

Westfield City Council Members

Mark Keen, President (District 1)

Steve Hoover (District 2)

Robert L. Horkay, (District 5)

Chuck Lehman, (District 4)

Joe Edwards (District 3)

Cindy L. Spoljaric (At Large)

Jim Ake Vice President (At Large)



CITY OF WESTFIELD, IN
CityCouncil_Meeting_Agenda_04_09_2012

Monday, April 09, 2012 at 07:00 PM

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, April 09, 2012 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

AGENDA

Pledge of Allegiance

Invocation

Opening of Meeting:

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:

Approval of City Council/School Board Joint minutes of February 13, 2012 (special meeting)

Documents: [City Council/School Board Joint Meeting Minutes- 02/13/12](#)

Approval of City Council minutes of March 12, 2012 (regular meeting)

Documents: [Council Meeting Minutes- 03/12/12](#)

Approval of City Council minutes of March 27, 2012 (special meeting)

Documents: [Council Meeting Minutes- 03/27/12](#)

Guests:

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

Council Response to Guest Comments

Claims:

Approval of Claims

Documents: [Claims](#)

Miscellaneous Business/Special Recognition:

Proclamation: Arbor Day

Documents: [Proclamation: Arbor Day](#)

Old Business:

Ordinance 12-05: Valley View at Viking Meadows PUD Amendment

Council Introduction- January 23, 2012

APC Public Hearing- February 6, 2012

APC Recommendation- April 2, 2012

Adoption Consideration- April 9, 2012

Documents: [Ord. 12-05](#) | [Staff Report](#) | [Exhibit 3](#) | [Exhibit 4](#)

Ordinance 12-06: Zoning Ordinance Amendments (multiple sections)

Council Introduction - January 23, 2012

APC Public Hearing - February 6, 2012

APC Recommendation - March 19, 2012

Adoption Consideration - April 9, 2012

Documents: [Ord. 12-06](#) | [Staff Report](#)

Ordinance 12-10: Bridgewater PUD Amendment

Introduction: February 13, 2012

APC Public Hearing: March 5, 2012

APC Recommendation: March 19, 2012

City Council Adoption Consideration: April 9, 2012

Documents: [Ord. 12-10](#) | [Staff Report](#)

Ordinance 12-11: The Maples at Springmill PUD Amendment

Council Introduction- March 12, 2012

APC Public Hearing- March 19, 2012

APC Recommendation- April 2, 2012

Adoption Consideration- April 9, 2012

Documents: [Ord. 12-11](#) | [Staff Report](#)

Resolution 12-101: Zone Improvement Plan

Council Introduction- March 12, 2012

APC Public Hearing- March 19, 2012

APC Recommendation- April 2, 2012

Adoption Consideration- April 9, 2012

Documents: [Res. 12-101](#) | [Staff Report & Certification](#) | [Appendices](#)

Ordinance 12-08: Fund Creation for Training Center Revenue

Council Introduction- March 12, 2012

Second Reading- April 9, 2012

Adoption Consideration- April 9, 2012

Documents: [Ord. 12-08](#)

Ordinance 12-09: Non-Reverting Fund Creation for Golf Cart Ordinance Revenue

Council Introduction- March 12, 2012

Second Reading- April 9, 2012

Adoption Consideration- April 9, 2012

Documents: [Ord. 12-09](#)

New Business:

Ordinance 12-12: Amendments to Traffic Regulations

Council Introduction- April 9, 2012

Second Reading- May 14, 2012

Adoption Consideration- May 14, 2012

Documents: [Ord. 12-12](#)

Ordinance 12-13: Road Impact Fee

Council Introduction- April 9, 2012

APC Public Hearing- April 16, 2012

APC Recommendation- May 7, 2012

Adoption Consideration- May 14, 2012

Documents: [Ordinance 12-13](#)

Ordinance 12-14: Harmony PUD Ordinance

Introduction: April 9, 2012

Documents: [Ord. 12-14](#)

Res. 12-102: Annual Review of Existing Tax Abatements

Adoption Consideration: April 9, 2012

Documents: [Res. 12-102](#) | [2012 Update](#)

City Council Comments

Mayor Comments

Adjourn

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

Westfield City Council/School Board Joint Meeting February 13, 2012

The Westfield City Council and Westfield School Board met in special session Monday, February 13, 2012 at the Westfield City Hall. City Council Members present were Jim Ake, John Dippel, Steve Hoover, Bob Horkay (came in at 5:53P.M.) and Cindy Spoljaric. School Board Members present were Dennis Ells, David Mueller and Tim Siefker. Also Present were Deputy Clerk-Treasurer Teresa Skelton, Mayor Andy Cook, and Dr. Mark Keen.

Dennis Ells called the meeting to order at 5:30 P.M.

Dr. Keen introduced the school staff in attendance and after a question from Cindy Spoljeric on Budget and Tax Caps described the school's budget format.

Dave Mueller expressed his gratitude for the joint ventures that the City and School have shared. He named:

- Land
- Parks
- Fiber Optic

There was some discussion on details related to Full Day Kindergarten classes, the cost and the challenges while pushing capacity.

Mr. Mueller inquired on T.I.F. money, in particular Grand Park, and if there was an opportunity for the school to share as had been done in the past.

John Dippel referred to the recent school referendum.

Steve Hoover described the Grand Park T.I.F. money as a tool to develop infrastructure to enhance positive Economic Development.

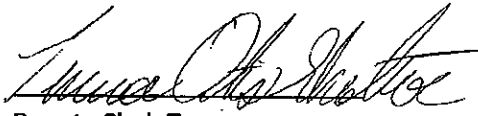
Mayor Cook introduced city staff in attendance. He described the City's challenges while referring to the commercial base and lack of tax support. He also described Grand Park as an incentive for a broad commercial draw.

After much discussion on positive economic development, new assets and programing both the City and School want to work toward getting back to shared T.I.F. dollars.

Dennis Ells thanked the City for hosting this meeting and the open dialogue that both the School and City continue.

Mayor Cook announced how unusual and effective the two entities (school and city) working together is and wants to continue to grow that relationship.

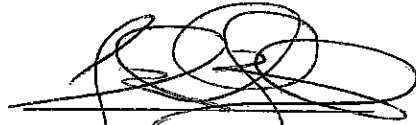
With no further business the meeting was adjourned at 6:37P.M.



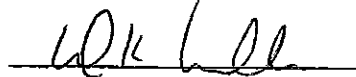
Deputy Clerk-Treasurer
Teresa Otis Skelton

Not Present

Thomas W. Mullins, President



Timothy D. Siefker, Secretary



David K. Mueller, Member

Robert L. Horkay, Council President



Dennis M. Ells, Vice-President

Not Present

Tim A. Gardner, Member

Westfield City Council March 12, 2012

The Westfield City Council met in regular session Monday March 12, 2012 at the Westfield City Hall. Members present were Jim Ake, John Dippel, Steve Hoover, Bob Horkay, Bob Smith, Cindy Spoljaric and Rob Stokes. Also present were Mayor Andy Cook, Deputy Clerk-Treasurer Teresa Skelton and Legal Counsel Matthew Strzynski with Krieg DeVault, Law Firm, LLP.

President Horkay called the meeting to order at 7:05P.M. There will be two changes on the Agenda. Ordinance 12-05 and Ordinance 12-06 have been moved to April.

Approval of Minutes:

Rob Stokes made the motion to approve February 27, 2012 as presented. Steve Hoover seconded. Vote: Yes-7; No-0. Motion carried.

Claims:

Cindy Spoljaric had a question on two wastewater invoices that were in the same amount. Director of Public Works Kurt Wanninger explained that this is due to the way the docket sheet is printed when there are two Council meetings in the same month. This was confirmed by the Clerk-Treasurer's office.

Jim Ake made the motion to approve the docket sheet as presented. Bob Smith seconded. Vote: Yes-7; No-0. Motion carried.

Miscellaneous Business/Special Presentation:

Proclamation – Youth Art Month

Mayor Cook presented this proclamation to Bev Staub, School Art Educator/Chairperson and Art Teachers for Westfield Schools Beth Siminski, Shannon Simmermon, and Allie Staub.

Old Business:

Ordinance 12-01: Water Rate Adjustment

Council Introduction-February 13, 2012

Public Hearing-February 27, 2012

Second Reading-March 12, 2012

Adoption Consideration-March 12, 2012

Ordinance 12-02: Wastewater Rate Adjustment

Council Introduction-February 13, 2012

Public Hearing-February 27, 2012

Second Reading-March 12, 2012

Adoption Consideration-March 12, 2012

Director of Public Works Kurt Wanninger thanked the Council and Finance Committee for reworking the rate structure for both Water and Wastewater Rate Adjustment Ordinances for consideration.

Cindy Spoljaric suggested that the summer sewer savings be extended by two months. This would make the eligible time for the adjustment be from May through October. She also would like to see a conservation effort for the future with volunteer input and education. Steve Hoover agreed with these two suggestions. He also explained that without these increases our citizens could be negatively affected.

These two ordinances will be voted on separately.

John Dippel made the motion to approve Ordinance 12-01 as presented. Rob Stokes seconded. Vote: Yes-7; No-0. Motion carried.

Steve Hoover made the motion to approve Ordinance 12-02 with the eligible months beginning May through October (referenced change in table 1 of Ordinance 12-02). Jim Ake seconded. Vote: Yes-7; No-0. Motion carried.

*Ordinance 12-03: CrossRoads Church PUD
Council Introduction – January 23, 2012
APC Public Hearing – February 6, 2012
APC Recommendation – February 21, 2012
Adoption Consideration – March 12, 2012*

Senior Planner Jennifer Miller updated the Council on the process. Steve Hoover described the concerns and some of the definitions from the Advisory Plan Commission (APC). This does come with a unanimous favorable recommendation from the APC

Bob Smith made the motion to approve Ordinance 12-03 as presented. John Dippel seconded. Vote: Yes-7; No-0. Motion carried.

*Ordinance 12-04: Rezone of Northeast Corner of SR 32 and Wheeler Road from EI to GB
Council Introduction – February 13, 2012
APC Public Hearing – February 21, 2012
APC Recommendation – March 5, 2012
Adoption Consideration – March 12, 2012*

Associate Planner Andrew Murray presented the request for the rezone to the Council. He updated the Council on the process and explained that this comes with a unanimous favorable recommendation from the APC.

Jim Ake made the motion to approve Ordinance 12-04 as presented. Rob Stokes seconded.
Vote: Yes-7; No-0. Motion carried.

Ordinance 12-07: Fund Creation for Surplus Equipment

First Reading – February 13, 2012

Second Reading – March 12, 2012

Adoption Consideration – March 12, 2012

Chief of Staff Todd Burtron described Ordinance 12-07.

Cindy Spoljaric made the motion to approve Ordinance 12-07 as presented. Bob Smith seconded. Vote: Yes-7; No-0. Motion carried.

New Business:

The Maples at Springmill PUD Amendment

Council Introduction – March 12, 2012

APC Public Hearing – March 19, 2012

APC Recommendation – April 2, 2012

Adoption Consideration – April 9, 2012

Associate Planner Ryan Clark introduced this PUD amendment and described the process.

It was the Council's consensus to forward this PUD amendment to the APC for a public hearing.

Road Impact Fee: Zone Improvement Plan

Council Introduction – March 12, 2012

APC Public Hearing – March 19, 2012

APC Recommendation – April 2, 2012

Adoption Consideration – April 9, 2012

Senior Planner Jennifer Miller introduced this plan to the Council.

It was the Council's consensus to forward this plan to the APC for a public hearing.

Ordinance 12-08: Fund creation for Training Center Revenue

Council Introduction – March 12, 2012

Second Reading – April 9, 2012

Adoption Consideration – April 9, 2012

Chief of Staff Todd Burtron introduced this Ordinance to the Council and explained that this would come back to the Council for a second reading April 9, 2012 and could be considered at that time.

John Dippel announced that Ordinance 12-09 should have made the agenda for an introduction. This is the non-reverting fund Ordinance for golf cart revenue (golf cart supplies, signs and police salaries for overtime).

This does serve as an introduction of Ordinance 12-09 and will come back for Council consideration in April.

Mayor Comments:

- “We Run Westfield” is training for the Mini Marathon every Wednesday at 6:00P.M and Saturday at 8:00A.M. This group is raising funds for the Youth Assistant Program. Everyone is invited to join in.
- The Yellow Tie Ball will be held this year June 29th
- Governor Daniels announced that the acceleration of the U.S. 31 project should be complete in 2014
- There was an update for Grand Park

Bob Smith made the motion to adjourn. John Dippel seconded. Vote: Yes-7; No-0. Motion carried.

With no further business the meeting was adjourned at 7:58P.M.

Deputy Clerk-Treasurer

President

An Executive Session took place to discuss Legal /Personnel matters. This was held in accordance to I.C. 5-14-1.5-6.1 (b) (2) (B).

Westfield City Council March 27, 2012

The Westfield City Council met in special session Tuesday March 27, 2012 at the Westfield City Hall. City Council Members present were Jim Ake, John Dippel, Steve Hoover, Bob Horkay, Cindy Spoljaric , Bob Smith and Rob Stokes. Also present were Mayor Andy Cook, Deputy Clerk-Treasurer Teresa Skelton, Chief Administrative Officer Todd Burtron and Attorney Brian Zaiger.

Mayor Andy Cook called the meeting to order.

New Business:

*Resolution 12-100: Amendment to Personnel Policies & Procedures
Adoption Consideration – March 27, 2012*

Chief Administrative Officer Todd Burtron presented Resolution 12-100 to the Council for consideration.

Bob Smith made the motion to approve Resolution 12-100 as presented. Cindy Spoljaric seconded. Vote: Yes-7; No-0. Motion carried.

City Council Comments:

Rob Stokes explained that the “Fallen Hoosiers” would like to display their Westfield location on Indianapolis location billboards. He will come back with additional information.

Cindy Spoljaric expressed her concerns with no marked crossings for pedestrian/bike/golf cart crossings. Brookside residents expressed their support on this. John Dippel would like to see speed limit reduction, in times of high volume traffic, be considered.

Steve Hoover made the motion to adjourn the meeting. John Dippel seconded. Vote: Yes-7; No-0. Motion carried.

With no further business the meeting was adjourned at 5:12 P.M.

Deputy Clerk-Treasurer

President

PROCLAMATION

Arbor Day

April 28, 2012

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday called Arbor Day was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, 2012 is the 140th anniversary of the holiday and Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil caused by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and beauty for our community; and

WHEREAS, Westfield is a Tree City and recognizes that trees in our City increase property values, enhance the economic vitality of the area and beautify our community.

NOW, THEREFORE, I, J. Andrew Cook, Mayor of the City of Westfield, do hereby proclaim the 28th day of April, 2012, as **Arbor Day** in the county of Hamilton, city of Westfield, IN and call upon all citizens to join the celebration of Arbor Day at Westfield's Freedom Trail Park on Saturday, April 28, 2012.

IN WITNESS WHEREOF, I, J. Andrew Cook, have hereunto set my hand and caused to be affixed the great seal of the City of Westfield, Indiana, on this 9th day of April, 2012.

(City Seal)

J. Andrew Cook, Mayor
City of Westfield

ORDINANCE NUMBER 12-05

Document Cross Reference No. 200500022608 and 2011010175

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

This is a Planned Unit Development District Ordinance to amend the Westfield-Washington Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “Zoning Ordinance”) and Ordinance No. 04-22, as amended by Ordinance No. 10-30, 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 1202-PUD-02**), filed with the Commission requesting an amendment to the Zoning Ordinance;

WHEREAS, the Commission forwarded **Docket 1202-PUD-02** 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 April 3, 2012;

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 Valley View at Viking Meadows PUD Amendment Ordinance for Lots 1 and 7 (this “Ordinance”).

- 1.2 This Ordinance applies only to the subject real estate, generally described as Lots 1 and 7 within Parcel C 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. 2011010175 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. **Architectural Standards.** Exhibit 19 ("Architectural Standards – Parcel C") of the Original PUD Ordinance is hereby amended and superseded with the attached Exhibit B ("Architectural Standards – Parcel C").

[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 _____, 2012.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

John Dippel

John Dippel

John Dippel

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

This Instrument prepared by: Steven D. Hardin, Esq. and Jesse M. Pohlman, Land Use Consultant, Faegre
Baker Daniels, LLP, 600 East 96th Street, Suite 600, Indianapolis, Indiana 46240. (317) 569-9600.

I hereby certify **ORDINANCE** 12-05 was delivered to the Mayor of Westfield on the _____ day of _____, 2012.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 12-05
this _____ day of _____, 2012.

I hereby VETO ORDINANCE 12-05
this _____ day of _____, 2012.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
REAL ESTATE

Lots #1 and #7 of Valley View at Viking Meadows Section One per the plat thereof recorded as Instrument #200600035318 in the Office of the Recorder of Hamilton County, Indiana.

EXHIBIT B
ARCHITECTURAL STANDARDS – PARCEL C

- 1) **Lot Width:**
Minimum of 100 ft. at front building line

- 2) **Minimum Square Footage:**
One-story home: 2600
Two-story home: 3200

- 3) **Side Yard Setbacks:**
10 ft. minimum
20 ft. minimum between residences

- 4) **Roof Pitch:**
Front to back: 8/12
Front gables 10/12

This requirement may be modified by the Department for homes with a historical style¹ which lends itself to a lower roof pitch.

Note: ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.

- 5) **Roof Overhangs:**
Minimum framed overhang: 12 inches

Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

- 6) **Roof Ridgeline:**
- A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required.
 - B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required.
 - 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.

- 7) **Corner Breaks:**
Each home shall have a minimum of three (3) corner breaks on the front and rear facades. The exterior corners of a covered porch, the outermost corners of the home and a projection with a height of no less than six (6) feet shall count toward this requirement.

- 8) **Equipment Vents:**
All vents shall attach to the rear or side of the home to reduce visibility from the street.
- 9) **Foundations:**
No slab foundations permitted. All home foundations shall be on a basement or crawl space.
- 10) **Windows:**
A. Window type shall be vinyl clad, aluminum clad or wood.
B. Front and rear facades to include a minimum of six (6) windows and each side façade shall include at least one (1) window.
C. In counting windows, a double hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.
- 11) **Garages:**
All homes shall have a minimum three-car attached garage.
- 12) **Masonry Requirements:**
A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
B. All homes shall have masonry on the first floor, front, sides and rear.
C. The masonry requirements may be modified by the Department for up to 35% of the homes with a historical style¹ which lends itself to the use of less masonry.
- 13) **Siding Requirements:**
No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composition siding materials.
- 14) **Landscaping:**
A. Front landscaping:
20 shrubs (18" planted)
2 yard trees (2" minimum caliper outside planting bed)
1 to 4 parkway trees (2" minimum caliper) to be planted between the curb and sidewalk, required 50' to 60' on center spacing (number depends on lot street frontage).
B. Lawns:
1) Sod with hydroseed with irrigation in all front yards to the front corners of the home. All side yards and rear yards must be seed with straw at a minimum and no irrigation is required.
2) Corner lot homes which have two elevations substantially parallel to a public street shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located between the public street on each side of the corner lot and a line drawn parallel to each front corner elevation closest to the public street extending from each end of said

elevations to each perpendicular lot line. All other side yards and rear yards must be seeded with straw at a minimum and no irrigation is required.

- 3) Corner lot homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located (i) between the front elevation of the home and each public street and (ii) between the public street on each side of the corner lot and a line drawn parallel to each public street, extending to each perpendicular lot line from the two exterior corners of the home closest to each abutting public street. All other side yard and rear yards must be seeded with straw at minimum and no irrigation is required.

15) Miscellaneous:

- A. A not for profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- B. All new home, landscaping and exterior color plans must be approved by the Department prior to beginning construction.
- C. All driveways shall be concrete.
- D. Public sidewalks are required on all lots.
- E. Uniform mailboxes (as determined by the Developer) shall be required.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by Developer). The yardlight shall have a maximum total of 120-watt bulbs.
- G. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior elevation of a home, are not required to be masonry but must be decorative in nature using masonry, stucco or EFIS materials.
- H. Dumpsters and or trash bins are required on all lots once framing begins.

¹ Historical architectural styles are styles such as Colonial, Cape Code, Craftsman, Farmhouse, French Country, Prairie or homes with various architectural elements taken from the foregoing to create more recent and modern 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 home plan as a Historical architectural style.

Exhibit 3

200500022608
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
04-18-2005 At 12:47 pm.
ORDINANCE 300.00

ORDINANCE NO. 04-22

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 0311-PUD-07) 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 May 25, 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.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 Exhibit “A”, “The Viking Meadows PUD Ordinance”

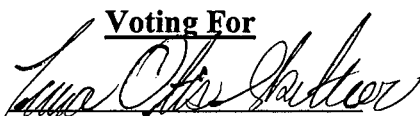
This real estate being subject to commitments and standards as detailed in the Exhibit “A”, “The Viking Meadows PUD Ordinance.”

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 14 DAY OF
June, 2004

WESTFIELD TOWN COUNCIL

Voting For

Teresa Otis Skelton

Voting Against

Teresa Otis Skelton

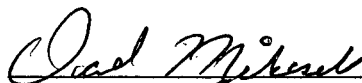
Abstain

Teresa Otis Skelton

Jack Hart

Jack Hart

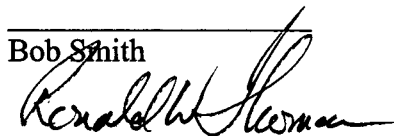
Jack Hart


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

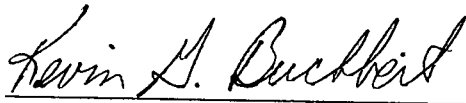
**WESTFIELD WASHINGTON TOWNSHIP PLAN COMMISSION
CERTIFICATION**

The Westfield Washington Plan Commission met in regular session on Monday, May 24, 2004, to consider an amendment of the Comprehensive Zoning Ordinance of Westfield-Washington Township 1977, as amended. Notice of public hearing on May 24, 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-SF1 to PUD,
at East 156th Street and Oak Ridge Road, generally.

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

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 May 24, 2004.



Kevin G. Buchheit, AICP, Secretary

May 25, 2004

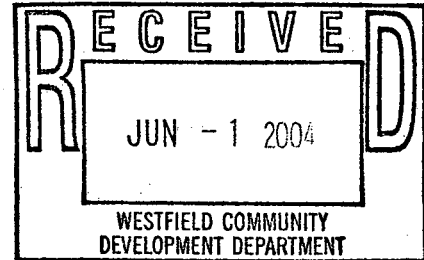
Date

**NELSON
&
FRANKENBERGER**
A PROFESSIONAL CORPORATION
ATTORNEYS-AT-LAW

JAMES J. NELSON
CHARLES D. FRANKENBERGER
JAMES E. SHINAVER
LAWRENCE J. KEMPER
JOHN B. FLATT
of counsel
JANE B. MERRILL

3021 EAST 98th STREET
SUITE 220
INDIANAPOLIS, INDIANA 46280
317-844-0106
FAX: 317-846-8782

June 1, 2004



Kevin Buchheit
Town of Westfield
Planning Department
130 Penn Street
Westfield, IN 46074

Re: Precedent Residential Development, LLC – Viking Meadows
PUD Ordinance No. 04-22

Dear Kevin:

Enclosed are execution drafts of the PUD Ordinance, as well as two blacklined copies of the PUD evidencing the changes suggested by Plan Commission and made the basis of the favorable recommendation, including:

1. Parcel F cannot be developed commercially; and
2. Commercial buildings cannot exceed 40' in height unless they contain a live-work unit, in which case, they will not exceed 45' in height.

As you know, from working with the Plan Commission and the Comprehensive Plan Committee in numerous meetings, there have been many other changes, including the following:

1. With respect to neighborhood commercial development, the following changes were made:
 - (a) The prohibition of gasoline sales;
 - (b) The prohibition of free-standing, fast food, drive-in restaurants;
 - (c) The inclusion of meaningful architectural requirements, including the requirement that roofs be predominantly sloped; and
 - (d) Minimum building set back from 161st Street was increased from 25' to 65'.

Kevin Buchheit

June 1, 2004

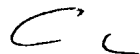
Page 2

2. With respect to multi-family development, the following changes were made:
- (a) There are additional architectural requirements, including the prohibition of garage doors on elevations of townhome buildings closest to and facing 161st Street; and
 - (b) The minimum building set back from 161st Street was increased from 25' to 65.

We look forward to presenting this to the Town Council on Monday, June 14, 2004. In the interim, should you have any questions or comments, please do not hesitate to call us. Thank you.

Very truly yours,

NELSON & FRANKENBERGER



Charles D. Frankenger

CDF/jlw
Enclosures

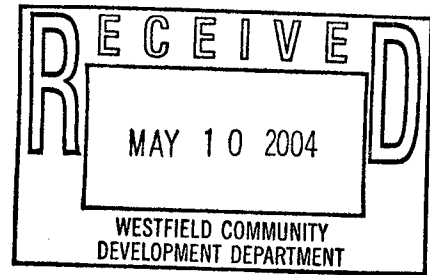


EXHIBIT "A" 04-022

PUD ORDINANCE
WESTFIELD, INDIANA

**THE VIKING MEADOWS
PUD ORDINANCE**

PUD ORDINANCE NO. 04-22

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AND SCHEDULE OF EXHIBITS

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SCHEDULE OF EXHIBITS

- Exhibit 1. Overall legal description
- Exhibit 2. Definitions
- Exhibit 3. Concept Plan
- Exhibit 4. Parcel A Legal Description
- Exhibit 5. Parcel B Legal Description
- Exhibit 6. Parcel C Legal Description
- Exhibit 7. Parcel D Legal Description
- Exhibit 8. Parcel E Legal Description
- Exhibit 9. Parcel F Legal Description
- Exhibit 10. Underlying Zoning for Parcels A, B, C. and D – SF2 – Single Family
- Exhibit 11. Underlying zoning for Parcel E and Parcel F – LB – Local Business
- Exhibit 12. Underlying zoning for Parcel E and Parcel F – MF2 – Multi-Family 2
- Exhibit 13. Permitted Use Exhibit
- Exhibit 14. Developmental Standards Matrix – Parcels A, B, C and D
- Exhibit 15. Developmental Standards Matrix – Parcels E and F
- Exhibit 16. Architectural Standards – Parcel A – 75' Lots
- Exhibit 17. Architectural Standards – Parcel A – 85' Lots
- Exhibit 18. Architectural Standards – Parcel B
- Exhibit 19. Architectural Standards – Parcel C
- Exhibit 20. Architectural Standards – Parcel D
- Exhibit 21. Illustration – 161st Street Buffer
- Exhibit 22. Signage Standards
- Exhibit 23. Main Entrance Illustration
- Exhibit 24. Lighting Standards
- Exhibit 25. Phasing Schedule

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE TOWN OF WESTFIELD
AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

This PUD Ordinance (the "Viking Meadows 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 Parcel designation filed by Precedent Residential Development, LLC for the real estate containing approximately 330 acres, legally described on Exhibit "1" hereto, and located in Washington Township, Westfield, Indiana (the "Real Estate");

WHEREAS, the Commission has sent to the Town Council of the Town of Westfield, Indiana (the "Town Council") its recommendation adopted on the 10th day of May, 2004 and

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:

- 1.1 Encourage flexibility in the development of land in order to promote its most appropriate use;
- 1.2 Improve the design, character and quality of new development;
- 1.3 Encourage a harmonious and appropriate mixture of uses;
- 1.4 Facilitate the adequate and economic provisions of streets, utilities, and municipal services;
- 1.5 Preserve the natural environmental and scenic features of the Real Estate;
- 1.6 Encourage and provide a mechanism for arranging improvement on-site so as to preserve desirable features; and
- 1.7 Mitigate the problems which may be presented by specific site conditions.

SECTION 2. EFFECT. The terms, conditions, provisions and development standards created by this Viking Meadows PUD and its exhibits 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. In addition to definitions of words specified throughout this Viking Meadows PUD, the definitions of words and terms specified in what is attached hereto and made a part hereof as Exhibit "2" shall apply throughout this Viking Meadows PUD.

SECTION 4. THE PARCELS. 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 Parcels (collectively the "Parcels") established by this Viking Meadows PUD; namely (i) Parcel A, legally described in what is attached hereto and incorporated herein by reference as Exhibit "4" ("Parcel A"), (ii) Parcel B, legally described in what is attached hereto and incorporated herein by reference as Exhibit "5" ("Parcel B"), (iii) Parcel C, legally described in what is attached hereto and incorporated herein by reference as Exhibit "6" ("Parcel C"), (iv) Parcel D, legally described in what is attached hereto and incorporated herein by reference as Exhibit "7" ("Parcel D"), (v) Parcel E, legally described in what is attached hereto and incorporated herein by reference as Exhibit "8" ("Parcel E"), and (vi) Parcel F, legally described in what is attached hereto and incorporated herein by reference as Exhibit "9" ("Parcel F").

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 Parcel. To this end, the following underlying zoning classification are assigned:

- 5.1 The zoning classification of Parcel A is hereby reclassified on the Zone Map from the AG-SF1 classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the SF2-Single Family Two district of the Zoning Ordinance in force at the time of the enactment of this Viking Meadows PUD. Attached hereto and incorporated herein by reference as Exhibit "10" (the "SF2 Provisions") is a copy of said provisions of the SF2-Single Family Two

District of the Zoning Ordinance which (i) were in force and effect at the time of the enactment of this Viking Meadows PUD and (ii) apply to Parcel A, except as modified by this Viking Meadows PUD.

- 5.2 The zoning classification of Parcel B is hereby reclassified on the Zone Map from the AG-SF1 classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the SF2 Provisions. Except as modified by this Viking Meadows PUD, the SF2 Provisions apply to Parcel B.
- 5.3 The zoning classification of Parcel C is hereby reclassified on the Zone Map from the AG-SF1 Classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the SF2 Provisions. Except as modified by this Viking Meadows PUD, the SF2 Provisions apply to Parcel C.
- 5.4 The zoning classification of Parcel D is hereby reclassified on the Zone Map from the AG-SF1 and SF2-Single Family Two classifications to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the SF2 Provisions. Except as modified by this Viking Meadows PUD, the SF2 Provisions apply to Parcel D.
- 5.5 The Developer may elect to develop Parcel E either (i) under the LB-Local Business classification of the Zoning Ordinance in force at the time of the enactment of this Viking Meadows PUD or (ii) under the MF2-Multi-Family Two classification of the Zoning Ordinance in force and effect at the time of the enactment of this Viking Meadows PUD:

- A. If the Developer elects to develop Parcel E under the LB-Local Business classification of the Zoning Ordinance in force and effect at the time of the enactment of this Viking Meadows PUD, then the zoning of Parcel E shall be and hereby is reclassified on the Zone Map from the AG-SF1 classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the LB-Local Business District of the Zoning Ordinance in force at the time of the enactment of this Viking Meadows PUD. Attached hereto and incorporated herein by reference as Exhibit "11" is a copy of the LB-Local Business District (the "LB Provisions") of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Viking Meadows PUD and (ii) apply to Parcel E, except as modified by this Viking Meadows PUD; and
- B. If, instead, the Developer elects to develop Parcel E under the MF2-Multi-Family Two classification of the Zoning Ordinance in force and effect at the time of the enactment of this Viking Meadows PUD, then the zoning of Parcel E shall be and hereby is reclassified on the Zone Map from the AG-SF1 classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the MF2-Multi-Family Two District of the Zoning Ordinance in force at the time of the enactment of this Viking Meadows PUD. Attached hereto and

incorporated herein by reference as Exhibit "12" is a copy of the MF2-Multi-Family Two District (the "MF2 Provisions") of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Viking Meadows PUD and (ii) apply to Parcel E, except as modified by this Viking Meadows PUD.

5.6 The Developer may elect to develop Parcel F either (i) under the LB Provisions or (ii) under the MF2 Provisions:

A. If the Developer elects to develop Parcel F under the LB Provisions, then the zoning of Parcel F shall be and hereby is reclassified on the Zone Map from the SF2-Single Family Two classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the LB Provisions, except as modified by this Viking Meadows PUD; and

B. If, instead, the Developer elects to develop Parcel F under the MF2 Provisions, then the zoning of Parcel F shall be and hereby is reclassified on the Zone Map from the SF2-Single Family Two classification to the Planned Unit Development District Classification, the underlying zoning classification of which shall be the MF2 Provisions which shall apply to Parcel F, except as modified by this Viking Meadows PUD.

5.7 Notwithstanding anything herein to the contrary, (i) the Developer may elect to develop all or any part of Parcel E for Detached Residences, in

which case the underlying zoning, landscape standards, development standards, and architectural standards applicable to Parcel A shall apply to Parcel E and (ii) the Developer may elect to develop all or any part of Parcel F for Detached Residences, in which case the underlying zoning, landscape standards, development standards, and architectural standards applicable to Parcel A shall apply to Parcel F.

SECTION 6. SIZE AND DIMENSIONS OF PARCELS. The size, dimensions, and acreage of each of the Parcels may be increased or decreased by up to 15%.

SECTION 7. PERMITTED USES. Permitted uses within each of the Parcels are as follows:

- 7.1 The permitted uses within Parcel A, Parcel B, Parcel C, and Parcel D, which replace and supercede the permitted uses specified in the Zoning Ordinance, are identified by a corresponding "X" under Column A, Column B, Column C, and Column D on what is attached hereto and incorporated herein by reference as Exhibit "13" (the "Permitted Use Exhibit"); provided, however, that upon the sale of a Lot within Parcel A, B, C, or D, by the Developer to a third party for the purpose of construction of a Residence thereon, (i) Agricultural Uses specified on page 1 of the Permitted Use Exhibit shall no longer be permitted uses on said Lot and (ii) boarding houses shall not be permitted as a use on said Lot.
- 7.2 If Parcel E is developed residentially with an underlying zoning classification of the MF2 Provisions, then the permitted uses within Parcel

E, which shall replace and supercede the permitted uses specified in the Zoning Ordinance, are identified by an "X" in Column E on pages 1, 2, 3 and 4 of the Permitted Use Exhibit; provided, however, that upon the commencement of development of Parcel E per the terms of this Viking Meadows PUD, Agricultural Uses specified on page 1 of the Permitted Use Exhibit shall no longer be permitted uses within Parcel E.

7.3 If Parcel E is developed commercially with an underlying zoning classification of LB Provisions, then the permitted uses within Parcel E, which shall replace and supercede the permitted uses specified in the Zoning Ordinance, are identified by an "X" in Column E of the Permitted Use Exhibit; provided, however, that no single user shall occupy more than 15,000 square feet of a building.

7.4 If Parcel F is developed residentially with an underlying zoning classification of the MF2 Provisions, then the permitted uses within Parcel F, which shall replace and supercede the permitted uses specified in the Zoning Ordinance, are identified by an "X" in Column F on pages 1, 2, 3 and 4 of the Permitted Use Exhibit; provided, however, that upon the commencement of development of Parcel F per the terms of this Viking Meadows PUD, Agricultural Uses specified on page 1 of the Permitted Use Exhibit shall no longer be permitted uses in Parcel F.

7.5 If Parcel F is developed commercially with an underlying zoning classification of the LB Provisions, then the permitted uses within Parcel F, which shall replace and supercede the permitted uses specified in

the Zoning Ordinance, are identified by an "X" in Column F of the Permitted Use Exhibit; provided, however, that no single user shall occupy more than 15,000 square feet of a building.

SECTION 8. DEVELOPMENT STANDARDS. The development standards which are applicable to each of the Parcels and which replace and supersede any conflicting provisions of the Zoning Ordinance are as follows:

- 8.1 Attached hereto and incorporated herein by reference as Exhibit "14" are the development standards applicable to Parcel A, Parcel B, Parcel C, and Parcel D.
- 8.2 Attached hereto and incorporated herein by reference as Exhibit "15" are the development standards applicable to (i) Parcel E, if Parcel E is developed residentially with an underlying zoning classification of the MF2 Provisions, (ii) Parcel E, if Parcel E is developed commercially with an underlying zoning classification of the LB Provisions, (iii) Parcel F, if Parcel F is developed residentially with an underlying zoning classification of the MF2 Provisions, and (iv) Parcel F, if Parcel F is developed commercially with an underlying zoning classification of the LB Provisions.
- 8.3 Private Streets, faux gates, and functioning gates shall be permitted in Parcel C and Parcel D. If faux gates are utilized, faux gate columns shall be permitted in public streets and private streets.

SECTION 9. ARCHITECTURAL STANDARDS. The architectural standards applicable to each of the Parcels are as follows:

- 9.1 Up to 43% of the Residences within Parcel A may be developed per the architectural standards set forth in what is attached hereto and incorporated herein by reference as Exhibit "16", all of which replace and supersede any conflicting provisions in the Zoning Ordinance;
- 9.2 At least 57% of the Residences within Parcel A shall comply with the architectural standards set forth in what is attached hereto and incorporated herein by reference as Exhibit "17", all of which replace and supersede any conflicting provisions in the Zoning Ordinance;
- 9.3 The Residences within Parcel B shall comply with the architectural standards set forth on what is attached hereto and incorporated herein by reference as Exhibit "18", all of which replace and supersede any conflicting provisions in the Zoning Ordinance;
- 9.4 The Residences within Parcel C shall comply with the architectural standards set forth on what is attached hereto and incorporated herein by reference as Exhibit "19", all of which replace and supersede any conflicting provisions in the Zoning Ordinance;
- 9.5 The Residences within Parcel D shall comply with the architectural standards set forth on what is attached hereto and incorporated herein by reference as Exhibit "20", all of which replace and supersede any conflicting provisions in the Zoning Ordinance;
- 9.6 If Parcel E is developed residentially with an underlying zoning classification of the MF2 Provisions, then the MF2-Multi-Family 2 District shall be allowed outside of the corporate limits of the Town of

Westfield and, subject to the following exceptions, the attached residences shall comply with the DPR Provisions and the MF2 Provisions:

- A. All new buildings or building additions located in any Multi-Family District shall utilize two (2) or more exterior building materials (excluding window, door, and roofing materials). Permitted exterior building materials are brick, Hardi-Plank, wood and exterior insulation and finish system (EIFS). At least fifty (50) percent of the front elevation of each building, exclusive of doors and windows, shall be brick, and the remaining portions of each building may be Hardi-Plank, wood, or EIFS, in such percentages and amounts determined by the Developer in its sole discretion;
- B. Neither vinyl siding nor aluminum siding are permitted; and
- C. While multiple buildings containing two (2) or more single family residences shall be permitted, no one (1) building shall contain more than ten (10) attached single family residences.
- D. The builder shall install a light on the front of each Attached Residence at a location, having a height, and of a type, style, and manufacturer approved by the Developer's architectural review board. Each such light shall be equipped with a photoelectric cell or similar device to insure automatic illumination from dusk until dawn.

- E. All mailboxes within Parcel E shall be uniform in design, coloring, lettering, and numbering, and all mailboxes within Parcel F shall be uniform in design, coloring, lettering, and numbering.
- F. The number of the street address of each Attached Residence shall be placed on the Attached Residence and the mailbox for that Attached Residence. All such numbering shall be of uniform design, coloring, and numbering. The number attached to the Attached Residence shall be etched in stone, concrete, or other brass-type plate.
- G. Design elements and detailing shall be continued completely around each building containing Attached Residences. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. Use of long, massive, unbroken exterior building walls shall be avoided.
- H. Roof form and design will include, where appropriate, varied pitches and ridge levels.
- I. Each Attached Residence shall have eaves on a minimum of 8" overhang.
- J. Buildings containing Attached Residences shall have windows on at least 3 sides; provided, however, that in the event a side of a building containing Attached Residences does not have a window,

it shall have at least 2 architectural breaks, such as a chimney or corner break.

K. All multi-family buildings shall have the same style of roof and type and color of shingle. Different colors of brick and siding may be incorporated, so long as they are compatible.

L. With respect to the multi-family buildings closest to 161st Street, there shall be no garage doors on the elevation of a multi-family building facing 161st Street.

9.7 If Parcel E is developed commercially with an underlying zoning classification of LB-Local Business, then, subject to the following exceptions, the development of Parcel E shall comply with the DPR Provisions and the LB Provisions:

A. Required side and rear yards adjacent to residential districts may include interior access drives, provided that a minimum of twenty (20) feet of said required side or rear yard shall be maintained as green space free from buildings, structures, or pavement;

B. The permitted building materials shall be either (a) all brick (excluding window, display window, door, roofing, fascia, and soffit materials) or (b) two (2) or more building materials (excluding window, display window, door, and roofing materials), provided, however, that the primary building materials shall be brick, exterior insulation and finish system (EIFS), or concrete block, and shall constitute a minimum of 60% of each facade

visible from a public street or an adjoining residential district.
Vinyl siding is prohibited.

C. All buildings shall have a residential architectural style facade which shall include the following:

- A sloped roof, with a minimum pitch of 5/12 (5 vertical to 12 horizontal) on the east side, west side, and north side of each building, and that portion of the south side of each building reasonably visible from the Monon Trail; provided, however, that such sloped roof may be a parapet or faux roof, and the roof area supporting mechanical structures may be flat;
- All shingles on sloped roofs shall be of the same color and style;
- The brick on all buildings shall be the same color and size;
- Any exterior building material, other than brick, may be of different but compatible colors; and
- A consistent exterior window glazing and frame material shall be incorporated into each building.

9.8 If Parcel F is developed residentially with an underlying zoning classification of the MF2 Provisions, then the MF2-Multi-Family 2 District shall be allowed outside of the corporate limits of the Town of Westfield and, subject to the following exceptions, the attached residences shall comply with the DPR Provisions and the MF2 Provisions:

- A. All new buildings or building additions located in any Multi-Family District shall utilize two (2) or more exterior building materials (excluding window, door, and roofing materials). Permitted exterior building materials are brick, Hardi-Plank, wood, and exterior insulation and finish system (EIFS). At least fifty (50) percent of the front elevation of each building, exclusive of doors and windows, shall be brick, and the remaining portions of each building may be Hardi-Plank, wood, or EIFS, in such percentages and amounts as determined by the Developer in its sole discretion;
- B. Neither vinyl siding nor aluminum siding are permitted; and
- C. While multiple buildings containing two (2) or more single family residences shall be permitted, no one building shall contain more than ten (10) attached single family residences.
- D. The builder shall install a light on the front of each Attached Residence at a location, having a height, and of a type, style, and manufacturer approved by the Developer's architectural review board. Each such light shall be equipped with a photoelectric cell or similar device to insure automatic illumination from dusk until dawn.
- E. All mailboxes within Parcel F shall be uniform in design, coloring, lettering, and numbering, and all mailboxes within Parcel F shall be uniform in design, coloring, lettering, and numbering.

- F. The number of the street address of each Attached Residence shall be placed on the Attached Residence and the mailbox for that Attached Residence. All such numbering shall be of uniform design, coloring, and numbering. The number attached to the Attached Residence shall be etched in stone, concrete, or other brass-type plate.
- G. Design elements and detailing shall be continued completely around each building containing Attached Residences. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. Use of long, massive, unbroken exterior building walls shall be avoided.
- H. Roof form and design will include, where appropriate, varied pitches and ridge levels.
- I. Each Attached Residence shall have eaves on a minimum of 8" overhang.
- J. Buildings containing Attached Residences shall have windows on at least three (3) sides; provided, however, that in the event a side of a building containing Attached Residences does not have a window, it shall have at least two (2) architectural breaks, such as a chimney or corner break.

K. All multi-family buildings shall have the same style of roof and type and color of shingle. Different colors of brick and siding may be incorporated, so long as they are compatible.

L. With respect to the multi-family buildings closest to 161st Street, there shall be no garage doors on the elevation of a multi-family building facing 161st Street.

9.9 If Parcel F is developed commercially with an underlying zoning classification of LB-Local Business then, subject to the following exceptions, the development of Parcel F shall comply with the LB Provisions and the DPR Provisions:

A. Required side and rear yards adjacent to residential districts may include interior access drives, provided that a minimum of twenty (20) feet of said required side or rear yard shall be maintained as green space free from buildings, structures, or pavement;

B. The permitted building materials shall be either (a) all brick (excluding window, display window, door, roofing, fascia, and soffit materials) or (b) two (2) or more building materials (excluding window, display window, door, and roofing materials), provided, however, that the primary building materials shall be brick, exterior insulation and finish system (EIFS), or concrete block, and shall constitute a minimum of 60% of each facade visible from a public street or an adjoining residential district. Vinyl siding is prohibited.

C. All buildings shall have a residential architectural style facade which shall include the following:

- A sloped roof, with a minimum pitch of 5/12 (5 vertical to 12 horizontal) on the east side, west side, and north side of each building, and that portion of the south side of each building reasonably visible from the Monon Trail; provided, however, that such sloped roof may be a parapet or faux roof, and the roof area supporting mechanical structures may be flat;
- All shingles on sloped roofs shall be of the same color and style;
- The brick on all buildings shall be the same color and size;
- Any exterior building material, other than brick, may be of different but compatible colors; and
- A consistent exterior window glazing and frame material shall be incorporated into each building.

SECTION 10. LANDSCAPING. With the following exceptions, the development of the Real Estate shall comply with the Landscape Standards:

- 10.1 The minimum number of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted (i) in Parcel A, Parcel B, Parcel C, and Parcel D shall be four (4) shade trees per Detached Residence, two (2) ornamental or evergreen trees per Detached Residence, and four (4) shrubs per Detached Residence; (ii) in Parcel E, if Parcel E is developed for multi-family use, and in Parcel F, if Parcel F is developed for multi-family

use, shall be one (1) shade tree per Attached Residence, one (1) ornamental tree or evergreen per Attached Residence, and four (4) shrubs per Attached Residence, and (iii) in Parcel E, if Parcel E is developed for business uses, and in Parcel F, if Parcel F is developed for business uses, shall be ten (10) shade trees per acre, ten (10) ornamental or evergreen trees per acre, and twenty-five (25) shrubs per acre.

10.2 For Parcel A, Parcel B, Parcel C, Parcel D, and Parcel E if Parcel E is developed residentially under the MF2 Provisions, and Parcel F if Parcel F is developed residentially under the MF2 Provisions, the buffer yard requirements contained in the Landscaping Standards are modified as follows:

- A. Neither buffer yards nor buffer yard landscaping shall be required in those areas along the perimeter of the Real Estate which are occupied by a common area which is greater than or equal to fifty feet (50') in width;
- B. Neither buffer yards nor buffer yard landscaping shall be required on lots which abut the perimeter of Parcel C and/or Parcel D and which are greater than or equal in size to three-quarters (3/4) of an acre;
- C. Neither buffer yards nor buffer yard landscaping shall be required along the perimeter of the Real Estate abutting the Monon Trail;
- D. A landscape berm, which shall undulate between three (3) and four (4) feet in height, shall be installed, at the Developer's discretion,

along the perimeter open space along the existing perimeter roadways where the proposed Residences back up to the road, provided that the grade of the land reasonably permits such berming.

- E. Within buffer yards, at least one (1) evergreen tree will be planted per twenty (20) linear feet, and no shrubs shall be required.
- F. Per the Landscape Standards, at least one (1) shade tree per thirty (30) lineal feet of road frontage shall be planted adjacent to 161st Street, Oakridge Road, and 156th Street.
- G. Attached hereto and incorporated herein by reference as Exhibit "21" is an illustration of typical landscape buffering along 161st Street. As illustrated, the 161st Street buffer shall include (i) a landscape berm which shall undulate between three (3) and four (4) feet in height and (ii) one (1) evergreen tree per twenty (20) lineal feet and one (1) shade tree per thirty (30) lineal feet. Also illustrated on Exhibit "21" is the conceptual column detail for the intersection of Oakridge Road and 161st Street.
- H. Perimeter parking lot landscaping within Parcel E and Parcel F shall comprise shrubbery placed along the northern edge of all parking areas adjacent to 161st Street. Said shrubbery shall be installed per the Landscape Standards and shall be placed 4 feet on center and shall be permitted to grow to and be maintained at a minimum of 36 inches in height.

10.3 If Parcel E is developed commercially under the LB Provisions, then the buffer yard requirements contained in the Landscape Standards are modified as follows:

- A. Neither buffer yards nor buffer yard landscaping shall be required along the perimeter of Parcel E abutting the Monon Trail.
- B. Trees shall be preserved within an area 30 feet in width, by parallel lines, off of the entire south side of Parcel E. Along the eastern line of Parcel E, starting at a point 100 feet south of the centerline of 161st Street and extending south to the northern boundary of the tree preservation area stated above; a 6' high shadow-box fence, with masonry pillars every 100 feet, shall be installed. From the centerline of 161st Street to a point 350 feet south of the centerline of 161st Street, the fence/pillar structure can be eliminated or removed by the Developer, in the Developer's sole discretion, if a limited access intersection is installed at 161st Street and U.S. 31. One evergreen tree per 20 lineal feet shall be installed along the fence/pillar structure. Across the 161st Street road frontage of Parcel E, a shade tree shall be planted every 40 feet, and all such trees shall be planted in the Fall of the calendar year 2005. Perimeter parking lot landscaping within Parcel E shall comprise shrubbery along the northern edge of all parking areas adjacent to 161st Street. Said shrubbery shall be installed per the Landscape Standards and shall be placed 3 feet on center and shall be

permitted to grow to and be maintained at a minimum of 48 inches in height.

- C. The interior parking lot landscaping provisions of the Landscape Standards are modified so that required landscaping within parking lot islands shall be one (1) tree and no shrubs.

10.4 If Parcel F is developed commercially under the LB Provisions, then the buffer yard requirements contained in the Landscape Standards are modified as follows:

- A. Neither buffer yards nor buffer yard landscaping shall be required along the perimeter of Parcel F abutting the Monon Trail.
- B. Across the 161st Street road frontage of Parcel F, a shade tree shall be planted per 40 feet. Perimeter parking lot landscaping within Parcel F shall comprise shrubbery placed along the northern edge of all parking areas adjacent to 161st Street. Said shrubbery shall be installed per the Landscape Standards and shall be placed 4 feet on center and shall be permitted to grow to and be maintained at a minimum of 36 inches in height.
- C. The interior parking lot landscaping provisions of the Landscaping Standards are modified so that required landscaping within parking lot islands shall be one (1) tree and no shrubs.

SECTION 11. SIGNAGE. With the following exceptions, all signage on the Real Estate shall comply with the Signage Standards existing within the Zoning

Ordinance existing on the date hereof, a copy of which Signage Standards are attached hereto and incorporated herein by reference as Exhibit "22" (the "Signage Standards").

- 11.1 Subsection 16.08.010(F)(1) is hereby modified to provide that a monument sign for a residential complex or subdivision entrance shall not exceed thirty-two (32) square feet and that two (2) such signs, each not to exceed thirty-two (32) square feet, shall be permitted on each side of each entrance.
- 11.2 Subsection 16.08.010(G)(7) is hereby replaced and superceded by the following:
 - A. In all nonresidential zoning districts, total sign area allocation permitted for any commercial or industrial property shall be one (1) square foot of sign area for each one (1) linear foot of building on a front elevation.
- 11.3 Notwithstanding anything in the Sign Standards to the contrary, (i) with respect to buildings located on Parcel E and Parcel F, wall signs shall be permitted on the elevation of the building facing the Monon Trail, not to exceed twenty-five (25) square feet per business, and (ii) the square footage of such rear wall sign shall be in addition to the total sign and allocation permitted per the terms of Subsection 16.08.010(I)(8).
- 11.4 Permanent subdivision signs shall be permitted at each street entrance, the southeast corner of 156th Street and Oak Ridge Road, the northeast corner of 156th Street and Oak Ridge Road, and the southeast corner of 161st Street and Oak Ridge Road.

- 11.5 Attached hereto and incorporated herein by reference as Exhibit "23" is a conceptual illustration of a typical main entrance wall, signage, and column, at least three (3) of which will be installed by the Developer at main entrances selected by the Developer. Other entries and secondary entrances into individual neighborhoods within the Real Estate shall, in the Developer's discretion, receive similar treatment, but on a smaller scale. All subdivision columns shall be permitted to be a maximum of fifteen (15) feet in height.

SECTION 12. LIGHTING. With the following exceptions, all lighting on the Real Estate shall comply with the Lighting Standards existing within the zoning Ordinance on the date of the enactment of this Viking Meadows PUD, a copy of which Lighting Standards are attached hereto and incorporated herein as Exhibit "24" (the "Lighting Standards"):

- 12.1 Coach lights, dusk to dawn yard lights, and landscape lighting shall be allowed.

SECTION 13. OPEN SPACE/GREEN SPACE. A minimum of 62.29 acres of the Real Estate shall be open/green space. The open/green space, which includes retention/detention ponds, shall be as follows:

- 13.1 Within Parcel A, there shall be at least 20.37 acres of open space/green space;
- 13.2 Within Parcel B, there shall be at least 18.13 acres of open space/green space;

13.3 Within Parcel C, there shall be at least 11.5 acres of open space/green space;

13.4 Within Parcel D, there shall be at least 9.99 acres of open space/green space;

13.5 Within Parcel E, there shall be at least 1.63 acres open/green space; and

13.6 Within Parcel F, there shall be at least 1.02 acres of open/green space.

SECTION 14. U.S. Highway 31 Overlay Zone. The U.S. Highway 31 Overlay Zone shall not apply to the Real Estate and, as such, the Real Estate shall be exempt from (i) the U.S. Highway 31 Overlay Zone provisions of the Zoning Ordinance and (ii) the Sign Ordinance.

SECTION 15. ROAD CUTS. The following entrances and road cuts shall be permitted:

15.1 Parcel A: One (1) road cut shall be permitted off of 161st Street into Parcel A; one (1) road cut shall be permitted off of Oak Ridge Road into Parcel A; two (2) road cuts shall be permitted off of 156th Street into Parcel A.

15.2 Parcel B: One (1) road cut shall be permitted off of 156th Street into Parcel B; and one (1) road cut shall be permitted off of Oak Ridge road into Parcel B.

15.3 Parcel C: Two (2) road cuts shall be permitted off of 156th Street into Parcel C.

15.4 Parcel D: One (1) road cut shall be permitted off of 156th Street into Parcel D; and one (1) road cut shall be permitted off of Greyhound Pass into Parcel D.

15.5 Parcel E: One (1) road cut shall be permitted off of 161st Street into Parcel E.

15.6 Parcel F: One (1) road cut shall be permitted off of 161st Street into Parcel F.

SECTION 16. AMENITY COMMITMENTS. The Developer shall install the following within a common area, all of which shall hereafter be referred to as the Improvements:

16.1 One (1) swimming pool of approximately one thousand nine hundred fifty (1950) square feet;

16.2 One (1) wading pool of approximately one hundred forty (140) square feet;

16.3 One (1) pool house;

16.4 One (1) basketball court;

16.5 One (1) playground containing playground equipment appropriate for preschool children through grade school children;

16.6 Landscaping to provide shade around seeding areas, playgrounds, and parking lots, and to define pedestrian ways. Such landscaping shall include, but shall not be limited to, a combination of deciduous trees, evergreens, and ornamental flowering species. The Improvements shall be available for use by all residents in all Parcels A, B, C, D, E and F, and

shall be credited toward any amenity requirements applicable to Parcel E and Parcel F.

The Improvements shall be of a type, location, size, design, configuration, architecture, and composition determined by the Developer in the Developer's sole discretion.

SECTION 17. ANNEXATION. There are rectangular parcels of land located between Parcel B and Parcel D and identified, on the date of the enactment of this Viking Meadows PUD, as Parcel number 0809130000004.000 (collectively the "Additional Parcel"), but which are not part of the Real Estate. In the Developer's discretion, the Additional Parcel, once acquired by the Developer, may be annexed to the Viking Meadows PUD, subject to the provisions of this Viking Meadows PUD applicable to Parcel B.

SECTION 18. THE MONON TRAIL. On or before the 31st day of December, 2005, the owner of the Real Estate shall quitclaim to the Town of Westfield, Indiana, all of its right, title and interest in and to a strip of real estate comprising that segment of the Monon Trail existing between the southernmost boundary line of the Real Estate and northernmost boundary line of the Real Estate, which strip shall not exceed 66 feet in width. Whoever improves this 66 foot strip by installing the trail shall endeavor to preserve trees. The Developer shall have the right to cross the Monon Trail, within Parcel E and Parcel F, with streets connecting Parcel E and Parcel F, and shall have the right to connect to the Monon Trail the trail system installed and internal to the Real Estate.

SECTION 19. PHASING. Attached hereto and made a part hereof as though fully set forth herein as Exhibit "25" is a description of the phasing of development.

Upon motion duly made and seconded, this Viking Meadows 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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05/10/04 11:16 AM

Exhibit 1

EXHIBIT 1

OVERALL LEGAL DESCRIPTION

The Northwest Quarter of the Northeast Quarter of Section 13, Township 18 North, Range 3 East, containing forty (40) acres (39.552 acres, more or less measured) except two (2) rods off the West side for railroad, leaving 39 acres (38.547 acres, more or less measured) in Hamilton County, Indiana.

Also,

Part of the Northeast Quarter of the Northeast Quarter of Section 13, Township 18 North, range 3 East in Hamilton County, Indiana described as follows:

Beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 13, Township 18 North, Range 3 East; thence South 00 degrees 23 minutes 47 seconds East (assumed bearing) on the West line thereof 1,307.24 feet; thence North 87 degrees 13 minutes 40 seconds East 13.79 feet to the West line of real estate described in a Warranty Deed, recorded in Deed Record 206, page 219, in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 42 minutes 15 seconds West on said West line 1306.83 feet to the Northwest corner of said real estate; thence South 88 degrees 22 minutes 33 seconds West on the North line of the Northeast Quarter of said Northeast Quarter Section 6.76 feet to the beginning point; containing 0.308 acres more or less.

Part of the Northeast Quarter of Section 13, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Northeast Quarter of Section 13, Township 18 North, range 3 East; thence North 00 degrees 12 minutes 55 seconds West (assumed bearing) on and along the West line of said Northeast Quarter 190.0 feet to the centerline of Greyhound Pass (an undedicated road); thence South 85 degrees 57 minutes 33 seconds East on and along said centerline 275.80 feet to the point of curvature of a curve to the right having a radius of 300.00 feet, the radius point of which bears South 04 degrees 02 minutes 27 seconds West from said point; thence Southeasterly on and along said centerline and curve to the right 53.95 feet to the centerline of Ascot Hill North (an undedicated road); thence North 14 degrees 20 minutes 40 seconds East on and along said centerline 147.98 feet to the point of curvature of a curve to the left having a radius of 250.00 feet, the radius point of which bears North 75 degrees 39 minutes 20 seconds West from said point; thence Northerly on and along said curve and centerline 63.53 feet to the point of tangency thereof; thence North 00 degrees 12 minutes 55 seconds West on and along said centerline 336.60 feet to the place of beginning of this tract; thence North 89 degrees 15 minutes 24 seconds East 25.00 feet to the East right of way line of the said Ascot Hill North; thence continuing North 89 degrees 15 minutes 24 seconds East 910.88 feet; thence North 00 degrees 18 minutes 28 seconds East 667.83 feet; thence South 87

degrees 13 minutes 40 seconds West 942.88 feet; thence South 00 degrees 12 minutes 55 seconds East 273.28 feet to a point on the North right of way line of said Ascot Hill North; thence continuing South 00 degrees 12 minutes 55 seconds East 361.00 feet to the place of beginning, containing 14.03 acres, more or less.

Subject to an easement over the following described real estate.

Beginning at the Southwest corner of the above described tract; thence North 00 degrees 12 minutes 55 seconds West 361.00 feet to the point of curvature of a curve with a radius of 50 feet, the radius point of which bears South 00 degrees 12 minutes 55 seconds East from said point; thence Southeasterly on and along said curve 78.54 feet to the point of tangency thereof; thence South 00 degrees 12 minutes 55 seconds East 74.92 feet to the point of curvature of a curve to the right with a radius of 50.00 feet, the radius point of which bears South 89 degrees 47 minutes 05 seconds West from said point; thence Southwesterly on and along said curve 52.36 feet to a point which bears South 59 degrees 07 minutes 10 seconds East from said radius point; thence south 00 degrees 12 minutes 55 seconds East 192.55 feet; thence South 89 degrees 15 minutes 24 seconds West 25.00 feet to the place of beginning.

Together with an easement for ingress and egress over undedicated roads known as Ascot Hill North and Greyhound Pass as shown on a survey attached to Covenants and Restrictions recorded February 8, 1978, in Miscellaneous Record 153, page 133-139, and Miscellaneous Record 153, page 140-143 in the Office of the Recorder of Hamilton County, Indiana, to a public dedicated highway or road.

Subject to and together with an easement for trail and public utilities and incidental purposes over a 30 foot strip across the north side and east side of caption real estate as disclosed by survey prepared by Allan H. Weihe, Registered Land Surveyor, Dated July 27, 1979.

Subject to and together with area covenants and restrictions recorded February 8, 1978 in Miscellaneous Record 153, page 133-139 and Miscellaneous Record 153, page 140-153. Violation thereof will not result in forfeiture or reversion of title.

Subject to a pipe line easement for Roy E. Steel and Madeline J. Steele, husband and wife, to Indiana Gas Transmission Corporation, dated October 4, 1935, recorded October 25, 1936 in Miscellaneous Record 32, page 213, assigned to Michigan Gas Transmission Corporation by assignment dated August 10, 1936, recorded August 15, 1936, in Miscellaneous Record 32, page 429 and further assigned to Panhandle Eastern Pipeline Company by General Deed and bill of Sale dated March 31, 1943, recorded April 2, 1943 in Miscellaneous Record 36, page 401 et seq. and amended by Amendment and Restriction of Right-of-Way Grants, executed by Thirty One Realty Investment Company and Panhandle Eastern Pipeline Company dated May 9, 1977, recorded July 8, 1977, in Miscellaneous Record 151, page 620.

ALSO:

Part of the Northeast Quarter of Section 13, Township 18 North, Range 3 East in Hamilton County, Indiana, described as follows:

Beginning at the Southwest corner of the Northeast Quarter of Section 13, Township 18 North, Range 3 East; thence North 00 degrees 12 minutes 55 seconds West (assumed bearing) on the West line thereof 190.00 feet to the centerline of Greyhound Pass; thence South 85 degrees 57 minutes 33 seconds East on said centerline 32.32 feet to the True Beginning Point of the real estate herein described on the East right-of-way line of the Monon Railroad (said point being 33 feet East of the centerline of said railroad); thence North 00 degrees 27 minutes 08 seconds West on said East right-of-way line 382.15 feet to the point of curvature of a curve having a radius length of 22,885.31 feet which bears North 89 degrees 32 minutes 05 seconds East; thence Northerly on said right-of-way line curve to the right 124.15 feet to the point of tangency thereof; thence North 00 degrees 08 minutes 29 seconds West on said right-of-way line 628.58 feet to the North line of property described in a Warranty Deed recorded in Deed Record 266, page 362 in the Office of the Recorder of Hamilton County, Indiana, thence North 87 degrees 13 minutes 40 seconds East on said North line 342.49 feet to the Northerly prolongation of the centerline of Ascot Hill North; thence South 00 degrees 12 minutes 55 seconds East on said prolongation and centerline 634.36 feet to a point that is 336.60 North 00 degrees 12 minutes 55 second West of the point of tangency of a curve in said Ascot Hill North, thence North 89 degrees 15 minutes 24 seconds East 388.72 feet; thence South 01 degrees 27 minutes 05 seconds East 638.43 feet to the centerline of Greyhound Pass; thence South 88 degrees 32 minutes 55 seconds West on said centerline 140.17 feet to the point of curvature of a curve having a radius length of 375.00 feet which bears North 01 degrees 27 minutes 05 seconds West; thence Westerly and Northwesterly on said curve to the right 170.83 feet to the point of tangency thereof; thence North 65 degrees 21 minutes 07 seconds West on said centerline 100.39 feet to the point of curvature of a curve having a radius length of 300.00 feet which bears South 24 degrees 38 minutes 53 seconds West; thence Westerly on said centerline and curve 107.90 feet to the point of tangency thereof; thence North 85 degrees 57 minutes 33 seconds west on said centerline 243.48 feet to the True Beginning Point; containing 14.729 acres, more or less.

AND ALSO:

Beginning at the Southwest corner of the Northeast Quarter of Section 13, Township 18 North, Range 3 East; thence North 00 degrees 12 minutes 55 seconds West (assumed bearing) on the West line thereof 190.00 feet to the centerline of Greyhound Pass; thence South 85 degrees 57 minutes 33 second East on said centerline 32.32 feet to the East right-of-way line of the Monon Railroad (said point being 33 feet East of the centerline of the railroad); thence North 00 degrees 27 minutes 08 seconds West on said East right-of-way 382.15 feet to the point of curvature of a curve having a radius length of 22,885.31 feet which bears North 89 degrees 32 minutes 05 seconds East; thence Northerly on said right-of-way line and curve to the right 124.15 feet to the point of tangency thereof; thence North 00 degrees 08 minutes 29 seconds West on said right-of-way line 628.58

feet to the True Beginning Point of the parcel herein described on the North line of property described in Warranty Deed recorded in Deed Record 266, page 362 in the Office of the Recorder of Hamilton County, Indiana; thence North 87 degrees 13 minutes 40 seconds East on said North line 261.12 feet thence North to the South line of the Northwest Quarter of said Northeast Quarter, thence 88 degrees 26 minutes 01 seconds West on said South line 260.93 feet to the East right-of-way line of the Monon Railroad; thence South 00 degrees 08 minutes 29 seconds East on said right-of-way line 5.50 feet to the True Beginning Point; containing 0.016 acre, more or less.

RECORD LAND DESCRIPTIONS

Parcel West of the Monon Railroad (north of 156th Street)

Part of the Southwest Quarter of Section 12, Township 18 North, Range 3 East in Hamilton County, Indiana, described as follows;

Beginning at the Southwest corner of the Southwest Quarter of Section 12, Township 18 North, Range 3 East; thence North 00 degrees 04 minutes 52 seconds West (assumed bearing) on and along the West line of said Southwest Quarter 2663.29 feet to the Northwest corner thereof; thence North 87 degrees 45 minutes 13 seconds East on and along the North line of said Southwest Quarter 2554.24 feet to the West right-of-way line of the Monon Railroad; thence South 00 degrees 09 minutes 41 seconds East on and along said West right-of-way line 2611.15 feet to the South line of said Southwest Quarter; thence South 87 degrees 15 minutes 41 seconds West on and along aforesaid South line 2558.83 feet to the place of beginning, containing 153.76 acres, more or less.

EXCEPTING THEREFROM the real estate granted to the Board of Commissioners of Hamilton County, Indiana in Instrument No. 2001-22531 in the Office of the Recorder of Hamilton County, Indiana, more particularly described as follows:

A part of the Southwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right-of-way lines described as follows:

Beginning on the west line of said section North 0 degrees 00 minutes 48 seconds West (bearing based on the location Control Route Survey Plat recorded as Instrument #9809865686, in the Office of the Recorder of Hamilton County, Indiana) 837.03 feet from the southwest corner of said section, said southwest corner being designated as point "510" on said plat; thence North 00 degrees 00 minutes 48 seconds West 390.00 feet along the west line of said section; thence North 89 degrees 59 minutes 55 seconds East 17.63 feet to point "5549" designated on said plat which point is on the east boundary of Oak Ridge Road; thence South 15 degrees 26 minutes 05 seconds East 46.68 feet to point "5551" designated on said plat; thence South 0 degrees 00 minutes 05 seconds East 90.00 feet to point "5552" designated on said plat; thence South 23 degrees

45 minutes 03 seconds East 54.63 feet to point "5553" designated on said plat; thence South 0 degrees 00 minutes 05 seconds East 25.00 feet to point "5554" designated on said plat; thence South 34 degrees 01 minutes 05 seconds West 48.26 feet to point "5555" designated on said plat; thence South 00 degrees 00 minutes 05 seconds East 95.00 feet to point "5556" designated on said plat; thence South 09 degrees 04 minutes 33 seconds West 45.57 feet to point "5539" designated on said plat, which point is on the east boundary of Oak Ridge Road; thence South 89 degrees 59 minutes 55 seconds West 17.78 feet to the point of beginning and containing 0.276 acres, more or less, inclusive of the presently existing right of way which contains 0.158 acres, more or less. The portion of the above described real estate, which is not already embraced within public rights of way, contains 0.118 acres, more or less.

ALSO

Parcel East of the Monon Railroad (north of 156th Street)

Part of the Southeast Quarter of Section 12, Township 18 North, Range 3 East in Hamilton County, Indiana, described as follows;

Beginning at a point on the South line of the Southeast Quarter of Section 12, Township 18 North, Range 3 East which is 33.01 feet North 88 degrees 22 minutes 33 seconds East (assumed bearing) of the Southwest corner thereof; said point also being on the East right-of-way line of the Monon Railroad; thence North 00 degrees 09 minutes 41 seconds West on and along said East right-of-way line 2611.49 feet to the North line of said Southeast Quarter; thence North 87 degrees 25 minutes 54 seconds East on and along aforesaid North line 448.24 feet to a point which is 495.00 feet North 87 degrees 25 minutes 54 seconds East of the Northwest corner of said Southeast Quarter; thence South 00 degrees 27 minutes 45 seconds East parallel with the West line of said Southeast Quarter 1309.27 feet to the North line of the Southwest Quarter of said Southeast Quarter; thence North 87 degrees 54 minutes 14 seconds East on and along the North line of the Southwest Quarter of said Southeast Quarter 801.97 feet to the East line thereof; thence South 00 degrees 25 minutes 38 seconds East on and along the East line of the Southwest Quarter of said Southeast Quarter 1315.92 feet to the South line of said Southeast Quarter; thence South 88 degrees 22 minutes 33 seconds West on and along aforesaid South line 1262.74 feet to the place of beginning, containing 51.44 acres, more or less.

ALSO

(Parcel south of 156th Street)

Part of the North Half of the Northwest Quarter of Section 13, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

The Northwest Quarter of the Northwest Quarter of Section 13, Township 18 North, Range 3 East in Hamilton County, Indiana.

The West Half of the Northeast Quarter of the Northwest Quarter of Section 13, Township 18 North, Range 3 East in Hamilton County, Indiana.

Part of the West Half of Section 13, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 13; thence North 00 degrees 07 minutes 03 seconds West (assumed bearing) North 00 degrees 02 minutes 44 seconds East (measured) along the West line of said Quarter Section 1312.77 feet (deed), 1312.98 feet (measured), to the North line of the South Half of said Quarter Section; thence North 87 degrees 34 minutes 59 seconds East (deed), North 87 degrees 44 minutes 25 seconds East (measured), along said North line 1945.13 feet (deed), 1945.323 feet (measured), to the Point of Beginning of this Description; said point being the Southwest corner of the East Half of the Northeast Quarter of said Quarter Section; thence North 00 degrees 11 minutes 28 seconds West (deed), North 00 degrees 02 minutes 11 seconds West (measured), 1323.62 feet (deed), 1323.72 feet (measured), on and along the West line of the said Half Quarter Quarter to the Northwest corner of said Half Quarter Quarter; thence North 87 degrees 15 minutes 41 seconds East (deed), North 87 degrees 25 minutes 19 second East (measured), on and along said North line 9.06 feet (deed & measured); thence South 00 degrees 03 minutes 06 seconds East (deed), South 00 degrees 06 minutes 11 seconds West (measured), 1323.80 feet (deed), 1323.90 feet (measured), to the South line of the Northeast Quarter of the Northwest Quarter of said Section; thence South 87 degrees 34 minutes 59 seconds West (deed), South 87 degrees 44 minutes 25 seconds West (measured), on and along said South line of said Quarter Quarter Section 5.83 feet (deed & measured), to the point of beginning.

EXCEPTING THEREFROM the real estate granted to the Board of Commissioners of Hamilton County, Indiana in Instrument No. 2001-22530 in the Office of the Recorder of Hamilton County, Indiana, more particularly described as follows:

A part of the Northwest Quarter of the Northwest Quarter of Section 13, Township 18 North, Range 3 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right of way lines, described as follows:

Beginning at the southwest corner of said quarter-quarter section; thence North 0 degrees 02 minutes 59 seconds West (bearing is based on the Location Control Route Survey Plat recorded as Instrument #9809865686, in the Office of the Recorder of Hamilton County, Indiana) 291.35 feet along the west line of said quarter-quarter section; thence South 90 degrees 00 minutes 00 seconds East 24.11 feet to point "5531" designated on said plat; thence South 0 degrees 00 minutes 00 seconds West 90.00 feet to point "5530" designated on said plat; thence South 11 degrees 46 minutes 06 seconds East 122.58 feet to point "5529" designated on said plat; thence South 15 degrees 15 minutes 18 seconds West 57.01 feet to point "5528" designated on said plat; thence South 0 degrees 00 minutes 00 seconds West 24.96 feet to the south line of said quarter-quarter section; thence South 87 degrees 39 minutes 03 seconds West 33.89 feet along said southern line to the point of beginning and containing 0.222 acres, more or less, inclusive of the presently existing right of way which contains 0.104 acres, more or less. The portion of the above described real estate which is not already embraced within the presently existing right of way contains 0.118 acres, more or less.

Exhibit 2

EXHIBIT 2

Definitions

1. "Attached Residence" shall mean a residence attached to one or more other residences.
2. "Boulevard" shall mean a Street, internal to the subdivision, which is partially divided by a raised median.
3. "BZA" shall mean the Board of Zoning Appeals of the Town of Westfield and Washington Township, Indiana.
4. "Department" shall mean the Department of Community Development of the Town..
5. "Detached Residence" shall mean a residence that is not attached to another residence.
6. "Developer" shall mean Precedent Residential Development, LLC and its successors and assigns.
7. "DPR Provisions" shall mean the Development Plan Review Provisions in the Zoning Ordinance specified under WC 16.04.165.
8. "Landscape Standards" shall mean the Landscape Standards of the Zoning Ordinance specified in Chapter 6 of the Zoning Ordinance.
9. "Live Work Units" shall mean a structure in which residential and commercial spaces co-exist, and where the commercial space is relegated to the ground story frontage. Although the structure has a single ownership, the commercial space may be owner-occupied or separately leased. Architecture may be residential or commercial in appearance and construction.
10. "Private Street". 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.

11. "Public Street". All Public Streets are to be dedicated for public use and accepted for maintenance by the Town of Westfield and shall be constructed to the standards of the Town of Westfield for depth and materials, except as otherwise provided in this Viking Meadows PUD. The width of Public Streets, from back of curb to back of curb, shall be a minimum of 24'.
12. "Residence" shall mean a dwelling unit intended for occupancy by a single family. The term "residence" includes both an attached residence and a detached residence.
13. "Street" shall mean any street, whether public or private.
14. "Town" shall mean the Town of Westfield, Indiana.

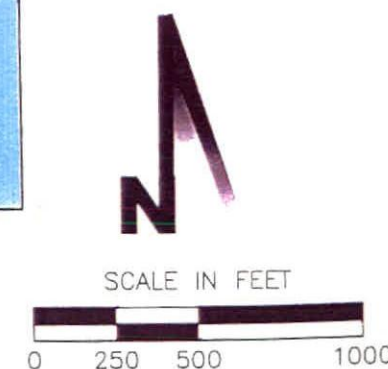
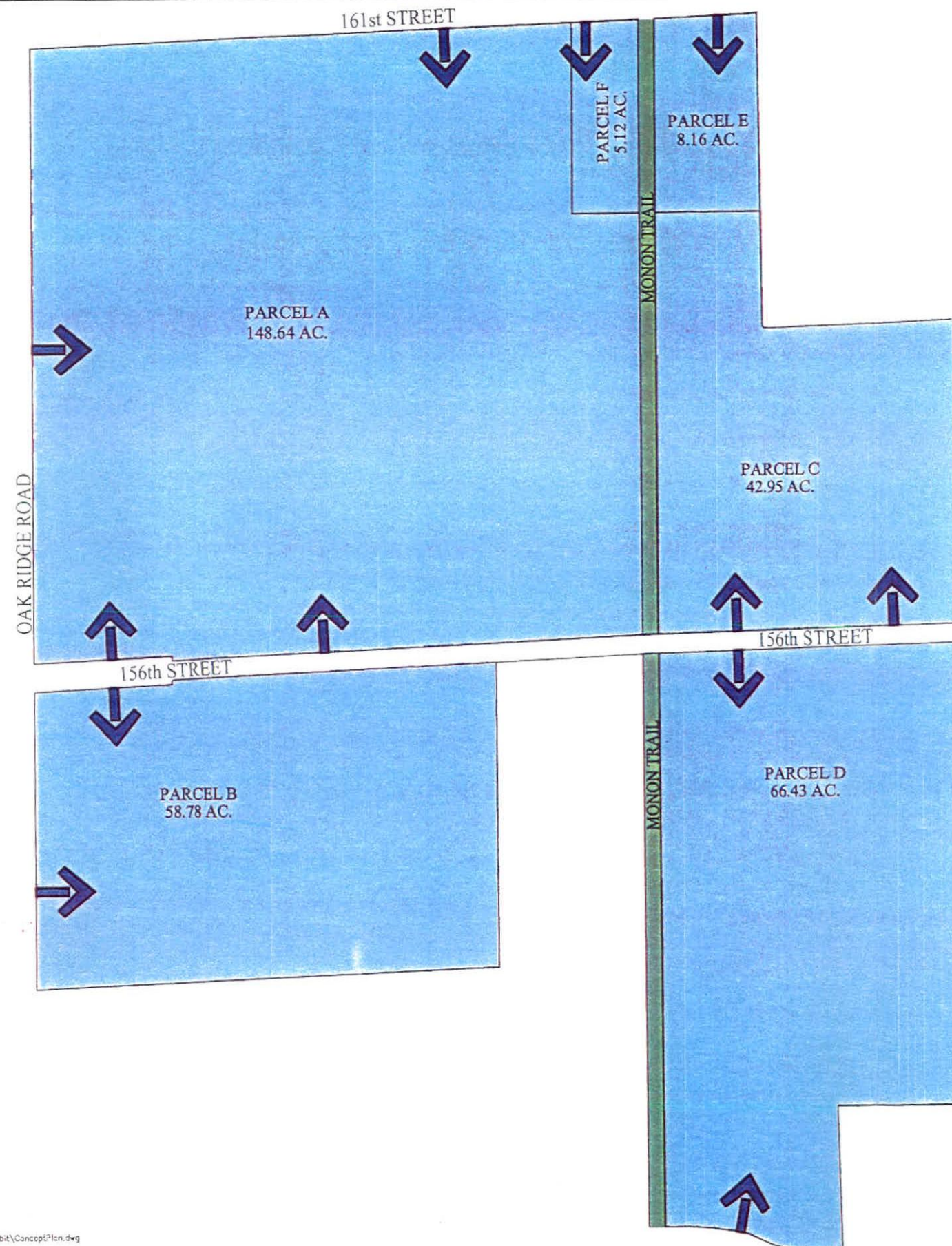
Exhibit 3

VIKING MEADOWS CONCEPT PLAN

LEGEND

➔ = APPROXIMATE LOCATION OF
ACCESS POINTS

RESIDENTIAL/ LOCAL BUSINESS DENSITY = 1.49 LOTS/ACRE
OR
RESIDENTIAL/ MULTIFAMILY DENSITY = 1.83 LOTS/ACRE



PRECEDENT
RESIDENTIAL DEVELOPMENT, LLC

WEIHE ENGINEERS, INC.

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS
LANDSCAPE ARCHITECTS



18665 NORTH COLLEGE AVENUE
INDIANAPOLIS, INDIANA 46259
(317) 844-6511 FAX: (317) 844-2516
TOLL-FREE (800) 432-6423

Exhibit 4

PARCEL "A"

A part of the Southwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the northwest corner of the Southwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana; thence North 87 degrees 45 minutes 58 seconds East (assumed bearing) on the north line of said Southwest Quarter 2274.66 feet; thence South 00 degrees 00 minutes 00 seconds East 790.25 feet; thence North 90 degrees 00 minutes 00 seconds East 281.45 feet to a point on the west right-of-way line of the Monon Railroad; thence South 00 degrees 09 minutes 41 seconds East on said west right-of-way line 1810.31 feet to a point on the south line of said Southwest Quarter; thence South 87 degrees 16 minutes 25 seconds West on said south line 2558.29 feet to the southwest corner of said Southwest Quarter; thence North 00 degrees 05 minutes 20 seconds West on the west line of said Southwest Quarter 837.03 feet to a corner of the real estate described in Instrument No. 2001-22531 in the Office of the Recorder of Hamilton County, Indiana; thence the following nine calls on the perimeter of said real estate: 1.) North 89 degrees 55 minutes 23 seconds East 17.78 feet; 2.) North 09 degrees 00 minutes 01 seconds East 45.57 feet; 3.) North 00 degrees 04 minutes 37 seconds West 95.00 feet; 4.) North 33 degrees 56 minutes 33 seconds East 48.26 feet; 5.) North 00 degrees 04 minutes 37 seconds West 25.00 feet; 6.) North 23 degrees 49 minutes 35 seconds West 54.63 feet; 7.) North 00 degrees 04 minutes 37 seconds West 90.00 feet; 8.) North 15 degrees 30 minutes 37 seconds West 46.68 feet; 9.) South 89 degrees 55 minutes 23 seconds West 17.63 feet to a point on the west line of said Southwest Quarter; thence North 00 degrees 05 minutes 20 seconds West on said west line 1406.55 feet to the Point of Beginning, containing 148.37 acres, more or less.

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

Exhibit 5

PARCEL "B"

A part of the Northwest Quarter of Section 13, Township 18 North, Range 3 East, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the northwest corner of the Northwest Quarter of Section 13, Township 18 North, Range 3 East, Hamilton County, Indiana; thence North 87 degrees 16 minutes 25 seconds East (assumed bearing) on the north line of said Northwest Quarter 1952.56 feet to a point which is on the easternmost line of the real estate described in Instrument No. 97-45676 (Exhibit D) in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 02 minutes 41 seconds East on the east line of said real estate 1323.73 feet to a point on the south line of the North Half of said Northwest Quarter; thence South 87 degrees 36 minutes 09 seconds West on said south line 1917.12 feet to the southeast corner of the real estate described in Instrument No. 2001-22530; thence the following five calls on the perimeter of said real estate: 1.) North 00 degrees 02 minutes 27 seconds West 24.96 feet; 2.) North 15 degrees 12 minutes 51 seconds East 57.01 feet; 3.) North 11 degrees 48 minutes 33 seconds West 122.58 feet; 4.) North 00 degrees 02 minutes 27 seconds West 90.00 feet; 5.) South 89 degrees 57 minutes 33 seconds West 24.11 feet to a point on the west line of said Northwest Quarter; thence North 00 degrees 05 minutes 26 seconds West on said west line 1021.12 feet to the Point of Beginning, containing 58.78 acres, more or less.

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

Exhibit 6

Parcel "C"

Real Estate titled to Viking Meadows, L.P. per Instrument No. 97-45674 & 97-45676 (Exhibit A)

Part of the Northwest Quarter of the Northeast Quarter of Section 13, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Beginning at the intersection of the Easterly right-of-way line of the Monon Railroad and the North line of the Northeast Quarter of Section 13, Township 18 North, Range 3 East, said intersection being located 33.00 feet East of and parallel with the West line of said Northeast Quarter, and being measured on said North line 33.01 feet North 88 degrees 22 minutes 33 seconds East (assumed bearing) from the Northwest corner of said Northeast Quarter; thence North 88 degrees 22 minutes 33 seconds East on said East line 50.02 feet to a line that is parallel with and 83.00 feet East of, being measured perpendicular with the West line of said Northeast Quarter; thence South 00 degrees 12 minutes 55 seconds East on said line and measured parallel with the West line of said Northeast Quarter 665.80 feet; thence North 88 degrees 22 minutes 33 seconds East parallel with the North line of said Northeast Quarter to the East line of the Northwest Quarter of said Northeast Quarter; thence South 00 degrees 23 minutes 47 seconds East on the East line of the Northwest Quarter of said Northeast Quarter 662.70 feet to the Southeast corner of the Northwest Quarter of said Northeast Quarter; thence South 88 degrees 26 minutes 01 seconds West on the South line of the Northwest Quarter of said Northeast Quarter 1266.91 feet to the aforesaid Easterly right-of-way line of the Monon Railroad; thence North 00 degrees 12 minutes 55 seconds West on said right-of-way line and parallel with the West line of said Northeast Quarter 1327.27 feet to the place of beginning, containing 20.00 acres, more or less.

Real Estate titled to Howard C. and Dolores M. Peterson per Deed Book 347, Page 160

The Northwest Quarter of the Northeast Quarter of Section 13, Township 18 North, Range 3 East, containing forty (40) acres, more or less, except two (2) rods off the West side for railroad, leaving 39 acres, more or less in Hamilton County, Indiana.

Also,

Part of the Northeast Quarter of the Northeast Quarter of Section 13, Township 18 North, Range 3 East in Hamilton County, Indiana described as follows:

Beginning at the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 13, Township 18 North, Range 3 East; thence South 00 degrees 23 minutes 47 seconds East (assumed bearing) on the West line thereof 1307.24 feet; thence North 87 degrees 13 minutes 40 seconds East 13.79 feet to the West line of real estate described in a Warranty Deed, recorded in Deed Record 206, page 219, in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 42 minutes 15 seconds West on said West line 1306.83 feet to the Northwest corner of said real estate; thence South 88 degrees 22 minutes 33 seconds West on the North line of the Northeast Quarter of said Northeast Quarter Section 6.76 feet to the beginning point; containing 0.308 acre more or less.

EXCEPTING THEREFROM the real estate titled to Viking Meadows, L.P. and described in Instrument No. 97-45674 & 97-45676 (Exhibit A), being more particularly described as follows;

Part of the Northwest Quarter of the Northeast Quarter of Section 13, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Beginning at the intersection of the Easterly right-of-way line of the Monon Railroad and the North line of the Northeast Quarter of Section 13, Township 18 North, Range 3 East, said intersection being located 33.00 feet East of and parallel with the West line of said Northeast Quarter, and being measured on said North line 33.01 feet North 88 degrees 22 minutes 33 seconds East (assumed bearing) from the Northwest corner of said Northeast Quarter; thence North 88 degrees 22 minutes 33 seconds East on said East line

minutes 55 seconds East 273.28 feet to a point on the North right of way line of said Ascot Hill North; thence continuing South 00 degrees 12 minutes 55 seconds East 361.00 feet to the place of beginning, containing 14.03 acres, more or less.

ALSO

Part of the Northeast Quarter of Section 13, Township 18 North, Range 3 East in Hamilton County, Indiana, described as follows:

Beginning at the Southwest corner of the Northeast Quarter of Section 13, Township 18 North, Range 3 East; thence North 00 degrees 12 minutes 55 seconds West (assumed bearing) on the West line thereof 190.00 feet to the centerline of Greyhound Pass; thence South 85 degrees 57 minutes 33 seconds East on said centerline 32.32 feet to the True Beginning Point of the real estate herein described on the East right-of-way line of the Monon Railroad (said point being 33 feet East of the centerline of said railroad); thence North 00 degrees 27 minutes 08 seconds West on said East right-of-way line 382.15 feet to the point of curvature of a curve having a radius length of 22,885.31 feet which bears North 89 degrees 32 minutes 05 seconds East; thence Northerly on said right-of-way line curve to the right 124.15 feet to the point of tangency thereof; thence North 00 degrees 08 minutes 29 seconds West on said right-of-way line 628.58 feet to the North line of property described in a Warranty Deed recorded in Deed Record 266, Page 362 in the Office of the Recorder of Hamilton County, Indiana; thence North 87 degrees 13 minutes 40 seconds East on said North line 342.49 feet to the Northerly prolongation of the centerline of Ascot Hill North; thence South 00 degrees 12 minutes 55 seconds East on said prolongation and centerline 634.36 feet to a point that is 336.60 feet North 00 degrees 12 minutes 55 seconds West of the point of tangency of a curve in said Ascot Hill North; thence North 89 degrees 15 minutes 24 seconds East 388.72 feet; thence South 01 degrees 27 minutes 05 seconds East 638.43 feet to the centerline of Greyhound Pass; thence South 88 degrees 32 minutes 55 seconds West on said centerline 140.17 feet to the point of curvature of a curve having a radius length of 375.00 feet which bears North 01 degrees 27 minutes 05 seconds West; thence Westerly and Northwesterly on said curve to the right 170.83 feet to the point of tangency thereof; thence North 65 degrees 21 minutes 07 seconds West on said centerline 100.39 feet to the point of curvature of a curve having a radius length of 300.00 feet which bears South 24 degrees 38 minutes 53 seconds West; thence Westerly on said centerline and curve 107.90 feet to the point of tangency thereof; thence North 85 degrees 57 minutes 33 seconds West on said centerline 243.48 feet to the True Beginning Point; containing 14.729 acres, more or less.

AND ALSO

Beginning at the Southwest corner of the Northeast Quarter of Section 13, Township 18 North, Range 3 East; thence North 00 degrees 12 minutes 55 seconds West (assumed bearing) on the West line thereof 190.00 feet to the centerline of Greyhound Pass; thence South 85 degrees 57 minutes 33 seconds East on said centerline 32.32 feet to the East right-of-way line of the Monon Railroad (said point being 33 feet East of the centerline of the railroad); thence North 00 degrees 27 minutes 08 seconds West on said East right-of-way line 382.15 feet to the point of curvature of a curve having a radius length of 22,885.31 feet which bears North 89 degrees 32 minutes 05 seconds East; thence Northerly on said right-of-way line and curve to the right 124.15 feet to the point of tangency thereof; thence North 00 degrees 08 minutes 29 seconds West on said right-of-way line 628.58 feet to the True Beginning Point of the parcel herein described on the North line of property described in a Warranty Deed recorded in Deed Record 266, Page 362 in the Office of the Recorder of Hamilton County, Indiana; thence North 87 degrees 13 minutes 40 seconds East on said North line 261.12 feet; thence North to the South line of the Northwest Quarter of said Northeast Quarter; thence South 88 degrees 26 minutes 01 seconds West on said South line 260.93 feet to the East right-of-way line of the Monon Railroad; thence South 00 degrees 08 minutes 29 seconds East on said right-of-way line 5.50 feet to the True Beginning Point; containing 0.016 acre, more or less.

LESS

Beginning at the Southwest corner of the Northeast Quarter of Section 13, Township 18 North, Range 3 East; thence North 00 degrees 12 minutes 55 seconds West (assumed bearing) on the West line of said

Northeast Quarter 190.00 feet to the centerline of Greyhound Pass; thence South 85 degrees 57 minutes 33 seconds East on said centerline 275.80 feet to the point of curvature of a curve to the right having a radius of 300.00 feet, which bears South 04 degrees 02 minutes 27 seconds West from said point; thence Southeasterly on said centerline and curve to the right 53.95 feet to the centerline of Ascot Hill North; thence North 14 degrees 20 minutes 40 seconds East on said centerline 147.98 feet to the point of curvature of a curve to the left having a radius of 250.00 feet which bears North 75 degrees 39 minutes 20 seconds West from said point; thence Northerly on said curve and centerline 63.53 feet to the point of tangency thereof; thence North 00 degrees 12 minutes 55 seconds West on said centerline 580.96 feet to the True Beginning Point of the real estate herein described; continuing thence North 00 degrees 12 minutes 55 seconds West 240.00 feet; thence North 89 degrees 47 minutes 05 seconds East 181.50 feet; thence South 00 degrees 12 minutes 55 seconds East 240.00 feet to a line that bears North 89 degrees 47 minutes 05 seconds East of the True Beginning Point; thence South 89 degrees 47 minutes 05 seconds West on said line 181.50 feet to the True Beginning Point; containing 1.00 acre, more or less.

All of the above described real estate is subject to all easements, restrictions, and rights-of-way of record.

Exhibit 7

PARCEL "D"

A part of the Southeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the southwest corner of the Southeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana; thence North 88 degrees 22 minutes 33 seconds East (assumed bearing) on the south line of said Southeast Quarter 33.01 feet to a point on the east right-of-way line of the Monon Railroad, said point also being the Point of Beginning of the herein described real estate; thence North 00 degrees 09 minutes 41 seconds West on said east right-of-way line 1807.99 feet; thence North 89 degrees 50 minutes 19 seconds East 452.17 feet to a point on the east line of the real estate described in Instrument No. 97-45676 (Exhibit C) in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 27 minutes 45 seconds East on said east line 486.82 feet to a point on the north line of the Southwest Quarter of said Southeast Quarter; thence the following two calls on the perimeter of said Quarter-Quarter: 1.) North 87 degrees 54 minutes 25 seconds East 802.03 feet; 2.) South 00 degrees 25 minutes 37 seconds East 1315.99 feet to a point on the south line of said Southeast Quarter; thence South 88 degrees 22 minutes 33 seconds West on said south line 1262.81 feet to the Point of Beginning, containing 43.05 acres, more or less.

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

Exhibit 8

PARCEL "E"

A part of the Southeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the southwest corner of the Southeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana; thence North 88 degrees 22 minutes 33 seconds East (assumed bearing) on the south line of said Southeast Quarter 33.01 feet to a point on the east right-of-way line of the Monon Railroad; thence North 00 degrees 09 minutes 41 seconds West on said east right-of-way line 1807.99 feet to the Point of Beginning of the herein described real estate; thence North 89 degrees 50 minutes 19 seconds East 452.17 feet to a point on the east line of the real estate described in Instrument No. 97-45676 (Exhibit C) in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 27 minutes 45 seconds West on said east line 822.59 feet to a point on the north line of said Southeast Quarter; thence South 87 degrees 26 minutes 20 seconds West on said north line 448.24 feet to a point on said east right-of-way line of said Monon Railroad; thence South 00 degrees 09 minutes 41 seconds East on said east right-of-way line 803.81 feet to the Point of Beginning, containing 8.40 acres, more or less.

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

Exhibit 9

PARCEL "F"

A part of the Southwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana; thence North 87 degrees 45 minutes 58 seconds East (assumed bearing) on the north line of said Southwest Quarter 2274.66 feet to the Point of Beginning of the herein described real estate; thence South 00 degrees 00 minutes 00 seconds East 790.25 feet; thence North 90 degrees 00 minutes 00 seconds East 281.45 feet to a point on the west right-of-way line of the Monon Railroad; thence North 00 degrees 09 minutes 41 seconds West on said west right-of-way line 801.15 feet to a point on said north line of said Southwest Quarter; thence South 87 degrees 45 minutes 58 seconds West on said north line 279.41 feet to the Point of Beginning, containing 5.12 acres, more or less.

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

Exhibit 10

EXHIBIT 10

UNDERLYING ZONING FOR PARCELS A, B, C, and D
SF2-SINGLE FAMILY

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 yard, and without the issuance of any permit.
 - c) Accessories such as large ground microwave antenna dishes are not permitted in front or side yards; however, a satellite receiver antenna which is two feet in diameter or less may be installed in any location in accordance with the provisions of IC 36-7-4-201.1.
 - d) Windmills for the generating of electric power are not permitted in any residential district except AG-SF 1 without receiving approval as a special exception.
3. Building Lines:
 - a) Where 25 percent or more of the lots in a block frontage are occupied by buildings the average setback of such buildings determine the location of the building line for the block frontage in lieu of the setback lines contained in this chapter.
 - b) Building lines established in a recorded subdivision shall establish the setback of buildings in such subdivisions, except when such building lines may be less restrictive than provided in this chapter.
 - c) On through lots a building line is required on each street.
4. Building Height: In the single family districts limiting building height to 25 feet, a dwelling may be increased in height not to exceed 35 feet, provided that each side yard is increased an additional foot for each foot such building exceeds 25 feet in height.

~~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

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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

E. ~~SE 3 - This district is established for residential homes medium density, single family with available public water and sewer facilities.~~

1. Permitted Uses -

- Single family dwellings
- Churches
- Public or private schools without dormitory accommodations
- Public parks - not to exceed five acres
- Fire station
- Accessory buildings as they relate to above uses
- Utilities - All utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body

Exhibit 11

EXHIBIT 11

UNDERLYING ZONING FOR PARCEL E AND PARCEL F
LB-LOCAL BUSINESS

WC § 16.04.050 Business Districts

A. General Requirements (other than historical district) -

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

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

1. Special Requirements

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

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

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

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

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

3. Special Exception Uses – None.

4. Minimum Lot Area – Five (5) acres.

5. Minimum Lot Frontage - 50 Feet.

6. Minimum Setback Requirements

a. Front Yard Adjacent to All Districts –

Required front yards adjacent to all districts shall be 60 feet. Exception: The required front yard may be reduced to the average setback of the legally established buildings or structures where an existing front yard setback is established by two or more existing, legally established buildings or structures within the same block and within three-hundred (300) feet in either direction.

b. Side Yards Adjacent to Residential Districts -

Required side yards adjacent to residential districts shall be 60 feet. Exception: If the required side yard abuts an alley, the required side yard setback shall be 40 feet from the right-of-way line of the alley.

c. Side Yards Adjacent to Non-Residential Districts -

Required side yards adjacent to non-residential districts shall be 15 feet.

d. Rear Yards Adjacent to Residential Districts -

Required rear yards adjacent to residential districts shall be 60 feet. Exception: If the required rear yard abuts an alley, the required rear yard setback shall be 40 feet from the right-of-way line of the alley.

e. Rear Yard Adjacent to Non-Residential Districts -

Required rear yards adjacent to non-residential districts shall be 20 feet.

7. Use of Required Yards

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

a. Front Yard Adjacent to Non-Residential Districts -

Required front yards adjacent to non-residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than ten (10) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.

b. Front Yard Adjacent to Residential Districts -

Required front yards adjacent to residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than thirty (30) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.

c. Side and Rear Yards Adjacent to Non-Residential Districts -

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Required side and rear yards may include interior access driveways, provided that the remainder of said required side or rear yard shall be maintained as green space free from buildings or structures.

d. Side and Rear Yards Adjacent to Residential Districts –

Required side and rear yards shall be maintained as green space free from buildings or structures.

8. Maximum Building Height

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

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

9. Square Footage Requirements

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

10. Parking

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

11. Loading – See WC 16.04.120.

12. Signs – See WC 16.08, et seq.

13. Landscaping – See WC 16.06, et seq.

14. Lighting – See WC 16.07.010.

15. Development Plans

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

a. Pedestrian Access and Orientation:

Developers of sites in the Local Business District shall provide sidewalks or pathways along all adjoining public or private streets. Such sidewalks or pathways shall be designed so as to connect to an existing or proposed sidewalk, pathway or trail network.

b. Building Fascia:

All buildings and structures within a Local Business District development shall share a common architectural style.

c. Vehicle Access:

Each vehicle access point shall be designed in compliance with the criteria set forth in this Ordinance and the "Town of Westfield Construction Standards", administered by the Westfield Utilities Department.

d. Development Pattern:

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

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

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

Exhibit 12

EXHIBIT 12

UNDERLYING ZONING FOR PARCEL E AND PARCEL F
MF2-MULTI-FAMILY 2

B. MF2 – Multi-Family 2 -This district is established for medium density multi-family housing units. The purpose of the MF2 district is to provide affordable rental housing alternatives within the community.

1. Permitted Uses -

- Accessory buildings related to uses listed below
- Assisted living facilities
- Churches
- Day care centers
- Fire Stations
- Hospices
- Nursing homes
- Public parks
- Schools - public and private with or without dormitories
- Temporary buildings for construction purposes for a period of time not to exceed time of construction
- Utilities - all utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body

2. Special Exceptions -

- Convents, monasteries, theological schools, rectories and parish houses
- Manufactured home parks (in accordance with the provisions of the WC 16.04.090)
- Sanitariums

3. Permitted Home Occupations -

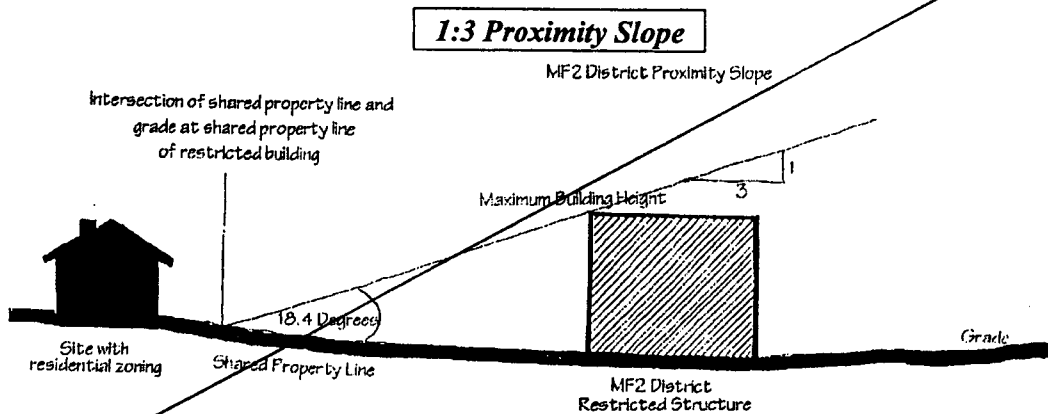
- Art studio
- Beauty shop - one chair operated by resident
- Business conducted entirely by mail
- Dressmaking
- Home garage sales not to exceed 7 days per year
- Professional office of a clergyman, lawyer, architect, accountant, or counselor
- Repairing, servicing, or refurbishing equipment or parts, excluding motor vehicles, as long as the work is performed entirely within the home located in this district and performed by a member of the household living in the dwelling
- Teaching – such as musical instruments or dancing
- Typing and other office services

Permitted home occupations shall not include the employment of persons in addition to occupants of the dwelling unit in performance of such services, and shall not include exterior display of signs, except as permitted by the sign regulations for residential districts as outlined in the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

4. Location – The following criteria shall be met for a rezone to MF2 to be granted:
 - a. MF2 districts shall be located within the corporate limits of the Town of Westfield.
 - b. ~~MF2 districts shall not be located within three quarters (.75) of a mile of another MF1 or MF2 district.~~
 - c. MF2 districts shall utilize water and sewer facilities of adequate capacity, connected to a public utility.
 - d. MF2 districts shall be contiguous to an existing developed parcel.
5. Maximum Dwelling Density - ten (10) dwelling units per acre
 6. Maximum Number of Dwelling Units Per Structure - ten (10) units
7. Maximum Number of Dwelling Units Per MF2 District - one hundred fifty (150) units
8. Minimum Square Footage Per Dwelling Unit (excluding porches, terraces, carports, and garages) - six hundred fifty (650) square feet
9. ~~Minimum Road Frontage - seventy (70) feet~~
10. Minimum Setback Requirements
 - a. Front Yard - thirty (30) feet
 - b. Side Yard - twelve (12) feet
 - c. Rear Yard - twenty (20) feet

11. ~~Proximity Slope~~ The angle of projection of the proximity slope for multi-family developments under this Section shall be at 18.4 degrees or a 1:3 slope, as illustrated in the following figure:



~~No MF2 structure shall be erected above the projected 1:3 proximity slope line. The maximum height of any structure will be thirty-five (35) feet.~~

12. Minimum Distance Between Structures - twenty (20) feet

Development Amenities - MF2 districts shall be provided with development amenities in accordance with the following requirements:

- a. At least twenty (20) percent of the gross land area within each MF2 district shall be designated as secondary green space areas. The ownership of green space, how it will be protected from future development and responsibility for future maintenance must be documented and recorded with the plat.
- ~~b. In accordance with Table 16.04.040-1 below, MF2 districts shall be provided with the following number of amenities within their secondary green space.~~
- ~~c. The number of amenities required shall be proportional to the size of MF2 developments and may include, but is not limited to, clubhouses, gymnasiums, swimming pools, tennis courts, basketball courts, ball fields (soccer, baseball, etc.), walking/jogging/biking trails, volleyball courts, and raequetball courts. Picnic/barbecue areas and playgrounds are permitted as amenities in accordance with the following standards:~~
 - 1.) One picnic/barbecue area, that shall include at least one barbecue grill and one picnic table, per 50 dwelling units
 - 2.) One large playground at least 5,000 square feet in area per 150 units. The amount of square feet required is the total play area including safe fall zones. Play equipment should include a variety of elements within a designated area mulched

Table 16.04.040-1

Number of Units in Development	Minimum Number of Amenities Provided
1-60	2
61-90	3
91-120	4
121-150	5

~~14. Parking - In addition to the off street parking requirements in WC 16.04.120, the following provisions shall apply:~~

- ~~a. Parking lots and spaces exposed to public streets or adjacent to one and two family neighborhoods shall be screened by walls or other solid materials in addition to landscaping required in WC 16.06.~~
- ~~b. Solid screens or landscape materials shall be installed to protect the privacy of residents when parking spaces are located within ten (10) feet of residential units and to prevent headlights from shining directly into windows.~~

~~15. Building Materials - At least seventy-five (75) percent of building exteriors shall be covered with masonry materials, excluding all windows and doorways.~~

16. Transportation Accessibility -

- a. Street infrastructure within MF2 developments may be developed as public streets or private streets. Such infrastructure shall be perpetually accessible to residents and emergency vehicles.
- b. Streets within MF2 developments shall align and connect with existing streets outside such developments and provide for connections with future adjacent developments.
- ~~c. At least two street accesses shall be provided for each MF2 development and adequate accessibility for emergency vehicles and school buses shall be ensured.~~
- d. MF2 developments shall possess primary accesses off of primary arterials or secondary arterials.
- e. Developers of MF2 projects may be required to construct turn lanes or acceleration/deceleration lanes on adjacent streets to maintain traffic service levels.
- f. If shared access roads are constructed to serve multiple developments or multiple owners, appropriate dedication or easement documents must be submitted to ensure perpetual access to emergency vehicles and affected residents.

~~17. Landscaping and Buffering - MF2 developments shall comply with the landscaping requirements in WC 16.06, Landscaping and Tree Preservation.~~

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

18. ~~Lighting~~ — see WC 16.07, Lighting

19. Other Requirements - see WC 16.04.100, Multi-Family Development Plans, Fencing, and Accessory Building Requirements.

Exhibit 13

RESIDENTIAL USES

A	B	C	D	E	F
X	X	X	X	X	X
X	X	X	X	X	X
X	X	X	X	X	X
				X	X
		X	X		
X	X	X	X		
X	X	X	X	X	X
X	X	X	X	X	X

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.

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.

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 purposes and does not change the residential character of the site. There are three classifications of home occupation:

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	E	F
				X	X
X	X	X	X	X	X
				X	X

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.

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.

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.

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	E	F
				X	X
				X	X
				X	X
X				X	X
				X	X
				X	X
X				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.

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.

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.

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.

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.

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.

Funeral Home

An establishment engaged in undertaking services, such as preparing the human dead for burial, and arranging and managing funerals.

Governmental Facility

A government owned or operated building, structure, or land used for public purpose.

A housing unit classified further as one of the following:

- ## Hospice

Hospital

X	X
---	---

An establishment providing medical, psychiatric or surgical services exclusively on an outpatient basis, including emergency treatment and diagnostic services.

- | | |
|---|---|
| X | X |
|---|---|

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 |
|---|---|

An establishment primarily engaged in providing professional, financial, administrative, clerical and other similar services.

- | | |
|---|---|
| X | X |
|---|---|

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 |
|---|---|

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.

An establishment engaged in providing training or education in the arts, business and clerical operations or other specialized professional or technical field, having regular sessions with regularly employed instructors, where academic degrees or certificates are not necessarily issued and where licensing by the Indiana Department of Education may not be required.

A building or structure, or group of buildings or structures, that by design and construction is primarily intended for conducting organized religious services **and associated accessory uses!!!**

A facility designed for educational, recreational, social, and other similar types of activities for retired persons.

A school offering educational instruction in grades kindergarten (K) through twelve (12), or any portion thereof, having regular sessions with regularly employed instructors, that teach those subjects that are fundamental and essential in general education, and which are licensed by the Indiana Department of Education.

Any facility used to provide telephone or telegraph services to the public, but not including general offices or wireless communication facilities.

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.

Generating plants, electrical switching facilities and primary substations, and other services which are necessary to support principal development and involve minor structures such as lines and poles.

Facility designed for the treatment and discharge of wastewater.

Facilities designed for the collection, treatment, and transport of potable water.

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.

An establishment providing coin-operated or similar self-service laundry and dry cleaning equipment for use on the premises.

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
---	---

A place of business providing duplication services, on-site computer use, mail/packaging services and/or other similar administrative business services.

X	X
---	---

An establishment providing dry cleaning and laundry pickup services, but where no dry cleaning and laundering are done on the premises.

An establishment providing dry cleaning and laundering services where dry cleaning and laundering are done on the premises with chemical containment equipment.

X | X

An establishment primarily engaged in repairing electrical and electronic equipment, such as electrical household appliances and equipment.

X | X

An agency whose business is to find jobs for people seeking employment or to find people to fill jobs that are available.

An establishment involved in renting small tools and equipment, such as plumbing tools, lawn and garden equipment, janitorial equipment, and so forth.

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
---	---

A business which provides estate planning and financial services, and organizes and conducts estate sales and management services, under contract.

X X

Exterminating Service
A service related to the eradication and control of rodents, insects, and other pests.

X

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.

An individual who designs, makes or repairs small firearms.

A	B	C	D	E	F	
				X	X	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	X	Locksmith An establishment engaged in making or repairing locks.
						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	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	X	Office Equipment Repair An establishment involved in repairing office equipment, such as typewriters, copying machines, computers, calculators, and so forth.
						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	E	F	
				X	X	Real Estate Agency An agency primarily engaged in renting, buying, selling, managing and appraising real estate for others.
X	X	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	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	X	Shoe Repair A place of business primarily engaged in repairing footwear.
						Small Engine and Motor Repair An establishment involved in repairing lawn mowers, garden equipment, model airplane engines, and so forth.
				X	X	Tailoring An establishment primarily engaged in making and selling men's and women's clothing to individual order.
				X	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	X	Travel Agency An agency engaged in selling and arranging personal transportation and accommodations for travelers.
				X	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.
						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.

See page 23 of this Exhibit 13 for additional uses permitted in Parcel E, if Parcel E is developed commercially, and in Parcel F, if Parcel F is developed commercially.

RETAIL AND WHOLESALE TRADE[illegible]

Accessory Use

A use which is customarily accessory, and clearly incidental and subordinate, to the principal retail or wholesale trade use on the same lot.

Agricultural Sale Barn

Agricultural Sale Barn
A facility where a livestock auction market is conducted and may include agricultural products or equipment sold on a consignment basis.

Agricultural Supply

Natural Supply
An establishment involved in the retail sale of animal feeds, fertilizers, pesticides, seeds and other farm supplies, and non-mechanized equipment.

Apparel Shop

Shop
An establishment involved in selling clothing and clothing accessories.

Appliance Sales

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.

Audio/Video Store

Video Store
An establishment primarily engaged in the rental or retail sale of prerecorded audio and/or video performances.

Automotive Sales

otive 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.

Automotive Supply

Automotive Supply
An establishment primarily engaged in the retail sale of automotive parts, tires, and accessories.

Bakery (Retail)

(Retail)
An establishment primarily engaged in the production and/or retail sale of bakery products.

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.

Bookstore

A place of business where books and magazines are the main items offered for sale.

Building Materials

g 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.

Cabinet Sales

Sales
Establishments primarily engaged in selling cabinets, none of which are made on the premises.

An establishment primarily engaged in selling cameras, film, and other photographic supplies and equipment.

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.

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.

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.

Places of business where draperies are the main product offered for sale.

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.

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.

Establishments involved in the sale and/or application of bulk fertilizer and fertilizer materials.

Establishments involved in the sale of packaged fertilizer and fertilizer materials.

An establishment primarily engaged in the retail sale of cut flowers and/or growing plants.

An establishment primarily engaged in the wholesale distribution of flowers and/or florist supplies.

An establishment primarily engaged in the retail sale of fresh fruits and vegetables.

A	B	C	D	E	F	
				X	X	Flooring, General Sales Places of business where floor coverings or hard wood flooring are the main products offered for sale.
				X	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	X	Gallery An establishment primarily engaged in displaying and selling artistic work to the general public.
				X	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	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	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	X	Handicrafts Places of business that sell articles fashioned by those engaged in handicrafts.
				X	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	X	Hobby, Toy, and Game Shops Establishments primarily engaged in the retail sale of toys, games, and hobby and craft kits and supplies.
						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	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	E	F	
						Industrial Supplies Establishments primarily engaged in marketing industrial supplies, such as bearings, boxes, gaskets, bottles, rubber goods, welding supplies, metal containers, and so forth.
				X	X	Jewelry An establishment primarily engaged in selling any combinations of lines of jewelry, such as diamonds and other precious stones mounted in precious metals such as rings, bracelets and brooches; sterling and plated silverware; and watches and clocks.
				X	X	Leather Goods and Luggage Stores Establishments primarily engaged in the retail sale of luggage, trunks, and leather goods, except clothing.
				X	X	Liquor Store An establishment primarily engaged in the retail sale of packaged alcoholic beverages, 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 watercraft, marine supplies, and outboard motors, including incidental storage.
						Manufactured Housing Sales Establishments primarily engaged in the retail sale of new and used mobile homes, new manufactured houses, and new modular homes, including incidental storage.
				X	X	Meat Market A place of business where fresh, frozen or cured meats are sold and where no animals are butchered on the premises.
						Motorcycle Sales Establishments primarily engaged in the retail sale of new and used motorcycles, motor scooters, and personal watercraft, including incidental storage, maintenance and servicing.
				X	X	Music Store An establishment primarily engaged in selling musical instruments, phonograph records, compact discs, tapes, sheet music and similar musical supplies.
				X	X	Office Supplies Places of business where stationer and office supplies, such as envelopes, typewriter and mimeograph paper, file cards and folders, pens and pencils, and so forth, in addition to customary office equipment are offered for sale or lease. These businesses may also include repair and service for equipment sold or leased.
				X	X	Optical Goods Establishments involved in selling visual devices or products.
				X	X	Pet Shop A place of business where domestic animals, and products for the health and care of domestic animals, are sold.
						Petroleum Products An establishment primarily engaged in the retail sale of petroleum products, such as fuel oil and kerosene, from bulk liquid storage facilities.

A	B	C	D	E	F
				X	X
				X	X
				X	X
				X	X
				X	X
				X	X

Restaurant

An establishment engaged in the retail sale of prepared food and drinks for consumption on the premises or for carry-out. This use may include the retail sale of individual servings of alcoholic beverages for consumption on the premises only.

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.

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.

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.

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.

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.

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.

See page 23 of this Exhibit 13 for additional uses permitted in Parcel E, if Parcel E is developed commercially, and in Parcel F, if Parcel F is developed commercially.

AUTOMOTIVE AND TRANSPORTATION SERVICES

A	B	C	D	E	F

Accessory Use

A use which is customarily accessory, and clearly incidental and subordinate, to the principal automotive or transportation service use on the same lot.

Automotive Paint Shop

An establishment primarily engaged in automotive painting and refinishing.

Automotive Rentals

Establishments involved in renting passenger cars, noncommercial trucks, motor homes or recreational vehicles, including incidental parking and servicing of vehicles available for rent.

Automotive/Boat Repair/Service Shop *

An establishment primarily engaged in general or specialized automotive, motorcycle, or watercraft repairs, including rust-, weather- and sound-proofing, as well as detailing and like services.

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 commercial buses, which may include management offices, bus parking or storage areas and personal services for passengers.

Car Wash

An area or structure equipped with automatic or self-service facilities for washing automobiles.

Cold Storage Facility

A facility designed for storing perishable goods in a cold place.

Gasoline Service Station

An establishment primarily engaged in selling gasoline and lubricating oils and which may sell other incidental merchandise or perform minor repair work.

Grain Elevator

A building for buying, selling, storing, discharging and sometimes processing grain.

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 operation of the terminal.

A	B	C	D	E	F

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

[illegible]

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;~~
- ~~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;~~
- physical fitness facilities featuring exercise and other active physical fitness conditioning, and aerobic dance and exercise classes, whether or not on a membership basis.

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.

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

[illegible]

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.

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.

Establishments primarily engaged in manufacturing devices or instruments that work by the methods or principals of electronics.

Establishments involved in manufacturing instruments used in engineering and scientific procedures.

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.

Establishments involved in manufacturing or processing food products.

An establishment involved in manufacturing, repairing and/or refinishing furniture.

An individual who contracts to perform work or to provide supplies on a large scale, or an individual who contracts to erect buildings.

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.

Establishments primarily engaged in manufacturing grain mill products such as flour, cereal, meal, and so forth.

Establishments involved in manufacturing hard surface floor covering, such as tile and linoleum.

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.

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.

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.

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.

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.

An establishment involved in manufacturing and assembling machinery.

A workshop in which materials are machined to size and assembled.

Working machinery
An establishment involved in manufacturing machinery to be used for shaping objects out of metal.

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.

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.

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.

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.

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.

Establishments primarily engaged in the wholesale distribution of crude petroleum and petroleum products, including liquefied petroleum gas, from bulk liquid storage facilities.

Establishments primarily engaged in manufacturing, fabricating or processing drugs in pharmaceutical preparations for human or veterinary use. Most of the products of these

Boat Building

Signs and Advertising Displays

Stamping, Metal and Automotive

Structural Steel Fabrication

Warehousing and Distribution Activities

Watches and Clocks

Welding

Wood Products

Establishments primarily engaged in manufacturing wood products from purchased wood.

A	B	C	D	E	F	
				X	X	Specialty Department Store not to exceed 10,000 square feet.
				X	X	Local Neighborhood Pub.
				X	X	Day Spa.
				X	X	Quick Print Sign Store.
X	X	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.
				X	X	Paint and Wall Paper Stores.
				X	X	Picture Framing.
				X	X	Plumbing Showrooms and Shops.

NOTE – Free-standing, fast food, drive-in restaurants are prohibited in all Parcels A, B, C, D, E and F.

Exhibit 14

VIKING MEADOWS
Residential Development Standards Matrix

5/10/04

Parcel	Base Underlying Zoning	Maximum Number of Units	Minimum Lot Width at Building Setback Line*	Minimum Lot Width at Right of Way*	Minimum Lot Area (sq. ft.)	Maximum Building Height	Minimum Building Setbacks			Minimum Home Size One Story	Minimum Home Size Two Story	Parcel Size (per Acre)	Density	Architectural Standards
							Front	Side	Rear					
A	SF-2	138	75'	50'	9,250 sq.ft.	35'	25'	5' min. 15' Aggregate Side Yard Between Structures	25'	1,800 sq. ft.	2,200 sq. ft.	148.64	2.2 Units Per Acre	See Exhibit 16
A	SF-2	188	85'	50'	10,500 sq.ft.	35'	25'	5' min. 15' Aggregate Side Yard Between Structures	25'	2,200 sq. ft.	2,600 sq. ft.			See Exhibit 17
B	SF-2	70	95'	50'	12,000 sq.ft.	35'	25'	9' min. 18' Aggregate Side Yard Between Structures	25'	2,400 sq. ft.	3,000 sq. ft.	58.78	1.2 Units Per Acre	See Exhibit 18
C	SF-2	43	3/4 acre lots 100'	50'	32,670 sq.ft.	35'	25'	10' min. 20' Aggregate Side Yard Between Structures	25'	2,600 sq. ft.	3,200 sq. ft.	42.95	1 Unit Per Acre	See Exhibit 19
D	SF-2	33	1 3/4 acre lots 110'	50'	1.75 acres	35'	30'	10' min. 20' Aggregate Side Yard Between Structures	25'	2,800 sq. ft.	3,600 sq. ft.	66.43	1 Unit Per 2 Acres	See Exhibit 20
Total:		472										316.8	1.49 Units/ Acre	

*Note: Minimum lot width may vary by 20% on 20% of the total number of lots in each Parcel.

Exhibit 15

VIKING MEADOWS

Development Standards Matrix for Parcels E and F: Commercial and Multi-Family Options

6/1/2004

Parcel	Base Underlying Zoning	Maximum Number of Units	Minimum Lot Width at Building Setback Line*	Minimum Lot Width at Right of Way*	Minimum Lot Area (sq. ft.)	Maximum Building Height	Minimum Building Setbacks			Minimum Home Size One Story	Minimum Home Size Two Story	Parcel Size (per Acre)	Density	Architectural Standards
							Front	Side	Rear					
E	LB	N/A	50'	N/A	43,560	40' **	60'****	50'****	60'****	N/A	N/A	8.16	N/A	See Section 9.7 of PUD Ordinance
E	MF-2	82	20' ***	20' ***	5,000 sq.ft.	45'	25'****	12' min. ****	20'****	1200 sq.ft.	1500 sq.ft.	8.16	10 Units Per Acre	See Section 9.6 of PUD Ordinance
F	MF-2	51	20' ***	20' ***	5,000 sq.ft.	45'	25'****	12' min. ****	20'****	1500 sq.ft.	1800 sq.ft.	5.12	10 Units Per Acre	See Section 9.8 of PUD Ordinance
Total:		133										13.28	10 Units/ Acre	

*Note: Minimum lot width may vary by 20% on 20% of the total number of lots in each Parcel.

**Note: Provided, however, that Buildings, the top floor of which is occupied by a Live work unit, may be 45' in height.

***Note: These minimum lot widths shall become minimum unit widths if the attached residences are sold as condominiums.

****Note: Provided, however, that the minimum building setback shall be 65' from the proposed right-of-way line along 161st Street.

Exhibit 16

EXHIBIT 16

ARCHITECTURAL STANDARDS
PARCEL A - 75' LOTS

1) Lot Width:

Minimum of 75 ft. at front building line

2) Minimum Square Footage:

One-story home: 1800

Two-story home: 2200

3) Side Yard Setbacks:

5 ft. minimum

15 ft. minimum between residences

4) Roof Pitch:

Front to back: 6/12

Front gables: 8/12

Note: Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.

5) Roof Overhangs:

Minimum framed overhang: 12 inches

Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

6) Roof Ridgeline:

- A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.
- B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.
- 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.

7) **Corner Breaks:**

- A. Each home shall have a minimum of three (3) corner breaks on the front and rear facades. 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.

8) **Equipment Vents:**

- A. All vents shall attach to the rear or side of the home to reduce visibility from the street.

9) **Foundations:**

- A. Slabs, crawl space and basements will be permitted.

10) **Windows:**

- A. Window type shall be vinyl, vinyl clad, aluminum clad or wood.
- B. Front and rear façades to include a minimum of four (4) windows and each side facade shall include at least one (1) window.
- C. In counting windows, a double hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.

11) **Garages:**

- A. All homes shall have a minimum two-car attached garage.

12) **Masonry Requirements:**

- A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
- B. All homes shall have masonry on 50% of the front façade (exclusive of windows, doors and garage doors). Any homes which immediately back up to 156th Street, 161st Street or Oak Ridge Road shall either have masonry on 50% of the rear façade (exclusive of windows, doors and garage doors), or a screen porch or sunroom on the rear facade.
- C. The masonry requirements may be modified by the Developer's New Construction Committee (the "NCC") for up to 35% of the homes with a historical style¹ which lends itself to the use of less masonry.

13) **Siding Requirements:**

- A. No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composite siding materials.

14) **Landscaping:**

- A. Front landscaping:
 - 8 shrubs (18" planted)
 - 1 yard tree (2" minimum caliper outside planting bed)
 - 1 to 4 parkway trees (2" minimum caliper) to be planted between the curb and sidewalk, required at a 50' to 60' on center spacing (number depends on lot street frontage).

B. Lawns:

- 1) Sod or hydroseed with irrigation in all front yards to the front corners of the home. All side yards and rear yards must be seed with straw at a minimum and no irrigation is required.
- 2) Corner lot homes which have two elevations substantially parallel to a public street shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located between the public street on each side of the corner lot and a line drawn parallel to each front corner elevation closest to the public street extending from each end of said elevations to each perpendicular lot line. All other side yards and rear yards must be seeded with straw at a minimum and no irrigation is required.
- 3) Corner lot homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located (i) between the front elevation of the home and each public street and (ii) between the public street on each side of the corner lot and a line drawn parallel to each public street, extending to each perpendicular lot line from the two exterior corners of the home closest to each abutting public street. All other side yards and rear yards must be seeded with straw at minimum and no irrigation is required.

15) **Miscellaneous:**

- A. A not for profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- B. All new home, landscaping and exterior color plans must be approved by the NCC prior to beginning construction.
- C. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.
- D. Public sidewalks are required on all lots.
- E. Uniform mailboxes (as determined by the Developer) shall be required.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by Developer). The yardlight shall have a maximum total of 120-watt bulbs.
- G. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior elevation of a home, are not required to be masonry but must be decorative in nature using masonry, stucco or EFIS materials.
- H. Dumpsters and or trash bins are required on all lots once framing begins.

¹ Historical architectural styles are styles such as: Colonial, Cape Cod, Craftsman, Farmhouse, French Country or homes with various architectural elements taken from the foregoing to create more recent and modern 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. All home plans submitted for approval shall first be approved by Precedent prior to submission to the Department. The Department shall have the authority to approve a home plan as a Historical architectural style.

Exhibit 17

EXHIBIT 17

ARCHITECTURAL STANDARDS
PARCEL A – 85' LOTS

1) **Lot Width:**

Minimum of 85 ft. at front building line

2) **Minimum Square Footage:**

One-story home: 1800

Two-story home: 2200

3) **Side Yard Setbacks:**

5 ft. minimum

15 ft. minimum between residences

4) **Roof Pitch:**

Front to back: 6/12

Front gables: 8/12

Note: Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.

5) **Roof Overhangs:**

Minimum framed overhang: 12 inches

Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

6) **Roof Ridgeline:**

A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.

B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.

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.

7) **Corner Breaks:**

A. Each home shall have a minimum of three (3) corner breaks on the front and rear facades. 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.

8) **Equipment Vents:**

- A. All vents shall attach to the rear or side of the home to reduce visibility from the street.

9) **Foundations:**

- A. Slabs, crawl space and basements will be permitted.

10) **Windows:**

- A. Window type shall be vinyl, vinyl clad, aluminum clad or wood.
- B. Front and rear façades to include a minimum of four (4) windows and each side facade shall include at least one (1) window.
- C. In counting windows, a double hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.

11) **Garages:**

- A. All homes shall have a minimum two-car attached garage.

12) **Masonry Requirements:**

- A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
- B. All homes shall have masonry on 50% of the front façade (exclusive of windows, doors, and garage doors). Any homes which immediately back up to 156th Street, 161st Street or Oak Ridge Road shall either have masonry on 50% of the rear façade (exclusive of windows, doors, and garage doors), or a screen porch or sunroom on the rear facade.
- C. The masonry requirements may be modified by the Developer's New Construction Committee (the "NCC") for up to 35% of the homes with a historical style¹ which lends itself to the use of less masonry.

13) **Siding Requirements:**

- A. No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composite siding materials.

14) **Landscaping:**

- A. Front landscaping:
 - 8 shrubs (18" planted)
 - 1 yard tree (2" minimum caliper outside planting bed)
 - 1 to 4 parkway trees (2" minimum caliper) to be planted between the curb and sidewalk, required at a 50' to 60' on center spacing (number depends on lot street frontage).
- B. Lawns:
 - 1) Sod or hydroseed with irrigation in all front yards to the front corners of the home. All side yards and rear yards must be seed with straw at a minimum and no irrigation is required.
 - 2) Corner lot homes which have two elevations substantially parallel to a public street shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located between the public street on each side of the corner lot and a line drawn parallel to each front corner elevation closest to the public

street extending from each end of said elevations to each perpendicular lot line. All other side yards and rear yards must be seeded with straw at a minimum and no irrigation is required.

- 3) Corner lot homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located (i) between the front elevation of the home and each public street and (ii) between the public street on each side of the corner lot and a line drawn parallel to each public street, extending to each perpendicular lot line from the two exterior corners of the home closest to each abutting public street. All other side yards and rear yards must be seeded with straw at minimum and no irrigation is required.

15) **Miscellaneous:**

- A. A not for profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- B. All new home, landscaping and exterior color plans must be approved by the NCC prior to beginning construction.
- C. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.
- D. Public sidewalks are required on all lots.
- E. Uniform mailboxes (as determined by the Developer) shall be required.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by Developer). The yardlight shall have a maximum total of 120-watt bulbs.
- G. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior elevation of a home, are not required to be masonry but must be decorative in nature using masonry, stucco or EFIS materials.
- H. Dumpsters and or trash bins are required on all lots once framing begins.

¹ Historical architectural styles are styles such as: Colonial, Cape Cod, Craftsman, Farmhouse, French Country or homes with various architectural elements taken from the foregoing to create more recent and modern 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. All home plans submitted for approval shall first be approved by Precedent prior to submission to the Department. The Department shall have the authority to approve a home plan as a Historical architectural style.

Exhibit 18

EXHIBIT 18

ARCHITECTURAL STANDARDS – PARCEL B

1) **Lot Width:**

Minimum of 95 ft. at front building line

2) **Minimum Square Footage:**

One-story home: 2400

Two-story home: 3000

3) **Side Yard Setbacks:**

9 ft. minimum

18 ft. minimum between residences

4) **Roof Pitch:**

Front to back: 8/12

Front gables: 10/12

Note: Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.

5) **Roof Overhangs:**

Minimum framed overhang: 12 inches

Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

6) **Roof Ridgeline:**

A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required.

B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required.

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.

7) **Corner Breaks:**

A. Each home shall have a minimum of three (3) corner breaks on the front and rear facades. 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.

8) **Equipment Vents:**

- A. All vents shall attach to the rear or side of the home to reduce visibility from the street.

9) **Foundations:**

- A. No slab foundations permitted. All home foundations shall be on a basement or crawl space.

10) **Windows:**

- A. Window type shall be vinyl clad, aluminum clad or wood.
- B. Front and rear façades to include a minimum of six (6) windows and each side facade shall include at least one (1) window.
- C. In counting windows, a double hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.

11) **Garages:**

- A. All homes shall have a minimum three-car attached garage.

12) **Masonry Requirements:**

- A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
- B. All homes shall have masonry on the first floor, front, sides and rear.
- C. The masonry requirements may be modified by the Developer's New Construction Committee (the "NCC") for up to 35% of the homes with a historical style¹ which lends itself to the use of less masonry.

13) **Siding Requirements:**

- A. No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composite siding materials.

14) **Landscaping:**

- A. Front landscaping:
 - 16 shrubs (18" planted)
 - 2 yard trees (2" minimum caliper outside planting bed)
 - 1 to 4 parkway trees (2" minimum caliper) to be planted between the curb and sidewalk, required 50' to 60' on center spacing (number depends on lot street frontage).
- B. Lawns:
 - 1) Sod or hydroseed with irrigation in all front yards to the front corners of the home. All side yards and rear yards must be seed with straw at a minimum and no irrigation is required.
 - 2) Corner lot homes which have two elevations substantially parallel to a public street shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located between the public street on each side of the corner lot and a line drawn parallel to each front corner elevation closest to the public

street extending from each end of said elevations to each perpendicular lot line. All other side yards and rear yards must be seeded with straw at a minimum and no irrigation is required.

- 3) Corner lot homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located (i) between the front elevation of the home and each public street and (ii) between the public street on each side of the corner lot and a line drawn parallel to each public street, extending to each perpendicular lot line from the two exterior corners of the home closest to each abutting public street. All other side yards and rear yards must be seeded with straw at minimum and no irrigation is required.

15) **Miscellaneous:**

- A. A not for profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- B. All new home, landscaping and exterior color plans must be approved by the NCC prior to beginning construction.
- C. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.
- D. Public sidewalks are required on all lots.
- E. Uniform mailboxes (as determined by the Developer) shall be required.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by Developer). The yardlight shall have a maximum total of 120-watt bulbs.
- G. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior elevation of a home, are not required to be masonry but must be decorative in nature using masonry, stucco or EFIS materials.
- H. Dumpsters and or trash bins are required on all lots once framing begins.

¹ Historical architectural styles are styles such as: Colonial, Cape Cod, Craftsman, Farmhouse, French Country or homes with various architectural elements taken from the foregoing to create more recent and modern 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. All home plans submitted for approval shall first be approved by Precedent prior to submission to the Department. The Department shall have the authority to approve a home plan as a historical architectural style.

Exhibit 19

EXHIBIT 19

ARCHITECTURAL STANDARDS – PARCEL C

1) **Lot Width:**

Minimum of 100 ft. at front building line

2) **Minimum Square Footage:**

One-story home: 2600

Two-story home: 3200

3) **Side Yard Setbacks:**

10 ft. minimum

20 ft. minimum between residences

4) **Roof Pitch:**

Front to back: 8/12

Front gables: 10/12

Note: Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.

5) **Roof Overhangs:**

Minimum framed overhang: 12 inches

Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

6) **Roof Ridgeline:**

A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required.

B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required.

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.

7) **Corner Breaks:**

A. Each home shall have a minimum of three (3) corner breaks on the front and rear façades. 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.

8) **Equipment Vents:**

- A. All vents shall attach to the rear or side of the home to reduce visibility from the street.

9) **Foundations:**

- A. No slab foundations permitted. All home foundations shall be on a basement or crawl space.

10) **Windows:**

- A. Window type shall be vinyl clad, aluminum clad or wood.
- B. Front and rear facades to include a minimum of six (6) windows and each side facade shall include at least one (1) window.
- C. In counting windows, a double hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.

11) **Garages:**

- A. All homes shall have a minimum three-car attached garage.

12) **Masonry Requirements:**

- A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
- B. All homes shall have masonry on the first floor, front, sides and rear.
- C. The masonry requirements may be modified by the Developer's New Construction Committee (the "NCC") for up to 35% of the homes with a historical style¹ which lends itself to the use of less masonry.

13) **Siding Requirements:**

- A. No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composite siding materials.

14) **Landscaping:**

- A. Front landscaping:
 - 20 shrubs (18" planted)
 - 2 yard trees (2" minimum caliper outside planting bed)
 - 1 to 4 parkway trees (2" minimum caliper) to be planted between the curb and sidewalk, required 50' to 60' on center spacing (number depends on lot street frontage).
- B. Lawns:
 - 1) Sod or hydroseed with irrigation in all front yards to the front corners of the home. All side yards and rear yards must be seed with straw at a minimum and no irrigation is required.
 - 2) Corner lot homes which have two elevations substantially parallel to a public street shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located between the public street on each side of the corner lot and a line drawn parallel to each front corner elevation closest to the public

street extending from each end of said elevations to each perpendicular lot line. All other side yards and rear yards must be seeded with straw at a minimum and no irrigation is required.

- 3) Corner lot homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located (i) between the front elevation of the home and each public street and (ii) between the public street on each side of the corner lot and a line drawn parallel to each public street, extending to each perpendicular lot line from the two exterior corners of the home closest to each abutting public street. All other side yards and rear yards must be seeded with straw at minimum and no irrigation is required.

15) **Miscellaneous:**

- A. A not for profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- B. All new home, landscaping and exterior color plans must be approved by the NCC prior to beginning construction.
- C. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.
- D. Public sidewalks are required on all lots.
- E. Uniform mailboxes (as determined by the Developer) shall be required.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by Developer). The yardlight shall have a maximum total of 120-watt bulbs.
- G. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior elevation of a home, are not required to be masonry but must be decorative in nature using masonry, stucco or EFIS materials.
- H. Dumpsters and or trash bins are required on all lots once framing begins.

¹ Historical architectural styles are styles such as: Colonial, Cape Cod, Craftsman, Farmhouse, French Country or homes with various architectural elements taken from the foregoing to create more recent and modern 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. All home plans submitted for approval shall first be approved by Precedent prior to submission to the Department. The Department shall have the authority to approve a home plan as a Historical architectural style.

Exhibit 20

EXHIBIT 20

ARCHITECTURAL STANDARDS – PARCEL D

1) **Lot Width:**

Minimum of 110 ft. at front building line

2) **Minimum Square Footage:**

One-story home: 2800

Two-story home: 3600

3) **Side Yard Setbacks:**

10 ft. minimum

20 ft. minimum between residences

4) **Roof Pitch:**

Front to back: 8/12

Front gables: 10/12

Note: Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.

5) **Roof Overhangs:**

Minimum framed overhang: 12 inches

Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

6) **Roof Ridgeline:**

A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required.

B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required.

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.

7) **Corner Breaks:**

A. Each home shall have a minimum of three (3) corner breaks on the front and rear façades. 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.

8) **Equipment Vents:**

- A. All vents shall attach to the rear or side of the home to reduce visibility from the street.

9) **Foundations:**

- A. No slab foundations permitted. All home foundations shall be on a basement or crawl space.

10) **Windows:**

- A. Window type shall be vinyl clad, aluminum clad or wood.
- B. Front and rear façades to include a minimum of six (6) windows and each side façade shall include at least one (1) window.
- C. In counting windows, a double hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.

11) **Garages:**

- A. All homes shall have a minimum three-car attached garage.

12) **Masonry Requirements:**

- A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
- B. All homes shall have masonry on the first floor, front, sides and rear.
- C. The masonry requirements may be modified by the Developer's New Construction Committee (the "NCC") for up to 35% of the homes with a historical style¹ which lends itself to the use of less masonry.

13) **Siding Requirements:**

- A. No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composite siding materials.

14) **Landscaping:**

- A. Front landscaping:
 - 24 shrubs (18" planted)
 - 2 yard trees (2" minimum caliper outside planting bed)
 - 1 to 4 parkway trees (2" minimum caliper) to be planted between the curb and sidewalk, required 50' to 60' on center spacing (number depends on lot street frontage)
- B. Lawns:
 - 1) Sod or hydroseed with irrigation in all front yards to the front corners of the home. All side yards and rear yards must be seed with straw at a minimum and no irrigation is required.
 - 2) Corner lot homes which have two elevations substantially parallel to a public street shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located between the public street on each side of the corner lot and a line drawn parallel to each front corner elevation closest to the

public street extending from each end of said elevations to each perpendicular lot line. All other side yards and rear yards must be seeded with straw at a minimum and no irrigation is required.

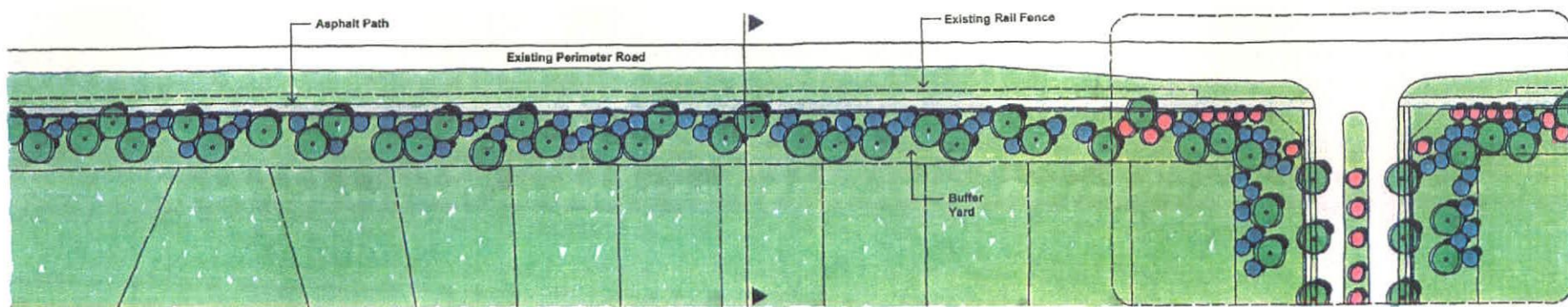
- 3) Corner lot homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located (i) between the front elevation of the home and each public street and (ii) between the public street on each side of the corner lot and a line drawn parallel to each public street, extending to each perpendicular lot line from the two exterior corners of the home closest to each abutting public street. All other side yards and rear yards must be seeded with straw at minimum and no irrigation is required.

15) **Miscellaneous:**

- A. A not for profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- B. All new home, landscaping and exterior color plans must be approved by the NCC prior to beginning construction.
- C. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.
- D. Public sidewalks are required on all lots.
- E. Uniform mailboxes and (as determined by the Developer) shall be required.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by the Developer). The yardlight shall have a maximum total of 120-watt bulbs.
- G. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior elevation of a home, are not required to be masonry but must be decorative in nature using masonry, stucco or EFIS materials.
- H. Dumpsters and or trash bins are required on all lots once framing begins.

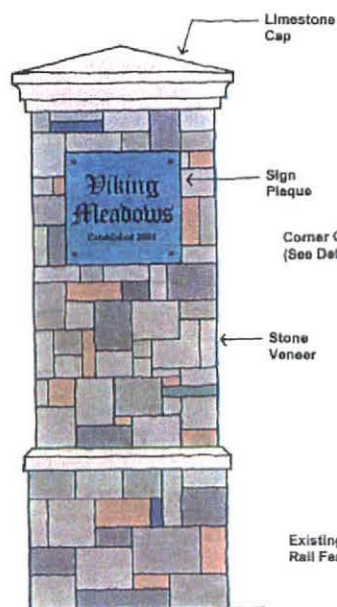
¹ Historical architectural styles are styles such as: Colonial, Cape Cod, Craftsman, Farmhouse, French Country or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing. The Department shall have the authority to determine whether 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. All home plans submitted for approval shall first be approved by Precedent prior to submission to the Department. The Department shall have the authority to approve a home plan as a Historical architectural style.

Exhibit 21



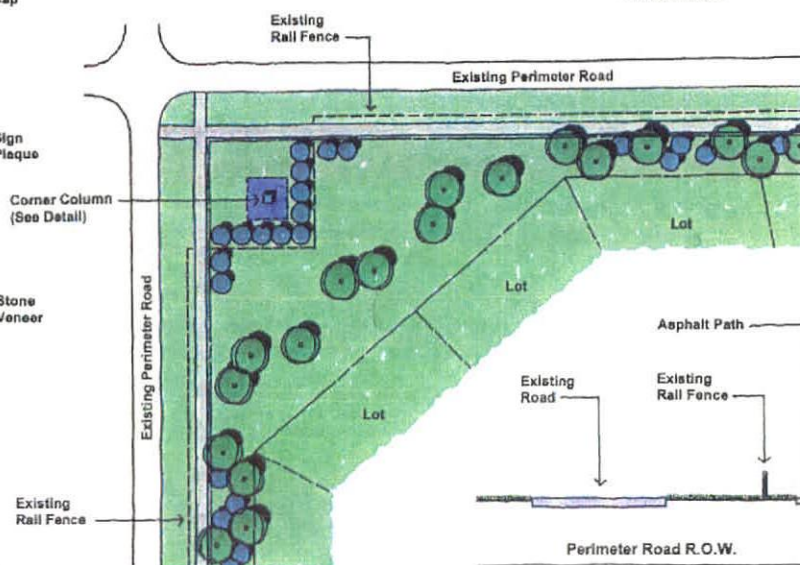
Buffer Yard Plan

Scale: 1" = 40'



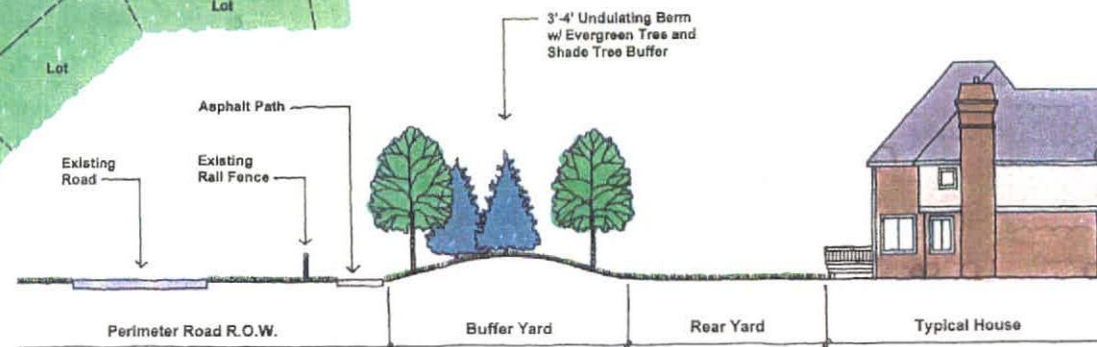
Column Detail

Scale: 3/4" = 1'-0"



Corner Column Plan

Scale: 1" = 40'



Buffer Yard Section

Scale: 1" = 10'

Viking Meadows
Westfield, Indiana

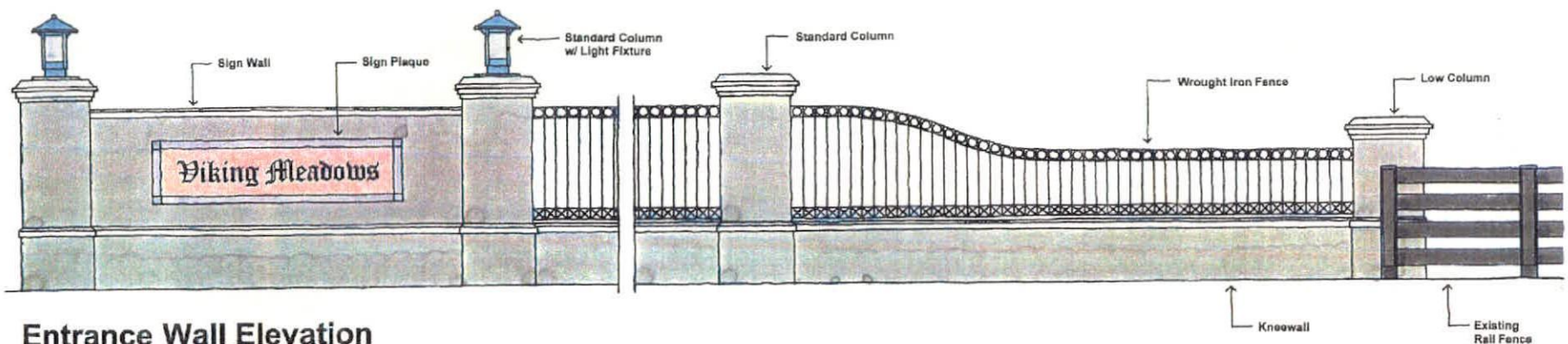
Perimeter Treatments



North

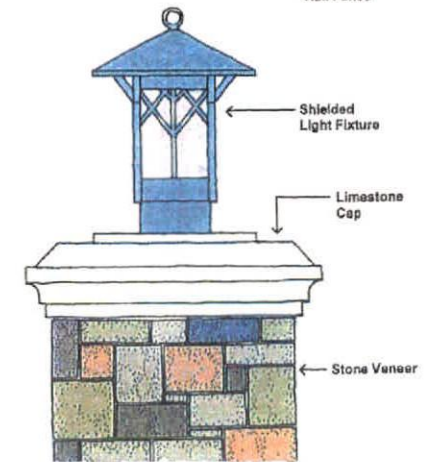
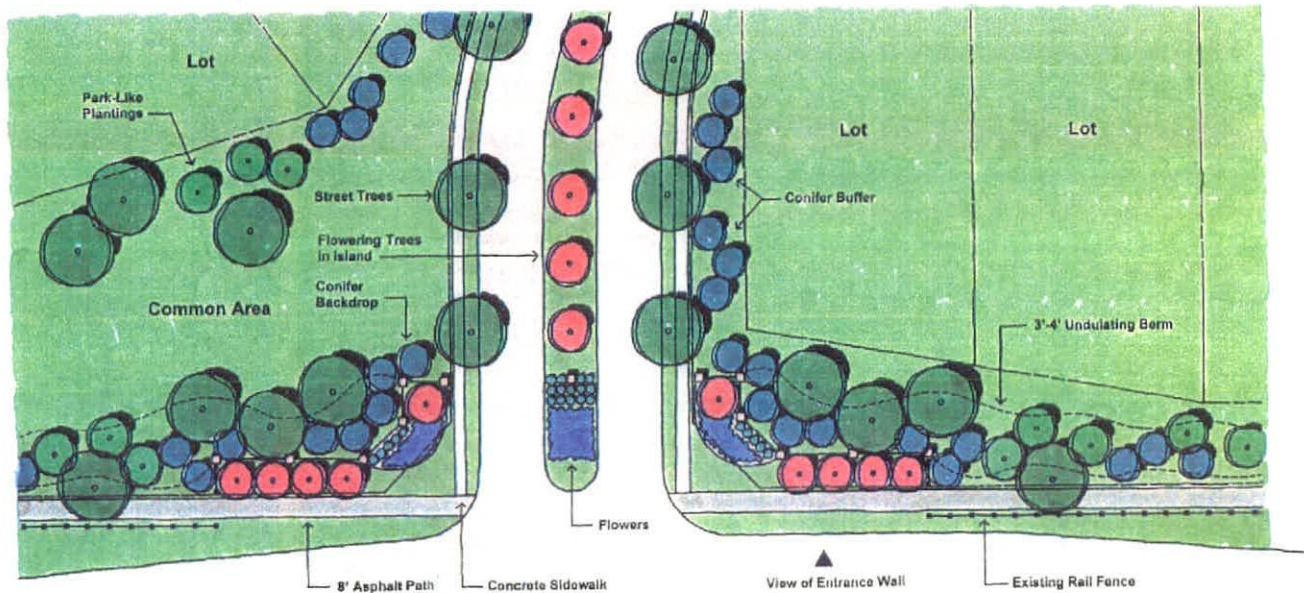
January 21, 2004

Exhibit 22



Entrance Wall Elevation

Scale: 1/2" = 1'-0"



Column Detail

Scale: 1-1/2" = 1'-0"

January 21, 2004

Viking Meadows
Westfield, Indiana

Entrance Treatments



Scale in Feet:



Exhibit 23

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.

Exhibit 24

WC 16.08.010 Sign Standards - General Provisions

A. Purpose and Intent.

Westfield-Washington Township wishes to establish sign regulations for the design, placement, and maintenance of signs in Washington Township which provide a reasonable and impartial means to permit communication, protect the public health, safety, and general welfare, minimize hazards to pedestrians and motorists along thoroughfares and at intersections, enhance the aesthetic environment of Westfield-Washington Township, safeguard property values, minimize possible adverse effects of signs on nearby property, protect public and private investment in buildings and open spaces and implement relevant provisions of the comprehensive plan as updated on an annual basis.

Westfield Washington Township wishes to balance the rights of businesses to identify themselves with the rights of the public to have uncluttered, safe and attractive public rights-of-way. The responsible regulation of signs will foster business opportunities and improve the quality of life in Westfield-Washington Township.

B. Applicability.

These regulations shall be applicable to all signs within Westfield-Washington Township, which:

1. Are newly constructed, erected, or placed into operation after the effective date of this chapter; and
2. Involve relocation or replacement of existing sign structures or supports commenced after the effective date of this chapter.

C. Exceptions.

All signs require a sign permit from the Community Development Department. Exceptions to the sign standards and permit requirements under this chapter shall include:

1. All regulatory, informational, identification, or directional signs required by law or government entity;
2. Scoreboards for public and private recreational facilities and institutions that do not provide for commercial or business advertising displays;
3. Postal signs, historic site makers or plaques, flags of government or noncommercial institutions, gravestones, and address numbers;
4. Structures and/or containers intended for separate use such as phone booths, waste management containers, and point-of-purchase advertising displays;
5. Lettering or symbols placed directly onto a licensed and operable motor vehicle or trailer operating in the normal course of business provided that a vehicle or trailer is not parked or positioned solely for advertising purposes;
6. Private informational signs such as "no trespass," "private," "sale," etc. which do not exceed four (4) square feet in surface area;

7. Signs not more than two (2) square feet in area provided, that no more than one such sign shall be permitted per premises;
8. Signs offering residential property for sale, lease, or rent, provided that such signs shall not exceed eight (8) square feet per face, are placed wholly on the subject property and are limited to a maximum of one (1) sign per street frontage;
9. Signs offering commercial or industrial property for sale, lease, or rent, provided that such signs shall not exceed sixty-four (64) square feet per face, are placed wholly on the subject property, do not exceed ten (10) feet in height, and are limited to a maximum of one (1) sign per street frontage;
10. Signs advertising construction projects, provided that such signs shall not exceed sixty-four (64) square feet per face, are placed wholly on the subject property, do not exceed ten (10) feet in height, are limited to a maximum of one (1) sign per street frontage, and shall be removed at the end of construction;
11. Political signs which do not impair lines of sight for vehicles or pedestrians provided that the signs are removed within seven (7) days following the subject event; and
12. Seasonal decorations within the appropriate holiday season or civic festival season

D. Prohibitions.

Prohibitions to these sign standards shall include the following:

1. No signs or sign structure shall be similar in coloring, shape, function or location nor resemble, conflict with or be confused with any approved traffic-control sign or device;
2. No sign shall create a safety hazard for vehicles or pedestrians as determined by the Town Engineer or designee;
3. No sign shall be placed in any public right-of-way except publicly owned traffic-control and transit signs, informational, identification, and directional signs;
4. No pole signs shall be permitted within Westfield-Washington Township;
5. No off-premise sign shall be permitted within Westfield-Washington Township;
6. No display of temporary signs such as banners, flags, posters, pennants, ribbons, streamers, spinners, strings of lights, balloons or inflatable signs shall be permitted except on a limited basis pursuant to Section WC 16.08.010 L;
7. No sign shall project into the public right-of-way; except that a business sign mounted on a building may be permitted to project eighteen (18) inches from the face of a building elevation. Relief from this standard may be granted by the Town Council or designee;
8. No sign shall be mounted on a roof or extend above an eave or parapet of a building wall;
9. No sign shall be permitted to revolve, flash, blink, swing or appear to move;
10. No sign shall be affixed to trees, fence posts, utility poles or other support structures; and
11. No sign shall be placed on a personal or commercial vehicle or trailer which is then parked or positioned for the primary purpose of displaying the said sign.

E. General Sign Regulations.

All signs shall conform to the following regulations:

1. Signs must be kept clean, painted, in working operation and free of hazards, such as but not limited to, faulty wiring and loose fastenings, and must be maintained at all times in a safe condition so as not to be detrimental to the public health, safety or general welfare;
2. All monument signs shall be designed and located to maintain clear lines of sight along public rights-of-way;
3. Illumination of signs shall be regulated per Section WC 16.07 of the Westfield-Washington Township Zoning Ordinance;
4. Illuminated signs shall be setback a minimum distance of twenty-five (25) feet from any residential district;
5. Maximum sign height shall be measured from the ground upon which the sign is placed or crown height of the adjacent roadway whichever is higher;
6. Notwithstanding other provisions of these regulations, a single nonresidential use within a commercial or industrial zoning district may not be restricted to less than twenty-five (25) square feet of sign area nor shall any single nonresidential use be permitted to display more than five (500) hundred square feet of sign area;
7. Sign area shall be computed as the smallest continuous regular geometric figure needed to circumscribe a sign display including writing, representations, emblems, logos or other displays, exclusive of the supporting framework, base, or structural bracing clearly incidental to the sign display;
8. Abandoned sign copy shall be removed by the owner or lessees of a site upon which the sign is located within three (3) months after the business or service advertised by the sign ceases operations; and
9. Sign foundations and structures with copy removed may remain upon a site for twenty-four (24) months with the property owner's written consent provide that the foundations and structure are maintained pursuant to WC 16.08.010 E, 1.

F. Residential District Signs.

No sign shall be erected in a residential district except for the following:

1. Residential complexes and subdivisions shall be permitted one (1) monument sign per residential complex or subdivision entrance, which shall not exceed nine (9) feet in height, and shall not exceed thirty-two (32) square feet per sign face;
2. Residential complex or subdivisions entrances shall be permitted a maximum of two (2) separate sign display areas provided that the sign display areas are directly incorporated into an entrance landscape feature, wall, or other decorative feature. In no instance shall the sign display area exceed fifteen (15) feet in height or total more than one hundred (100) square feet of sign area;
3. Home occupations shall be permitted one (1) sign per residence which shall not exceed 4 square feet in total sign area; and
4. Home occupation signs shall only be affixed to a wall or door of a residence.

G. Individual Nonresidential Signs.

1. A maximum of one (1) monument sign shall be permitted for each public street frontage per lot in all zoning districts;

2. Monument signs may have a maximum sign display area of sixty (60) square feet per sign face;
3. Monument sign display area may have a maximum height dimension of six (6) feet and a maximum width dimension of twelve (12) feet;
4. Monument signs may have a maximum sign height of nine (9) feet only when incorporating a sign base and sign cap features;
5. Monument signs incorporating a cap or base shall have a minimum base height of six (6) inches, a maximum base height of twenty-four (24) inches and a minimum cap height of two (2) inches. Total aggregate sign cap and base height shall not exceed three (3) feet;
6. Sign caps and bases shall not be used for sign display or advertising purposes;
7. In all nonresidential zoning districts, total sign area allocation permitted for any commercial or industrial property shall be one (1) square foot of sign area for each one linear foot of building fronting on a public street;
8. The total sign area allocation may then be divided between monument, wall, and awning signs permitted by Chapter 16.08;
9. Walls signs located on a side wall are limited in size to one-half (0.5) square feet of sign area for each one (1) linear foot of building frontage on a public street and shall reduce the overall total sign area allocation by said amount;
10. All signs shall conform to the side and rear yard setback requirements for structures as set forth in Chapter 20.07 of this zoning ordinance; and
11. Signs shall have a minimum front yard or right-of-way setback requirement of five (5) feet from a property line or right-of-way.

H. Downtown Center.

The Local Business Historical District (LB-H) shall be regulated per Section WC 16.08.010, G of the Westfield-Washington Township Zoning Ordinance. In addition to these signs standards the following signs are also permitted within the Downtown Center:

1. Projecting signs which do not exceed sixteen (16) square feet per sign face.

I. Nonresidential Center Signs.

1. Nonresidential centers less than 25,000 square feet in size shall be permitted one monument sign per nonresidential center, which shall be no greater than nine (9) feet in height and have no more than sixty (60) square feet of sign area per face;
2. Nonresidential centers which range in size from 25,000 square feet to one hundred thousand (100,000) square feet shall be permitted one monument sign per nonresidential center, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face;
3. Nonresidential centers greater than one hundred thousand (100,000) square feet shall be permitted one monument sign per nonresidential center, which shall be no greater than twenty-five (25) feet in height and have no more than two hundred and fifty (250) square feet of sign area per face;

4. Nonresidential center signs shall have a minimum base height of six (6) inches and a minimum cap height of two (2) inches. Total aggregate sign cap and base height shall not exceed six (6) feet;
5. Sign caps and bases shall not be used for display or advertising purposes;
6. In addition to a nonresidential center sign, a nonresidential center shall be permitted one (1) entrance sign per point of ingress;
7. Nonresidential center entrance signs shall be limited to a maximum of six (6) feet in height, a sign area of thirty (30) square feet per sign face;
8. In all nonresidential zoning districts, total sign area allocation permitted for any commercial or industrial property shall be one (1) square foot of sign area for each one (1) linear foot of building on a front elevation;
9. The total sign area allocation may then be divided between monument, wall, and awning signs permitted by Chapter 16.08;
10. Walls signs in nonresidential centers shall be located on front building elevations except that those tenants with corner locations are permitted to place one sign on a side wall;
11. Any side wall sign shall be deducted from the total sign allocation for the tenant space and shall be limited to one-half (0.5) the total sign area permitted for the tenant space;
12. Outlots within a nonresidential center shall not be permitted monument signs; and
13. Outlot wall signs are limited to four (4) square feet of sign area for each one (1) linear foot on the longest building elevation.

SIGN DEVELOPMENT STANDARDS				
Land Use	Maximum Number of Signs per Street Front	Maximum Sign Area per Face	Maximum Sign Height	Total Sign Area Ratio
DISTRICTS				
Residential Complex & Subdivision	1	32	9	--
Individual Nonresidential Use	1	60	9	1:1 + Bonus
Downtown Center				
Small Nonresidential Center	1	60	9	1:1 + Bonus
Medium Nonresidential Center	1	120	15	1:1 + Bonus
Large Nonresidential Center	1	250	25	1:1 + Bonus

J. Sign Area Bonus.

The total sign allotment for an individual nonresidential use or a nonresidential center may be increased by a specified percentage for compliance with design criteria listed below. Percentage increases shall be based on the original sign allotment calculation. If more than one criterion is met, then sign area bonuses will be granted cumulatively.

1. Sign Number. A five (5%) percent area bonus shall be granted for limiting the total number of signs to three (3) or less;
2. Individual Letters. A ten (10%) percent area bonus shall be granted for wall signs which consist of individual letters mounted directly on a building surface;
3. Wall Signs. A ten (10%) percent area bonus shall be granted for not having a monument sign;
4. Monument Signs. A ten (10%) percent area bonus shall be granted for using brick, stone or equivalent substitute in the construction of a sign base, cap and supporting structure;
5. Landscaping. A ten (10%) percent area bonus shall be granted for landscaping the area around a base of a monument sign. Refer to Section 16.06.010 of the Zoning Ordinance for landscaping details;
6. Alternative Materials. A ten (10%) percent area bonus shall be granted for wall and ground signs which for using decorative wood, sculpted metal, or equivalent substitutes;
7. Matching Materials. A ten (10%) percent area bonus shall be granted if over fifty (50%) percent of the sign base, cap, and supporting structure matches building materials used on a front elevation of a building; and
8. Nonresidential Centers. A ten (10%) percent area bonus shall be granted if nonresidential center management mandates a uniform and complimentary sign color scheme so long as the color scheme has been approved by the Planning Director or designee.

K. Sandwich Board Signs.

Sandwich board signs shall only be permitted in commercial zoning districts and shall conform to the following regulations:

1. The placement of sandwich board signs shall not impede pedestrian or vehicular traffic;
2. One (1) sandwich board sign shall be permitted per individual commercial or business use;
3. Sandwich board signs shall count toward the total sign allotment for a commercial use or business;
4. Sandwich board signs shall not exceed six (6) square feet per sign face;
5. Sandwich board sign faces shall be constructed of a chalk board type material or equivalent substitute which permit the application of any identification, message or information with a non-permanent type of text, design or logo;
6. Sandwich board sign width shall not exceed three and one-half (3.5) feet when measured from the outside of a sign support and/or sign face;
7. Sign height shall not exceed five (5) feet when measured from the ground to the top of a sign face or sign support structure;
8. Sandwich board signs shall have a base support and the base support shall be weighted with a minimum ten (10) pound ballast to ensure sign stability;

9. Sandwich board signs shall not be permanently affixed to any structure or sidewalk, and must be removed at the end of each business day;
10. Signs shall only be placed on sidewalks six (6) feet in width or greater;
11. Placement of sandwich board signs in a public right-of-way shall require approval by the Westfield Town Council, or designee; and
12. More than two (2) sign violations in one calendar year shall result in the termination of the sandwich board sign permit and require removal of the sandwich board for that calendar year.

L. Temporary and Special Event Signs.

Temporary and special event signs shall only be permitted in commercial zoning districts and shall conform to the following regulations.

1. New businesses, seasonal businesses, grand openings or special events may display signs prohibited in subsection 16.08.010 D, 6, after having applied for and received a sign permit;
2. All existing business shall be limited to one (1) temporary sign permit annually;
3. All temporary signs shall be placed on the property on which the commercial or industrial use or business is being conducted;
4. Temporary sign permits shall be limited to fifteen (15) calendar days per quarter; and
5. Temporary sign permits may be issued for a calendar year or renewed on a quarterly basis at the Community Development Department

M. Nonconforming Signs.

All existing signs which do not conform to this section are designated lawfully nonconforming and shall either be removed or brought into compliance with these regulations at such a time when new development or expansion is proposed, or when a change in signage is proposed for the property upon which the sign is located. Lawful nonconforming signs shall not be relocated, expanded, or altered except to permit routine maintenance and repairs. In no case shall the replacement of individual tenant name panels on a non-residential center sign constitute the need to bring the non-residential center sign into compliance with these sign regulations.

N. Permits.

After the effective date of the ordinance codified in this title, and except as otherwise provided, no person shall erect any sign as defined herein without first obtaining a sign permit from the Community Development Department. Signs which shall not require a permit include all signs or displays permitted in Section 16.08.010 C, Exceptions. Application for a permit shall be made in writing, upon forms prescribed and approved by the Director and shall contain the following information:

1. Name, address, and telephone number of applicant or business;
2. Site address;

3. Graphic scale;
4. A site plan indicating the location of any building upon which a sign is to be mounted, with the location of the signs indicated;
5. A site plan indicating the location of any existing or proposed monument signs;
6. A square footage calculation of any proposed sign(s), as well as the location and square footage of all existing on-site sign(s);
7. Elevation of proposed signs including size, materials, color and dimensions;
8. A true color rendering of the proposed signs;
9. Illumination details for proposed signs, including the timing of sign illumination and method of control of such illumination;
10. Indication of sign-type(s) as defined in this chapter;
11. Written consent of the owner of the building, structure, or land on which the sign is to be erected if the applicant is not the owner; and
12. Temporary and special event sign displays shall provide a schedule for sign displays which indicate the dates and duration of the sign displays.
13. Any other information necessary to support a thorough review of the project and as requested in writing by the Director

All applications for permits shall be accompanied by payment of fees. The fee schedule shall be kept on file in the Community Development Department. If the proposed sign plan is in compliance with all the requirements of this zoning ordinance, a permit shall be issued.

O. Violations and Enforcement.

The Director or designee is authorized to enforce all provisions of this chapter. Violations of this Ordinance shall be subject to the enforcement remedies and penalties provided by this Ordinance, by other Town ordinances, and by state law. Remedies of the Town shall include

1. The Director or designee shall advise the owner of the sign, business, building, structure or premise in writing of a violation of this chapter and specify a date for compliance which shall not exceed thirty (30) days;
2. The written notice shall describe the violation, appeal process, and enforcement provisions including penalties that may be assessed;
3. Issuing a stop work order for any and all work on any signs on a site;
4. Seeking an injunction or other restraint that requires the removal of the sign or correction of the nonconformity;
5. Imposing civil penalties in accordance with the following schedule:
 - a. \$50 for the first day of the violation;
 - b. \$100 for the second day of the violation;
 - c. \$250 for the third day of the violation; and
 - d. \$500 a day each day thereafter that violation continues; and
6. And other remedies provided for or allowed by state law or Town Codes.

Exhibit 25

EXHIBIT 25

PRELIMINARY/ANTICIPATED CONSTRUCTION PHASING

Viking Meadows is a 317-acre, high-end residential community serving five different price points in the housing market. Also included is 13.5 acre local business district intended to serve as a neighborhood center for the community and a potential gathering hub for the Monon Trail. The Monon Trail, which bisects the property, serves as a pedestrian trail to the neighborhood center and also serves to separate the exclusive estate lots from the remaining subdivision.

The phasing of construction will be influenced by several factors. The availability and location of the utilities, specifically the sanitary lift station, has yet to be determined and may change the following projections. The existing horse farm operations will be phased out gradually over the next few years and will dictate the availability of certain portions of the real estate. The construction of U.S. 31 into a limited access interstate and the potential interchange at 161st Street would affect not only how we develop the local business but also its timing. And finally the occupation and future move of both Peterson families will determine the development of the estate lots.

In the summer of 2004, our initial plan is to develop a 30 to 35-lot section of 75' to 85' wide lots in the northwest corner along the intersection of Oak Ridge Road and 161st Street. The entry to this section will be off of 161st Street. Simultaneously with the above section, a 25 to 30-lot section of 85' to 100' wide lots will be developed north of 156th Street. The initial entrance will be from 156th Street. Based on our annual sales volume we would develop similar sections of both neighborhoods moving south and east with each section. The actual horse track would be one of the last areas developed. Averaging approximately 45 to 50 sales per year would extend our construction and sales out seven to eight years.

The 3/4 acre estate lots would potentially be offered in the fall of 2005 and be constructed in two sections with sales projected through the year 2011. The 1-3/4 estate lots would be offered in the fall of 2005 or 2006 and begin along 156th Street and move south toward Greyhound Pass. Sales of these exclusive lots are anticipated to be slow at 1 to 2 lots per year.

The local business, as suggested earlier, may hinge on the potential interstate along U.S. 31. This area is also north of a large ravine and may be delayed due to sanitary sewer availability. Assuming all things progressed as planned, this area would be available for sales during the summer of 2006 or 2007.

ORDINANCE 12-10

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE BRIDGEWATER CLUB PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 06-49, ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-08, ORDINANCE 10-19, ORDINANCE 11-01 AND TITLE 16 - LAND USE CONTROLS

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Docket 1203-PUD-03), filed with the Commission requesting an amendment to Ordinance 06-49, enacted by the Town Council on October 9, 2006 , and amended by (i) Ordinance 08-05, enacted by the City Council on February 11, 2008 (ii) Ordinance 09-17, enacted by the City Council on September 14, 2009; (iii) Ordinance 10-01, enacted by the City Council on February 8, 2010; (iv) Ordinance 10-05, enacted by the City Council on April 12, 2010; (v) Ordinance 10-08, enacted by the City Council on May 24, 2010; (vi) Ordinance 10-19, enacted by the City Council on September 13, 2010; and (vii) Ordinance 11-01, enacted by the City Council on January 10, 2011.

WHEREAS, on March 19, 2012 the Commission took action to forward Docket 1203-PUD-03 to the Westfield City Council with a favorable recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505;

WHEREAS, on March 20, 2012 the Secretary of the Commission certified the action of the Commission to the City Council; and,

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

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT ORDINANCE 06-49, ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-05, ORDINANCE 10-08, ORDINANCE 10-19, ORDINANCE 11-01 AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. The document as reference by Ordinance 06-49 described as “The Bridgewater Club Restated and Consolidated Planned Unit Development District”, as amended by Ordinance 08-05, Ordinance 09-17, Ordinance 10-01, Ordinance 10-05, Ordinance 10-08, Ordinance 10-19 and Ordinance 11-01 (collectively, the Bridgewater PUD Ordinance”) is hereby amended so that the uses and standards established in what is attached hereto and incorporated herein by reference as Exhibit “A” are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit “B”.

In all other respects, the Bridgewater PUD Ordinance shall remain in effect and unchanged.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2012.

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ John Dippel	_____ John Dippel	_____ John Dippel
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Robert J. Smith	_____ Robert J. Smith	_____ Robert J. Smith
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Robert W. Stokes	_____ Robert W. Stokes	_____ Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk-Treasurer

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

Signed

I hereby certify that ORDINANCE No. 12-10 was delivered to the Mayor of Westfield
on the _____ day of _____, 2012, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 12-10

This _____ day of _____, 2012.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 12-10

this _____ day of _____, 2012.

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

EXHIBIT “A”

- I. Revised Concept Plan. The term Concept Plan shall hereafter mean and refer to the Concept Plan attached hereto and incorporated herein by reference as Exhibit “C”.
- II. Maximum Number of Units – Exhibit 12 of the PUD shall be amended as follows.
 - A. Parcel D – 96
- III. Parcel Size Range. Exhibit 14 of the PUD is amended such that Parcel Size Range set forth in the Table in Exhibit 14 is inapplicable to parcel K2 and parcel K2 may vary in size and may extend into and replace only portions of Parcel M2 in Area Y.
- IV. Landscape Buffers. The landscape buffer along the southern and eastern perimeter of Parcel K3 shall be the same as the landscape buffer requirements applicable to the south Perimeter of Parcel D4 provided Parcel K3 is developed with single-family detached dwelling lots.
- V. Greenway Trails. The Greenway Trail shown within the Ordinance 06-49 Concept Plan for Parcel D4 and Parcel K3 shall not be required provided Parcel K3 is developed with single-family detached dwelling lots.
- VI. Signage. A Residential Complex Sign may be placed along Gray Road within Parcel M2 for an apartment use within Parcel K2 per the standards of the Zoning Ordinance.
- VII. Revised Phasing Sequence. The term Phasing Sequence shall hereafter mean and refer to the Phasing Sequence attached hereto and incorporated herein by reference as Exhibit “D”.

EXHIBIT "B"

Page 1 of 2

(Legal Description)

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

Beginning at the Northwest corner of said South Half; thence East along the north line thereof a distance of 4,685± feet to a point on the south line of said Northeast Quarter; thence North a distance of 1,330± feet; thence East 620± feet to a point on the East line of said Northeast Quarter; thence South to the 1,330± feet to the Northeast corner of said Half Quarter Section; thence South along the East line thereof a distance of 1,250± feet; thence West 665± feet; thence South 70± feet; thence West 1,200± feet; thence North 660± feet; thence West 800± feet to a point on the East line of the Southwest Quarter; thence South along said East line a distance of 330± feet; thence West 1,325± feet; thence South 315± feet; thence West 1,305± feet to the West line of said South Half; thence North 1,345± feet to the place of beginning, containing 157± acres, more, less.

Subject to all highways, rights-of-way and easements of record.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND DOES NOT REPRESENT AN ACCURATE BOUNDARY SURVEY.

EXHIBIT “B”

Page 2 of 2

(Legal Description)

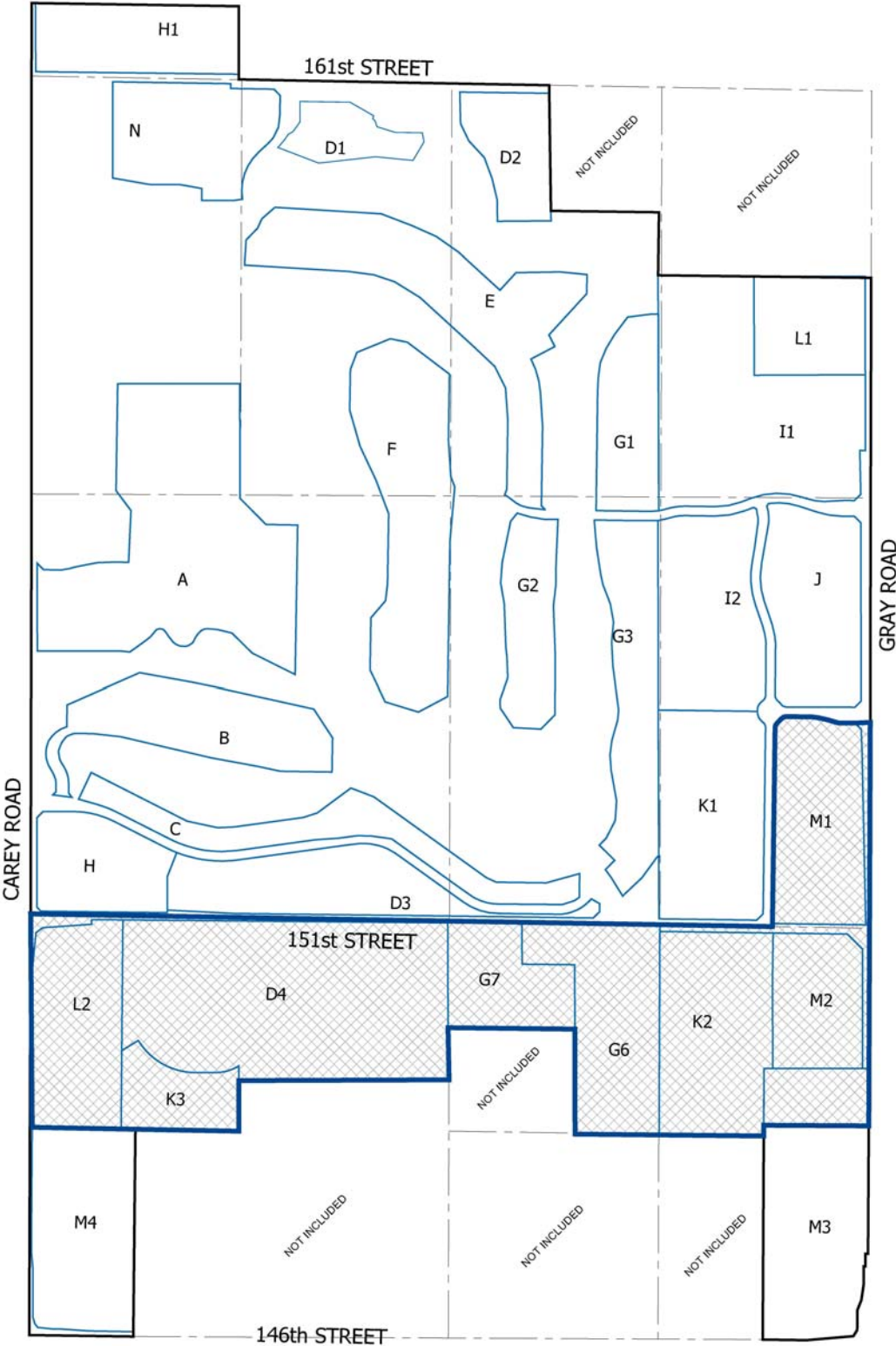


EXHIBIT "C"

(Concept Plan)

LEGEND

- AREA X 
- AREA Y 
- AREA Z 

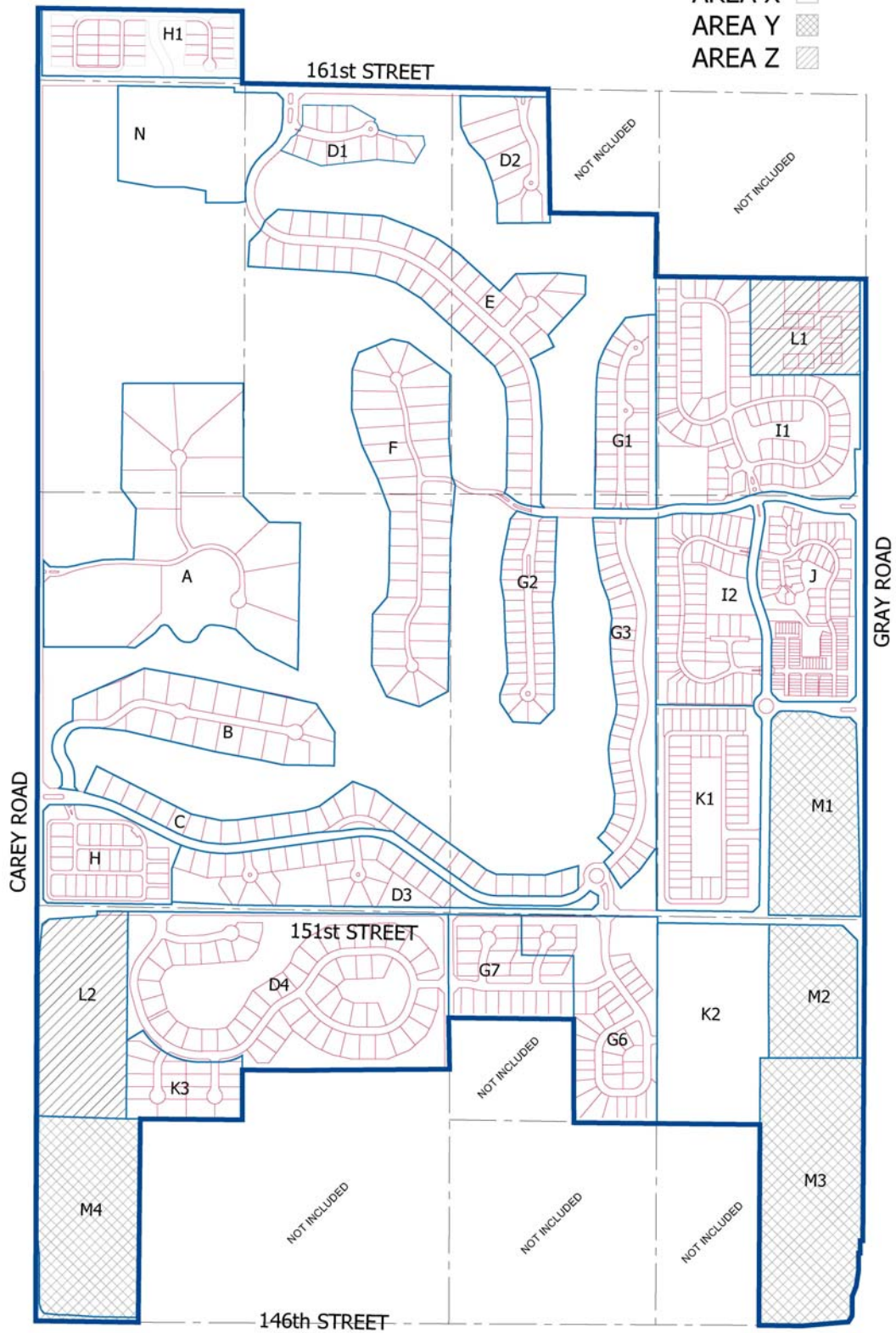


EXHIBIT “D”

Development Phasing Sequence

1. Areas and Parcels. – As set forth on the Concept Plan, the Real Estate is allocated into the following Areas and Parcels within Areas:
 - A. Area X – Consisting of the Golf Course and Parcel A, Parcel B, Parcel B, C, Parcel D comprising Parcels D1 through D4, Parcel E, Parcel F, Parcel G comprising Parcels G1 through G7, Parcel H comprising Parcels H and H1, Parcel I comprising Parcels I1 and I2, Parcel J, and Parcel K comprising Parcels K1 through K3
 - B. Area Y – Consisting of Parcels M1 through M4
 - C. Area Z – Consisting of Parcels L1 and L2
2. Construction and Development Already Completed – With respect to the following, some Development Plans were timely submitted and construction and development has been completed.
 - A. Area X – The Golf Course; Parcel N (the clubhouse, fitness center, pool and tennis courts); Parcel A; Parcel B; Parcel C; Parcels D1 through D3; Parcel E; Parcel F; Parcels G1 through G5; Parcels H and H1; Parcels I1 and I2 and Parcel K1
 - B. Area Z – Parcel L1
3. Construction and Development Partially Completed – With respect to the following, Development Plans have been timely submitted and construction and development has been partially completed:
 - A. Area X – Parcels D4, G6, G7; Parcel J and Parcel K3
 - B. Area Y – Parcel M3
 - C. Area Z – Parcel M4
 - D. Additional Development Plans within the above noted Parcels will be submitted in the future, without time restrictions or the application of the sunset provisions of the Zoning Ordinance, as necessary to complete the construction and development of the Parcels.
4. Future Construction and Development – Development Plans for the following Parcels will be submitted at a future date without time restrictions or the application of the sunset provisions of the Zoning Ordinance, as necessary to complete the construction and development of the Parcels:
 - A. Area X – Parcel K2.
 - B. Area Y – Parcel M1 and M2.
 - C. Area Z – Parcel L2.
5. Completion of Development – Once the Development Plan is approved and all other approvals necessary to the commencement of development have been obtained, development and the installation of utilities and streets shall commence within a reasonable period of time.



Westfield City Council Report

Ordinance Number: 12-10
APC Petition Number: 1203-PUD-03
Petitioner: Throgmartin-Henke Development, LLP and Bridgewater Club, LLC
Requested Action: An amendment to the Bridgewater PUD to modify certain development standards.
Current Zoning District: Bridgewater PUD
Requested Zoning District: Bridgewater PUD
Referral Date to APC: February 13, 2012
APC Public Hearing: March 5, 2012
APC Recommendation: March 19, 2012
Adoption Consideration: April 9, 2012
Exhibits:
1. Staff Report
2. APC Certification

Prepared By: Kevin M. Todd, AICP

Petition History

This petition was introduced at the February 13, 2012 City Council meeting and received a public hearing at the March 5, 2012 Advisory Plan Commission (the "APC") meeting. The item received a favorable recommendation for approval at the March 19, APC meeting.

Procedural

- Requests for an amendment to a PUD are required to be considered at a public hearing, in accordance with Ind. Code 36-7-4-1511.
- The Advisory Plan Commission (the "APC") held a public hearing on March 5, 2012 and issued a favorable recommendation (7-0) to the City Council in support of the proposed rezone request at its March 19, 2012 meeting.
- Notification of the March 5, 2012 public hearing was provided in accordance with the APC Rules of Procedure.
- The Westfield City Council may take action on this item at its April 9, 2012 meeting.

Project Overview

Project Location

The subject property is approximately 157 acres in size and is located along the south side of 151st Street between Carey Road and Gray Road and includes the northwest corner of 151st Street and Gray Road.

Project Description

The proposal is for multiple amendments to the Bridgewater PUD Ordinance, including updating the concept plan; updating the table of development standards for Parcel D; modifying the buffer and internal trail standards for a single-family detached residential area; accommodating an additional sign; and updating the phasing schedule. A summary of the proposed changes can be found in Exhibit “A” of the proposed PUD amendment (see Exhibit 4).

Statutory Considerations

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

1. The Comprehensive Plan.

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the portion of the Property along Gray Road as “Local Commercial” and the remainder of the Property as “Suburban Residential”. The proposed amendments to the Bridgewater PUD do not modify the existing permitted use of the Property, and the proposal is consistent with the Comprehensive Plan.

2. Current conditions and the character of current structures and uses.

The Property is largely vacant or is being used for agricultural purposes. The Property is located in the Bridgewater PUD and is zoned for residential uses.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan establishes that local commercial development is appropriate along Gray Road and that the remainder of the Property is appropriate for residential development. The proposed Bridgewater PUD amendment is consistent with the Comprehensive Plan, which establishes desirable land use policies for future growth.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposed use would have a neutral or positive impact on surrounding property values and throughout the jurisdiction.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services already exist on or near the Property and are adequate to serve future development of the Property.

Recommendations/Actions

- Economic and Community Development Department [March 19, 2012]
The Westfield Economic and Community Development Staff, in its report to the APC, made a recommendation that the APC forward a favorable recommendation to the City Council.
- Advisory Plan Commission [March 19, 2012]
The Westfield-Washington Advisory Plan Commission has forwarded a favorable recommendation to the City Council (Vote of: 7-0).
- City Council
 - Introduction: [February 13, 2012]
 - Eligible for Adoption: [April 9, 2012]

Submitted by: Kevin M. Todd, AICP, *Senior Planner*

**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, March 5, 2012, to consider an amendment to the Bridgewater PUD. Notice of the public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposal is as follows:

Case No.	1203-PUD-03
Petitioner	Throgmartin-Henke Development, LLP and Bridgewater Club, LLC
Description	An amendment to the Bridgewater PUD to modify certain development standards.

On March 19, 2012, a motion was made and passed to send a favorable recommendation to the City Council to approve 1203-PUD-03 (Vote of: 7-0).

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

Matthew S. Skelton, Secretary

March 20, 2012

Date

ORDINANCE 12-08

AN ORDINANCE OF THE CITY OF WESTFIELD CREATING A NEW FUND FOR THE DEPOSIT AND MANAGEMENT OF SUMS DERIVED FROM THE OPERATION OF THE WESTFIELD TRAINING CENTER

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

WHEREAS, the Council has the duty and authority to maintain and allocate funds as necessary from the duly adopted budget to maintain the fiscal integrity of the City and maximize efficiency; and,

WHEREAS, it has become necessary to create a new fund for the proper management of the City’s finances and the proper accounting of those sums derived from operation of the Westfield Training Center.

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

Section 1. That the Clerk-Treasurer is hereby authorized to create and maintain fund 269 for the deposit and management of all sums received from the operation of the Westfield Training Center for the City of Westfield.

Section 2. All funds shall be non-reverting and subject to any and all restrictions pursuant to the terms in place by any policy and procedure of the City of Westfield as well as any future order of the Council.

Section 3. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed.

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ALL OF WHICH IS ORDAINED THIS _____DAY OF _____2012.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

John Dippel

John Dippel

John Dippel

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert J. Smith

Robert J. Smith

Robert J. Smith

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 12-08 was delivered to the Mayor of Westfield
on the _____ day of _____, 2012, at _____ m.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 12-08 I hereby VETO ORDINANCE 12-08
this _____ day of _____, 2012. this _____ day of _____, 2012.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

This document prepared by
Brian J. Zaiger, Esq.
KRIEG DEVAULT, LLP
(317) 238-6266

ORDINANCE 12-09

AN ORDINANCE OF THE CITY OF WESTFIELD CREATING A NEW FUND FOR THE DEPOSIT AND MANAGEMENT OF SUMS DERIVED FROM THE INSPECTION AND REGISTRATION OF GOLF CARTS

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

WHEREAS, the Council has the duty and authority to maintain and allocate funds as necessary from the duly adopted budget to maintain the fiscal integrity of the City and maximize efficiency; and,

WHEREAS, it has become necessary to create a new fund for the proper management of the City’s finances and the proper accounting of those sums derived from the registration and inspection of golf carts by the City.

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

Section 1. That the Clerk-Treasurer is hereby authorized to create and maintain fund 250 for the deposit and management of all sums received from the inspection and registration of golf carts by City of Westfield.

Section 2. All funds shall be non-reverting and subject to any and all restrictions pursuant to the terms in place by any policy or procedure of the City of Westfield and/or future order of the Council.

Section 3. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____ 2012.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

John Dippel

John Dippel

John Dippel

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 12-09 was delivered to the Mayor of Westfield
on the _____ day of _____, 2012, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 12-09
this _____ day of _____, 2012.

I hereby VETO ORDINANCE 12-09
this _____ day of _____, 2012.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

This document prepared by
Brian J. Zaiger, Esq.
KRIEG DEVAULT, LLP
(317) 238-6266

ORDINANCE 12-14

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

This is a planned unit development ordinance (the “Ordinance”) to amend the Westfield-Washington Township 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., as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Docket _____-PUD-____), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Docket _____-PUD-____ to the Westfield City Council with a favorable recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and,

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

WHEREAS, the Westfield City 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 WESTFIELD CITY COUNCIL
THAT THE ZONING ORDINANCE AND ZONING MAP BE AMENDED AS
FOLLOWS:**

Section 1. Development of the Real Estate shall be governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA, THIS ____ DAY OF _____, 2012.

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For:

Voting Against:

Abstain

Jim Ake

Jim Ake

Jim Ake

John Dippel

John Dippel

John Dippel

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy 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. Bryan D. Stumpf

Prepared by: Bryan D. Stumpf, ASLA, AICP, American Structurepoint
7260 Shadeland Station, Indianapolis, IN 46256, (317) 547-5580.

I hereby certify that ORDINANCE 12-14 was delivered to the Mayor of Westfield on the _____ day of _____, 2012, at _____m.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 12-14

This _____ day of _____, 2012.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 12-14

This _____ day of _____, 2012.

J. Andrew Cook, Mayor

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ARTICLE 1. APPLICABILITY OF ORDINANCE

Section 1.1. Applicability. This Harmony PUD Ordinance (the “Ordinance”) applies to the subject real estate more particularly described in Exhibit A attached hereto (the “Real Estate”).

Section 1.2. Districts. There are two districts within the Ordinance as illustrated in Exhibit B attached hereto (the “District Map”).

- A. The underlying zoning district for the Mixed Use District shall be the LB – Local Business District (the “LB District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the LB District shall apply to the Mixed Use District of this Ordinance.
- B. The underlying zoning district for the Residential District shall be the SF-4 – Residential District (the “SF-4 District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the SF-4 District shall apply to the Residential District of this Ordinance.

ARTICLE 2. MIXED USE DISTRICT. The underlying zoning of the commercial and multifamily uses within the Mixed Use District shall be the LB District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the district. The purpose of this district is to allow multifamily residential uses and commercial development.

Section 2.1. General Requirements. The following general requirements apply to the Mixed Use District.

- A. Parking may be permitted in all required Building Setback Areas.
- B. A suitable planting buffer shall be provided on any yard that abuts a residential area external to the Real Estate in accordance with the Landscaping Standards of this Ordinance.
- C. Pedestrian connections shall be provided between buildings and parking areas via pavement striping and sidewalks.
- D. Sidewalk connections of five (5) feet in width shall be made between buildings and sidewalks/paths within the rights-of-way closest to the buildings.
- E. Chain link fencing with vinyl slats is prohibited.

Section 2.2. Permitted Uses.

- A. In addition to the uses permitted in the LB District in the Zoning Ordinance the following uses shall be permitted in the Mixed Use District:
 - 1. Health, fitness, and exercise center
 - 2. Multifamily residential
- B. In addition to the uses permitted in the LB District in the Zoning Ordinance, in the portion of the Mixed Use District located between existing 146th Street and the new alignment of 146th Street, the following uses shall be permitted:
 - 1. Restaurants with drive-through facilities
 - 2. Convenience store with fueling center

Section 2.3. Development Standards for Commercial Uses within the Mixed Use District.

A. Special Requirements.

1. Buildings within the commercial portion of the Mixed Use District shall comply with the Architectural Design Requirements of the State Highway 32 Overlay Zone (WC 16.04.065 [8]).
2. No outside storage is permitted.
3. The maximum gross floor area of an individual business shall be 70,000 square feet.
4. The aggregate maximum gross floor area of all commercial buildings shall be 170,000 square feet.

B. Development Standards.

1. Minimum Lot Area – None.
2. Minimum Tract Frontage on Road – Direct or indirect access to a public right-of-way is required.
3. Minimum Setback Lines (applied to perimeter of the Mixed Use District):
 - a. Front Yard – Twenty (20) feet
 - b. Side Yard – Twenty (20) feet
 - c. Rear Yard – Twenty (20) feet
4. Maximum Building Height – Fifty (50) feet.
5. Loading and Parking - See Article 4 Off Street Loading and Parking.
6. Landscaping - See Article 5 Landscaping Standards.

Section 2.4. Development Standards for Multifamily Uses within the Mixed Use District.

- A. Maximum Dwelling Density – Twenty-two (22) dwelling units per acre (based upon multifamily development area and green space area).
- B. Maximum Number of Dwelling Units Per Structure – Thirty (30) dwelling units.
- C. Maximum Number of Dwelling Units – Two hundred seventy (270) dwelling units on the Real Estate.

- D. Minimum Square Footage Per Dwelling Unit (excluding porches, terraces, carports, and garages) – Six hundred fifty (650) square feet.
- E. Minimum Setback from Internal Driveways/Parking Areas – Ten (10) feet.
- F. Maximum Building Height – Fifty (50) feet.
- G. Proximity Slope - The proximity slope shall not apply to the development of the Real Estate.
- H. Minimum Distance Between Structures – Twenty (20) feet.
- I. Parking Lot Screening - In addition to the requirements in Article 5, the following provisions shall apply:
 - 1. Off-street parking lots and spaces viewable from a public street or adjacent to single or multifamily development shall be screened by either a three (3) foot high opaque wall or fence or by a solid hedge row, in addition to landscaping required in this Ordinance.
 - 2. Off-street parking lot screening shall be installed when parking spaces are located within ten (10) feet of dwellings.
- J. Building Material
 - 1. Masonry or natural materials shall be the exterior building material on thirty percent (30%) of the elevation of all buildings, excluding openings such as doors and windows, roofs, and the area within any dormer projecting from a roof.
 - 2. Permitted exterior surfaces shall include: cultured stone, masonry or equivalent, wood, EIFS, stucco, and concrete fiber board, or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows with wood (or wood composite material) exterior trim shall be permitted. Vinyl siding is prohibited.
- K. Development Plans. Multifamily development shall meet the following requirements, in addition to the other requirements set forth in this Ordinance.
 - 1. In the event that more than one building is proposed, they shall be designed to be located so that no more than two (2) buildings are in a straight, unbroken line.
 - 2. Straight, unbroken front elevations shall be limited to 100 feet in length.
- L. Off-Street Loading and Parking - See Article 4.
- M. Landscaping - See Article 5.

ARTICLE 3. SINGLE FAMILY RESIDENTIAL DISTRICT

The underlying zoning of the single family uses within the Single Family Residential District shall be the SF-4 Single Family Residential District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the district. The purpose of this district is to allow a variety of detached single family residential living options.

Section 3.1. Building Height. All residential dwellings are permitted to be a maximum of thirty-five (35) feet in height.

Section 3.2. Permitted Uses. In addition to the uses permitted in the SF-4 District in the Zoning Ordinance, accessory dwelling units shall be permitted in the Single Family Residential District.

1. Accessory dwelling units

Section 3.3. Development Requirements.

- A. Lots and Buildings within the District shall comply with the following development standards based upon lot classification:

Development Standard	Lot Classification						Note
	Mew alley load lots	42' alley load lots	50' alley load lots	60' front load lots	70' front load lots	80' front load lots	
Minimum Lot Width at Building Line	42'	42'	50'	60'	70'	80'	
Minimum Lot Area	3,780 s.f.	3,780 s.f.	5,500 s.f.	7,200 s.f.	8,400 s.f.	9,600 s.f.	1, 2
Minimum Lot Frontage on Road	0'	30'	40'	40'	40'	40'	
Minimum House Size	1,400 s.f.	1,400 s.f.	1,700 s.f.	2,000 s.f.	2,200 s.f.	2,600 s.f.	3
Minimum Front Yard Setback	10'	10'	10'	20'	20'	20'	4
Minimum Side Yard Setback	5'	5'	5'	5'	5'	5'	
Minimum Rear Yard Setback	20'	20'	20'	20'	20'	20'	

Notes:

1. No more than 225 lots shall be less than five thousand five hundred (5,500) square feet in lot area.
2. No more than 405 lots shall be less than seven thousand two hundred (7,200) square feet in lot area.
3. The Minimum Ground Level Square Footage requirements of the SF-4 district shall not apply to this Ordinance.
4. The front yard setback for the Mew alley loaded lots shall be measured from the front property line.

- B. The Recreation Area located immediately north of 151st Street west of Ditch Road shall comply with the 50' alley loaded lot standards noted above except that the community building shall be a minimum of 1,000 s.f.

Section 3.3. Architectural Standards.

- A. The front elevation of a dwelling shall be the elevation containing the front door to the dwelling.
- B. On homes with front load garages, the garage door shall be recessed behind the primary plane of the front elevation of the home a minimum of two (2) feet.
- C. Exterior Surfaces.
1. Permitted exterior surfaces shall include: cultured stone, masonry or equivalent, wood, EIFS, stucco, and concrete fiber board, or equivalent materials. Vinyl or aluminum clad windows with wood (or wood composite material) exterior trim shall be permitted. Vinyl siding is prohibited.
 2. Each dwelling shall utilize a minimum of three (3) of the following architectural elements on the front façade:
 - i. Side load or angled garage;
 - ii. Covered front porch at least six (6) feet in width and four (4) feet in depth;
 - iii. Roofline direction change or roofline height change greater than sixteen (16) inches;
 - iv. Wood, concrete fiber board, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;
 - v. Decorative shutters or other enhanced architectural window treatment on all windows, where feasible (a minimum of three (3) windows with shutters are required to meet this provision);
 - vi. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the front façade elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements);
 - vii. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater;
 - viii. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on a minimum of the first floor or twenty-five percent (25%) of the total façade, exclusive of windows and doors;
 - ix. Separate architectural overhead door per car for each garage;
 - x. Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, two (2) or more roof planes or a covered front entry;

- xi. Architecturally-treated entranceways (for homes without a front porch) consistent with the approved architectural style of the home;
 - xii. Bay window(s);
 - xiii. Transom window(s);
 - xiv. Veranda/balcony;
 - xv. Architectural garage doors containing windows;
 - xvi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
 - xvii. Exterior chase fireplace.
3. Each dwelling shall utilize a minimum of one (1) of the following architectural elements on each side façade. Side facades that face internal streets on corner lots shall utilize a minimum of two (2) of the following architectural elements on said side façade:
- i. Side load or angled garage;
 - ii. Hip roof;
 - iii. Roofline direction change or roofline height change greater than sixteen (16) inches or two or more roof planes;
 - iv. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements);
 - v. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of eighteen (18) inches in height the entire length of the façade or a five (5) foot return on the first floor;
 - vi. Three (3) or more windows on the façade;
 - vii. Side yard landscaping to include at least one (1) tree a minimum of six (6) feet in height at the time of planting and three (3) shrubs three (3) feet in height at the time of planting;
 - viii. Bay window(s);
 - ix. Transom window(s);
 - x. Veranda/balcony;
 - xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
 - xii. Exterior chase fireplace;
 - xiii. Architectural treatment on gable ends; or
 - xiv. Sunroom or screened porch.
4. Each dwelling shall utilize a minimum of two (2) of the following architectural elements on the rear façade:
- i. Covered open or screened porch (minimum size ten (10) foot by ten (10) foot, includes porches with arbor or similar roof treatments);

- ii. Shutters on all windows, where feasible (a minimum of three (3) windows with shutters are required);
- iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the rear façade elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements);
- iv. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of eighteen (18) inches in height the entire length of the façade or a five (5) foot return on the first floor;
- v. Hip roof or two (2) or more roof planes;
- vi. Elevated deck with decorative rail a minimum of twelve (12) feet in width;
- vii. Roofline direction change or roofline height change greater than sixteen (16) inches;
- viii. Bay window(s);
- ix. Transom window(s);
- x. Veranda/balcony;
- xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
- xii. Exterior chase fireplace; or
- xiii. Architectural treatment on gable ends.

D. Windows.

- 1. A dwelling shall have a minimum of three (3) windows on the front elevation of the structure.
- 2. A dwelling shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirements of one window. Required windows may be placed on one side of the building for lots utilizing use easements. In such situations, one side elevation may have no windows to provide for privacy. Lots utilizing use easements shall be identified on the WC 16.04.165 Development Plan Review drawings and final plat.
- 3. A dwelling shall have a minimum of three (3) windows on the rear elevation.
- 4. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
- 5. All windows shall have shutters and/or treatment. For windows in a masonry elevation, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry elevation, the treatment shall be of natural materials and be applied to the sill, header, and jams. The width of the treatment shall be a minimum of ½ the vertical reveal dimension of the base siding material.

- E. A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.
- F. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
- G. Roof overhangs shall be required and shall be a minimum of 8 inches. Elements such as porches, bays, walkways, etc. may be covered with fewer inches of overhang.
- H. Roof vents shall be located to the rear of the dwelling when possible. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

Section 3.4. Additional Standards.

- A. The maximum density within the Single Family Residential District shall be 2.9 dwelling units per acre.
- B. The maximum number of single family detached dwellings shall be 710.
- C. The minimum percent open space shall be 20% of the development area of the Single Family Residential District.

D. Single family detached dwellings shall comply with the variety requirements illustrated below:

	3	3
	2	2
	1	1
Subject Dwelling		1
	1	1
	2	2
	3	3
1	Dwelling cannot be the same elevation or the same plan as the Subject Dwelling and must be a different color package.	
2	Dwelling may be the same elevation and the same plan as the Subject Dwelling, but must be a different color package.	
3	Dwelling may be identical to the Subject Dwelling.	

ARTICLE 4. OFF-STREET LOADING AND PARKING

WC 16.04.120 of the Zoning Ordinance, entitled “Off-Street Loading and Parking”, shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

Section 4.1. Loading Berths. Other local business guideline shall be modified as follows: two (2) loading berths for businesses with 10,001 or more square feet.

Section 4.2. Off-Street Parking. In connection with any building or structure which is to be erected or substantially altered, and which requires off-street parking spaces, there shall be provided such off-street parking space in accordance with regulations set forth hereinafter:

- A. **Collective Provisions for Non-Residential Uses.** Off-street parking facilities for separate uses may be provided collectively. A reduction down to not less than 80% of the total number of spaces required for all uses is permitted.
- B. **Curbs.** All parking lots, including access drives and parking spaces, shall require concrete curbing. This requirement is not applicable to single-family detached dwellings.
- C. **Required Spaces.** Parking spaces accessory to designated uses shall be provided to meet the following minimum requirements:
 - 1. **General Offices:** One (1) parking space per each two hundred fifty (250) square feet of assignable office area.
 - 2. **Retail Uses:** One (1) parking space per each three (300) square feet of gross leasable area.
- D. **Size.** A required off-street parking space shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of drives, aisles, ramps, and columns.

ARTICLE 5. LANDSCAPING STANDARDS

WC 16.06.010 thru WC 16.06.080 of the Zoning Ordinance, entitled “Landscaping Standards”, shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

Section 5.1. Low Impact Design (LID) Considerations. Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications. The minimum container size for planting shall be one gallon.

Section 5.2. Buffer Yard Requirements.

- A. Buffer yards shall not be required internal to the Real Estate.
- B. Perimeter buffer yards shall not be required where the subject or abutting property contains existing wooded areas at least 20 feet deep from the property line, gas pipeline easements, or ponds.
- C. Buffer yards shall not be required where the front of lots or dwellings face a perimeter street.

ARTICLE 6. DEFINITIONS

“Alley” shall mean and refer to any private drive, with the exception of private streets, open for the purpose of affording a secondary means of vehicular access to abutting property which otherwise abuts upon a street and which is not intended for traffic other than public services and circulation to and from said property.

“Construction Phasing Schedule” shall mean and refer to the Construction Phasing Schedule attached hereto and incorporated herein by reference as Exhibit D.

“Corner Break” shall mean and refer to the exterior corner along the elevation of a home. The exterior corners of a covered porch, the outermost corners of the residence, and a projection with a height of no less than six (6) feet and projection of no less than two (2) feet shall count as a corner break.

“District” shall mean and refer to either of the two (2) Districts within this Ordinance.

“Illustrative Site Development Plan” shall mean and refer to the Illustrative Site Development Plan attached hereto and incorporated herein by reference as Exhibit C.

“Mixed Use District” shall mean and refer to what is identified on the Zoning District Map as Mixed Use.

“Owner” shall mean and refer to any owner of any part of the Real Estate.

“Real Estate” shall mean and refer to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit A.

“Single Family Residential District” shall mean and refer to what is identified on the Zoning District Map as the Single Family Residential District.

“Zoning District Map” shall mean and refer to the Zoning District Map attached hereto and incorporated herein by reference as Exhibit B.

“Zoning Ordinance” shall mean and refer to the Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977, as amended.

EXHIBIT A - LEGAL DESCRIPTION

Harmony
Southwest corner of 156th Street & Ditch Road

Part of the Northeast, Southeast and Northwest Quarters of Section 16, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Northeast Quarter; thence South 00 degrees 00 minutes 00 seconds East (assumed basis of bearings) along the east line of said Northeast Quarter 2,630.58 feet to the northeast corner of said Southeast Quarter; thence South 00 degrees 12 minutes 08 seconds East along the east line of said Southeast Quarter 2,636.09 feet to the southeast corner thereof; thence South 89 degrees 25 minutes 04 seconds West along the south line of said Southeast Quarter 1,352.44 feet to the southwest corner of the East Half of said Southeast Quarter; thence North 00 degrees 18 minutes 09 seconds West along the west line of said East Half 2,633.15 feet to the southeast corner of the West Half of said Northeast Quarter; thence South 89 degrees 17 minutes 41 seconds West along the south line of said West Half 1,357.06 feet to the southeast corner of said Northwest Quarter; thence South 89 degrees 01 minute 52 seconds West along the south line of said Northwest Quarter 678.57 feet to the southwest corner of the East Half of the Southeast Quarter of said Northwest Quarter; thence North 00 degrees 11 minutes 40 seconds West along the West line of said East Half 1,315.85 feet to the northwest corner thereof; thence South 89 degrees 07 minutes 04 seconds West along the south line of the Northeast Quarter of said Northwest Quarter 679.24 feet to the southwest corner thereof; thence North 00 degrees 13 minutes 26 seconds West along the west line of the Northeast Quarter of said Northwest Quarter 823.64 feet to a point that is 493.24 feet South 00 degrees 13 minutes 26 seconds East from the northwest corner of the Northeast Quarter of said Northwest Quarter; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 794.85 feet; thence North 00 degrees 13 minutes 26 seconds West 3.82 feet; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 285.30 feet to an east line of the 119.55-acre tract described in Instrument Number 200300107178, on file in the Office of the Recorder of Hamilton County, Indiana, the following six (6) courses are along the east, south and west lines of said 119.55-acre tract; 1)thence South 00 degrees 09 minutes 54 seconds East 108.70 feet; 2)thence North 89 degrees 12 minutes 17 seconds East 279.15 feet to the west line of said Northeast Quarter; 3)thence North 89 degrees 16 minutes 38 seconds East 450.00 feet; 4)thence South 00 degrees 09 minutes 53 seconds East 57.15 feet; 5)thence North 89 degrees 16 minutes 38 seconds East 518.47 feet; 6)thence North 00 degrees 00 minutes 00 seconds East parallel with the east line of said Northeast Quarter 655.30 feet to a point on the north line of said Northeast Quarter that is 1,751.34 feet west of the northeast corner of said Northeast Quarter; thence North 89 degrees 16 minutes 38 seconds East along said north line 1,751.34 feet to the POINT OF BEGINNING. Containing 277.55 acres, more or less.

Exhibit B – Zoning District Map

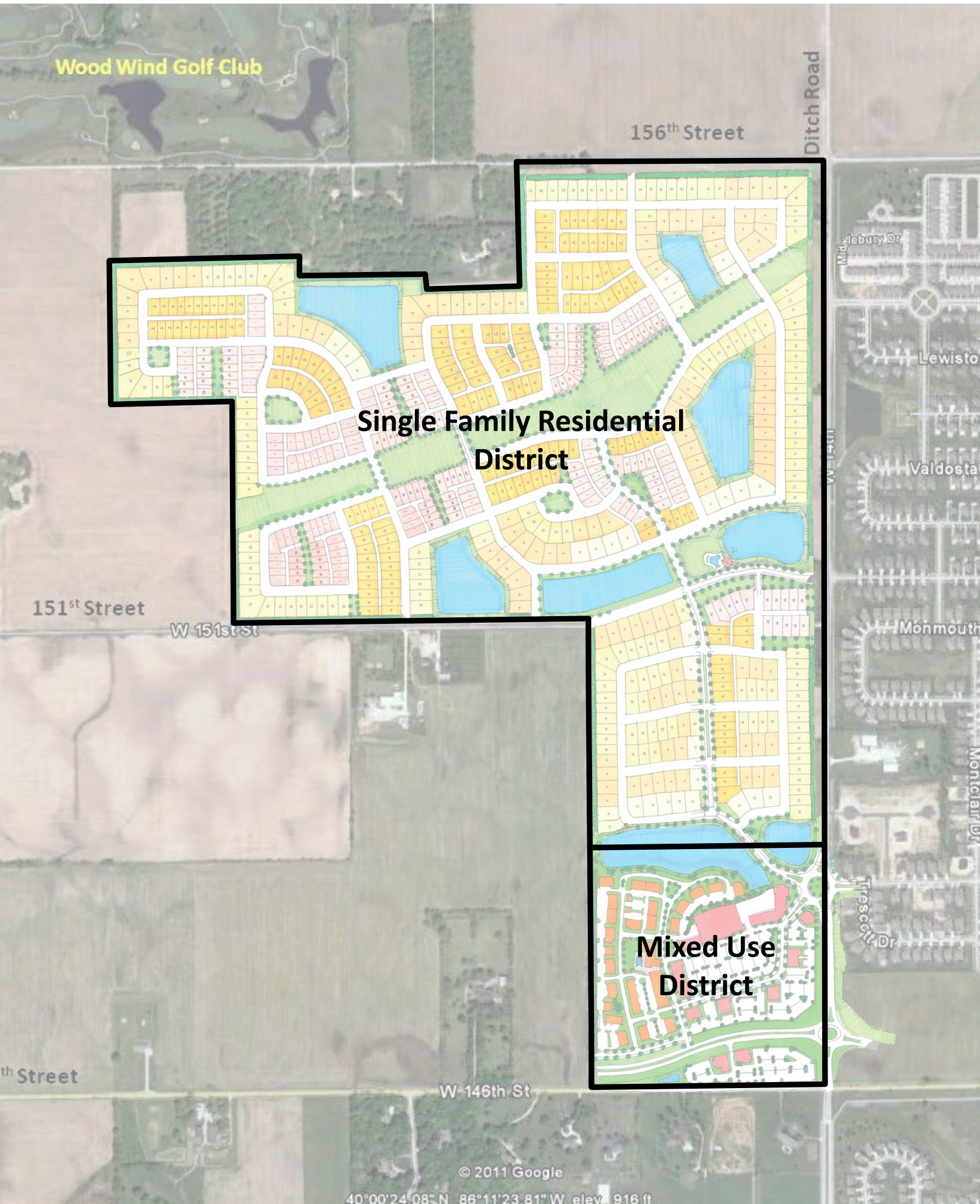
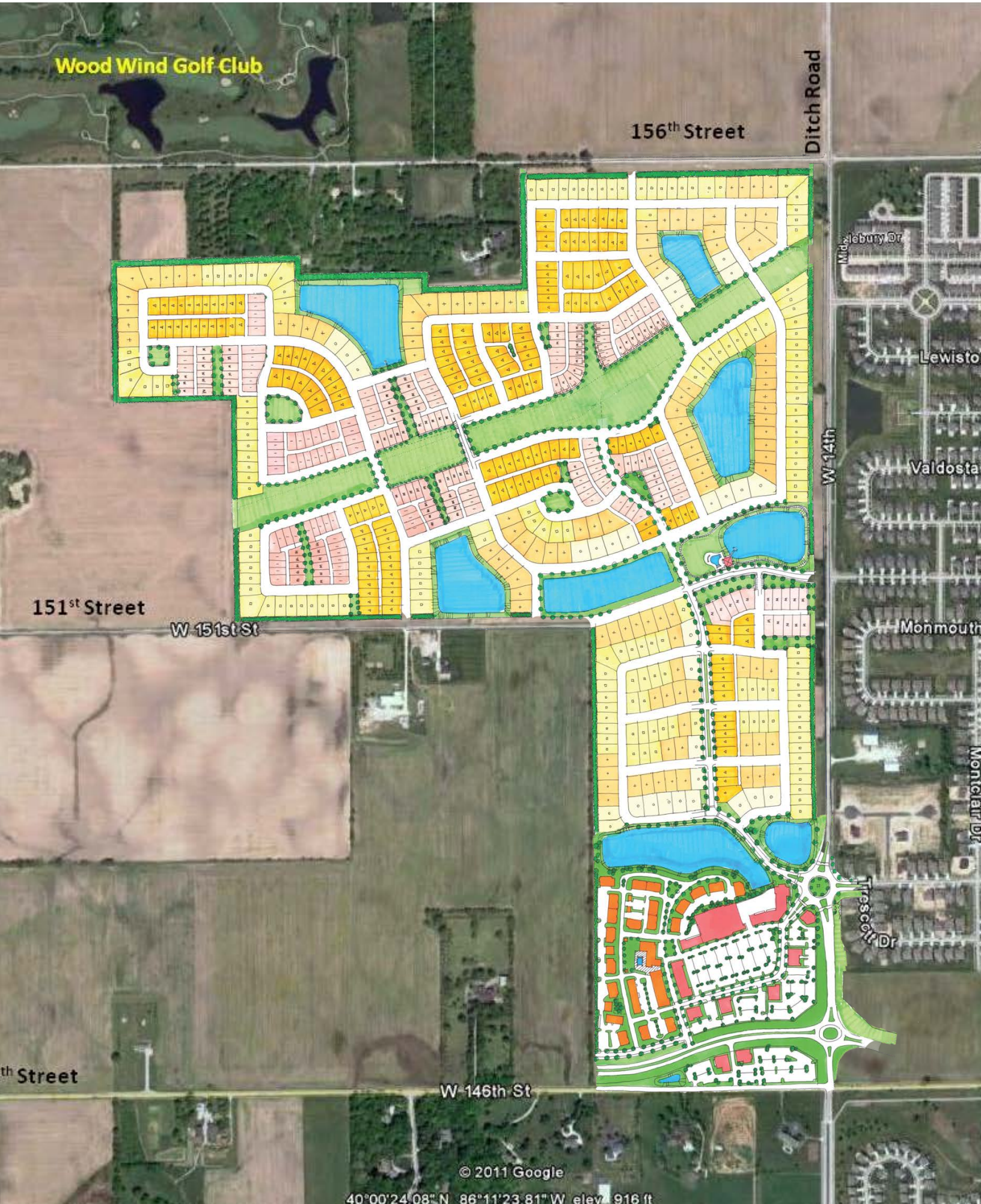


Exhibit C – Illustrative Plan



Wood Wind Golf Club

156th Street

Ditch Road

Midway Dr

Lewiston Dr

Valdosta Dr

Monmouth Dr

Monclair Dr

Tinscott Dr

151st Street

W 151st St

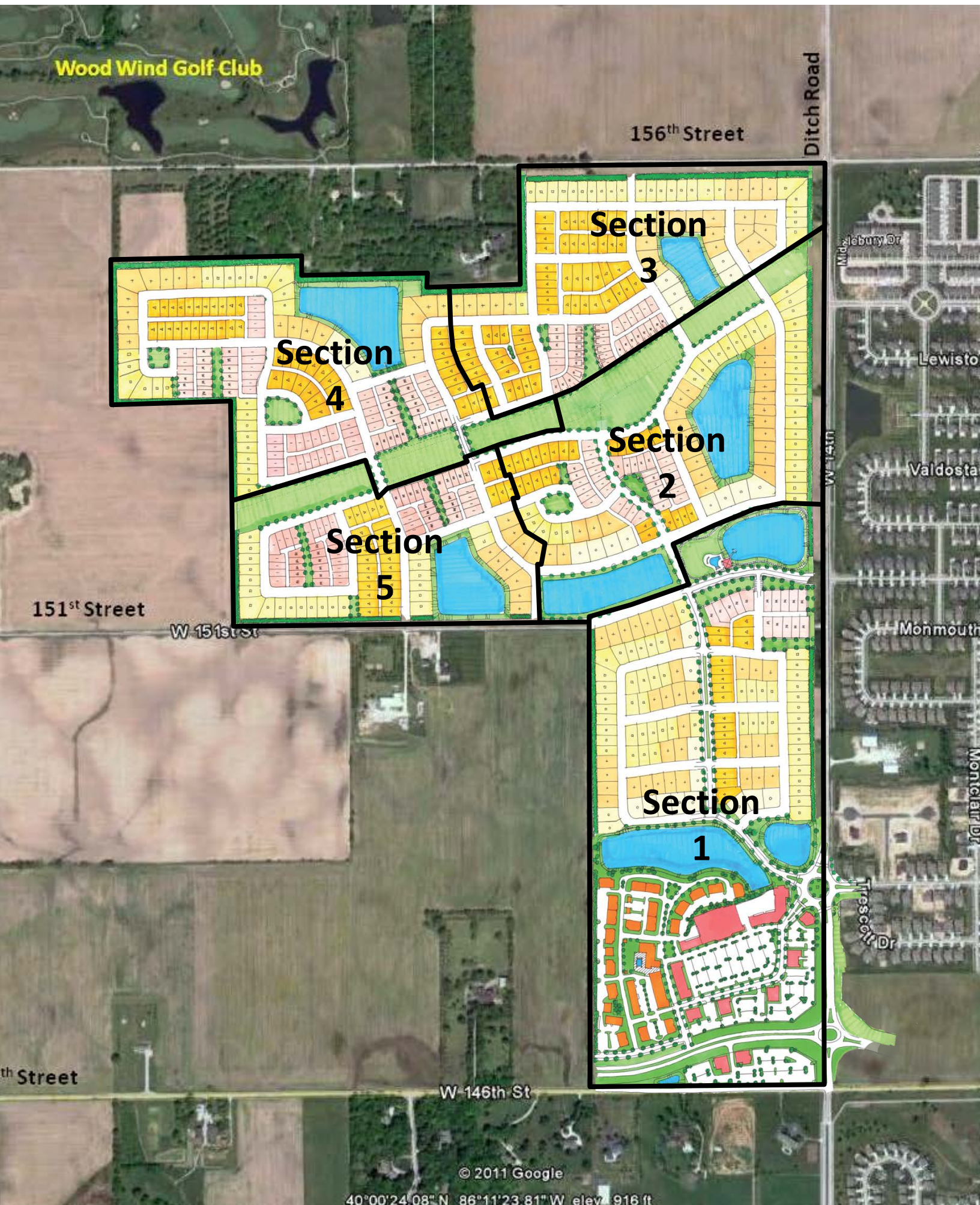
W 146th St

th Street

© 2011 Google

40°00'24.08" N 86°11'23.81" W elev. 916 ft

Exhibit D – Construction Phasing Plan



ORDINANCE 12-11

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING THE MAPLES AT SPRINGMILL PLANNED UNIT DEVELOPMENT ORDINANCE

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Docket 1204-PUD-04), the Maples at Springmill Planned Unit Development (the “Maples at Springmill PUD”), filed with the Commission, requesting a change in zoning,

WHEREAS, the Commission did take action to forward the said Docket 1204-PUD-04 to the City Council with a unanimous favorable recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on April 3, 2012; and,

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

NOW, THEREFORE, BE IT ORDAINED by the Westfield City Council, meeting in regular session, that the Zoning Ordinance and Zone Map 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 property identified in Exhibit A-1, A-2, A-3, and A-4 (The “Real Estate”), (iii) the most desirable use for which the Real Estate is adapted, (iv) conservation of property values through out the City of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the City 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. SIZE OF DISTRICT. The legal description and location, which is attached hereto and labeled as Exhibit A-1, A-2, A-3, and A-4 respectively, identifies the Real Estate included in the Maples at Springmill PUD.

SECTION 3. DEVELOPMENT STANDARDS. It is the intention of this Ordinance 12-11 that the SF-A (Single Family Attached) District standards of the Zoning Ordinance, as modified by the revisions specified in the Exhibit B which follows, shall govern the use and development of the Real Estate.

SECTION 4. EFFECT. This Ordinance 12-11 shall be in full force and effect in accordance with the laws of the State of Indiana. Unless specifically stated in the terms of this Ordinance 12-11, all terms of the Zoning Ordinance shall apply. Nothing in this Ordinance 12-11 shall be interpreted to alter, change, exclude, delete or modify any rules or regulations beyond those contained in the Zoning Ordinance. To the extent that this Ordinance 12-11 conflicts with the terms of the Zoning Ordinance, the terms of this Ordinance 12-11 shall prevail.

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ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2012.

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ John Dippel	_____ John Dippel	_____ John Dippel
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Robert J. Smith	_____ Robert J. Smith	_____ Robert J. Smith
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Robert W. Stokes	_____ Robert W. Stokes	_____ Robert W. Stokes

ATTEST:

Cindy 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: Wayne Beverage

Prepared by: Wayne Beverage, WLB Associates, INC.
16656 Brownstone Ct., Westfield, IN 46074, (317-431-1659).

I hereby certify ORDINANCE 12-11 was delivered to the Mayor of Westfield on the _____ day of _____, 2012, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 12-11
this _____ day of _____, 2012.

I hereby VETO ORDINANCE 12-11
this _____ day of _____, 2012.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

Exhibit A-1
(Legal Description)

Being Blocks 20, 21, 22, 23, 24, 25, 26, and 27, all being in the Final Plat of Maples of Springmill, Section Two, as recorded in Plat Cabinet 4, Slide 460, in the Office of the Recorder of Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Northeast corner of Block 26, also being the Northeast corner of Maples of Springmill, Section Two; thence along the North line of Block 26, South 89 degrees 13 minutes 01 seconds West, for a distance of 66.00 feet; thence continuing along said North line, North 00 degrees 17 minutes 06 seconds East, for a distance of 3.62 feet; thence along the North line of Blocks 26, 25, 24, 23, 22, 21, and 20, South 89 degrees 13 minutes 01 seconds West, for a distance of 1052.95 feet to the Northwest corner of Block 20; thence along the west line of Block 20, South 00 degrees 12 minutes 08 seconds West, for a distance of 215.00 feet; thence continuing along said West line, South 35 degrees 35 minutes 32 seconds East, for a distance of 35.53 feet to the Southwest corner of Block 20; thence along the South line of Block 20, also being a curve to the right having a radius of 50.00 feet, and an arc length of 31.29 feet, and being subtended by a chord bearing North 72 degrees 20 minutes 09 seconds East, for a distance of 30.78 feet; thence along the South lines of Blocks 20, 21, 22, 23, and 24, South 89 degrees 44 minutes 09 seconds East, for a distance of 623.32 feet to the Southeast corner of Block 24, also being a common corner with Blocks 25, 27, and 28; thence along the West line of Block 27, South 00 degrees 15 minutes 51 seconds West, for a distance of 200.93 feet to the Southwest corner of Block 27; thence along the South line of Block 27, also being a curve to the left having a radius of 175.00 feet, an arc length of 97.49 feet, and being subtended by a chord bearing North 70 degrees 06 minutes 32 seconds East, for a distance of 96.23 feet; thence continuing along said South line, North 54 degrees 08 minutes 58 seconds East, for a distance of 123.81 feet; thence along the South line of Blocks 27 and 26, also being a curve to the right having a radius of 225.00 feet, an arc length of 141.82 feet, and being subtended by a chord bearing North 72 degrees 12 minutes 24 seconds East, for a distance of 139.49 feet; thence along the South line of Block 26, South 89 degrees 44 minutes 09 seconds East, for a distance of 56.28 feet; thence along the East line of Block 26 and said Section two the following three calls, 1) North 00 degrees 10 minutes 57 seconds East, for a distance of 144.72 feet; 2) North 89 degrees 13 minutes 01 seconds East, for a distance of 66.00 feet; 3) North 00 degrees 17 minutes 06 seconds East, for a distance of 156.75 feet to the Point of Beginning. Containing 7.09 acres, more or less.

Exhibit A-2

(The real estate described in Exhibit A-1 may be graphically illustrated as follows)

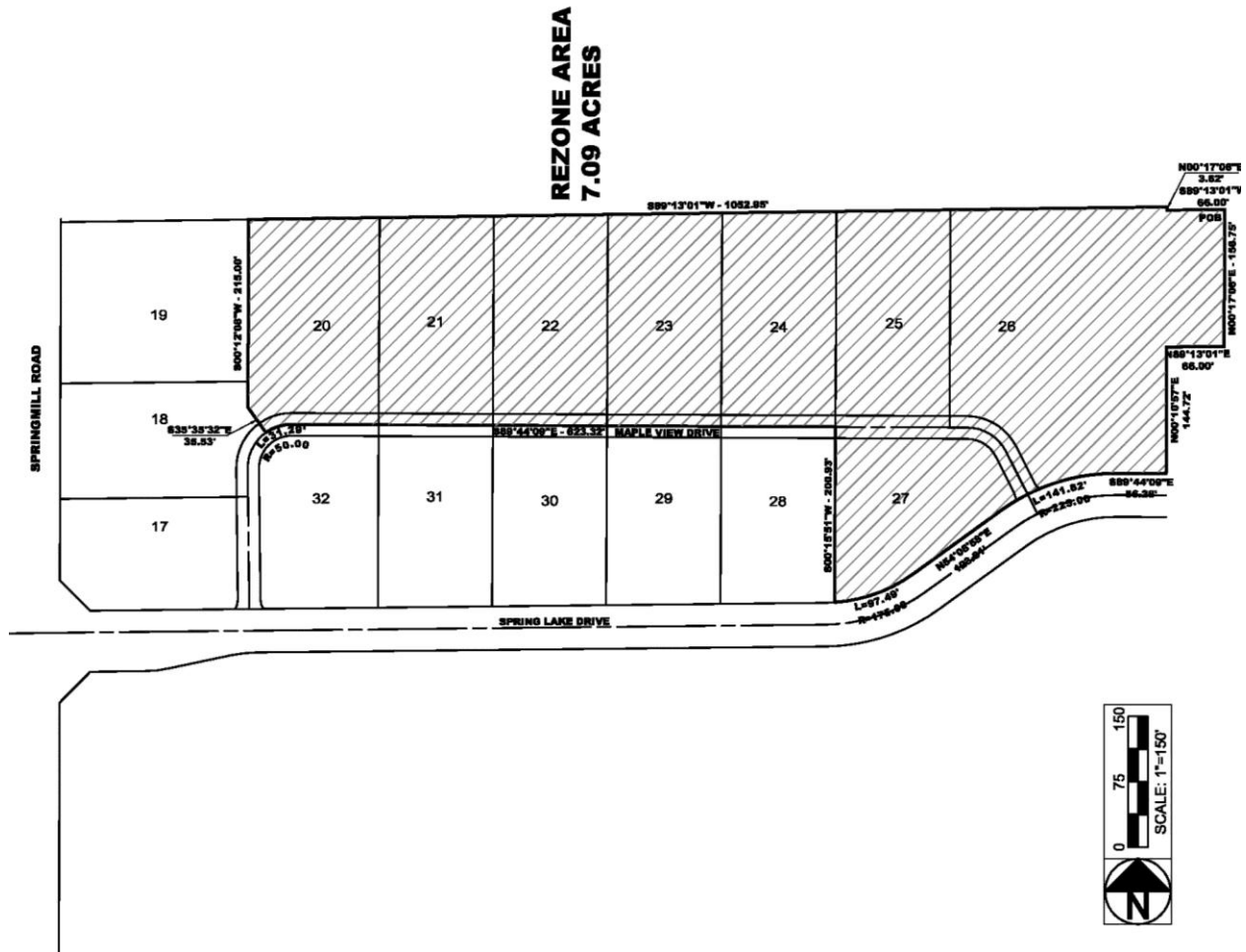


Exhibit A-3
(Legal Description)

Being Blocks 18, 19, 28, 29, 30, 31, and 32 all being in the final Plat of Maples at Springmill, Section Two, as recorded in Plat Cabinet 4, slide 460, in the Office of the Recorder of Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Northwest corner of Block 19, also being the Northwest corner of Maples at Springmill, Section Two; thence along the North line of Block 19 North 89 degrees 13 minutes 01 seconds East, for a distance of 214.91 feet; thence along the East line of Blocks 19 and 18 South 0 degrees 12' 08" West, for a distance of 215.00 feet; thence along an Northerly line of Block 32 also being a curve to the left having a radius of 50.00 feet, and an arc length of 31.29 feet to the North line of Blocks 32, 31, 30, 29, and 28; thence along the North line of Blocks 32, 31, 30, 29, and 28 South 89 degrees 44' 09" East, for a distance of 632.32 feet to the Northeast corner of Block 28; thence along the East line of Block 28 South 0 degrees 15' 51" West, for a distance of 200.93 feet to the Southeast corner of Block 28 and the North right-of-way of Spring Lake Drive; thence along the North right-of-way of Spring Lake Drive also being the South line of Block 28 along a curve to the right having a radius of 175.00 feet and an arc length of 10.12 feet; thence along the North right-of-way of Spring Lake Drive also being the South line of Blocks 28, 29, 30, 31, and 32 South 89 degrees 22' 57" West, for a distance of 660.80 feet to the Southwest corner of Block 32; thence along the West line of Block 32 North 0 degrees 37' 03" West, for a distance of 128.34 feet to the Southeast corner of Block 18; thence along the South line of Block 18 South 89 degrees 22' 57" West, for a distance of 215.36 feet to the Southwest corner of Block 18; thence along the West line of Blocks 18 and 19 North 0 degrees 08' 48" West, for a distance of 316.92 feet to the Point of Beginning. Containing 4.75 acres, more or less.

Exhibit A-4

(The real estate described in Exhibit A-3 may be graphically illustrated as follows)

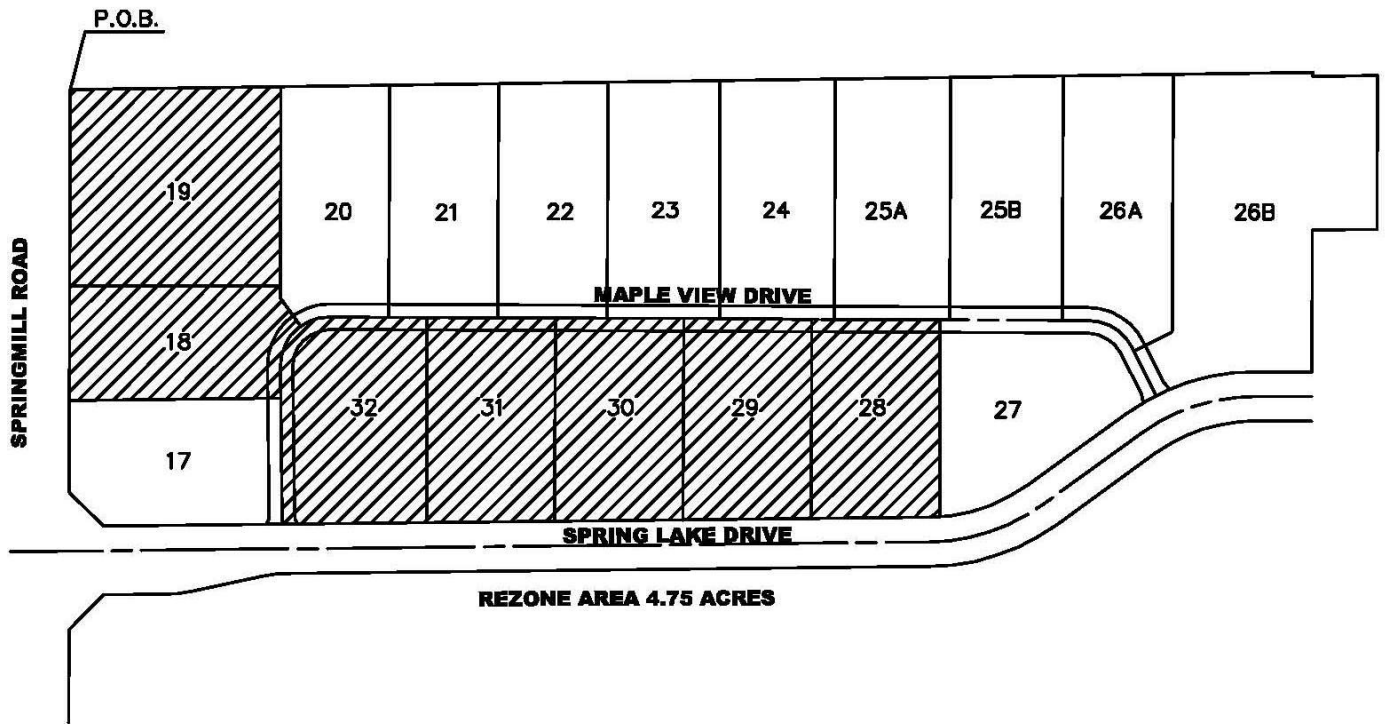


EXHIBIT B

With respect to dwellings constructed on the Real Estate depicted on Exhibits “A-1” and “A-2”, which are attached hereto, all of the development standards of the SF-A (Single Family Attached) district of the Westfield-Washington Township Zoning Ordinance shall apply, subject *only* to the following changes:

- 1 – Single family detached dwellings shall be a permitted use;
- 2 – The minimum distance between detached dwellings shall be eight feet (8’); and,
- 3 – A minimum thirty (30) degree offset from the road shall not be required for the garage door openings of thirty-five percent (35%) of the total number of dwellings on the Real Estate.
- 4 – The homes to be constructed on the Real Estate will be compatible and complimentary in building materials and exterior finishes as the building materials and exterior finishes used on the homes that have been constructed in Phase 1 of the Maples at Springmill as outlined below:
 - A. The homes to be constructed on the Real Estate shall have the same type of stone facing on the exterior as used in the homes in Phase 1.
 - B. The roofing material to be used on the homes constructed on the Real Estate shall be identical or of a higher quality than the roofing material used for the homes in Phase 1.
 - C. The homes to be constructed on the Real Estate shall consist of hardiplank, or similar cementitious siding material, or wood for the exterior walls as used on the homes in Phase 1.
 - D. Smart Trim will be used for all exterior trimming needs of the homes to be constructed on the Real Estate as was used for the homes in Phase 1.
 - E. Paint color combinations will be the same for the homes to be constructed on the Real Estate as were used on the homes in Phase 1
 - F. An outdoor up lighting package will be provide for each home to be constructed on the Real Estate, similar to the outdoor up lighting package used for the homes in Phase 1
 - G. A landscaping package similar in quality and quantity will be used for each home to be constructed on the Real Estate as was used on the homes in Phase 1.

Exhibit 4

2010068626 ORDINANCE \$84.00
12/20/2010 10:01:23A 37 PGS
Jennifer J Hayden
HAMILTON County Recorder IN
Recorded as Presented



ORDINANCE 10-30

Document Cross Reference No. 200500022608

**AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AN
AMENDMENT TO THE VIKING MEADOWS PLANNED UNIT DEVELOPMENT
BEING THAT OF ORDINANCE 04-22 AND TITLE 16 – LAND USE CONTROLS**

WHEREAS, The City of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance (the "Zoning Ordinance"), enacted by the City of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended;

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") considered a petition (Docket 1010-PUD-11), filed with the Plan Commission requesting an amendment to Ordinance No. 04-22, the Viking Meadows Planned Unit Development District Ordinance and Concept Plan (the "Viking Meadows PUD"), enacted by the Westfield Town Council on June 14, 2004;

WHEREAS, on December 6, 2010, the Plan Commission took action to forward Docket 1010-PUD-11 to the Westfield City Council with a positive recommendation in accordance with Indiana Code 36-7-4-608, as required by Indiana Code 36-7-4-1505;

WHEREAS, on December 7, 2010, the Secretary of the Plan Commission certified the action of the Plan Commission to the City Council; and,

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

NOW, THEREFORE, BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT ORDINANCE 04-22 AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Applicability of Ordinance.

- 1.1 This ordinance shall hereafter be referred to as the Viking Meadows PUD Amendment Ordinance (this "Ordinance").
- 1.2 This Ordinance applies to the subject real estate, generally described as Parcels A and B of the Viking Meadows PUD, and more particularly described in Exhibit A attached hereto (the "Real Estate").
- 1.3 All other provisions of the Viking Meadows PUD shall remain in effect with the adoption of this Ordinance.

- 1.4 All provisions and representations of the Zoning Ordinance or Viking Meadows PUD that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 Meadowlands Section One. Shall mean and refer to the real estate described and platted as "The Meadowlands at Viking Meadows Section One" Secondary Plat on February 1, 2007, as Instrument No. 2007006331 in the Office of the Recorder of Hamilton County, Indiana.
- 2.2 Two Gaits Section One. Shall mean and refer to the real estate described and platted as "Two Gaits at Viking Meadows Section One" Secondary Plat on December 31, 2007, as Instrument No. 2007071773 in the Office of the Recorder of Hamilton County, Indiana.
- 2.3 Veneer. Shall mean and refer to a nonstructural facing of material used to create part of a home's façade. A "brick veneer" is a veneer utilizing traditional, full-sized bricks.
- 2.4 Viking Meadows PUD. 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.

Section 3. **Concept Plan.** The Concept Plan is hereby amended and incorporated as Exhibit B (the "Concept Plan").

Section 4. **Development Standards.**

- 4.1 Exhibit 14 ("Development Standards Matrix – Parcels A, B, C and D") of the Viking Meadows PUD is hereby replaced and superseded, as applicable to the Real Estate, with the attached Exhibit C.
- 4.2 Section 15.2 of the Viking Meadows PUD, as applicable to Parcel B, shall be amended to read as follows: "Parcel B: Two (2) road cuts shall be permitted off of 156th Street into Parcel B, as shown on the Concept Plan; and one (1) road cut shall be permitted off of Oak Ridge Road into Parcel B."
- 4.3 156th Street/Oak Ridge Cul-de-sac. The cul-de-sac planned for the northeast corner of Oak Ridge Road and 156th Street (southwest corner of Parcel A as shown on the Concept Plan) shall comply, at a minimum, with the standards applicable to the Parcel A – Meadowlands (Unplatted) Lots (see Exhibits C & E).
- 4.4 Additional Landscaping Buffer Standards. The following buffer standards shall apply to those areas of Parcel A which have not yet been developed as of the date of the adoption of this Ordinance, and as further identified below:

A. Meadowlands Section One Buffer.

- (i) A thirty-foot (30') wide common area shall be created upon the currently undeveloped and unplatted ground lying immediately east of Lots 24 through 33 of Meadowlands Section One. The common area shall include a staggered double row of spruce trees, a minimum of seven feet (7') tall at planting, planted thirty feet (30') on center.
- (ii) In addition, a staggered double row of spruce trees, a minimum of seven feet (7') tall at planting, planted thirty feet (30') on center, shall be planted in a landscape easement immediately south of Lots 34, 35 and 36 of Meadowlands Section One. The width of the landscape easement shall be determined by the Developer at the time of platting the section of lots to the south of Lots 34, 35 and 36; however, the landscape easement shall be a minimum width of fifteen feet (15').

B. Parcel A and Monon Trail Buffer.

- (i) At the time the lots in Parcel A adjacent to the Monon Trail (the "Trail Adjacent Lots") are developed, a staggered double row of spruce trees, a minimum of seven feet (7') tall at planting, shall be planted thirty feet (30') on center along the rear of the Trail Adjacent Lots abutting the Monon Trail.
- (ii) The construction of a direct access point (e.g., path, bridge) to the Monon Trail from an individual Trail Adjacent Lot shall be prohibited unless specifically approved in writing by the City of Westfield prior to construction.

C. Parcel A and 156th Street Buffer. On the southern perimeter of Parcel A along 156th Street where a mound does not currently exist today (as of the date of the adoption of this Ordinance) with the exception of where the property is already platted as Meadowlands Section One, a forty-foot (40') wide common area shall be provided upon the development of the abutting section. The common area shall include, where feasible (subject, but not limited to the following impediments: easements, floodplains, floodways, retention ponds and lines of sight), an undulating mound, no less than five (5) feet in height, with the following plantings to be located on the mound:

- (i) A double row of spruce trees, a minimum of seven feet (7') tall at planting, planted at a rate of twelve (12) trees per one hundred (100) lineal feet; and
- (ii) Ornamental trees, a minimum of two-inch (2") caliper at planting, planted at the rate of six (6) trees per one hundred (100) lineal feet.

D. Parcel A and Oak Ridge Road/161st Street Buffer. On the western perimeter of Parcel A along Oak Ridge Road and the northern perimeter of Parcel A along 161st Street, with the exception of where the property is already platted as Meadowlands Section One, a forty-foot (40') wide

common area shall be provided upon the development of the abutting section. The common area, where feasible (subject, but not limited to the following impediments: easements, floodplains, floodways, retention ponds and lines of sight), shall include an undulating mound, no less than five (5) feet in height, with the following plantings to be located on the mound:

- (i) A double row of spruce trees, a minimum of seven feet (7') tall at planting, planted at a rate of twelve (12) trees per one hundred (100) lineal feet; and
- (ii) Ornamental trees, a minimum of two-inch (2") caliper at planting, planted at the rate of six (6) trees per one hundred (100) lineal feet.

- 4.5 Identification with the City of Westfield. The Developer shall incorporate the addition of the words "of Westfield" to the Real Estate's existing monument signs (the signs that exist at the time of the adoption of this Ordinance) when the sign copy of the existing sign(s) is modified or by December 31, 2012, whichever occurs first. All monument signage erected after the adoption of this Ordinance shall include "of Westfield."

Section 5. Architectural Standards.

- 5.1 Exhibit 16 ("Architectural Standards – Parcel A – 75' Lots"), Exhibit 17 ("Architectural Standards – Parcel A – 85' Lots") and Exhibit 18 ("Architectural Standards – Parcel B") of the Viking Meadows PUD are hereby amended and replaced with the attached Exhibit D ("Architectural Standards – Parcel A – Blue Grass Lots"), Exhibit E ("Architectural Standards – Parcel A – Meadowlands (Unplatted) Lots") and Exhibit G ("Architectural Standards – Parcel B – Two Gaits"), respectively.
- 5.2 Meadowlands Section One. The architectural standards set forth in Exhibit F shall apply to Meadowlands Section One ("Architectural Standards – Parcel A - Meadowlands Section One Lots"). The following Lots in Meadowlands Section One shall also comply with the standards set forth for Parcel B in Exhibit G (except for Sections 1 and 3 thereof): Lot 23, Lot 29, Lot 34 and Lot 48. In addition, the Developer shall offer as available to be constructed on lots in Meadowlands Section One those homes which are offered and marketed to be constructed on lots in Parcel B – Two Gaits Lots.
- 5.3 Section 9.1 of the Viking Meadows PUD, as applicable to Area A, is hereby amended to read as follows: "Up to 58% of the Residences within Parcel A may be developed per architectural standards set forth in what is attached hereto and incorporated herein by reference as Exhibit D, all of which replace and supersede any conflicting provision in the Zoning Ordinance."
- 5.4 Section 9.2 of the Viking Meadows PUD, as applicable to Area A, is hereby amended to read as follows: "At least 42% of the Residences within Parcel A shall either comply with the architectural standards set forth in what is attached

hereto and incorporated herein by reference as Exhibit E or Exhibit F, all of which replace and supersede any conflicting provision in the Zoning Ordinance."

Section 6. **Open Space.**

- 6.1 Section 13.1 of the Viking Meadows PUD, as applicable to Parcel A, is hereby amended to read as follows: "Within Parcel A, there shall be at least 24.45 acres of open space/green space."

Section 7. **Amenities.**

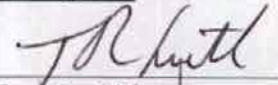
- 7.1 The amenities shown on the attached Exhibit H (the "Clubhouse Amenities") shall be completed as follows:
- A. Phase 1 by the earlier of: (i) May 31, 2012, or (ii) within 180 days after the issuance of the 100th single-family building permit within Parcels A and B, combined, following approval of this Ordinance.
 - B. Phase 2 by the earlier of: (i) December 31, 2013, or (ii) within 180 days after the issuance of the 150th single-family building permit within Parcels A and B, combined, following approval of this Ordinance.
 - C. Phase 3 by the earlier of: (i) December 31, 2014, or (ii) within 180 days after the issuance of the 200th single-family building permit within Parcels A and B, combined, following approval of this Ordinance.

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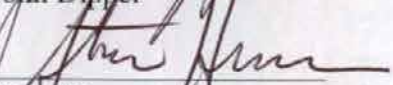
Section 8. **Approval.** Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 13th day of December, 2010.

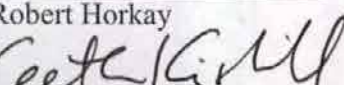
**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For


Tom Smith

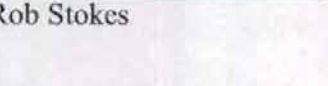

John Dippel


Steve Hoover


Robert Horkay


Kenneth Kingshill


Bob Smith

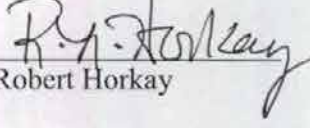

Rob Stokes

Voting Against

Tom Smith

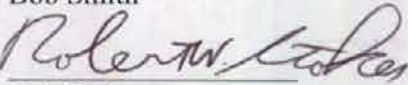
John Dippel

Steve Hoover


Robert Horkay

Kenneth Kingshill

Bob Smith


Rob Stokes

Abstain

Tom Smith

John Dippel

Steve Hoover

Robert Horkay

Kenneth Kingshill

Bob Smith

Rob Stokes

ATTEST:


Cindy Gossard, Clerk-Treasurer

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


Signed

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

This Instrument prepared by: Steven D. Hardin, Esq., Baker & Daniels, LLP and
Jesse M. Pohlman, Land Use Consultant, Baker & Daniels, LLP
600 East 96th Street, Suite 600, Indianapolis, Indiana 46240 | (317) 569-9600

I hereby certify ORDINANCE 10-30 was delivered to the Mayor of Westfield on the
14 day of December, 2010, at 11:00 A m.


Cindy Gossard, Clerk-Treasurer

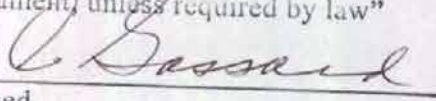
I hereby APPROVE ORDINANCE 10-30
this 14 day of December, 2010.


J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 10-30
this _____ day of December, 2010.

J. Andrew Cook, Mayor

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


Signed

SCHEDULE OF EXHIBITS

Exhibit A	Legal Description
Exhibit B	Concept Plan Exhibit
Exhibit C	Amended Development Standards Matrix – Parcels A & B
Exhibit D	Architectural Standards – Parcel A – Blue Grass Lots
Exhibit E	Architectural Standards – Parcel A – Meadowlands (Unplatted) Lots
Exhibit F	Architectural Standards – Parcel A – Meadowlands Section One Lots
Exhibit G	Architectural Standards – Parcel B – Two Gaits Lots
Exhibit H	The Clubhouse Amenities
Exhibit I	Single-Family Home Style Exhibit
Exhibit J	Viking Meadows Façade Variety Code

EXHIBIT A
REAL ESTATE

"PARCEL A"

A part of the Southwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the northwest corner of the Southwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana; thence North 87 degrees 45 minutes 58 seconds East (assumed bearing) on the north line of said Southwest Quarter 2274.66 feet; thence South 00 degrees 00 minutes 00 seconds East 790.25 feet; thence North 90 degrees 00 minutes 00 seconds East 281.45 feet to a point on the west right-of-way line of the Monon Railroad; thence South 00 degrees 09 minutes 41 seconds East on said west right-of-way line 1810.31 feet to a point on the south line of said Southwest Quarter; thence South 87 degrees 16 minutes 25 seconds West on said south line 2558.29 feet to the southwest corner of said Southwest Quarter; thence North 00 degrees 05 minutes 20 seconds West on the west line of said Southwest Quarter 837.03 feet to a corner of the real estate described in Instrument No. 2001-22531 in the Office of the Recorder of Hamilton County, Indiana; thence the following nine calls on the perimeter of said real estate: 1.) North 89 degrees 55 minutes 23 seconds East 17.78 feet; 2.) North 09 degrees 00 minutes 01 seconds East 45.57 feet; 3.) North 00 degrees 04 minutes 37 seconds West 95.00 feet; 4.) North 33 degrees 56 minutes 33 seconds East 48.26 feet; 5.) North 00 degrees 04 minutes 37 seconds West 25.00 feet; 6.) North 23 degrees 49 minutes 35 seconds West 54.63 feet; 7.) North 00 degrees 04 minutes 37 seconds West 90.00 feet; 8.) North 15 degrees 30 minutes 37 seconds West 46.68 feet; 9.) South 89 degrees 55 minutes 23 seconds West 17.63 feet to a point on the west line of said Southwest Quarter; thence North 00 degrees 05 minutes 20 seconds West on said west line 1406.55 feet to the Point of Beginning, containing 148.37 acres, more or less.

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

"PARCEL B"

A part of the Northwest Quarter of Section 13, Township 18 North, Range 3 East, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the northwest corner of the Northwest Quarter of Section 13, Township 18 North, Range 3 East, Hamilton County, Indiana; thence North 87 degrees 16 minutes 25 seconds East (assumed bearing) on the north line of said Northwest Quarter 1952.56 feet to a point which is on the easternmost line of the real estate described in Instrument No. 97-45676 (Exhibit D) in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 02 minutes 41 seconds East on the east line of said real estate 1323.73 feet to a point on the south line of the North Half of said Northwest Quarter; thence South 87 degrees 36 minutes 09 seconds West on said south line 1917.12 feet to the southeast corner of the real estate described in Instrument No. 2001-22530; thence the following five calls on the perimeter of said real estate: 1.) North 00 degrees 02 minutes 27 seconds West 24.96 feet; 2.) North 15 degrees 12 minutes 51 seconds East 57.01 feet; 3.) North 11 degrees 48 minutes 33 seconds West 122.58 feet; 4.) North 00 degrees 02 minutes 27 seconds West 90.00 feet; 5.) South 89 degrees 57 minutes 33 seconds West 24.11 feet to a point on the west line of said Northwest Quarter; thence North 00 degrees 05 minutes 26 seconds West on said west line 1021.12 feet to the Point of Beginning, containing 58.78 acres, more or less.

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

VIKING MEADOWS

CONCEPT PLAN

Date: SEPTEMBER 27, 2010

LEGEND

➡ = APPROXIMATE LOCATION OF ACCESS POINTS

➡ = APPROXIMATE LOCATION OF NEW ACCESS POINT

RESIDENTIAL/ LOCAL BUSINESS DENSITY = 1.49 LOTS/ACRE
OR
RESIDENTIAL/ MULTIFAMILY DENSITY = 2.15 LOTS/ACRE

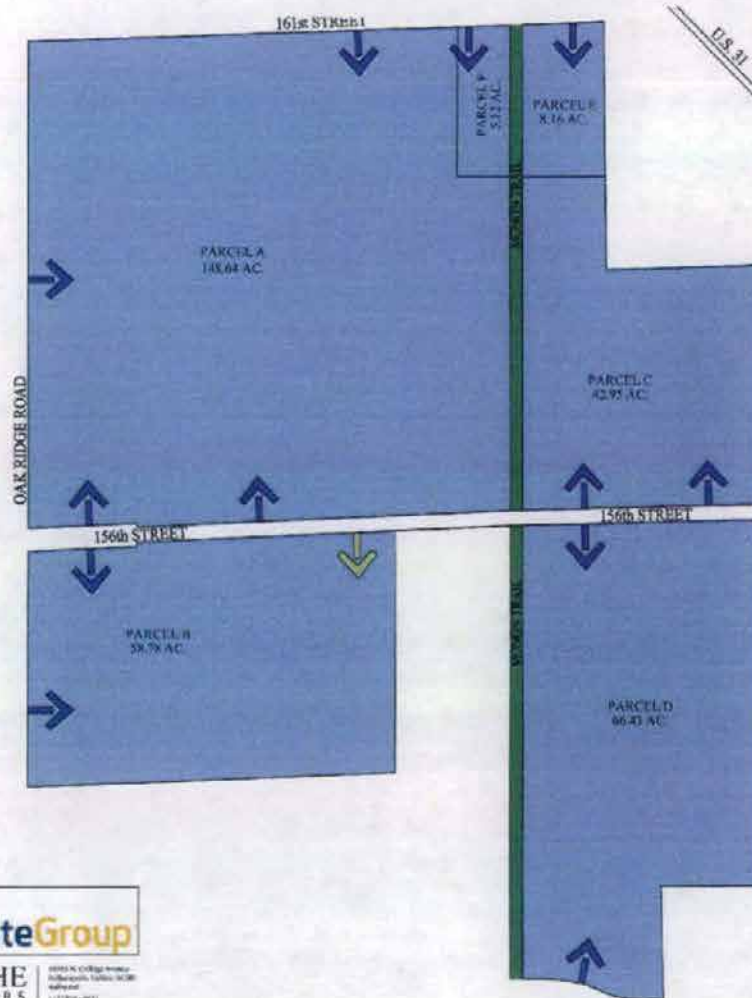


EXHIBIT B
CONCEPT PLAN



WEIHE
ENGINEERS

2020 N. College Avenue
Indianapolis, Indiana 46204
317.964-9000

SCALE: 1" = 100'

Page 1 of 1

EXHIBIT C
AMENDED DEVELOPMENT STANDARDS MATRIX

Parcels A and B: Residential Development Standards

Parcel	Base Underlying Zoning	Max. # of Units	Min. Lot Width		Min. Lot Area (SF)	Max. Bldg. Height	Minimum Building Setbacks			Min. Home Size (SF)		Parcel Size (acres)	Density (du/acre)	Architectural Standards
			at Bldg Setback Line	at Right of Way			Front	Side	Rear	1-Story	2-Story			
A ("Blue Grass")	SF-2	178	65'	40'	8,450	35'	25'	5' min. 14' Aggregate Between Structures	25'	1,800	2,000	148.64	2.20	See Exhibit D
A ("Meadowlands")	SF-2	148	80'	40'	10,400	35'	25'	5' min. 14' Aggregate Between Structures	25'	2,000	2,200			See Exhibit E See Exhibit F for Section One
B ("Two Gaits")	SF-2	70	95'	50'	12,000	25'	25'	5' min. 18' Aggregate Between Structures	25'	2,400	2,600	58.78	1.20	See Exhibit G

EXHIBIT D

(Replaces Exhibit 16 of the Viking Meadows PUD)

ARCHITECTURAL STANDARDS PARCEL A – BLUE GRASS LOTS

- 1) **Lot Width:**
Minimum of 65 ft. at front building line
- 2) **Minimum Square Footage:**
One-story home: 1800
Two-story home: 2000
- 3) **Side Yard Setbacks:**
5 ft. minimum
14 ft. minimum between residences
- 4) **Minimum Roof Pitch:**
Font to back: 6/12
Front gables: 8/12

Note: Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.
- 5) **Roof Overhangs:**
Minimum framed front and rear overhang: 12 inches

Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.
- 6) **Roof Ridgeline:**
 - A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home, in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.
 - B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home, in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.
 - 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.
- 7) **Corner Breaks:**
Each home shall have a minimum of three (3) corner breaks on the front façade and two (2) corner breaks on the rear facade. 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.

8) **Equipment Vents:**

All vents shall attach to the rear or side of the home to reduce visibility from the street.

9) **Foundations:**

Slabs and basements shall be permitted. Crawl spaces shall be prohibited.

10) **Windows:**

- A. Window type shall be vinyl, vinyl clad, aluminum clad or wood.
- B. Each front and rear facade shall include a minimum of four (4) windows, and each side facade shall include at least one (1) window.
- C. In counting windows, a double-hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.

11) **Garages:**

All homes shall have a minimum two-car attached garage.

12) **Masonry Requirements:**

- A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
- B. Except as provided in sub-section C, below, all homes shall have masonry on at least fifty percent (50%) of the front façade (exclusive of windows, doors and garage doors).
- C. Homes with a historical architectural style¹ that lends itself to the use of less masonry may have less than fifty percent (50%) masonry on the front facade.
- D. A minimum of seventy percent (70%) of the homes in Parcel A – Blue Grass Lots area shall have at least a masonry wainscot on the front façade of at least twenty-four inches (24") in height excluding windows, doors, garage doors and other openings. This overall requirement does not relieve homes without a historical architectural style from compliance with sub-section B, above.

13) **Siding Requirements:**

No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composition siding materials.

14) **Landscaping:**

- A. Front landscaping:
 - 1) 20 shrubs (2 gallon planted)
 - 2) 2 yard trees (one shade tree / one ornamental tree)
(2" minimum caliper outside planting bed)

- 3) 1 to 4 shade trees (2" minimum caliper) to be planted between the curb and sidewalk, required at a 50' to 60' on center spacing (number depends on lot street frontage).

B. Lawns:

- 1) Each home shall utilize either sod (with or without irrigation) or hydroseed with irrigation in all front yards to the front corners of the home. All side yards and rear yards must be seeded with straw at a minimum and no irrigation is required.
- 2) Corner lot homes which have two elevations substantially parallel to a public street shall have lawns comprised of sod (with or without irrigation) or hydroseed with irrigation in that portion of the yard located between the public street on each side of the corner lot and a line drawn parallel to each front corner elevation closest to the public street extending from each end of said elevations to each perpendicular lot line. All other side yards and rear yards must be seeded with straw at a minimum and no irrigation is required.
- 3) Corner lot homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of sod (with or without irrigation) or hydroseed with irrigation in that portion of the yard located (i) between the front elevation of the home and each public street and (ii) between the public street on each side of the corner lot and a line drawn parallel to each public street, extending to each perpendicular lot line from the two exterior corners of the home closest to each abutting public street. All other side yard and rear yards must be seeded with straw at minimum and no irrigation is required.

15) **Miscellaneous:**

- A. A not-for-profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- B. All new home, landscaping and exterior color plans must be approved by the Covenants, Restrictions and By-Laws' New Construction Committee (the "NCC") prior to beginning construction. One existing Viking Meadows homeowner shall be appointed to the NCC.
- C. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.
- D. Public sidewalks are required on all lots.
- E. Uniform mailboxes consistent with the existing mailboxes in Meadowlands Section One shall be required.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by Developer). The yardlight shall have a maximum total of 120-watt bulbs.
- G. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior

elevation of a home, are not required to be masonry, but must be decorative in nature using masonry, stucco or EIFS materials.

- H. Dumpsters and or trash bins are required on all lots once framing begins and shall be removed prior to receiving a Certificate of Occupancy.

16) Façade Variety:

All homes shall comply with the provisions set forth in Exhibit J, the Viking Meadows Façade Variety Code.

¹ Historical architectural styles are styles such as those identified in Exhibit I, Colonial, Cape Code, Farmhouse or homes with various architectural elements taken from the foregoing to create more recent and modern 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 home plan as a Historical architectural style.

EXHIBIT E

(Replaces Exhibit 17 of the Viking Meadows PUD)

ARCHITECTURAL STANDARDS PARCEL A – MEADOWLANDS (UNPLATTED²) LOTS

- 1) **Lot Width:**
Minimum of 80 ft. at front building line

- 2) **Minimum Square Footage:**
One-story home: 2000
Two-story home: 2200

- 3) **Side Yard Setbacks:**
5 ft. minimum
14 ft. minimum between residences

- 4) **Minimum Roof Pitch:**
Front to back: 6/12
Front gables: 8/12

Note: Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.

- 5) **Roof Overhangs:**
Minimum framed front and rear overhang: 12 inches

Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

- 6) **Roof Ridgeline:**
- A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home, in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.
 - B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home, in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.
 - 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.

- 7) **Corner Breaks:**
Each home shall have a minimum of three (3) corner breaks on the front façade and two (2) corner breaks on the rear facade. 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.
- 8) **Equipment Vents:**
All vents shall attach to the rear or side of the home to reduce visibility from the street.
- 9) **Foundations:**
Slabs and basements shall be permitted for one story homes. All two story homes shall have full basements. Crawl spaces shall be prohibited.
- 10) **Windows:**
A. Window type shall be vinyl, vinyl clad, aluminum clad or wood.
B. Each front and rear facade shall include a minimum of four (4) windows, and each side facade shall include at least one (1) window.
C. In counting windows, a double-hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.
- 11) **Garages:**
All homes shall have a minimum three-car attached garage with decorative garage doors. The width of the garage door for any one-story home with a front load garage shall be limited to a maximum of forty percent (40%) of the total lineal footage of the home's front façade.
- 12) **Masonry Requirements:**
A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
B. Except as provided in sub-section C, below, all homes shall have masonry on at least fifty percent (50%) of the front façade (exclusive of windows, doors and garage doors).
C. Homes with a historical architectural style¹ that lends itself to the use of less masonry may have less than fifty percent (50%) masonry on the front facade.
D. A minimum of seventy percent (70%) of the homes in Parcel A –Meadowlands (Unplatted) area shall have at least a masonry wainscot on the front façade of at least twenty-four inches (24") in height excluding windows, doors, garage doors and other openings. This overall requirement does not relieve homes without a historical architectural style from compliance with sub-section B, above.
- 13) **Siding Requirements:**
No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composition siding materials.

14) **Landscaping:**

A. Front landscaping:

- 1) 20 shrubs (2 gallon planted)
- 2) 2 yard trees (one shade tree / one ornamental tree)
(2" minimum caliper outside planting bed)
- 3) 1 to 4 shade trees (2" minimum caliper) to be planted between the curb and sidewalk, required at a 50' to 60' on center spacing (number depends on lot street frontage).

B. Lawns:

- 1) Each home shall utilize either sod (with or without irrigation) or hydroseed with irrigation in all front yards to the front corners of the home. All side yards and rear yards must be seed with straw at a minimum and no irrigation is required.
- 2) Corner lot homes which have two elevations substantially parallel to a public street shall have lawns comprised of sod (with or without irrigation) or hydroseed with irrigation in that portion of the yard located between the public street on each side of the corner lot and a line drawn parallel to each front corner elevation closest to the public street extending from each end of said elevations to each perpendicular lot line. All other side yards and rear yards must be seeded with straw at a minimum and no irrigation is required.
- 3) Corner lot homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of sod (with or without irrigation) or hydroseed with irrigation in that portion of the yard located (i) between the front elevation of the home and each public street and (ii) between the public street on each side of the corner lot and a line drawn parallel to each public street, extending to each perpendicular lot line from the two exterior corners of the home closest to each abutting public street. All other side yard and rear yards must be seeded with straw at minimum and no irrigation is required.

15) **Miscellaneous:**

- A. A not-for-profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- B. All new home, landscaping and exterior color plans must be approved by the NCC prior to beginning construction. One existing Viking Meadows homeowner shall be appointed to the NCC.
- C. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.
- D. Public sidewalks are required on all lots.
- E. Uniform mailboxes consistent with the existing mailboxes in Meadowlands Section One shall be required.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by Developer). The yardlight shall have a maximum total of 120-watt bulbs.

- G. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior elevation of a home, are not required to be masonry, but must be decorative in nature using masonry, stucco or EIFS materials.
- H. Dumpsters and or trash bins are required on all lots once framing begins and shall be removed prior to receiving a Certificate of Occupancy.

16) **Façade Variety:**

All homes shall comply with the provisions set forth in Exhibit J, the Viking Meadows Façade Variety Code.

¹ Historical architectural styles are styles such as those identified in Exhibit I, Colonial, Cape Code, Farmhouse or homes with various architectural elements taken from the foregoing to create more recent and modern 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 home plan as a Historical architectural style.

² Applies to those areas of Meadowlands that are not platted as of the date of the adoption of this Ordinance.

EXHIBIT F

ARCHITECTURAL STANDARDS PARCEL A - MEADOWLANDS SECTION ONE LOTS

- 1) **Lot Width:**
Minimum of 85 ft. at front building line

- 2) **Minimum Square Footage:**
One-story home: 2000
Two-story home: 2200

Note: Two-story homes on Lots 4, 6, 16, 17, 21, 25, 30, 45 and 49 of Meadowlands Section One (the "Adjacent Lots") shall be a minimum of 2500 square feet. If a one-story home is constructed on an Adjacent Lot, then the home shall be required to have a full basement.

- 3) **Side Yard Setbacks:**
5 ft. minimum
14 ft. minimum between residences

- 4) **Minimum Roof Pitch:**
Front to back: 6/12
Front gables: 8/12

Note: Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.

- 5) **Roof Overhangs:**
Minimum framed front and rear overhang: 12 inches

Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

- 6) **Roof Ridgeline:**
- A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home, in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.
 - B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home, in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.
 - 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.

7) **Corner Breaks:**

Each home shall have a minimum of three (3) corner breaks on the front façade and two (2) corner breaks on the rear façade. 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.

8) **Equipment Vents:**

All vents shall attach to the rear or side of the home to reduce visibility from the street.

9) **Foundations:**

Slabs and basements shall be permitted for one story homes. All two story homes shall have full basements. Crawl spaces shall be prohibited.

10) **Windows:**

- A. Window type shall be vinyl, vinyl clad, aluminum clad or wood.
- B. Each front and rear façade shall include a minimum of four (4) windows, and each side façade shall include at least one (1) window.
- C. In counting windows, a double-hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.

11) **Garages:**

All homes shall have a minimum three-car attached garage. All garages shall either be (i) side load; or (ii) front load with decorative garage doors. Garages for two-story homes shall be side load. The width of the garage door for any one-story home with a front load garage shall be limited to a maximum of forty percent (40%) of the total lineal footage of the home's front façade.

12) **Masonry Requirements:**

- A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
- B. Except as provided in sub-section C, below, all homes shall have masonry on at least fifty percent (50%) of the front façade (exclusive of windows, doors and garage doors).
- C. Homes with a historical architectural style¹ that lends itself to the use of less masonry may have less than fifty (50%) masonry on the front façade.
- D. A minimum of seventy percent (70%) of the homes in Meadowlands Section One shall have at least a masonry wainscot on the front façade of at least twenty-four inches (24") in height excluding windows, doors, garage doors and other openings. This overall requirement does not relieve homes without a historical architectural style from compliance with sub-section B, above.

13) **Siding Requirements:**

No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composition siding materials.

14) **Landscaping:**

A. Front landscaping:

- 1) 20 shrubs (2 gallon planted)
- 2) 2 yard trees (one shade tree / one ornamental tree)
(2" minimum caliper outside planting bed)
- 3) 1 to 4 shade trees (2" minimum caliper) to be planted between the curb and sidewalk, required at a 50' to 60' on center spacing (number depends on lot street frontage).

B. Lawns:

- 1) Each home shall utilize either sod (with or without irrigation) or hydroseed with irrigation in all front yards to the front corners of the home. All side yards and rear yards must be seed with straw at a minimum and no irrigation is required.
- 2) Corner lot homes which have two elevations substantially parallel to a public street shall have lawns comprised of sod (with or without irrigation) or hydroseed with irrigation in that portion of the yard located between the public street on each side of the corner lot and a line drawn parallel to each front corner elevation closest to the public street extending from each end of said elevations to each perpendicular lot line. All other side yards and rear yards must be seeded with straw at a minimum and no irrigation is required.
- 3) Corner lot homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of sod (with or without irrigation) or hydroseed with irrigation in that portion of the yard located (i) between the front elevation of the home and each public street and (ii) between the public street on each side of the corner lot and a line drawn parallel to each public street, extending to each perpendicular lot line from the two exterior corners of the home closest to each abutting public street. All other side yard and rear yards must be seeded with straw at minimum and no irrigation is required.

15) **Miscellaneous:**

- A. A not-for-profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- B. All new home, landscaping and exterior color plans must be approved by the NCC prior to beginning construction. One existing Viking Meadows homeowner shall be appointed to the NCC.
- C. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.
- D. Public sidewalks are required on all lots.

- E. Uniform mailboxes consistent with the existing mailboxes in Meadowlands Section One.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by Developer). The yardlight shall have a maximum total of 120-watt bulbs.
- G. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior elevation of a home, are not required to be masonry, but must be decorative in nature using masonry, stucco or EIFS materials.
- H. Dumpsters and or trash bins are required on all lots once framing begins and shall be removed prior to receiving a Certificate of Occupancy.

16) Façade Variety:

All homes shall comply with the provisions set forth in Exhibit J, the Viking Meadows Façade Variety Code.

17) Model Homes:

The Developer anticipates model homes will be constructed within Meadowlands Section One and that said model homes will be representative of those homes available within both Parcels A and B. As a result, if a model home is constructed within Meadowlands Section One, then the model home(s) shall be restricted to Lots 10 through 14 of Meadowlands Section One (the "Model Home Lots"). The initial model homes constructed in Meadowlands Section One shall be constructed on Lots 12, 13 and 14. Notwithstanding any other requirements to the contrary set forth herein, a model home constructed on a Model Home Lot shall only be required to meet the architectural specifications of either Exhibit D, Exhibit E, Exhibit F or Exhibit G. A model home in Meadowlands Section One that is constructed to the architectural specifications of Exhibit D and marketed as available within Parcel A – Blue Grass Lots area may only be constructed on Lot 14. If a model home is constructed on Lot 10, then such model home shall be required to have a side load garage.

18) Additional Standards:

Pursuant to Section 5.2 of this Ordinance, the following lots in Meadowlands Section One shall also comply with the standards set forth in Exhibit G (except for Sections 1 and 3 thereof) for Parcel B – Two Gaits Lots: Lot 23, Lot 29, Lot 34 and Lot 48. If a standard in Exhibit G is more restrictive than a standard set forth above, then the more restrictive standard shall apply to these lots. In addition, the Developer shall offer as available to be constructed on lots in Meadowlands Section One those homes which are offered and marketed to be constructed on lots in Parcel B – Two Gaits Lots.

¹ Historical architectural styles are styles such as those identified in Exhibit I, Colonial, Cape Code, Farmhouse or homes with various architectural elements taken from the foregoing to create more recent and modern 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 home plan as a Historical architectural style.

EXHIBIT G

(Replaces Exhibit 18 of the Viking Meadows PUD)

ARCHITECTURAL STANDARDS PARCEL B - TWO GAITS LOTS

- 1) **Lot Width:**
Minimum of 95 ft. at front building line

- 2) **Minimum Square Footage:**
One-story home: 2400
Two-story home: 2600

Note: Homes on Lots 15, 16, 17, 18 and 19 of Two Gaits Section One (collectively, the "Cul-de-Sac Lots") shall be a minimum of 3200 square feet exclusive of basements. Homes on Lots 14, 20, 35, 36, 37, 38, 39, 44 and 57, as shown on the Two Gaits Primary Plat approved by the Westfield Plan Commission on April 25, 2005, shall be a minimum of 2800 square feet exclusive of basements (collectively, the "Additional Lots"). Homes on both the Cul-de-Sac Lots and the Additional Lots shall have a full basement.

- 3) **Side Yard Setbacks:**
5 ft. minimum
18 ft. minimum between residences

- 4) **Minimum Roof Pitch:**
Front to back: 8/12
Front gables: 9/12

Note: Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.

- 5) **Roof Overhangs:**
Minimum framed front and rear overhang: 12 inches

Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

- 6) **Roof Ridgeline:**
- A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home, in which case a minimum of two (2) ridgelines are required.
 - B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home, in which case a minimum of two (2) ridgelines are required.
 - 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.

7) **Corner Breaks:**

Each home shall have a minimum of three (3) corner breaks on the front façade and two (2) corner breaks on the rear facade. 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.

8) **Equipment Vents:**

All vents shall attach to the rear or side of the home to reduce visibility from the street.

9) **Foundations:**

No slab foundations shall be permitted. All home foundations shall be on a basement or crawl space.

10) **Windows:**

- A. Window type shall be vinyl, vinyl clad, aluminum clad or wood.
- B. Each front and rear facade shall include a minimum of six (6) windows, and each side façade shall include at least one (1) window.
- C. In counting windows, a double-hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.

Note: Homes on both the Cul-de-Sac Lots and the Additional Lots shall include a minimum of eight (8) windows on the front and rear facades.

11) **Garages:**

All homes shall have a minimum three-car attached side load garage.

12) **Masonry Requirements:**

- A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
- B. Except as provided in sub-section C, below, all homes shall have masonry on the first floor, front, sides and rear (exclusive of windows, doors and garage doors).
- C. Homes with a historical architectural style¹ that lends itself to the use of less masonry may have less masonry.
- E. A minimum of seventy percent (70%) of the homes in Parcel B -Two Gaits area shall have at least a masonry wainscot on the front façade of at least twenty-four inches (24") in height excluding windows, doors, garage doors and other openings. This overall requirement does not relieve homes without a historical architectural style from compliance with sub-section B, above.

13) **Siding Requirements:**

No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composition siding materials.

14) **Landscaping:**

A. Front landscaping:

- 1) 30 shrubs (2 gallon planted)
- 2) 3 yard trees (two shade trees / one ornamental tree)
(2" minimum caliper outside planting bed)
- 3) 1 to 4 shade trees (2" minimum caliper) to be planted between the curb and sidewalk, required at a 50' to 60' on center spacing (number depends on lot street frontage).

B. Lawns:

- 1) Each home shall utilize either sod (with or without irrigation) or hydroseed with irrigation in all front yards to the front corners of the home. All side yards and rear yards must be seed with straw at a minimum and no irrigation is required.
- 2) Corner lot homes which have two elevations substantially parallel to a public street shall have lawns comprised of sod (with or without irrigation) or hydroseed with irrigation in that portion of the yard located between the public street on each side of the corner lot and a line drawn parallel to each front corner elevation closest to the public street extending from each end of said elevations to each perpendicular lot line. All other side yards and rear yards must be seeded with straw at a minimum and no irrigation is required.
- 3) Corner lot homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of sod (with or without irrigation) or hydroseed with irrigation in that portion of the yard located (i) between the front elevation of the home and each public street and (ii) between the public street on each side of the corner lot and a line drawn parallel to each public street, extending to each perpendicular lot line from the two exterior corners of the home closest to each abutting public street. All other side yard and rear yards must be seeded with straw at minimum and no irrigation is required.

15) **Miscellaneous:**

- A. A not-for-profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- B. All new home, landscaping and exterior color plans must be approved by the NCC prior to beginning construction. One existing Viking Meadows homeowner shall be appointed to the NCC.
- C. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.
- D. Public sidewalks are required on all lots.

- E. Uniform mailboxes consistent with the existing mailboxes in Two Gaits Section One shall be required.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by Developer). The yardlight shall have a maximum total of 120-watt bulbs.
- G. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior elevation of a home, are not required to be masonry, but must be decorative in nature using masonry, stucco or EIFS materials.
- H. Dumpsters and or trash bins are required on all lots once framing begins and shall be removed prior to receiving a Certificate of Occupancy.

16) Façade Variety:

All homes shall comply with the provisions set forth in Exhibit J, the Viking Meadows Façade Variety Code.

¹ Historical architectural styles are styles such as those identified in Exhibit I, Colonial, Cape Code, Farmhouse or homes with various architectural elements taken from the foregoing to create more recent and modern 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 home plan as a Historical architectural style.

EXHIBIT H

CLUBHOUSE AMENITIES

Existing Amenity Improvements.

As of the date of the adoption of this Ordinance, the following improvements existed on Block E of the Meadowlands Section One (the "Existing Improvements"):

- Partially completed clubhouse/pool house (the "Clubhouse")(pursuant to Section 16.3 of the Viking Meadows PUD);
- Outdoor basketball court (pursuant to Section 16.4 of the Viking Meadows PUD);
- Playground (pursuant to Section 16.5 of the Viking Meadows PUD);
- Landscaping (pursuant to Section 16.6 of the Viking Meadows PUD);
- Parking areas; and
- Outdoor tennis court.

New Amenity Improvements.

In addition to those Existing Improvements, the following improvements shall be installed and completed pursuant to Section 7 of this Ordinance:

Phase 1 (outdoor improvements):

- One (1) swimming pool of approximately one thousand nine hundred fifty (1950) square feet
- One (1) wading pool of approximately one hundred forty (140) square feet
- Lounge chairs (20)
- Tables (5)
- Umbrellas (5)
- Gazebo
- Picnic tables (3)
- Outdoor drinking fountain
- Bathrooms (within the Clubhouse)

Phase 2 (improvements to finish out the Clubhouse):

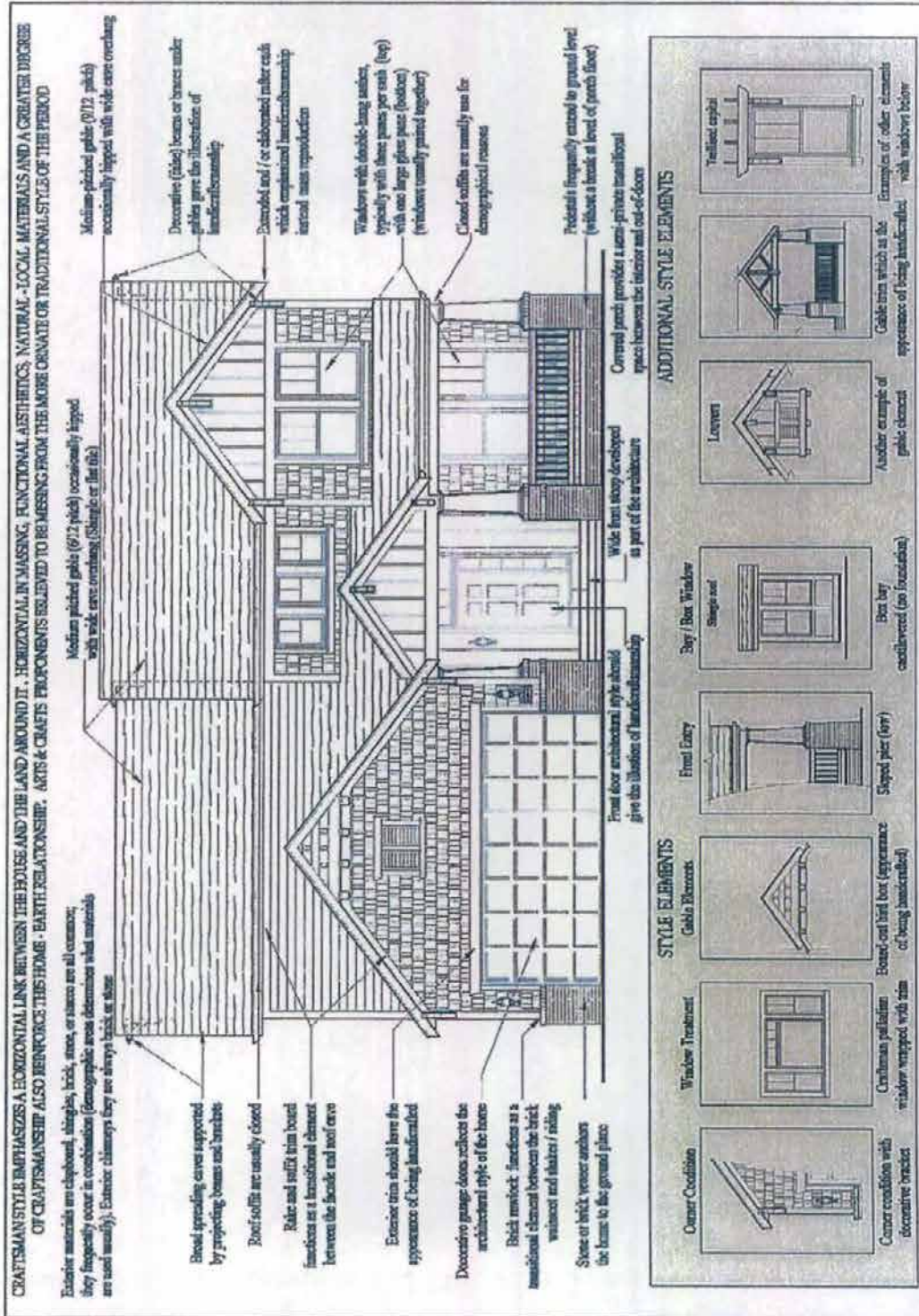
- Indoor Half-Court Basketball Court (north area of Clubhouse)
- Fitness Center (north area of Clubhouse) to include the following equipment: universal-type weight machine, dumbbell set, 3 treadmills, 2 exercise bikes, 3 elliptical trainers, 2 stair climbers and exercise balls

Phase 3 (improvements to finish out the Clubhouse):

- Game Room (north area of Clubhouse)
- Hearth Room (center area of Clubhouse)
- South Area Improvements. The improvements for this area of the Clubhouse will be determined by the Developer with input from the Viking Meadows Homeowners Association advisory board.

SINGLE FAMILY HOME STYLE EXHIBIT

This exhibit is not illustrative of an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate various style elements of the historical architectural style shown to create more recent and modern versions of the style.

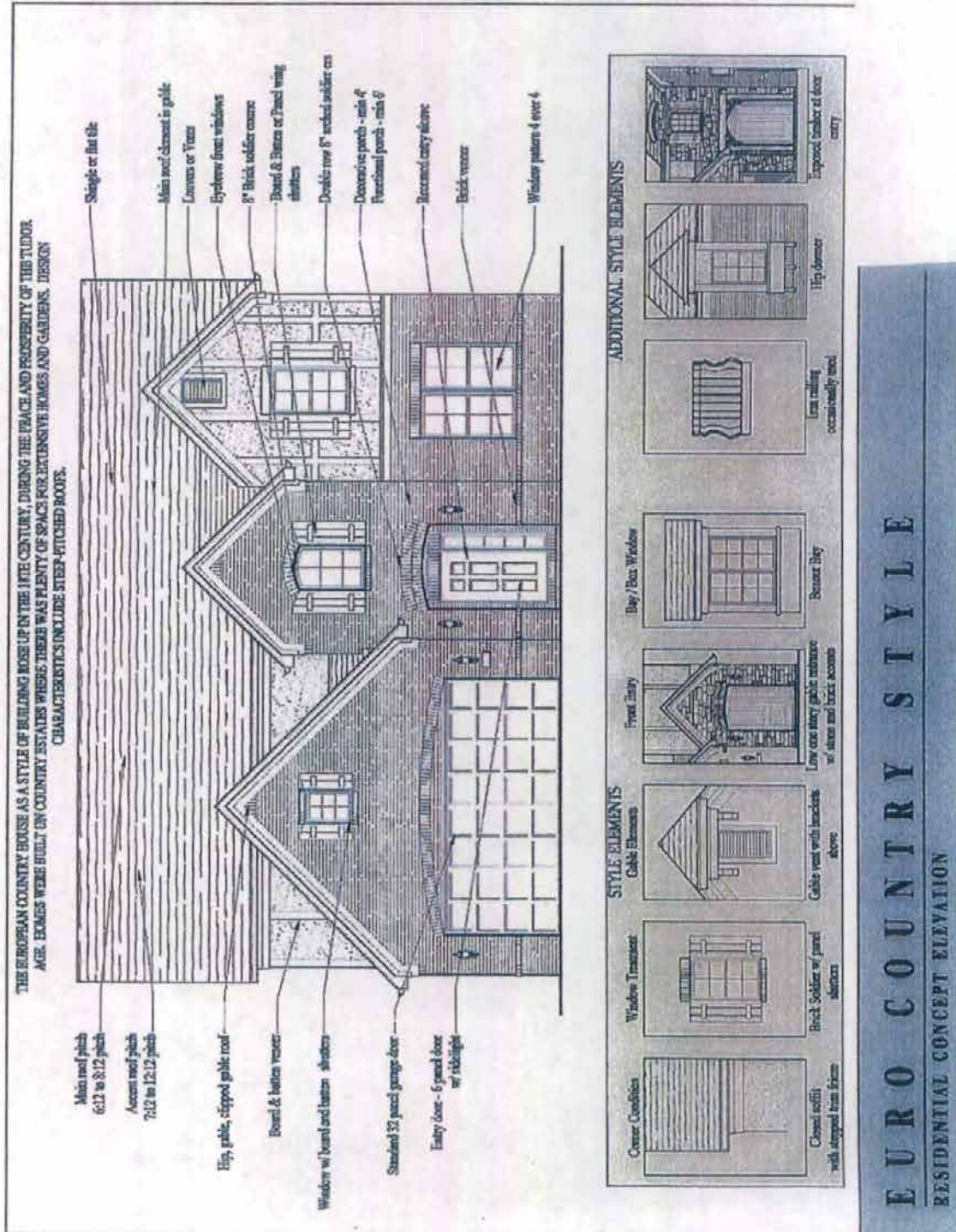


NORTHERN CRAFTSMAN STYLE

RESIDENTIAL CONCEPT ELEVATION

EXHIBIT I (cont.)

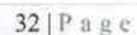
This exhibit is not illustrative of an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate various style elements of the historical architectural style shown to create more recent and modern versions of the style.



This exhibit is not illustrative of an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate various style elements of the historical architectural style shown to create more recent and modern versions of the style.

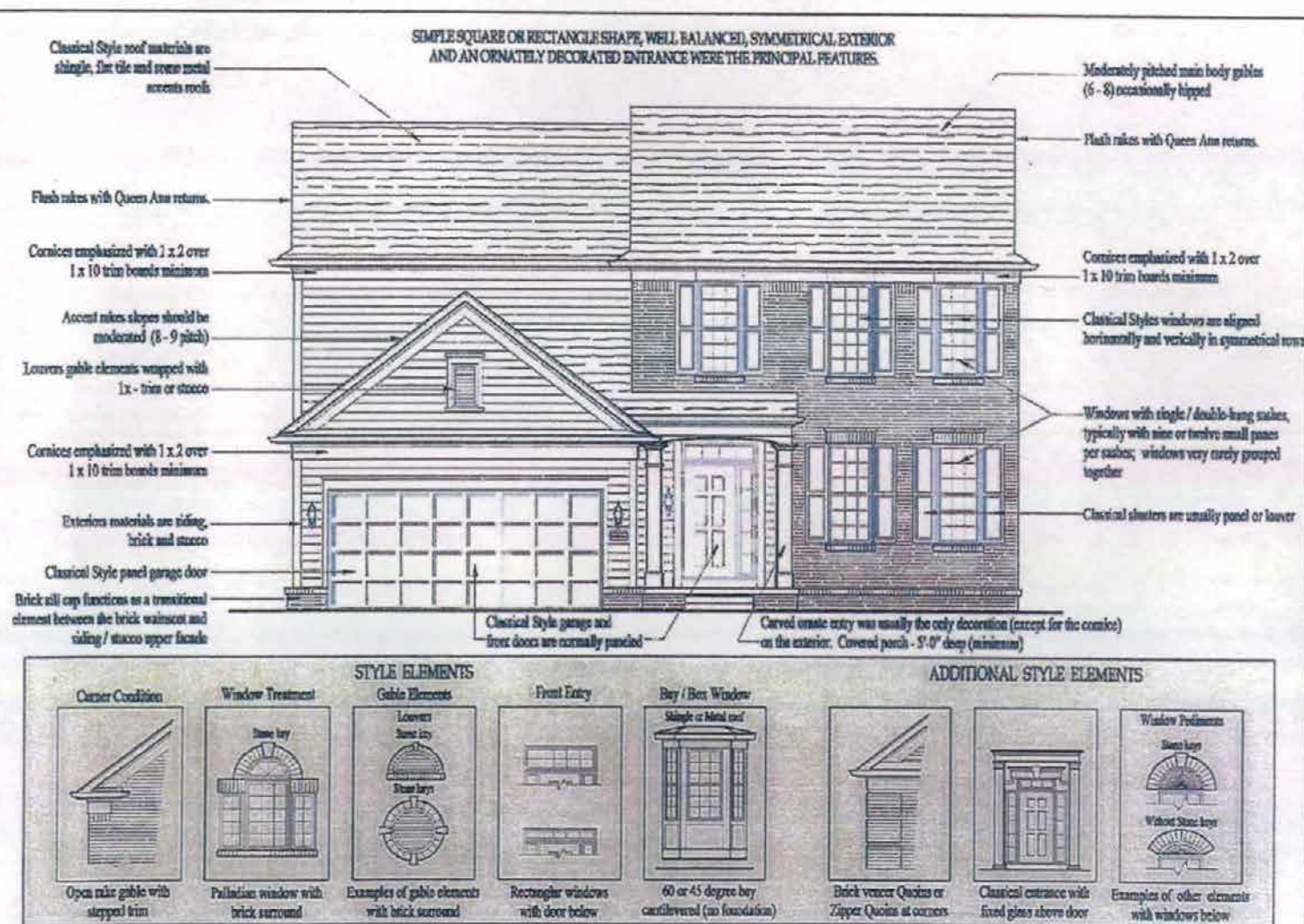


This exhibit is not illustrative of an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate various style elements of the historical architectural style shown to create more recent and modern versions of the style.



This exhibit is not illustrative of an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate various style elements of the historical architectural style shown to create more recent and modern versions of the style.

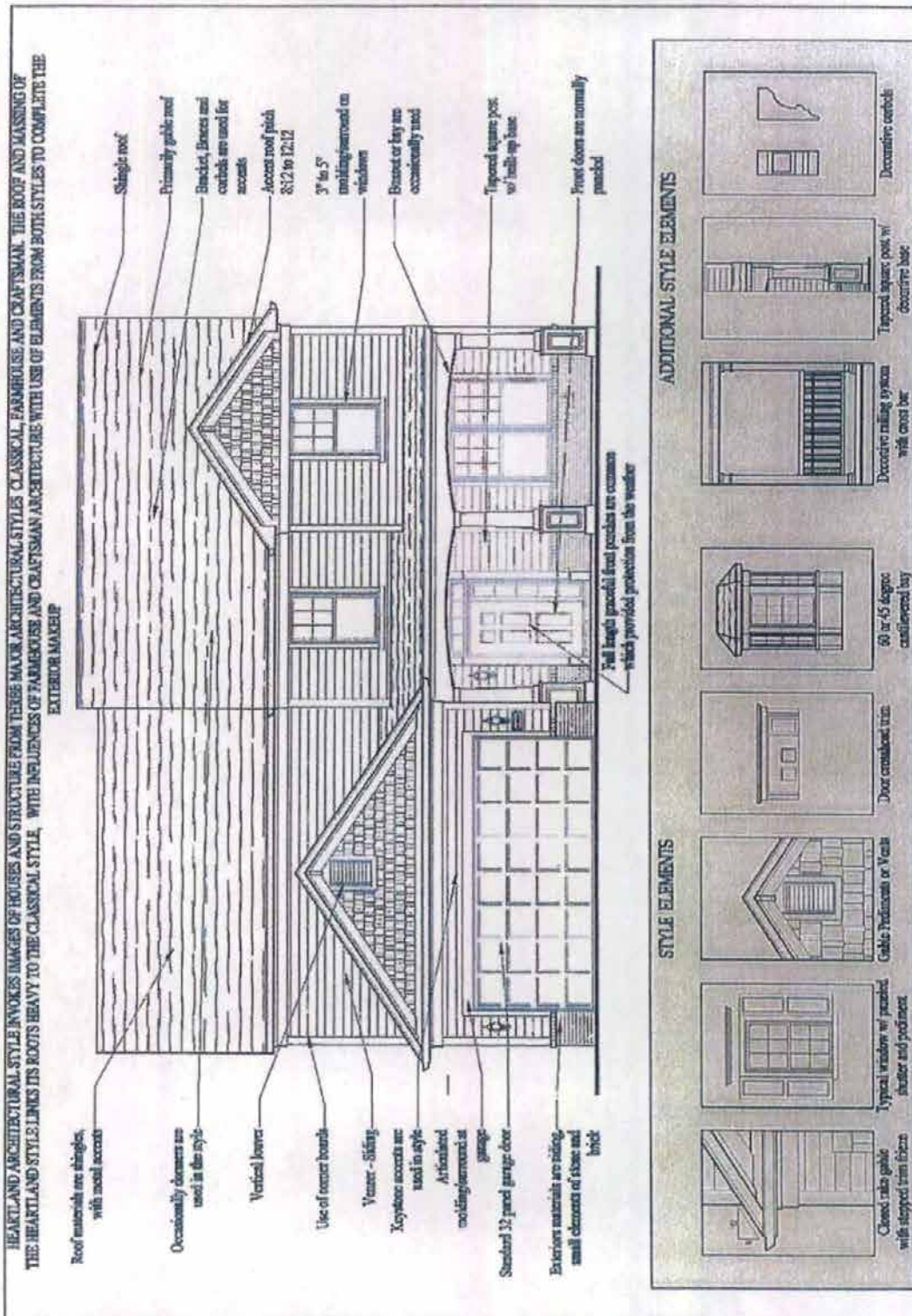
EXHIBIT I (cont.)



CLASSICAL STYLE RESIDENTIAL CONCEPT ELEVATION

EXHIBIT I (cont.)

This exhibit is not illustrative of an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate various style elements of the historical architectural style shown to create more recent and modern versions of the style.



HEARTLAND STYLE

RESIDENTIAL CONCEPT ELEVATION

This exhibit is not illustrative of an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate various style elements of the historical architectural style shown to create more recent and modern versions of the style.



EXHIBIT I (cont.)

This exhibit is not illustrative of an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate various style elements of the historical architectural style shown to create more recent and modern versions of the style.

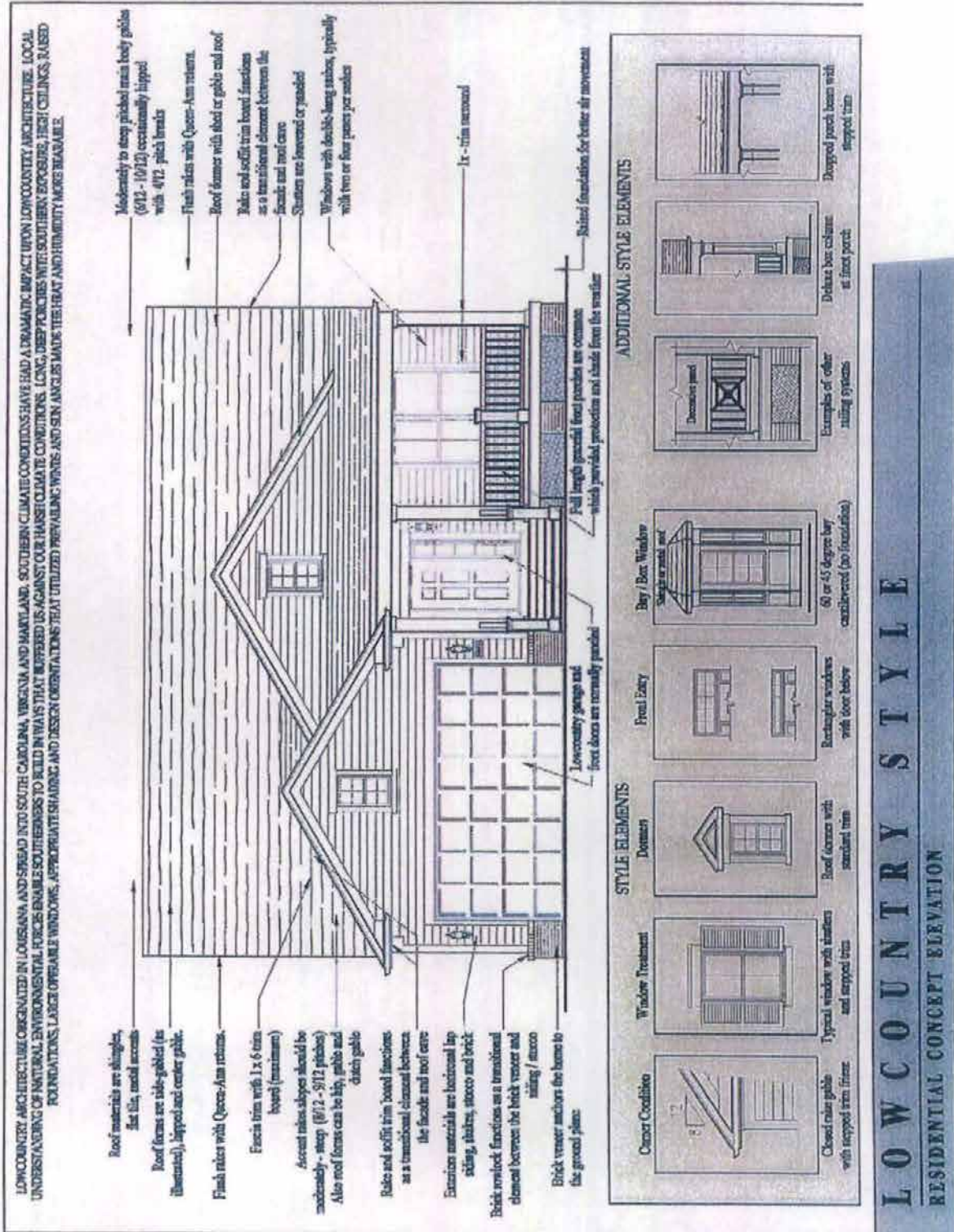


EXHIBIT J

VIKING MEADOWS FAÇADE VARIETY CODE

Subject home	4	4
	3	3
	2	2
	1	1
		1
	1	1
	2	2
	3	3
	4	4

- | | |
|--------------|---|
| <div>1</div> | Home cannot be of the same elevation of the same plan as the Subject home. Must be a different color package. |
| <div>2</div> | Home cannot be of the same elevation of the same plan as the Subject home. Cannot be the identical color package as the Subject home but may have the same brick. |
| <div>3</div> | Home may be of the same plan and elevation as the Subject home, but must be a different color package. |
| <div>4</div> | May be identical to Subject home. |

ORDINANCE 12-06

AN ORDINANCE BY THE WESTFIELD CITY COUNCIL CONCERNING AMENDMENTS TO CHAPTER 16 – WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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 (“Zoning Ordinance”); and

WHEREAS, the Westfield-Washington Advisory Plan Commission (“Commission”) considered a request filed with the Commission to amend and revise the Zoning Ordinance as described herein; and

WHEREAS, the Commission held a public hearing and forwarded the request to the Westfield City Council with a favorable (7-0) recommendation under the provision of Ind. Code 36-7-4-605; and

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

WHEREAS, the Westfield City Council is subject to the provision of Ind. Code 36-7-4-608(g) concerning any action on this request.

NOW THEREFORE BE IT ORDAINED by the Westfield City Council, meeting in a regular session that Chapter 16 of the Westfield Code of Ordinances be amended as follows:

Section 1. That the provisions of the Zoning Ordinance are hereby amended, in accordance with the attached exhibits:

- a. Exhibit “A” – Subdivision Control Ordinance, which is comprised of:
 - a. Exhibit “A1” – WC 16.04.010 – General Provisions
 - b. Exhibit “A2” – WC 16.04.220 – Procedures
 - c. Exhibit “A3” – WC 16.04.210, 254 – Definitions
- b. Exhibit “B” – WC 16.04.050, D – Local Business
- c. Exhibit “C” – WC 16.04.180, Figure 2 – Use List

Section 2. This Ordinance shall be in full force and effect in accordance with Indiana law upon the passage by the Common Council, its publication in accordance with law, and upon the occurrence of any other legally required acts, including passage of any applicable waiting period, all as provided by the laws of the State of Indiana. All ordinances or parts thereof in conflict herewith are hereby repealed.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS ORDAINED THIS ____ DAY OF _____, 2012.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

John Dippel

John Dippel

John Dippel

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 12-06 was delivered to the Mayor of Westfield

on the _____ day of _____, 2012, at _____ m.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 12-06

this _____ day of _____, 2012.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 12-06

this _____ day of _____, 2012.

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

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

Prepared by: Kevin M. Todd, AICP, Senior Planner, City of Westfield, 2728 East 171st Street, Westfield, IN 46074, (317) 804-3170.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Title 16 - Land Use Controls
Zoning Ordinance
Ordinance Number 1977-202 As Amended

An ordinance to repeal the zoning ordinance of the Town of Westfield, Indiana, Ordinance Number 1965-1, as amended, the Improvement Location Permit Ordinance of the Town of Westfield, Indiana, Ordinance Number 1965-2, as amended, and the Subdivision Control Ordinance of the Town of Westfield, Indiana, Ordinance Number 1965-3, as amended, passed by the Board of Trustees of the Town of Westfield, Indiana, Hamilton County, Indiana, in June 1965, and to enact a new Comprehensive Zoning Ordinance concerning minimum standards for physical improvements to land, the regulations and guidelines for administration, standards to administer violations of the ordinance, creating a Board of Zoning Appeals, providing for court review, and specific subdivision controls. Such new ordinance shall be known as the Westfield-Washington Township Comprehensive Zoning Ordinance of 1977 as most recently amended by Ordinance Number 95-8 and shall read as follows:

Be it ordained by the Board of Trustees of the Town of Westfield, Indiana, in accordance with IC 18-7-5 and IC 18-7-6 [IC 36-7-4] and all acts amendatory and supplemental thereto.

WC § 16.04.010 General Provisions

- A. Short Title - This chapter, and ordinances supplemental or amendatory thereto shall be known, and may be cited hereafter as the “Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977 as amended”.
- B. Interpretation - In interpreting and applying the provisions of this chapter, they shall be held to be the minimum requirements for the promotion of the public health, safety, comfort, morals, convenience and general welfare of the public.
- C. Non-Interference With Greater Restrictions Otherwise Imposed - It is not intended by this chapter to interfere with, abrogate, or annul any easements, covenants, or other agreements between parties; nor any chapters, rules, regulations or permits previously adopted or issued, or which shall be adopted or issued and which are not in conflict with any of the provisions of this chapter; except that, where this chapter imposes a greater restriction upon the use of buildings or land, or upon the height of buildings, or requires larger open spaces or greater lot area per family, than are required or imposed by such easements, covenants, or agreements between parties, or by such chapter, rules, regulations or permits, the provisions of this chapter shall control.
- D. Determination and Interpretation of District Boundaries
1. In determining the boundaries of districts, and establishing the provisions applicable to each district, due and careful consideration has been given to existing conditions, the character of buildings erected in each district, the most desirable use for which the land in each district may be adopted, and the conservation of property values throughout the township.
 2. Where uncertainty exists as to the exact boundaries of any district as shown on the zone map, the following rules shall apply:
 - a. In areas not subdivided, or where a district boundary subdivides a lot, the exact location of the boundary shall be determined by use of the scale of the official aerial maps prepared by the county auditor.
 - b. In the case of further uncertainty, the Commission shall interpret the intent of the zone map as to the location of the boundary in question.
- E. Procedure Relating to Annexed or Vacated Areas - Territory which may hereafter be annexed to the Town shall remain as zoned, unless changed by amendment to this chapter.

Whenever any right-of-way or other similar area is vacated by proper authority, the districts adjoining each side of such right-of-way or similar area shall be extended automatically to the center of such vacation and all areas included in the vacation shall then and thenceforth be subject to all appropriate provisions of the extended districts. In the event of a partial

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

vacation, the adjoining district, or district nearest the portion vacated, shall be extended automatically to include all of the vacated area.

F. Use

1. No building or land shall be used and no building shall be erected, reconstructed or structurally altered, which is arranged, intended or designed to be used for any purpose other than a use which is permitted and specified in a district in which such a building or land is located.
2. Notwithstanding the provisions of F.1. of this section, lands which have been rezoned from AG-SF 1 to a more dense single family district shall be permitted to continue use of the land for agricultural purposes as permitted under AG-SF 1 until such time as the land is platted.

G. Height - No building shall be erected, reconstructed or structurally altered to exceed in height the limits established and specified for the use of the district in which such building is located except as otherwise provided in Article 1, Section XI.

H. Yard, Lot Area and Size of Building - No building shall be erected, reconstructed or structurally altered in any manner which will encroach upon, or reduce in any manner, the yards, lot area per family, ground floor area of dwellings, or lot coverage provisions established and specified for the use and the district in which such building is located.

I. Lots - Every building hereafter erected shall be located on a lot. In no case shall there be more than one principal building used for residential purposes, and its accessory buildings, located on one lot, except as provided for multi-family type buildings.

J. Parking Space, Loading and Unloading Berths - For each building hereafter erected and for certain other uses of land, parking spaces for motor vehicles and loading and unloading berths as specified for the use to which such building or land is to be devoted shall be provided, except in historical district, to encourage the establishment of adequate parking spaces to meet the needs of a mobile society.

K. Filing of Fees - Applications and petitions filed pursuant to the provisions of this chapter shall be accompanied by the filing fees hereinafter specified in Figure 1.

L. Remedies

1. The Commission, the Board, the Building Commissioner, or any designated enforcement official or any person or persons, firm or corporation, jointly or severally aggrieved, may institute a suit of injunction in the circuit court of Hamilton County to restrain an individual or a government unit from violating the provisions of this chapter.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

2. The Commission or the Board may also institute a suit for mandatory injunction directing any individual, a corporation or a governmental unit to remove a structure erected in violation of the provisions of this chapter.
 3. Any building, erected, raised, or converted, or land or premises used in violation of any provisions of this chapter or the requirements thereof, is hereby declared to be a common nuisance and as such may be abated in such manner as nuisances are now or may hereafter be abated under existing law.
 4. As an additional remedy to each of the above identified plaintiffs, if the plaintiff prevails the court may allow costs, expenses and reasonable attorney fees in any judgment so rendered.
- M. Amendments - All amendments to this chapter shall be in conformance with the provisions of IC 36-7-4 and all acts amendatory thereto.
- N. Invalidity of Portions - Should any section or provisions of the chapter be declared, by a court of competent jurisdiction, to be invalid, such decision shall not affect the validity of the chapter as a whole, or any portion thereof, other than the portion so declared to be invalid.
- O. Farms Exempt - Farm structures constructed in the normal course of agricultural business for the support of individual farms shall not be subject to securing an improvement location permit except if any structure requires major plumbing, heating, sewage or electrical installations such structure will be subject to the permit fees contained in the chapter. If any farm structure, located in a district other than an area zoned GB, EI or OI, is used as an ancillary business such as greenhouses, wholesale or retail, or a feed mixing or grinding operation for a handling or service fee then a special exception must be authorized by the board prior to beginning construction or operating the ancillary business.
- P. Public Utility Installations
1. Structures and land used for public utility installations, as identified in Figure 2., while so used, shall be affected by the provisions for this chapter.
 2. All utility structures including substations shall be effectively landscaped and shall have plans for such landscaping, lighting, traffic control, building heights and setbacks approved by the Plan Commission.
- Q. Mineral Extraction Exempt - Nothing herein shall prevent, outside or urban areas, the complete use and alienation of any mineral resources or forests by the owner or alienation thereof. For the purpose of this paragraph, urban area shall include any land, or lots used for residential purposes where there are eight or more residences within one quarter mile square area and such other lands or lots as have been or are planned for residential areas contiguous to incorporated cities or towns.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

~~R. Business Development Exempt - Any parcel of land which is divided into sites, tracts, or lots for accommodating business or industry shall not be subject to the requirements and restrictions contained in the subdivision control sections of this chapter.~~

S. Minimum Width for Housing - All single family or duplex homes shall be required to be constructed with the main body of the residence being 23 feet or more wide.

T. Variance Approval by Plan Commission - Any petitioner who receives a variance for the usage of land by the Board of Zoning Appeals that would permit the use or construction of business, industrial or office facilities, other than a special exception that has had plans previously approved by the Plan Commission, must also have their plans approved by the Plan Commission.

U. Road Frontage Calculation - Road frontage shall be determined by the measurement of the distance between property lines at the right-of-way which has been dedicated and accepted by the Town of Westfield or Hamilton County.

V. Procedural Requirements

1. The Plan Commission shall review and approve site development plans for all churches, schools, and utilities in all zoning districts. The Community Development Department staff shall have the authority to require other uses to obtain Plan Commission approval due to the nature and complexity of the proposed project. This process will ensure adherence to developmental standards established in the Westfield - Washington Township Comprehensive Zoning Ordinance.
2. Prior to Plan Commission review, all proposed churches, schools, utilities, and other uses determined by the Community Development Department staff shall be required to complete a review by the Westfield Technical Advisory Committee.

W. Commitments Required by the Plan Commission

1. Commitments.
- X. The Plan Commission may, when in the discretion of the Plan Commission it is deemed necessary to: (i) assure the compatibility of a proposed development with surrounding properties; or (ii) to minimize the potential for the occurrence of detrimental affects from any attributes of a proposed development on surrounding properties, require or permit the owner of a parcel of property to make written commitments concerning the use or development of the subject property in connection with a Development Plan Approval as provided for in this Ordinance, or in connection with recommending approval of a zone map change to any zoning district classification contained in this Ordinance to the Town Council as a condition of development.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

The commitments shall be reduced to writing in recordable form and signed by the owner(s) of the real estate. The commitments shall be in effect for: (i) as long as the real estate to which they apply remains zoned to the classification to which the real estate was zoned when the commitments were made; or (ii) modified or terminated as provided below. The commitments shall authorize their recording by Staff in the Office of the Recorder of Hamilton County, Indiana upon the final approval of a Development Plan by the Plan Commission or the final approval of the zone map change by the Town Council. Following the recording of the commitments, Staff shall return the original recorded commitments to petitioner and shall retain a copy of the recorded commitments in its file.

The Plan Commission, Owners of all parcels of ground adjoining the real estate and all owners of real estate within the area included in the petition who were not petitioners for approval, and other specially affected persons designated in such commitments shall be entitled to enforce such commitments pursuant to Indiana Code 36-7-4-1015 or as otherwise provided by applicable law.

The commitments required by the Plan Commission shall be in substantially the form set forth in Exhibit "A" of this Ordinance.

1. Modification of Commitments by the Plan Commission.

Commitments required or permitted by the Plan Commission may be modified or terminated by a decision of the Plan Commission, made at a public hearing after notice to adjoining owners has been given pursuant to the Rules of Procedure of the Plan Commission. Any modification or termination of the commitments shall not be effective until: (i) reduced to writing; (ii) approved by the Plan Commission; (iii) executed and notarized by the present owner(s) of the real estate; and, (iv) recorded in the Office of the Recorder of Hamilton County, Indiana.

The modification or termination of commitments shall be in substantially the form set forth in Exhibit "B" of this Ordinance.

X. Rail Corridors - The following regulations affecting the Alternative Transportation Plan (trails) shall apply to all property that abuts a railroad property line, current or former:

1. The railroad property lines used for platting purposes shall be those boundaries in place as of January 2001 according to Hamilton County mapping records.
2. The Westfield Community Development Department will work with owners of property that is adjacent to a rail line should any question of development arise. Any new development proposal that is adjacent to a rail line and requires an Improvement Location Permit or Development Plan Review shall be brought to the attention of the Director, who will address this section of the ordinance with the developer. The Director shall then inform the Town Manager of said development.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

3. For any activity that would require an Improvement Location Permit, the Westfield Community Development Department shall work together with owners of property that is adjacent to a rail line regarding set back, landscaping and any other development standards deemed appropriate for the future development of the alternative transportation system and for the property owner. For new development proposals that are adjacent to a rail line and require an Improvement Location Permit or Development Plan Review, the Director will work with the developer to determine how the rail line will be used regarding set back, landscaping and any other development standards deemed appropriate by the Westfield Community Development Department.
 4. The Town will work with any rail line property owner that can show best title as determined by a court of law with the intent of protecting the rail line right-of-way for the use as presented in the Alternative Transportation Plan in a way that is beneficial to all.
 5. Any agreement must be approved by the Council and incorporated into the Town's plan approval process.
- Y. Preexisting Nonconforming Lots, Structures, and Uses - Lots, structures, and the use of such that were both in existence and in compliance with all land use and other laws on the date of passage of the Westfield Washington Township Zoning Ordinance (December 20, 1977) and further, that do not conform to the regulations set forth in this ordinance, shall be deemed to be legal, pre-existing nonconforming uses that may be continued subject to the following provisions:
1. Nonconforming Lots of Record - All lots legally existing prior to December 20, 1977, may be used as permitted in the zoning district in which they are located, provided that:
 - a. The holder of said parcel does not own sufficient adjacent land to enable the parcel to conform to the dimensional and acreage requirements of this Ordinance,
 - b. The lot width is no less than 100 feet
 - c. The lot acreage is no less than 1 acre.
 2. Nonconforming Structures of Record: Expansion or enlargement of a structure existing prior to December 20, 1977 shall be permitted provided that the enlargement or expansion of the structure does not further increase the nonconformity.
 3. Nonconforming Uses of Record: The continued operation of a nonconforming use existing prior to December 20, 1977 shall be permitted provided that the level of intensity and/or nonconformity is not increased.
 4. Termination of Nonconforming Status.
 - a. Any land, structure, or land and structure in combination, where a legal, pre-existing nonconforming use is replaced by a permitted use, may thereafter only be put to a permitted use and the nonconforming use may not thereafter be resumed.
 - b. When a legal, pre-existing nonconforming use of land, structure, or land and structure in combination, is discontinued or abandoned for twelve (12) consecutive months, the land, structure, or land and structure in combination, may thereafter only be put to a permitted use and the nonconforming use may not thereafter be resumed.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- c. Where legal nonconforming use status applies to a structure and lot in combination, deliberate removal or destruction of the structure shall eliminate the legal nonconforming status of the land.
- 5. Transferability: Any legal, pre-existing nonconforming use shall continue until or unless terminated as described above. Such use may be sold, inherited, or otherwise transferred, provided the use, land, and structure (if any) remain in compliance with the preexisting nonconforming regulations described herein.
- 6. Zoning Amendments: These provisions apply in the same manner to a use which may become a nonconforming use as a result of an amendment to the Westfield Washington Township Zoning Ordinance of 1977.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

EXHIBIT "A"

NOTE: The Westfield-Washington Township Zoning Ordinance of 1977 requires the use of this form in recording commitments made with respect to Development Plan Approvals, Zone Map Changes or Planned Unit Developments in accordance with I.C. 36-7-4-613 or I.C. 36-7-4-615.

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL
ESTATE MADE IN CONNECTION WITH A DEVELOPMENT PLAN APPROVAL,
ZONE MAP CHANGE OR PLANNED UNIT DEVELOPMENT REQUIRED BY THE
WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

In accordance with I.C. 36-7-4-613 or I.C. 36-7-4-615, the Owner of the real estate located in the Town of Westfield, Hamilton County, Indiana or Washington Township, Hamilton County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of the following described parcel of real estate:

LEGAL DESCRIPTION:

STATEMENT OF COMMITMENTS:

- 1.
- 2.
- 3.

These COMMITMENTS shall run with the land, be binding on the Owner of the above-described real estate, subsequent owners of the above-described real estate and other persons acquiring an interest therein. These COMMITMENTS may be modified or terminated by a decision of the Westfield-Washington Township Plan Commission made at a public hearing after proper notice has been given.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

COMMITMENTS contained in this instrument shall be effective upon the approval of petition # _____ pursuant to the Westfield-Washington Township Zoning Ordinance of 1977, and shall continue in effect until modified or terminated by the Westfield-Washington Township Plan Commission.

These COMMITMENTS may be enforced jointly or severally by:

1. The Westfield-Washington Township Plan Commission;
2. Owners of all parcels of ground adjoining the real estate and all owners of real estate within the area included in the petition who were not petitioners for approval; and
3. _____

The undersigned hereby authorizes the Westfield - Washington Township Plan Commission to record this Commitment in the Office of the Recorder of Hamilton County, Indiana, upon final approval of petition # _____.

IN WITNESS WHEREOF, Owner has executed this instrument this ____ day of _____, ____.

(Individual Owner)

Signature _____ (Seal)

Signature _____ (Seal)

Printed _____

Printed _____

(Organization Owner)

By _____

Printed _____

Title _____

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

(Individual Acknowledgment)

STATE OF _____)
) SS:
 COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____, Owner(s) of the real estate described above who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

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

Signature _____

Printed _____

County of Residence _____

My Commission expires: _____

(Organization Acknowledgment)

STATE OF _____)
) SS:
 COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____, the _____ of _____, a(n) _____, Owner(s) of the real estate described above who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any representations therein contained are true.

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

Signature _____

Printed _____

County of Residence _____

My Commission expires: _____

This instrument was prepared by _____.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

EXHIBIT "B"

NOTE: The Westfield-Washington Township Zoning Ordinance of 1977 requires the use of this form in recording commitment modification(s) or termination(s) with respect to a Development Plan Approval, Zone Map Change or Planned Unit Development in accordance with I.C. 36-7-4-613 or I.C. 36-7-4-615.

**COMMITMENTS MODIFYING OR TERMINATING EXISTING COMMITMENTS
CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN
CONNECTION WITH A DEVELOPMENT PLAN APPROVAL, ZONE MAP
CHANGE OR PLANNED UNIT DEVELOPMENT.**

In accordance with I.C. 36-7-4-613 or I.C. 36-7-4-615, the Owner of the real estate located in Town of Westfield, Hamilton County, Indiana or Washington Township, Hamilton County, Indiana, which is described below, makes the following modification(s) or termination(s) of commitment(s) concerning the use and development of the following described parcel of real estate:

LEGAL DESCRIPTION:

STATEMENT OF MODIFICATION OR TERMINATION OF COMMITMENTS:

- 1.
- 2.
- 3.

These MODIFICATION OR TERMINATION OF COMMITMENTS shall run with the land, be binding on the Owner of the above-referenced real estate, subsequent owners of the above-referenced real estate and other persons acquiring an interest therein. These COMMITMENTS may be modified or terminated by a decision of the Westfield-Washington Township Plan Commission made at a public hearing after proper notice has been given.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

MODIFICATION OR TERMINATION OF COMMITMENTS contained in this instrument shall be effective upon adoption of modification or termination approved by the Westfield-Washington Township Plan Commission in petition # _____.

These COMMITMENTS may be enforced jointly or severally by:

1. The Westfield - Washington Township Plan Commission;
2. Owners of all parcels of ground adjoining the real estate and all owners of real estate within the area included in the petition who were not petitioners for approval; and
3. _____

The undersigned hereby authorizes the Westfield - Washington Township Plan Commission to record this MODIFICATION OR TERMINATION OF COMMITMENTS in the Office of the Recorder of Hamilton County, Indiana, upon final approval petition # _____ by the Westfield-Washington Township Plan Commission.

IN WITNESS WHEREOF, Owner has executed this instrument this ____ day of _____, ____.

(Individual Owner)

Signature _____ (Seal)

Signature _____ (Seal)

Printed _____

Printed _____

(Organization Owner)

By _____

Printed _____

Title _____

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

(Individual Acknowledgment)

STATE OF _____)
) SS:
 COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____, Owner(s) of the real estate described above who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

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

Signature _____

Printed _____

County of Residence _____

My Commission expires: _____

(Organization Acknowledgment)

STATE OF _____)
) SS:
 COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____, the _____ of _____, a(n) _____, Owner(s) of the real estate described above who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any representations therein contained are true.

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

Signature _____

Printed _____

County of Residence _____

My Commission expires: _____

This instrument was prepared by _____.

WC 16.04.220 Procedures

A subdivider desiring approval of a plat of a subdivision of any property located in Washington Township, Hamilton County, Indiana shall submit a written application to the Westfield - Washington Township Plan Commission. Such application shall be accompanied by the information, requirements and plans set forth in this section.

In order to make the most of opportunities related to developing subdivisions and to conserve time, effort and expense, subdividers shall be required to consult with the Building Commissioner and other public officials at monthly Technical Advisory Committee meetings prior to their request for approval of primary plats from the Plan Commission.

The subdivider should also request a National Cooperative Soil Survey Map with interpretation and limitations for the intended usage; request conservation planning assistance from Hamilton County Soil and Water Conservation District; check with Hamilton County Surveyor concerning legal drains on tract and adjoining properties; check with the Indiana Department of Natural Resources, Division of Water, concerning floodplains on tract or adjoining properties; and check with the Hamilton County Highway Department or the Westfield Utilities Department concerning road construction, roadside ditch specifications, culverts, and private drain tile on tract and adjoining properties.

Step 1. Primary Plat for Subdivision -

A. The owner or subdivider shall provide a ~~preliminary~~ plan of the subdivision which shall show the manner in which the proposed subdivision is coordinated with the ~~mastercomprehensive~~ plan and its provisions; specifically, with relation to the requirements of the thoroughfare plan; school and recreational sites; shopping centers; community facilities; sanitation; water supply and drainage; and other developments existing and proposed, in the vicinity; provided, however, that no land shall be subdivided ~~for residential use~~ unless adequate access to the land over improved streets exists or will be provided by the subdivider, or if such land is considered by the Plan Commission to be unsuitable for such use by reason of flooding or improper drainage, objectionable earth and rock formation, topography, or any other feature harmful to the health and safety of possible residents and the community as a whole.

B. The subdivider shall provide the following:

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
 - Subdivision name and location
 - Any street related to the subdivision

- Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities
 - Title, scale, north point and date
 - Land use adjacent to proposed subdivision and owners names
2. A primary plat prepared by a land surveyor or land planner showing:
- Proposed name of the subdivision
 - Names and addresses of the owner, owners, land surveyor or land planner
 - 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.
 - Easements - locations, widths and purposes
 - Statement concerning the location and approximate size or capacity of utilities to be installed
 - Layout of lots, showing dimensions and numbers and square footage
 - Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes
 - Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent
 - Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners
 - Building setback lines
 - Legend and notes
 - Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage
 - Other features or conditions which would affect the subdivision favorable or adversely
 - Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used
 - A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land
 - A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
 - If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property
 - If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.

- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
3. A description of the protective covenants or private restrictions to be incorporated in the plat of the subdivision, or become covenants in the deeds for lots. Representations, oral or written, and all covenants made to the Plan Commission may not be revised, altered, or changed in any way prior to or after filing of the secondary plat without approval of the Plan Commission. These become conditions in the approval of the subdivision and noncompliance of these conditions will result in denial or revocation of subdivision approval.
- C. The application for primary and secondary plat for a subdivision shall be accompanied by the applicable fees as contained in Figure 1 in this Chapter.

Step 2. Primary Plat Approval -

- A. After a primary plat has been approved, a subdivider becomes eligible for secondary plat approval. Secondary plat approval is hereby delegated to the Community Development Director.
- B. After an application for approval of a plat of a subdivision, together with two copies of all maps and data, has been filed, the Commission shall review the primary plat and accept the application and plat, or return them to the subdivider with suggestions for changes.
- C. After the Commission accepts the filing of the primary plat, it may conduct a public hearing, notify the applicant in writing, and notify by general publication or otherwise, any person or governmental unit having probable interest in the proposed plat. The cost of publication of the notice of hearing shall be met by the applicant.
- D. Within a reasonable time which shall not exceed 60 days following the hearing on the primary plat, the Commission will notify the applicant in writing that it has approved the primary plat and is ready to receive the secondary plat, or will advise the applicant of any further changes in the primary plat which are required or should have consideration before approval will be given. Approval of primary plat does not constitute approval of the entire project.

Step 3. Secondary Plat - The secondary plat shall meet the following specifications:

- A. The secondary plat may include all or only a part of the plat which has received approval.
- B. The original drawing of a secondary plat of a subdivision shall be drawn to a scale of 50 feet to one inch. A scale of 100 feet to one inch may be used if necessary to make the ~~final~~ drawing no larger than 18 by 23 inches in order that the plat may be inserted

in the plat books in the recorders office without the necessity of folding said plat. Three black or blue line prints shall be submitted with the original secondary plat, or, in order to conform to modern drafting and reproduction methods, three black line prints and a reproducible print shall be submitted.

C. The following basic information shall be shown:

- Accurate boundary lines, with dimensions and angles, which provide a survey of the tract, closing with an error of not more than one foot in 5000 feet.
- Accurate distances and direction to the nearest established street corners or official monuments. Reference corners shall be accurately described on the plan.
- Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
- Accurate metes and bounds description of the boundary.
- Source of title to the land to be subdivided as shown by the books of the county recorder of Hamilton County.
- Street names.
- Complete curve notes for all curves included in the plan.
- Street lines with accurate dimensions in feet and hundredths of feet, with angles to street and lot lines.
- Lot numbers and dimensions.
- Accurate locations or easements for utilities and any limitations on such easements.
- Accurate dimensions for any property to be dedicated or reserved for public, semi-public or community use.
- Building setback lines and dimensions.
- Location, type, material and size of all monuments and lot markers.
- Plans and specifications for the improvements required in this Chapter.
- Restrictions of all types which will run with the land and become covenants in the deeds for lots.
- Name of the subdivision and the method of designating the subdivision name at all exits or entrances.
- Name and address of the owner and the subdivider
- North point, scale and date
- Certification by a land surveyor or engineer
- Rendering of all permanent signage for all entrances to the subdivision.
- Certification of dedication of streets and other public property
- Certificate for approval by the Commission
- A performance bond which will:
 - a) Run to the Westfield ~~Town~~City Council:
 - b) Be in an amount determined by the Commission to be sufficient in amount to complete the improvements and installations in compliance with this Ordinance. A statement of the total estimated amount sufficient to complete all improvements and installations shall be furnished by the subdivider and

attest to by a land surveyor or a professional engineer registered by the Indiana State Board of Registration for Professional Engineers and Land Surveyors;

- c) Be with surety satisfactory to the Commission, and;
- d) Specify the time for the completion of the improvements and installations.

This bond shall not be released until a certificate signed by a registered professional engineer or land surveyor, as the case may be, who has been approved by the TownCity Council, shall have been filed stating that said engineer has inspected the improvements and installations guaranteed by the bond during their construction and installation and that they have been made or installed in accordance with approved specifications.

- A road and street maintenance bond which will run to the County Commissioner for subdivisions which are located outside incorporated ~~town-city~~ limits, or will run to the TownCity Council for subdivisions within ~~a town-city~~ limits. Such maintenance bond shall be for a period of three years after final inspection by the County Commissioners or the Town-City and will be in such amount so as to insure quality of workmanship and guarantee of repairs due to normal usage of streets.

The Commission shall affix the Commission's seal upon the approval plat, together with the certifying signatures of its president and secretary. If it is disapproved, it shall set forth the reasons for such disapproval in its own records and provide the applicant with a copy.

D. Recording of Secondary Plat - The Building Commissioner shall retain such secondary plat, so approved, and shall cause such plat to be recorded in the office of the Hamilton County Recorder only upon satisfactory completion by the subdivider of all administrative details required by this Ordinance. Said secondary plat, after recording, shall remain on file in the office of the Clerk-Treasurer. Copies of the secondary plat, as recorded by the Building Commissioner, shall be delivered to the subdivider.

Terminology Changes

- A. All references to "preliminary plat" in this zoning ordinance shall be "primary plat", in accordance with Ind. Code 36-7-4-700 Series.
- B. All references to "final plat" in this zoning ordinance shall be "secondary plat", in accordance with Ind. Code 36-7-4-700 Series.

WC 16.04.210 Definitions

Definitions - For the purpose of the Westfield - Washington Township Comprehensive Zoning Ordinance, certain terms and words shall be interpreted and defined as follows: words in the present tense include the future and vice-versa; the words in the singular number include the plural number and vice-versa; the word “building” includes the word “structure” and vice-versa; the word “shall” is mandatory and not directory.

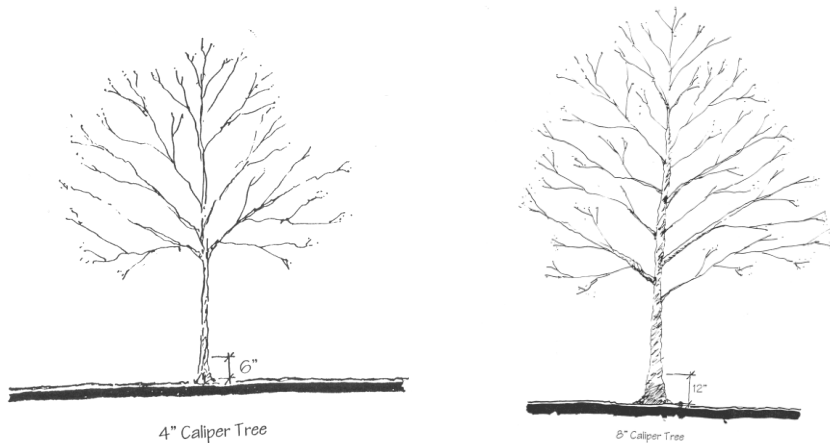
1. Abutting - Bordering
2. Access Way – A paved area intended to provide ingress and egress of vehicular traffic from public rights-of-way to off-street parking areas.
3. Accessory Building - A subordinate building, the use of which is incidental to and customary in connection with the principal building or use and which is located on the same lot with such principal building or use and is under the same ownership. Accessory buildings must be subordinate in height, width, length and bulk to principal building. Buildings which are portable and do not have permanent foundations are also classified as Accessory Buildings but are not subject to improvement location permits.
4. Active Recreation – Any program or facility that provides physical exertion as a means of exercise or enjoyable relaxation. Examples of active recreation include, but are not limited to: field sports (softball, soccer), court games (basketball, volleyball), designated trail facilities, etc.
5. Aggregate Lot Area – The sum of all land acreage within a given development (i.e., planned developments, planned business districts, local retail districts) including outlots.
6. Agriculture - The art or science of cultivating the ground, and raising and harvesting crops, also often including feeding, breeding and management of livestock; tillage, husbandry, farming; in a broader sense, the science and art of the production of plants and animals useful to man. In this broad use it includes farming, horticulture, forestry, dairy farming, etc.
7. Airport - A use devoted to the take-off, landing and storing of and servicing aircraft.
8. Alley - A permanent right-of-way which provides a secondary means of access to abutting lands.
9. Alley Line - A lot line bordering on an alley.

10. Alternative Transportation Plan - A plan which illustrates bicycle paths, walking paths, and sidewalks throughout and around a geographic area. Westfield's Alternative Transportation Plan is part of the Hamilton County Thoroughfare Plan which has been adopted by reference by the Town of Westfield.
11. Apartment - A building or portion thereof designed for or occupied by more than two families. Also a multi-family dwelling.
12. Art Studios - The conducting of one or more of the following activities: painting, sculpturing, jewelry making, weaving or other similar function defined as a fine art.
13. Assisted Living Facilities - A facility for persons having such disabilities as to require assistance with daily living tasks. Such facilities contains four or more dwelling units and/or rooming units; provide a combination of housing, support services, personalized assistance, and health care; and responds to the individual needs of persons who need assistance with the activities of daily living, but do not require 24-hour skilled medical care.
14. Banner. Banner means any hanging sign possessing characters, letters, illustrations or ornamentations which are designed or intended to convey any identification, message or information other than an address number and which are applied to paper, plastic or fabric of any kind. This classification shall not include plastic or fabric signs which are permanently attached within a rigid frame which are intended to be used as a permanent sign. National flags, flags of political subdivisions and symbolic flags of any institution or business shall not be considered banners for the purpose of this chapter. This definition excludes Ornamental Banners.
15. Banner, Ornamental - An Ornamental Banner is constructed out of fabric. An Ornamental Banner may display symbols, logos, emblems, letters (no more than three (3) per face of the entire display), and other graphic elements. An Ornamental Banner shall not display words, including but not limited to symbols, logos, emblems, and other graphic elements containing words.
16. Basement - A story having part, but not more than one-half, of its height below grade. A basement is counted as a story for the purpose of height regulation if subdivided and used for dwelling purposes.
17. Beauty Shop - The providing of beauty culture services to members of the general public as the result of being properly licensed and inspected.
18. Block - A unit or property bounded by streets, or by streets and/or railroad right-of-way, waterways, or other barriers.

19. Block Frontage - Property having frontage on one side of a street and lying between the two nearest intersecting streets, or nearest intersecting street and railroad right-of-way, waterway or other barrier.
20. Board - The Westfield-Washington Township Board of Zoning Appeals.
21. Boarding House - A building where meals are regularly served for compensation for three or more persons, but not exceeding 12 persons, not open to transients, in contradistinction to hotels and restaurants open to transients.
22. Buffer Yard – A buffer yard is a unit of yard together with the planting thereon. They should physically separate and visually screen different zoning districts from one another without precluding connectivity between uses.
23. Buffering – The use of landscaping, berms, walls, or decorative fences to at least partially screen views of structures from streets or neighboring properties. Buffering is typically required to screen vehicular use areas, parking lots, and other visually obtrusive features of development from view.
24. Builder/Developer Directional Signage Offsite. A sign whose message is exclusively limited to guiding the circulation of motorists or pedestrians to a development.
25. Builder/Developer Directional Signage Onsite. A sign whose message is exclusively limited to guiding the circulation of motorists or pedestrians within a development to specific phases or lots.
26. Builder/Developer Kiosk Directional Signage Onsite. A sign whose message is limited to guiding the circulation of motorists or pedestrians within a development to different builder's sections or types of home products.
27. Builder/Developer Sequential Sign Collections - A series of signs, typically grouped together in a linear fashion, used for advertising or other informational purposes. Typically, the collective viewing of each sign in a proper sequence portrays a single message, but each individual sign may portray an independent message.
28. Building - A structure having a roof supported by columns or walls, for the shelter, support, enclosure or protection of persons, animals, chattels or other property. When separated by party walls, without opening through such walls, each portion of such a building shall be considered a separate structure.
29. Building Area - The maximum horizontal projected area of the principal and accessory building, excluding open steps or terraces, porches without roofs not exceeding one story in height, or architectural appurtenances projecting not more than two feet.

30. Building Commissioner - The official designated by the Westfield Town Council, authorized to enforce the Westfield - Washington Township Comprehensive Zoning Ordinance and the Westfield - Washington Township Building Code.
31. Building, Detached - A building having no structural connection with another building.
32. Building Facade – The side of a structure that abuts the front yard.
33. Building, Front Line of - The line of the face of the building nearest the front lot line.
34. Building, Height of - The vertical distance measured from the lot ground level to the highest point of the roof for a flat roof; to the deck line of a mansard roof; and to the mean height between eaves and ridges for gable, hip and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating heights.
35. Building Line (Building Setback Line) - The line nearest the front of and across a lot establishing the minimum open space to be provided between the front line of a building or structure and the front lot line as defined by the legal description.
36. Building Permit - A permit signed by the Building Commissioner stating that a proposed improvement complies with the provisions of the Westfield Building Code. The Building Permit is part of the Improvement Location Permit. The Westfield Building Code is administered for all of Washington Township under an inter-local agreement with Hamilton County.
37. Building, Principal - A building in which is conducted the main or principal use of the lot on which said building is situated. Where a substantial part of an accessory building is attached to the principal building in a substantial manner, as by a roof, such accessory building shall be counted as a part of the principal building.
38. Business - The engaging in the purchase, sale, barter or exchange of goods, wares, merchandise or services, the maintenance or operation of offices, or recreational and amusement enterprises for profit.

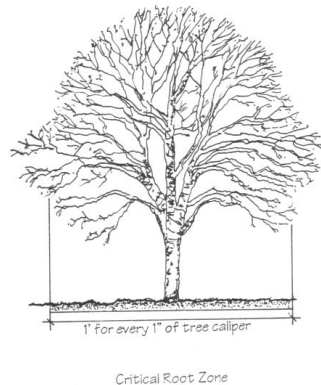
39. Caliper – A standard trunk diameter measurement for trees. Caliper measurements are taken six inches above the finished grade for trees with a diameter of four inches or less, and twelve inches above the finished grade for larger sizes.



40. Campgrounds, Public - A parcel of land used or intended to be used for temporary occupancy by campers, or for temporary occupancy by or of recreational vehicles, travel trailers, mobile homes, tents, cabins, or other temporary accommodations.
41. Carnival/Festival. Carnival/Festival means a temporary and transportable activity, bazaar, or fair which celebrates or promotes a special occasion and may include but not be limited to any combination of crafts, exhibits, entertainment, games, rides, and display of items for sale or purchase.
42. Cellar - A story having more than one-half of its height below the average grade of the adjoining ground. (See Basement)
43. Cemetery - Land used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematories, mausoleums and mortuaries when operated in conjunction with and within the boundary of such cemetery.
44. Certificate of Occupancy - A certificate signed by the Building Commissioner stating that a given structure has passed all appropriate inspections and is approved for occupancy as established in this ordinance.
45. Church - A building set aside only for public worship.

46. Clergyman, Lawyer, Architect or Accountant - Professional services conducted in the home requiring no support services except as may be provided by other members living in the dwelling.
47. Climbing (Play) Element – Playground equipment that requires or promotes the use of hands and/or feet to allow children to raise themselves from one level to another.
48. Club - Buildings and facilities owned or operated by a person for social, educational, or recreational purposes, but not primarily for profit or to render a service which is customarily carried on as a business.
49. Cluster Housing - Dwelling units having their own ground floor entrances and open space, and joined to other dwelling units by a common party wall or other horizontally unifying structural element.
50. Collector - Collector streets take traffic from local streets, carry it over short distances, and distribute it to primary or secondary arterials. (80 feet right-of-way)
51. Commercial Farm Enterprise - An operation or use inherent to or closely associated with a farm or agriculture, such as the buying, selling or distribution of livestock or farm or agricultural products or products essential to farm operation; but no including industrial grain elevators, industrial mills, abattoirs, commercial hatcheries and poultry processing plants, the manufacture of commercial fertilizers and similar enterprises which are of an industrial nature.
52. Commission - The Westfield-Washington Township Plan Commission.
53. Condominium - One or more structures, each structure having two or more dwelling units or other units for occupancy and wherein provisions have been made for separate ownership of each individual dwelling unit of occupancy unit. A type of ownership.
54. Conservation Easement – An easement granting a right or interest in real property that is appropriate to retaining land or water areas predominantly in their natural, scenic, open or wooded condition retaining such areas as suitable habitat for fish, plants, wildlife, or maintaining existing land uses.
55. Contingent Use - A use which is likely or liable but not certain to occur and which is not inappropriate to the principal uses of the district in which it may be located. Contingent uses are listed as permitted uses in each district.

56. Critical Root Zone (CRZ) – A circular region measured outward from a tree trunk representing the essential area of the roots that must be maintained in order for trees to remain healthy. The critical root zone is calculated at one foot of radial distance per inch of tree caliper, with a minimum of eight feet.



57. Cul-de-loop - A street that turns into and reconnects with its main axis, with the center or island used for parking or open space purposes.
58. Cul-de-sac (court or dead end street) - A street having one end open and being permanently terminated at the other by a vehicle turn-around.
59. Cut-off fixtures, eighty-five degree. Eighty-five (85) degree cutoff fixtures means those fixtures that do not allow light to escape above an eight-five (85) degree angle measured from a vertical line from the center of the lamp extended to the ground.
60. Cut-off fixtures, full. Full cut-off fixtures means those fixtures that are designed or shielded in such a manner that all light emitted by a fixture is projected below a horizontal plane running through the lowest point on the fixture where light is emitted.
61. Decibel - A unit of measurement of the intensity of loudness of sound. Sound level meters are used to measure such intensities and are calibrated in decibels.
62. Deciduous – A plant with foliage that is completely shed annually in early to mid autumn.
63. Decorative Pole – A vertical, rigid support that is mounted to the ground, containing ornamental element(s).

64. District - A section of land area within Washington Township, Hamilton County for which regulations governing building height, building size, intensity of land use, etc. are established in the Westfield-Washington Township Comprehensive Zoning Ordinance.
65. Dressmaking - Alterations or the making of men's or women's clothing.
66. Detention Pond – An area constructed as a dry basin. The area provides temporary floodwater storage during a storm event. These areas can provide multipurpose uses such as recreational areas and open space. Subsurface drainage is needed on poorly and somewhat poorly drained soils to prevent marshland.
67. Development. New buildings or other structures on a zoning lot, the relocation of an existing buildings on another parcel, the use of open land for a new use, or a change in zoning. Also means any man-made change to improved or unimproved real estate, including but not limited to parking fences, pools, signs, temporary uses, clearing of land, mining, dredging, filling, grading, paving, excavation, or drilling operations.
68. Development Amenities – Neighborhood features that provide comfort, convenience, pleasure, and increased quality of life within developments. Development amenities may include, but are not limited to clubhouses, gyms, swimming pools, tennis courts, basketball courts, ball-fields (soccer, football, etc.), walking/jogging/biking trails, picnic/barbecue group areas, playgrounds, volleyball courts, and racquetball courts.
69. Director. Director of Community Development.
70. Dripline – A vertical line extending perpendicularly from the ground to the outermost edges of a tree canopy or shrub branches.
71. Driveway - A private road which provides access to a lot, or to a use located on such lot, from a public way.
72. Dwelling - A building or portion thereof on a permanent foundation, used primarily as a place of abode for one or more human beings, but not any facility normally providing housing for a period of under 30 days.
73. Dwelling, Detached - A dwelling unit which does not share a common wall with any other dwelling and is surrounded on all sides by open space located on the same lot.
74. Dwelling, Duplex – A building designed for or occupied by two family units, living independently of each other in individual dwelling units.

75. Dwelling, Efficiency Unit – A dwelling unit consisting of one principal room, including sanitary, cooking, living, sleeping facilities, and/or dining alcove.
76. Dwelling, Multi-family – A residential building designed for or occupied by three or more family units, living independently of each other in individual dwelling units. Multi-family dwellings include apartments, row houses, group homes, dormitories, etc.
77. Dwelling, Quadraplex – A building designed for or occupied by four family units, living independently of each other in individual dwelling units.
78. Dwelling, Single-family – A building designed for or occupied by one family unit.
79. Dwelling, Triplex – A building designed for or occupied by three family units, living independently of each other in individual dwelling units.
80. Dwelling, Townhouse – A one-family dwelling unit with a private entrance, which is part of a larger structure whose dwelling units are attached in a linear arrangement. Townhomes possess totally exposed front and rear walls, used for access, light, and ventilation.
81. Dwelling Unit – Any room or group of rooms located within a dwelling, which forms a single habitable unit for occupancy by one (1) family unit. Dwelling units include facilities that are used, or intended for use as living, sleeping, cooking, and eating accommodations.
82. Easement - Land which has been designated by lawful agreement between the owner or owners of land and a person or persons for a specified use only by such person or persons.
83. Educational Institution - Public or parochial preprimary, primary, grade, junior high, high, preparatory school or academy; junior college, college or university, if public or founded or conducted by or under the sponsorship of a religious or charitable organization.
84. Evergreen – Coniferous or broad-leaved plants whose leaves remain throughout the year and are continually dropping and being replaced by new springtime growth.
85. Evergreen Screen – A plant or plants growing to a specified height that retains foliage throughout the year, which is planted to provide a dense vegetative screen for purposes of visual obstruction (see *Vegetative Screen*).

86. Expressway - An Expressway is an arterial highway for through traffic, whose main purpose is to move traffic rather than to provide access to individual properties. An Expressway is a divided highway with full or partial control of access and a limited number of at-grade intersections. (right-of-way width varies)
87. Family - One or more persons occupying a building and living as a single housekeeping unit, as distinguished from a group occupying a hotel, club, nursing home, fraternity or sorority house.
88. Fiber cement siding - is not a masonry product. Fiber cement siding is a mix of Portland cement, ground sand, cellulose fiber and various additives mixed with water and manufactured into a siding material.
89. Final Plat - Final plans of single family residential developments as set forth in WC 16.04.220
90. Floodplain - Any floodplain, floodway or floodway fringe district or combination thereof as illustrated on the Flood Boundary and Floodway map as prepared by the Federal Insurance Administration.
91. Floor Area, Gross Ground - The square foot area of a residential building within its largest outside dimensions computed on a horizontal plane at the ground floor level exclusive of open porches, breezeways, terraces, garages and exterior stairways.
92. Floor Area, Total - The total area computed on a horizontal plane inclusive of basements, cellars, attached garages, and screened or enclosed porches, but exclusive of exterior entryways and attics.
93. Foot-candle. Foot-candle means a unit of illumination produced on a surface, all points which are one foot from a uniform point source of one candle.
94. Front Façade: The wall that contains the primary public entrance for the tenant space
95. Frontage - All the property on one side of a street between two intersecting streets measured along the line of the street, or if the street is dead-ended, then all of the property abutting on one side between an intersecting street and the dead end of the street.
96. Frontage Road - A right-of-way which runs near to and characteristically, but not necessarily, parallel to a limited access right-of-way.
97. Garage, Private - An accessory building or attached area with capacity for not more than four motor vehicles per family nor more than 850 square feet.

98. Garage, Public - Any building, except those defined herein as a private garage, used for the storage, or care of motor vehicles, or where such vehicles are equipped for operation, repaired, or kept for remuneration, hire or sale.
99. Glare. Glare means light emitted by a luminaire at an intensity that causes a reduction in visibility, eye fatigue, or in extreme cases momentary blindness.
100. Hospital - An institution licensed by the State Board of Health and providing health services primarily for in-patient medical or surgical care of the sick or injured and including related facilities such as laboratories, out-patient departments, training facilities, central service facilities, and staff offices which are an integral part of the facility, provided such institution is operated by or treatment is given under direct supervision of a licensed physician. Types of hospitals include general, mental, chronic disease and allied special hospitals such as cardiac, contagious disease, maternity, orthopedic, cancer and the like.
101. Grade - The average level of the finished surface of ground adjacent to the exterior walls of the building.
102. Green Belt Space - That portion of land of a sub-division, multi-family, commercial or industrial development that is set aside as a screening area, parks, wetlands, public pathways or nature preserves. This term may include abandoned railroad rights-of-way, but does not include road medians, water retention areas, swimming pools, tennis courts, golf courses and similar recreational facilities, and any area included in individual lots in a residential subdivision.
103. Groundcover – Ornamental plants growing less than two feet in height at maturity, used as an alternative to grasses.
104. Gutter -The edge part of a street where curbs are provided that carry stormwater runoff to its destination.
105. Home Garage Sales - The conducting of home rummage sales for the benefit of the family or a group of families.
106. Home Occupations Permitted - A gainful occupation or profession conducted by a member of a family residing on the premises and where the business or profession is conducted within the building and is listed as a permitted home occupation in the district involved:
107. Hospice – A facility that provides inpatient support care and attends to the emotional, spiritual, social, and financial needs of terminally ill patients and their families.

108. Hotel - A building in which lodging is provided and offered to the public for compensation and which is open to transient guests in contradistinction to a boarding or lodging house.
109. Improvement Location Permit - A permit signed by the Building Commissioner stating that a proposed improvement complies with the provisions of the Westfield - Washington Township Comprehensive Zoning Ordinance.
110. Improvements – Any building, structure, parking facility, fence, gate, wall, work of art, underground utility service, land disturbing activity, or other object constituting a physical alteration of real property, or any part of such alteration (see *Land Disturbing Activity*).
111. In-line Tenant: Any tenant within a multi-tenant building where each individual tenant has an exterior store front and patron entrance.
112. Industrial Park - A single structure or group of structures for industrial operations forming a comprehensive arrangement of buildings, grounds, and access ways planned in accordance with harmonious principles of architectural and landscape architectural design, and industrial management.
113. Interested Parties - Those persons who are to be notified by mail of a public hearing, or other action; namely, (1) the applicant or developer of the subject property; and (2) all fee simple owners (executive officer or board of governmental owner) of real property to a depth of two (2) ownerships of no direct or indirect financial or other interest to the applicant or developer) or one-eighth (1/8) of a mile, whichever is less, but not less than two properties, in all directions from the subject property. Where the applicant or developer of the subject property has a direct or indirect financial or other interest within (2) ownerships or one-eighth (1/8) of a mile, then notice must extend beyond that direct or indirect financial or other interest as if that interest was part of the subject property. If such real property consists of “common areas” that are owned and/or maintained by a property owners’ association, then the association rather than the individual association owners shall be deemed the “interested party” for the purposes of notice, unless, additionally, the Director orders that certain individual owners be provided with notice as interested parties. The identities of interested parties shall be determined from the following sources: (1) the application; (2) the Auditor’s Plat Books for the county in which the interested party property lies; and (3) the Auditor’s Transfer Books for the county in which the interested party property lies.
114. Junk Yard - Any place at which personal property is or may be salvaged for reuse, resale or reduction or similar disposition and is owned, possessed, collected, accumulated, dismantled, or assorted, including but not limited to, used or salvaged base metal or metals, their compounds or combinations, used or salvaged rope, bags, paper, rags, glass, rubber, lumber, millwork, brick and

similar property except animal matter; and used motor vehicles, machinery or equipment which is used, owned or possessed for the purpose of wrecking or salvaging parts therefrom.

115. Jurisdiction of the Plan Commission - All of Washington Township, Hamilton County.
116. Kennel - Any lot on which four or more dogs, or small animals, at least four months of age are kept.
117. Lamp. Lamp means a component of a luminaire that produces light. A lamp includes a bulb and its housing.
118. Land Disturbing Activity – Any man-made change of land surface area, including clearing, cutting, excavating, filling, grading, or any other activity that alters land topography or vegetative cover. This does not include agricultural land uses such as planting, growing, cultivating, harvesting, or gardening.
119. Land Use Plan - A plan which defines a PCD's geographic boundaries, planned uses and their locations. This plan may include the following uses: recreational facilities, open/green space, rights-of-way, parking, multi-family, single family, and commercial.
120. Landscaping – The improvement of a lot, parcel, or tract of land with a combination of living plants such as grasses, shrubs, trees, and/or other plant materials and nonliving materials such as rocks, mulch, walls, fences, and/or ornamental objects designed and arranged to produce an aesthetically pleasing effect.
121. Landscaping Plan - A plan which illustrates all details, cross-sections, rights-of-way, easements, property lines, plant materials and sizes, and slope information of all proposed mounds. (see WC 16.04.100 4 - Landscaping)
122. Light emitting diode (LED). Light emitting diode means a semiconductor device that emits visible light when an electric current passes through it.
123. Light fixture. Light fixture means the assembly that houses a lamp(s) and may include some or all of the following parts: an assembly housing, mounting bracket or pole socket, lamp holder, ballast, reflector or mirror, and a refractor or lens.
124. Light pollution. Light pollution means general sky glow which is caused by the scattering of artificial light in the atmosphere, caused by luminaries.
125. Light trespass. Light trespass means light emitted by a luminaire that shines beyond the boundaries of the property on which the luminaire is located.

126. Lighting Plan - A plan depicting proposed design and materials of light fixtures, location of lighting, and directional focus of lights.
127. Linear Footage, Wall: The horizontal length of a building wall. Linear footage shall be measured as the horizontal distance between building corners, regardless if the building wall is convex, concave, or has projecting or inset portions.
128. Livestock - Animals and especially farm animals, raised for use, profit or enjoyment including horses, ponies, cattle, sheep, goats and other similar domesticated animals.
129. Loading and Unloading Berths - The off-street area required for the receipt or distribution by vehicles of materials or merchandise, which in this Ordinance is held to be a 12 by 45 foot loading space with a 14 foot height clearance.
130. Local Road or Street - Local Roads or Streets take traffic from collector streets and distribute the traffic through subdivisions, neighborhoods and business areas to individual homes, apartments, business sites, and industrial sites. (50 feet right-of-way)
131. Lodging House - A building where lodging only is provided for compensation to three or more, but not exceeding 12 persons, not open to transients, in contradistinction to a hotel which is open to transients.
132. Lot - A land area with a properly recorded legal description, accessible by means of a street.
133. Lot, Corner - A lot at the junction of and abutting two or more intersecting streets.
134. Lot, Depth of - The mean horizontal distance between the front lot line and the rear lot line of a lot, measured in the general direction of the side lot line.
135. Lot, Interior - A lot other than a corner lot or through lot.
136. Lot Line, Front - In the case of an interior lot, a line separating a lot from the street; and in the case of a corner lot, a line separating the narrowest frontage of a lot from the street, except in the case where deed restrictions specify another right-of-way line as the front lot line.
137. Lot Line, Rear - A lot line which is opposite and most distant from the front lot line and, in the case of an irregular or triangle-shaped lot, a line ten feet in length within the lot, parallel to and at the maximum distance from the front lot line.
138. Lot Line, Side - Any lot boundary line not a front lot line or a rear lot line.

139. Lot of Record - A lot which is part of a subdivision, the map of which has been recorded in the office of the Hamilton County Recorder, or a parcel of land, the deed to which has been recorded in the office of the Hamilton County Recorder prior to the date of passage of this Ordinance.
140. Lot, Reversed Interior - An interior lot, the front lot line of which is formed by a street, which street also forms the side lot line of an abutting corner lot. The corner lot is considered abutting even though separated from the interior lot line by an alley.
141. Lot, Through - A lot having frontage on two parallel or approximately parallel streets.
142. Lot, Width - The dimension of a lot, measured between side lot lines on the building line.
143. Lumen. Lumen means a unit of measurement of luminous flux. One foot-candle is one lumen per square foot.
144. Luminaire. Luminaire means a complete lighting system, and includes the lamp or lamps and a fixture.
145. Luminance. Luminance means a level of light measured at a point on a surface.
146. Mail Order Business - The receiving of goods or materials through the mail such as magazines, catalog sales, etc., where the goods or materials are not inventoried on the premises of the dwelling.
147. Maintenance, Landscaping - The pruning, mulching, mowing, spraying, fertilizing, propping, bracing, treating for disease or injury, snow removal, and other similar activities which promote the life, growth, health and beauty of landscape vegetation.
148. Manufactured Home - A dwelling unit designed and built in a factory after January 1, 1981, which bears a seal certifying that it was built in compliance with the federal Manufactured Housing Construction and Safety Standards Law (42 U.S.C. 5401 et seq).
149. Manufactured Home Park - An area of land of not less than five acres which compiles with the minimum standards for a mobile home park as established by ordinance, and which is to primarily harbor mobile homes.
150. Master Plan - The complete plan or any of its parts for the development of the Town of Westfield and other land in Washington Township prepared by the Westfield - Washington Township Plan Commission and adopted in accordance

with IC 36-7, General Assembly of Indiana, as is now or may hereafter be in effect.

151. Material Recycling Facilities (MRFs) - A business or governmental unit that collects, separates, or otherwise processes solid waste secondary materials for which there is a generally accepted market for such products.
152. Mobile Home - A mobile home is a vehicle which is used as a dwelling, is factory assembled, is transportable, is intended for year around occupancy, exceeds 35 feet in length, and is designed either for transportation on the public highways or for temporary or permanent placement on a foundation on a lot or mobile home park.
153. Motel - A building or a detached building used as dwelling units containing bedroom, bathroom and closet space, and each unit having convenient access to a parking space for the use of the unit's occupants. The units, with the exception of the apartment of the manager or caretaker, are devoted to the use of automobile transients.
154. Natural Areas – An area possessing one or more of the following environmental characteristics: steep slopes; flood plain; soils classified as having high water tables; soils that are subject to erosion; land incapable of meeting percolation requirements; riparian corridors; mature stands of native vegetation; aquifer recharge and discharge areas; wetlands and wetland transition areas; and significant wildlife habitats (see *Riparian Corridor; Vegetation, Native; Wildlife Habitat, Significant*).
155. Negative Space – the illusory space between the branching and foliage perceived as sky or background
156. Non-conforming Use - The lawful use of land or a building or a portion thereof, which uses does not conform to the use regulations of the district in which it is located.
157. Nonresidential Center. Nonresidential Center means any building or combination of buildings with more than one occupant or business. A nonresidential center may include one or more outlots.
158. Nonresidential Use, Individual. Individual nonresidential use means any building or combination of buildings with a single tenant or occupant. An individual nonresidential use shall not be considered a component of a nonresidential center.
159. Nursing Home - A facility licensed by the State Board of Health, which (1) provides nursing services on a continuing basis; (2) admits the majority of the

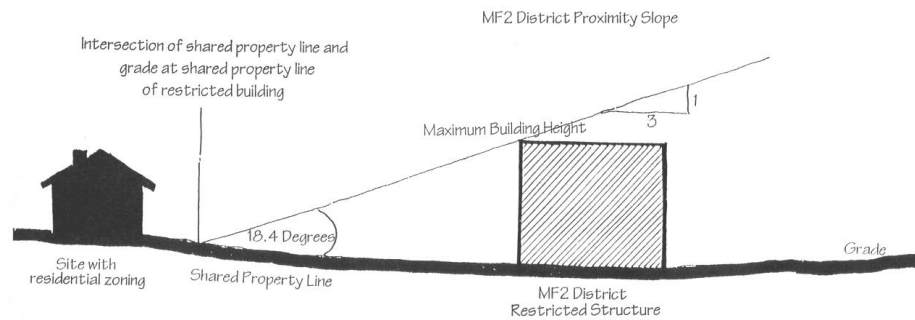
occupants upon the advice of physicians as ill or infirm persons requiring nursing services; (3) provides for licensed physicians services or supervision; (4) maintains medical records. Such facility may also provide other and similar medical or health service provided that no occupant requires physical restraint within the facility. Examples of nursing home facilities that provide health services may include, if they comply with all the above criteria, nursing homes, convalescent homes, maternity homes, rest homes, homes for the aged, and the like.

160. Octave Band - A narrow range of sound frequencies which classify sounds according to pitch. In the octave band analyzer the audible sound spectrum is divided into eight octave bands.
161. Octave Band Analyzer - An electrical device used with the sound level meter that sorts a complex noise or sound into the various octave bands.
162. Opaque. Opaque means that the material must not transmit light from an internal illumination source.
163. 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, water retention areas, screening buffers, etc. This term does not include road medians, swimming pools, tennis courts, golf courses, or any active recreational facilities.
164. Outlot. Outlot means a lot of record in a subdivision, nonresidential center or planned unit development which is adjacent to a (public or private) street, roadway or frontage road and is intended for an additional and separate building or buildings within a development.
165. Outside Sales Display, Permanent – Merchandise placed outside of commercial structures for sustained periods of time, involving the storage of merchandise items outside during hours that business is not being conducted. Permanent outside sales displays must receive site development plan approval prior to their construction, creation, or improvement.
166. Outside Sales Display, Temporary – Merchandise placed outside of commercial structures only during business hours for the purpose of temporary sales or special sales events.
167. Outside Storage – Materials or equipment placed outside of structures except: those associated with temporary outside sales displays; materials being used in new building construction; construction refuse to be disposed of within fifteen (15) days; or permanent outside sales display areas that have received site development plan approval.

168. Overhead (Play) Element – Playground equipment that requires or promotes climbing or swinging by allowing hand over hand motion.
169. Park - A public space and supporting facilities designed and used for a variety of recreational activities, a greater part of which take place outside of any structure.
170. Parking Area, Public - An open area, other than a right-of-way, designed or used for parking more than 4 motor vehicles which complies with WC 16.04.120.
171. Parking Lot Planting Areas – Areas within and adjacent to parking areas where trees, shrubs, and groundcovers are required to be planted in order to shade and improve the aesthetic qualities of parking facilities and to avoid the creation of large, unbroken expanses of pavement.
172. Parking Space - An area designed or used for parking a motor vehicle which complies with WC 16.04.120.
173. Passive Recreation – Any program or facility that provides opportunities for relaxation or enjoyment, which does not require physical exertion (i.e., wildlife viewing, photography, nature observation).
174. Person - A corporation, firm, partnership, association, cooperative organization or any other group acting as a unit, as well as a natural person.
175. Planned Business Development - A comprehensive development of land for serving the needs of business and the general public. Such development will take into consideration various physical requirements which are outlined by ordinance. Shopping centers are common examples of a Planned Business Development.
176. Plat - A map or chart indicating the subdivision of land, intended to be filed for record.
177. Play Equipment, Detached – Components of a play apparatus which are separated from each other and from a main play structure. Examples include sand diggers, swings, spring toys, and talk tubes.
178. Play Panels – Movable or stationary play elements which provide a wide range of solo or social, and active or passive activities. Play panels may be attached to play structures or free standing. Examples include tic-tac-toe, “character” pieces, games, and mazes.
179. Public Way. Any street, alley, pedestrian way, pathway, sidewalk, bridge, easement right-of-way or other way in which the public has a right of use.

180. Preliminary Plat - Initial plans of single family residential developments as set forth in WC 16.04.220
181. Premises. Premises means a lot, parcel, tract or plot of land together with the buildings and structures thereon.
182. Primary Arterial - A Primary Arterial carries both local traffic and regional traffic, links various communities, and moves traffic to and from major traffic generators. Primary Arterials carry both intermediate and long distance traffic, utilizing traffic control devices to facilitate traffic flow within developed areas. Regulations of the number of curb cuts is often necessary. (120 feet right-of-way)
183. Primary Green Space Areas – Unbuildable land including wetlands and land generally inundated with water (e.g., land under ponds, lakes, creeks); floodway and floodway fringe areas within the 100 year floodplain as identified on official FEMA maps; and land under permanent easement prohibiting future development. Primary green space areas do not include retention and detention areas.
184. Private School - Private, preschool, primary, grade, high or preparatory school or academy.
185. Private Street - A right-of-way not dedicated or accepted by the Town of Westfield for maintenance and repair responsibilities.
186. Professional Office - Office of a member or members of a recognized profession as defined by the United States Bureau of the Census.
187. Professional Office Center - An architectural and functional grouping of professional offices and appropriate associated and accessory uses which is the central feature of a site plan composed of building area, parking area, landscaped reservation and plantation, and other land features appropriate for its use as a professional office enterprise, designed to serve residential neighborhoods, and shall conform to the standards and requirements of this Chapter.

188. Proximity Slope – A plane projected upward and outward from the property line at a specific angle or slope. The angle or slope is projected from the line formed by the intersection of the vertical plane extending up from the shared property line and the grade at the shared property line of the restricted building or structure (see MF2 example below).



189. Prune – To remove dead or living parts from plants so as to increase fruit or flower production, to improve plant health, or to improve plant form (approved pruning methods are set forth in National Arborist Association Standards by the National Arborist Association).
190. Public Sewer System - A sanitary sewer system owned and operated by a governmental unit or by a private business which provides service to residents and business and industry as opposed to an individually owned septic sewer system.
191. Public Utility Installations - The erection, construction, alteration, or maintenance by public utilities, municipal departments, commissions, or common carriers of underground, surface or overhead gas, oil, electrical, steam, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, towers and other similar equipment and accessories in connection therewith, reasonable necessary for the furnishing of adequate service by public utility or municipal departments, commissions, or common carriers, for the public health or safety or general welfare.
192. Pylon Sign – A sign constructed upon the ground on a solid foundation with the sign surface resting directly on top of such foundation. Pylon signs are intended for business identification purposes for multiple entities.
193. Recreational Facility - Active recreational structures such as: swimming pools, tennis courts, basketball courts, tennis courts, pavilions, picnic areas, etc.
194. Recreational Vehicle - Any boat, boat trailer, trailer, camping trailer, travel trailer, pick-up, coach, motor home or other unit built or mounted on a vehicle or chassis, without permanent foundation, which may legally be driven or towed by a motor vehicle on a public right-of-way.

195. Recycling Collector System - A commercial container utilized to collect one or more types of recyclable materials. Does not include semi-trailers or single containers utilized by a commercial establishment conducting another business and located in or adjacent to the commercial facility.
196. Repair, Service or Refurbishing of Equipment and Parts - The conducting of repairs or renovation to small appliances, tools, furniture, electrical equipment such as saw sharpening and vacuum cleaner repair, TV or stereo or other similar activities.
197. Retention Pond – Ponds that have a normal pool (water) level and a designated capacity for additional temporary flood water storage during a storm event. They therefore have water in them all of the time.
198. Right-of-way - legally established property designated for transportation uses.
199. Ringelmann Number - The number of the area on the Ringelmann Chart that most nearly matches the light-obscuring capacity of smoke. The Ringelmann Chart is described in the U.S. Bureau of Mines information Circular 6888, on which are illustrated graduated shades of gray for use in estimating smoke density. Smoke below the density of Ringelmann No. 1 shall be considered no smoke, or Ringelmann 0.
200. Riparian Corridor – The strip of land lying along the sides of natural or man-made bodies of water. Such land is often located within floodplains and covered by dense vegetation. The term “riparian corridor” is usually associated with land adjacent to river and stream corridors, but it is also applicable to land adjacent to lakes and ponds.
201. Screen – Plants, berms, fences, walls, or any appropriate combination thereof used to visually obscure aesthetically unpleasing features of development or to reduce noise pollution.
202. Secondary Arterial - Secondary Arterials are intended to collect and distribute traffic to Primary Arterials. Secondary Arterials provide access to specific traffic designations, allow easy movement from one neighborhood to another, and provide cross-town traffic movement. Secondary Arterials serve small traffic generating sources, such as community oriented commercial areas, schools, major recreation areas, and other similar land uses. (90 feet right-of-way)

203. Secondary Green Space Areas – Land required to be designated as green space area by zoning regulations that would otherwise be buildable under local, state, and federal regulations. Secondary green space areas may include parks, public pathways, railroad rights-of-way, utility easements (if accessible and safe), water detention areas, and screening buffers. Secondary green space areas do not include retention areas, parking areas, road rights-of-way, or active recreational facilities/areas.
204. Shield. Shield means any attachment, which interrupts and blocks the path of light emitted from a luminaire or fixture.
205. Shielded, fully. Fully shielded means that a bulb is not visible within a shielded fixture and no light is emitted from the top or sides of the fixture. All light emitted from a fixture is projected downward below a horizontal plane running through the lowest point of a fixture where light is emitted.
206. Shopping Center - A grouping of retail stores, designed to serve neighborhoods and/or communities which conforms to the requirements of this ordinance
207. Shopping Center-Gross Leaseable Area - Gross leasable area of a shopping center shall mean the square footage of that space within the building or buildings comprising the shopping center which is primarily designed for leasing to or occupancy by tenants or other occupants who trade with the public, but shall not include public areas, administrative area, entrances, general utility area, corridors and like common area even though a portion of such areas may be utilized or leased on a temporary or permanent basis.
208. Shrub – A woody plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground.
209. Shrubs, Dense – shrubs possessing extremely well developed branching systems, heavily clothed with foliage, with minimal negative space (see *Negative Space*).
210. Sign. Sign means any display or device placed on a property in any fashion which is designed, intended, or used to convey any identification, message or information other than an address number.
211. Sign, Acreage For Sale. A sign announcing the sale, rental, or lease of land.
212. Sign area. Sign area means the entire area within a single continuous perimeter enclosing the extreme limits of a sign, including all background area figures and letters. However, such perimeter shall not include any structural elements lying outside the limits of the sign which are not part of the information, visual attraction, or symbolism of the sign.

213. Sign Area Allocation. The amount of permitted signage available to a particular user or tenant.
214. Sign, awning. Awning sign means any advertising or display located on any non-rigid material that extends from the exterior wall of a building and is supported by or attached to a frame.
215. Sign, center. Center sign means advertising used to identify a nonresidential center, which may include individual tenant advertising.
216. Sign, construction. Construction sign means a sign directing attention to construction upon a property where the sign is displayed, and bearing the name, address, or other identifier of the contractor, subcontractor, architect and/or development team.
217. Sign Copy. The wording, logos, symbols, emblems, or graphic content of a sign.
218. Sign, direction. Direction sign means a sign intending to direct the safe flow of vehicular and pedestrian traffic and includes "enter," "exit," and "arrow" signs.
219. Sign, Election. A temporary sign announcing or supporting candidates or issues in connection with any election or referendum.
220. Sign, Electronic. A sign or sign component with a fixed or changeable display composed of a series of lights, including but not limited to LED (light emitting diode), that may be changed through electronic means.
221. Sign, entrance. Entrance sign means those signs located at nonresidential centers which identify points of ingress and egress into a nonresidential center.
222. Sign, flashing. Flashing sign means any illuminated sign which exhibits changing light or color effects.
223. Sign, Gas Price. A sign displaying only the price of gasoline.
224. Sign, Home Construction or Home Remodeling Sign. A Temporary Sign used to advertise business entities conducting remodeling or construction work activities on a given parcel during the period that remodeling or construction activities are taking place on the given parcel.
- Sign, illuminated. Illuminated sign means a sign which has characters, letters, figures, designs, or outline illuminated by electric lights or luminous tubes as a part of the sign proper, or which is illuminated by reflectors.

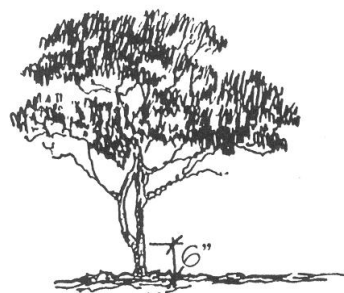
225. Sign, Interior Circulation. A sign intending to direct the safe flow of vehicular and pedestrian traffic and includes "enter," "exit," and "arrow" signs. Interior Circulation Signs are not commercial way-finding signage.
226. Sign, lawful nonconforming. Lawful nonconforming sign means any sign lawfully existing at the time of the enactment of any provision of this zoning ordinance, or any amendment thereto, with which the sign does not comply.
227. Sign, monument. A Sign which is permanently fixed to the ground.
228. Sign, Nonresidential Real Estate. A sign announcing the sale, rental, or lease of nonresidential property.
- Sign, Nonresidential Special Event. A Temporary Sign for a nonresidential entity, including businesses, charitable organizations, or not-for-profit corporations, which advertises grand openings, customer-appreciation events, public gatherings, and other similar events as determined by the Director.
229. Sign, off-premises. Off-premises sign means a sign directing attention to a specific business, product, service, entertainment, or any other activity offered, sold, or conducted elsewhere than upon the lot where the sign is displayed.
230. Sign, Open House Directional. A Temporary Sign used to advertise an open house and direct traffic to the house for sale.
231. Sign Plane – The flat area free of architectural ornamentation on the façade of a building or structure that is intended primarily for or can be utilized for displaying a sign. For buildings in which the building face is offset into multiple faces, only the face on which the sign will be located shall be used for calculating the Sign Plane.
232. Sign, pole. Pole sign means a sign which is supported by one or more poles, posts, or braces upon the ground, in excess of six (6) feet in height, not attached to or supported by any building.
233. Sign, projecting. Projecting sign means any sign attached to a building or wall and extending laterally more than eighteen (18) inches from the face of a wall.
234. Sign, Real Estate. Real estate sign means a sign announcing the sale, rental, or lease of real property.
235. Sign, Residential Event. A Temporary Sign utilized to advertise residential garage sales, yard sales, individual residential events, subdivision or neighborhood events and other similar events as determined by the Director.

236. Sign, Residential Real Estate. A sign announcing the sale, rental, or lease of residential property.
237. Sign, sandwich board. Sandwich board sign means a portable sign for display in front of a business for the specific use of advertising that business.
238. Sign, Special Event. A sign advertising or announcing a special communitywide event or activity conducted or sponsored by or on behalf of the City of Westfield, Westfield-Washington Schools, a charitable organization or a not-for-profit corporation. A special communitywide event or activity is one that occurs not more than twice in any 12 month period and seeks to attract donations, participants or customers throughout the City.
239. Sign, Temporary. A non-permanent sign intended for a limited time of display.
240. Sign, Time and Temperature. A sign displaying only the current time and/or outdoor temperature.
241. Sign, Under Canopy: Small sign placed under a canopy or roof overhang to direct patron traffic to the store entrance.
242. Sign, wall. Wall sign means a sign attached to and/or integral with an exterior wall or window surface of a building, the face of which is parallel to the surface.
243. Sign, Window. A sign that is applied to or attached to the exterior or interior of a window or located in such a manner within a building that it is visible from the exterior of the building through a window, but excludes merchandise window display.
244. Site Development Plan - A drawing, including a legal description of property involved, which shows the existing and proposed location and size of the following: all buildings, structures and yards; location and dimension of building lines and easements; widths and lengths of all entrances and exits to and from said property; location of all adjacent and adjoining streets, service facilities, and other improvements such as planting areas (see Landscaping Plan).
245. Sliding (Play) Element – Playground equipment that allows movement from a higher to a lower level, usually along a smooth surface.
246. Smoke Unit - The number obtained when the smoke density in Ringelmann number is multiplied by the time of emission in minutes. For the purpose of this calculation, a Ringelmann density reading shall be made at least once a minute during the period of observation; each reading is then multiplied by the time in minutes during which it is observed. The various products are then added together to give the total number of smoke units observed during the entire observation period.

247. Special Exceptions - Uses publicly or municipally operated and those used traditionally affected with a public interest and those uses entirely private in character but of such an unusual nature that their operation may give rise to unique problems with respect to their impact upon neighboring property and public facilities.
248. Story - That portion of a building included between the surface of any floor and the surface of any floor next above it. If there is no floor above it, then the space between such floor and the ceiling next above it shall be the story.
249. Story, Half - That portion of a building under a sloping gable, hip or gambrel roof, the wall plates on at least two opposite exterior walls of which are not more than three feet above the floor level of such half-story.
250. Street - For the purposes of the Westfield - Washington Township Comprehensive Zoning Ordinance, the word "street" means a right-of-way designated for use by motor vehicles.
251. Structural Alteration - Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any other substantial change in the exterior walls or the roof.
252. Structure - Anything constructed or erected which requires location on the ground or attachment of something having location on the ground.
253. Subdivider - Any person engaged in developing or improving a tract of land which complies with the definition of a subdivision as defined in this Ordinance.
254. Subdivision - A division of land into two or more parcels, sites or lots any one of which is less than five acres in area for the purpose of immediate or future transfer or ownership; ~~any division of land in a PUD District; or any division of land involving a non-residential use.~~ The improvement of one or more parcels, sites or lots ~~for residential, commercial or industrial structures~~ involving the allocation of land for streets or easements for use of occupants or leaseholders and the extension and maintenance of public sewers, water or drainage shall be considered as a subdivision, provided, however, the division of land into parcels, sites or lots of more than five acres not involving any new streets or easements of access or the sale or exchange of any parcel, site or lot between adjoining property owners where such sale is not for the declared purpose of additional building sites shall not be considered, for the purpose of this ordinance, as a subdivision. Provided, further, that the division of land of not less than three acres along an existing road or street for the purpose of erecting a single family residence that does not require public sewers or water shall not be considered a subdivision.

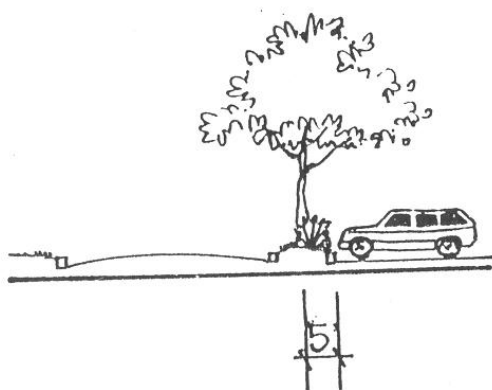
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255. Swimming Pool, Private - A swimming pool used only by the owners of the pool and friends as an accessory use at a private residence.
256. Teaching - The providing of tutoring assistance to individual students as well as the offering of private lessons in music, art or other areas of the fine arts.
257. Temporary. Temporary means a transitory use or structure which maybe established for a period of not more than 10 consecutive calendar days and not to exceed a period of time totaling 30 days within a calendar year. This definition does not apply to Temporary Signage, per WC 16.08.010 K.
258. Thoroughfare - Public right-of-way
259. Thoroughfare Plan - The Hamilton County Thoroughfare Plan adopted by reference by the Town of Westfield which sets forth the location, classification, and other information pertaining to existing and proposed streets in Washington Township. This Plan illustrates the legally established goals and objectives of the Town of Westfield as they pertain to public rights-of-way.
260. Topped – A method of pruning a tree whereby the vertical leader stems of the tree are removed.
261. Tourist Home - A building in which one but not more than five rooms are used to provide or offer overnight accommodations to transient guest for compensation.
262. Town - The Town of Westfield, Indiana.
263. Township - Washington Township, Hamilton County, Indiana.
264. Tree – A large, woody plant having one or several self-supporting stems or trunks and numerous branches.
265. Tree, Ornamental – A small to medium sized tree, growing approximately 15 feet to 40 feet in height at maturity, planted for aesthetic purposes such as colorful flowers, interesting bark, or fall foliage.



Ornamental Tree

266. Tree Protection – Measures taken to protect existing trees from damage or loss during and after construction, such as installing temporary fencing, maintaining existing grades within the dripline, and the use of tree wells (see *Tree Protection Area*).
267. Tree Protection Area – The area within the dripline of trees identified for preservation (see *Dripline*).
268. Tree, Shade – A large tree growing to over forty (40) feet in height at maturity, usually deciduous and planted to provide canopy cover shade (see *Deciduous*).



Shade Tree

269. Tree Specimen, Significant – A tree noted for some desirable characteristic, such as flower, fruit, size, value to wildlife, uniqueness, or position in the landscape.
270. Tree, Street – A tree planted along the street right-of-way.

271. Tree Well – A retaining wall or structure that preserves the existing grade and growing conditions within the dripline of existing trees (see *Dripline*).
272. Trees, Dense – trees possessing extremely well developed branching systems, heavily clothed with foliage, with minimal negative space (see *Negative Space*).
273. Typing and Other Office Services - Office services such as report preparation, addressing envelopes, preparation of billings and other related office type services.
274. Upland Buffer – Land located within a riparian corridor (see *Riparian Corridor*).
275. Use - The employment or occupation of a building, structure or land for a person's service, benefit or enjoyment.
276. Variance - A modification of the specific requirements of this Ordinance granted by the Board in accordance with the terms of this Ordinance for the purpose of assuring that no property, because of special circumstances applicable to it, shall be deprived of privileges commonly enjoyed by other properties in the same vicinity and district.
277. Vegetation, Native – Any plant species that is indigenous to all or part of Hamilton County, Indiana. Native vegetation does not include plant species that have been introduced by man.
278. Vegetative Screen – A visual barrier of vegetation with dense foliage used to block aesthetically intrusive land uses from view (see *Screen*).
279. Vibration - Oscillatory motion transmitted through the ground.
280. Vines – A woody plant that has a spreading pattern of growth typically used on the ground, on walls, and on trellises.
281. Vision Clearance on Corner Lots - A triangular space at the street corner of a corner lot, free from any kind of obstruction to vision between the heights of three and 12 feet above the established street grade. The street grade is measured at the intersection of the center lines of the intersecting street pavements, and the triangular space is determined by a diagonal line connecting two points measured 15 feet along each of the street property lines equidistant from the intersection of the property lines of the property lines extended, at the corner of the lot.
282. Wildlife Habitat, Significant – A geographic area which provides food, shelter, nesting sites, territory, and protection for important animal, insect, and/or plant species.

283. Window. Any single window pane or a series of adjacent window panes separated by mullion(s) of three (3) inches or less. Adjacent window panes set at different angles shall constitute separate windows regardless of the width of their mullion separation.
284. Wireless Communication Service Facilities - Antennas or antenna support structures for private or commercial mobile radio communications, broadcast radio or television; and associated equipment buildings, broadcasting studios, or radio or television business offices.
285. Yard - A space on the same lot with a principal building, open, unoccupied and unobstructed by structures, except as otherwise provided by this ordinance.
286. Yard, Front - A yard extending across the full width of the lot unoccupied other than by steps, walks, terraces, driveways, lamp posts and similar structures, the depth of which is the least distance between the front lot line and the building line
287. Yard, Rear - A yard extending across the full width of the lot between the rear of the principal building and the rear lot line unoccupied other than by accessory buildings which do not occupy more than 30 percent of the required space, and steps, walks, terraces, driveways, lamp posts and similar structures, the depth of which is the least distance between the rear lot line and the rear of such principal building.
288. Yard, Side - A yard between the principal building and the side lot line, extending from the front yard or from the front lot line where no front yard is required, to the rear yard. The width of the required side yard is measured horizontally at 90 with the side lot line, from the nearest part of the principal building, except in cases where irregular or pie shaped lots are located, then the width of the required side yard shall be an average of the width of the area between the side lot line and the principal building measured horizontally at 90 with the side lot line.
289. Yard Width and Depth - The shortest horizontal distance from a lot line to the main building.

WC § 16.04.050 Business Districts

A. General Requirements (other than historical district) -

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

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B. GO - General Office District - This district is established to provide for general office development.

1. Special Requirements -

- No outside storage, vending machines or outside sales display.
- General office business shall be conducted within buildings so constructed that no noise, dust, or dirt shall be audible or visible beyond the confines of the building.

2. Permitted Uses -

- General business and professional offices
- Insurance offices
- Manufacturing representatives offices
- Medical or veterinarian offices
- Financial institutions
- Real estate offices
- Multi-family housing (3 units or more with MF1 standards)
- Municipal or government buildings
- Public or private schools
- Agriculture
- Accessory buildings and uses customarily incidental to any of the above uses

3. Special Exceptions -

- Office/warehouse buildings
- Day care facilities

4. Minimum Lot Area - 3 acres

5. Minimum Lot Frontage on Road - 250 feet

6. Minimum Setback Lines -

- Front Yard - 60 feet
- Side Yard - For side yards adjoining a road or street - not less than 60 feet
For side yards abutting a residential area - 60 feet
All other side yards - 20 feet
- Rear Yard - 20 feet unless the rear yard abuts a residential district in which case the rear yard setback shall be 60 feet

7. Maximum Building Height - 50 feet

8. Minimum Ground Level Square Footage - None. However, not more than eighty (80) percent of the total area of any lot or any development on multiple lots shall be occupied by buildings, roads, parking area, drainage facilities and other accessory uses.
 9. Parking - Off-street and/or private parking shall be provided in accordance with the provisions in this ordinance.
 10. Exemption - Any residence which is located in this district, as of December 1990, that is converted into offices, is exempt from the standards of this subsection. Such exemption does not apply to additions or exterior modifications which increase the size of the structure.
- C. GO -PD - General Office - Planned Development - This district is established to permit the development of lands to provide offices as contained in this subsection, single family homes and low density multi-family units when such lands are developed in a comprehensive plan of which business use may not exceed 20 percent and multi-family shall not exceed 30 percent.
1. Special Requirements -
 - No outside storage, vending machines or outside sales display.
 - General office business shall be conducted within buildings so constructed that no noise, dust, or dirt shall be audible or visible beyond the confines of the building.
 2. Permitted Uses -
 - Single family - with minimum SF 4 standards
 - Cluster homes
 - General business and professional offices
 - Insurance offices
 - Manufacturing representatives offices
 - Medical or veterinarian offices
 - Financial institutions
 - Real estate offices
 - Multi-family housing (2 units or more with MF-1 standards)
 - Municipal or government buildings
 - Public or private schools
 - Accessory buildings and uses customarily incidental to any of the above uses
 3. Special Exceptions -
 - Office/warehouse buildings
 - Day care facilities

4. Minimum Lot Area - 30 acres
5. Minimum Lot Frontage on Road - 500 feet
6. Minimum Setback Lines -
 - Front Yard - 100 feet
 - Side Yard - For side yards adjoining a road or street - not less than 60 feet
For side yards abutting a residential area - 60 feet
All other side yards - 20 feet
 - Rear Yard - 20 feet unless the rear yard abuts a residential district in which case the rear yard setback shall be 60 feet
7. Maximum Building Height - 40 feet
8. Minimum Ground Level Square Footage - None. However, not more than eighty (80) percent of the total area of any lot or any development on multiple lots shall be occupied by buildings, roads, parking areas, drainage facilities and other accessory uses.
9. Parking - Off-street and/or private parking shall be provided in accordance with the provisions in this ordinance.
10. Application Procedures - Applications for General Office Planned Developments shall consist of the following steps:
 - a) Preliminary plans presented to the building commissioner must:
 - Be drawn to scale.
 - Show dimensional boundaries of property to be developed.
 - Indicate location, type and size of structures, and use and arrangement of all structures (details are not necessary).
 - Show the proposed number of parking and loading spaces.
 - Show the proposed locations and width of driveways, entrances and exits.
 - Show all areas to be maintained as permanent open space.
 - Provide a traffic study to include:
 - 1) A comparative analysis of present capacity of streets adjacent to the proposed development with potential capacity volumes, taking into consideration the effect the proposed development will have upon engendering additional traffic; and

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- 2) A circulation plan for all streets (existing and proposed) which will show recommendations for controlling, signaling, channeling, storing and warning traffic.
 - Include a statement of financial responsibility which demonstrates the ability of the developer to proceed with construction and development.
 - Show locations and dimensions of sidewalks.
 - Provide for dedication of any rights-of-way that may be necessary.
 - Show location of any easement for utilities, public or private.
 - Include a statement of proposed covenants to insure that the development plan is reasonable.
 - Insure proper drainage.
 - Provide a statement as to the proposed timetable for development if the project is to be done in phases.
 - Submit a preliminary plan indicating the proposed location of land within the property to be developed. Such plan shall indicate the proposed general location of such future buildings and construction requirements such as exterior design and height that shall be met by the developer, tenant, or owner including landscaping requirements, parking, traffic control patterns, and other information which will satisfy the Plan Commission as to the total size and impact of the planned business development.
- b) The Building Commissioner shall review all materials, plans and schedules and make recommendations to the Plan Commissions as to the suitability of the development as to:
 - Unified design
 - Safe ingress and egress
 - Adequate and properly located parking and loading facilities
- c) After approval of the preliminary plans by the Plan Commission, the following is required for final plan approval:
 - Engineering plans and specifications for all sanitary sewers, storm sewers, and water distribution lines, as well as telephone, gas and electric utility lines.
 - Any changes from preliminary plans.
 - Deed or easement agreements.
 - Final construction schedule stating the date for final construction on the proposed development.
 - File a surety bond or escrow agreement to insure the final completion of all site improvements which includes streets, drives, walks, walls, water mains, storm and sanitary sewers, and landscape plantings. The bond shall be made to the town for an amount to be specified by the Town Council.
 - Landscaping Plan.

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

1. Special Requirements

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

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

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

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

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

3. Special Exception Uses – None.

4. Minimum Lot Area – ~~Five (5) acres~~ None.

5. Minimum Lot Frontage - 50 Feet.

6. Minimum Setback Requirements

a. Front Yard Adjacent to All Districts –

Required front yards adjacent to all districts shall be 60 feet. Exception: The required front yard may be reduced to the average setback of the legally established buildings or structures where an existing front yard setback is established by two or more existing, legally established buildings or structures within the same block and within three-hundred (300) feet in either direction.

b. Side Yards Adjacent to Residential Districts -

Required side yards adjacent to residential districts shall be 60 feet. Exception: If the required side yard abuts an alley, the required side yard setback shall be 40 feet from the right-of-way line of the alley.

c. Side Yards Adjacent to Non-Residential Districts –

Required side yards adjacent to non-residential districts shall be 15 feet.

d. Rear Yards Adjacent to Residential Districts -

Required rear yards adjacent to residential districts shall be 60 feet. Exception: If the required rear yard abuts an alley, the required rear yard setback shall be 40 feet from the right-of-way line of the alley.

e. Rear Yard Adjacent to Non-Residential Districts –

Required rear yards adjacent to non-residential districts shall be 20 feet.

7. Use of Required Yards

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

a. Front Yard Adjacent to Non-Residential Districts –

Required front yards adjacent to non-residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than ten (10) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.

b. Front Yard Adjacent to Residential Districts –

Required front yards adjacent to residential districts may include driveways and parking areas, provided that (i) no portion of the parking area may be located closer to the right-of-way than thirty (30) feet; and, (ii) the remainder of said required front yard shall be maintained as green space free from buildings or structures.

c. Side and Rear Yards Adjacent to Non-Residential Districts –

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Required side and rear yards may include interior access driveways, provided that the remainder of said required side or rear yard shall be maintained as green space free from buildings or structures.

d. Side and Rear Yards Adjacent to Residential Districts –

Required side and rear yards shall be maintained as green space free from buildings or structures.

8. Maximum Building Height

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

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

9. Square Footage Requirements

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

10. Parking

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

11. Loading – See WC 16.04.120.

12. Signs – See WC 16.08, et seq.

13. Landscaping – See WC 16.06, et seq.

14. Lighting – See WC 16.07.010.

15. Development Plans

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

a. Pedestrian Access and Orientation:

Developers of sites in the Local Business District shall provide sidewalks or pathways along all adjoining public or private streets. Such sidewalks or pathways shall be designed so as to connect to an existing or proposed sidewalk, pathway or trail network.

b. Building Fascia:

All buildings and structures within a Local Business District development shall share a common architectural style.

c. Vehicle Access:

Each vehicle access point shall be designed in compliance with the criteria set forth in this Ordinance and the “Town of Westfield Construction Standards”, administered by the Westfield Utilities Department.

d. Development Pattern:

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

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

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

e. Outside Storage or Display –

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

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

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

2. Special Exceptions -

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

3. General Requirements and Guidelines - Historical

- a) Commercial Buildings - 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) 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.
 - d) 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.
 - e) 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

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- 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

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- 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

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- 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 planned business development, the petitioner for such rezoning, special exception, exemption or variance, in connection with such planned business development shall petition the Plan Commission or Board of Zoning Appeals, as appropriate, for such rezoning, special exception, exemption or variance, and shall notify surrounding property owners of such petition. Prior to the hearing on such petition, the petitioner shall submit evidence to the

Plan Commission or Board, as appropriate, that all land owners located within a 500 foot radius of the proposed development have been notified in writing of the petitioner's request for such rezoning, special exception, exemption or variance. Such notice shall inform the notified land owners of the date for the public hearing to be held by the Board of Zoning Appeals or Plan Commission. For the purpose of determining the names and addresses of such land owners, the most recent real estate tax assessment records as they appear in the office of the assessor of Hamilton County, Indiana on the date the petition for rezoning, special exception, exemption or variance is filed shall be deemed the true names and addresses of persons entitled to notice. Outlot development area shall not exceed 25 percent of the total development.

2. Minimum Tract Requirements -

- In Planned Business Developments for General Business districts - A minimum of 10 acres
- In Planned Business Developments for Local business districts - A minimum of 5 acres
- Enclosed Industrial districts (Industrial Parks) - A minimum of 10 acres
- Where Local and General Business are included in the same Planned Business Development, the 10 acre minimum shall apply

3. Permitted Uses -

- All businesses approved for Local Business as shown on Figure 2 are eligible for Planned Local Business Development.
- All businesses approved for General Business as shown on Figure 2 are eligible for Planned General Business Development.

4. Special Exceptions -

a) Planned Business Development - Local Business -

- Auto rustproofing
- Auto sales, new or used, service and repair
- Gasoline service stations
- Liquor stores and tavern
- Fruit stands, temporary
- Any outdoor food and beverage business
- Self-service food and beverage business
- Carry-out food and beverage business
- Drive-in food and beverage stores
- Convents, monasteries, theological schools, rectories, parish houses
- Manufactured home parks - in accordance with the provisions of WC 16.04.090

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- Material recycling facilities (MRFs)
- b) Planned Business Development - General Business -
- Auto rustproofing
 - Gasoline service stations
 - Coal
 - Salt storage - outside
 - Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
 - General construction companies
 - Lumber yards - including millwork
 - Mobile home sales
 - Liquor stores and taverns
 - Industrial schools or training facilities
 - Amusement parks
 - Convents, monasteries, theological schools, rectories, parish houses
 - Large animal hospitals
 - Manufactured home parks - in accordance with the provisions of WC 16.04.090
 - Outdoor theaters
 - Material recycling facilities (MRFs)
- c) Where in districts requiring Planned Business Development for Local Business, General Business and Special Business, there is proposed to be developed an enclosed shopping center with 100,000 square feet or more of gross leasable area, the special exception businesses and other uses as listed in 4.a) and 4.b) of this subsection may be exempted from such special exception restrictions if written approval is obtained from the Board of Zoning Appeals indicating which businesses and other uses listed as special exceptions may be included in such enclosed shopping center or in areas adjacent to such enclosed shopping center as appurtenant uses within 300 feet of the shopping center. The written approval by the Board of Zoning Appeals for such exemption must be granted on or before final plans are approved by the Plan Commission for the project. Such approval shall be recorded in the minutes of the Board of Zoning Appeals and a copy transmitted to the petitioner.
5. Minimum Frontage Required on Street of Primary Access-
- 10 acre minimum - 660 feet
 - 5 acre minimum - 330 feet
6. Minimum Setback Lines -
- Front Yard - 10 acre minimum - 60 feet
 5 acre minimum - 30 feet

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- Side Yard - 10 acre minimum - 15 feet
5 acre minimum - 15 feet
 - Rear Yard - 10 acre minimum - 20 feet
5 acre minimum - 20 feet
 - Minimum Lot Width at Building Line - None
7. Minimum Number of Structures - None
8. Minimum Size of Structures - None
9. Application Procedure - Applications for a Planned Business Development shall consist of the following steps:
- a) Preliminary plans presented to the Building Commissioner must:
- Be drawn to scale.
 - Show dimensional boundaries of property to be developed.
 - Indicate location, type and size of structures, and use and arrangement of all structures (details are not necessary).
 - Show the proposed number of parking and loading spaces.
 - Show the proposed locations and width of driveways, entrances and exits.
 - Show all areas to be maintained as permanent open space.
 - Provide a traffic study to include:
 - 1) A comparative analysis of present capacity of streets adjacent to the proposed center with potential capacity volumes, taking into consideration the effect the proposed center will have upon engendering additional traffic; and
 - 2) A circulation plan for all streets (existing and proposed) which will show recommendations for controlling, signaling, channeling, storing and warning traffic.
 - Include a statement of financial responsibility which demonstrates the ability of the developer of the center to proceed with construction and development
 - Show locations and dimensions of sidewalks
 - Provide for dedication of any right-of-ways that may be necessary
 - Show location of any easements for utilities, public or private
 - Include a statement of proposed covenants to insure that the development plan is reasonable
 - Insure proper drainage

- Provide a statement as to the proposed timetable for development if the project is to be done in phases
 - Submit a preliminary plan indicating the proposed location of land within the property to be developed which may be developed as out-lots of the shopping center or other business. Such plan shall indicate the proposed general location of such future buildings and construction requirements such as exterior design and height that shall be met by the developer, tenant, or owner including landscaping requirements, parking, traffic control patterns, and other information which will satisfy the Plan Commission as to the total size and impact of the planned business development.
- b) The Building Commissioner shall review all materials, plans and schedules and make recommendations to the Plan Commission as to the suitability of the development as to:
- Unified design
 - Safe ingress and egress
 - Adequate and properly located parking and loading facilities
- c) After approval of the preliminary plans by the Plan Commission, the following is required for final plan approval:
- Engineering plans and specifications for all sanitary sewers, storm sewers, and water distribution lines, as well as telephone, gas and electric utility lines
 - Any changes from preliminary plans
 - Deed or easement agreements
 - Final construction schedule stating the date for final construction on the proposed development
 - File a surety bond or escrow agreement to insure the final completion of all site improvements which includes streets, drives, walks, walls, water mains, storm and sanitary sewers, and landscape plantings. The bond shall be made to the Town for and amount to be specified by the Town Council.
- I. General Variance - Where the developer of business located in a planned business development district can show the provisions of this ordinance would cause unnecessary hardship if strictly followed, and where in the opinion of the Plan Commission because of the type and number of businesses to be located in such planned business development, the required number of parking spaces or the required size of such parking spaces or the; number of loading berths or the required size or configuration of such loading berths for such businesses are not practical, then the Plan Commission may authorize a variance from such required standards of this section and such variance shall be entered into the minutes of the Plan Commission together with the reasoning for the departure from the required standards.

WC 16.04.180 Figures

The following figures are hereby declared to be a part of this Article:

Figure 1. Schedule of Fees

The Schedule of Fees shall be as established by annual resolution of the ~~Town-City~~ Council of the ~~Town-City~~ of Westfield. Such Schedule of Fees shall be available for review in the office of the ~~Town-City~~ Clerk and in the office of the Community Services Department.

Figure 2. Use List

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Commercial Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Advertising and Business Signs, Fabrication		X	X	X
Amphitheaters	X	X		
Antiques	X	X		
Apartment-Hotels, Motels, Hotels		X		
Art School	X	X		
Artisan School	X	X	X	
Assembly Halls	X	X		
Auction Rooms		X	X	
Auditoriums		X		
Auto Parts Sales		X	X	
Auto Rental		X	X	
Auto Repair Garages			X	
Auto Rustproofing			X	
Auto Storage			X	
Auto Sales, New or Used, Service and Repair		X		
Bakeries	X	X	XP	
Banks and Savings & Loan Assn.	X	X		
Barber and Beauty Schools	X	X		
Barber and Beauty Shops	X	X		
Bicycle Sales, Rental & Service	X	X		
Billiard Parlor		X		
Blueprinting, Photocopying Job Printing		X	X	
Boat and Trailer Sales & Service		SP. EX.		X
Book Stores	X	X		
Bowling Alley		X		
Business and Clerical Schools		X		
Bus Stations		X	X	
Camera Stores	X	X		
Car Wash (Indoor)	SP. EX	X		
Caskets and Casket Supplies (Mortuary)		X	X	
Cemetery Monument Sales		X	X	X
Cemetery Monuments & Tombstones Manufacture (Including Engraving)			X	X
Charitable Donation Pick-Up Station	X	X		
Charitable Institutions		X		
China and Glassware Shops	X	X		
Churches	X	X		
Civic Centers	X	X		
Civic Clubs	X	X		
Coin Shops	X	X		

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Commercial Parking Lots and Structures, Public	X	X	X	
Commissary, Food Catering Serv.		X	X	
Concrete Contractors - Heavy Commercial			X	X
Consumer Service Offices	X	X		
Crating and Packaging Service			X	
Credit Union Offices	X	X		
Custard Stands	X	X		
Dancing Schools	X	X		
Delicatessen	X	X		
Dentists	X	X		
Department Stores - Under 10,000 Sq. Ft.	X	X		
Department Stores - Over 10,000 Sq. Ft.		X		
Discount Stores - Under 10,000 Sq. Ft.	X	X		
Discount Stores - Over 10,000 Sq. Ft.		X		
Distributors - Inside Storage			X	
Distributors - Outside Storage				X
Drive-In Food and Beverage		X		
Drug Stores	X	X		
Dry Cleaning & Laundry Pickup	X	X		
Educational Institutions Public and Private	X	X		
Electrical Contractors, Heavy Commercial			X	X
Electrical Supply Store		X	X	
Embalming School		X	X	
Employment Agencies	X	X	XP	
Exhibition Halls	X	X		
Exterminators		X	X	
Fabric Shops	X	X		
Farm Implement Sales & Service		X	X	X
Feed Stores		X	X	
Fire Stations	X	X	X	X
Floor Coverings	X	X		
Florists	X	X		
Frozen Food Stores & Lockers		X	X	
Fruit Stands, Permanent	X	X		
Fruit Stands, Temporary	SP.EX.	X		
Furniture Stores	X	X		
Furrier Shops	X	X		
Galleries	X	X		
Garden and Lawn Materials and Supply Stores	X	X	X	
Gasoline Service Station	SP.EX.	SP.EX.		
General Construction Company		SP.EX.	X	X
Gift Shops	X	X		

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Glass Fabrication & Installation			X	
Government Offices-Universities	X	X	XP	
Greenhouses, Retail		X		
Grocery Stores	X	X		
Health, Fitness, and Exercise Center		X		
Hardware Stores	X	X		
Hobby Shops	X	X		
Home Remodeling Company		X	X	
Home Remodeling Supplies and Materials		X	X	
Hospitals (Minor), Medical and Dental Clinics and Labs	X	X	X	
Industrial Laundry and Dry Cleaning Plants			X	
Insurance Companies	X	X		
Interior Decorating	X	X		
Jewelry Stores	X	X		
Language Schools	X	X		
Laundromats and Self-Service Dry Cleaning	X	X		
Lawyers	X	X		
Libraries	X	X		
Liquor Stores	SP.EX.	X		
Loan Offices	X	X		
Locksmith Shops	X	X	SP. EX.	
Luggage Stores	X	X		
Lumber Yards - Including Millwork				X
Mail Order Store	X	X		
Major Appliance Store		X		
Millinery	X	X		
Miniature Golf, Archery, Driving Range, Trampoline Centers		X		
Mobile Home Sales			X	
Model Display Homes & Garages			X	
Mortuaries		X		
Motorcycle Sales, Service, Repair and Outdoor Display		X		
Museums	X	X		
Music, Records, Instruments	X	X		
Music Schools	X	X		
Newspaper Distribution Station		X	X	
Newspaper Publishing		X	X	
Nursery - Plants, Retail	X	X		
Optometrists	X	X		
Paint and Wallpaper Stores	X	X		

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Painting and Decorating Contractors-Heavy Commercial			X	X
Pet Grooming	X	X		
Pet Obedience Schools		X		
Pet Shops	X	X		
Philanthropic Institutions	X	X		
Photography School	X	X		
Photography Studio	X	X		
Photography Supplies	X	X		
Physicians	X	X		
Picture Framing	X	X		
Plumbing Contractors - Heavy Commercial			X	X
Plumbing Showrooms and Shop		X	X	
Police Stations	X	X	X	X
Post Offices	X	X	X	X
Printing and Photocopying, Small Jobs	X	X		
Professional & Technical Schools		X	X	
Radio and TV Service	X	X	X	
Real Estate Offices	X	X		
Recycling Collection Systems				X
Restaurants and Cafeterias Having More Than 50% of Gross Sales Derived From Food Sales Excluding Drive-Ins	X	X		
Restaurants and Cafeterias Having Less Than 50% of Gross Sales Derived From Food Sales Excluding Drive-Ins	SP. EX.	X		
Restaurants With Live Entertainment		X		
Roller & Ice Skating Rinks		X		
Roofing Contractors - Heavy Commercial			X	X
Root Beer Stands		X		
Self-Service Car Wash		X		
Semi-Automatic Car Wash	SP.EX.	X		
Septic System Contractors			X	X
Sewing Machine Sales & Service	X	X		
Sheet Metal Contractors - Heavy Commercial			X	X
Shoe Repair	X	X		
Shoe Stores	X	X		
Sporting Goods	X	X		
Stationery Stores	X	X		
Storage and Transfer (Household Goods)			X	X
Storm Doors, Windows, Awnings, Siding Contractors - Manufacture			X	X
Taylor or Seamstress	X	X		

Amended: August 9, 2004; Ordinance 04-30;
March 14, 2011; Ordinance 11-06

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Taxidermist			X	
Tennis Facilities		X		
Testing Laboratories			X	
Theaters - Indoor		X		
Tire and Auto Service Center		X	X	
Tire Recapping			X	
Tobacco Shops	X	X		
Tool and Light Equipment Rental		X	X	
Toy Stores	X	X		
Trailer Rentals		SP.EX.		X
Travel Bureaus	X	X		
Travel Trailer Sales & Rentals		SP.EX.		X
Truck Cleaning, Service, Rental and Repair			X	X
Trucking Companies			X	X
Typewriter Sales, Rental and Service	X	X		
Upholsters	X	X	XP	
Veterinarians - Small Animals, No Outdoor Runs	X	X		
Warehouses - Inside Storage			X	X
Wearing Apparel & Accessory Shops	X			
Wholesalers - Inside Storage			X	X

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Industrial Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Assembly Operations of Pre-Manufactured Parts, Components			X	X
Assembly, Repair & Manufacture of Light Component Parts			X	X
Bottling of Alcoholic and Non-Alcoholic Beverages			X	X
Bulk Storage, Petroleum Prod.				X
Canning, Bottling, Processing & Packaging of Food				X
Coffee Roasting			X	X
Concrete Mixing - Permanent				X
Data Processing		X	X	X
Engineering and Research Labs			X	X
Granaries, Grain Processing, Starch Manufacturing				X
Industrial Schools & Training Facilities		X	X	X
Leather Products Manufacturing From Finished Leather			X	X
Machine, Welding, Tool and Die Shops			X	X
Mfg. & Assembly of Communication Equipment			X	X
Mfg. & Assembly of Major Household Appliances			X	X
Mfg. & Assembly of Marine Equipment			X	X
Mfg. & Assembly of Office Equipment			X	X
Mfg. of Boiler Tanks				X
Mfg. of Cabinets			X	X
Mfg. of Cans and Containers			X	X
Mfg. of Cement				X
Mfg. of Cloth Products from Finished Cloth			X	X
Mfg. of Detergents & Soaps				X
Mfg. of Furniture			X	X
Mfg. of Glass & Glass Products			X	X
Mfg. of Jewelry, with Retail	X	X		
Mfg. of Jewelry, without Retail			X	X
Mfg. of Musical Instruments			X	X

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Mfg. of Non-Alcoholic Beverages			X	X
Mfg. of Office Machinery			X	X
Mfg. of Optical Goods			X	X
Mfg. of Paper Boxes and Paper Products From Finished Paper			X	X
Mfg. of Portable Household Appliances, Electric Hand Tools, etc.			X	X
Mfg. of Railroad Equipment, Repair and Service				X
Mfg. of Recording Instruments, Phonograph Records, etc.			X	X
Mfg. Tools, Implements, Machinery			X	X
Mattress Mfg. & Upholstering			X	X
Milk Processing, Bottling & Mfg. of Milk Products			X	X
Motor Truck Terminals				X
Outdoor Advertising Signs, Mfg. and Construction				X
Pharmaceutical, Medicine, & Cosmetic Mfg.			X	X
Production of Concrete Blocks, Shapes, Cinder Blocks, etc.				X
Secondary Food Processing and Packaging & (Initially Processed off the Premises)			X	X
Stamping & Fabricating Metal Shops			X	X
Structural Steel Fabricating				X
Warehousing & Distribution Operations (Outside Storage)				X
Well Drilling				X

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Miscellaneous Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	AG – SF1	Multi-Family
Airports & Landing Fields					SP.EX	
Amusement Parks		SP.EX.			SP.EX	
Boarding & Lodging Houses	X	X				MF 1-2
Book Stores, Adult				X		
Cemeteries					X	
Cemeteries - Pet					X	
Christmas Tree Sales	X	X			SP.EX.	SP.EX. ALL MF
Convents, Monasteries, Theological Schools, Rectories, Parishes	SP.EX.	SP.EX.			SP.EX.	SP.EX. ALL MF
Fraternities, Lodges	X	X				
Day Care Centers	X	X				MF 1-2
Golf Courses - Country Clubs					SP.EX. SF 1-2	
Heliports		X	X	X	SP.EX. SF 1	
Hospitals, Major		X				
Kennels - Including Outdoor Runs			SP.EX.		SF 1 SP.EX.	
Livestock Auction Sale Barns					SP.EX. SF 1	
Large Animal Hospital					SP.EX. SF 1	
Mobile Home Parks						SP.EX.
Multi-Family Housing						X
Nursing Homes		SP EX				MF 2
Office Buildings - General Purpose	X	X	X			
Private and Public Schools with Dorms					SP.EX. SF 1	SP.EX. MF 1-2
Private Clubs, Lodges	X	X			SP.EX. SF 1	
Public & Private Camps					SF 1	

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial	AG – SF1	Multi-Family
Raising Small Animals for Biological Purposes			X		SP.EX. SF 1	
Raising Animals for Furs or Pets			X		SP.EX. SF 1	
Riding Academies					SP.EX. SF 1	
Riding Stables					SP.EX. SF 1	
Sanitariums		X				MF 2
Schools and Kindergartens	X	X			X	X
Stockyards - Shipping, Holding & Sale of Animals					SP.EX.	
Tennis & Swim Clubs		X			SP.EX. SF 1-2	
Utilities-Regulated by Indiana Utility Regulatory Commission	SP.EX. - All Areas					
Utilities - Not Regulated by Indiana Utility Regulatory Commission	Permitted All Areas					
Wireless Communication Service Facilities (including Cell Towers)		<u>SP.EX.</u> (in GB-PD)	<u>SP.EX.</u> X	<u>SP.EX.</u> X	<u>SP.EX.</u>	

P = Eligible in Planned Business Development

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

NOTE: Where this table conflicts with other sections of the zoning ordinance that address “permitted uses” or “special exception uses” in the various zoning districts, then this table shall supercede those other sections.

NOTE: Land uses not listed on Figure 2 or in other sections of the zoning ordinance that address “permitted uses” or “special exception uses” in the various zoning districts shall be prohibited.

(As amended by Ordinance 01-05 on July 9, 2001)



Westfield City Council Report

Ordinance Number: 12-06
APC Petition Number: 1201-ZOA-01
Requested Action: The City of Westfield requests text amendments to sections WC 16.04.010 (General Provisions); WC 16.04.220 (Procedures); WC 16.04.210, 254 (Definitions); WC 16.04.050, D (Local Business); and WC 16.04.180, Figure 2 (Use List) of the Westfield-Washington Zoning Ordinance.
Referral Date to APC: January 23, 2012
APC Public Hearing: February 6, 2012
APC Recommendation: March 19, 2012
Adoption Consideration: April 9, 2012
Exhibits:
1. Staff Report
2. APC Certification

Prepared By: Kevin M. Todd, AICP

Petition History

This petition was introduced at the January 23, 2012 City Council meeting and received a public hearing at the February 6, 2012 Advisory Plan Commission (the "APC") meeting. The item received a favorable recommendation for approval at the March 19, APC meeting.

Procedural

- Requests for amendments to the zoning ordinance are required to be considered at a public hearing, in accordance with Ind. Code 36-7-4-602.
- The Advisory Plan Commission (the "APC") held a public hearing on February 6, 2012 and issued a unanimous favorable recommendation (7-0) to the City Council in support of the proposed rezone request at its March 19, 2012 meeting.
- Notification of the February 6, 2012 public hearing was provided in accordance with the APC Rules of Procedure.
- The Westfield City Council may take action on this item at the April 9, 2012 meeting.

Review of Amendments

The proposed amendments to the zoning ordinance include: 1) changing the subdivision and platting standards so that dividing land for non-residential purposes requires plat review and approval; 2) modifying the minimum acreage requirement for the Local Business District so that it is more consistent with the expectations and application of the district throughout the community; and 3) rectifying an inconsistencies between the Use List and the Wireless Communications ordinance.

The City Council Subcommittee reviewed these amendments and forwarded them to the City Council and the APC with a favorable recommendation.

Recommendations/Actions

- Economic and Community Development Department [March 19, 2012]
The Westfield Economic and Community Development Staff, in its report to the APC, made a recommendation that the APC forward a favorable recommendation to the City Council.
- Advisory Plan Commission [March 19, 2012]
The Westfield-Washington Advisory Plan Commission has forwarded a favorable recommendation to the City Council (Vote of: 7-0).
- City Council
 - Introduction: [January 23, 2012]
 - Eligible for Adoption: [April 9, 2012]

Submitted by: Kevin M. Todd, AICP, *Senior Planner*

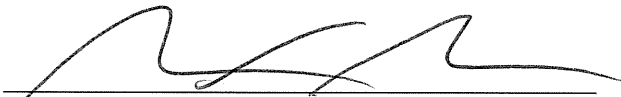
**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, February 6, 2012, to consider multiple amendments to the Westfield-Washington Township Zoning Ordinance. Notice of the public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposal is as follows:

Case No.	1201-ZOA-01
Petitioner	City of Westfield
Description	The City of Westfield requested text amendments to sections WC 16.04.010 (General Provisions); WC 16.04.220 (Procedures); WC 16.04.210, 254 (Definitions); WC 16.04.050, D (Local Business); and WC 16.04.180, Figure 2 (Use List) of the Westfield-Washington Zoning Ordinance.

On March 19, 2012, a motion was made and passed to send a favorable recommendation to the City Council to approve 1201-ZOA-01 (Vote of: 7-0).

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



Matthew S. Skelton, Secretary

March 20, 2012

Date

Ordinance 12-12: Amendment to Traffic Regulations

Summary of each section that was amended:

- Section 5 – One-way Street control signs at the new 151st Street and Cool Creek Park Drive
- Section 5.1 – One-way Alley control for West Alley from SR32 to Jersey behind the Westfield Pharmacy and the Old Fire Station.
- Section 6 - Automatic Traffic Control at Greyhound Pass and Cool Creek Park Road, and 169th Street and US 31
- Section 7 – Yield Sign control at the 151st Street and Cool Creek Park Drive
- Section 8 – Speed Limits, Cool Creek Park Road and the speed limit signs in Centennial. The Speed limit signs in Centennial are 20mph, however Ordinance 11-30 says 25 mph.
- Section 16 – Adds Cool Creek Park Road and some other roads to the City's inventory.

ORDINANCE 12-12

AN ORDINANCE OF THE CITY OF WESTFIELD AMENDING THE TRAFFIC REGULATIONS OF THE CITY OF WESTFIELD

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

WHEREAS, the Council has the duty and authority to maintain regulations that ensure the safest possible operation of motor vehicles within the City and allowing the police charged with the enforcement of safe motor vehicle operation ; and,

WHEREAS, it has been deemed necessary to adopt the following amendments to title .

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

Section 1. Chapter 58, Division 10. Figures, Sec. 58-346 through Sec. 58-363 of the Westfield Code is hereby amended by the deletion of the existing language and by the addition of the language which is attached as Exhibit A and incorporated herein.

Section 2. Additionally, any person who operates a motor vehicle within the City which creates a danger, or a potential danger to any occupant of such motor vehicle commits the violation of Passenger Endangerment.

Section 3. A violation of any act prohibited under Section 3 of this Ordinance shall be certified as a moving violation to the Indiana Bureau of Motor Vehicles.

Section 4. In addition to any other general penalty provisions contained in the Westfield Code Of Ordinances, all other penalties under Title 9 of the Indiana Code for Class C Infractions may be assessed.

Section 5. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. Any portion of this Ordinance later deemed void shall not operate to negate the remaining portion herein.

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____ 2012.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

John Dippel

John Dippel

John Dippel

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 12-12 was delivered to the Mayor of Westfield
on the _____ day of _____, 2012, at _____ m.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 12-12
this _____ day of _____, 2012.

I hereby VETO ORDINANCE 12-12
this _____ day of _____, 2012.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

This document prepared by
Brian J. Zaiger, Esq.
KRIEG DEVAULT, LLP
(317) 238-6266

Exhibit A - Figures List

Figure 1	Sec. 58-346. Four-way stop intersections.
Figure 2	Sec. 58-347. Three-way stop intersections.
Figure 3	Sec. 58-348. Two-way stop intersections.
Figure 4	Sec. 58-349. One-way stop intersections.
Figure 5	Sec. 58-350. One-way streets.
Figure 6	Sec. 58-351. Automatic signals.
Figure 7	Sec. 58-352. Yield signs.
Figure 8	Sec. 58-353. Speed limits.
Figure 9	Sec. 58-354. Restricted parking zones.
Figure 9a, 9b, 9c & 9d	Sec. 58-355. Parking restrictions on SR 32.
Figure 9e	Sec. 58-354 Parking Zones Restrictions (SR 32)
Figure 9e-1	Sec. 58-354.1 Parking Zones Restrictions
Figure 9e-2	Sec. 58-354.2 Parking Zones Restrictions Map
Figure 9e-3	Sec. 58-354.3 Parking Zones Restrictions Penalties
Figure 10	Sec. 58-356. Alleys.
Figure 11	Sec. 58-357. Four-way stop intersections in alleys.
Figure 12	Sec. 58-358. Three-way stop intersections in alleys.
Figure 13	Sec. 58-359. Two-way intersections in alleys.
Figure 14	Sec. 58-359. One-way stop intersections in alleys.
Figure 15	Sec. 58-361. Yield signs in alleys.
Figure 16	Sec. 58-362. City of Westfield Street Ownership
Figure 17	Sec. 58-363. City Parks Parking Restrictions

Exhibit A

Figure 1

Sec. 58-346. Four-way stop intersections.

CAREY RD	<i>and</i>	E 161ST ST
DITCH RD	<i>and</i>	W 161ST ST
DITCH RD	<i>and</i>	W 146TH ST
E 147TH ST	<i>and</i>	OAK RD
E 191ST ST	<i>and</i>	TOMLINSON RD
EAST ST	<i>and</i>	E HOOVER ST / DEER WALK TRCE
FARMVIEW CT	<i>and</i>	FARMVIEW LN
GOLF CLUB BLVD	<i>and</i>	BRIDGEWATER CLUB BLVD
GOLF CLUB BLVD	<i>and</i>	LONG COVE BLVD / HAWKS WAY
GRAY RD	<i>and</i>	E 161ST ST
GUNTHER BLVD	<i>and</i>	HEATHCLIFF CT
GUNTHER BLVD	<i>and</i>	WETHERINGTON DR / SNOWDON DR
LIBERTY DR	<i>and</i>	DECLARATION DR
MILL ST	<i>and</i>	JERSEY ST
N UNION ST	<i>and</i>	W HOOVER ST / E HOOVER ST
OAK RD	<i>and</i>	E 161ST ST
OAK RIDGE RD	<i>and</i>	E 169TH ST
OAK RIDGE RD	<i>and</i>	E 161ST ST
OAK RIDGE RD	<i>and</i>	E GREYHOUND PASS
OAK RIDGE RD	<i>and</i>	E 156TH ST
PAWTUCKET DR	<i>and</i>	DECLARATION DR
POPLAR ST	<i>and</i>	JERSEY ST
PUNTLEDGE DR	<i>and</i>	ELKHORN DR
ROMALONG LN	<i>and</i>	E GREYHOUND PASS / ROMAN CT
S UNION ST	<i>and</i>	E 161ST ST / WESTFIELD BLVD
SHELBORNE RD	<i>and</i>	W 146TH ST
SPRING MILL RD	<i>and</i>	W 156TH ST
TOWNE RD	<i>and</i>	W 166TH ST
TOWNE RD	<i>and</i>	W 146TH ST
W 156TH ST	<i>and</i>	DITCH RD
W PARK ST	<i>and</i>	ELM ST
WHEATFIELD LN	<i>and</i>	FARMVIEW LN

Exhibit A

Figure 2

Sec. 58-347. Three-way stop intersections

E 171ST ST	<i>and</i>	SOUTH ST / OAK RD
E 181ST ST	<i>and</i>	DARTOWN RD / KINSEY AVE
E AMKEY WAY	<i>and</i>	ADIOS PASS
E GREYHOUND PASS	<i>and</i>	ADIOS PASS
E GREYHOUND PASS	<i>and</i>	SHOREWAY DR E
HINSHAW WAY	<i>and</i>	FUTCH WAY
LIBERTY BLVD	<i>and</i>	ALEXANDRIA DR
S WALNUT ST	<i>and</i>	VINE ALLEY
SHOREWAY DR E	<i>and</i>	E GREYHOUND PASS
W 159TH ST	<i>and</i>	LITTLE EAGLE CREEK AVE
W ADMIRAL WAY SOUTH DR	<i>and</i>	ADMIRAL WAY NORTH DR / W LAREDO WAY SOUTH DR
W PARK ST	<i>and</i>	MILL ST

Exhibit A

Figure 3

Sec. 58-348. Two-way stop intersections.

Through Street		STOP LOCATION	ADDED HEADING
AGATE LN	and	E QUAILWOOD LN / W QUAIL WOOD LN	
ALEXANDRIA DR	and	POTOMAC CT / QUINCY PL	
AMKEY WAY	and	SENATOR WAY / SENATOR WAY	
BRIDGEPORT DR	and	DORMONT DR / DORMONT DR	
BRIDLEWOOD DR	and	BRIDLEWOOD LN / BRIDLEWOOD CT	
CAPTIVA WAY	and	MANASOTA CT / MANASOTA CT	
CAREY GLEN CT	and	GLENDALE CT / GLENDALE CT	
CEDARBROOK DR	and	CROSS CREEK CIR / CROSS CREEK CIR	
CLEARBROOK DR	and	STOCKBRIDGE DR / STOCKBRIDGE DR	
COUNTRYSIDE BLVD	and	BROOKSBURG DR / DUPONT LN	
COUNTRYSIDE BLVD	and	CLARKS HILL WAY / OLDENBURG CIR	
COUNTRYSIDE BLVD	and	LAKEVILLE CROSSING / LAKEVILLE CROSSING	
CAREY RD	and	171 ST ST / WETHERINGTON DR	
DUMAST OAK DR	and	SAWTOOTH OAK CIR / SAWTOOTH OAK CT	
DUPONT LN	and	EARL PARK WAY / EARL PARK CT	
E 146 TH ST	and	KOURTNEY PL / WOODGATE DR	
W 146 TH ST	and	LITTLE EAGLE CREEK AVE / LITTLE EAGLE CREEK AVE	
W 146 TH ST	and	SETTERS RD / ARROWWOOD DR	
E 151 ST ST	and	OAK RD / OAK RD	
E 156 TH ST	and	SHINING SPRING DR / SHINING SPRING DR	
E 156 TH ST	and	ROSSMOSS CROSS / OVERMAN BLVD	
E 161 ST ST	and	COLLETON CT / HADDAM LN	
E 161 ST ST	and	BRIDGEWATER CLUB BLVD / BROOKHOLLOW DR	
E 169 TH ST	and	CREST POINT DR / BROOKHOLLOW DR	
W 169 TH ST	and	SPRING LAKE DR / LAKEVILLE CROSSING	
E LAREDO WAY NORTH DR	and	E AMKEY WAY / E AMKEY WAY	
ENGLISH GRN	and	W CLEAR LAKE CT / W CLEAR LAKE CT	
FIELDGRASS RUN	and	W COLUMBINE LN / W TANSEY CROSSING	
GOLF CLUB BLVD	and	MARKET CENTER DR / MARKET CENTER DR	
GRAY RD	and	E 169TH ST / E 169TH ST	
W GREYHOUND PASS	and	SENATOR WAY / SENATOR WAY	
GREENSBORO DR	and	E 169TH ST / MAPLETON PL	
HAMPTON RD	and	CHAMBERLAIN DR / JONATHAN DR	
HARVEST MEADOWS DR E	and	HARVEST MEADOWS DR W / RIVERSTONE CT	
HINSHAW WAY	and	SHADOAN WAY / SHADOAN WAY	
KINGSBRIDGE BLVD	and	HELSTON AVE / SOUTHALL DR	
LAKEVILLE XING	and	W CLEAR LAKE LN / W CLEAR LAKE LN	
LEWISTON DR	and	BOWIE DR / BOWIE DR	
LIBERTY BLVD	and	SMITHFIELD DR / SMITHFIELD DR	
LITTLE EAGLE CREEK AVE	and	W 166TH ST / 166TH ST	
MANASSAS DR	and	BELVEDERE PL / BRIDGEPORT DR	
MAPLE PARK DR	and	HARVEST MEADOWS DR E / HARVEST MEADOWS DR S	
MAPLE PARK DR	and	HARVEST MEADOWS DR W / HARVEST MEADOWS DR S	
MARKET CENTER DR	and	MISSION HILLS DR / MISSION HILLS DR	
MERRIMAC DR	and	LINN CT / NEWPORT DR	
MILL ST	and	W MAIN ST / WESTLEA DR	
MORLEY LN	and	MORLEY CT / PEACHAVEN PL	
NEWHAVEN DR	and	STOCKBRIDGE DR / STOCKBRIDGE DR	
NEWPORT DR	and	JONATHAN DR / PRINCETON LN	
OAK RD	and	MIA DR / SILVER THORNE WAY	
OAK MANOR DR	and	CADEN CT / CADEN CT	
OAK MANOR DR	and	OLD VINES DR / OLD VINES DR	

Exhibit A

Figure 3

Sec. 58-348. Two-way stop intersections.

Through Street		STOP LOCATION	ADDED HEADING
AGATE LN	and	E QUAILWOOD LN / W QUAIL WOOD LN	
OAK RIDGE RD	and	PLAINVILLE DR / PLAINVILLE DR	
PALMYRA DR	and	ETNA DR / ETNA GREEN	
PALMYRA DR	and	DANBORN DR / DANBORN GREEN	
PENN ST	and	WALNUT ST / WALNUT ST	
W MAIN ST	and	SHAMROCK BLVD / POPLAR ST	
RICHLAND WAY	and	JONATHAN DR / STORY CT	
S UNION ST	and	CHERRYWOOD CT / ADDISON CT	
S UNION ST	and	ASHLEY WOOD DR / DAVID BROWN DR	
SR 32	and	S WALNUT ST / N WALNUT ST	
SR 32	and	POPLAR ST / SHAMROCK BLVD	
SR 32	and	MILL ST / WESTLEA	
SR 32	and	CHERRY ST / CHERRY ST	
SR 32	and	JOLIET RD / JOLIET RD	
SANIBEL CIR	and	BEACH CLUB DR / BEACH CLUB DR	
SILVER THORNE WAY	and	COPPER TREE WAY / COPPER TREE WAY	
LIBERTY DR	and	SMITHFIELD DR / SMITHFIELD DR	
SOMERVILLE DR	and	MONTCLAIR DR / MONTCLAIR DR	
SPRING LAKE DR	and	W CLEAR LAKE LN / E CLEAR LAKE LN	
SPRING MILL RD	and	W 169TH ST / W 169TH ST	
SPRING MILL RD	and	FIELDGRASS RUN / LIBERTY BLVD	
SPRING MILL RD	and	MERRIMAC DR / MERRIMAC DR	
SAPPHIRE DR	and	VICTORY CT / VICTORY CT	
VILLAGE PARK EAST DR	and	VILLAGE PARK SOUTH DR / VILLAGE PARK CIR	
US 31	and	156 TH ST/156 TH ST	
US 31	and	191 ST ST/191 ST ST	
US 31	and	196 TH ST/196 TH ST	
TOWNE RD	and	151 ST ST / 151ST ST	
W PARK ST	and	US 31	REMOVE-NO LONGER A THROUGH?
W ROWAN CT / ROWAN RUN	and	HEATH CIR / TANSEY CROSSING	
W ROWAN RUN	and	BLOOMFIELD CT / BLOOMFIELD LN	
WENDOVER AVE	and	RETTFORD DR	DON'T INTERSECT
WILLOW CREEK WAY	and	CEDARBROOK DR / WHITE WILLOW DR	

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections.

ADIOS CT	<i>and</i>	ADIOS PASS
ADIOS PASS	<i>and</i>	W 146TH ST
ALSONG CT	<i>and</i>	W ADMIRAL WAY SOUTH DR
AMESBURY PL	<i>and</i>	MOONTOWN RD
AMESBURY PL	<i>and</i>	SADIE LN
AMESBURY PL	<i>and</i>	LA COSTA WAY
AMESBURY PL	<i>and</i>	WALCOTT DR
AMKEY CT	<i>and</i>	E AMKEY WAY
ASCOT HILLS DR S	<i>and</i>	ASCOT HILLS DR N
ASHFIELD DR	<i>and</i>	MOONTOWN RD
AUSTRIAN PINE WAY	<i>and</i>	FLAT ROCK DR
AUSTRIAN PINE WAY	<i>and</i>	E SR 32
AUSTRIAN PINE WAY	<i>and</i>	E 175TH ST
AUSTRIAN PINE WAY	<i>and</i>	E PINE RIDGE DR
AZALEA CT	<i>and</i>	GRASSY KNOLL DR
BEACON BLVD	<i>and</i>	BEACON WAY
BEACON BLVD	<i>and</i>	W 146TH ST
BEACON CT	<i>and</i>	BEACON BLVD
BEACON PARK DR	<i>and</i>	BEACON WAY
BEACON WAY	<i>and</i>	BEACON BLVD
BEECHWOOD DR	<i>and</i>	MAPLE LN
BIRDSEYE DR	<i>and</i>	E 169TH ST
BLACKBURN RD	<i>and</i>	US 31
BRIDLEWOOD DR	<i>and</i>	E 151ST ST
BROMLEY WAY	<i>and</i>	HADLEIGH CT / HADLEIGH PASS
BROMLEY WAY	<i>and</i>	W 161ST ST
BUENA VISTA DR	<i>and</i>	US 31
BURKET DR	<i>and</i>	BROOKSBURG DR
BUXTON DR	<i>and</i>	BUXTON CT
CADEN CT	<i>and</i>	SAWTOOTH OAK CIR
CAITLIN WAY	<i>and</i>	ASHFIELD DR
CAMILLA CT	<i>and</i>	W MAIN ST
CAPTIVA WAY	<i>and</i>	BOCA GRANDE CT
CAREY GLEN CT	<i>and</i>	CAREY RD
CAREY RD	<i>and</i>	E 169TH ST
CARTER CT	<i>and</i>	CAREY GLEN CT
CASEY RD	<i>and</i>	W SR 32
CHANCELLORS RIDGE WAY	<i>and</i>	CHANCELLORS CT
CHELTENHAM DR	<i>and</i>	BUXTON DR
CHELTENHAM DR	<i>and</i>	BOLTON CIR
CLARKS HILL WAY	<i>and</i>	CHANNELBURG BLVD
CLARKS HILL WAY	<i>and</i>	PARAGON LN
COLFAX LN	<i>and</i>	LAKEVILLE XING
COLLEGE AVE	<i>and</i>	S CHERRY ST

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections.

COMMERCIAL ST	<i>and</i>	W SR 32
COOL CREEK CIR	<i>and</i>	E 161ST ST
CORSICAN CIR	<i>and</i>	EMERALD PINES LN
COUNT FLEET CT	<i>and</i>	BALI HAI CT
COUNTRYSIDE BLVD	<i>and</i>	E 169TH ST
CREST POINT DR	<i>and</i>	CHALLENGER DR
CRISTIN WAY	<i>and</i>	BEACH CLUB DR
CRISTIN WAY	<i>and</i>	CAITLIN WAY
CRISTIN WAY	<i>and</i>	ASHFIELD DR
CURRY LN	<i>and</i>	BRIDLEWOOD DR
DAN PATCH CT	<i>and</i>	COUNT FLEET CT
DARTOWN RD	<i>and</i>	ALPHA DR

DAYLILY CT	<i>and</i>	CYPRIAN CIR
DECLARATION DR	<i>and</i>	BELVEDERE PL
DEERWOOD DR	<i>and</i>	E 146TH ST
DITCH RD	<i>and</i>	W SR 32
DITCH RD	<i>and</i>	W 169TH ST
DITCH RD	<i>and</i>	W 166TH ST
DITCH RD	<i>and</i>	BRIDGEPORT DR
DOWNSTREAM DR	<i>and</i>	CHANCELLORS RIDGE WAY
DUNEDIN CT	<i>and</i>	CAPTIVA WAY
E 156TH ST	<i>and</i>	WESTFIELD BLVD
E 156TH ST	<i>and</i>	W EVENING ROSE WAY
E 156TH ST	<i>and</i>	OVERMAN BLVD
E 156TH ST	<i>and</i>	E COLUMBINE LN
E 156TH ST	<i>and</i>	VIKING MEADOWS DR
E 171ST ST	<i>and</i>	FUTCH WAY
E 186TH ST	<i>and</i>	SHADY NOOK RD
E 186TH ST	<i>and</i>	MOONTOWN RD
E 196TH ST	<i>and</i>	TOMLINSON RD
E 203RD ST	<i>and</i>	GRASSY BRANCH RD
E 203RD ST	<i>and</i>	US 31
E ADMIRAL WAY SOUTH DR	<i>and</i>	ADIOS PASS
E CLEAR LAKE LN	<i>and</i>	BIRDSEYE DR
E EVENING ROSE WAY	<i>and</i>	BLUEFLAG CT
E EVENING ROSE WAY	<i>and</i>	W EVENING ROSE WAY
E GREYHOUND PASS	<i>and</i>	CORRAL CT
E GREYHOUND PASS	<i>and</i>	CYNTHIA CT
E GREYHOUND PASS	<i>and</i>	ASCOT HILLS DR N
E GREYHOUND PASS	<i>and</i>	CITATION RD
E GREYHOUND PASS	<i>and</i>	GOODTIME CT
E GREYHOUND PASS	<i>and</i>	COUNT FLEET CT
E GREYHOUND PASS	<i>and</i>	E 151ST ST

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections.

E LAREDO WAY NORTH DR	<i>and</i>	SULKY WAY
E LAREDO WAY SOUTH DR	<i>and</i>	LAREDO CT
E PARK ST	<i>and</i>	S CHERRY ST
E PINE RIDGE DR	<i>and</i>	NORWAY SPRUCE LN
E PINE RIDGE DR	<i>and</i>	AGATE LN
E QUAIL WOOD LN	<i>and</i>	E QUAIL RIDGE DR
E QUAIL WOOD LN	<i>and</i>	NORWAY SPRUCE LN
E ROWAN RUN	<i>and</i>	CORNFLOWER CT
E SENATOR WAY	<i>and</i>	ROMALONG CT
E SENATOR WAY	<i>and</i>	W SENATOR WAY
E WISTERIA WAY	<i>and</i>	E BLOOMFIELD LN
E WISTERIA WAY	<i>and</i>	WILDFLOWER LN
EAGLETOWN RD	<i>and</i>	W SR 32
EAGLETOWN RD	<i>and</i>	W 166TH ST
EAGLETOWN RD	<i>and</i>	WASHINGTON ST
EAGLETOWN RD	<i>and</i>	FERN DR
EARL PARK WAY	<i>and</i>	DUPONT CT / DUPONT LN
EARL PARK WAY	<i>and</i>	DUPONT LN / EARL PARK CT
EAST ST	<i>and</i>	E MAIN ST
EAST ST	<i>and</i>	BIRCH ST
EAST ST	<i>and</i>	CATHERINE DR
EAST ST	<i>and</i>	BEECHWOOD DR
EAST ST	<i>and</i>	E 186TH ST
EAST ST	<i>and</i>	E 191ST ST
ELKHORN DR	<i>and</i>	ELKHORN WAY
ELKHORN DR	<i>and</i>	MEGGS ST / ELKHORN CT
ELM ST	<i>and</i>	E SR 32
ELNORA LN	<i>and</i>	PLAINVILLE DR
EMERALD PINES LN	<i>and</i>	EMERALD GREEN CIR
EMERALD PINES LN	<i>and</i>	CORSICAN CIR
EMERALD PINES LN	<i>and</i>	EMERALD CT
EMERALD PINES LN	<i>and</i>	AUSTRIAN CT
EMMA CIR	<i>and</i>	AMESBURY PL
ENTERPRISE DR	<i>and</i>	DARTOWN RD
ETHAN ALLEN LN	<i>and</i>	E 196TH ST
FALCONS FIRE DR	<i>and</i>	SILVERHEELS DR
FALCONS FIRE DR	<i>and</i>	VIKING MEADOWS DR
FALLS CIR	<i>and</i>	BRIDGEWATER CLUB BLVD
FARR HILLS DR	<i>and</i>	E 161ST ST
FEATHERSTONE DR	<i>and</i>	BURGESS HILL PASS
FEATHERSTONE DR	<i>and</i>	ESHER COURT
FEATHERSTONE DR	<i>and</i>	HYTHE WAY
FERN DR	<i>and</i>	COMMERCIAL ST
FILLMORE WAY	<i>and</i>	ENGLISH GRN

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections.

FLOWING WATER WAY	<i>and</i>	BROOKHOLLOW DR
GATESHEAD DR	<i>and</i>	BUXTON DR
GATESHEAD DR	<i>and</i>	GATESHEAD CT
GATESHEAD DR	<i>and</i>	CHELTENHAM DR
GOLDEN HINDE WAY	<i>and</i>	ELKHORN DR
GRABILL DR	<i>and</i>	E CLEAR LAKE LN
GRANT ST	<i>and</i>	W SR 32
GRASSY BRANCH RD	<i>and</i>	GRANDVIEW WAY
GRASSY BRANCH RD	<i>and</i>	SR 38
GRASSY KNOLL DR	<i>and</i>	GRASSY BRANCH RD
GRASSY KNOLL DR	<i>and</i>	CROCUS CT
GRAY RD	<i>and</i>	E 151ST ST
GRAY RD	<i>and</i>	GOLF CLUB BLVD
GRAY RD	<i>and</i>	GUERIN WAY
GRAY RD	<i>and</i>	GOLDEN HINDE WAY
GREENSBORO DR	<i>and</i>	CARTHAGE CIR
GREYHOUND CT	<i>and</i>	E 151ST ST
HADDAM LN	<i>and</i>	GREENWICH DR
HADLEIGH PASS	<i>and</i>	W 161ST ST
HADLEIGH PASS	<i>and</i>	DURSLEY CT
HARBINGER CT	<i>and</i>	CHALLENGER DR
HARVEST DR	<i>and</i>	HARVEST CT
HARVEST DR	<i>and</i>	BARLEY CIR
HARVEST DR	<i>and</i>	FARMVIEW LN
HARVEST DR	<i>and</i>	W 146TH ST
HARVEST MEADOWS DR E	<i>and</i>	FIELDSTONE CT
HEATHCLIFF CT	<i>and</i>	DRUMMOND PL
HEATHCLIFF CT	<i>and</i>	FALKLAND PL
HIGHWOOD DR	<i>and</i>	CREEKWOOD DR
HILLCREST DR	<i>and</i>	E MAIN ST
HILLCREST DR	<i>and</i>	SR 32
HINSHAW WAY	<i>and</i>	CAREY RD
HORSESHOE DR	<i>and</i>	CURRY LN
HORSESHOE DR	<i>and</i>	BRIDLEWOOD LN
HOWDEN DR	<i>and</i>	HADLEIGH PASS
HYTHE WAY	<i>and</i>	BURGESS HILL PASS
HYTHE WAY	<i>and</i>	FEATHERSTONE DR
JOLIET RD	<i>and</i>	W JEFFERSON ST
JOSHUA CIR	<i>and</i>	CAREY RD
JUSTIN MORGAN DR	<i>and</i>	E 196TH ST
JUSTIN MORGAN DR	<i>and</i>	DAN PATCH LN
KELLER TER	<i>and</i>	ELYSE LN
KENNARD LN	<i>and</i>	GREENSBORO DR
KENNARD LN	<i>and</i>	DANIEL CT

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections.

KERRY CT	<i>and</i>	ADIOS PASS
KINGSBRIDGE BLVD	<i>and</i>	W 169TH ST
KINGSBRIDGE BLVD	<i>and</i>	KIMBERLY AVE
KIRKLIN DR	<i>and</i>	E CLEAR LAKE LN
KIRKLIN DR	<i>and</i>	GRABILL DR
KNIGHTON CT	<i>and</i>	BUXTON DR
LAKEVILLE XING	<i>and</i>	ORLAND OVLK
LAKEVILLE XING	<i>and</i>	COLFAX LN
LAKEVILLE XING	<i>and</i>	ENGLISH GRN
LAKEVILLE XING	<i>and</i>	COUNTRYSIDE BLVD
LAMGATE DR	<i>and</i>	GATESHEAD DR
LIBERTY BLVD	<i>and</i>	LIBERTY DR / PAWTUCKET DR
LIBERTY DR	<i>and</i>	BOWIE DR
LIBERTY DR	<i>and</i>	CLEARBROOK ST
LITTLE EAGLE CREEK AVE	<i>and</i>	W 156TH ST
LONG COVE BLVD	<i>and</i>	E 151ST ST
LUCAS DR	<i>and</i>	LUCAS CIR
MAIDSTONE AVE	<i>and</i>	KINGSBRIDGE BLVD
MANASOTA CT	<i>and</i>	GASPARILLA CT
MANASSAS DR	<i>and</i>	BAINBRIDGE CT / NEW HAVEN DR
MANASSAS DR	<i>and</i>	DECLARATION DR
MAPLE LN	<i>and</i>	BEECHWOOD DR
MAPLE PARK DR	<i>and</i>	EAST ST
MAPLE ST	<i>and</i>	JERSEY ST
MAPLE ST	<i>and</i>	W MAIN ST
MARENGO TRL	<i>and</i>	DANDBORN DR
MARENGO TRL	<i>and</i>	AMBIA CIR
MARENGO TRL	<i>and</i>	ETNA DR
MARIETTA CIR	<i>and</i>	BETHESDA CIR / DREXLER DR
MARKLEVILLE LN	<i>and</i>	COUNTRYSIDE BLVD
MARYPORT DR	<i>and</i>	HOWDEN DR
MARYPORT DR	<i>and</i>	CORBY CT
MARYPORT DR	<i>and</i>	HADLEIGH PASS
MATLOCK CIR	<i>and</i>	HADLEIGH CT
MCINTOSH LN	<i>and</i>	BEECHNUT DR
MEGGS ST	<i>and</i>	ELICIA CT
MERCURY CT	<i>and</i>	E LAREDO WAY NORTH DR
MERRIMAC DR	<i>and</i>	CHAMBERLAIN DR
MIDDLE DR	<i>and</i>	GASPARILLA CT
MIDDLE DR	<i>and</i>	CAPTIVA WAY
MILHOUSEN TRL	<i>and</i>	MARKLEVILLE LN
MONMOUTH DR	<i>and</i>	DORMONT DR
MONTCLAIR DR	<i>and</i>	ANNAPOLIS DR
MONTCLAIR DR	<i>and</i>	MONMOUTH DR

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections.

MONTGOMERY DR	<i>and</i>	ALEXANDRIA DR
MONTROSE LN	<i>and</i>	ALLEN CT
N UNION ST	<i>and</i>	CATHERINE DR
N UNION ST	<i>and</i>	PENN ST
N UNION ST	<i>and</i>	BEECHWOOD DR
N UNION ST	<i>and</i>	MAPLE PARK DR
N UNION ST	<i>and</i>	US 31
NAPOLEON CT	<i>and</i>	ENGLISH GRN
NEW HAVEN DR	<i>and</i>	LIBERTY DR
NEWBERRY LN	<i>and</i>	E CLEAR LAKE LN
NORTH ST	<i>and</i>	EAST ST
NORTH ST	<i>and</i>	N CHERRY ST
NYLA CT	<i>and</i>	CRISTIN WAY
OAK MANOR DR	<i>and</i>	CHALET CIR
OAK MANOR DR	<i>and</i>	DAYLILY CT
OAK MANOR DR	<i>and</i>	DIAMENTE DR
OAK PARK CIR	<i>and</i>	OAK PARK CT
OAK PARK CT	<i>and</i>	E 161ST ST
OAK RD	<i>and</i>	SILVER THORNE WAY
OAK RD	<i>and</i>	SILVER CT
OAK RD	<i>and</i>	OAK MANOR DR
OAK RD	<i>and</i>	EMERALD PINES LN
OAK RIDGE RD	<i>and</i>	GREENSBORO DR
OAK RIDGE RD	<i>and</i>	SOUTHPARK DR
OAK RIDGE RD	<i>and</i>	MAPLETON PL
OAK RIDGE RD	<i>and</i>	E SR 32
OAK RIDGE RD	<i>and</i>	E PINE RIDGE DR
OAK RIDGE RD	<i>and</i>	E QUAIL RIDGE DR
OAK RIDGE RD	<i>and</i>	SAPPHIRE DR
OAK RIDGE RD	<i>and</i>	FOX LN
OAK RIDGE RD	<i>and</i>	GREYHOUND CIR
OAK RIDGE RD	<i>and</i>	SUPER STAR DR
OAK RIDGE RD	<i>and</i>	APPOLO PKY
OAK RIDGE RD	<i>and</i>	CITATION RD
OLD VINES DR	<i>and</i>	DURMAST OAK DR
OLDE BRIAR LN	<i>and</i>	E GREYHOUND PASS
OLDENBURG CIR	<i>and</i>	OLDENBURG CIR
OLYMPUS BLVD	<i>and</i>	MATTERHORN DR / OLYMPUS CT
OLYMPUS BLVD	<i>and</i>	CRESTON CT
OLYMPUS BLVD	<i>and</i>	E 169TH ST
ORLAND OVLK	<i>and</i>	LAKEVILLE XING
OVERMAN BLVD	<i>and</i>	BUXTON DR
PALMYRA DR	<i>and</i>	HYMERA GRN
PALMYRA DR	<i>and</i>	MARENGO TRL

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections.

PALMYRA DR	<i>and</i>	PALMYRA GRN
PALOMAR DR	<i>and</i>	ANNABEL CT
PALOMAR DR	<i>and</i>	BIXBY DR
PARAGON LN	<i>and</i>	CLARKS HILL WAY
PARIED OAKS LN	<i>and</i>	CAREY RD
PARIED OAKS LN	<i>and</i>	DURMAST OAK DR
PARK 31 DR	<i>and</i>	W MAIN ST
PARKHURST DR	<i>and</i>	W 146TH ST
PARKWAY CIR	<i>and</i>	W PARK ST
PAWTUCKET DR	<i>and</i>	SMITHFIELD DR
PAWTUCKET DR	<i>and</i>	LEWISTON DR
PAWTUCKET DR	<i>and</i>	DITCH RD
PAWTUCKET DR	<i>and</i>	CLEARBROOK ST
PAWTUCKET DR	<i>and</i>	DREXLER DR
PEACHAVEN PL	<i>and</i>	BURGESS HILL PASS
PEARSON DR	<i>and</i>	LA COSTA WAY
PEARSON DR	<i>and</i>	AMESBURY PL
PENN ST	<i>and</i>	EAST ST
PENN ST	<i>and</i>	N CHERRY ST
PETERSFIELD LN	<i>and</i>	WENDOVER AVE
PIEDMONT DR	<i>and</i>	MONTGOMERY DR
PIEDMONT DR	<i>and</i>	CLEARBROOK ST
PINE WOOD LN	<i>and</i>	E PINE RIDGE DR
PINE WOOD LN	<i>and</i>	FLAT ROCK DR
PLAINVILLE DR	<i>and</i>	CHANNELBURG BLVD / DANDBORN DR
PLAINVILLE DR	<i>and</i>	ELNORA LN
PLAINVILLE DR	<i>and</i>	PALMYRA DR
POPLAR ST	<i>and</i>	W PARK ST
POTOMAC CT	<i>and</i>	KILBURN CT
PRINCETON LN	<i>and</i>	HAMPTON RD
PUNTLEDGE DR	<i>and</i>	CREST POINT DR
PUNTLEDGE DR	<i>and</i>	E 169TH ST
PUNTLEDGE DR	<i>and</i>	ELDRED CT
PUNTLEDGE DR	<i>and</i>	GOLDEN HINDE WAY
RACHEL LN	<i>and</i>	KOURTNEY PL
RACHEL LN	<i>and</i>	MADLINE LN
RADFORD CT	<i>and</i>	BUXTON DR
RANIER CIR	<i>and</i>	MATTERHORN DR
REDBUD CT	<i>and</i>	GRASSY KNOLL DR

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections.

REDHILL RD	<i>and</i>	BURGESS HILL PASS
RICHTERS BLVD	<i>and</i>	PALMYRA DR
RICHTERS BLVD	<i>and</i>	E 161ST ST
RIDDELL LN	<i>and</i>	BROOKHOLLOW DR
RIDGEBROOK DR	<i>and</i>	DOWNSTREAM DR
RIDGEBROOK DR	<i>and</i>	GLEN WAY / GLEN CT
RIDGEBROOK DR	<i>and</i>	MORRIS MANOR CT
RIDGEWOOD AVE	<i>and</i>	MONTROSE LN
RIVER BIRCH RD	<i>and</i>	W EVENING ROSE WAY
RIVER BIRCH RD	<i>and</i>	BEECHNUT DR
RIVER BIRCH RD	<i>and</i>	BLACKBERRY CT
RIVER BIRCH RD	<i>and</i>	MCINTOSH LN
ROANOKE DR	<i>and</i>	BELVEDERE PL
ROANOKE DR	<i>and</i>	DECLARATION DR
ROLLING CT	<i>and</i>	FARR HILLS DR
ROMALONG LN	<i>and</i>	ROMALONG CT
ROOSEVELT ST	<i>and</i>	S CHERRY ST
ROSECLAIR DR	<i>and</i>	BIXBY DR
ROSECLAIR DR	<i>and</i>	FRANCIS CT
ROSEMOSS XING	<i>and</i>	OVERMAN BLVD
ROSEMOSS XING	<i>and</i>	E COLUMBINE LN
ROSEMOSS XING	<i>and</i>	CYCLAMEN CHASE
RUSHMORE DR	<i>and</i>	PHEASANT RUN
RUTHERFORD DR	<i>and</i>	MONTCLAIR DR
S GURLEY ST	<i>and</i>	E MAIN ST
S UNION ST	<i>and</i>	WOODSIDE DR
S UNION ST	<i>and</i>	JERSEY ST
S UNION ST	<i>and</i>	W PARK ST
S UNION ST	<i>and</i>	BALDWIN CT
S UNION ST	<i>and</i>	ROOSEVELT ST
S UNION ST	<i>and</i>	COLLEGE AVE
S UNION ST	<i>and</i>	EMERALD PINES LN
S UNION ST	<i>and</i>	SOUTHRIDGE LN
S WALNUT ST	<i>and</i>	COLLEGE AVE
SADDLEHORN CT	<i>and</i>	SADDLEHORN DR
SADDLEHORN DR	<i>and</i>	CAREY RD
SADDLEHORN DR	<i>and</i>	BRIDLEWOOD DR / BRIDLEWOOD CIR

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections.

SANIBEL CIR	<i>and</i>	PERIWINKLE CT
SANIBEL CIR	<i>and</i>	WESTFIELD RD
SANIBEL CIR	<i>and</i>	BRADENTON CT
SANIBEL CIR	<i>and</i>	LA COSTA WAY
SANIBEL CIR	<i>and</i>	CAPTIVA WAY
SAPPHIRE DR	<i>and</i>	W 146TH ST
SAPPHIRE DR	<i>and</i>	RAYMOND LN
SAVANNAH LN	<i>and</i>	EAST ST
SCHWEITZER DR	<i>and</i>	GOLDEN HINDE WAY
SCHWEITZER DR	<i>and</i>	MEGGS ST
SENATOR WAY	<i>and</i>	ABBEDALE CT
SENECA CIR	<i>and</i>	NASHUA CIR / TROY DR
SETTERS RD	<i>and</i>	E 151ST ST
SETTERS RD	<i>and</i>	ALVERDO LN
SETTERS RD	<i>and</i>	AYERS LN
SETTERS RD	<i>and</i>	BRASSEUR LN
SHADOW LAKES DR E	<i>and</i>	BEACON PARK DR
SHADOW LAKES DR E	<i>and</i>	ROSEMILL DR
SHADOW LAKES DR E	<i>and</i>	W 146TH ST
SHADOW LAKES DR N	<i>and</i>	BEACON PARK DR
SHADOW LAKES DR W	<i>and</i>	ROSEMILL DR
SHADOW LAKES DR W	<i>and</i>	W 146TH ST
SHADY NOOK RD	<i>and</i>	E 191ST ST
SHADY NOOK RD	<i>and</i>	WESTFIELD RD
SHADY NOOK RD	<i>and</i>	AMESBURY PL
SHADY NOOK RD	<i>and</i>	SANIBEL CIR
SHAELYNN CT	<i>and</i>	GRANDVIEW WAY
SHALE RD	<i>and</i>	E QUAIL RIDGE DR
SHELBORNE RD	<i>and</i>	LITTLE EAGLE CREEK AVE
SHORT TER	<i>and</i>	SETTERS RD
SHORT TER	<i>and</i>	ELYSE LN
SHOWER CT	<i>and</i>	W ADMIRAL WAY SOUTH DR
SILVER LAKES DR	<i>and</i>	SAVANNAH LN
SILVER THORNE WAY	<i>and</i>	MAE CIR
SILVER THORNE WAY	<i>and</i>	COPPER TREE WAY (South)
SLEEPY HOLLOW CT	<i>and</i>	SLEEPY HOLLOW DR
SLEEPY HOLLOW DR	<i>and</i>	EAST ST

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections.

SMITHFIELD DR	<i>and</i>	DORMONT DR
SMITHFIELD DR	<i>and</i>	PAWTUCKET DR
SMITHFIELD DR	<i>and</i>	LEWISTON DR
SOLITUDE CT	<i>and</i>	DOWNSTREAM DR
SOMERVILLE DR	<i>and</i>	ANNABEL CT
SOMERVILLE DR	<i>and</i>	DITCH RD
SONHATSETT DR	<i>and</i>	LUCAS DR
SONHATSETT DR	<i>and</i>	AMBERWOOD CT
SONHATSETT DR	<i>and</i>	SILVER LAKES DR
SOUTH ST	<i>and</i>	S UNION ST
SOUTH ST	<i>and</i>	S WALNUT ST
SOUTH ST	<i>and</i>	S CHERRY ST
SOUTH ST	<i>and</i>	RUSHMORE DR
SOUTHALL DR	<i>and</i>	BRIGG CT
SOUTHPARK DR	<i>and</i>	E 169TH ST
SPRING LAKE DR	<i>and</i>	FILLMORE WAY
SPRING LAKE DR	<i>and</i>	ENGLISH GRN
SPRING MILL RD	<i>and</i>	REDHILL RD
SPRING MILL RD	<i>and</i>	SPRING LAKE DR
SPRING MILL RD	<i>and</i>	WENDOVER AVE
SPRING MILL RD	<i>and</i>	W GREYHOUND PASS
SPRING MILL RD	<i>and</i>	RICHLAND WAY
SPRING MILL RD	<i>and</i>	BEECHNUT DR
SPRING MILL RD	<i>and</i>	COUNTRYSIDE BLVD
SPRING MILL RD	<i>and</i>	ZEPHYR WAY
SPRINGMEADOW LN	<i>and</i>	MEADOWCREEK DR
SPRINGMEADOW LN	<i>and</i>	CAREY RD
SPRUCE LN	<i>and</i>	E SR 32
STAFFORD DR	<i>and</i>	LYNTON WAY
STAFFORD DR	<i>and</i>	REDHILL RD
STARGRASS DR	<i>and</i>	STARGRASS LN / WOODSAGE CT
STARGRASS LN	<i>and</i>	ROCKROSE CT
STARGRASS LN	<i>and</i>	W EVENING ROSE WAY
STARS PRIDE CT	<i>and</i>	E GREYHOUND PASS
STERLING BLUFF CT	<i>and</i>	BRIDGEWATER CLUB BLVD
SULKY WAY	<i>and</i>	W SENATOR WAY
SULKY WAY	<i>and</i>	E LAREDO WAY SOUTH DR

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections.

SUN PARK DR	<i>and</i>	E SR 32
SUNDEW CIR	<i>and</i>	E EVENING ROSE WAY
SUNDIAL CT	<i>and</i>	BEACH CLUB DR
SUNDIAL CT	<i>and</i>	DELRAY CT
SUNDIAL CT	<i>and</i>	SANIBEL CIR
SUPER STAR DR	<i>and</i>	SUPER STAR CT
SUPER STAR DR	<i>and</i>	FOX LN
SUSAN CT	<i>and</i>	E GREYHOUND PASS
SYCAMORE ST	<i>and</i>	EAST ST
TARPON BAY DR	<i>and</i>	CAPTIVA WAY
TARPON BAY DR	<i>and</i>	SHADY NOOK RD
TILBURY WAY	<i>and</i>	HENDON CT
TILBURY WAY	<i>and</i>	LICHFIELD LN
TILBURY WAY	<i>and</i>	SWINTON WAY
TILBURY WAY	<i>and</i>	BURNTWOOD WAY
TILLER CT	<i>and</i>	E 175TH ST
TIMBERBROOK RUN	<i>and</i>	AMBERLEAF TRL
TIMBERBROOK RUN	<i>and</i>	E MAIN ST
TOMLINSON RD	<i>and</i>	BOKEELIA BND
TORREY CT	<i>and</i>	CORSICAN CIR
TOWNE RD	<i>and</i>	LITTLE EAGLE CREEK AVE
TOWNE RD	<i>and</i>	W 161ST ST
TRESCOTT DR	<i>and</i>	MONTCLAIR DR
TRESCOTT DR	<i>and</i>	SOMERVILLE DR
TRIBUTARY CT	<i>and</i>	BROOKHOLLOW DR
TRILLIUM CT	<i>and</i>	GRASSY KNOLL DR
TROY DR	<i>and</i>	LIBERTY DR
TROY LN	<i>and</i>	E CLEAR LAKE LN
TROY LN	<i>and</i>	NEWBERRY LN
TROY LN	<i>and</i>	E QUAIL WOOD LN
USEPPA CT	<i>and</i>	CAPTIVA WAY
VALDOSTA PL	<i>and</i>	BOWIE DR
VALDOSTA PL	<i>and</i>	SMITHFIELD DR
VALLEYVIEW DR	<i>and</i>	E GREYHOUND PASS
VERNON PL	<i>and</i>	GRABILL DR
VERNON PL	<i>and</i>	E QUAIL RIDGE DR
VIBURNUM RUN	<i>and</i>	CYCLAMEN CHASE

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections.

VIKING LAIR RD	<i>and</i>	E 161ST ST
VIKING LAIR RD	<i>and</i>	LAIR CT
VIKING LAIR RD	<i>and</i>	SILVERHEELS DR
VIKING LAIR RD	<i>and</i>	VIKING COMMANDER WAY
VIKING MEADOWS DR	<i>and</i>	VIKING COMMANDER WAY
VIKING MEADOWS DR	<i>and</i>	VIKING LAIR RD
VIKING MEADOWS DR	<i>and</i>	BRIGHT BEAM CT
VILLAGE PARK EAST DR	<i>and</i>	E 146TH ST
VILLAGE PARK NORTH DR	<i>and</i>	CAREY RD
VILLAGE PARK NORTH DR	<i>and</i>	VILLAGE PARK EAST DR
W 151ST ST	<i>and</i>	DITCH RD
W 151ST ST	<i>and</i>	SHELBORNE RD
W 156TH ST	<i>and</i>	DECLARATION DR
W 156TH ST	<i>and</i>	TOWNE RD
W 156TH ST	<i>and</i>	W EVENING ROSE WAY
W 156TH ST	<i>and</i>	CLEARBROOK ST
W 156TH ST	<i>and</i>	ZEPHYR WAY
W 159TH ST	<i>and</i>	TOWNE RD
W 171ST ST	<i>and</i>	BURNTWOOD WAY
W 171ST ST	<i>and</i>	DITCH RD
W 171ST ST	<i>and</i>	W 169TH ST
W GREYHOUND PASS	<i>and</i>	DERBY CT
W JEFFERSON ST	<i>and</i>	GRANT ST
W LAREDO WAY SOUTH DR	<i>and</i>	LAREDO CT
W MAY APPLE CIR	<i>and</i>	W COLUMBINE LN
W PARK ST	<i>and</i>	MAPLE ST
W PINE RIDGE DR	<i>and</i>	AGATE LN
W QUAIL WOOD LN	<i>and</i>	W PINE RIDGE DR
W ROMALONG CT	<i>and</i>	ROMALONG CT
W SENATOR WAY	<i>and</i>	ABBEDALE CT
W SENATOR WAY	<i>and</i>	ADMIRAL WAY NORTH DR
W SR 32	<i>and</i>	CENTENNIAL RD
W SR 32	<i>and</i>	MULE BARN RD
WANATAH CIR	<i>and</i>	WANATAH TRL
WANATAH TRL	<i>and</i>	BROOKSBURG DR
WANATAH TRL	<i>and</i>	CLARKS HILL WAY / SALIMONIA LN
WANATAH TRL	<i>and</i>	SALIMONIA LN

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections.

WANATAH TRL	<i>and</i>	BURKET DR / BURKET CT
WARNER TRL	<i>and</i>	FRANCIS CT
WARNER TRL	<i>and</i>	HALIFAX CT / RICHLAND WAY
WARNER TRL	<i>and</i>	HAMPTON RD
WARNER TRL	<i>and</i>	W 146TH ST
WARNER TRL	<i>and</i>	JONATHAN DR
WARNER TRL	<i>and</i>	MERRIMAC DR
WARNER TRL	<i>and</i>	SHETLAND CT
WARRINGTON AVE	<i>and</i>	KINGSBRIDGE BLVD
WASHINGTON ST	<i>and</i>	W JEFFERSON ST
WASHINGTON ST	<i>and</i>	LITTLE EAGLE CREEK AVE
WASHINGTON ST	<i>and</i>	W SR 32
WATERTOWN DR	<i>and</i>	ALAMEDA PL
WATERTOWN DR	<i>and</i>	DECLARATION DR
WENDOVER AVE	<i>and</i>	TILBURY WAY
WENTZ DR	<i>and</i>	KELLER TER / SHORT TER
WENTZ DR	<i>and</i>	SETTERS RD
WESTFIELD BLVD	<i>and</i>	US 31
WESTFIELD PARK RD	<i>and</i>	E 169TH ST
WESTFIELD PARK RD	<i>and</i>	E SR 32
WESTFIELD PARK RD	<i>and</i>	KENDALL CT
WESTLEA DR	<i>and</i>	NEWBY CT
WESTLEA DR	<i>and</i>	HIGHWOOD DR
WESTLEA DR	<i>and</i>	CREEKWOOD DR
WETHERINGTON DR	<i>and</i>	DRUMMOND PL
WETHERINGTON DR	<i>and</i>	SNOWDON DR
WETHERINGTON DR	<i>and</i>	ABBOTSFORD DR
WHEATFIELD LN	<i>and</i>	BARLEY CIR
WHEATFIELD LN	<i>and</i>	WHEATFIELD CT
WHEELER RD	<i>and</i>	E 181ST ST
WHEELER RD	<i>and</i>	E SR 32
WHITE WILLOW DR	<i>and</i>	LUCAS DR
WHITE WILLOW DR	<i>and</i>	ROLLINGWOOD CIR
WHITE WILLOW DR	<i>and</i>	MILLWOOD CIR
WHITEBARK CT	<i>and</i>	CORSICAN CIR
WHITNEY RD	<i>and</i>	GRAY RD
WHITNEY RD	<i>and</i>	EVEREST DR / MATTERHORN DR

Exhibit A

Figure 4

Sec. 58-349. One-way stop intersections.

WILDFLOWER CT	<i>and</i>	E ROWAN RUN
WILDFLOWER LN	<i>and</i>	E BLOOMFIELD LN
WILDFLOWER LN	<i>and</i>	ROSEMOSS XING
WILDFLOWER LN	<i>and</i>	E ROWAN RUN
WILLIAMSON LN	<i>and</i>	WHITNEY RD
WILLIAMSON LN	<i>and</i>	MCKINLEY CT
WILLIAMSON LN	<i>and</i>	EVEREST DR
WILLOW CREEK WAY	<i>and</i>	E MAIN ST
WIND SKIP CIR	<i>and</i>	DEER WALK TRCE
WINDMILL CIR	<i>and</i>	HORSESHOE DR
WINDMILL DR	<i>and</i>	SADDLEHORN DR
WINDMILL DR	<i>and</i>	CURRY LN
WINDMILL DR	<i>and</i>	HORSESHOE DR
WINDWOOD CIR	<i>and</i>	GRANDVIEW WAY
WINSLOW DR	<i>and</i>	NEWBERRY LN
WINSLOW DR	<i>and</i>	TROY LN
WOLCOTT CT	<i>and</i>	MONTCLAIR DR
WOOD HOLLOW CT	<i>and</i>	TIMBERBROOK RUN
WOODCREST CT	<i>and</i>	CHANCELLORS RIDGE WAY
WOODSTREAM CT	<i>and</i>	HARVEST MEADOWS DR W
WORTH CT	<i>and</i>	RAYMOND LN
WORTH CT	<i>and</i>	VICTORY CT
YEOMAN WAY	<i>and</i>	GREENSBORO DR
YEOMAN WAY	<i>and</i>	DANIEL CT
YEOMAN WAY	<i>and</i>	JAYSON CIR
ZACHARY LN	<i>and</i>	LA COSTA WAY
ZACHARY LN	<i>and</i>	PEARSON DR
ZEPHYR WAY	<i>and</i>	JET STREAM BLVD

Exhibit A

Figure 5

Sec. 58-350. One-way streets.

Round-a-bout 151st Street & Carey Road		
151st Street E Bound	Carey Road	North
151st Street W Bound	Carey Road	South
Carey Road N	151st Street	East
Carey Road S	151st Street	West
Round-a-bout 151st Street & Cool Creek Park Road		
151st Street E Bound	Cool Creek Park Road	North
151st Street W Bound	Cool Creek Park Road	South
Cool Creek Park Road N	151st Street	East
Cool Creek Park Road S	151st Street	West
Round-a-bout 151st Street & Market Center Drive		
151st Street E	Market Center Drive	North
151st Street W	Market Center Drive	South
Market Center Drive N	151st Street	East
Market Center Drive S	151st Street	West
Round-a-bouts - Bridgewater Club Subdivision		
Pete Dye Blvd/Long Cove View Blvd		
Pete Dye Blvd E	Long Cove View Blvd	South
Long Cove View Blvd N	Long Cove View Blvd	East
Long Cove View Blvd S	Pete Dye Blvd	West
Market Center Dr./Guerin Way		
Market Center Dr	Guerin Way	South
Guerin Way	Market Center Dr	East
Market Center Dr	Guerin Way	North
Round-a-bout - Brookside Subdivision		
Spillwater Way	Brookhollow Dr	North
Slippery Rock Ct	Brookhollow Dr	South
Brookhollow Dr N	Spillwater Way	East
Brookhollow Dr S	Slippery Rock CT	West
Round-a-bouts - Centennial Subdivision		
Somersville Dr./Declaration Dr.		
Somersville Dr. E	Somersville Dr.	North
Somersville Dr. W	Declaration Dr.	South
Declaration Dr. S	Somersville Dr.	West
Parkhurst Dr./Palomar Dr./Bixby Dr.		
Bixby Dr.	Parkhurst Dr	North
Palomar Dr W	Parkhurst Dr	South
Parkhurst Dr. N	Bixby Dr.	East
Parkhurst Dr. S	Palomar Dr.	West

Exhibit A

Figure 5

Sec. 58-350. One-way streets.

Round-a-bouts - Centennial Subdivision Cont.		
	Bridgeport Dr./Declaration Dr.	
Bridgeport Dr. E	Declaration Dr.	North
Bridgeport Dr. W	Declaration Dr.	South
Declaration Dr. N	Bridgeport Dr.	East
Declaration Dr. S	Bridgeport Dr.	West
Round-a-bouts - Centennial Subdivision Cont.		
	Pawtucket Dr/Bowie Dr.	
Pawtucket Dr E	Bowie Dr.	North
Pawtucket Dr W	Bowie Dr.	South
Bowie Dr. N	Pawtucket Dr.	East
Bowie Dr. S	Pawtucket Dr.	West
New Haven Dr/ Piedmont Dr./BainBridge Ct/StockBridge Dr		
Piedmont Dr. E	New Haven Dr	North
Stockbridge Dr. W	Bainbridge Ct.	South
Bainbridge Ct. N	Piedmont Dr. E	East
New Haven Dr. S	Stockbridge Dr. W	West
	Piedmont Dr./Alexandria Dr.	
Piedmont Dr. E	Alexandria Dr N	North
Piedmont Dr. W	Alexandria Dr S	South
Alexandria Dr N	Piedmont Dr. E	East
Alexandria Dr S	Piedmont Dr. W	West
Round-a-bouts - Maple Village Subdivision Cont.		
	Pawtucket Dr/Bowie Dr.	
Kingsbridge Blvd	Burntwood Way	South
Burntwood Way	Kingsbridge Blvd	West

Exhibit A

Figure 5.1

Sec. 58-350.1 One-way alleys.

<i>Alley name</i>	<i>Location of one-way area</i>	<i>Flow of traffic</i>
Elm Alley	Penn St. to Vine Alley	South
Oak Alley	North Union St. to Cherry St.	East
Vine Alley	Cherry St to N Union Street	West
Mulberry Alley	SR 32 to Penn St.	North
Rose Alley	Maple St. to Popular St.	East
West Alley	SR 32. to Jersey St	South

Exhibit A

Figure 6

Sec. 58-351. Automatic signals.

Street Name		Location of Signal	Maintained By:
146th ST	at	Greyhound Pass	HCHD
146th ST	at	Carey RD	HCHD
146th ST	at	Cool Creek Commons	HCHD
146th ST	at	Western Way	HCHD
146th ST	at	Oak Ridge Road	HCHD
146th ST	at	Gray Road	HCHD
147th ST	at	Greyhound Pass	LOCAL
Greyhound Pass	at	Marsh Grocery Store	LOCAL
Greyhound Pass	at	U.S. 31	INDOT
Greyhound Pass	at	Greyhound Court	LOCAL
Greyhound Pass	at	Western Way	LOCAL
Greyhound Pass	at	Cool Creek Park RD	LOCAL
State Road 32	at	Union ST	INDOT
State Road 32	at	Gunther Blvd.	INDOT
State Road 32	at	Grassey Branch RD / Carey RD	INDOT
State Road 32	at	Spring Mill Road	INDOT
State Road 32	at	Gray/Moontown Road	INDOT
Thatcher LN	at	151st ST	LOCAL
U.S. 31	at	151st ST	INDOT
U.S. 31	at	161st ST	INDOT
U.S. 31	at	169th ST / David Brown DR	INDOT
U.S. 31	at	State Road 32	INDOT
U.S. 31	at	181st ST (Hoover ST)	INDOT
146st ST	at	Spring Mill Road	HCHD
146th ST	at	Greyhound Pass	HCHD
161st ST	at	Spring Mill Road	LOCAL

Exhibit A

Figure 7

Sec. 58-352. Yield signs.

CHEYENNE CIR	and	RUSHMORE DR	Yield
COOL CREEK PARK RD	and	E 151ST ST	4 Way Yield @ Round-A-Bout
EAGLEWOOD CT	and	DEERWOOD DR	Yield
FERNWOOD DR	and	DEERWOOD DR	Yield
JOSHUA CIR	and	BILLITER CT	Yield
LOCKWOOD DR	and	FERNWOOD DR	Yield
LOCKWOOD DR	and	DEERWOOD DR	Yield
MERRIMAC DR	and	HENDERSON CT	Yield
MERRIMAC DR	and	MELBOURNE CT	Yield
PACER CT	and	ABBEDALE CT	Yield
PHEASANT RUN	and	BUFFALO CIR	Yield
RICHLAND WAY	and	HUNTER CT / MAGGIE CT	Yield
SENATOR WAY	and	FOX CT	Yield
SHINE CT	and	ELYSE LN	Yield
SPILLWATER WAY	and	CHANCELLORS RIDGE WAY	Yield
STRALEY CT	and	BRASSEUR LN	Yield
TOURMALINE DR	and	ADDISON CT	Yield
TROTTER CT	and	ABBEDALE CT	Yield
UPDIKE CIR	and	KELLER TER	Yield
VALLEYVIEW DR	and	VALLEY CT	Yield
E GREYHOUND PASS	and	E 151ST ST	1 Way Stop and Yield
CAREY RD	and	E 151ST ST	4 Way Yield @ Round-A-Bout
DECLARATION DR	and	BRIDGEPORT DR	4 Way Yield @ Round-A-Bout
PARKHURST DR	and	PALOMAR DR / BIXBY DR	4 Way Yield @ Round-A-Bout
PAWTUCKET DR	and	BOWIE DR	4 Way Yield @ Round-A-Bout
PIEDMONT DR	and	ALEXANDRIA DR	4 Way Yield @ Round-A-Bout
SLIPPERY ROCK CT	and	BROOKHOLLOW DR / SPILLWATER WAY	4 Way Yield @ Round-A-Bout
STOCKBRIDGE DR	and	NEW HAVEN DR / PIEDMONT DR	4 Way Yield @ Round-A-Bout
KINGSBRIDGE BLVD	and	BURNTWOOD WAY	3 Way Yield @ Round-A-Bout
LYNTON WAY	and	BURGESS HILL PASS	3 Way Yield @ Round-A-Bout
MARKET CENTER DR	and	E 151ST ST	3 Way Yield @ Round-A-Bout
MARKET CENTER DR	and	GUERIN WAY	3 Way Yield @ Round-A-Bout
PETE DYE BLVD	and	LONG COVE BLVD	3 Way Yield @ Round-A-Bout
SOMERVILLE DR	and	DECLARATION DR	3 Way Yield @ Round-A-Bout

Exhibit A

Figure 8

Sec. 58-353. Speed limits.

<i>Street Name (Prefix)</i>	<i>Speed (MPH)</i>
147TH ST (E)	30
151ST ST (E)	30
151ST ST (W)	30
156TH ST (E)	30 East Of US 31
156TH ST (E)	40 West Of US 31 To Oak Ridge RD
156TH ST (E)	50 From Oak Ridge RD West To Towne RD
156TH ST (W)	50 From Oak Ridge RD West To Towne RD
159TH ST (W)	35
161ST ST (E)	35 From US31 (W) To Westfield BLVD
161ST ST (E)	40 From Westfield BLVD To Gray RD
161ST ST (W)	20 School Zone At Shamrock Springs Elem.
161ST ST (W)	40 From US 31 To Towne RD
166TH ST (W)	45
169TH ST (E)	30
169TH ST (W)	30
169TH ST (W)	20 School Zone St Maria Goretti
171ST ST (E)	30
171ST ST (W)	20 School Zone At Maple Glen Elem.
171ST ST (W)	30
175TH ST (E)	30
181ST ST (E)	30
186TH ST (E)	45
191ST ST (E)	30 West Of Tomlinson RD To East ST
191ST ST (E)	45 West Of Tomlinson RD
191ST ST (E)	45 In City East Of Shady Nook To Moontown
196TH ST (E)	30
203RD ST (E)	45
ABBEDALE CT	25
ABBOTSFORD DR	25
ADDISON CT	20
ADIOS CT	25
ADIOS PASS	25
ADMIRAL WAY NORTH DR	25
ADMIRAL WAY SOUTH DR (E)	25
ADMIRAL WAY SOUTH DR (W)	25
AGATE LN	20
ALAMEDA PL	25 20
ALEXANDRIA CT	25 20
ALEXANDRIA DR	25 20
ALLEN CT	25
ALPHA DR	20
ALSONG CT	25
ALVERDO LN	20
AMBERLEAF TRL	20
AMBERWOOD CT	20
AMBIA CIR	20

Exhibit A

Figure 8

Sec. 58-353. Speed limits.

AMESBURY PL	25
AMKEY CT	25
AMKEY WAY (E)	25
ANNABEL CT	25 20
ANNAPOLIS DR	25 20
APPOLO PKY	25
ASCOT HILLS DR	20 North Of Greyhound Pass
ASCOT HILLS DR	25 South Of Greyhound Pass
ASHFIELD DR	20
ATHENS PL	25 20
AUSTRIAN CT	20
AUSTRIAN PINE WAY	20 From Pine Ridge DR To 175th ST
AUSTRIAN PINE WAY	30 From 175th ST To State RD 32
AYERS LN	20
AZALEA CT	20
BAINBRIDGE CT	25 20
BALDWIN CT	20
BALI HAI CT	25
BARLEY CIR	20
BEACH CLUB DR	20
BEACON BLVD	20
BEACON CT	20
BEACON PARK DR	20
BEACON WAY	20
BEECHNUT DR	25
BEECHWOOD DR	20
BELLE FORCH CT	25
BELVEDERE PL	25 20
BETHESDA CIR	25 20
BILLITER CT	15
BIRCH ST	20
BIRDSEYE DR	30
BIXBY DR	25 20
BLACKBERRY CT	25
BLACKBURN RD	20
BLOOMFIELD CT	25
BLOOMFIELD LN (E)	25
BLUEFLAG CT	25
BOCA GRANDE CT	20
BOKEELIA BND	20
BOLTON CIR	20
BOWIE DR	25 20
BRADENTON CT	20
BRASSEUR LN	20
BRIDGEPORT DR	25 20
BRIDGEWATER CLUB BLVD	25
BRIDLEWOOD CIR	20

Exhibit A

Figure 8

Sec. 58-353. Speed limits.

BRIDLEWOOD DR	20
BRIDLEWOOD LN	20
BRIGG CT	25
BRIGHT BEAM CT	20
BROMLEY WAY	20
BROOKHOLLOW DR	25
BROOKSBURG DR	20
BUENA VISTA DR	25
BUFFALO CIR	20
BURGESS HILL PASS	20
BURKET CT	20
BURKET DR	20
BURNTWOOD WAY	25
BUXTON CT	20
BUXTON DR	20
CADEN CT	20
CAITLIN WAY	20
CAMILLA CT	20
CAPTIVA WAY	20
CAREY GLEN CT	20
CAREY RD	20 School Zone At Carey Ridge Elem.
CAREY RD	40
CARTER CT	20
CARTHAGE CIR	20
CASEY RD	45
CATHERINE DR	20
CEDARBROOK DR	20
CENTENNIAL RD	45
CHALET CIR	20
CHALLENGER DR	20
CHAMBERLAIN DR	25
CHANCELLORS CT	20
CHANCELLORS RIDGE WAY	20
CHANNELBURG BLVD	20
CHELTENHAM DR	20
CHERRY ST (N)	20
CHERRY ST (S)	20
CHERRYWOOD CT	20
CHEYENNE CIR	20
CITATION CT	25
CITATION RD	25
CLARKS HILL WAY	20
CLEAR LAKE CT (W)	20
CLEAR LAKE LN (E)	20
CLEAR LAKE LN (W)	20
CLEARBROOK ST	25 20
COLFAX LN	20

Exhibit A

Figure 8

Sec. 58-353. Speed limits.

COLLEGE AVE	20
COLUMBINE LN (E)	25
COLUMBINE LN (W)	25
COMMERCE DR	20
COMMERCIAL ST	20
COOL CREEK CIR	20
COOL CREEK PARK RD	30
COPPER TREE WAY	20
CORBY CT	20
CORNFLOWER CT	25
CORRAL CT	25
CORSICAN CIR	20
COUNT FLEET CT	25
COUNTRY PLACE	20
COUNTRYSIDE BLVD	30
CREEKWOOD DR	20
CREST POINT DR	20
CRESTON CT	25
CRISTIN WAY	20
CROCUS CT	20
CROSS CREEK CIR	20
CURRY LN	20
CYCLAMEN CHASE	25
CYNTHIA CT	25
CYPRIAN CIR	20
DAN PATCH CT	25
DAN PATCH LN	20
DANDBORN DR	20
DANDBORN GRN	20
DANIEL CT	20
DARTOWN RD	30
DAVID BROWN DR	30
DAYLILY CT	20
DEBBIE CT	20
DECLARATION DR	25 20
DEER WALK TRCE	20
DEERWOOD DR	20
DELRAY CT	20
DERBY CT	25
DIAMENT DR	20
DITCH RD	20 School Zone At Maple Glen Elem.
DITCH RD	50
DORMONT DR	25 20
DOWNSTREAM DR	20
DREXLER DR	25 20
DRUMMOND PL	25
DUNEDIN CT	20

Exhibit A

Figure 8

Sec. 58-353. Speed limits.

DUPONT CT	20
DUPONT LN	20
DURMAST OAK DR	20
DURSLEY CT	20
EAGLETOWN RD	25 In Eagletown North To Bridge (description change only)
EAGLETOWN RD	45 North Of The Bridge North Of SR 32 (description change only)
EAGLETOWN RD	45 From 166th ST To State RD 32
EAGLEWOOD CT	20
EARL PARK CT	20
EARL PARK WAY	20
EAST ST	30
ELDRED CT	20
ELICIA CT	20
ELKHORN CT	20
ELKHORN DR	20
ELKHORN WAY	20
ELM ST	20
ELNORA LN	20
ELYSE LN	20
EMERALD CT	20
EMERALD GREEN CIR	20
EMERALD PINES LN	20
EMMA CIR	25
ENGLISH GRN	20
ENTERPRISE DR	20
ERICA LN	20
ESHER CT	20
ETHAN ALLEN LN	20
ETNA DR	20
ETNA GRN	20
EVENING ROSE WAY (E)	25
EVENING ROSE WAY (W)	25
EVEREST DR	25
FALKLAND PL	25
FALLS CIR	15
FALCONS FIRE DR	20
FARMVIEW CT	20
FARMVIEW LN	20
FARR HILLS DR	25
FEATHERSTONE DR	20
FERN DR	20
FERNWOOD DR	20
FIELDGRASS RUN	25
FIELDSTONE CT	20
FILLMORE WAY	20

Exhibit A

Figure 8

Sec. 58-353. Speed limits.

FLAT ROCK DR	20
FLOWING WATER WAY	20
FOX CT	25
FOX LN	25
FRANCIS CT	25
FUTCH WAY	25
GASPARILLA CT	20
GATESHEAD CT	20
GATESHEAD DR	20
GLEN CT	20
GLEN WAY	20
GLENDALE CT	20
GOLDEN HINDE WAY	20
GOLF CLUB BLVD	25
GOODTIME CT	25
GRABILL DR	20
GRANDVIEW WAY	20
GRANT ST	30
GRASSY BRANCH RD	20 School Zone At Washington Woods Elem.
GRASSY BRANCH RD	30
GRASSY BRANCH RD	45 In City South Of SR 38 To 196th ST
GRASSY KNOLL DR	20
GRAY RD	20 School Zone At St Theodore Guerin HS
GRAY RD	40
GREENSBORO DR	20
GREENWICH DR	25
GREYHOUND CIR	30
GREYHOUND CT	30
GREYHOUND PASS (E)	25 From Corral CT To Greyhound Pass (W)
GREYHOUND PASS (E)	30 From 146th ST To Corral CT
GREYHOUND PASS (W)	25 From Greyhound Pass (E) To Spring Mill RD
GUERIN WAY	25
GUNTHER BLVD	25
GURLEY ST (S)	20
HADDAM LN	25
HADLEIGH CT	20
HADLEIGH PASS	20
HALIFAX CT	25
HAMPTON RD	25
HARBINGER CT	20
HARVEST CT	20
HARVEST DR	20
HARVEST MEADOWS DR	20
HAWKS WAY	20
HEATH CIR	25
HEATHCLIFF CT	25
HELSTON AVE	25

Exhibit A

Figure 8

Sec. 58-353. Speed limits.

HENDERSON CT	25
HENDON CT	25
HIGHWOOD DR	20
HILLCREST DR	20
HINSHAW WAY	25
HOLLY OAK DR	20
HOOVER ST (E)	30
HOOVER ST (W)	20 School Zone At Westfield High School
HORSESHOE DR	20
HOWDEN DR	20
HUNTER CT	25
HYMERA GRN	20
HYTHE WAY	20
INEZ SETTERS LN	20
JADEN DR	25
JAYSON CIR	20
JEFFERSON ST (W)	30
JERSEY ST	20
JET STREAM BLVD	25
JOLIET RD	35 From SR 32 North To Posting Of 45
JOLIET RD	45 From Posting North To City Limit
JONATHAN DR	25
JOSHUA CIR	15
JUSTIN MORGAN DR	20
KELLER TER	20
KENDALL CT	30
KENNARD LN	20
KERRY CT	25
KILBURN CT	25 20
KIMBERLY AVE	25
KINGS POINT CT	25
KINGSBRIDGE BLVD	25
KIRKLIN DR	20
KNIGHTON CT	20
KOURTNEY PL	20
LA COSTA WAY	25
LAIR CT	20
LAKEVILLE XING	20
LAMGATE DR	20
LAREDO CT	25
LAREDO WAY NORTH DR (E)	25
LAREDO WAY SOUTH DR (E)	25
LAREDO WAY SOUTH DR (W)	25
LEWISTON DR	25 20
LIBERTY BLVD	25 20
LIBERTY DR	25 20
LICHFIELD LN	25

Exhibit A

Figure 8

Sec. 58-353. Speed limits.

LINN CT	25
LITTLE EAGLE CREEK AVE	35
LOCKWOOD DR	20
LONG COVE BLVD	25
LUCAS CIR	20
LUCAS DR	20
LYNTON WAY	20
MADELINE LN	20
MADISON ST (W)	30
MAE CIR	20
MAGGIE CT	25
MAIDSTONE AVE	25
MANASOTA CT	20
MANASSAS DR	25 20
MAPLE LN	20
MAPLE PARK DR	20
MAPLE ST	20
MAPLETON PL	20
MARENGO TRL	20
MARIETTA CIR	25 20
MARKET CENTER DR	25
MARKLEVILLE LN	20
MARYPORT DR	20
MATLOCK CIR	20
MATTERHORN DR	25
MAY APPLE CIR (W)	25
MCINTOSH LN	25
MCKINLEY CT	25
MEADOWCREEK DR	20
MEGGS ST	20
MELBOURNE CT	25
MERCURY CT	25
MERRIMAC DR	25
MIA DR	20
MIDDLE DR	20
MILHOUSEN TRL	20
MILL ST	20
MILLER WAY	20
MILLWOOD CIR	20
MONMOUTH DR	25 20
MONTCLAIR DR	25 20
MONTGOMERY DR	25 20
MONTROSE LN	25
MOONTOWN RD	45
MORLEY CT	20
MORLEY LN	20
MORRIS MANOR CT	20

Exhibit A

Figure 8

Sec. 58-353. Speed limits.

MULE BARN RD	40
NAPOLEON CT	20
NASHUA CIR	25 20
NEW HAVEN DR	25 20
NEWBERRY LN	20
NEWBY CT	20
NEWPORT DR	25
NORTH ST	20
NORWAY SPRUCE LN	20
NYLA CT	20
OAK MANOR DR	20
OAK PARK CIR	15
OAK PARK CT	15
OAK RD	20 147th ST To 151st ST
OAK RD	30 151st ST To South/171st ST
OAK RIDGE RD	20 School Zone At Oak Ridge Elem.
OAK RIDGE RD	40 161st ST To 169th ST
OAK RIDGE RD	40 146th ST To 161st ST
OAK RIDGE RD	40 169th ST To SR 32
OLD VINES DR	20
OLDE BRIAR LN	20
OLDENBURG CIR	20
OLYMPUS BLVD	25
OLYMPUS CT	25
ONWARD DR	20
ORLAND OVLK	20
OVERMAN BLVD	20
PACER CT	25
PAIRED OAKS LN	20
PALMYRA DR	20
PALMYRA GRN	20
PALOMAR DR	25 20
PARAGON LN	20
PARK 31 DR	20
PARK ST (E)	20
PARK ST (W)	30 US 31 To Union ST
PARK ST (W)	20 US 31 To Elm ST
PARKHURST DR	25 20
PARKWAY CIR	20
PAWTUCKET DR	25 20
PEACHAVEN PL	20
PEARSON DR	25
PENN ST	20
PERIWINKLE CT	20
PETE DYE BLVD	25
PETERSFIELD LN	25

Exhibit A

Figure 8

Sec. 58-353. Speed limits.

PHEASANT RUN	20
PIEDMONT DR	25 20
PINE RIDGE DR (E)	20
PINE RIDGE DR (W)	20
PINE WOOD LN	20
PLAINVILLE DR	20
POPLAR ST	20
POTOMAC CT	25 20
PRINCETON LN	25
PUNTLEDGE DR	20
QUAIL RIDGE DR (E)	20
QUAIL WOOD LN (E)	20
QUAIL WOOD LN (W)	20
QUINCY PL	25 20
RACHEL LN	20
RADFORD CT	20
RANIER CIR	25
RAYMOND LN	25
REDBUD CT	20
REDHILL RD	20
RETFORD DR	25
RICHLAND WAY	25
RICHTERS BLVD	20
RIDDELL LN	15
RIDGEBROOK DR	20
RIDGEWOOD AVE	25
RIVER BIRCH RD	25
RIVERSTONE CT	20
ROANOKE DR	25 20
ROCKROSE CT	25
ROLLING CT	25
ROLLINGWOOD CIR	20
ROMALONG CT (W)	25
ROMALONG CT	25
ROMALONG LN	25
ROMAN CT	25
ROOSEVELT ST	20
ROSECLAIR DR	25 20
ROSEMILL DR	20
ROSEMOSS XING	25
ROWAN CT (W)	25
ROWAN RUN (E)	25
ROWAN RUN (W)	25
RUSHMORE DR	20
RUTHERFORD DR	25 20

Exhibit A

Figure 8

Sec. 58-353. Speed limits.

SADDLEHORN CT	20
SADDLEHORN DR	20
SADIE LN	25
SALIMONIA LN	20
SANIBEL CIR	20
SAPPHIRE DR	25
SAVANNAH LN	20
SAWTOOTH OAK CIR	20
SCHWEITZER DR	20
SENATOR WAY (E)	25
SENATOR WAY (W)	25
SENATOR WAY	25
SENECA CIR	25 20
SETTERS RD	20
SHADOAN WAY	25
SHADOW LAKES DR	20
SHADY NOOK RD	40 From SR32 to 186th Street
SHAELYNN CT	20
SHALE RD	20
SHELBORNE RD	45
SHERRY CT	25
SHETLAND CT	25
SHINE CT	20
SHOREWAY DR	25
SHORT TER	20
SHOWER CT	25
SILVER CT	20
SILVERHEELS DR	20
SILVER LAKES DR	20
SILVER THORNE WAY	20
SILVERHEELS DR	20
SLEEPY HOLLOW CT	20
SLEEPY HOLLOW DR	20
SLIPPERY ROCK CT	15
SMITHFIELD DR	25 20
SNOWDON DR	25
SOLITUDE CT	20
SOMERVILLE DR	25 20
SONHATSETT DR	20
SOUTH ST	30
SOUTHALL DR	25
SOUTHPARK DR	30
SOUTHRIDGE CT	20
SOUTHRIDGE LN	20
SPILLWATER WAY	15

Exhibit A

Figure 8

Sec. 58-353. Speed limits.

SPRING LAKE DR	20
SPRING MILL RD	20 School Zone St Maria Goretti
SPRING MILL RD	45 In City Limits North Of SR 32
SPRING MILL RD	45 161st ST To SR 32
SPRING MILL RD	45 146th ST To 161st ST
SPRINGMEADOW LN	20
SPRUCE LN	15
STAFFORD DR	20
STARGRASS DR	25
STARGRASS LN	25
STARS PRIDE CT	25
STATE ROAD 32	25 School Zone Westfield Int/Mid Schools
STATE ROAD 32	30 Westfield Park RD To Gurley ST
STATE ROAD 32	40 Gurley ST To Shady Nook RD
STATE ROAD 32	40 In Eagletown
STATE ROAD 32	40 Spring Mill RD To Westfield Park RD
STATE ROAD 32	45 County Line RD To Mule Barn RD
STATE ROAD 32	50 Eagletown To Spring Mill RD
STATE ROAD 32	50 Shady Nook RD To The East City Limit
STATE ROAD 32	55 Mule Barn RD To Eagletown
STATE ROAD 38	55
STERLING BLUFF CT	20
STOCKBRIDGE DR	25 20
STORY CT	25
STRALEY CT	20
SULKY WAY	25
SUN PARK DR	20
SUNDEW CIR	25
SUNDIAL CT	20
SUPER STAR CT	25
SUPER STAR DR	25
SUSAN CT	25
SWINTON WAY	25
SYCAMORE ST	20
TANSEY XING (W)	25
TARPON BAY DR	20
THATCHER LN	20
TILBURY WAY	25
TILLER CT	20
TIMBERBROOK RUN	20
TOMLINSON RD	20 School Zone At Monon Trail Elem.
TOMLINSON RD	35
TORREY CT	20
TOURMALINE DR	20
TOWNE RD	45

Exhibit A

Figure 8

Sec. 58-353. Speed limits.

TRESCOTT DR	25 20
TRIBUTARY CT	15
TRILLIUM CT	20
TROTTER CT	25

Exhibit A

Figure 9

Sec. 58-354. Restricted parking zones.

<i>Street</i>	<i>Location of Restricted Parking Zone</i>	<i>Side of Street</i>	<i>Restrictions</i>
Hoover ST	Between U.S. 31 to N. Union ST	North and South Sides	24 Hours
Oak RD	From Greyhound Pass to Silver Thorn Way	East and West Sides	24 Hours
Saddlehorn DR	Between Saddlehorn CT to Carey RD	West Side	24 Hours
State Road 32	See figures 9a, 9b, 9c, 9d		See figures 9a, 9b, 9c, 9d
Union St (Westfield BLVD)	Between bridge and railroad crossing	East Side	24 Hours
Union St (Westfield BLVD)	In front of the Dance Studio	East Side	24 Hours
Union St (Westfield BLVD)	Between Park ST and South ST	East Side	24 Hours
Union St (Westfield BLVD)	Between Penn ST and Hoover ST	East Side	24 Hours
Vine Alley	20 feet from Union ST	North Side	24 Hours
Walnut ST	Between State Road 32 to Penn ST	East Side	See figures 9a, 9b, 9c, 9d
Ridgewood AVE	Between Montrose LN and end	South and North	24 Hours
Deerwalk	Freedom Trail Park Entrance	North and South Sides	24 Hours
Adios Pass	Adios Pass Lift Station	West Side	24 Hours
Warner Trail	Merrimac subdivision entrance on pavement between grass covered medians, 300 feet north of intersection with 146th ST	Middle of Medians	24 Hours
161st St.	Along Shamrock Springs Elementary	North & South Sides	24 Hours
Greyhound Pass	390 feet East and West of the C/L of the Monon Trail	North and South Sides	Sunrise to Sunset
Corral Court	350 feet South of the C/L of Greyhound Pass	East and West Sides	Sunrise to Sunset
South Union	Bridge over Cool Creek Tributary (AKA - Anna Kendall Drain)	East Sides (North bound)	24 Hours
Hythe Way	From Burgess Hill Pass to Featherstone Drive	South Side	24 Hours
Featherstone Drive	From Hythe Way to Burgess Hill Pass	North Side	24 Hours
Esher Court	Between Featherstone Drive and end	West Side	24 Hours

Exhibit A

Figure 9

Sec. 58-354. Restricted parking zones.

Wendover Avenue	From Tilbury Way to Petersfield Lane	North Side	24 Hours
Mayfield Drive	From Somerville Drive to 170 feet north of the intersection	East and West Sides	24 Hours
Mayfield Drive	From 170 feet North of the intersection of Somerville Drive to the end	East Side	24 Hours
Mayfield Court	From the end to the end	South Side	24 Hours
Falcons Fire Drive	From Silverheels Drive to Viking Meadows Drive	West Side	24 Hours
East Street	From Birch Street to Deer Walk Trace	East Side	24 Hours
Tilbury Way	From Burntwood Way to Redford Drive	East Side	24 Hours
Swinton Way	From Tilbury Way to end	South Side	24 Hours
Hendon Court	From Tilbury Way to end	South Side	24 Hours
Retford Drive	From Tilbury Way to end	South Side	24 Hours

Exhibit A Continued

Sec. 58-355. Parking restrictions on SR 32.

Figure 9a

NOTICE OF OFFICIAL ACTION

OF

INDIANA DEPARTMENT OF TRANSPORTATION

WHEREAS, under and by virtue of the Statutes of the State of Indiana relative to traffic regulation, the Indiana Department of Transportation has the authority and the duty to adopt and promulgate regulations in the interest of the safety and convenience of the traveling public using the highways, including streets in cities and towns, under the control of said Department, be it known that the following traffic regulation is hereby adopted:

Parking restrictions shall be established on SR 32 in Westfield, Hamilton County as follows:

- (1) *No parking anytime* shall be established on the south side of SR 32 from a point 55 feet west of the west edgeline of Mill Street to a point 93 feet west of the west edgeline of Mill Street, a distance of approximately 38 feet.
- (2) *No parking anytime* shall be established on the south side of SR 32 from a point 190 feet east of the east edgeline of Mill Street to a point 210 feet east of the east edgeline of Mill Street, a distance of approximately 20 feet.
- (3) *No parking anytime* shall be established on the north side of SR 32 from a point 210 feet east of the east edgeline of Union Street to a point 235 feet east of the east edgeline of Union Street, a distance of approximately 25 feet.
- (4) *No parking anytime* shall be established on the south side of SR 32 from a point 145 feet east of the east edgeline of Walnut Street to a point 165 feet east of the east edgeline of Walnut Street, a distance of approximately 20 feet.

Exhibit A Continued

Figure 9b

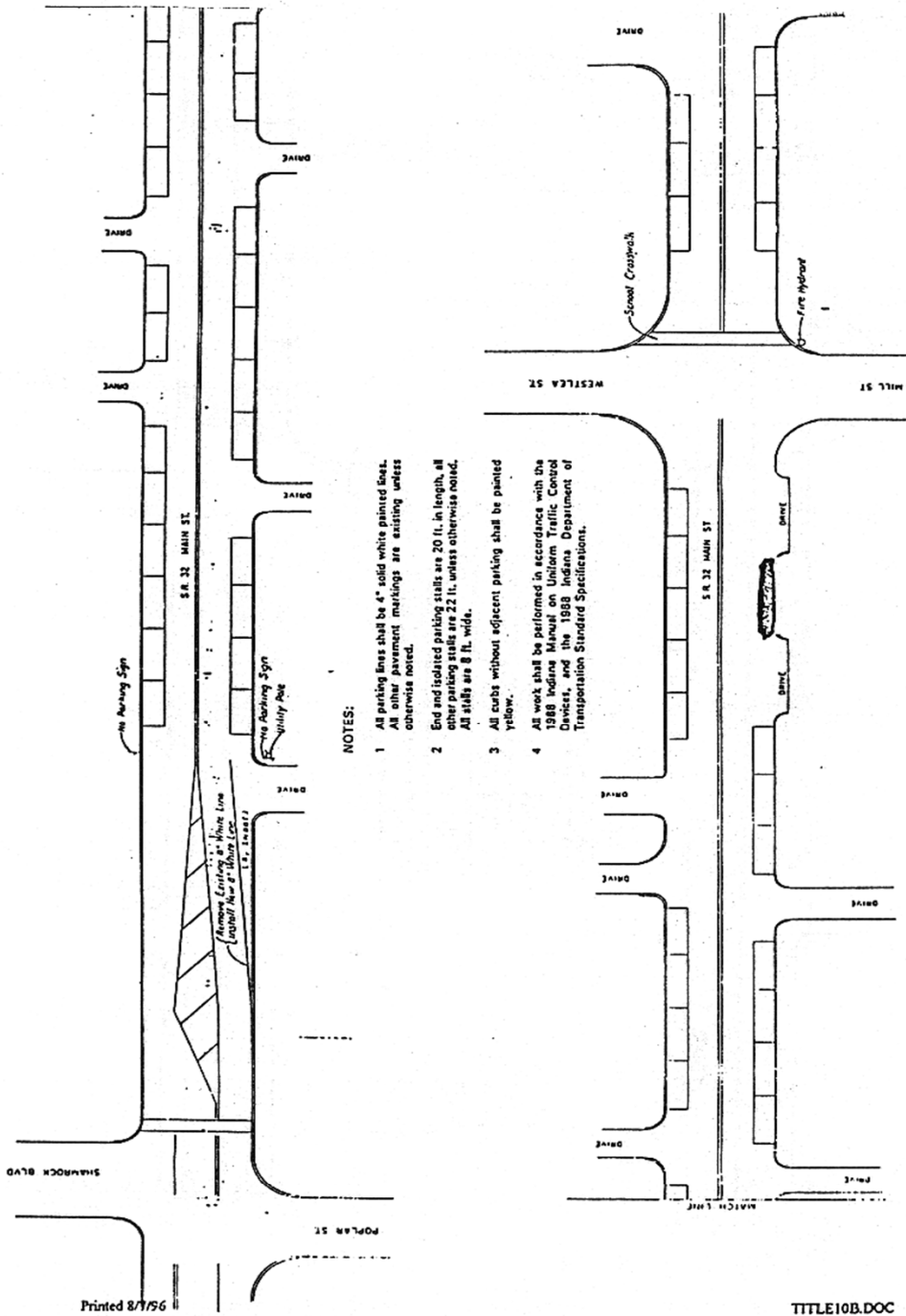


Exhibit A Continued

Figure 9c

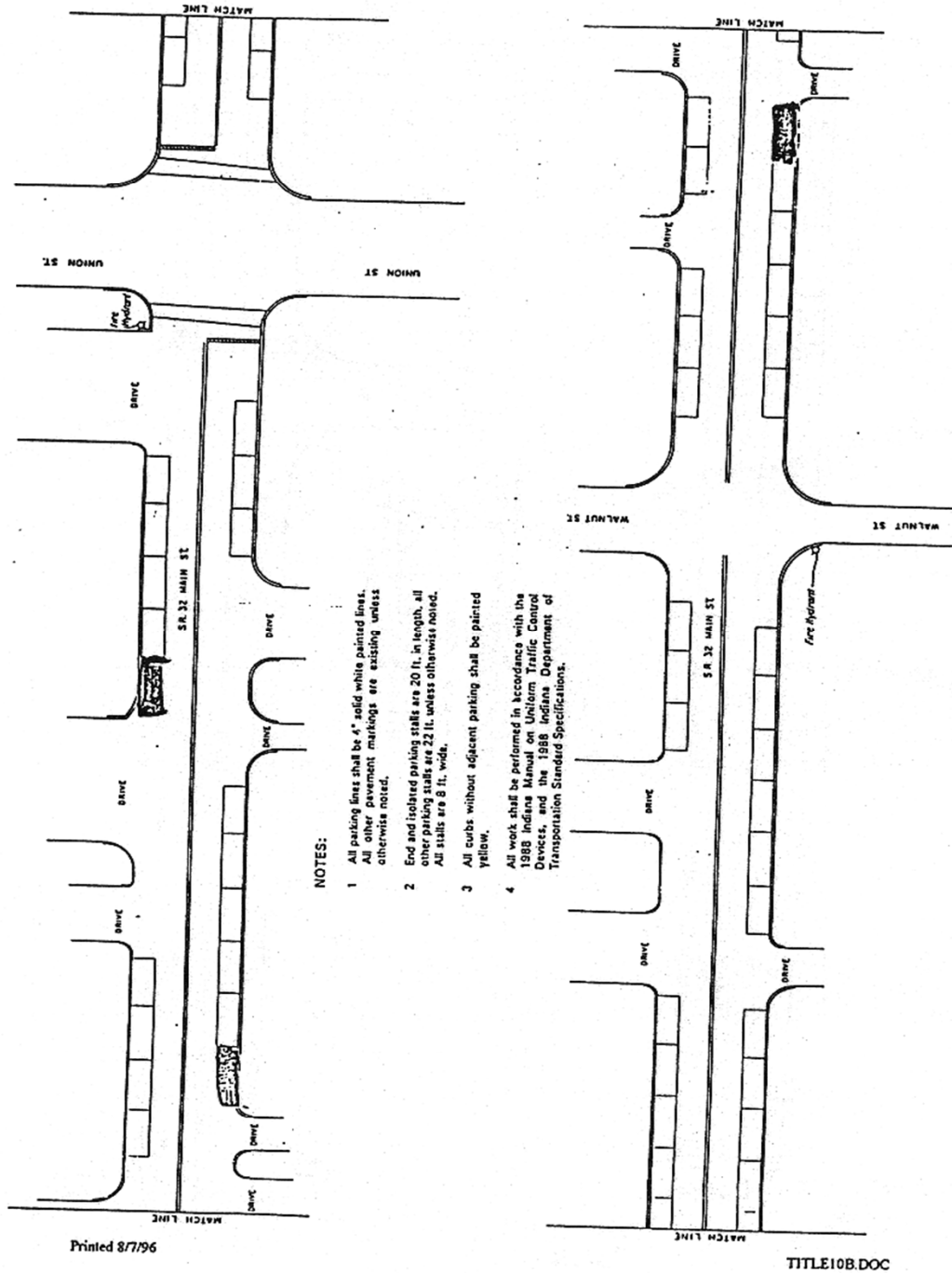
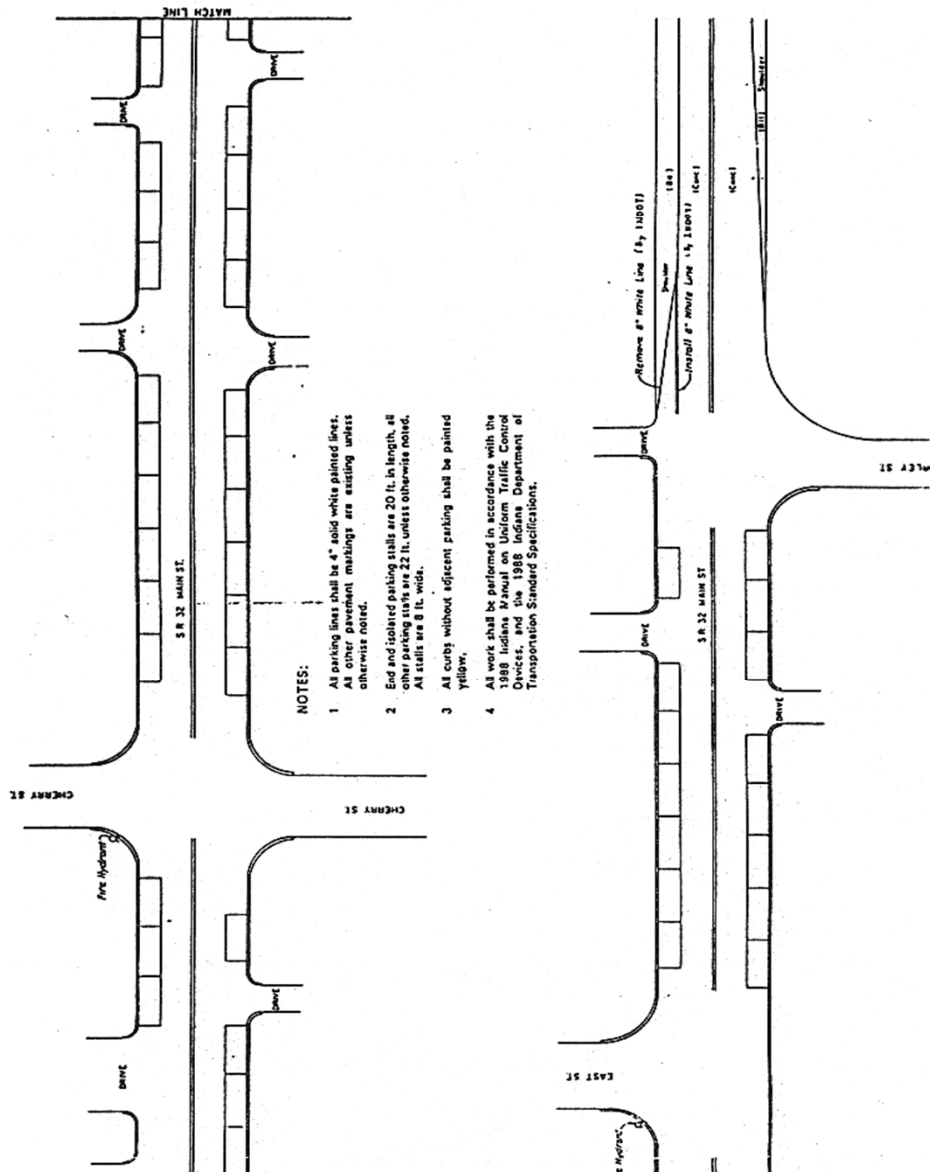


Exhibit A Continued

Figure 9d



"EXHIBIT E"

Figure 9E

Sec. 58-354.0 Parking Zones Restrictions (SR 32)

NOTICE OF OFFICIAL ACTION OF INDIANA DEPARTMENT OF TRANSPORTATION

FOR OFFICIAL ACTION

FORM T-74
Page 1 of 1

DATE: August 13, 2007

ROUTE: SR 32

CITY OR COUNTY: Westfield
Hamilton County

FILE #: 07-022-E

TO: WESTFIELD TOWN COUNCIL

The Indiana Department of Transportation proposes to make certain traffic improvements on SR 32 in Hamilton County.

In order to facilitate the movements of traffic over the route and conform with standards set up by the Indiana Department of Transportation, the following traffic controls must be established as determined by proper engineering investigation.

It is agreed by the undersigned on behalf of the Town that the following controls are satisfactory.

CONTROLS TO BE ESTABLISHED

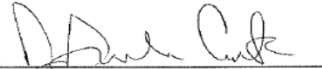
Parking shall be controlled on SR 32 in the town of Westfield, Hamilton County as follows:

"No Parking 2 AM to 6 AM" shall be established on the north and south side of SR 32 for marked parking spaces between the east corners of Mill Street (Westlea Drive) on SR 32 to the west corners of Cherry Street on SR 32, a distance of approximately 2,150 feet.

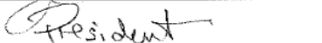
"Two Hour Parking," notwithstanding the foregoing parking restricting, two hour parking shall be established on the north and south side of SR 32 for marked parking spaces between the east corners of Mill Street (Westlea Drive) on SR 32 to the west corners of Cherry Street on SR 32, from the hours of 6 AM to 2 AM, a distance of approximately 2,150 feet.

DATE August 17, 2007

SIGNED



TITLE



TOWN

Westfield

State Form 22498R

Page 1 of 1

T-74: 07-022-E

Figure 9E - Continued

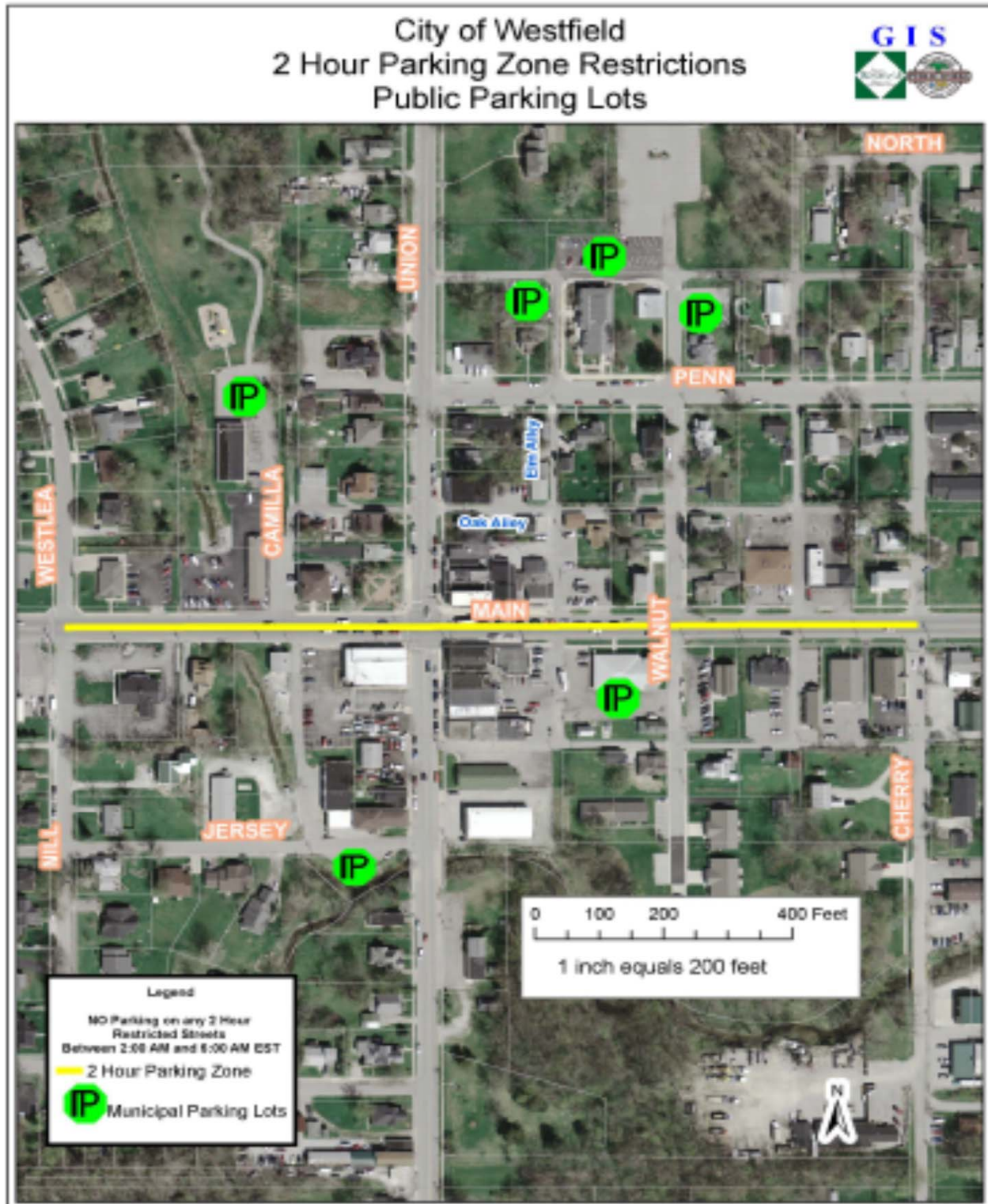


Figure 9E - 1

Sec. 58-354.1 Parking Zones Restrictions (See Exhibit 9E - 2)

**Two (2) Hour Parking Zones Restrictions - Mon. - Sat.
- No Parking Mon. - Sun. (2 am to 6 am)**

Street	Location of Restricted Parking Zone	Side of Street	Property Address Block Zones
State Road 32	Between Mill ST and Cherry ST	North & South Side	100 Block of W Main ST & 100 & 200 Blocks of E Main ST
Union ST (Westfield BLVD)	Between SR 32 to Jersey ST	East & West Side	100 Block of S Union ST
Walnut ST	Between SR 32 to Oak Alley	East & West Side	No Prop. Zone Address for Alley
Jersey Street	Jersey ST Parking Lot	South Side	100 - 130 Jersey ST
Union ST (Westfield BLVD)	Between SR 32 to Penn ST	East & West Side	100 Block of N Union ST
Penn ST	Union ST (Westfield BLVD) to Elm Alley	South Side	100 - 120 Penn ST
Union ST (Westfield BLVD)	Between SR 32 to Penn ST	East & West Side	100 Block of N Union ST
Penn ST	Union ST (Westfield BLVD) to Elm Alley	South Side	100 - 120 Penn ST

Figure 9E - 2

Sec. 58-354.2 Parking Zones Restrictions Map

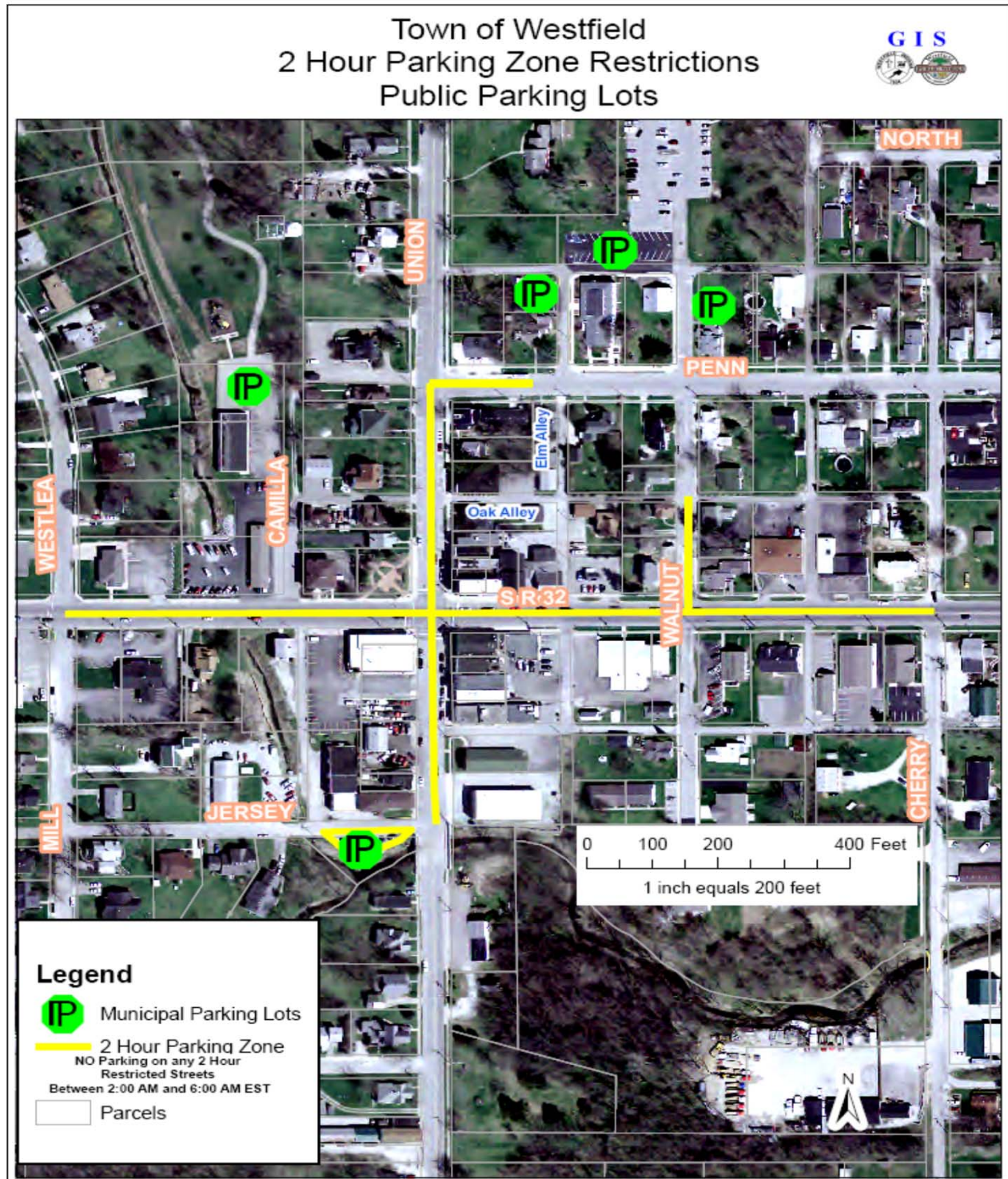


Figure 9E - 3

Sec. 58-354.3 Parking Zones Restrictions Penalties

Penalties for 2 Hour Parking Restriction Zones

A. Each violator of the restrictions and provisions of this traffic offense shall pay a fine and penalty to the City of Westfield, in the sum of ten dollars (\$10), if paid within seven (7) days of the date of the time of issuance of the traffic offense. Additional late fees shall be assessed based upon the following fine schedule:

1. Unpaid between eight and fourteen (8-14) days of the date of issuance: Twenty dollars (\$20)
2. Unpaid between fifteen and twenty-one (15-21) days of the date of issuance: Forty dollars (\$40)
3. Unpaid between twenty-two and twenty-eight (22-28) days of the date of issuance: Sixty dollars (\$60)
4. Unpaid between twenty-nine and thirty-five (29-35) days of the date of issuance: Eighty dollars (\$80)
5. Unpaid after thirty-six (36) days of the date of issuance: One Hundred dollars (\$100)

B. Any Vehicle having three (3) UNPAID parking violations in excess of sixty (60) days after the date of issuance that is found in a Parking Zone Restriction Area is subject to being restrained by having a wheel boot installed by employees of the City of Westfield, until such time as all outstanding fines and fees are paid in full. In addition, there will be a twenty-five dollar (\$25) fee for the removal of wheel boot. It is the discretion of the Chief of Police to have motorcycles and/or any other vehicles towed to safe storage in lieu of using the wheel boot. Said vehicle will be released only after payment of all fines and fees are paid and full, and any costs incurred by the city for the towing of the vehicle.

C. Any attempt to evade this ordinance by a motorist by moving their vehicle from one parking restriction zone parking spot to another parking restriction zone parking spot will be deemed in violation of this ordinance.

D. In the event that such a fine has not been paid within ninety (90) days of the date of the issuance the violator may be docketed in the Hamilton County Courts and prosecuted as a Class C infraction. In such event, the violator shall be obligated to pay any costs imposed by reason of the docking with the Hamilton County Courts in addition to the fines prescribed herein.

Exhibit A

Figure 10

Sec. 58-356. Alleys.

<i>Alley name</i>	<i>Alley location</i>
Amber Alley	Between Park St. and SR 32
Clover Alley	Between North Union St. & East St.
East Alley	Between SR 32 and Clover Alley
Elm Alley	Penn St. to Vine Alley
Mulberry Alley	Between Vine Alley and North St.
Oak Alley	Between Camilla Ct. and North Union.
Oak Alley	Between North Union and Cherry St.
Rose Alley	Between Maple St. and Popular St.
Tulip Alley	Between Maple St. and Popular St.
Vine Alley	Cherry St to N Union Street
West Alley	Between Jersey St. and SR 32
Unnamed Alley in Centennial	West of Lockport DR
Unnamed Alley in Centennial	East of Portland DR
Unnamed Alley in Centennial (East)	North of Middlebury DR
Unnamed Alley in Centennial (West)	North of Middlebury DR
Unnamed Alley in Centennial (East)	South of Middlebury DR
Unnamed Alley in Centennial (West)	South of Middlebury DR
Unnamed Alley in Centennial (West)	North of Bucksport LN
Unnamed Alley in Centennial	West of Crofton PL
Unnamed Alley in Centennial	North of Charlotte PL
Unnamed Alley in Centennial	North of Leesburg PL
Unnamed Alley in Centennial	North of Rockport PL
Unnamed Alley in Centennial (East)	North of Bucksport LN

Exhibit A

Figure 11

Sec. 58-357. Four-way stop intersections in alleys.

Rose Alley	at	Amber Alley
------------	----	-------------

Exhibit A

Figure 12

Sec. 58-358. Three-way stop intersections in alleys.

Mulberry Alley	at	Oak Alley
Elm Alley	at	Oak Alley
Unnamed Alley (off of Middlebury DR)	at	Middlebury DR

Exhibit A

Figure 13

Sec. 58-359. Two-way intersections in alleys.

Amber Alley	at	Jersey ST
Clover Alley	at	Cherry ST
East Alley	at	Penn ST
Elm Alley	at	Penn ST
Mulberry Alley	at	Penn ST
Mulberry Alley	at	State Road 32
Oak Alley	at	N. Union ST
Oak Alley	at	Walnut ST
West Alley (Camilla CT)	at	State Road 32
Unnamed Alley (off of Middlebury DR)	at	Middlebury DR

Exhibit A

Figure 14

Sec. 58-359. One-way stop intersections in alleys.

Amber Alley	at	Park ST
Amber Alley	at	State Road 32
Clover Alley	at	N. Union ST
Clover Alley	at	East ST
East Alley	at	State Road 32
Elm Alley	at	State Road 32
Oak Alley	at	Cherry ST
Rose Alley	at	Maple ST
Rose Alley	at	Popular ST
Tulip Alley	at	Maple ST
Tulip Alley	at	Popular ST
Vine Alley	at	Westfield BLVD
West Alley	at	Jersey ST
West Alley	at	SR 32
(2) Unnamed Alleys (off Greenville DR)	at	Greenville DR
(2) Unnamed Alleys (off Greenville DR)	at	Unnamed Alley (off of Lockport DR/Portland DR)
Unnamed Alley (off of Lockport DR/Portland DR)	at	Bowie DR
Unnamed Alley (off of Middlebury DR)	at	Unnamed Alley (off of Middlebury DR)
Unnamed Alley (between Newburg PL and Bucksport LN)	at	Newburg PL
Unnamed Alley (between Newburg PL and Bucksport LN)	at	Bucksport LN
Unnamed Alley (North) (between Syracuse DR and Newburg PL)	at	Syracuse DR
Unnamed Alley (North) (between Syracuse DR and Newburg PL)	at	Newburg PL
Unnamed Alley (South) (between Syracuse DR and Newburg PL)	at	Syracuse DR
Unnamed Alley (South) (between Syracuse DR and Newburg PL)	at	Newburg PL

Exhibit A

Figure 15

Sec. 58-361. Yield signs in alleys.

Elm Alley	at	Clover Alley
Clover Alley	at	Mulberry Alley
East Alley	at	Clover Alley
Mulberry Alley	at	Vine Alley
Elm Alley	at	Vine Alley
Amber Alley	at	Tulip Alley

Exhibit A

Figure 16

Sec. 58-362.

City of Westfield Street Ownership

FULL STREET NAME
147TH ST
ABBEDALE CT
ABBOTSFORD DR
ADDISON CT
ADIOS CT
ADIOS PASS
ADMIRAL WAY N
ADMIRAL WAY S
AGATE LN
ALAMEDA PL
ALEXANDRIA CT
ALEXANDRIA DR
ALLEN CT
ALPHA DR
ALSONG CT
ALVERDO LN
AMBERLEAF TRL
AMBERWOOD CT
AMBIA CIR
AMESBURY PL
AMKEY CT
AMKEY WAY
ANNABEL CT
ANNAPOLIS DR
ANTHENS PL
APPOLO PKY
ASCOT HILLS DR N
ASCOT HILLS DR S
ASHFIELD DR
ATHENS PL
AUSTRIAN CT
AUSTRIAN PINE WAY
AYERS LN
AZALEA CT
BAINBRIDGE CT
BALDWIN CT
BALI HAI CT
BARLEY CIR
BEACH CLUB DR
BEACON BLVD

Exhibit A

Figure 16

Sec. 58-362.

City of Westfield Street Ownership

FULL STREET NAME
BEACON PARK DR
BEACON WAY
BEECHNUT DR
BEECHWOOD DR
BELLE FORCH CT
BELVEDERE PL
BETHESDA CIR
BILLITER CT
BIRCH ST
BIRDSEYE DR
BIXBY DR
BLACKBERRY CT
BLACKBURN RD
BLOOMFIELD CT
BLOOMFIELD LN
BLUEFLAG CT
BOCA GRANDE CT
BOKEELIA BND
BOLTON CIR
BOWIE DR
BRADENTON CT
BRADFORD CT
BRASSEUR LN
BRIDGEPORT DR
BRIDGEWATER CLUB BLVD
BRIDLEWOOD CIR
BRIDLEWOOD DR
BRIDLEWOOD LN
BRIGG CT
BRIGHT BEAM CT
BROMLEY WAY
BROOKHOLLOW DR
BROOKSBURG DR
BUENA VISTA DR
BUFFALO CIR
BURGESS HILL PASS
BURKET CT
BURKET DR
BUXTON CT
BUXTON DR

Exhibit A

Figure 16

Sec. 58-362.

City of Westfield Street Ownership

FULL STREET NAME
CADEN CT
CAITLIN WAY
CAMILLA CT
CAPTIVA WAY
CAREY GLEN CT
CAREY RD
CARTER CT
CARTHAGE CIR
CASEY RD
CATHERINE DR
CEDARBROOK DR
CENTENNIAL RD
CHALET CIR
CHALLENGER DR
CHAMBERLAIN DR
CHAMPION CIR
CHANCELLORS CT
CHANCELLORS RIDGE CT
CHANCELLORS RIDGE WAY
CHANNELBURG BLVD
CHELTENHAM DR
CHERRYWOOD CT
CHEYENNE CIR
CITATION CT
CITATION RD
CLARKS HILL WAY
CLEAR LAKE CT
CLEAR LAKE LN
CLEAR LAKE LN E
COLFAX LN
COLLEGE AVE
COLUMBINE LN E
COLUMBINE LN W
COMMERCE DR
COMMERCIAL ST
COOL CREEK CIR
COOL CREEK PARK DR
COPPER TREE WAY
CORBY CT
CORNFLOWER CT

Exhibit A

Figure 16

Sec. 58-362.

City of Westfield Street Ownership

FULL STREET NAME
CORRAL CT
CORSICAN CIR
COUNTFLEET CT
COUNTRY PLACE DR
COUNTRYSIDE BLVD
CREEKWOOD DR
CREST POINT DR
CRESTON CT
CRISTIN WAY
CROCUS CT
CROSS CREEK CIR
CURRY LN
CYCLAMEN CHSE
CYNTHIA CT
CYPRIAN CIR
DAN PATCH CT
DAN PATCH LN
DANDBORN DR
DANDBORN GRN
DANIEL CT
DARTOWN RD
DAVID BROWN DR
DAYLILY CT
DEBBIE CT
DECLARATION DR
DEER WALK TRCE
DEERWOOD DR
DELRAY CT
DERBY CT
DIAMENTE DR
DITCH RD
DORMONT DR
DOWNSTREAM DR
DREXLER DR
DRUMMOND PL
DUNEDIN CT
DUPONT CT
DUPONT LN
DURSLEY CT
E 151ST ST

Exhibit A

Figure 16

Sec. 58-362.

City of Westfield Street Ownership

FULL STREET NAME
E 156TH ST
E 161ST ST
E 169TH ST
E 171ST ST
E 175TH ST
E 181ST ST
E 191ST ST
E 196TH ST
E 203RD ST
E BEACON CT
E NORTH ST
E PARK ST
E SENATOR WAY
E SOUTH ST
EAGLETOWN RD
EAGLEWOOD CT
EARL PARK CT
EARL PARK WAY
ELDRED CT
ELICIA CT
ELKHORN CT
ELKHORN DR
ELKHORN WAY
ELM ST
ELNORA LN
ELYSE LN
EMERALD CT
EMERALD GREEN CIR
EMERALD PINES LN
EMMA CIR
ENGLISH GRN
ENTERPRISE DR
ERICA LN
ETHAN ALLEN LN
ETNA DR
ETNA GRN
EVENING ROSE WAY
EVEREST DR
FALCONS FIRE DR
FALKLAND PL

Exhibit A

Figure 16

Sec. 58-362.

City of Westfield Street Ownership

FULL STREET NAME
FALLS CIR
FARMVIEW CT
FARMVIEW LN
FARR HILLS DR
FEATHERSTONE DR
FERN DR
FERNWOOD DR
FIELDGRASS RUN
FIELDSTONE CT
FILMORE WAY
FLAT ROCK DR
FLOWING WATER WAY
FOUNDATION PKWY
FOX CT
FOX LN
FRANCIS CT
FUTCH WAY
GASPARILLA CT
GATESHEAD CT
GATESHEAD DR
GLEN CT
GLEN WAY
GLENDALE CT
GOLDEN HINDE WAY
GOLF CLUB BLVD
GOODTIME CT
GRABILL DR
GRANDVIEW WAY
GRANT ST
GRASSY BRANCH RD
GRASSY KNOLL DR
GRAY RD
GREENSBORO DR
GREYHOUND CT
GREYHOUND PASS
GUERIN WAY
GUNTHER BLVD
GURLEY ST
HADLEIGH CT
HADLEIGH PASS

Exhibit A

Figure 16

Sec. 58-362.

City of Westfield Street Ownership

FULL STREET NAME
HALIFAX CT
HAMPTON RD
HARBINGER CT
HARVEST CT
HARVEST DR
HARVEST MEADOWS DR E
HARVEST MEADOWS DR S
HARVEST MEADOWS DR W
HAWKS WAY
HEATH CIR
HEATHCLIFF CT
HELSTON AVE
HENDERSON CT
HIGHWOOD DR
HILLCREST DR
HINSHAW WAY
HOLLY OAK DR
HONORS CIR
HOOVER ST
HORSESHOE DR
HOWDEN DR
HUNTER CT
HYMERA GRN
HYTHE WAY
INEZ SETTERS LN
JADEN DR
JAYSON CIR
JEFFERSON ST
JERSEY ST
JET STREAM BLVD
JOLIET RD
JONATHAN DR
JOSHUA CIR
JUSTIN MORGAN DR
KELLER TER
KENDALL CT
KENNARD LN
KERRY CT
KILBURN CT
KIMBERLY AVE

Exhibit A

Figure 16

Sec. 58-362.

City of Westfield Street Ownership

FULL STREET NAME
KINGS POINT CT
KINGSBRIDGE BLVD
KIRKLIN DR
KNIGHTON CT
KNOTTINGLY WAY
KOURTNEY PL
LA COSTA WAY
LAIR CT
LAKEVILLE XING
LAMGATE DR
LAREDO CT
LAREDO WAY
LAREDO WAY N
LEWISTON DR
LIBERTY BLVD
LIBERTY DR
LINN CT
LITTLE EAGLE CREEK AVE
LOCKWOOD DR
LONG COVE VIEW
LUCAS CIR
LUCAS DR
LYNTON WAY
MADELINE LN
MADISON ST
MAE CIR
MAGGIE CT
MAIDSTONE AVE
MANASOTA CT
MANASSAS DR
MAPLE LN
MAPLE PARK DR
MAPLE ST
MAPLETON PL
MARENGO TRL
MARIETTA CIR
MARKET CENTER DR
MARKLEVILLE LN
MARYPORT DR
MATLOCK CIR

Exhibit A

Figure 16

Sec. 58-362.

City of Westfield Street Ownership

FULL STREET NAME
MATTERHORN DR
MCINTOSH LN
MCKINLEY CT
MEADOWCREEK DR
MEGGS ST
MELBOURNE CT
MERCURY CT
MERRIMAC DR
MIA DR
MIDDLE DR
MILHOUSEN TRL
MILL ST
MILLER WAY
MILLWOOD CIR
MISTY VIKING RD
MONMOUTH DR
MONTCLAIR DR
MONTGOMERY DR
MONTROSE LN
MORLEY CT
MORLEY LN
MORRIS MANOR CT
MULE BARN RD
N CHERRY ST
N EAST ST
N TOMLINSON RD
N UNION ST
N WALNUT ST
NAPOLEON CT
NASHUA CIR
NEW HAVEN DR
NEWBERRY LN
NEWBY CT
NEWPORT DR
NORWAY SPRUCE LN
NYLA CT
OAK MANOR DR
OAK PARK CIR
OAK PARK CT
OAK RD

Exhibit A

Figure 16

Sec. 58-362.

City of Westfield Street Ownership

FULL STREET NAME
OAK RIDGE RD
OLD VINES DR
OLDENBURG CIR
OLYMPUS BLVD
ONWARD DR
ORLAND OVLK
OVERMAN BLVD
PACER CT
PALMYRA DR
PALMYRA GRN
PALOMAR DR
PARAGON LN
PARK 31 DR
PARKHURST DR
PARKWAY CIR
PAWTUCKET DR
PEACHAVEN PL
PEARSON DR
PENN ST
PERIWINKLE CT
PETE DYE BLVD
PHEASANT RUN
PIEDMONT DR
PINE RIDGE DR E
PINE RIDGE DR W
PINE WOOD LN
PLAINVILLE DR
POPLAR ST
POTOMAC CT
PRINCETON LN
PUNTLEDGE DR
QUAIL RIDGE LN E
QUAIL WOOD LN E
QUAIL WOOD LN W
QUINCY PL
RACETIME RD
RACHEL LN
RADFORD CT
RANIER CIR
RAYMOND LN

Exhibit A

Figure 16

Sec. 58-362.

City of Westfield Street Ownership

FULL STREET NAME
REDBUD CT
REDHILL RD
RICHLAND WAY
RICHTERS BLVD
RIDDELL LN
RIDGEBROOK DR
RIDGEWOOD AVE
RIVER BIRCH RD
RIVERSTONE CT
ROANOKE DR
ROCKROSE CT
ROLLING CT
ROLLINGWOOD CIR
ROMALONG CT
ROMALONG LN
ROMAN CT
ROOSEVELT ST
ROSE MILL DR
ROSECLAIR DR
ROSEMOSS XING
ROWAN CT
ROWAN RUN
RUSHMORE DR
RUTHERFORD DR
RYAN CT
S CHERRY ST
S UNION ST
S WALNUT ST
SADDLEHORN CT
SADDLEHORN DR
SADIE LN
SALIMONIA LN
SANIBEL CIR
SAPPHIRE DR
SAVANNAH LN
SCHWEITZER DR
SENATOR WAY
SENECA CIR
SETTERS RD
SHADOAN WAY

Exhibit A

Figure 16

Sec. 58-362.

City of Westfield Street Ownership

FULL STREET NAME
SHADOW LAKES DR E
SHADOW LAKES DR N
SHADOW LAKES DR W
SHADY NOOK RD
SHAELYNN CT
SHALE RD
SHELBORNE RD
SHERRY CT
SHETLAND CT
SHINE CT
SHOREWAY DR E
SHOREWAY E
SHORT TER
SHOWER CT
SILVER CT
SILVERHEELS DR
SILVER LAKES DR
SILVER THORNE WAY
SILVERHEELS DR
SLEEPY HOLLOW CT
SLEEPY HOLLOW DR
SLIPPERY ROCK CT
SMITHFIELD DR
SNOWDON DR
SOLITUDE CT
SOMERVILLE DR
SONHATSETT DR
SOUTH PARK DR
SOUTHALL DR
SOUTHRIDGE CT
SOUTHRIDGE LN
SPILLWATER WAY
SPRING LAKE DR
SPRING MILL RD
SPRINGMEADOW LN
STAFFORD DR
STARGRASS DR
STARGRASS LN
STARS PRIDE CT
STERLING BLUFF CT

Exhibit A

Figure 16

Sec. 58-362.

City of Westfield Street Ownership

FULL STREET NAME
STOCKBRIDGE DR
STORY CT
STRALEY CT
SULKY WAY
SUN PARK DR
SUNDEW CIR
SUNDIAL CT
SUPER STAR CT
SUPER STAR DR
SUSAN CT
SYCAMORE ST
TANSEY XING
TANSEY XING W
TARPON BAY DR
THATCHER LN
TILLER CT
TIMBERBROOK RUN
TORREY CT
TOURMALINE DR
TOWNE RD
TRESCOTT DR
TRIBUTARY CT
TRILLIUM CT
TROTTER CT
TROY DR
TROY LN
UPDIKE CIR
USEPPA CT
VALDOSTA PL
VALLEY CT
VALLEYVIEW DR
VERNON PL
VIBURNUM RUN
VIBURNUM RUN E
VICTORY CT
VIKING COMMANDER WAY
VIKING LAIR RD
VIKING MEADOWS DR
VIKING SUNRISE LN
VILLAGE PARK CIR

Exhibit A

Figure 16

Sec. 58-362.

City of Westfield Street Ownership

FULL STREET NAME
VILLAGE PARK EAST DR
VILLAGE PARK NORTH DR
VILLAGE PARK SOUTH DR
VILLAGE PARK WEST DR
W 151ST ST
W 156TH ST
W 159TH ST
W 161ST ST
W 166TH ST
W 169TH ST
W 171ST ST
W PARK ST
W SENATOR WAY
WALCOTT DR
WALNUT ST
WANATAH CIR
WANATAH TRL
WARNER TRL
WARRINGTON AVE
WASHINGTON ST (Eagletown)
WASHINGTON ST (Jolietville)
WATERTOWN DR
WENTZ DR
WEST MAY APPLE CIR
WESTERN WAY
WESTFIELD BLVD
WESTFIELD PARK RD
WESTLEA DR
WETHERINGTON DR
WHEATFIELD CT
WHEATFIELD LN
WHEELER RD
WHITE WILLOW DR
WHITE WILLOW WAY
WHITEBARK CT
WHITNEY RD
WILDFLOWER CT
WILDFLOWER LN
WILDRYE DR
WILLIAMSON LN

Exhibit A

Figure 16

Sec. 58-362.

City of Westfield Street Ownership

FULL STREET NAME
WILLOW CREEK WAY
WIND SKIP CIR
WINDMILL CIR
WINDMILL DR
WINDWOOD CIR
WINSLOW DR
WISTERIA WAY E
WOLCOTT CT
WOOD HOLLOW CT
WOODCREST CT
WOODSGATE CT
WOODSIDE DR
WOODSTREAM CT
WORTH CT
YEOMAN WAY
ZACHARY LN
ZEPHYR WAY

Exhibit A

Figure 17

Sec. 58-363 Reserved Parking Lots.

<i>Name</i>	<i>Location</i>	<i>Restriction/Use Limitation</i>
Asa Bales Park (North)	205 W. Hoover	Park Patrons Only
Quaker Park	17501 Dartown Road	Park Patrons Only
Simon Moon Park	2710 E. 171st Street	Park Patrons Only
Freedom Trail	500 Deer Walk Trace	Park Patrons Only

Exhibit A

Figure 17.1

Sec. 58-363.1 No Parking Locations in City Parks

<i>Name</i>	<i>Location</i>	<i>Restriction/Use Limitation</i>
Monon Trail Head	1155 E. Greyhound Pass	No Parking Anytime on Circle Drive
Freedom Trail	500 Deer Walk Trace	No Parking Anytime in Emergency Turn Around Lane or in Front of Paved Access Roads

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

_____, April 9, 2012

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

CITY OF WESTFIELD

APRIL 9, 2012

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of _____²⁸ pages and except for accounts payables not allowed as shown on the Register such accounts payables are hereby allowed in the total amount of \$_____.

Dated this _____^{9th} day of _____ April 2012.

_____	_____	_____
_____	_____	_____
_____	_____	_____

Signatures of Governing Board

PAGE NO. 1
04/04/2012 14:37:00
BCLDOCON.FRX

ACCOUNTS PAYABLE REGISTER

APRIL 9, 2012

DATE FILED	APV NO.	NAME OF PAYEE	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CK NUM	CK DATE	APPROVED
** DEPARTMENT TOTAL		101001							
//	36633	PAYROLL	101001111.000	ADM SALARY	SAL	30669.12	0	03/13/2012	Approved
//	36814	PAYROLL	101001111.000	ADM SALARY	SAL	29328.87	0	03/27/2012	Approved
//	36855	PAYROLL	101001111.000	ADM SALARY	SAL	-3104.00	0	03/30/2012	Approved
//	36856	PAYROLL	101001111.000	ADM SALARY	SAL	-4161.54	0	03/30/2012	Approved
//	36857	PAYROLL	101001111.000	ADM SALARY	SAL	-10270.25	0	03/30/2012	Approved
//	36858	PAYROLL	101001111.000	ADM SALARY	SAL	-22171.76	0	03/30/2012	Approved
//	36671	DAVIS VISION	101001119.000	HEALTH & DENTAL INSURANCE	MARCH VISION INS	92.79	47572	03/15/2012	Approved
//	36686	ADVANTAGE HMO HEALTH PLAN	101001119.000	HEALTH & DENTAL INSURANCE	APRIL INS	5837.85	47576	03/19/2012	Approved
//	36835	PRUDENTIAL LIFE	101001119.000	HEALTH & DENTAL INSURANCE	APRIL INS	24.66	47604	03/29/2012	Approved
//	36836	PRUDENTIAL DENTAL	101001119.000	HEALTH & DENTAL INSURANCE	APRIL INS	376.32	47605	03/29/2012	Approved
//	36915	LIFESERVICES EAP	101001119.000	HEALTH & DENTAL INSURANCE	EAP INS	60.00	0	04/04/2012	Approved
//	36921	DAVIS VISION	101001119.000	HEALTH & DENTAL INSURANCE	APRIL VISION INS	92.79	47625	04/04/2012	Approved
//	36633	PAYROLL	101001120.000	FICA & MEDICARE	FICA	2232.31	0	03/13/2012	Approved
//	36814	PAYROLL	101001120.000	FICA & MEDICARE	FICA	2129.76	0	03/27/2012	Approved
//	36855	PAYROLL	101001120.000	FICA & MEDICARE	FICA	-166.70	0	03/30/2012	Approved
//	36856	PAYROLL	101001120.000	FICA & MEDICARE	FICA	-462.88	0	03/30/2012	Approved
//	36857	PAYROLL	101001120.000	FICA & MEDICARE	FICA	-1067.11	0	03/30/2012	Approved
//	36858	PAYROLL	101001120.000	FICA & MEDICARE	FICA	-1719.89	0	03/30/2012	Approved
//	36633	PAYROLL	101001121.000	P.E.R.F.-ADM.	PERF	3220.26	0	03/13/2012	Approved
//	36814	PAYROLL	101001121.000	P.E.R.F.-ADM.	PERF	3079.53	0	03/27/2012	Approved
//	36855	PAYROLL	101001121.000	P.E.R.F.-ADM.	PERF	-325.92	0	03/30/2012	Approved
//	36856	PAYROLL	101001121.000	P.E.R.F.-ADM.	PERF	-436.96	0	03/30/2012	Approved
//	36857	PAYROLL	101001121.000	P.E.R.F.-ADM.	PERF	-1078.37	0	03/30/2012	Approved
//	36858	PAYROLL	101001121.000	P.E.R.F.-ADM.	PERF	-2328.02	0	03/30/2012	Approved
//	36683	STAPLES CONTRACT & COMMER	101001223.000	OFFICE SUPPLIES-ADM.	SUPPLIES	116.78	0	03/19/2012	Approved
//	36758	WESTFIELD-WASH. SCHOOLS	101001223.000	OFFICE SUPPLIES-ADM.	PAPER	24.99	0	03/23/2012	Approved
//	36759	WESTFIELD-WASH. SCHOOLS	101001223.000	OFFICE SUPPLIES-ADM.	PAPER	24.99	0	03/23/2012	Approved
//	36826	GOVCONNECTION	101001224.000	OPERATING SUPPLIES-ADM.	IPAD 2	801.98	0	03/28/2012	Approved
//	36699	CITIZENS GAS	101001328.000	HEAT-GAS-ADM.	MONTHLY SERVICE	1502.87	47578	03/19/2012	Approved
//	36734	CITIZENS GAS	101001328.000	HEAT-GAS-ADM.	WOMEN'S MINISTRIES MONTHLY SERVICE	64.22	47587	03/21/2012	Approved
//	36681	THOMSON WEST	101001330.000	ATTORNEY/CONSULTANT-AD M.	INFOR CHARGES	173.63	0	03/19/2012	Approved
//	36808	ICE MILLER LLC	101001330.000	ATTORNEY/CONSULTANT-AD	APRIL RETAINER	5000.00	0	03/27/2012	Approved

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DATE FILED	APV NO.	NAME OF PAYEE	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CK NUM	CK DATE	APPROVED
M.									
//	36609	VERIZON WIRELESS	101001332.000	CELLULAR/PAGES/MOBILE	03/03 BILLING	363.52	47466	03/09/2012	Approved
//	36788	VERIZON WIRELESS	101001332.000	CELLULAR/PAGES/MOBILE	ADJ ACCT CK #46887 01/10	314.40	0	03/27/2012	Approved
//	36754	PITNEY BOWES	101001333.000	POSTAGE-ADM.	POSTAGE	231.00	0	03/23/2012	Approved
//	36879	FRONTIER	101001335.000	TELEPHONE-ADM.	03/20/12 BILLING	42.19	47620	04/03/2012	Approved
//	36788	VERIZON WIRELESS	101001335.000	TELEPHONE-ADM.	ADJ ACCT CK #46887 01/10	-314.40	0	03/27/2012	Approved
//	36692	CAVE & COMPANY PRINTING	101001337.000	PRINTING-ADM.	LAYOUT/ DESIGN	67.05	0	03/19/2012	Approved
//	36913	OFFICE 360	101001337.000	PRINTING-ADM.	SUPPLIES	43.08	0	04/04/2012	Approved
//	36914	CAVE & COMPANY PRINTING	101001337.000	PRINTING-ADM.	ENVELOPES	201.00	0	04/04/2012	Approved
//	36650	REGIONS INSURANCE, INC	101001339.000	INSURANCE-ADM.	INSURANCE	3126.54	47567	03/14/2012	Approved
//	36882	REGIONS INSURANCE, INC	101001339.000	INSURANCE-ADM.	INS	3125.54	0	04/04/2012	Approved
//	36700	DUKE ENERGY	101001341.000	ELECTRICITY-ADM.	MONTHLY SERVICE	589.89	47579	03/19/2012	Approved
//	36877	DUKE ENERGY	101001341.000	ELECTRICITY-ADM.	03/27/12 BILLING	234.11	47618	04/03/2012	Approved
//	36833	WESTFIELD PUBLIC WORKS	101001342.000	WATER/SEWER	MONTHLY SERVICE/ DWNA, HIS SOC, CLI	224.65	47603	03/29/2012	Approved
//	36846	WESTFIELD PUBLIC WORKS	101001342.000	WATER/SEWER	MONTHLY SERVICE	64.38	0	03/29/2012	Approved
//	36690	GENERAL ALARM	101001343.000	BUILDING MAINTENANCE-ADM.	CODE CHANGES IN ACCESS SYSTEM	20.00	0	03/19/2012	Approved
//	36691	AAA EXTERMINATING	101001343.000	BUILDING MAINTENANCE-ADM.	QUARTERLY PEST CONTROL	75.00	0	03/19/2012	Approved
//	36756	NAPA AUTO PARTS	101001343.000	BUILDING MAINTENANCE-ADM.	SUPPLIES	9.00	0	03/23/2012	Approved
//	36912	BUSY BEE CLEANING SERVICE	101001343.000	BUILDING MAINTENANCE-ADM.	JANITORIAL SERVICE	425.00	0	04/04/2012	Approved
//	36623	WILLIAMS RANDALL	101001347.000	PROMOTION-ADM.	GRAND JUNCTION BROCHURE	7522.02	0	03/13/2012	Approved
//	36689	CSI SIGNS	101001347.000	PROMOTION-ADM.	ROLL SIGN	50.00	0	03/19/2012	Approved
//	36694	UN COMMUNICATIONS	101001347.000	PROMOTION-ADM.	WESTFIELD CITY NEWSLETTER	2302.57	0	03/19/2012	Approved
//	36753	CENTRAL CUSTOMER CHARGE/K	101001347.000	PROMOTION-ADM.	SUPPLIES	109.43	0	03/23/2012	Approved
//	36843	CSI SIGNS	101001347.000	PROMOTION-ADM.	ROLL SIGN	457.32	0	03/29/2012	Approved
//	36844	CARMEL TROPHIES PLUS LLC	101001347.000	PROMOTION-ADM.	GEM AWARD	14.00	0	03/29/2012	Approved
//	36911	MICHAEL ANDREW	101001347.000	PROMOTION-ADM.	SPRING CITY SOFTBALL TEAM	430.00	0	04/04/2012	Approved
//	36695	COPYCO OFFICE SOLUTIONS	101001349.000	SERVICES CONTRACTUAL-ADM	COPIES	180.95	0	03/19/2012	Approved
//	36701	HAMILTON COUNTY RECORDER	101001349.000	SERVICES CONTRACTUAL-ADM	ORDINANCES	131.00	47568	03/15/2012	Approved
//	36841	AMERICAN STRUCTUREPOINT I	101001349.000	SERVICES CONTRACTUAL-ADM	GRAND PARK	16942.13	47607	03/29/2012	Approved
//	36922	DWNA	101001349.000	SERVICES CONTRACTUAL-ADM	FEB, MARCH SERVICE	12500.00	0	04/04/2012	Approved
//	36860	HUMANE SOCIETY FOR HAMILT	101001349.000	SERVICES CONTRACTUAL-ADM	STRAY ANIMALS	3693.75	0	03/30/2012	Approved
//	36696	IMPACT	101001350.000	SUBSCRIPTIONS/DUES/MEM	MEMBERSHIP	70.00	0	03/19/2012	Approved

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DATE FILED	APV NO.	NAME OF PAYEE	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CK NUM	CK DATE	APPROVED
BERSHIPS-ADM.									
** Subtotal **						90805.44			
** DEPARTMENT TOTAL		101002							
//	36633	PAYROLL	101002112.000	POLICE SALARY	SAL	111247.22	0	03/13/2012	Approved
//	36814	PAYROLL	101002112.000	POLICE SALARY	SAL	111850.10	0	03/27/2012	Approved
//	36671	DAVIS VISION	101002119.000	HEALTH & DENTAL INSURANCE-POLICE	MARCH VISION INS	351.72	47572	03/15/2012	Approved
//	36686	ADVANTAGE HMO HEALTH PLAN	101002119.000	HEALTH & DENTAL INSURANCE-POLICE	APRIL INS	23401.50	47576	03/19/2012	Approved
//	36835	PRUDENTIAL LIFE	101002119.000	HEALTH & DENTAL INSURANCE-POLICE	APRIL INS	120.56	47604	03/29/2012	Approved
//	36836	PRUDENTIAL DENTAL	101002119.000	HEALTH & DENTAL INSURANCE-POLICE	APRIL INS	1752.47	47605	03/29/2012	Approved
//	36915	LIFESERVICES EAP	101002119.000	HEALTH & DENTAL INSURANCE-POLICE	EAP INS	264.00	0	04/04/2012	Approved
//	36921	DAVIS VISION	101002119.000	HEALTH & DENTAL INSURANCE-POLICE	APRIL VISION INS	373.77	47625	04/04/2012	Approved
//	36633	PAYROLL	101002120.000	FICA & MEDICARE	FICA	8297.91	0	03/13/2012	Approved
//	36814	PAYROLL	101002120.000	FICA & MEDICARE	FICA	8349.02	0	03/27/2012	Approved
//	36633	PAYROLL	101002121.000	P.E.R.F.-POLICE	PERF	14709.82	0	03/13/2012	Approved
//	36814	PAYROLL	101002121.000	P.E.R.F.-POLICE	PERF	14426.84	0	03/27/2012	Approved
//	36780	STAPLES CONTRACT & COMMER	101002223.000	OFFICE SUPPLIES-POLICE	SUPPLIES	1215.29	0	03/26/2012	Approved
//	36807	BRIGHT IDEAS IN BROAD RIP	101002223.000	OFFICE SUPPLIES-POLICE	FOREMAN PENCIL	169.03	0	03/27/2012	Approved
//	36839	CROWN TROPHY	101002223.000	OFFICE SUPPLIES-POLICE	AWARDS	306.00	0	03/29/2012	Approved
//	36862	UPBEAT SITE FURNISHINGS	101002223.000	OFFICE SUPPLIES-POLICE	RECYCLER	423.63	0	04/02/2012	Approved
//	36863	STAPLES CONTRACT & COMMER	101002223.000	OFFICE SUPPLIES-POLICE	OFFICE SUPPLIES	86.47	0	04/02/2012	Approved
//	36638	KAYLINE	101002224.000	OPERATING SUPPLIES-POLICE	WASH TUBS	273.81	0	03/13/2012	Approved
//	36739	SPEEDWAY SUPERAMERICA	101002226.000	VEHICLE GAS AND SUPPLIES-POLICE	FUEL	286.96	0	03/22/2012	Approved
//	36755	NORTH CENTRAL CO-OP	101002226.000	VEHICLE GAS AND SUPPLIES-POLICE	FUEL	13873.32	0	03/23/2012	Approved
//	36611	US UNIFORM & SUPPLY	101002229.000	UNIFORMS-POLICE	UNIFORMS	89.99	47559	03/12/2012	Approved
//	36639	US UNIFORM & SUPPLY	101002229.000	UNIFORMS-POLICE	BOOTS	199.95	0	03/13/2012	Approved
//	36645	MARTINIZING DRY CLEANING	101002229.000	UNIFORMS-POLICE	UNIFORMS	448.97	47611	04/02/2012	Approved
//	36646	NOBLESVILLE POLICE DEPT.	101002229.000	UNIFORMS-POLICE	UNIFORMS	576.42	47614	04/02/2012	Approved
//	36745	MIKE SIARA	101002229.000	UNIFORMS-POLICE	REIMBURSE/ UNIFORM	47.02	47593	03/22/2012	Approved
//	36779	GALLS	101002229.000	UNIFORMS-POLICE	NAME PLATES	16.88	0	03/26/2012	Approved
//	36781	MIKE SIARA	101002229.000	UNIFORMS-POLICE	REIMBURSE/ DUTY BOOTS	113.49	47598	03/26/2012	Approved
//	36806	A W DIRECT	101002229.000	UNIFORMS-POLICE	PASSPORT TOOL	248.32	0	03/27/2012	Approved

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DATE FILED	APV NO.	NAME OF PAYEE	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CK NUM	CK DATE	APPROVED
//	36840	JOSH HARRELL	101002229.000	UNIFORMS-POLICE	REIMBURSE/ UNIFORM/ SWAT	48.15	47606	03/29/2012	Approved
//	36852	GALLS	101002229.000	UNIFORMS-POLICE	UNIFORMS	332.49	0	03/30/2012	Approved
//	36853	KIM'S ALTERATIONS	101002229.000	UNIFORMS-POLICE	ALTER PANTS	21.00	0	03/30/2012	Approved
//	36873	CHUCK NICHOLS	101002229.000	UNIFORMS-POLICE	REIMB FOR DUTY BOOTS	140.00	47615	04/03/2012	Approved
//	36699	CITIZENS GAS	101002328.000	HEAT-GAS-POLICE	MONTHLY SERVICE	1512.81	47578	03/19/2012	Approved
//	36609	VERIZON WIRELESS	101002332.000	CELLULAR/PAGERS/MOBILE-POLICE	03/03 BILLING	1203.04	47466	03/09/2012	Approved
//	36640	INDIANA PAGING NETWORK	101002332.000	CELLULAR/PAGERS/MOBILE-POLICE	PAGING SERVICE	79.73	0	03/13/2012	Approved
//	36890	INDIANA PAGING NETWORK	101002332.000	CELLULAR/PAGERS/MOBILE-POLICE	PAGING SERVICE	79.73	0	04/04/2012	Approved
//	36672	UPS	101002333.000	POSTAGE-POLICE	SHIPPING	48.35	0	03/16/2012	Approved
//	36675	BRETT BAYS	101002333.000	POSTAGE-POLICE	REIMBURSE / POSTAGE	33.30	47574	03/16/2012	Approved
//	36741	PITNEY BOWES	101002333.000	POSTAGE-POLICE	POSTAGE	107.00	0	03/22/2012	Approved
//	36872	BRETT BAYS	101002333.000	POSTAGE-POLICE	REIMB 03/19	24.20	47616	04/03/2012	Approved
//	36613	NORTHWESTERN UNIVERSITY	101002334.000	TRAINING/SEMINARS-POLICE	RADAR/ LIDAR INSTRUCTOR TRAINING	950.00	47561	03/12/2012	Approved
//	36657	HOLIDAY INN/DECATUR	101002334.000	TRAINING/SEMINARS-POLICE	TRAINING	473.92	47612	04/02/2012	Approved
//	36658	BEST WESTERN/EVANSTON	101002334.000	TRAINING/SEMINARS-POLICE	TRAINING	621.30	47613	04/02/2012	Approved
//	36659	FBI NAA OF INDIANA	101002334.000	TRAINING/SEMINARS-POLICE	TRAINING	30.00	47570	03/14/2012	Approved
//	36674	BRODIE HOUSTON	101002334.000	TRAINING/SEMINARS-POLICE	REIMBURSE/ PARKING	6.00	47575	03/16/2012	Approved
//	36742	STEVE TODD	101002334.000	TRAINING/SEMINARS-POLICE	REIMBURSE/ TRAINING/ SWAT	75.41	47590	03/22/2012	Approved
//	36743	MIKE SIARA	101002334.000	TRAINING/SEMINARS-POLICE	REIMBURSE/ TRAINING/ SWAT	156.50	47591	03/22/2012	Approved
//	36744	JOSH HARRELL	101002334.000	TRAINING/SEMINARS-POLICE	REIMBURSE/ TRAINING/ SWAT	121.36	47592	03/22/2012	Approved
//	36804	D.A.R.E INDIANA INC	101002334.000	TRAINING/SEMINARS-POLICE	CONFERENCE	150.00	0	03/27/2012	Approved
//	36874	D.A.R.E INDIANA INC	101002334.000	TRAINING/SEMINARS-POLICE	CONF REG 07/12-13/12	150.00	0	04/03/2012	Approved
//	36879	FRONTIER	101002335.000	TELEPHONE	03/20/12 BILLING	59.04	47620	04/03/2012	Approved
//	36636	TC PROPERTY'S	101002337.000	PRINTING-POLICE	SIGNS	50.00	0	03/13/2012	Approved
//	36650	REGIONS INSURANCE, INC	101002339.000	INSURANCE-POLICE	INSURANCE	9055.34	47567	03/14/2012	Approved
//	36882	REGIONS INSURANCE, INC	101002339.000	INSURANCE-POLICE	INS	9054.34	0	04/04/2012	Approved
//	36700	DUKE ENERGY	101002341.000	ELECTRICITY-POLICE	MONTHLY SERVICE	1645.25	47579	03/19/2012	Approved
//	36838	WESTFIELD PUBLIC WORKS	101002342.000	WATER/SEWER	MONTHLY SERVICE	59.30	0	03/29/2012	Approved
//	36907	WESTFIELD PUBLIC WORKS	101002342.000	WATER/SEWER	MONTHLY SERVICE	130.81	0	04/04/2012	Approved
//	36641	ARAMARK UNIFORM SERVICES	101002343.000	BUILDING MAINTENANCE	FLOOR MATS	184.84	0	03/13/2012	Approved
//	36673	MENARDS	101002343.000	BUILDING MAINTENANCE	SUPPLIES	168.44	0	03/16/2012	Approved
//	36704	MID AMERICAN ELEVATOR	101002343.000	BUILDING MAINTENANCE	INSTALL BATTERY FOR EMERGENCY LIGHT	17.75	0	03/20/2012	Approved
//	36705	HSBC BUSINESS SOLUTIONS	101002343.000	BUILDING MAINTENANCE	SUPPLIES	58.22	0	03/20/2012	Approved
//	36644	BRIGHT IDEAS IN BROAD RIP	101002347.000	PROMOTIONS/PUBLIC RELATIONS-POLICE	TAPE MEASURE	1704.30	0	03/13/2012	Approved
//	36614	COPYCO OFFICE SOLUTIONS	101002349.000	SERVICES CONTRACTUAL-POLICE	COPIES	272.41	47562	03/12/2012	Approved

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DATE FILED	APV NO.	NAME OF PAYEE	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CK NUM	CK DATE	APPROVED
/ /	36757	MUNICIPAL CAPITAL CORP	101002349.000	SERVICES CONTRACTUAL-POLICE	COPIERS	311.85	0	03/23/2012	Approved
/ /	36789	GARY SOUTHERLAND	101002349.000	SERVICES CONTRACTUAL-POLICE	JANITORIAL CLEANING/ P.D	750.00	47600	03/27/2012	Approved
/ /	36854	COMCAST CABLE	101002349.000	SERVICES CONTRACTUAL-POLICE	CABLE	85.66	47608	03/30/2012	Approved
/ /	36649	CRIME REPORTS	101002350.000	SUBSCRIPTIONS/DUES/MEM BERSHIPS-POLICE	ANNUAL SUBSCRIPTION	1188.00	47566	03/14/2012	Approved
/ /	36612	PET SUPPLIES "PLUS"	101002355.000	K-9 MAINT.-POLICE	K9 SUPPLIES	103.42	47560	03/12/2012	Approved
/ /	36634	ALMOST HOME BOARDING KENN	101002355.000	K-9 MAINT.-POLICE	BOARDING	69.00	0	03/13/2012	Approved
/ /	36635	CICERO VETERINARY CLINIC	101002355.000	K-9 MAINT.-POLICE	INTERCEPTOR TABLETS	47.45	0	03/13/2012	Approved
/ /	36637	NAPA AUTO PARTS	101002360.000	VEHICLE REPAIR-POLICE	PARTS	68.76	0	03/13/2012	Approved
/ /	36642	C.A.R. CLINIC	101002360.000	VEHICLE REPAIR-POLICE	REPAIRS	997.71	0	03/13/2012	Approved
/ /	36643	C.A.R. CLINIC	101002360.000	VEHICLE REPAIR-POLICE	REPAIRS	271.00	0	03/13/2012	Approved
/ /	36760	WESTFIELD-WASH. SCHOOLS	101002360.000	VEHICLE REPAIR-POLICE	FUEL	695.57	0	03/23/2012	Approved
/ /	36805	RADAR MAN INC	101002360.000	VEHICLE REPAIR-POLICE	RADAR CERTIFICATION	1221.00	0	03/27/2012	Approved
/ /	36888	KAHLO JEEP	101002360.000	VEHICLE REPAIR-POLICE	KEY BLANKS	134.31	0	04/04/2012	Approved
/ /	36889	C.A.R. CLINIC	101002360.000	VEHICLE REPAIR-POLICE	REPAIRS, MAINT	747.87	0	04/04/2012	Approved
/ /	36646	NOBLESVILLE POLICE DEPT.	101002472.000	POLICE EQUIPMENT	UNIFORMS	781.20	47614	04/02/2012	Approved
/ /	36740	APPLIED CONCEPTS INC.	101002472.000	POLICE EQUIPMENT	ANTENNA CABLE, BATTERY COVER	511.00	0	03/22/2012	Approved
/ /	36851	PROFORMA	101002476.000	OTHER EQUIPMENT LEASES-POLICE	BATTERIES	237.30	0	03/30/2012	Approved
** Subtotal **						350565.91			
** DEPARTMENT TOTAL		101003							
/ /	36633	PAYROLL	101003113.000	SALARY COMM. DEV.	SAL	19006.73	0	03/13/2012	Approved
/ /	36749	PAYROLL	101003113.000	SALARY COMM. DEV.	ADJ/ FEB SAL	-3306.40	0	03/22/2012	Approved
/ /	36814	PAYROLL	101003113.000	SALARY COMM. DEV.	SAL	19006.73	0	03/27/2012	Approved
/ /	36859	PAYROLL	101003113.000	SALARY COMM. DEV.	SAL	-6612.80	0	03/30/2012	Approved
/ /	36671	DAVIS VISION	101003119.000	HEALTH & DENTAL INSUR.-COM.DEV.	MARCH VISION INS	27.18	47572	03/15/2012	Approved
/ /	36686	ADVANTAGE HMO HEALTH PLAN	101003119.000	HEALTH & DENTAL INSUR.-COM.DEV.	APRIL INS	1926.36	47576	03/19/2012	Approved
/ /	36835	PRUDENTIAL LIFE	101003119.000	HEALTH & DENTAL INSUR.-COM.DEV.	APRIL INS	13.70	47604	03/29/2012	Approved
/ /	36836	PRUDENTIAL DENTAL	101003119.000	HEALTH & DENTAL INSUR.-COM.DEV.	APRIL INS	174.72	47605	03/29/2012	Approved
/ /	36915	LIFESERVICES EAP	101003119.000	HEALTH & DENTAL INSUR.-COM.DEV.	EAP INS	48.00	0	04/04/2012	Approved
/ /	36921	DAVIS VISION	101003119.000	HEALTH & DENTAL INSUR.-COM.DEV.	APRIL VISION INS	27.18	47625	04/04/2012	Approved

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DATE FILED	APV NO.	NAME OF PAYEE	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CK NUM	CK DATE	APPROVED
//	36633	PAYROLL	101003120.000	FICA & MEDICARE	FICA	1424.48	0	03/13/2012	Approved
//	36749	PAYROLL	101003120.000	FICA & MEDICARE	ADJ/ FEB SAL	-180.71	0	03/22/2012	Approved
//	36814	PAYROLL	101003120.000	FICA & MEDICARE	FICA	1416.65	0	03/27/2012	Approved
//	36859	PAYROLL	101003120.000	FICA & MEDICARE	FICA	-361.41	0	03/30/2012	Approved
//	36633	PAYROLL	101003121.000	P.E.R.F.-COMM. DEV.	PERF	1995.71	0	03/13/2012	Approved
//	36749	PAYROLL	101003121.000	P.E.R.F.-COMM. DEV.	ADJ/ FEB SAL	-347.18	0	03/22/2012	Approved
//	36814	PAYROLL	101003121.000	P.E.R.F.-COMM. DEV.	PERF	1995.71	0	03/27/2012	Approved
//	36859	PAYROLL	101003121.000	P.E.R.F.-COMM. DEV.	PERF	-694.36	0	03/30/2012	Approved
//	36759	WESTFIELD-WASH. SCHOOLS	101003223.000	OFFICE SUPPLIES-COMM. DEV.	PAPER	24.99	0	03/23/2012	Approved
//	36755	NORTH CENTRAL CO-OP	101003226.000	VEHICLE GAS/SUPPLIES-COM DEV	FUEL	231.94	0	03/23/2012	Approved
//	36821	MENARDS	101003226.000	VEHICLE GAS/SUPPLIES-COM DEV	SUPPLIES	22.98	0	03/27/2012	Approved
//	36609	VERIZON WIRELESS	101003332.000	CELLULAR/PAGERS/MOBILE	03/03 BILLING	487.74	47466	03/09/2012	Approved
//	36788	VERIZON WIRELESS	101003332.000	CELLULAR/PAGERS/MOBILE	ADJ ACCT CK #46887 01/10	475.45	0	03/27/2012	Approved
//	36731	CLERK, U.S. DISTRICT COUR	101003334.000	TRAVEL/TRAINING/SEMINAR S-COMM. DEV.	ATTORNEY ADMISSION APPLICATION	186.00	47583	03/20/2012	Approved
//	36788	VERIZON WIRELESS	101003335.000	TELEPHONE-COMM DEV.	ADJ ACCT CK #46887 01/10	-475.45	0	03/27/2012	Approved
//	36728	INDIANAPOLIS STAR	101003338.000	LEGAL NOTICES/RECORDINGS-COM. DEV.	LEGALADS	112.94	0	03/20/2012	Approved
//	36818	THE TIMES	101003338.000	LEGAL NOTICES/RECORDINGS-COM. DEV.	LEGAL AD	15.95	0	03/27/2012	Approved
//	36650	REGIONS INSURANCE, INC	101003339.000	INSURANCE	INSURANCE	1832.61	47567	03/14/2012	Approved
//	36882	REGIONS INSURANCE, INC	101003339.000	INSURANCE	INS	1831.61	0	04/04/2012	Approved
//	36730	COPYCO OFFICE SOLUTIONS	101003349.000	SERVICES CONTRACTURAL-COMM. DEV.	COPIES	297.49	0	03/20/2012	Approved
//	36757	MUNICIPAL CAPITAL CORP	101003349.000	SERVICES CONTRACTURAL-COMM. DEV.	COPIERS	229.00	0	03/23/2012	Approved
** Subtotal **						40833.54			
** DEPARTMENT TOTAL		101004							
//	36749	PAYROLL	101004114.000	BLDG. DEPT. SALARY	ADJ/ FEB SAL	3306.40	0	03/22/2012	Approved
//	36859	PAYROLL	101004114.000	BLDG. DEPT. SALARY	SAL	6612.80	0	03/30/2012	Approved
//	36671	DAVIS VISION	101004119.000	HEALTH & DENTAL	MARCH VISION INS	28.71	47572	03/15/2012	Approved
//	36686	ADVANTAGE HMO HEALTH PLAN	101004119.000	HEALTH & DENTAL	APRIL INS	1309.18	47576	03/19/2012	Approved
//	36835	PRUDENTIAL LIFE	101004119.000	HEALTH & DENTAL	APRIL INS	8.22	47604	03/29/2012	Approved
//	36836	PRUDENTIAL DENTAL	101004119.000	HEALTH & DENTAL	APRIL INS	58.86	47605	03/29/2012	Approved

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DATE FILED	APV NO.	NAME OF PAYEE	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CK NUM	CK DATE	APPROVED
//	36921	DAVIS VISION	101004119.000	HEALTH & DENTAL	APRIL VISION INS	28.71	47625	04/04/2012	Approved
//	36749	PAYROLL	101004120.000	FICA & MEDICARE	ADJ/ FEB SAL	180.71	0	03/22/2012	Approved
//	36859	PAYROLL	101004120.000	FICA & MEDICARE	FICA	361.41	0	03/30/2012	Approved
//	36749	PAYROLL	101004121.000	PERF	ADJ/ FEB SAL	347.18	0	03/22/2012	Approved
//	36859	PAYROLL	101004121.000	PERF	PERF	694.36	0	03/30/2012	Approved
//	36755	NORTH CENTRAL CO-OP	101004226.000	VEHICLE GAS	FUEL	29.31	0	03/23/2012	Approved
//	36861	INDIANA ASSOCIATION OF	101004334.000	TRAVEL/TNG/SEMINARS	HOOD CLASS 022912	75.00	0	04/02/2012	Approved
** Subtotal **						13040.85			
** DEPARTMENT TOTAL		101005							
//	36633	PAYROLL	101005100.000	PARKS SALARY	SAL	9142.09	0	03/13/2012	Approved
//	36814	PAYROLL	101005100.000	PARKS SALARY	SAL	9142.09	0	03/27/2012	Approved
//	36671	DAVIS VISION	101005119.000	HEALTH & DENTAL INSUR-PARKS	MARCH VISION INS	27.18	47572	03/15/2012	Approved
//	36686	ADVANTAGE HMO HEALTH PLAN	101005119.000	HEALTH & DENTAL INSUR-PARKS	APRIL INS	1926.36	47576	03/19/2012	Approved
//	36835	PRUDENTIAL LIFE	101005119.000	HEALTH & DENTAL INSUR-PARKS	APRIL INS	13.70	47604	03/29/2012	Approved
//	36836	PRUDENTIAL DENTAL	101005119.000	HEALTH & DENTAL INSUR-PARKS	APRIL INS	135.21	47605	03/29/2012	Approved
//	36915	LIFESERVICES EAP	101005119.000	HEALTH & DENTAL INSUR-PARKS	EAP INS	30.00	0	04/04/2012	Approved
//	36921	DAVIS VISION	101005119.000	HEALTH & DENTAL INSUR-PARKS	APRIL VISION INS	27.18	47625	04/04/2012	Approved
//	36633	PAYROLL	101005120.000	FICA/MEDICARE PARKS	FICA	685.71	0	03/13/2012	Approved
//	36814	PAYROLL	101005120.000	FICA/MEDICARE PARKS	FICA	685.71	0	03/27/2012	Approved
//	36633	PAYROLL	101005121.000	PERF	PERF	959.92	0	03/13/2012	Approved
//	36814	PAYROLL	101005121.000	PERF	PERF	959.92	0	03/27/2012	Approved
//	36669	OFFICE 360	101005223.000	OFFICE SUPPLIES	SUPPLIES	37.52	0	03/15/2012	Approved
//	36676	OFFICE 360	101005223.000	OFFICE SUPPLIES	SUPPLIES	39.93	0	03/16/2012	Approved
//	36619	LOWE'S	101005224.000	OPERATING SUPPLIES	MATERIALS, SUPPLIES	102.70	0	03/13/2012	Approved
//	36628	FORESTRY SUPPLIERS	101005224.000	OPERATING SUPPLIES	SHELTER/POP UP	277.49	0	03/13/2012	Approved
//	36665	DWNA	101005224.000	OPERATING SUPPLIES	WESTFIELD IN BLOOM, PARKS VENDOR BO	110.00	0	03/15/2012	Approved
//	36787	THE BRICKMAN GROUP LTD	101005224.000	OPERATING SUPPLIES	LANDSCAPE MAINT	18800.00	0	03/27/2012	Approved
//	36842	T&T SALES & PROMOTIONS	101005224.000	OPERATING SUPPLIES	T SHIRTS	180.00	0	03/29/2012	Approved
//	36788	VERIZON WIRELESS	101005224.000	OPERATING SUPPLIES	ADJ ACCT CK #46887 01/10	-215.82	0	03/27/2012	Approved
//	36755	NORTH CENTRAL CO-OP	101005226.000	VEHICLE GAS- PARKS	FUEL	650.92	0	03/23/2012	Approved
//	36666	UNIFIRST CORPORATION	101005229.000	UNIFORMS	UNIFORMS	43.12	0	03/15/2012	Approved
//	36819	UNIFIRST CORPORATION	101005229.000	UNIFORMS	UNIFORMS	37.95	0	03/27/2012	Approved
//	36609	VERIZON WIRELESS	101005332.000	CELLULAR/PAGERS/MOBILE	03/03 BILLING	209.08	47466	03/09/2012	Approved
//	36788	VERIZON WIRELESS	101005332.000	CELLULAR/PAGERS/MOBILE	ADJ ACCT CK #46887 01/10	215.82	0	03/27/2012	Approved

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DATE FILED	APV NO.	NAME OF PAYEE	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CK NUM	CK DATE	APPROVED
/ /	36650	REGIONS INSURANCE, INC	101005339.000	INSURANCE	INSURANCE	1069.57	47567	03/14/2012	Approved
/ /	36882	REGIONS INSURANCE, INC	101005339.000	INSURANCE	INS	1068.57	0	04/04/2012	Approved
/ /	36700	DUKE ENERGY	101005341.000	ELECTRIC	MONTHLY SERVICE	289.35	47579	03/19/2012	Approved
/ /	36735	DUKE ENERGY	101005341.000	ELECTRIC	MONTHLY SERVICE/ OAK RIDGE RD	13.29	47588	03/21/2012	Approved
/ /	36865	DUKE ENERGY	101005341.000	ELECTRIC	03/26/12 BILLING MIDLAND PK	15.54	47609	04/02/2012	Approved
/ /	36878	DUKE ENERGY	101005341.000	ELECTRIC	03/27/12 BILLING	13.50	47619	04/03/2012	Approved
/ /	36845	WESTFIELD PUBLIC WORKS	101005342.000	WATER/SEWER PARKS	MONTHLY SERVICE/ PARKS	226.44	0	03/29/2012	Approved
/ /	36619	LOWE'S	101005345.000	EQUIPMENT REPAIR	MATERIALS, SUPPLIES	48.91	0	03/13/2012	Approved
/ /	36883	TRACTOR SUPPLY COMPANY	101005345.000	EQUIPMENT REPAIR	EQUIP	2.99	0	04/04/2012	Approved
/ /	36885	LOWE'S	101005345.000	EQUIPMENT REPAIR	SUPPLIES	214.24	0	04/04/2012	Approved
/ /	36880	INDIANA PARKS & RECREATIO	101005350.000	SUBSCRIPTIONS/DUES/MEM PARKS	IPRA 2012 MEMBERSHIP DUE	345.00	0	04/04/2012	Approved
/ /	36619	LOWE'S	101005472.000	EQUIPMENT - PARKS	MATERIALS, SUPPLIES	7.76	0	03/13/2012	Approved
/ /	36703	TRACTOR SUPPLY COMPANY	101005472.000	EQUIPMENT - PARKS	ADJ /101001476 MADE IN FEB	996.32	0	03/20/2012	Approved
/ /	36748	GORDON PLUMBING	101005476.000	EQUIPMENT LEASES - PARKS	PORTABLES	80.00	0	03/22/2012	Approved
/ /	36787	THE BRICKMAN GROUP LTD	101005476.000	EQUIPMENT LEASES - PARKS	LANDSCAPE MAINT	600.00	0	03/27/2012	Approved
** Subtotal **						49215.26			
** DEPARTMENT TOTAL		101006							
/ /	36855	PAYROLL	101006116.000	ECONOMIC DEV - SALARY	SAL	3104.00	0	03/30/2012	Approved
/ /	36671	DAVIS VISION	101006119.000	HEALTH - DENTAL ECO DEV	MARCH VISION INS	42.57	47572	03/15/2012	Approved
/ /	36686	ADVANTAGE HMO HEALTH PLAN	101006119.000	HEALTH - DENTAL ECO DEV	APRIL INS	970.28	47576	03/19/2012	Approved
/ /	36835	PRUDENTIAL LIFE	101006119.000	HEALTH - DENTAL ECO DEV	APRIL INS	2.74	47604	03/29/2012	Approved
/ /	36836	PRUDENTIAL DENTAL	101006119.000	HEALTH - DENTAL ECO DEV	APRIL INS	95.15	47605	03/29/2012	Approved
/ /	36915	LIFESERVICES EAP	101006119.000	HEALTH - DENTAL ECO DEV	EAP INS	6.00	0	04/04/2012	Approved
/ /	36921	DAVIS VISION	101006119.000	HEALTH - DENTAL ECO DEV	APRIL VISION INS	16.92	47625	04/04/2012	Approved
/ /	36855	PAYROLL	101006120.000	FICE & MEDICARE ECO DEV	FICA	166.70	0	03/30/2012	Approved
/ /	36855	PAYROLL	101006121.000	P.E.R.F --ECO DEV	PERF	325.92	0	03/30/2012	Approved
/ /	36755	NORTH CENTRAL CO-OP	101006226.000	VEHICLE GAS/SUPPLIES	FUEL	16.96	0	03/23/2012	Approved
/ /	36820	ZENTZ CONSULTING	101006331.000	CONSULTING -- ECO DEV	ECON DEV SERVICES	6500.00	0	03/27/2012	Approved
/ /	36729	HAMILTON COUNTY BUSINESS	101006347.000	PROMOTION -- ECO DEV	PREMIUM POSITION/ WELCOME TO HAM. C	5000.00	0	03/20/2012	Approved
/ /	36746	INDIANA NEWSPAPERS	101006350.000	SUBSCRIPTIONS/DUES/MEM BERSHIP ECO DEV	SUBSCRIPTION	211.40	0	03/22/2012	Approved
** Subtotal **						16458.64			
** DEPARTMENT TOTAL		101007							
/ /	36858	PAYROLL	101007117.000	SALARY-IT	SAL	22171.76	0	03/30/2012	Approved

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DATE FILED	APV NO.	NAME OF PAYEE	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CK NUM	CK DATE	APPROVED
//	36671	DAVIS VISION	101007119.000	HEALTH/DENTAL- IT	MARCH VISION INS	69.21	47572	03/15/2012	Approved
//	36686	ADVANTAGE HMO HEALTH PLAN	101007119.000	HEALTH/DENTAL- IT	APRIL INS	4398.40	47576	03/19/2012	Approved
//	36835	PRUDENTIAL LIFE	101007119.000	HEALTH/DENTAL- IT	APRIL INS	19.18	47604	03/29/2012	Approved
//	36836	PRUDENTIAL DENTAL	101007119.000	HEALTH/DENTAL- IT	APRIL INS	268.59	47605	03/29/2012	Approved
//	36915	LIFESERVICES EAP	101007119.000	HEALTH/DENTAL- IT	EAP INS	42.00	0	04/04/2012	Approved
//	36921	DAVIS VISION	101007119.000	HEALTH/DENTAL- IT	APRIL VISION INS	62.55	47625	04/04/2012	Approved
//	36858	PAYROLL	101007120.000	FICA/MEDICAID - IT	FICA	1719.89	0	03/30/2012	Approved
//	36858	PAYROLL	101007121.000	PERF- IT	PERF	2328.02	0	03/30/2012	Approved
//	36617	MENARDS	101007224.000	OPERATING SUPPLIES - IT	SUPPLIES	120.10	0	03/13/2012	Approved
//	36619	LOWE'S	101007224.000	OPERATING SUPPLIES - IT	MATERIALS, SUPPLIES	119.84	0	03/13/2012	Approved
//	36786	DLT SOLUTIONS, INC	101007224.000	OPERATING SUPPLIES - IT	CORRECTION	-3405.90	0	03/27/2012	Approved
//	36755	NORTH CENTRAL CO-OP	101007226.000	VEHICLE-GAS	FUEL	80.12	0	03/23/2012	Approved
//	36747	APPARATUS INC	101007331.000	CONSULTING -IT	REMOTE SUPPORT	350.00	0	03/22/2012	Approved
//	36609	VERIZON WIRELESS	101007332.000	CELLULAR/PAGERS/MOBILE	03/03 BILLING	3572.50	47466	03/09/2012	Approved
//	36788	VERIZON WIRELESS	101007332.000	CELLULAR/PAGERS/MOBILE	ADJ ACCT CK #46887 01/10	3646.58	0	03/27/2012	Approved
//	36788	VERIZON WIRELESS	101007335.000	TELEPHONE -IT	ADJ ACCT CK #46887 01/10	-3646.58	0	03/27/2012	Approved
//	36650	REGIONS INSURANCE, INC	101007339.000	INSURANCE	INSURANCE	1445.26	47567	03/14/2012	Approved
//	36882	REGIONS INSURANCE, INC	101007339.000	INSURANCE	INS	1444.26	0	04/04/2012	Approved
//	36678	GAYLOR	101007349.000	SERVICES CONTRACTURAL -IT	RELOCATED CIRCUITS	355.00	0	03/16/2012	Approved
//	36698	COMPSAT TECHNOLOGY	101007349.000	SERVICES CONTRACTURAL -IT	MANAGED SERVICES	5800.00	0	03/19/2012	Approved
//	36809	HHPA	101007349.000	SERVICES CONTRACTURAL -IT	BANDWIDTH	911.25	0	03/27/2012	Approved
//	36624	CDW GOVERNMENT, INC.	101007389.000	SOFTWARE LICENSING -IT	SOFTWARE	88662.84	0	03/13/2012	Approved
//	36736	DELL MARKETING L.P	101007389.000	SOFTWARE LICENSING -IT	SOFTWARE SUPPORT	752.38	0	03/21/2012	Approved
//	36786	DLT SOLUTIONS, INC	101007389.000	SOFTWARE LICENSING -IT	CORRECTION	3405.90	0	03/27/2012	Approved
//	36621	GOVCONNECTION	101007451.000	COMPUTER/EQUIP -IT	SOLID PVC GRAY	468.45	0	03/13/2012	Approved
//	36679	GOVCONNECTION	101007451.000	COMPUTER/EQUIP -IT	CABLE MANAGEMENT	99.80	0	03/16/2012	Approved
//	36680	GOVCONNECTION	101007451.000	COMPUTER/EQUIP -IT	KEYSTONE JACK SURF	557.09	0	03/16/2012	Approved
//	36827	GOVCONNECTION	101007451.000	COMPUTER/EQUIP -IT	AIR MOUSE	127.20	0	03/28/2012	Approved
//	36850	GOVCONNECTION	101007451.000	COMPUTER/EQUIP -IT	EQUIP	865.95	0	03/30/2012	Approved
** Subtotal **						136811.64			
** DEPARTMENT TOTAL		101008							
//	36857	PAYROLL	101008118.000	SALARY CLERK TREASURER	SAL	10270.25	0	03/30/2012	Approved
//	36671	DAVIS VISION	101008119.000	HEALTH/DENTAL	MARCH VISION INS	57.42	47572	03/15/2012	Approved
//	36686	ADVANTAGE HMO HEALTH PLAN	101008119.000	HEALTH/DENTAL	APRIL INS	3431.74	47576	03/19/2012	Approved
//	36835	PRUDENTIAL LIFE	101008119.000	HEALTH/DENTAL	APRIL INS	16.44	47604	03/29/2012	Approved
//	36836	PRUDENTIAL DENTAL	101008119.000	HEALTH/DENTAL	APRIL INS	263.19	47605	03/29/2012	Approved

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DATE FILED	APV NO.	NAME OF PAYEE	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CK NUM	CK DATE	APPROVED
//	36915	LIFESERVICES EAP	101008119.000	HEALTH/DENTAL	EAP INS	30.00	0	04/04/2012	Approved
//	36921	DAVIS VISION	101008119.000	HEALTH/DENTAL	APRIL VISION INS	57.42	47625	04/04/2012	Approved
//	36857	PAYROLL	101008120.000	CT - FICA/MEDICARE	FICA	1067.11	0	03/30/2012	Approved
//	36857	PAYROLL	101008121.000	CT - PERF	PERF	1078.37	0	03/30/2012	Approved
//	36683	STAPLES CONTRACT & COMMER	101008223.000	CT - OFFICE SUPPLIES	SUPPLIES	18.46	0	03/19/2012	Approved
//	36758	WESTFIELD-WASH. SCHOOLS	101008223.000	CT - OFFICE SUPPLIES	PAPER	49.98	0	03/23/2012	Approved
//	36625	COPYCO OFFICE SOLUTIONS	101008224.000	CT - OPERATING SUPPLES	TONER	676.15	0	03/13/2012	Approved
//	36626	COPYCO OFFICE SOLUTIONS	101008224.000	CT - OPERATING SUPPLES	COPIES	76.77	0	03/13/2012	Approved
//	36627	OFFICE 360	101008224.000	CT - OPERATING SUPPLES	SIGNATURE STAMP	16.35	0	03/13/2012	Approved
//	36684	PAYROLL	101008331.000	CT - ADMN CONSULTING	ADP CHARGES	2110.09	0	03/19/2012	Approved
//	36733	PAYROLL	101008331.000	CT - ADMN CONSULTING	ADP CHARGES	804.41	0	03/21/2012	Approved
//	36923	PAYROLL	101008331.000	CT - ADMN CONSULTING	ADP CHARGES	754.40	0	04/04/2012	Approved
//	36609	VERIZON WIRELESS	101008332.000	CELLULAR/PAGERS/MOBILE	03/03 BILLING	256.19	47466	03/09/2012	Approved
//	36788	VERIZON WIRELESS	101008332.000	CELLULAR/PAGERS/MOBILE	ADJ ACCT CK #46887 01/10	272.81	0	03/27/2012	Approved
//	36778	CINDY GOSSARD	101008334.000	CT-TRAVEL/TRAINING/SEMIN ARS	REIMBURSE/ PARKING/ PERF MEETING	5.00	47596	03/23/2012	Approved
//	36788	VERIZON WIRELESS	101008335.000	TELEPHONE	ADJ ACCT CK #46887 01/10	-272.81	0	03/27/2012	Approved
//	36650	REGIONS INSURANCE, INC	101008339.000	INSURANCE	INSURANCE	1369.92	47567	03/14/2012	Approved
//	36882	REGIONS INSURANCE, INC	101008339.000	INSURANCE	INS	1368.92	0	04/04/2012	Approved
//	36618	WESTFIELD PHARMACY	101008347.000	CT - PROMOTION	FLOWERS	75.00	0	03/13/2012	Approved
//	36682	O.W. KROHN & ASSOCIATES	101008349.000	CT- CONTRACTURAL SERVICES	FINANCIAL SERVICES	5400.00	0	03/19/2012	Approved
//	36688	MUNICIPAL CODE	101008349.000	CT- CONTRACTURAL SERVICES	ANNUAL CODE INTERNET FEE	500.00	0	03/19/2012	Approved
//	36702	HAMILTON COUNTY RECORDER	101008349.000	CT- CONTRACTURAL SERVICES	CONFLICT OF INTEREST	30.00	47580	03/19/2012	Approved
//	36738	TERESA SKELTON	101008349.000	CT- CONTRACTURAL SERVICES	REIMBURSE/ MILES/ RECORDINGS	79.92	47589	03/22/2012	Approved
//	36828	HAMILTON COUNTY AUDITOR	101008349.000	CT- CONTRACTURAL SERVICES	ROAD DEDICATION	5.00	47586	03/29/2012	Approved
//	36829	HAMILTON COUNTY RECORDER	101008349.000	CT- CONTRACTURAL SERVICES	RD DEDICATION	23.00	47585	03/29/2012	Approved
//	36777	HUNTINGTON NATIONAL BANK	101008349.000	CT- CONTRACTURAL SERVICES	FEB SERVICE CHARGE	252.52	0	03/23/2012	Approved
** Subtotal **						30144.02			
** DEPARTMENT TOTAL		101009							
//	36856	PAYROLL	101009111.000	SALARY MAYOR	SAL	4161.54	0	03/30/2012	Approved
//	36671	DAVIS VISION	101009119.000	MAYOR - HEALTH./DENTAL	MARCH VISION INS	11.79	47572	03/15/2012	Approved
//	36686	ADVANTAGE HMO HEALTH PLAN	101009119.000	MAYOR - HEALTH./DENTAL	APRIL INS	652.80	47576	03/19/2012	Approved
//	36835	PRUDENTIAL LIFE	101009119.000	MAYOR - HEALTH./DENTAL	APRIL INS	2.74	47604	03/29/2012	Approved

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DATE FILED	APV NO.	NAME OF PAYEE	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CK NUM	CK DATE	APPROVED
//	36836	PRUDENTIAL DENTAL	101009119.000	MAYOR - HEALTH./DENTAL	APRIL INS	39.51	47605	03/29/2012	Approved
//	36915	LIFESERVICES EAP	101009119.000	MAYOR - HEALTH./DENTAL	EAP INS	6.00	0	04/04/2012	Approved
//	36921	DAVIS VISION	101009119.000	MAYOR - HEALTH./DENTAL	APRIL VISION INS	11.79	47625	04/04/2012	Approved
//	36856	PAYROLL	101009120.000	MAYOR - FICA/MEDICARE	FICA	462.88	0	03/30/2012	Approved
//	36856	PAYROLL	101009121.000	MAYOR - PERF	PERF	436.96	0	03/30/2012	Approved
//	36609	VERIZON WIRELESS	101009332.000	CELLULAR/PAGERS/MOBILE	03/03 BILLING	52.69	47466	03/09/2012	Approved
//	36788	VERIZON WIRELESS	101009332.000	CELLULAR/PAGERS/MOBILE	ADJ ACCT CK #46887 01/10	54.72	0	03/27/2012	Approved
//	36788	VERIZON WIRELESS	101009335.000	MAYOR - TELEPHONE	ADJ ACCT CK #46887 01/10	-54.72	0	03/27/2012	Approved
//	36618	WESTFIELD PHARMACY	101009347.000	MAYOR - PROMOTION	FLOWERS	58.00	0	03/13/2012	Approved
//	36693	THE BRIDGEWATER CLUB, LLC	101009347.000	MAYOR - PROMOTION	BANQUETS/ BUSINESS LUNCHEONS	349.76	0	03/19/2012	Approved
//	36727	WESTFIELD CHAMBER OF COMM	101009347.000	MAYOR - PROMOTION	MARCH LUNCHEON	45.00	0	03/20/2012	Approved
//	36910	IAC	101009350.000	MAYOR-SUB/DUES/MEMBER SHIPS	CONFERENCE	200.00	0	04/04/2012	Approved
** Subtotal **						6491.46			
** DEPARTMENT TOTAL		101010							
//	36609	VERIZON WIRELESS	101010332.000	CELLULAR/PAGERS/MOBILE	03/03 BILLING	370.65	47466	03/09/2012	Approved
//	36788	VERIZON WIRELESS	101010332.000	CELLULAR/PAGERS/MOBILE	ADJ ACCT CK #46887 01/10	330.04	0	03/27/2012	Approved
//	36687	INDY PRO AUDIO PRODUCTION	101010347.000	PROMOTION - CC	WESTFIELD ROCKS THE 4TH/ STAGE	3150.00	47577	03/19/2012	Approved
//	36866	AERO DRAPERY INC	101010347.000	PROMOTION - CC	1/2 DEPOSIT DRAPERY ORDER	6924.93	47610	04/02/2012	Approved
//	36788	VERIZON WIRELESS	101010349.000	CONTRACTURAL SERVICES - CC	ADJ ACCT CK #46887 01/10	-330.04	0	03/27/2012	Approved
** Subtotal **						10445.58			
** DEPARTMENT TOTAL		201001							
//	36633	PAYROLL	201001115.000	SALARY MVH	SAL	6200.70	0	03/13/2012	Approved
//	36814	PAYROLL	201001115.000	SALARY MVH	SAL	6072.70	0	03/27/2012	Approved
//	36633	PAYROLL	201001120.000	SOCIAL SECURITY & MEDICARE-MVH	FICA	474.36	0	03/13/2012	Approved
//	36814	PAYROLL	201001120.000	SOCIAL SECURITY & MEDICARE-MVH	FICA	464.00	0	03/27/2012	Approved
//	36633	PAYROLL	201001121.000	P.E.R.F.-MVH	PERF	651.07	0	03/13/2012	Approved
//	36814	PAYROLL	201001121.000	P.E.R.F.-MVH	PERF	637.63	0	03/27/2012	Approved
//	36755	NORTH CENTRAL CO-OP	201001226.000	VEHICLE GAS/SUPPLIES MVH	FUEL	10946.04	0	03/23/2012	Approved
//	36677	CARGILL, INCORPORATED	201001231.000	GRAVEL, SAND, SALT,ETC.-MVH	DEICER	6058.09	0	03/16/2012	Approved
//	36737	CARGILL, INCORPORATED	201001231.000	GRAVEL, SAND, SALT,ETC.-MVH	DEICER	1474.32	0	03/21/2012	Approved
//	36763	IRVING MATERIALS	201001231.000	GRAVEL, SAND,	STONE	336.41	0	03/23/2012	Approved

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DATE FILED	APV NO.	NAME OF PAYEE	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CK NUM	CK DATE	APPROVED
/ /	36764	IRVING MATERIALS	201001231.000	SALT,ETC.-MVH GRAVEL, SAND, SALT,ETC.-MVH	STONE	328.42	0	03/23/2012	Approved
/ /	36765	BUILDER'S CONCRETE & SUPP	201001231.000	GRAVEL, SAND, SALT,ETC.-MVH	FLOW FILL QUICK SET	347.50	0	03/23/2012	Approved
/ /	36766	BUILDER'S CONCRETE & SUPP	201001231.000	GRAVEL, SAND, SALT,ETC.-MVH	STONE	597.50	0	03/23/2012	Approved
/ /	36769	BUILDER'S CONCRETE & SUPP	201001231.000	GRAVEL, SAND, SALT,ETC.-MVH	STONE	214.50	0	03/23/2012	Approved
/ /	36770	REITH-RILEY CONSTRUCTION	201001231.000	GRAVEL, SAND, SALT,ETC.-MVH	COLD MIX	568.16	0	03/23/2012	Approved
/ /	36773	ASPHALT MATERIALS, INC.	201001231.000	GRAVEL, SAND, SALT,ETC.-MVH	TANK LOADS	711.36	0	03/23/2012	Approved
/ /	36867	IRVING MATERIALS	201001231.000	GRAVEL, SAND, SALT,ETC.-MVH	STONES	483.11	0	04/02/2012	Approved
/ /	36868	IRVING MATERIALS	201001231.000	GRAVEL, SAND, SALT,ETC.-MVH	STONES	345.37	0	04/02/2012	Approved
/ /	36869	BUILDER'S CONCRETE & SUPP	201001231.000	GRAVEL, SAND, SALT,ETC.-MVH	STONES	215.50	0	04/02/2012	Approved
/ /	36870	RIETH-RILEY	201001231.000	GRAVEL, SAND, SALT,ETC.-MVH	UPM COLD MIX	457.92	0	04/02/2012	Approved
/ /	36650	REGIONS INSURANCE, INC	201001339.000	INSURANCE-MVH	INSURANCE	7524.92	47567	03/14/2012	Approved
/ /	36882	REGIONS INSURANCE, INC	201001339.000	INSURANCE-MVH	INS	7523.92	0	04/04/2012	Approved
/ /	36700	DUKE ENERGY	201001341.000	ELECTRICITY-MVH	MONTHLY SERVICE	1429.85	47579	03/19/2012	Approved
/ /	36878	DUKE ENERGY	201001341.000	ELECTRICITY-MVH	03/27/12 BILLING	41.68	47619	04/03/2012	Approved
/ /	36776	CORRECTING ENTRIES	201001349.000	SERVICES CONTRACTUAL-MVH	FEB 29TH CORRECTION PSTD IN ERROR	-60.00	0	03/23/2012	Approved
** Subtotal **						54045.03			
** DEPARTMENT TOTAL		202001							
/ /	36887	KARNS	202001349.000	SERVICES CONTRACTUAL-LR&S	BACKFILL/ SEED	2800.00	0	04/04/2012	Approved
/ /	36619	LOWE'S	202001472.000	LR & S EQUIPMENT	MATERIALS, SUPPLIES	31.24	0	03/13/2012	Approved
/ /	36661	OSBURN ASSOCIATES INC	202001472.000	LR & S EQUIPMENT	SPEED LIMIT SIGNS	467.00	0	03/15/2012	Approved
/ /	36668	AKT CORP	202001472.000	LR & S EQUIPMENT	GUARDRAIL DELINEATORS	159.25	0	03/15/2012	Approved
/ /	36756	NAPA AUTO PARTS	202001472.000	LR & S EQUIPMENT	SUPPLIES	31.58	0	03/23/2012	Approved
/ /	36761	CARMEL WELDING & SUPPLY	202001472.000	LR & S EQUIPMENT	STIHL OIL /NUT	13.91	0	03/23/2012	Approved
/ /	36762	BEST EQUIPMENT CO INC	202001472.000	LR & S EQUIPMENT	REPAIRS	1443.84	0	03/23/2012	Approved
/ /	36767	OES OVERNITE ELECTRIC SUP	202001472.000	LR & S EQUIPMENT	EQUIP	92.85	0	03/23/2012	Approved
/ /	36768	R & T TIRE & AUTO	202001472.000	LR & S EQUIPMENT	ROAD SERVICE	140.40	0	03/23/2012	Approved
/ /	36771	HALL SIGNS, INC.	202001472.000	LR & S EQUIPMENT	DATE STICKERS	99.36	0	03/23/2012	Approved
/ /	36772	QUALITY TRUCK & TRAILER	202001472.000	LR & S EQUIPMENT	NO POWER TO CONTROL PANEL	502.44	0	03/23/2012	Approved
/ /	36782	MENARDS	202001472.000	LR & S EQUIPMENT	SUPPLIES	153.18	0	03/26/2012	Approved

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DATE FILED	APV NO.	NAME OF PAYEE	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CK NUM	CK DATE	APPROVED
//	36783	ESLER'S AUTO REPAIR	202001472.000	LR & S EQUIPMENT	BUCKET TRUCK	648.22	0	03/26/2012	Approved
//	36821	MENARDS	202001472.000	LR & S EQUIPMENT	SUPPLIES	54.89	0	03/27/2012	Approved
//	36883	TRACTOR SUPPLY COMPANY	202001472.000	LR & S EQUIPMENT	EQUIP	131.41	0	04/04/2012	Approved
//	36884	NAPA AUTO PARTS	202001472.000	LR & S EQUIPMENT	SUPPLIES	112.27	0	04/04/2012	Approved
//	36885	LOWE'S	202001472.000	LR & S EQUIPMENT	SUPPLIES	11.30	0	04/04/2012	Approved
//	36886	QUALITY TRUCK & TRAILER	202001472.000	LR & S EQUIPMENT	HYDROLIC HOSE	243.66	0	04/04/2012	Approved
** Subtotal **						7136.80			
** DEPARTMENT TOTAL		203001							
//	36633	PAYROLL	203001114.000	FIRE SALARY	SAL	158511.76	0	03/13/2012	Approved
//	36814	PAYROLL	203001114.000	FIRE SALARY	SAL	157762.71	0	03/27/2012	Approved
//	36671	DAVIS VISION	203001119.000	HEALTH & DENTAL	MARCH VISION INS	706.95	47572	03/15/2012	Approved
//	36686	ADVANTAGE HMO HEALTH PLAN	203001119.000	HEALTH & DENTAL	APRIL INS	45527.50	47576	03/19/2012	Approved
//	36835	PRUDENTIAL LIFE	203001119.000	HEALTH & DENTAL	APRIL INS	191.80	47604	03/29/2012	Approved
//	36836	PRUDENTIAL DENTAL	203001119.000	HEALTH & DENTAL	APRIL INS	3419.85	47605	03/29/2012	Approved
//	36915	LIFESERVICES EAP	203001119.000	HEALTH & DENTAL	EAP INS	420.00	0	04/04/2012	Approved
//	36921	DAVIS VISION	203001119.000	HEALTH & DENTAL	APRIL VISION INS	706.95	47625	04/04/2012	Approved
//	36633	PAYROLL	203001120.000	FICA & MEDICARE	FICA	11678.66	0	03/13/2012	Approved
//	36814	PAYROLL	203001120.000	FICA & MEDICARE	FICA	11618.58	0	03/27/2012	Approved
//	36633	PAYROLL	203001121.000	PERF	PERF	31166.32	0	03/13/2012	Approved
//	36814	PAYROLL	203001121.000	PERF	PERF	31089.17	0	03/27/2012	Approved
//	36795	STAPLES CONTRACT & COMMER	203001223.000	OFFICE SUPPLIES	SUPPLIES	98.86	0	03/27/2012	Approved
//	36713	INDIANA NEWSPAPERS	203001224.000	FIRE/OPERATING SUPPLIES	SUBSCRIPTION	36.08	0	03/20/2012	Approved
//	36919	COMCAST CABLE	203001224.000	FIRE/OPERATING SUPPLIES	CABLE	80.77	47624	04/04/2012	Approved
//	36710	HAMILTON COUNTY CO-OP	203001226.000	VEHICLE-GAS AND SUPPLIES	FUEL	3152.05	0	03/20/2012	Approved
//	36755	NORTH CENTRAL CO-OP	203001226.000	VEHICLE-GAS AND SUPPLIES	FUEL	1783.72	0	03/23/2012	Approved
//	36790	SPEEDWAY SUPERAMERICA	203001226.000	VEHICLE-GAS AND SUPPLIES	FUEL	112.14	0	03/27/2012	Approved
//	36712	THE UNIFORM HOUSE, INC	203001229.000	UNIFORMS-FIRE	UNIFORMS	119.95	0	03/20/2012	Approved
//	36719	WITMER PUBLIC SAFETY GROU	203001229.000	UNIFORMS-FIRE	UNIFORMS	371.98	0	03/20/2012	Approved
//	36721	DONLEY SAFETY	203001229.000	UNIFORMS-FIRE	UNIFORMS	1249.53	0	03/20/2012	Approved
//	36792	BEHIND THE SEAMS	203001229.000	UNIFORMS-FIRE	REPAIRS/ UNIFORMS	275.00	0	03/27/2012	Approved
//	36802	EMBROIDERY PLUS	203001229.000	UNIFORMS-FIRE	GOLF BAGS/ LOGO	24.00	0	03/27/2012	Approved
//	36892	MARTINIZING DRY CLEANING	203001229.000	UNIFORMS-FIRE	DRY CLEANING	82.00	0	04/04/2012	Approved
//	36903	DONLEY SAFETY	203001229.000	UNIFORMS-FIRE	UNIFORMS	94.72	0	04/04/2012	Approved
//	36916	PAM TAYLOR	203001229.000	UNIFORMS-FIRE	REIMBURSE/ UNIFORM	102.00	47621	04/04/2012	Approved
//	36875	INDIANA ALLIANCE OF HAZAR	203001242.000	HAZARDOUS MATERIALS	ANNUAL MEMBERSHIP DUE 1	200.00	0	04/03/2012	Approved
//	36800	NFPA	203001244.000	FIRE PREVENTION/PUBLIC RELATIONS	SUBSCRIPTION	855.00	0	03/27/2012	Approved
//	36660	VECTREN ENERGY DELIVERY	203001328.000	GAS/HEAT	MONTHLY SERVICE	344.27	47571	03/14/2012	Approved
//	36699	CITIZENS GAS	203001328.000	GAS/HEAT	MONTHLY SERVICE	1512.81	47578	03/19/2012	Approved

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DATE FILED	APV NO.	NAME OF PAYEE	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CK NUM	CK DATE	APPROVED
//	36785	CITIZENS GAS	203001328.000	GAS/HEAT	FIRE STATION 83	1166.24	47599	03/26/2012	Approved
//	36609	VERIZON WIRELESS	203001332.000	CELLULAR/PAGERS/MOBILE	03/03 BILLING	736.53	47466	03/09/2012	Approved
//	36711	INDIANA PAGING NETWORK	203001332.000	CELLULAR/PAGERS/MOBILE	PAGING SERVICE	107.02	0	03/20/2012	Approved
//	36902	UPS	203001333.000	FIRE-POSTAGE	SHIPPING	14.24	0	04/04/2012	Approved
//	36615	MIKE WALLACE	203001334.000	TRAVEL/TRAINING/SEMINAR S	TRAINING	60.00	47563	03/13/2012	Approved
//	36616	GUEST SERVICES	203001334.000	TRAVEL/TRAINING/SEMINAR S	TRAINING	133.82	47564	03/13/2012	Approved
//	36707	24-7 EMS	203001334.000	TRAVEL/TRAINING/SEMINAR S	TRAINING	64.72	0	03/20/2012	Approved
//	36724	TOM CLINE	203001334.000	TRAVEL/TRAINING/SEMINAR S	REIMBURSE/ TRAINING	1500.00	47582	03/20/2012	Approved
//	36751	GRANT WRITING USA	203001334.000	TRAVEL/TRAINING/SEMINAR S	WORKSHOP 03/29	425.00	47594	03/22/2012	Approved
//	36893	ANTHONY PROPERTIES LP	203001334.000	TRAVEL/TRAINING/SEMINAR S	SET UP, OPERATE SOUND	218.75	0	04/04/2012	Approved
//	36894	FDIC	203001334.000	TRAVEL/TRAINING/SEMINAR S	TRAINING	3150.00	0	04/04/2012	Approved
//	36909	HOOSIER PORTABLE RESTROOM	203001334.000	TRAVEL/TRAINING/SEMINAR S	FOR TRAINING	360.00	0	04/04/2012	Approved
//	36917	PAM TAYLOR	203001334.000	TRAVEL/TRAINING/SEMINAR S	REIMBURSE/ TABLE CLOTHS/ EMS COMMIS	52.00	47622	04/04/2012	Approved
//	36879	FRONTIER	203001335.000	TELEPHONE	03/20/12 BILLING	59.03	47620	04/03/2012	Approved
//	36650	REGIONS INSURANCE, INC	203001339.000	INSURANCE-FIRE	INSURANCE	8259.78	47567	03/14/2012	Approved
//	36882	REGIONS INSURANCE, INC	203001339.000	INSURANCE-FIRE	INS	8258.78	0	04/04/2012	Approved
//	36700	DUKE ENERGY	203001341.000	ELECTRIC	MONTHLY SERVICE	3367.84	47579	03/19/2012	Approved
//	36830	DUKE ENERGY	203001341.000	ELECTRIC	MONTHLY SERVICE/ TRAINING FACILITY	172.66	47601	03/29/2012	Approved
//	36831	WESTFIELD PUBLIC WORKS	203001342.000	WATER/SEWER	MONTHLY SERVICE/ FIRE STATIONS	327.71	47602	03/29/2012	Approved
//	36838	WESTFIELD PUBLIC WORKS	203001342.000	WATER/SEWER	MONTHLY SERVICE	59.29	0	03/29/2012	Approved
//	36907	WESTFIELD PUBLIC WORKS	203001342.000	WATER/SEWER	MONTHLY SERVICE	196.21	0	04/04/2012	Approved
//	36704	MID AMERICAN ELEVATOR	203001343.000	BUILDING MAINTENANCE	INSTALL BATTERY FOR EMERGENCY LIGHT	17.75	0	03/20/2012	Approved
//	36705	HSBC BUSINESS SOLUTIONS	203001343.000	BUILDING MAINTENANCE	SUPPLIES	298.25	0	03/20/2012	Approved
//	36709	WHITE RIVER MECHANICAL	203001343.000	BUILDING MAINTENANCE	CLEARED CLOGGED DRAIN	170.00	0	03/20/2012	Approved
//	36791	CHAPMAN ELECTRIC SUPPLY,	203001343.000	BUILDING MAINTENANCE	SUPPLIES	284.35	0	03/27/2012	Approved
//	36793	WAL-MART COMMUNITY	203001343.000	BUILDING MAINTENANCE	SUPPLIES	23.87	0	03/27/2012	Approved
//	36797	CHAPMAN ELECTRIC SUPPLY,	203001343.000	BUILDING MAINTENANCE	BALLAST UNIV VOLT	50.88	0	03/27/2012	Approved
//	36803	INDUSTRIAL MAINTENANCE	203001343.000	BUILDING MAINTENANCE	CONCRETE CLEANER	123.06	0	03/27/2012	Approved
//	36891	SPECTRUM JANITORIAL	203001343.000	BUILDING MAINTENANCE	SUPPLIES	454.73	0	04/04/2012	Approved
//	36901	CHEMSEARCH	203001343.000	BUILDING MAINTENANCE	HAND ANTISEPTIC	259.95	0	04/04/2012	Approved
//	36905	THE OVERHEAD DOOR CO.	203001343.000	BUILDING MAINTENANCE	REPAIRS	17887.20	0	04/04/2012	Approved

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DATE FILED	APV NO.	NAME OF PAYEE	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CK NUM	CK DATE	APPROVED
//	36793	WAL-MART COMMUNITY	203001347.000	PROMOTION- FIRE	SUPPLIES	67.55	0	03/27/2012	Approved
//	36918	GARRY HARLING	203001347.000	PROMOTION- FIRE	REIMBURSE/ SUPPLIES FOR TRAINING	22.92	47623	04/04/2012	Approved
//	36714	COPYCO OFFICE SOLUTIONS	203001348.000	MACHINE MAINTENANCE	COPIES	278.25	0	03/20/2012	Approved
//	36757	MUNICIPAL CAPITAL CORP	203001348.000	MACHINE MAINTENANCE	COPIERS	303.88	0	03/23/2012	Approved
//	36898	AMK SERVICES	203001348.000	MACHINE MAINTENANCE	VOLUME CONTROL, EMERGENCY BUTTON	7768.00	0	04/04/2012	Approved
//	36629	MILES CHEVROLET	203001349.000	CONTRACTUAL SERVICES	2012 CHEVY TAHOE 4WD	32011.96	47565	03/13/2012	Approved
//	36708	TIFFANY PHOTOGRAPHY STUDI	203001349.000	CONTRACTUAL SERVICES	PHOTOS	146.00	0	03/20/2012	Approved
//	36799	PHYSIO CONTROL	203001359.000	CONTRACTUAL SERVICES-EMS	SERVICES/ LABOR	2579.75	0	03/27/2012	Approved
//	36722	DONLEY SAFETY	203001360.000	VEHICLE MAINTENANCE	PARTS	951.54	0	03/20/2012	Approved
//	36794	GIBBS INTERIORS	203001360.000	VEHICLE MAINTENANCE	SEAT, DASH REPAIRS	200.00	0	03/27/2012	Approved
//	36895	VAN'S ELECTRICAL SYSTEMS	203001360.000	VEHICLE MAINTENANCE	AIR EJECT	237.60	0	04/04/2012	Approved
//	36896	GIBBS INTERIORS	203001360.000	VEHICLE MAINTENANCE	SEAT REPAIR	150.00	0	04/04/2012	Approved
//	36705	HSBC BUSINESS SOLUTIONS	203001472.000	EQUIPMENT	SUPPLIES	237.55	0	03/20/2012	Approved
//	36706	FASTENAL	203001472.000	EQUIPMENT	PARTS, EQUIP	83.19	0	03/20/2012	Approved
//	36715	BATTERIES PLUS 040	203001472.000	EQUIPMENT	6V LEAD	43.98	0	03/20/2012	Approved
//	36720	ASHLEY SAFE & SECURITY	203001472.000	EQUIPMENT	EQUIP/ TRAINING CENTER	639.00	0	03/20/2012	Approved
//	36723	JOSH SOUTHERLAND	203001472.000	EQUIPMENT	REIMBURSE/ EQUIP	9.06	47581	03/20/2012	Approved
//	36796	SUNBELT RENTALS	203001472.000	EQUIPMENT	THROTTLE LOCKOUT, TRIGGER	7.19	0	03/27/2012	Approved
//	36897	HOSFIELD ENTERPRISE	203001472.000	EQUIPMENT	CLUTCH/ BRAKE FOR MOWER	343.85	0	04/04/2012	Approved
//	36906	OTT EQUIPMENT SERVICE	203001472.000	EQUIPMENT	SET LIFT, FRAME ADAPTER KIT, LIGHT	55259.00	0	04/04/2012	Approved
** Subtotal **						612895.06			
** DEPARTMENT TOTAL		204001							
//	36784	BROWNING DAY MULLINS DIER	204001349.000	PARKS & REC-SERVICES CONTRACTUAL	OLD FRIENDS CEMETERY INTERPRETIVE P	2000.00	0	03/26/2012	Approved
** Subtotal **						2000.00			
** DEPARTMENT TOTAL		210001							
//	36732	HAMILTON COUNTY CLERK	210001349.000	MIDLAND TRAIL PHASE 1	PROPERTY/ CAUSE 29D05-1106-MI-00731	4500.00	47584	03/20/2012	Approved
** Subtotal **						4500.00			
** DEPARTMENT TOTAL		268001							
//	36798	SIENA FITTING	268001349.000	CONTRACTURAL SERVICES	PT REFUND	73.30	0	03/27/2012	Approved
//	36900	CIPROMS INC	268001349.000	CONTRACTURAL SERVICES	BILLING	1398.43	0	04/04/2012	Approved
//	36716	AIRGAS MID AMERICA	268001473.000	EMERGENCY MEDICAL EQUIP-VEHICLE LEASES	HASMAT RENTAL, EMS SUPPLIES	510.56	0	03/20/2012	Approved
//	36717	BOUND TREE MEDICAL	268001473.000	EMERGENCY MEDICAL	EMS SUPPLIES	297.46	0	03/20/2012	Approved

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DATE FILED	APV NO.	NAME OF PAYEE	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CK NUM	CK DATE	APPROVED
				EQUIP-VEHICLE LEASES					
/ /	36718	VIDACARE CORP	268001473.000	EMERGENCY MEDICAL	EMS SUPPLIES	2562.85	0	03/20/2012	Approved
				EQUIP-VEHICLE LEASES					
/ /	36801	BOUND TREE MEDICAL	268001473.000	EMERGENCY MEDICAL	EMS SUPPLIES	151.00	0	03/27/2012	Approved
				EQUIP-VEHICLE LEASES					
/ /	36899	BOUND TREE MEDICAL	268001473.000	EMERGENCY MEDICAL	EMS SUPPLIES	135.02	0	04/04/2012	Approved
				EQUIP-VEHICLE LEASES					
/ /	36904	BOUND TREE MEDICAL	268001473.000	EMERGENCY MEDICAL	EMS SUPPLIES	83.18	0	04/04/2012	Approved
				EQUIP-VEHICLE LEASES					
/ /	36908	AIRGAS MID AMERICA	268001473.000	EMERGENCY MEDICAL	OXYGEN	39.14	0	04/04/2012	Approved
				EQUIP-VEHICLE LEASES					
** Subtotal **						5250.94			
** DEPARTMENT TOTAL		301001							
/ /	36697	RQAW	301001349.000	EASTSIDE T.I.F. SERVICES	CONCEPTUAL DESIGN/ US 31, 32 INTERC	24800.00	0	03/19/2012	Approved
/ /	36864	REGIONS	301001349.000	EASTSIDE T.I.F. SERVICES	RDC BONDS	750.00	0	04/02/2012	Approved
** Subtotal **						25550.00			
** DEPARTMENT TOTAL		306001							
/ /	36834	NATIONAL BANK OF INDIANAPOLIS	306001349.000	COIT BOND SERVICES	LAND PURCHASE/ GRAND PARK	11712.63	0	03/29/2012	Approved
/ /	36774	MEYER-NAJEM CONSTRUCTION	306001474.000	CONSTRUCTION COSTS	CONSTRUCTION MANAGER FEES	30000.00	0	03/23/2012	Approved
/ /	36871	CRIDER & CRIDER	306001474.000	CONSTRUCTION COSTS	GRANK PK SITEWORK	456367.50	0	04/03/2012	Approved
/ /	36920	HENKE DEVELOPMENT GROUP	306001474.000	CONSTRUCTION COSTS	SPORTS CAMPUS	12500.00	0	04/04/2012	Approved
** Subtotal **						510580.13			
** DEPARTMENT TOTAL		321001							
/ /	36663	TRAYNOR & ASSOC.	321001349.000	GRANS JUNCTION PLAZA SERVICES	GRAND JUNCTION/ PARCEL1,7,1314,116-	22980.00	0	03/15/2012	Approved
/ /	36876	TRICIA SNYDER	321001349.000	GRANS JUNCTION PLAZA SERVICES	DEPOSIT OF LAND PURCH PAR#16	5000.00	47617	04/03/2012	Approved
/ /	36881	TRAYNOR & ASSOC.	321001349.000	GRANS JUNCTION PLAZA SERVICES	GRAND JUNCTION 6 8 27 20 21 24 25 2	9590.00	0	04/04/2012	Approved
** Subtotal **						37570.00			
** DEPARTMENT TOTAL		330001							
/ /	36750	ESCO COMMUNICATION INC	330001349.000	FIRE STATION 83 PROCEEDS	AV UPGRADES/ FIRE ST. 81,81,83	13228.00	0	03/22/2012	Approved
** Subtotal **						13228.00			
** DEPARTMENT TOTAL		403001							

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ACCOUNTS PAYABLE REGISTER

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DATE FILED	APV NO.	NAME OF PAYEE	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CK NUM	CK DATE	APPROVED
/ /	36787	THE BRICKMAN GROUP LTD	403001349.000	CONTRACTUAL SERVICES	LANDSCAPE MAINT	13111.64	0	03/27/2012	Approved
** Subtotal **						13111.64			
** DEPARTMENT TOTAL		404001							
/ /	36849	BERNARDIN LOCHMUELLER & A	404001349.000	REGIONAL STORM DETENTION	REGIONAL DETENTION DESIGN/ GRAND JU	9234.00	0	03/29/2012	Approved
** Subtotal **						9234.00			
** DEPARTMENT TOTAL		427001							
/ /	36750	ESCO COMMUNICATION INC	427001472.000	EQUIPMENT-CCD	AV UPGRADES/ MAYOR'S MEETING RM	6780.00	0	03/22/2012	Approved
** Subtotal **						6780.00			
** DEPARTMENT TOTAL		511001							
/ /	36810	JAMES LEE	511001349.000	CITY FACADE IMPROVEMENT	ANALYSIS OF RECEIPTS	5000.00	0	03/27/2012	Approved
** Subtotal **						5000.00			
** DEPARTMENT TOTAL		646001							
/ /	36847	INDIANA FIBER NETWORK	646001349.000	FIBER OPTICS NON REVERTING	FIBER	140.00	0	03/29/2012	Approved
/ /	36848	NORTHERN LIGHTS	646001349.000	FIBER OPTICS NON REVERTING	UTILITY LOCATING SERVICE	822.00	0	03/29/2012	Approved
** Subtotal **						962.00			
** DEPARTMENT TOTAL		701001							
/ /	36630	PAYROLL	701001110.000	NET SALARIES	NET SAL	293299.28	0	03/13/2012	Approved
/ /	36811	PAYROLL	701001110.000	NET SALARIES	NET SAL	288715.01	0	03/27/2012	Approved
/ /	36631	HUNTINGTON NATIONAL BANK	701001131.000	EMPLOYERS SHARE OF FICA	FICA	25692.54	0	03/13/2012	Approved
/ /	36812	HUNTINGTON NATIONAL BANK	701001131.000	EMPLOYERS SHARE OF FICA	FICA	25334.11	0	03/27/2012	Approved
/ /	36631	HUNTINGTON NATIONAL BANK	701001132.000	EMPLOYER'S SHARE-MEDICARE	MED	6008.74	0	03/13/2012	Approved
/ /	36812	HUNTINGTON NATIONAL BANK	701001132.000	EMPLOYER'S SHARE-MEDICARE	MED	5924.91	0	03/27/2012	Approved
/ /	36651	IN FAMILY & SOCIAL	701001140.000	SUPPORT WITHHOLDING	CHILD SUPPORT	2849.90	0	03/14/2012	Approved
/ /	36825	IN FAMILY & SOCIAL	701001140.000	SUPPORT WITHHOLDING	CHILD SUPPORT	2539.90	0	03/27/2012	Approved
/ /	36655	FIRE FIGHTERS CREDIT	701001141.000	UNION DUES	UNION DUES	2186.99	15908	03/14/2012	Approved
/ /	36822	FIRE FIGHTERS CREDIT	701001141.000	UNION DUES	UNION DUES	2186.99	15916	03/27/2012	Approved
/ /	36653	US DEPT OF EDUCATION	701001142.000	GARNISHMENT	TRACKING/ S317867024	191.54	15910	03/14/2012	Approved
/ /	36654	ROBERT A. BROTHERS	701001142.000	GARNISHMENT	CASE/ 07-03587-JKC-13	57.70	15911	03/14/2012	Approved
/ /	36656	HAMILTON CO. SUPERIOR COU	701001142.000	GARNISHMENT	CAUSE/ 29D01-1109-CC-9220	328.87	15912	03/14/2012	Approved
/ /	36817	ROBERT A. BROTHERS	701001142.000	GARNISHMENT	CASE /07-03587-JKC-13	57.70	15915	03/27/2012	Approved

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DATE FILED	APV NO.	NAME OF PAYEE	APPROP #	APPROPRIATION	DESCRIPTION	AMOUNT	CK NUM	CK DATE	APPROVED
/ /	36823	US DEPT OF EDUCATION	701001142.000	GARNISHMENT	TRACKING/ S317867024	191.54	15917	03/27/2012	Approved
/ /	36631	HUNTINGTON NATIONAL BANK	701001921.000	FEDERAL WITHHOLDING	FED	48286.78	0	03/13/2012	Approved
/ /	36812	HUNTINGTON NATIONAL BANK	701001921.000	FEDERAL WITHHOLDING	FED	48428.51	0	03/27/2012	Approved
/ /	36631	HUNTINGTON NATIONAL BANK	701001922.000	EMPLOYEE FICA	MED	23413.35	0	03/13/2012	Approved
/ /	36812	HUNTINGTON NATIONAL BANK	701001922.000	EMPLOYEE FICA	MED	23086.74	0	03/27/2012	Approved
/ /	36632	INDIANA DEPT OF REVENUE	701001923.000	STATE WITHHOLDING	STATE	17873.83	0	03/13/2012	Approved
/ /	36813	INDIANA DEPT OF REVENUE	701001923.000	STATE WITHHOLDING	STATE	17626.41	0	03/27/2012	Approved
/ /	36652	POLICE & FIREMEN'S INSUR	701001930.000	INSURANCE DEDUCTIONS	INSURANCE	8.91	15909	03/14/2012	Approved
/ /	36685	ADVANTAGE HMO HEALTH PLAN	701001930.000	INSURANCE DEDUCTIONS	APRIL INS	22793.11	15913	03/19/2012	Approved
/ /	36775	AFLAC	701001930.000	INSURANCE DEDUCTIONS	INS	7439.88	15914	03/23/2012	Approved
/ /	36824	POLICE & FIREMEN'S INSUR	701001930.000	INSURANCE DEDUCTIONS	INS DED	8.91	15918	03/27/2012	Approved
/ /	36837	PRUDENTIAL DENTAL	701001930.000	INSURANCE DEDUCTIONS	APRIL INS	1767.40	15920	03/29/2012	Approved
/ /	36647	AUL RETIREMENT SERVICES	701001931.000	PEBSICO-DEFERRED COMP.	LOANS	2903.12	0	03/13/2012	Approved
/ /	36648	AUL RETIREMENT SERVICES	701001931.000	PEBSICO-DEFERRED COMP.	RETIREMENT	11270.11	0	03/13/2012	Approved
/ /	36815	AUL RETIREMENT SERVICES	701001931.000	PEBSICO-DEFERRED COMP.	LOAN PAYMENTS/ BATCH 233	2567.28	0	03/27/2012	Approved
/ /	36816	AUL RETIREMENT SERVICES	701001931.000	PEBSICO-DEFERRED COMP.	RETIREMENT/ BATCH 232	11333.11	0	03/27/2012	Approved
/ /	36777	HUNTINGTON NATIONAL BANK	701001990.000	MISC/BANK CHARGES	FEB SERVICE CHARGE	11.81	0	03/23/2012	Approved
** Subtotal **						894384.98			
*** Total ***						2947040.92			

Accounts Payable Voucher Register

Grouped by Account Code and Vendor

Sorted by Order Entered

For 04/04/12-Sewer Utility:april sewer

Journal Code	Account Number	Description	Check Number	Check Date	Vendor Name	Debit Amount	Credit Amount	APV Invoice Number Date	Invoice Number	Fund Name	No Due Pay Date
Account Code : Sewer Utility											
	101.69 - Stormwater	DRAINAGE EASEMENT	25600	03/12/12	EAGLETOWN TWO	12300.00	0.00	17955 / /	JAN 10 2012		N / /
	620.61 - Sewer Materials & SUPPLIES		25601	03/12/12	INDUSTRIAL	614.05	0.00	17956 / /	112221		N / /
	675.63 - Sewer -	MEMBERSHIP	25602	03/12/12	IACE	15.00	0.00	17957 / /			N / /
	667.634 - Sewer - Office	SUPPLIES	25603	03/12/12	STAPLES BUSINESS	155.38	0.00	17958 / /	8021074969		N / /
	667.644 - Uniforms	UNIFORMS	25604	03/12/12	UNIFIRST	159.40	0.00	17959 / /	0820659907		N / /
	667.644 - Uniforms	UNIFORMS	25605	03/12/12	UNIFIRST	193.98	0.00	17960 / /	0820658316		N / /
	634.62 - Contractual	CDL RENEWAL/ MED	25606	03/12/12	Riverview Hospital	65.00	0.00	17961 / /			N / /
	620.62 - Materials and	WATER WORKS	25607	03/12/12	HD SUPPLY	143.49	0.00	17962 / /	4396086		N / /
	635.63 - Sewer -	CHECKED WATER	25608	03/12/12	ENTERPRISE	387.50	0.00	17963 / /	76143		N / /
	667.634 - Sewer - Office	SUPPLIES	25609	03/12/12	STAPLES BUSINESS	47.40	0.00	17964 / /	8021012751		N / /
	635.63 - Sewer -	FINANCIAL SERVICE	25610	03/12/12	O W Krohn &	1528.75	0.00	17965 / /	SCT020812		N / /
	667.636 - Billing Supplies	BILLING	25611	03/12/12	WORRELL	15.00	0.00	17966 / /	0221587		N / /
	141.60 - Sewer - Accounts	REFUND CREDIT BAL	25612	03/12/12	WYNKOOP	62.58	0.00	17967 / /			N / /
	667.634 - Sewer - Office	INK CARTRIDGES	25613	03/12/12	NEOPOST	90.50	0.00	17968 / /	13640173		N / /
	650.63 - Sewer -	ACCEL PEDAL ASSY	25614	03/12/12	ESLER'S AUTO	116.36	0.00	17969 / /	70054		N / /
	635.63 - Sewer -	ANNUAL SPRINKLER	25615	03/12/12	USAUTOMATIC FIRE	340.00	0.00	17970 / /	12-0371-01		N / /
	141.60 - Sewer - Accounts	REFUND CREDIT BAL	25616	03/12/12	CORONADO HOMES	76.53	0.00	17971 / /			N / /
	141.60 - Sewer - Accounts	REFUND CREDIT BAL	25617	03/12/12	BEDROCK BUILDERS	23.98	0.00	17972 / /			N / /
	101.65 - Construction in	WESTSIDE	25618	03/12/12	JFNew & Associates	1190.00	0.00	17973 / /	54766		N / /
	667.636 - Billing Supplies	BILLING	25619	03/12/12	WORRELL	5244.08	0.00	17974 / /	0221800		N / /
	620.61 - Sewer Materials & CONTACTOR OR		25620	03/12/12	KIRBY RISK	545.40	0.00	17975 / /	S106104636		N / /
	675.63 - Sewer -	PEWTER ORNAMENT	25621	03/12/12	Imagery, LLC	716.98	0.00	17976 / /	0016781		N / /
	101.65 - Construction in	SITework/ GRAND	25622	03/12/12	CRIDER & CRIDER	86658.00	0.00	17982 / /	PO 898		N / /
	101.65 - Construction in	WESTSIDE	25623	03/12/12	JFNew & Associates	1190.00	0.00	17986 / /	53572		N / /
	655.63 - Sewer - Insurance	WORKERS COMP INS	25624	03/12/12	M J INSURANCE	2057.14	0.00	17987 / /	4-1-12		N / /
	620.61 - Sewer Materials & SUPPLIES		25625	03/12/12	Tractor Supply	25.56	0.00	17988 / /			N / /
	667.644 - Uniforms	UNIFORMS	25626	03/12/12	UNIFIRST	125.60	0.00	18001 / /	0820661491		N / /
	635.63 - Sewer -	CPR TRAINING	25627	03/12/12	WESTFIELD FIRE	72.00	0.00	18002 / /	2-24		N / /
	635.63 - Sewer -	JANITORIAL CLEANING	25628	03/12/12	BUSY BEE CLEANING	1400.00	0.00	18003 / /	20551		N / /
	635.63 - Sewer -	LEGAL ADS	25629	03/12/12	INDIANAPOLIS STAR	756.73	0.00	18004 / /			N / /

Accounts Payable Voucher Register

Grouped by Account Code and Vendor

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For 04/04/12-Sewer Utility:april sewer

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Journal Code	Account Number	Description	Check Number	Check Date	Vendor Name	Debit Amount	Credit Amount	APV Invoice Number Date	Invoice Number	Fund Name	No Due Pay Date
	635.63 - Sewer -	DRUG TESTING	25630	03/12/12	Midwest Toxicology	28.50	0.00	18005 / /	260192		N / /
	625.62 - Repairs-Wwtp	BRUSH ASSEMBLY,	25631	03/12/12	Lakeside Equipment	690.00	0.00	18006 / /	12-1062		N / /
	141.60 - Sewer - Accounts	REFUND	25632	03/12/12	KIMBERLY ZEMAN	96.00	0.00	18007 / /			N / /
	141.60 - Sewer - Accounts	REFUND CREDIT BAL	25633	03/12/12	RBC BANK USA	330.69	0.00	18008 / /			N / /
	141.60 - Sewer - Accounts	REFUND CREDIT BAL	25634	03/12/12	CORONADO HOMES	59.53	0.00	18009 / /			N / /
	650.63 - Sewer -	LAMP ASSEMB/ BULB	25635	03/12/12	Don Hinds Ford	53.89	0.00	18010 / /	314099		N / /
	667.631 - Sewer -	03/03 BILLING	25598	03/09/12	VERIZON WIRELESS	475.12	0.00	18012 / /	2709656590		N / /
	620.64 - Stormwater	VILLAGE FARMS	25599	03/09/12	TRISLER	13562.41	0.00	18015 / /	1000		N / /
	620.62 - Materials and	FIELD KIT	25636	03/12/12	USA Blue Book	1019.06	0.00	18018 / /	606002 5423		N / /
	667.631 - Sewer -	MONTHLY SERVICE/ 3-1	25637	03/12/12	FIRST MILE	780.22	0.00	18019 / /			N / /
	620.61 - Sewer Materials &SUPPLIES, MATERIALS	0	/ /	/ /	Lowes	24.48	0.00	18021 / /			N / /
	667.634 - Sewer - Office	SUPPLIES	0	/ /	KOCH FILTER	456.18	0.00	18023 / /	648696		N / /
	620.61 - Sewer Materials &EMERGENCY WEATHER	0	/ /	/ /	Grainger	48.92	0.00	18026 / /	9771355170		N / /
	657.62 -	INSURANCE	25638	03/14/12	REGIONS	4502.96	0.00	18027 / /	571307		N / /
	635.63 - Sewer -	DELINQUENT SEWER	25639	03/14/12	Hamilton County	22.00	0.00	18029 / /	031412		N / /
	141.60 - Sewer - Accounts	REFUND CR BALANCE	25640	03/14/12	BEAZER HOMES	431.72	0.00	18030 / /	REFUND		N / /
		ACCT 12402 12903 13046									
	655.63 - Sewer - Insurance	MARCH INS	25641	03/15/12	DAVIS VISION	208.39	0.00	18031 / /			N / /
	655.63 - Sewer - Insurance	APRIL INS	25642	03/19/12	ADVANTAGE HMO	11982.44	0.00	18034 / /			N / /
	620.61 - Sewer Materials &BATTERY		25643	03/19/12	AIM RIGHT	122.00	0.00	18037 / /			N / /
	615.62 - Purchased Power	MONTHLY SERVICE	25644	03/19/12	DUKE ENERGY	19319.94	0.00	18039 / /			N / /
	615.61 - Sewer - Power for	MONTHLY SERVICE	25644	03/19/12	DUKE ENERGY	4889.57	0.00	18039 / /			N / /
	667.633 - Sewer - Utilities	MONTHLY SERVICE	25644	03/19/12	DUKE ENERGY	1657.18	0.00	18039 / /			N / /
	667.62 - Utilities-Wwtp	MONTHLY SERVICE	25645	03/19/12	Citizens Gas	421.85	0.00	18040 / /			N / /
	667.631 - Sewer -	LINE FOR	25646	03/19/12	FRONTIER	283.17	0.00	18043 / /			N / /
	630.61 - Sewer -	ANNUAL IPM ON TRUCK	0	/ /	KONECRANES	285.00	0.00	18044 / /	IND00656905		N / /
	675.63 - Sewer -	DEL SEWER LIENS	25647	03/20/12	Hamilton County	33.00	0.00	18046 / /			N / /
	650.62 -	FUEL	0	/ /	NORTH CENTRAL	750.00	0.00	18092 / /	000015		N / /
	650.63 - Sewer -	SUPPLIES	0	/ /	NAPA	213.67	0.00	18093 / /			N / /
	635.63 - Sewer -	COPIERS	0	/ /	MUNICIPAL CAPITAL	18.72	0.00	18094 / /	2712		N / /
	675.63 - Sewer -	PARTS	0	/ /	Chapman Electric	628.78	0.00	18095 / /	1062983		N / /

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Accounts Payable Voucher Register

Grouped by Account Code and Vendor

Sorted by Order Entered

For 04/04/12-Sewer Utility:april sewer

Journal Code	Account Number	Description	Check Number	Check Date	Vendor Name	Debit Amount	Credit Amount	APV Invoice Number Date	Invoice Number	Fund Name	No Due Pay Date
	667.634 - Sewer - Office	PAPER	0	/ /	Westfield Washington	24.99	0.00	18096 / /	1863		N / /
	650.63 - Sewer -	DIESEL	0	/ /	Westfield Washington	73.07	0.00	18097 / /			N / /
	650.63 - Sewer -	DIESEL	0	/ /	Westfield Washington	1055.37	0.00	18097 / /	1586		N / /
	650.63 - Sewer -	MAINT	0	/ /	INDY TIRE CENTERS	322.24	0.00	18098 / /	10006342		N / /
	650.63 - Sewer -	REPAIRS	0	/ /	ESLER'S AUTO	34.98	0.00	18099 / /	70410		N / /
	635.63 - Sewer -	FINANCIAL SERVICES	0	/ /	O W Krohn &	4532.50	0.00	18100 / /	SCT030812		N / /
	636.62 - Sewer Gallon	USEAGE	0	/ /	Carmel Utilities	47898.80	0.00	18101 / /	3-1-12		N / /
	650.63 - Sewer -	CK RADIO	0	/ /	AMK SERVICES	49.00	0.00	18102 / /	25821		N / /
	650.63 - Sewer -	MOULDING	0	/ /	Don Hinds Ford	20.55	0.00	18103 / /	314262		N / /
	620.61 - Sewer Materials &	DIGITAL DYED JOINED	0	/ /	EAST COAST FLAG &	496.44	0.00	18104 / /	00022178		N / /
	620.61 - Sewer Materials &	ROTARY MIX	0	/ /	M.P.E CLEANING	164.78	0.00	18105 / /	43684		N / /
	141.60 - Sewer - Accounts	REFUND	0	/ /	GRAY FRIENDS	48.00	0.00	18106 / /			N / /
	620.61 - Sewer Materials &	BLUE MARKING PAINT	0	/ /	Utility Supply Co, Inc.	135.00	0.00	18107 / /	1057747		N / /
	635.62 - Contractual Servi	LOW LEVEL MERCURY	0	/ /	Environmental	225.00	0.00	18108 / /	20121379		N / /
	618.62 - Chemicals	ALUM SULFATE	0	/ /	GENERAL CHEMICAL	4488.92	0.00	18109 / /	90471807		N / /
	667.632 - Sewer - Repairs	COMMERCIAL DOOR	0	/ /	Townsend Glass Co	74.50	0.00	18110 / /	E12140		N / /
	620.61 - Sewer Materials &	FLOOR CLEANER	0	/ /	INDUSTRIAL	50.04	0.00	18111 / /	112242		N / /
	141.60 - Sewer - Accounts	REFUND	0	/ /	LIFESTYLE REALTY	58.45	0.00	18112 / /			N / /
	141.60 - Sewer - Accounts	REFUND	0	/ /	THERESA FEUCHT	14.92	0.00	18113 / /			N / /
	141.60 - Sewer - Accounts	REFUND	0	/ /	GETCHELL	51.96	0.00	18114 / /			N / /
	141.60 - Sewer - Accounts	REFUND	0	/ /	QUALITY HOMES	212.68	0.00	18115 / /			N / /
	141.60 - Sewer - Accounts	REFUND	0	/ /	JAMES PICTOR	17.74	0.00	18116 / /			N / /
	620.61 - Sewer Materials &	BIODIESEL	0	/ /	NORTH CENTRAL	543.65	0.00	18117 / /	400066		N / /
	635.63 - Sewer -	FINANCIAL SERVICE	0	/ /	O W Krohn &	11845.00	0.00	18118 / /	S030812		N / /
	620.62 - Materials and	SUPPLIES	0	/ /	Idexx Laboratories	1471.98	0.00	18119 / /	258057694		N / /
	141.60 - Sewer - Accounts	REFUND	0	/ /	HOMES BY MCKENZIE	175.41	0.00	18120 / /			N / /
	620.61 - Sewer Materials &	PAINT	0	/ /	SHERWIN WILLIAMS	9.54	0.00	18121 / /	5246		N / /
	635.63 - Sewer -	FLAG REPAIRS	0	/ /	FLAG & BANNER CO.	12.50	0.00	18122 / /	34576		N / /
	667.644 - Uniforms	UNIFORMS	0	/ /	UNIFIRST	127.81	0.00	18123 / /	0820663101		N / /
	635.62 - Contractual Servi	LAB TESTING	0	/ /	CLAY TOWNSHIP	840.00	0.00	18124 / /	2820		N / /
	635.63 - Sewer -	COPIES	0	/ /	COPYCO OFFICE	160.95	0.00	18125 / /	12U155		N / /

**Accounts Payable Voucher Register**

Grouped by Account Code and Vendor

Sorted by Order Entered

For 04/04/12-Sewer Utility:april sewer

Journal Code	Account Number	Description	Check Number	Check Date	Vendor Name	Debit Amount	Credit Amount	APV Invoice Number Date	Invoice Number	Fund Name	No Due Pay Date
	667.634 - Sewer - Office	SUPPLIES	0	/ /	STAPLES BUSINESS	44.47	0.00	18126 / /	8021134334		N / /
	650.63 - Sewer -	PARTS	0	/ /	ESLER'S AUTO	578.56	0.00	18127 / /	70357		N / /
	635.63 - Sewer -	INTERIOR PLANTSCAPE	0	/ /	ENGLEDOW GROUP	77.50	0.00	18128 / /	356654		N / /
	620.61 - Sewer Materials &	OXYGEN	0	/ /	INDIANA OXYGEN	104.08	0.00	18129 / /	07009696		N / /
	667.640 - Drainage	STORMWATER	25648	03/21/12	Hamilton County	20.00	0.00	18130 / /			N / /
	620.61 - Sewer Materials &	REIMBURSE/ VOICE	25649	03/23/12	Kurt Wanninger	146.49	0.00	18131 / /			N / /
	675.64 - Stormwater Misc	REPAIR SUMP LINES	25650	03/26/12	Daystar Directional	1900.00	0.00	18135 / /	3235		N / /
	620.61 - Sewer Materials &	SUPPLIES	0	/ /	MENARDS	764.73	0.00	18138 / /			N / /
	620.62 - Materials and	SUPPLIES	0	/ /	MENARDS	18.48	0.00	18138 / /			N / /
	635.63 - Sewer -	MARCH TRASH SERVICE	25651	03/27/12	RAY'S TRASH	92955.14	0.00	18139 / /			N / /
	620.62 - Materials and	SUPPLIES	0	/ /	WIBBY	526.41	0.00	18140 / /	48552		N / /
	675.62 -	SEMINAR	0	/ /	INDIANA WATER	165.00	0.00	18141 / /	27625,17		N / /
	620.61 - Sewer Materials &	PROJECT BOX	0	/ /	RADIOSHACK	23.91	0.00	18143 / /	160929		N / /
	620.61 - Sewer Materials &	SUPPLIES	0	/ /	MENARDS	4.82	0.00	18145 / /			N / /
	620.62 - Materials and	SUPPLIES	0	/ /	MENARDS	59.96	0.00	18145 / /			N / /
	675.63 - Sewer -	DEL SEWER LIENS	25652	03/28/12	Hamilton County	34.00	0.00	18148 / /			N / /
	655.63 - Sewer - Insurance	APRIL INS	25654	03/29/12	PRUDENTIAL DENTAL	860.03	0.00	18149 / /			N / /
	655.63 - Sewer - Insurance	APRIL INS	25655	03/29/12	PRUDENTIAL LIFE	58.43	0.00	18150 / /			N / /
	620.61 - Sewer Materials &	SHACKLE BOLT	0	/ /	Northside Trailer &	55.50	0.00	18153 / /	117237		N / /
	667.634 - Sewer - Office	OFFICE SUPPLIES	0	/ /	STAPLES BUSINESS	89.62	0.00	18154 / /	8021278061		N / /
	620.61 - Sewer Materials &	FEB STMT	0	/ /	Wal-Mart Community	47.98	0.00	18155 / /	202000145988		N / /
	620.61 - Sewer Materials &	UNIFORMS	0	/ /	UNIFIRST	124.50	0.00	18156 / /	0664674		N / /
	620.62 - Materials and	PENS	0	/ /	USA Blue Book	180.89	0.00	18157 / /	622426		N / /
	620.61 - Sewer Materials &	SCREEN	0	/ /	INDUSTRIAL	60.98	0.00	18158 / /	112245		N / /
	620.62 - Materials and	FANS	0	/ /	Ironbrook Partners	1595.00	0.00	18159 / /	5363		N / /
	635.63 - Sewer -	03/20/12 SERVICE PK 31	0	/ /	Fluid Waste Services	740.00	0.00	18160 / /	WO-5100		N / /
	667.642 -	DOT TRAINING MANUAL	0	/ /	Midwest Toxicology	65.00	0.00	18161 / /	262817		N / /
	667.644 - Uniforms	UNIFORMS	0	/ /	UNIFIRST	129.52	0.00	18162 / /	0666275		N / /
	141.60 - Sewer - Accounts	REFUND CR BAL	0	/ /	SWS WESTFIELD	241.24	0.00	18163 / /	REFUND		N / /
	141.60 - Sewer - Accounts	REFUND CR BAL	0	/ /	JOHN HADDIX	110.26	0.00	18164 / /	REFUND		N / /
	141.60 - Sewer - Accounts	REFUND CR BAL	0	/ /	WYNKOOP	24.91	0.00	18165 / /	REFUND		N / /

Accounts Payable Voucher Register

Grouped by Account Code and Vendor

Sorted by Order Entered

For 04/04/12-Sewer Utility:april sewer

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Journal Code	Account Number	Description	Check Number	Check Date	Vendor Name	Debit Amount	Credit Amount	APV Invoice Number Date	Invoice Number	Fund Name	No Due Pay Date
	141.60 - Sewer - Accounts	REFUND CR BAL	0	/ /	NATALIE & RYAN	15.70	0.00	18166 / /	REFUND		N / /
	141.60 - Sewer - Accounts	REFUND CR BAL	0	/ /	KEVIN COLE	10.06	0.00	18167 / /	REFUND		N / /
	141.60 - Sewer - Accounts	REFUND CR BAL	0	/ /	TODD OR VICKI	216.12	0.00	18168 / /	REFUND		N / /
	141.60 - Sewer - Accounts	REFUND CR BAL	0	/ /	RICARDO OR JULIE	5.31	0.00	18169 / /	REFUND		N / /
	141.60 - Sewer - Accounts	REFUND CR BAL	0	/ /	DAN GEYER	62.58	0.00	18170 / /	REFUND		N / /
	141.60 - Sewer - Accounts	REFUND CR BAL	0	/ /	JANET OR JAMES	16.42	0.00	18171 / /	REFUND		N / /
	141.60 - Sewer - Accounts	REFUND CR BAL	0	/ /	STORAGE	10.56	0.00	18172 / /	REFUND		N / /
	141.60 - Sewer - Accounts	REFUND CR BAL	0	/ /	HEATHER MCNEILL	68.00	0.00	18173 / /	REFUND		N / /
	675.64 - Stormwater Misc	GRATE	0	/ /	NEENAH FOUNDRY	834.00	0.00	18174 / /	749919		N / /
	620.61 - Sewer Materials &	STROBE TUBE	0	/ /	AMK SERVICES	180.00	0.00	18175 / /	120		N / /
	675.64 - Stormwater Misc	GRATE	0	/ /	HD SUPPLY	158.88	0.00	18176 / /	4574439		N / /
	620.62 - Materials and	STATER	0	/ /	MID-STATE TRUCK	89.00	0.00	18177 / /	67328		N / /
	625.61 - Sewer - Plant	WINCH CABLE	0	/ /	U.S. SAFETY DEPOT	442.91	0.00	18178 / /	25899		N / /
	101.65 - Construction in	GRAND PK SITEWORK	0	/ /	CRIDER & CRIDER	461894.85	0.00	18201 / /	1119 03		N / /
	667.631 - Sewer -	03/20/12 BILLING	25656	04/03/12	FRONTIER	187.64	0.00	18204 / /	0875-012603-		N / /
	650.63 - Sewer -	03/24/12 BILLING	0	/ /	NAPA	207.30	0.00	18217 / /	8880		N / /
	620.62 - Materials and	03/24/12 BILLING	0	/ /	NAPA	48.16	0.00	18217 / /	8880		N / /
	620.62 - Materials and	03/21/12 BILLING	0	/ /	Tractor Supply	43.11	0.00	18218 / /	00152716		N / /
	620.61 - Sewer Materials &	03/21/12 BILLING	0	/ /	Tractor Supply	49.19	0.00	18218 / /	00152716		N / /
	657.62 -	03/25/12 INS PREMIUM	0	/ /	REGIONS	4502.96	0.00	18219 / /	575240		N / /
	655.63 - Sewer - Insurance	2ND QTR EAP SERV	0	/ /	LIFE SERVICES EAP	129.00	0.00	18220 / /	7542		N / /
	635.63 - Sewer -	APR 2012 SERVICE	0	/ /	BUSY BEE CLEANING	1400.00	0.00	18221 / /	20581		N / /
	667.644 - Uniforms	UNIFORMS	0	/ /	UNIFIRST	123.46	0.00	18222 / /	0667842		N / /
	650.63 - Sewer -	TESTED RADIO	0	/ /	AMK SERVICES	40.00	0.00	18223 / /	79		N / /
	620.61 - Sewer Materials &	LAMP	0	/ /	Chapman Electric	44.87	0.00	18224 / /	1063412		N / /
	620.61 - Sewer Materials &	TRASH LINER	0	/ /	INDUSTRIAL	248.70	0.00	18225 / /	112256		N / /
	655.63 - Sewer - Insurance	APRIL VISION INS	25657	04/04/12	DAVIS VISION	221.71	0.00	18227 / /			N / /

Account Code Subtotal :

828006.45

0.00

Total

828006.45

0.00

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Approved by the State Board of Accounts for City of Westfield Utilities, 2005

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Accounts Payable Voucher Register

Grouped by Account Code and Vendor

Sorted by Order Entered

For 04/04/12-Water Utility:april water

Journal Code	Account Number	Description	Check Number	Check Date	Vendor Name	Debit Amount	Credit Amount	APV Invoice Number	Invoice Date	Invoice Number	Fund Name	No Due Pay	Due Date
Account Code : Water Utility													
	620.13 - Water - Material & GAUGE		19973	03/12/12	USA Blue Book	133.36	0.00	17936	/ /	601677		N	/ /
	630.13 - Water - EQUIP		19975	03/12/12	Berry Electric	42478.50	0.00	17948	/ /	3756		N	/ /
	675.15 - Water - Misc PEWTER ORNAMENTS		19976	03/12/12	Imagery, LLC	716.97	0.00	17949	/ /	0016781		N	/ /
	667.155 - Billing Supplies BILLING		19977	03/12/12	WORRELL	5244.08	0.00	17950	/ /	0221800		N	/ /
	635.15 - Water - ANNUAL SPRINKLER ,		19978	03/12/12	USAUTOMATIC FIRE	340.00	0.00	17951	/ /	12-0371-01		N	/ /
	650.15 - Water - ACCEL PEDAL ASSY/		19979	03/12/12	ESLER'S AUTO	116.35	0.00	17952	/ /	70054		N	/ /
	667.154 - Water - Office INK CARTRIDGE		19980	03/12/12	NEOPOST	90.49	0.00	17953	/ /	15FEB2012		N	/ /
	667.155 - Billing Supplies ENVELOPES		19981	03/12/12	WORRELL	17.50	0.00	17954	/ /	0222190		N	/ /
	635.15 - Water - FINANCIAL SERVICES		19982	03/12/12	O W Krohn &	1557.50	0.00	17955	/ /	WCT0202812		N	/ /
	620.12 - Water - Material & STAINLESS STEEL		19983	03/12/12	WATERLINE	16.60	0.00	17956	/ /	18087		N	/ /
	667.154 - Water - Office SUPPLIES		19984	03/12/12	STAPLES BUSINESS	47.40	0.00	17957	/ /	8021012751		N	/ /
	620.13 - Water - Material & FAN COIL STAT		19985	03/12/12	LEE SUPPLY CORP	72.52	0.00	17958	/ /	5315912		N	/ /
	635.15 - Water - CHECKED WATER		19986	03/12/12	ENTERPRISE	387.50	0.00	17959	/ /	76143		N	/ /
	667.162 - Uniforms UNIFORMS		19987	03/12/12	UNIFIRST	193.99	0.00	17960	/ /	0820658316		N	/ /
	667.162 - Uniforms UNIFORMS		19988	03/12/12	UNIFIRST	159.39	0.00	17961	/ /	0820659907		N	/ /
	667.154 - Water - Office SUPPLIES		19989	03/12/12	STAPLES BUSINESS	155.37	0.00	17962	/ /	8021074969		N	/ /
	675.15 - Water - Misc MEMBERSHIP		19990	03/12/12	IACE	15.00	0.00	17963	/ /			N	/ /
	620.13 - Water - Material & SUPPLIES		19991	03/12/12	INDUSTRIAL	614.05	0.00	17964	/ /	112221		N	/ /
	101.18 - Water Fixed SITEWORK / GRAND		19992	03/12/12	CRIDER & CRIDER	384070.60	0.00	17995	/ /	PO 960		N	/ /
	620.13 - Water - Material & SUPPLIES		19993	03/12/12	Tractor Supply	9.24	0.00	18002	/ /			N	/ /
	655.15 - Water - Insurance WORKERS COMP INS		19994	03/12/12	M J INSURANCE	3660.49	0.00	18003	/ /	4-1-12		N	/ /
	635.15 - Water - SHIPPING		19995	03/12/12	THE UPS STORE	76.47	0.00	18004	/ /	2-29		N	/ /
	630.12 - Water - MAINT CONTRACT		19996	03/12/12	UTILITY SERVICE CO.	2711.47	0.00	18005	/ /	284636-39		N	/ /
	667.154 - Water - Office SUPPLIES		19997	03/12/12	STAPLES BUSINESS	17.45	0.00	18006	/ /	802128133		N	/ /
	635.15 - Water - DRUG TESTING		19998	03/12/12	Midwest Toxicology	28.50	0.00	18007	/ /	2660192		N	/ /
	635.15 - Water - JANITORIAL SERVICES		20000	03/12/12	BUSY BEE CLEANING	1400.00	0.00	18009	/ /	20551		N	/ /
	650.15 - Water - MOULDING		20001	03/12/12	Don Hinds Ford	39.85	0.00	18010	/ /	314100		N	/ /
	635.15 - Water - CPR TRAINING		20002	03/12/12	WESTFIELD FIRE	72.00	0.00	18011	/ /	2-14		N	/ /
	667.162 - Uniforms UNIFORMS		20003	03/12/12	UNIFIRST	125.61	0.00	18012	/ /	0820661491		N	/ /
	635.15 - Water - LEGAL ADS		20004	03/12/12	INDIANAPOLIS STAR	756.73	0.00	18023	/ /	829753		N	/ /

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Accounts Payable Voucher Register

Grouped by Account Code and Vendor

Sorted by Order Entered

For 04/04/12-Water Utility:april water

Journal Code	Account Number	Description	Check Number	Check Date	Vendor Name	Debit Amount	Credit Amount	APV Invoice Number Date	Invoice Number	Fund Name	No Due Pay Date
	667.151 - Water -	03/03 BILLING	19972	03/09/12	VERIZON WIRELESS	475.12	0.00	18026 / /	2709656590		N / /
	630.13 - Water -	WELL HOUSE PAINTING	20005	03/12/12	ICP PAINTING	5645.26	0.00	18029 / /	WESTFIELD6		N / /
	667.151 - Water -	MONTHLY SERVICE/ 3-1	20006	03/12/12	FIRST MILE	780.22	0.00	18033 / /			N / /
	620.12 - Water - Material & SUPPLIES, MATERIALS		0	/ /	Lowes	151.05	0.00	18035 / /			N / /
	667.154 - Water - Office	SUPPLIES	0	/ /	KOCH FILTER	456.18	0.00	18037 / /	648696		N / /
	620.13 - Water - Material & EMERGENCY WEATHER		0	/ /	Grainger	48.92	0.00	18038 / /	9771355170		N / /
	655.15 - Water - Insurance	INSURANCE	20007	03/14/12	REGIONS	1922.10	0.00	18041 / /	571307		N / /
	655.15 - Water - Insurance	MARCH VISION INS	20008	03/15/12	DAVIS VISION	208.40	0.00	18046 / /			N / /
	670.15 - Water Sales Tax	FEB WATER SALES TAX	0	03/16/12	Indiana Dept of	15278.91	0.00	18047 / /			N / /
	655.15 - Water - Insurance	APRIL INS	0	/ /	ADVANTAGE HMO	11982.44	0.00	18049 / /			N / /
	655.15 - Water - Insurance	APRIL INS	20009	03/19/12	ADVANTAGE HMO	11982.44	0.00	18050 / /			N / /
	620.13 - Water - Material & BATTERY		20010	03/19/12	AIM RIGHT	122.00	0.00	18052 / /	3825		N / /
	615.11 - Water- Power for	MONTHLY SERVICE	20011	03/19/12	DUKE ENERGY	27677.17	0.00	18055 / /			N / /
	667.153 - Water - Utilities	MONTHLY SERVICE	20011	03/19/12	DUKE ENERGY	1657.18	0.00	18055 / /			N / /
	667.153 - Water - Utilities	MONTHLY SERVICE	20012	03/19/12	Citizens Gas	421.86	0.00	18056 / /			N / /
	620.13 - Water - Material & IDEC AMBER PILOT		0	/ /	Integrity Engineering	36.00	0.00	18059 / /	4423		N / /
	631.15 - Water -	EASEMENT EXHIBIT/	0	/ /	AMERICAN	500.00	0.00	18061 / /	54480		N / /
	620.13 - Water - Material & MATERIALS		0	/ /	Utility Supply Co, Inc.	86.62	0.00	18062 / /	1057748		N / /
	620.13 - Water - Material & BLUE MARKING PAINT		0	/ /	Utility Supply Co, Inc.	120.00	0.00	18063 / /	1058155		N / /
	618.12 - Water - Chemical	CHLORINE	0	/ /	JONES CHEMICALS,	240.00	0.00	18064 / /	539576		N / /
	618.12 - Water - Chemical	CHLORINE	0	/ /	JONES CHEMICALS,	490.00	0.00	18065 / /	539577		N / /
	636.12 - Lab Testing -	STATE FORWARDING	0	/ /	Environmental	790.00	0.00	18066 / /	20121591		N / /
	620.13 - Water - Material & OXYGEN		0	/ /	INDIANA OXYGEN	104.08	0.00	18067 / /	07009696		N / /
	635.15 - Water -	INTERIOR PLANTSCAPE	0	/ /	ENGLEDOW GROUP	77.50	0.00	18068 / /	356654		N / /
	650.15 - Water -	PARTS	0	/ /	ESLER'S AUTO	578.55	0.00	18069 / /	70357		N / /
	650.15 - Water -	TRUCK 108	0	/ /	ESLER'S AUTO	511.31	0.00	18070 / /	70200		N / /
	667.154 - Water - Office	SUPPLIES	0	/ /	STAPLES BUSINESS	44.48	0.00	18071 / /	8021134334		N / /
	635.15 - Water -	COPIES	0	/ /	COPYCO OFFICE	160.96	0.00	18072 / /	12U155		N / /
	635.15 - Water -	REPAIRS/ AIR	0	/ /	BREHOB	474.92	0.00	18073 / /	571698		N / /
	667.162 - Uniforms	UNIFORMS	0	/ /	UNIFIRST	127.80	0.00	18074 / /	0820663101		N / /
	635.15 - Water -	FLAG REPAIR	0	/ /	FLAG & BANNER CO.	12.50	0.00	18075 / /	34576		N / /

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Accounts Payable Voucher Register

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Sorted by Order Entered

For 04/04/12-Water Utility:april water

Journal Code	Account Number	Description	Check Number	Check Date	Vendor Name	Debit Amount	Credit Amount	APV Invoice Number	Invoice Date	Invoice Number	Fund Name	No Due Pay	Due Date
	620.13 - Water - Material & PAINT		0	/ /	SHERWIN WILLIAMS	9.55	0.00	18076	/ /	5246		N	/ /
	636.12 - Lab Testing -	PICK UP FEE	0	/ /	Environmental	52.00	0.00	18077	/ /	20121261		N	/ /
	620.13 - Water - Material & POWER SUPPLY		0	/ /	LIVING WATERS CO	378.30	0.00	18078	/ /	0076213		N	/ /
	635.15 - Water -	STRAIGHTEN GATE	0	/ /	Glidden Fence	1375.00	0.00	18079	/ /	74304		N	/ /
	635.15 - Water -	FINANCIAL SERVICES	0	/ /	O W Krohn &	12041.25	0.00	18080	/ /	WO30812		N	/ /
	620.13 - Water - Material & FLAGS, REPAIRS		0	/ /	FLAG & BANNER CO.	25.00	0.00	18081	/ /	34606		N	/ /
	630.12 - Water -	EXHAUST FAN	0	/ /	Bastin Logan Water	2981.00	0.00	18082	/ /	12897		N	/ /
	618.12 - Water - Chemical	CHEMICALS	0	/ /	BioChem	4046.43	0.00	18083	/ /	10711		N	/ /
	620.13 - Water - Material & BIODIESEL		0	/ /	NORTH CENTRAL	543.65	0.00	18084	/ /	400066		N	/ /
	620.13 - Water - Material & FLOOR CLEANER		0	/ /	INDUSTRIAL	50.04	0.00	18085	/ /	112242		N	/ /
	635.15 - Water -	BUS. CARDS	0	/ /	Cave & Company	31.20	0.00	18086	/ /	9856		N	/ /
	631.15 - Water -	HYDROGEOLOGIC	0	/ /	Eagon & Associates	10334.55	0.00	18087	/ /	630A2201229		N	/ /
	675.15 - Water - Misc	CERTIFICATE	0	/ /	IDEM	30.00	0.00	18088	/ /			N	/ /
	605.15 - Water	DOOR ADJAR SWITCH	0	/ /	ESLER'S AUTO	138.61	0.00	18089	/ /	70463		N	/ /
	667.152 - Water - Repairs	COMMERCIAL DOOR	0	/ /	Townsend Glass Co	74.50	0.00	18090	/ /	E12140		N	/ /
	667.152 - Water - Repairs	FABRICATE CLEAR	0	/ /	Townsend Glass Co	40.00	0.00	18091	/ /	12141		N	/ /
	636.12 - Lab Testing -	PICK UP FEES	0	/ /	Environmental	519.00	0.00	18092	/ /	20121481		N	/ /
	620.13 - Water - Material & BLUE MARKING PAINT		0	/ /	Utility Supply Co, Inc.	135.00	0.00	18093	/ /	1057747		N	/ /
	620.13 - Water - Material & DIGITAL DYED JOINED		0	/ /	EAST COAST FLAG &	496.44	0.00	18094	/ /	00022178		N	/ /
	650.15 - Water -	MOULDING	0	/ /	Don Hinds Ford	20.55	0.00	18095	/ /	314262		N	/ /
	650.15 - Water -	CK RADIO IN TRUCK	0	/ /	AMK SERVICES	49.00	0.00	18096	/ /	25821		N	/ /
	635.15 - Water -	FINANCIAL SERVICE	0	/ /	O W Krohn &	4582.50	0.00	18097	/ /	WCT030812		N	/ /
	650.15 - Water -	2007 F350 REPAIRS	0	/ /	ESLER'S AUTO	34.97	0.00	18098	/ /	70410		N	/ /
	650.15 - Water -	MAINT	0	/ /	INDY TIRE CENTERS	322.24	0.00	18099	/ /	10006342		N	/ /
	650.15 - Water -	FUEL	0	/ /	Westfield Washington	1055.38	0.00	18100	/ /	1856		N	/ /
	650.15 - Water -	FUEL	0	/ /	Westfield Washington	73.07	0.00	18100	/ /			N	/ /
	667.154 - Water - Office	PAPER	0	/ /	Westfield Washington	24.99	0.00	18101	/ /	1863		N	/ /
	635.15 - Water -	COPIERS	0	/ /	MUNICIPAL CAPITAL	18.72	0.00	18102	/ /	2712		N	/ /
	650.15 - Water -	SUPPLIES	0	/ /	NAPA	23.57	0.00	18103	/ /			N	/ /
	650.15 - Water -	FUEL	0	/ /	NORTH CENTRAL	650.00	0.00	18104	/ /	000015		N	/ /
	620.13 - Water - Material & REIMBURSE/ VOICE		20013	03/23/12	Kurt Wanninger	146.49	0.00	18146	/ /			N	/ /

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Accounts Payable Voucher Register

Grouped by Account Code and Vendor

Sorted by Order Entered

For 04/04/12-Water Utility:april water

Journal Code	Account Number	Description	Check Number	Check Date	Vendor Name	Debit Amount	Credit Amount	APV Invoice Number	Invoice Date	Invoice Number	Fund Name	No Due Pay	Due Date
	667.159 -	REIMBURSE/ PARKING/	20014	03/23/12	JEREMY LOLLAR	12.00	0.00	18147	/ /			N	/ /
	667.159 -	REIMBURSE/ PARKING/	20015	03/23/12	NEIL VAN TREES	10.00	0.00	18148	/ /			N	/ /
	667.155 - Billing Supplies	ENVELOPES	0	/ /	WORRELL	15.00	0.00	18151	/ /	0222969		N	/ /
	620.13 - Water - Material & SUPPLIES		0	/ /	MENARDS	260.72	0.00	18152	/ /			N	/ /
	620.12 - Water - Material & SUPPLIES		0	/ /	MENARDS	632.17	0.00	18152	/ /			N	/ /
	630.13 - Water -	TEST WELL DRILLED	0	/ /	Bastin Logan Water	4304.00	0.00	18157	/ /	12887		N	/ /
	620.13 - Water - Material & PROJECT BOX		0	/ /	RADIOSHACK	23.91	0.00	18159	/ /	160929		N	/ /
	620.13 - Water - Material & SUPPLIES		0	/ /	MENARDS	37.27	0.00	18161	/ /	1-31		N	/ /
	620.12 - Water - Material & SUPPLIES		0	/ /	MENARDS	309.80	0.00	18161	/ /			N	/ /
	667.151 - Water -	MONTHLY SERVICE	20017	03/28/12	AT&T	298.02	0.00	18162	/ /			N	/ /
	655.15 - Water - Insurance	APRIL INS	20018	03/29/12	PRUDENTIAL LIFE	58.43	0.00	18166	/ /			N	/ /
	655.15 - Water - Insurance	APRIL INS	20019	03/29/12	PRUDENTIAL DENTAL	860.02	0.00	18167	/ /			N	/ /
	655.15 - Water - Insurance	REPLACE CK 19965 2/28 REF CK 19825 1/30	20021	04/03/12	HEWITT & ASSOC	645.77	0.00	18196	/ /	ACCT		N	/ /
	620.13 - Water - Material & SHACKLE BOLT		0	/ /	Northside Trailer &	55.50	0.00	18197	/ /	117237		N	/ /
	667.154 - Water - Office	OFFICE SUPPLIES	0	/ /	STAPLES BUSINESS	89.62	0.00	18198	/ /	8021278061		N	/ /
	620.13 - Water - Material & 02/15-16/12 I & C PARTS		0	/ /	Wal-Mart Community	47.99	0.00	18199	/ /	202000145988		N	/ /
	620.13 - Water - Material & UNIFORMS		0	/ /	UNIFIRST	124.49	0.00	18200	/ /	0664674		N	/ /
	620.13 - Water - Material & SCREENS		0	/ /	INDUSTRIAL	60.98	0.00	18201	/ /	112245		N	/ /
	667.159 -	DOT TRAINING	0	/ /	Midwest Toxicology	65.00	0.00	18202	/ /	262817		N	/ /
	667.162 - Uniforms	UNIFORMS	0	/ /	UNIFIRST	129.51	0.00	18203	/ /	0666275		N	/ /
	620.13 - Water - Material & STROBE TUBE		0	/ /	AMK SERVICES	180.00	0.00	18204	/ /	120		N	/ /
	625.13 - Water - Repairs -	SAFETY WINCH	0	/ /	U.S. SAFETY DEPOT	368.63	0.00	18205	/ /	25899		N	/ /
	620.13 - Water - Material & STRAINER		0	/ /	E J Prescott	1962.57	0.00	18206	/ /	4506215		N	/ /
	630.13 - Water -	TRANSMITTER PARTS	0	/ /	Integrity Engineering	5249.56	0.00	18207	/ /	4422		N	/ /
	620.13 - Water - Material & STEEL PIPE		0	/ /	E J Prescott	121.17	0.00	18208	/ /	4501431		N	/ /
	620.13 - Water - Material & PARTS		0	/ /	RUNYON EQUIPMENT	18.50	0.00	18209	/ /	221095		N	/ /
	620.13 - Water - Material & BALLAST KIT		0	/ /	Chapman Electric	6.97	0.00	18210	/ /	1063079		N	/ /
	620.12 - Water - Material & SIGN		0	/ /	USA Blue Book	31.81	0.00	18211	/ /	620291		N	/ /
	620.13 - Water - Material & CAP/METERING		0	/ /	Reynolds Farm	12.38	0.00	18212	/ /	P12544		N	/ /
	101.18 - Water Fixed	GRAND PK	0	/ /	CRIDER & CRIDER	43257.60	0.00	18213	/ /	1119 03		N	/ /

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Accounts Payable Voucher Register

Grouped by Account Code and Vendor

Sorted by Order Entered

For 04/04/12-Water Utility:april water

Journal Code	Account Number	Description	Check Number	Check Date	Vendor Name	Debit Amount	Credit Amount	APV Invoice Number Date	Invoice Number	Fund Name	No Due Pay Date
	667.151 - Water -	03/20/12 BILLING	20022	04/03/12	FRONTIER	187.63	0.00	18216 / /	0875-012603-		N / /
	101.18 - Water Fixed	146TH PROJECT	0	/ /	Harvey Construction	30415.50	0.00	18219 / /	PMT 1		N / /
	650.15 - Water -	03/24/12 BILLING	0	/ /	NAPA	198.50	0.00	18220 / /	8880		N / /
	620.13 - Water - Material &	03/25/12 BILLING	0	/ /	Lowes	188.42	0.00	18221 / /	98000224000		N / /
	620.13 - Water - Material &	03/21/12 BILLING	0	/ /	Tractor Supply	49.20	0.00	18222 / /	00152716		N / /
	655.15 - Water - Insurance	03/25 BILLING	0	/ /	REGIONS	1922.10	0.00	18223 / /	575240		N / /
	655.15 - Water - Insurance	2ND QTR EAP SERV	0	/ /	LIFE SERVICES EAP	129.00	0.00	18224 / /	7542		N / /
	635.15 - Water -	APRI 2012 SERV	0	/ /	BUSY BEE CLEANING	1400.00	0.00	18225 / /	20581		N / /
	667.151 - Water -	UNIFORMS	0	/ /	UNIFIRST	123.46	0.00	18226 / /	0667842		N / /
	650.15 - Water -	TESTED RADIO	0	/ /	AMK SERVICES	40.00	0.00	18227 / /	79		N / /
	620.13 - Water - Material &	LAMP	0	/ /	Chapman Electric	44.87	0.00	18228 / /	1063412		N / /
	620.13 - Water - Material &	TRASH LINER	0	/ /	INDUSTRIAL	248.70	0.00	18229 / /	112256		N / /
	655.15 - Water - Insurance	APRIL VISION INS	20023	04/04/12	DAVIS VISION	221.72	0.00	18240 / /			N / /
Account Code Subtotal :						663210.44	0.00				
Total						663210.44	0.00				

RESOLUTION NUMBER 12-102

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA FINDING THAT PROPERTY OWNERS ARE IN SUBSTANTIAL COMPLIANCE FOR TAX ABATEMENT PURPOSES

WHEREAS, pursuant to Indiana Code 6-1.1-12.1-1, *et. seq.* (the “Act”), the City of Westfield, Indiana (the “City”) by and through its Common Council acting in its capacity as the fiscal body of the City and acting as the designating body identified in the Act (the “Council”) has the right and opportunity to abate the payment of real property taxes for real estate located within an area declared by the Council to be an Economic Revitalization Area and to also abate the payment of personal property taxes within the Economic Revitalization Area;

WHEREAS, pursuant to the Act, not later than forty-five (45) days after receipt of the Compliance with Statement of Benefits forms (“Form CF-1”), attached hereto as Exhibit A, the Council may determine whether the property owners have substantially complied with the Statement of Benefits forms (“Form SB-1”) previously approved by the Council.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA AS FOLLOWS:

SECTION I. The Council has reviewed Exhibit A and has found that the property owners are in substantial compliance with their respective Form SB-1’s.

SECTION II. The President of the Council is hereby authorized to certify compliance with the respective Form SB-1’s.

SECTION III. The City’s administrative staff is hereby directed to file the certified Form CF-1’s with the appropriate Hamilton County office on behalf of the Council.

SECTION IV. This Resolution shall be in full force and effect immediately upon its adoption.

ADOPTED AND PASSED THIS 9TH DAY OF APRIL 2012, BY THE
WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

John Dippel

John Dippel

John Dippel

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that RESOLUTION 12-102 was delivered to the Mayor of Westfield
on the _____ day of _____, 2012, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 12-102
this _____ day of _____, 2012.

J. Andrew Cook, Mayor

I hereby VETO Resolution 12-102
this _____ day of _____, 2012.

J. Andrew Cook, Mayor

Prepared by:
Andrew P. Murray
Economic and Community Development
2728 East 171st Street
Westfield, IN 46074

EXHIBIT A

Automatic Pool Covers, Inc.

Personal Property



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R / 1-06)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between March 1, and May 15, of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between March 1, and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1 TAXPAYER INFORMATION								
Name of taxpayer Automatic Pool Covers, Inc.								
Address of taxpayer (number and street, city, state, and ZIP code) 17397 Oak Ridge Road Westfield In 46074								
Name of contact person Michael Shebek						Telephone number (317) 579-2000		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of designating body Westfield Redevelopment Commission and Westfield City Council						Resolution number 11-01		
Location of property NE Approx. 8.53 Acres of Custom Commerce Park Westfield				County Hamilton		DLGF taxing district number 015		
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. Manufacturing, logistic distribution and IT equipment for automatic pool cover manufacturing facility						Estimated starting date (month, day, year) 01/01/2011		
						Estimated completion date (month, day, year) 12/31/2013		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES						AS ESTIMATED ON SB-1		ACTUAL
Current number of employees						24.00		32
Salaries						1,397,760.00		1,868,000.00
Number of employees retained						24.00		22
Salaries						1,397,760.00		1,564,000.00
Number of additional employees						22.00		10
Salaries						885,252.80		304,000.00
SECTION 4 COST AND VALUES								
	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project								
Plus: Values of proposed project	270,000.00				130,000.00		100,000.00	
Less: Values of any property being replaced								
Net values upon completion of project								
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project								
Plus: Values of proposed project	0.00				0.00		0.00	
Less: Values of any property being replaced								
Net values upon completion of project								
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (d).								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
WASTE CONVERTED AND OTHER BENEFITS						AS ESTIMATED ON SB-1		ACTUAL
Amount of solid waste converted								
Amount of hazardous waste converted								
Other benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of authorized representative <i>Michael Shebek</i>				Title President		Date signed (month, day, year) 3/22/12		

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991.**

INSTRUCTIONS: (IC 6-1.1-12-5.9)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
3. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the Township Assessor and the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the County Auditor; and (3) the Township Assessor.

We have reviewed the CF-1 and find that:

- ☐ the property owner **IS** in substantial compliance
- ☐ the property owner **IS NOT** in substantial compliance
- ☐ other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing

- ☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

- ☐ Approved ☐ Denied (see instruction 5 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

CPS, Inc.

Personal Property



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R / 1-06)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between March 1, and May 15, of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between March 1, and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1 TAXPAYER INFORMATION								
Name of taxpayer CPS, INC.								
Address of taxpayer (number and street, city, state, and ZIP code) 17435 TILLER COURT, WESTFIELD, IN 46074								
Name of contact person JASON RAY						Telephone number (317) 848-0000		
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY								
Name of designating body WESTFIELD CITY COUNCIL						Resolution number 10-07		
Location of property 17435 TILLER COURT, WESTFIELD, IN 46074				County HAMILTON		DLGF taxing district number 29015		
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. SHRINK WRAP MACHINES, AIR COMPRESSION UNIT, TAPE MACHINES, CONVEYORS, CUTTING TABLES, INVENTORY SYSTEM, ETC.						Estimated starting date (month, day, year) 06/01/2010		
						Estimated completion date (month, day, year) 06/01/2012		
SECTION 3 EMPLOYEES AND SALARIES								
EMPLOYEES AND SALARIES						AS ESTIMATED ON SB-1		ACTUAL
Current number of employees						4.00		5
Salaries						208,000.00		464,651.00
Number of employees retained						4.00		5
Salaries						208,000.00		464,651.00
Number of additional employees						20.00		107
Salaries						500,000.00		337,172.00
SECTION 4 COST AND VALUES								
	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	550,000.00							
Plus: Values of proposed project								
Less: Values of any property being replaced								
Net values upon completion of project	550,000.00							
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project								
Plus: Values of proposed project	277,132.00	133,355.00						
Less: Values of any property being replaced								
Net values upon completion of project	277,132.00	133,355.00						
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (d).								
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
WASTE CONVERTED AND OTHER BENEFITS						AS ESTIMATED ON SB-1		ACTUAL
Amount of solid waste converted								
Amount of hazardous waste converted								
Other benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of authorized representative 				Title PRESIDENT		Date signed (month, day, year) 3-21-12		

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991.**

INSTRUCTIONS: (IC 6-1.1-12-5.9)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
3. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the Township Assessor and the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the County Auditor; and (3) the Township Assessor.

We have reviewed the CF-1 and find that:

- ☐ the property owner **IS** in substantial compliance
- ☐ the property owner **IS NOT** in substantial compliance
- ☐ other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing

☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

☐ Approved

☐ Denied (see instruction 5 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

**B. & K. Real Estate Investment, LLC (Custom
Cast Stone)**

Real Property



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Eligible vacant building (IC 6-1.1-12.1-4.8)

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area. (IC 6-1.1-12.1-2 (b))
2. Property owners must file this form with the County Auditor and the Designating Body for their review regarding the compliance of the project with the Statement of Benefits (SB-1 / Real Property).
3. This form must accompany the initial deduction application that is filed with the County Auditor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must file an updated form with the County Auditor and the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1)
5. The updated form must be filed annually by May 15, or by the due date for the real property owner's personal property return that is filed in the township where the project is located, whichever is later. (IC 6-1.1-12.1-5.1 (b))
6. With the approval of the Designating Body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1 / Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer B. & K. REAL ESTATE INVESTMENT LLC			
Address of taxpayer (number and street, city, state, and ZIP code) 734 E. 169TH ST WESTFIELD, IN 46074			
Name of contact person J. Kent GABAUGH		Telephone number 896-1700	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body COMMON COUNCIL OF THE CITY OF WESTFIELD		Resolution number 08-30	
Location of property 734 E. 169TH AKA 17001 OAKRIDGE RD		County Hamilton	DLGF taxing district number 09
Description of real property improvements: Paving		Estimated starting date (month, day, year) 7-1-2008	
		Estimated completion date (month, day, year) 10-1-2008	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		56	36
Salaries		2,030,000	1,250,000
Number of employees retained		56	36
Salaries		2,030,000	1,250,000
Number of additional employees			-0-
Salaries			-4-
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project			
Plus: Values of proposed project	264,000		
Less: Values of any property being replaced			
Net values upon completion of project		2,864,800	
ACTUAL	COST	ASSESSED VALUE	
Values before project	355,019		
Plus: Values of proposed project			
Less: Values of any property being replaced			
Net values upon completion of project			
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative [Signature]		Title MEMBER	Date signed (month, day, year) 3-21-12

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12-5.1)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
3. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. A copy of the notice will be sent to the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner and (2) the County Auditor.

We have reviewed the CF-1 and find that:			
☐ the property owner IS in substantial compliance			
☐ the property owner IS NOT in substantial compliance			
☐ other (specify) _____			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of hearing	☐ AM ☐ PM	Date of hearing (month, day, year)	Location of hearing
HEARING RESULTS (to be completed after the hearing)			
☐ Approved		☐ Denied (see instruction 5 above)	
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			

Custom Concrete Co., Inc.

Personal Property



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R / 1-06)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between March 1, and May 15, of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between March 1, and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer		Custom Concrete, Co., Inc. (See attached)	
Address of taxpayer (number and street, city, state, and ZIP code)		17241 Foundation Parkway, Westfield, IN 46074	
Name of contact person	Douglas W. Staebler	Telephone number	(317) 399-2299

SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body	Westfield City Council	Resolution number	03-09, 07-09
Location of property	17241 Foundation Parkway, Westfield, IN 46074	County	Hamilton
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired.		DLGF taxing district number	29014
Construction Equipment, IT Equipment, Furnishings & Equip- new facility		Estimated starting date (month, day, year)	03/02/2003
		Estimated completion date (month, day, year)	03/01/2007

SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		184.00	94
Salaries		7,000,000.00	4,057,000.00
Number of employees retained		184.00	94
Salaries		7,000,000.00	4,057,000.00
Number of additional employees		55.00	
Salaries		2,035,000.00	

SECTION 4		COST AND VALUES							
		MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project									
Plus: Values of proposed project		4,000,000.00							
Less: Values of any property being replaced									
Net values upon completion of project		4,000,000.00							
ACTUAL		COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project		1,802,110.00	289,054.00					0.00	0.00
Plus: Values of proposed project		3,416,746.00	383,811.00					302,887.00	50,328.00
Less: Values of any property being replaced		1,666,198.00	273,167.00					0.00	0.00
Net values upon completion of project		3,552,658.00	399,698.00					302,887.00	50,328.00

NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (d).

SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			

SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of authorized representative		Title	CFO
		Date signed (month, day, year)	3-21-12

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991.**

INSTRUCTIONS: (IC 6-1.1-12-5.9)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
3. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the Township Assessor and the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the County Auditor; and (3) the Township Assessor.

We have reviewed the CF-1 and find that:

- ☐ the property owner **IS** in substantial compliance
- ☐ the property owner **IS NOT** in substantial compliance
- ☐ other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing

- ☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

☐ Approved

☐ Denied (see instruction 5 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

Oak Ridge Real Estate Development, LLC and
Custom Concrete Co., Inc.

Real Property



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

20 12 PAY 20 13

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Eligible vacant building (IC 6-1.1-12.1-4.8)

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area. (IC 6-1.1-12.1-2 (b))
2. Property owners must file this form with the County Auditor and the Designating Body for their review regarding the compliance of the project with the Statement of Benefits (SB-1 / Real Property).
3. This form must accompany the initial deduction application that is filed with the County Auditor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must file an updated form with the County Auditor and the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1)
5. The updated form must be filed annually by May 15, or by the due date for the real property owner's personal property return that is filed in the township where the project is located, whichever is later. (IC 6-1.1-12.1-5.1 (b))
6. With the approval of the Designating Body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1 / Real Property).

SECTION 1

TAXPAYER INFORMATION

Name of taxpayer

Oak Ridge Real Estate Development, LLC and Custom Concrete, Co., Inc.

Address of taxpayer (number and street, city, state, and ZIP code)

17241 Foundation Parkway, Westfield, IN 46074

Name of contact person

Douglas W. Staebler

Telephone number

(317) 399-2299

SECTION 2

LOCATION AND DESCRIPTION OF PROPERTY

Name of designating body

Westfield City Council

Resolution number

03-09, 07-09

Location of property

17241 Foundation Parkway, Westfield, IN 46074

County

Hamilton

DLGF taxing district number

Description of real property improvements:

New Construction of Commercial Building

Estimated starting date (month, day, year)

08/01/2003

Estimated completion date (month, day, year)

03/30/2005

SECTION 3

EMPLOYEES AND SALARIES

EMPLOYEES AND SALARIES	AS ESTIMATED ON SB-1	ACTUAL
Current number of employees	184	94
Salaries	7,000,000.00	4,057,000.00
Number of employees retained	184	94
Salaries	7,000,000.00	4,057,000.00
Number of additional employees	55	
Salaries	2,035,000.00	

SECTION 4

COST AND VALUES

COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	2,500,000.00	
Less: Values of any property being replaced		
Net values upon completion of project	2,500,000.00	
ACTUAL	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	4,320,688.00	4,375,400.00
Less: Values of any property being replaced		
Net values upon completion of project	4,320,688.00	4,375,400.00

SECTION 5

WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6

TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative

Title

CFO

Date signed (month, day, year)

3-21-12

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12-5.1)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
3. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. A copy of the notice will be sent to the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner and (2) the County Auditor.

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing

☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

☐ Approved

☐ Denied (see instruction 5 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

EGO Enterprises, LLC

Real Property



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

20 12 PAY 20 13

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

This statement is being completed for real property that qualifies under the following Indiana Code (*check one box*):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Eligible vacant building (IC 6-1.1-12.1-4.8)

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area. (IC 6-1.1-12.1-2 (b))
2. Property owners must file this form with the County Auditor and the Designating Body for their review regarding the compliance of the project with the Statement of Benefits (SB-1 / Real Property).
3. This form must accompany the initial deduction application that is filed with the County Auditor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must file an updated form with the County Auditor and the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1)
5. The updated form must be filed annually by May 15, or by the due date for the real property owner's personal property return that is filed in the township where the project is located, whichever is later. (IC 6-1.1-12.1-5.1 (b))
6. With the approval of the Designating Body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1 / Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer EGO Enterprises, LLC			
Address of taxpayer (number and street, city, state, and ZIP code) 17397 Oak Ridge Road Westfield In 46074			
Name of contact person Michael Shebek		Telephone number (317) 579-2000	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body Westfield Redevelopment Commission and Westfield City Council		Resolution number 11-02	
Location of property NE Approx. 8.53 Acres of Custom Commerce Park Westfield	County Hamilton	DLGF taxing district number 015	
Description of real property improvements: Construct a fifty thousand square foot building		Estimated starting date (month, day, year) 01/01/2011	
		Estimated completion date (month, day, year) 12/31/2013	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		24	32
Salaries		1,397,760.00	1,868,000.00
Number of employees retained		24	22
Salaries		1,397,760.00	1,564,000.00
Number of additional employees		22	10
Salaries		885,252.80	304,000.00
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project			
Plus: Values of proposed project	2,500,000.00		
Less: Values of any property being replaced			
Net values upon completion of project			
ACTUAL	COST	ASSESSED VALUE	
Values before project			
Plus: Values of proposed project	2,339,865.00		
Less: Values of any property being replaced			
Net values upon completion of project	2,339,865.00		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative <i>Michael Shebek</i>		Title President • MEMBER	Date signed (month, day, year) 3/22/12

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12-5.1)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
3. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. A copy of the notice will be sent to the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner and (2) the County Auditor.

We have reviewed the CF-1 and find that:			
☐ the property owner IS in substantial compliance			
☐ the property owner IS NOT in substantial compliance			
☐ other (specify) _____			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of hearing	☐ AM ☐ PM	Date of hearing (month, day, year)	Location of hearing
HEARING RESULTS (to be completed after the hearing)			
☐ Approved ☐ Denied (see instruction 5 above)			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			

Indiana Mills & Manufacturing, Inc.

Personal Property

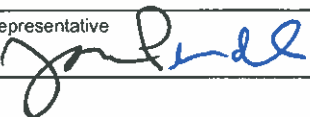
**COMPLIANCE WITH STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51765 (R / 1-06)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between March 1, and May 15, of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between March 1, and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer Indiana Mills & Manufacturing, Inc.					
Address of taxpayer (number and street, city, state, and ZIP code) 18881 US Hwy 31 N. Westfield, Indiana 46074					
Name of contact person John Pendl		Telephone number (317) 867-8102			
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body Westfield Common Council		Resolution number 11-06			
Location of property CAPE Facility, 18881 US Hwy 31 N. Westfield, IN 46074		County Hamilton	DLGF taxing district number 015		
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. R&D and support equipment for the expansion of the research and testing capabilities of IMMI's Center for Advanced Product Evaluation (CAPE)		Estimated starting date (month, day, year) 02/01/2011 Estimated completion date (month, day, year) 12/31/2012			
SECTION 3		EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL		
Current number of employees		20.00	20		
Salaries		1,018,671.00	1,018,671.00		
Number of employees retained		20.00	19		
Salaries		1,018,671.00	1,115,166.00		
Number of additional employees		10.00	1		
Salaries		500,000.00	58,690.00		
SECTION 4		COST AND VALUES			
	MANUFACTURING EQUIPMENT	R & D EQUIPMENT	LOGIST DIST EQUIPMENT	IT EQUIPMENT	
AS ESTIMATED ON SB-1	COST ASSESSED VALUE	COST ASSESSED VALUE	COST ASSESSED VALUE	COST ASSESSED VALUE	
Values before project		8,129,249.00	1,478,587.49		
Plus: Values of proposed project		2,800,000.00	1,120,000.00		
Less: Values of any property being replaced		0.00	0.00		
Net values upon completion of project		10,929,249.00	2,598,587.49		
ACTUAL	COST ASSESSED VALUE	COST ASSESSED VALUE	COST ASSESSED VALUE	COST ASSESSED VALUE	
Values before project		8,129,249.00	1,478,587.49		
Plus: Values of proposed project		3,163,878.00	1,265,551.20		
Less: Values of any property being replaced		0.00	0.00		
Net values upon completion of project		11,293,127.00	2,744,138.69		
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (d).					
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL		
Amount of solid waste converted					
Amount of hazardous waste converted					
Other benefits:					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 		Title Corporate Controller	Date signed (month, day, year) 3-29-12		

OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991.

INSTRUCTIONS: (IC 6-1.1-12-5.9)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
3. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the Township Assessor and the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the County Auditor, and (3) the Township Assessor.

We have reviewed the CF-1 and find that:

- ☐ the property owner **IS** in substantial compliance
- ☐ the property owner **IS NOT** in substantial compliance
- ☐ other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing

☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

☐ Approved

☐ Denied (see instruction 5 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

**I.B.C. Real Estate Investments, LLC (Indiana
Brick Corporation)**

Real Property



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

20__ PAY 20__

FORM CF-1 / Real Property

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Eligible vacant building (IC 6-1.1-12.1-4.8)

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area. (IC 6-1.1-12.1-2 (b))
2. Property owners must file this form with the County Auditor and the Designating Body for their review regarding the compliance of the project with the Statement of Benefits (SB-1 / Real Property).
3. This form must accompany the initial deduction application that is filed with the County Auditor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must file an updated form with the County Auditor and the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1)
5. The updated form must be filed annually by May 15, or by the due date for the real property owner's personal property return that is filed in the township where the project is located, whichever is later. (IC 6-1.1-12.1-5.1 (b))
6. With the approval of the Designating Body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1 / Real Property).

SECTION 1 TAXPAYER INFORMATION			
Name of taxpayer I.B.C. Real Estate Investments, LLC.			
Address of taxpayer (number and street, city, state, and ZIP code) 734 E. 169th St., Westfield, IN. 46074			
Name of contact person Bruce R. Lyon		Telephone number 317-896-1600	
SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY			
Name of designating body Common Council of the City of Westfield, IN.		Resolution number 08-31	
Location of property 734 E. 169th St (aka: 170th Oakridge Rd)		County Hamilton	
Description of real property improvements: Partial Paving		DLGF taxing district number 09	
		Estimated starting date (month, day, year) 07-01-2008	
		Estimated completion date (month, day, year) 10-01-2008	
SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		12	08
Salaries		700,000	579,574.00
Number of employees retained		12	08
Salaries		700,000	579,574.00
Number of additional employees			
Salaries			
SECTION 4 COST AND VALUES			
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1		COST	ASSESSED VALUE
Values before project		228,480	
Plus: Values of proposed project		136,000	
Less: Values of any property being replaced			
Net values upon completion of project			
ACTUAL		COST	ASSESSED VALUE
Values before project		343,200	
Plus: Values of proposed project		143,527	
Less: Values of any property being replaced			
Net values upon completion of project		486,727	486,727
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative [Signature]		Title Member	Date signed (month, day, year) 3-21-12

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12-5.1)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
3. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. A copy of the notice will be sent to the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner and (2) the County Auditor.

We have reviewed the CF-1 and find that:

☐ the property owner **IS** in substantial compliance

☐ the property owner **IS NOT** in substantial compliance

☐ other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing

☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

☐ Approved

☐ Denied (see instruction 5 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

Linc Systems, Inc. / K.A.T., LLC

Personal Property



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R / 1-06)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between March 1, and May 15, of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between March 1, and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer		LINC SYSTEMS INC / KAT, LLC	
Address of taxpayer (number and street, city, state, and ZIP code)		16540 SOUTHPARK DR, WESTFIELD, IN 46074	
Name of contact person	WILLIAM DENNIS	Telephone number	399-3200
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body		TOWN OF WESTFIELD	
Location of property		County	HAMILTON
16540 SOUTHPARK DR		DLGF taxing district number	
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired.		29015	
CONSTRUCTION OF NEW BUILDING		Estimated starting date (month, day, year)	
		8/1/04	
		Estimated completion date (month, day, year)	
		4/1/05	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		17	35
Salaries		800,000	2,057,000
Number of employees retained		17	35
Salaries		800,000	2,057,000
Number of additional employees			18
Salaries			1,257,000
SECTION 4		COST AND VALUES	
	MANUFACTURING EQUIPMENT	R & D EQUIPMENT	LOGIST DIST EQUIPMENT
	COST	ASSESSED VALUE	COST
AS ESTIMATED ON SB-1		ASSESSED VALUE	COST
Values before project			ASSESSED VALUE
Plus: Values of proposed project	100,000		
Less: Values of any property being replaced			
Net values upon completion of project			
ACTUAL	COST	ASSESSED VALUE	COST
Values before project			ASSESSED VALUE
Plus: Values of proposed project	671,097		437,728
Less: Values of any property being replaced			
Net values upon completion of project	671,097		437,728
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (d).			
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6		TAXPAYER CERTIFICATION	
I hereby certify that the representations in this statement are true.			
Signature of authorized representative	Title	Date signed (month, day, year)	
	CFO	3-2-12	

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991.**

INSTRUCTIONS: (IC 6-1.1-12-5.9)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
3. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the Township Assessor and the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the County Auditor; and (3) the Township Assessor.

We have reviewed the CF-1 and find that:			
☐ the property owner IS in substantial compliance			
☐ the property owner IS NOT in substantial compliance			
☐ other (specify) _____			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of hearing	☐ AM ☐ PM	Date of hearing (month, day, year)	Location of hearing
HEARING RESULTS (to be completed after the hearing)			
☐ Approved ☐ Denied (see instruction 5 above)			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			

Linc Systems, Inc. / K.A.T., LLC

Real Property



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

20¹² PAY 20¹³

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Eligible vacant building (IC 6-1.1-12.1-4.8)

INSTRUCTIONS:

1. This form does not apply to property located in a residentially distressed area. (IC 6-1.1-12.1-2 (b))
2. Property owners must file this form with the County Auditor and the Designating Body for their review regarding the compliance of the project with the Statement of Benefits (SB-1 / Real Property).
3. This form must accompany the initial deduction application that is filed with the County Auditor.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must file an updated form with the County Auditor and the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1)
5. The updated form must be filed annually by May 15, or by the due date for the real property owner's personal property return that is filed in the township where the project is located, whichever is later. (IC 6-1.1-12.1-5.1 (b))
6. With the approval of the Designating Body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1 / Real Property).

SECTION 1		TAXPAYER INFORMATION	
Name of taxpayer LINC SYSTEMS, INC / K.A.T., LLC			
Address of taxpayer (number and street, city, state, and ZIP code) 16540 SOUTHPARK DR WESTFIELD IN. 46074			
Name of contact person WILLIAM DENNIS		Telephone number 399-3200	
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY	
Name of designating body TOWN OF WESTFIELD		Resolution number 417 & 418	
Location of property 16540 SOUTHPARK DR		County HAMILTON	DLGF taxing district number 29015
Description of real property improvements: CONSTRUCTION OF NEW BUILDING		Estimated starting date (month, day, year) 8/1/04 Estimated completion date (month, day, year) 4/1/05	
SECTION 3		EMPLOYEES AND SALARIES	
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees		17	35
Salaries		800,000	2,057,000
Number of employees retained		17	35
Salaries		800,000	2,057,000
Number of additional employees			18
Salaries			1,257,000
SECTION 4		COST AND VALUES	
COST AND VALUES		REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	
Values before project	0		
Plus: Values of proposed project	2,300,000		
Less: Values of any property being replaced	-2,300,000		
Net values upon completion of project	2,300,000		
ACTUAL	COST	ASSESSED VALUE	
Values before project			
Plus: Values of proposed project	2,309,000		
Less: Values of any property being replaced			
Net values upon completion of project	2,309,000		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted			
Amount of hazardous waste converted			
Other benefits:			
SECTION 6 TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.			
Signature of authorized representative	Title CFO	Date signed (month, day, year) 3-2-12	

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12-5.1)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
3. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. A copy of the notice will be sent to the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner and (2) the County Auditor.

We have reviewed the CF-1 and find that:			
☐ the property owner IS in substantial compliance			
☐ the property owner IS NOT in substantial compliance			
☐ other (specify) _____			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.			
Time of hearing ☐ AM ☐ PM	Date of hearing (month, day, year)	Location of hearing	
HEARING RESULTS (to be completed after the hearing)			
☐ Approved ☐ Denied (see instruction 5 above)			
Reasons for the determination (attach additional sheets if necessary)			
Signature of authorized member			Date signed (month, day, year)
Attested by:		Designating body	
APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]			
A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.			

Real Estate Links, Inc.

Real Property



COMPLIANCE WITH STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51766 (R2 / 1-07)

Prescribed by the Department of Local Government Finance

20 12 PAY 20 13

FORM CF-1 / Real Property

PRIVACY NOTICE

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Eligible vacant building (IC 6-1.1-12.1-4.8)

INSTRUCTIONS:

- This form does not apply to property located in a residentially distressed area. (IC 6-1.1-12.1-2 (b))
- Property owners must file this form with the County Auditor and the Designating Body for their review regarding the compliance of the project with the Statement of Benefits (SB-1 / Real Property).
- This form must accompany the initial deduction application that is filed with the County Auditor.
- Property owners whose Statement of Benefits was approved after June 30, 1991, must file an updated form with the County Auditor and the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.1)
- The updated form must be filed annually by May 15, or by the due date for the real property owner's personal property return that is filed in the township where the project is located, whichever is later. (IC 6-1.1-12.1-5.1 (b))
- With the approval of the Designating Body, compliance information for multiple projects may be consolidated on one (1) compliance form (CF-1 / Real Property).

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer Real Estate Links, Inc.	
Address of taxpayer (number and street, city, state, and ZIP code) 4630 Lisbourn Drive, Carmel, IN 46033	
Name of contact person L. G. Deck	Telephone number (317) 815-4441

SECTION 2 LOCATION AND DESCRIPTION OF PROPERTY		
Name of designating body Westfield Town Council		Resolution number
Location of property Grey Road North	County Hamilton	DLGF taxing district number 29015
Description of real property improvements: New offices in the Bridgewater Business Park - Parcel 08-10-08-00-00-024.302		Estimated starting date (month, day, year) 03/01/2007
		Estimated completion date (month, day, year) 09/01/2007

SECTION 3 EMPLOYEES AND SALARIES			
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL
Current number of employees			
Salaries			
Number of employees retained		SEE	ATTACHED
Salaries			
Number of additional employees			
Salaries			

SECTION 4 COST AND VALUES		
COST AND VALUES	REAL ESTATE IMPROVEMENTS	
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	1,000,000.00	1,000,000.00
Less: Values of any property being replaced		
Net values upon completion of project		
ACTUAL	COST	ASSESSED VALUE
Values before project		
Plus: Values of proposed project	725,000.00	858,200.00
Less: Values of any property being replaced		
Net values upon completion of project		

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER		
WASTE CONVERTED AND OTHER BENEFITS	AS ESTIMATED ON SB-1	ACTUAL
Amount of solid waste converted		
Amount of hazardous waste converted		
Other benefits:		

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative 	Title CFO	Date signed (month, day, year) 3/20/12

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991**

INSTRUCTIONS: (IC 6-1.1-12-5.1)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
3. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. A copy of the notice will be sent to the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner and (2) the County Auditor.

We have reviewed the CF-1 and find that:

- ☐ the property owner **IS** in substantial compliance
- ☐ the property owner **IS NOT** in substantial compliance
- ☐ other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing

☐ AM

☐ PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

☐ Approved

☐ Denied (see instruction 5 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

Standard Locknut, LLC

Personal Property



COMPLIANCE WITH STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51765 (R / 1-06)

Prescribed by the Department of Local Government Finance

FORM CF-1 / PP

- INSTRUCTIONS:**
1. Property owners whose Statement of Benefits was approved must file this form with the local Designating Body to show the extent to which there has been compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
 2. This form must be filed with the Form 103-ERA Schedule of Deduction from Assessed Value between March 1, and May 15, of each year, unless a filing extension under IC 6-1.1-3.7 has been granted. A person who obtains a filing extension must file between March 1, and the extended due date of each year.
 3. With the approval of the designating body, compliance information for multiple projects may be consolidated on one (1) compliance (CF-1).

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer Standard Locknut LLC								
Address of taxpayer (number and street, city, state, and ZIP code) 1045 East 169th Street, Westfield IN 46074-0780								
Name of contact person Edward Wetzel		Telephone number (317) 399-2224						
SECTION 2		LOCATION AND DESCRIPTION OF PROPERTY						
Name of designating body Westfield City Council		Resolution number 08-54						
Location of property 1045 East 169th Street, Westfield IN 46074-0780		County Hamilton	DLGF taxing district number					
Description of new manufacturing equipment, or new research and development equipment, or new information technology equipment, or new logistical distribution equipment to be acquired. Inverted Vertical CNC Machine 48" CNC Turning Machine		Estimated starting date (month, day, year) 11/11/2008 Estimated completion date (month, day, year) 05/01/2009						
SECTION 3		EMPLOYEES AND SALARIES						
EMPLOYEES AND SALARIES		AS ESTIMATED ON SB-1	ACTUAL					
Current number of employees		178.00	182					
Salaries		7,922,000.00	8,122,000.00					
Number of employees retained		178.00	182					
Salaries		7,922,000.00	8,122,000.00					
Number of additional employees		8.00	0					
Salaries		300,000.00	0.00					
SECTION 4		COST AND VALUES						
	MANUFACTURING EQUIPMENT		R & D EQUIPMENT	LOGIST DIST EQUIPMENT		IT EQUIPMENT		
AS ESTIMATED ON SB-1	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	6,144,318.00	3,266,347.00						
Plus: Values of proposed project	1,600,000.00	640,000.00						
Less: Values of any property being replaced								
Net values upon completion of project	7,744,318.00	3,906,347.00						
ACTUAL	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Values before project	7,548,784.00	2,834,944.00						
Plus: Values of proposed project	1,574,531.00	913,228.00						
Less: Values of any property being replaced								
Net values upon completion of project	9,123,315.00	3,748,172.00						
NOTE: The COST of the property is confidential pursuant to IC 6-1.1-12.1-5.6 (d).								
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
WASTE CONVERTED AND OTHER BENEFITS		AS ESTIMATED ON SB-1	ACTUAL					
Amount of solid waste converted								
Amount of hazardous waste converted								
Other benefits:								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of authorized representative 		Title Chief Financial Officer	Date signed (month, day, year) 03/06/2012					

**OPTIONAL: FOR USE BY A DESIGNATING BODY WHO ELECTS TO REVIEW THE COMPLIANCE WITH STATEMENT OF BENEFITS (FORM CF-1)
THAT WAS APPROVED AFTER JUNE 30, 1991.**

INSTRUCTIONS: (IC 6-1.1-12-5.9)

1. This page does not apply to a Statement of Benefits filed before July 1, 1991; that deduction may not be terminated for a failure to comply with the Statement of Benefits.
2. Within forty-five (45) days after receipt of this form, the designating body may determine whether or not the property owner has substantially complied with the Statement of Benefits.
3. If the property owner is found **NOT** to be in substantial compliance, the designating body shall send the property owner written notice. The notice must include the reasons for the determination and the date, time and place of a hearing to be conducted by the designating body. If a notice is mailed to a property owner, a copy of the written notice will be sent to the Township Assessor and the County Auditor.
4. Based on the information presented at the hearing, the designating body shall determine whether or not the property owner has made reasonable effort to substantially comply with the Statement of Benefits.
5. If the designating body determines that the property owner has **NOT** made reasonable effort to comply, then the designating body shall adopt a resolution terminating the deduction. The designating body shall immediately mail a certified copy of the resolution to: (1) the property owner; (2) the County Auditor; and (3) the Township Assessor.

We have reviewed the CF-1 and find that:

- ☐ the property owner **IS** in substantial compliance
- ☐ the property owner **IS NOT** in substantial compliance
- ☐ other (specify) _____

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

If the property owner is found not to be in substantial compliance, the property owner shall receive the opportunity for a hearing. The following date and time has been set aside for the purpose of considering compliance.

Time of hearing

- ☐ AM
☐ PM

Date of hearing (month, day, year)

Location of hearing

HEARING RESULTS (to be completed after the hearing)

☐ Approved

☐ Denied (see instruction 5 above)

Reasons for the determination (attach additional sheets if necessary)

Signature of authorized member

Date signed (month, day, year)

Attested by:

Designating body

APPEAL RIGHTS [IC 6-1.1-12.1-5.9(e)]

A property owner whose deduction is denied by the designating body may appeal the designating body's decision by filing a complaint in the office of the Circuit or Superior Court together with a bond conditioned to pay the costs of the appeal if the appeal is determined against the property owner.

RESOLUTION 12-101

A RESOLUTION OF THE CITY OF WESTFIELD ADOPTING AN AMENDMENT TO THE COMPREHENSIVE PLAN

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

WHEREAS, the Council has the duty and authority to approve any and all changes to the Westfield-Washington Comprehensive Plan; and,

WHEREAS, it has become necessary to amend the Comprehensive Plan by the addition of a new and revised Zone Improvement Plan which was adopted and certified by the Westfield-Washington Advisory Plan Commission (“APC”) on April 2, 2012.

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

Section 1. The Council has reviewed the amendment to the Comprehensive Plan regarding the new Zone Improvement Plan and certified by the APC and hereby approves the same.

Section 2. This Resolution shall be in full force and effect immediately and remain in effect until further action by the Council.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ALL OF WHICH IS RESOLVED THIS _____ DAY OF _____ 2012.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

John Dippel

John Dippel

John Dippel

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

Robert J. Smith

Robert J. Smith

Robert J. Smith

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that RESOLUTION 12-101 was delivered to the Mayor of Westfield
on the _____ day of _____, 2012, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE RESOLUTION 12-101 I hereby VETO RESOLUTION 12-101
this _____ day of _____, 2012. this _____ day of _____, 2012.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy Gossard, Clerk Treasurer

This document prepared by
Brian J. Zaiger, Esq.
KRIEG DEVAULT, LLP
(317) 238-6266



Westfield City Council Report

Resolution Number:	12-101
APC Petition Number:	1204-CPA-01
Petitioner:	City of Westfield
Requested Action:	The City of Westfield is requesting an update of the Road Impact Fee Zone Improvement Plan
Referral Date to APC:	March 12, 2012
APC Public Hearing:	March 19, 2012
APC Recommendation:	April 2, 2012
Adoption Consideration:	April 9, 2012
Prepared By:	Jennifer Miller, AICP

Petition History

On March 12, 2012 the City Council forwarded the Road Impact Fee Zone Improvement Plan (the "ZIP") to the Advisory Plan Commission (the "APC"). The Addendum was before the APC for public hearing on March 19, 2012. It was approved by the APC at the April 2, 2012 meeting.

Procedural

- ZIP updates must follow a process similar to that of a Comprehensive Plan and are required to be considered at a public hearing in accordance to with Ind. Code 36-7-4, 1300 Series.
- Notification of the March 19, 2012 APC public hearing and April 2, 2012 approval and certification was provided in accordance with the APC Rules of Procedure and Ind. Code 36-7-4, 500 Series.
- On April 2, 2012 the APC approved and certified the ZIP (7-0) to the City Council for adoption.



- The City Council may adopt this item on the April 9, 2012 meeting.

Summary

The Plan complies with statutory requirements for Zone Improvement Plan content and is necessary to make changes to a road impact fee ordinance. The Plan applies to the roads within the corporate limits of the City of Westfield with the exceptions of US 31, SR 32, SR 38, 146th Street and Moontown Road. These aforementioned roads fall under other governmental jurisdiction. Existing and planned development conditions in Westfield have changed significantly since the last plan was adopted in 2007, as detailed in the proposed Plan.

Recommendations / Actions

- City Economic and Community Development Staff (April 2, 2012)
The Westfield Community Development Staff, in its final report to the APC recommended that the APC approve and certify the ZIP to the City Council for adoption.
- Advisory Plan Commission (April 2, 2012)
The Westfield-Washington Township Advisory Plan Commission approved and certified the ZIP to the City Council for adoption (vote of 7-0).
- City Council
 - o Introduction: March 12, 2012
 - o Eligible for Adoption: April 9, 2012

Submitted by:
Jennifer Miller, AICP

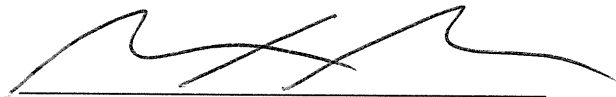
**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission (the "APC"), held a public hearing on Monday March 19, 2012 to consider an update to the Road Impact Fee Zone Improvement Plan. Notice of public hearing was advertised and presented to the APC. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed update is described as follows:

Case No.	1204-CPA-01
Petitioner	City of Westfield
Description	The City of Westfield requests an update to the Road Impact Fee Zone Improvement Plan.

On April 2, 2012, the APC voted to approve and certify 1204-CPA-01 to the Westfield City Council by vote of 7-0.

I, Matthew S. Skelton, Esq., being the Secretary of the APC, do hereby certify that the information contained herein is a true and accurate record of the APC's action on 1204-CPA-01.



Matthew S. Skelton, Esq. Secretary

April 2, 2012

Date



WESTFIELD ROAD IMPACT FEE Zone Improvement Plan

March 28, 2012

WESTFIELD ROAD IMPACT FEE

Zone Improvement Plan



PREPARED BY

HNTB Corporation

111 Monument Circle

Suite 1200

Indianapolis, IN 46204

Phone: (317) 636-4682

Fax: (317) 917-5211

www.hntb.com

HNTB

CERTIFICATION

I certify that this Road Impact Fee Zone Improvement Plan has been developed by me or under my direct supervision and that I have training and experience in the field of traffic and transportation engineering.



Matthew M. Miller, P.E.
Indiana PE No. 19800428

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Appendix A: Indiana State Impact Fee Code
Appendix B: Road Segment Level of Service Criteria
Appendix C: Intersection Turning Movement Volumes
Appendix D: Travel Demand Modeling Procedures
Appendix E: Development Forecasts
Appendix F: Capacity Analysis Data
Appendix G: Project Cost Estimates

1 Introduction

1.1 Purpose

The City of Westfield, Indiana currently assesses a road impact fee on new development to help fund the roadway capital improvements necessary to serve growing traffic demand. The City has commissioned this study to support the update of its road impact fee ordinance to reflect changes in the community since its current ordinance was enacted in 2007.

This report has been prepared to comply with the Indiana Code 36-7-4-1300 Series requirements for impact fees,¹ which are shown in **Appendix A** of this report. The report serves as the as the Zone Improvement Plan for all road impact fee zones designated by the City of Westfield. This Zone Improvement Plan identifies Westfield’s anticipated roadway capital improvement needs to serve land-use development expected to occur between 2011 and 2021. It also establishes the road impact fees and assessment rates that can be applied to new development in order to help fund roadway those capital improvements. Specifically, this report:

- Designates geographic “impact zones” for road impact fees to be collected by Westfield.
- Describes the nature and location of existing infrastructure in the impact zones.
- Establishes “community level of service” criteria by which to assess whether roads in the impact zones are providing adequate service to users.
- Estimates the nature and location of development that is expected to occur in the impact zones over the next 10 years.
- Estimates the nature, location, timing and cost of road improvements that are needed to meet community level of service criteria both now and through 2021 with anticipated new development.
- Identifies revenue sources and estimated amounts that Westfield has spent on roads in the previous 5 years and intends to spend on capital improvements through 2021.

Existing and anticipated conditions in Westfield have changed significantly since the previous 10-year Zone Improvement Plan was developed in 2007. In that time, the Town of Westfield has become the City of Westfield and has annexed additional portions of Washington Township. The nationwide economic downturn that began in 2008 has slowed the tremendous pace of growth in Westfield, and several developments that were anticipated in 2007 have been delayed. However, significant new developments are now underway as the economy begins to revitalize. The initial phase of Grand Park, an ambitious mix of sports destination, commercial development and residential community, is now under construction on the northwest side of

¹ IC 36-7-4-1300 Series, Impact Fees

Westfield. Not far away, the City also expects initial implementation of its Grand Junction plan for the re-creation of its downtown. These and other developments will be stimulated by the upgrade of US 31 to a freeway facility through Westfield, which is already underway and expected to be complete by 2017. This upgrade will make new development in Westfield significantly easier to access and will change traffic patterns for those already traveling on Westfield's roads.

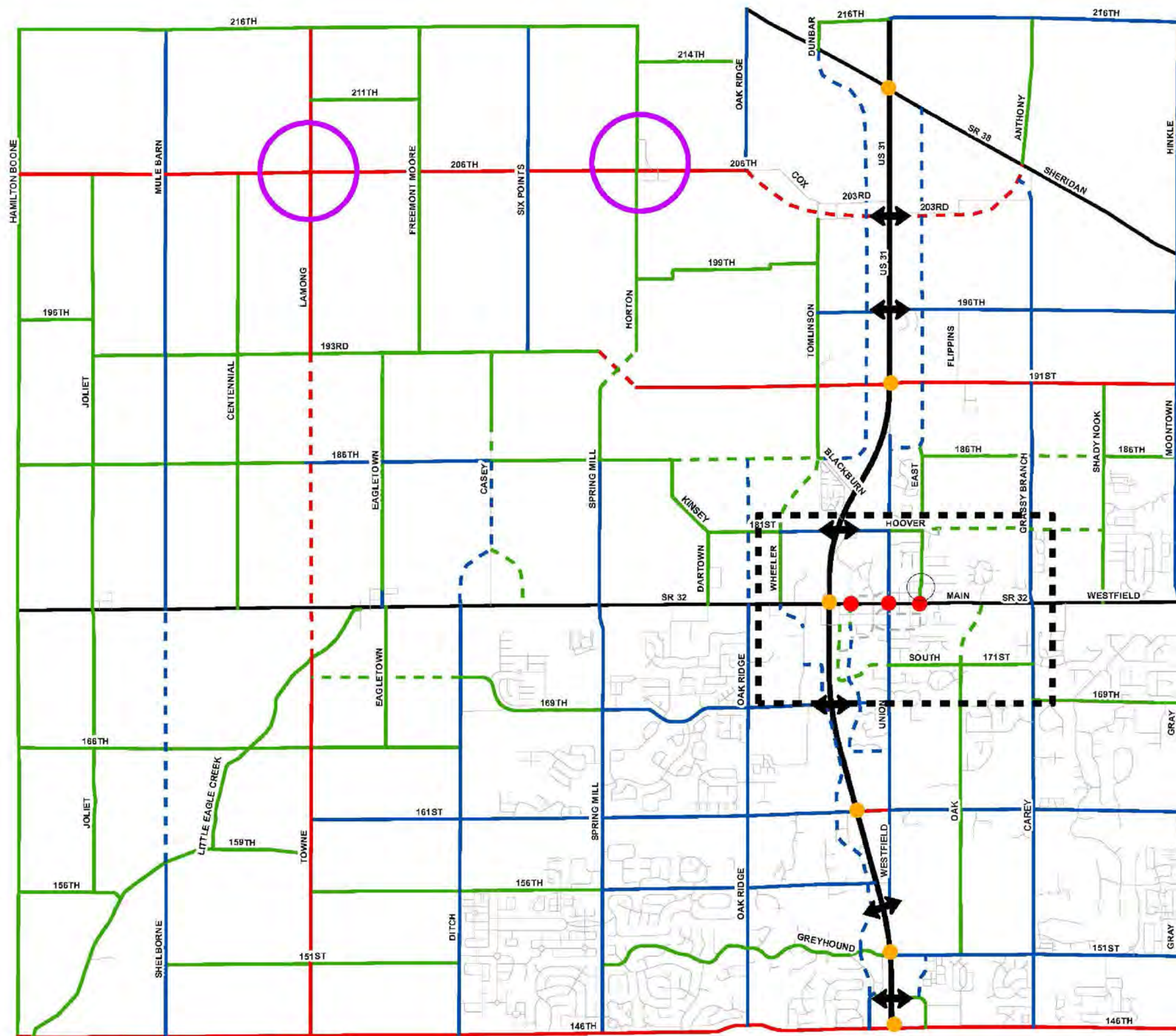
1.2 Study Area and Infrastructure Responsibility

The study area for this Zone Improvement Plan includes all of Washington Township in Hamilton County. The Westfield Advisory Plan Commission has planning and zoning authority for all of Washington Township. **Figure 1-1** is a map of the existing study area road network. **Figure 1-2** shows the current Westfield Thoroughfare Plan, which identifies the intended future roadway network and the relative importance of roads in the study area.

Although it has planning and zoning authority over the entire township, the City of Westfield is not responsible for all roads within the township. The City of Westfield Public Works Department is responsible for construction and maintenance of public roads within the corporate limits of Westfield, with the following exceptions:

- The Indiana Department of Transportation is responsible for construction and maintenance on the federal and state routes—US 31, SR 32 and SR 38
- The Hamilton County Highway Department is responsible for construction and maintenance on 146th Street, which runs along the southern boundary of Westfield
- The City of Noblesville is responsible for construction and maintenance on Moontown Road on the eastern boundary of Westfield

This Zone Improvement Plan includes 10-year capital improvement needs only for arterial and collector roads that are the responsibility of the City of Westfield. Capital improvement needs for roads in the surrounding unincorporated areas of Washington Township were also identified, but are not included in the Zone Improvement Plan. These roads are currently the responsibility of Hamilton County but could become the responsibility of Westfield if they are annexed in the future.

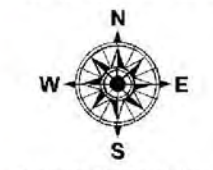
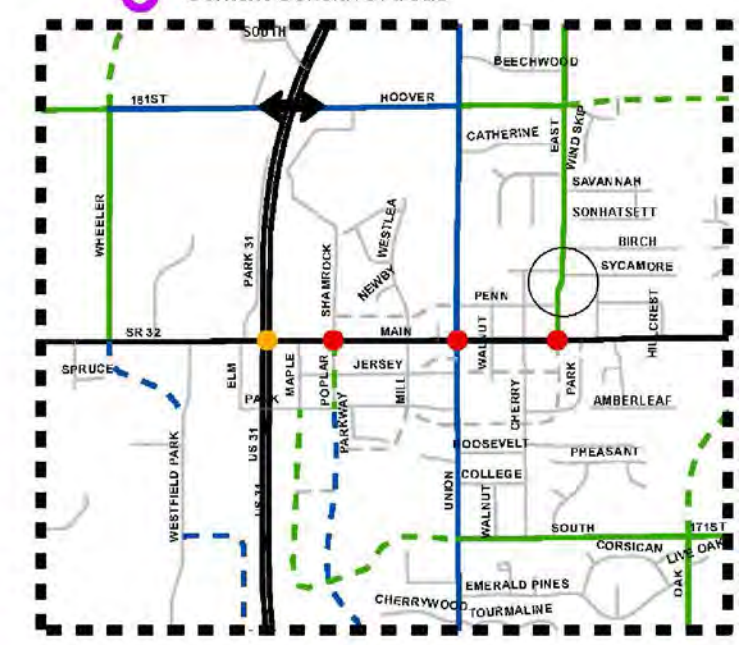


City of Westfield Thoroughfare Plan

Collector System Map
Supersedes Figure 4.7
from 2010 Summer Amendment

Legend

- Local
- Proposed Local
- Collector
- Proposed Collector
- Primary Arterial 1
- Primary Arterial 2
- Proposed Primary Arterial 2
- Secondary Arterial
- Proposed Secondary
- Proposed Full Access Intersections
- Interchanges
- Under/Over Passes
- Safety Improvements
- Context Sensitive Areas



Maps Are
Not To Scale



Disclaimer: The City of Westfield, Indiana has created this map in an attempt to increase the availability of public information and enhance public knowledge. The City is continually collecting, maintaining and updating data. Information for the map themes was obtained from existing, and many times historical documentation. Because of this, the information displayed on this map is not guaranteed to be completely accurate or all inclusive. The City of Westfield retains the right to change the content of this map without prior notice. The City of Westfield assumes no liability for any actions or occurrences that may result from persons viewing the information contained on this map. This map is not meant to take the place of any existing guidelines, rules, regulations or legal procedures. No information displayed on this map should be used in place of legal documentation. Field investigations are still necessary for locating underground facilities, and contact with appropriate departmental staff if still required for determining location-based fees or designations.

Figure 1-2
Westfield Thoroughfare Plan

Westfield
Road Impact Fee Study

1.3 Historical Funding Sources

The City of Westfield has used four sources of funding for road construction and maintenance over the past five years. These include impact fees collected under the current ordinance, state distributions of funds from the Local Road and Street account and the Motor Vehicle Highway account, and tax increment financing (TIF). The TIF funds have been used only for projects in the designated TIF district surrounding the Village Park Plaza shopping center. **Table 1-1** shows the amount of funding expended from each source.

Table 1-1: Disbursements for Road Construction and Maintenance—2007 to 2011

Year	Road Impact Fees	LRS State Distribution	MVH State Distribution	Tax Increment Financing	Total
2007	\$432,516	\$246,903	\$416,423	\$1,150,029	\$2,245,871
2008	\$407,238	\$302,404	\$731,956	\$1,050,595	\$2,492,192
2009	\$214,012	\$387,744	\$722,209	\$1,146,180	\$2,470,145
2010	\$380,074	\$325,760	\$984,771	\$869,665	\$2,560,269
2011	\$310,766	\$346,389	\$981,861	\$2,335,915	\$3,974,932
TOTAL	\$1,744,606	\$1,609,199	\$3,837,220	\$6,552,384	\$13,743,410

2 Community Level of Service Criteria

The term “Community Level of Service” is defined by Indiana Code as “a quantitative measure of the service provided by the infrastructure that is determined by a unit to be appropriate.”¹ This section of the plan describes the quantitative measures and methods that are used to determine whether Westfield’s road infrastructure is appropriate to serve existing and anticipated future travel demand. Separate community level of service (LOS) criteria have been established to identify the traffic operation adequacy and the geometric adequacy of the road network.

2.1 Traffic Operation Levels of Service

Traffic operation describes the effectiveness and efficiency of movement on the transportation infrastructure. Traffic operation levels of service on the Washington Township roadway network are measured using the methods of the Transportation Research Board *Highway Capacity Manual (HCM)*². That document provides standard methods to quantify the quality of traffic operations perceived by users of many different types of transportation facilities. These methods are commonly used by traffic engineers to plan, design and analyze transportation facilities. The specific LOS criteria and calculation methods differ depending on the type of transportation facility being analyzed. However, a scale of “A” to “F” is established for each facility type, based on the quantitative LOS values. An LOS of “A” represents the best quality of service, while an LOS of “F” represents the worst. An LOS of “D” or better is established by the City of Westfield as its Community Level of Service for traffic operations. Highway Capacity Levels of Service were calculated for all road segments and intersections on the Washington Township study network using the methods summarized below.

Road Segments

The road segments under study in Westfield fall into three separate facility categories as defined by the HCM. Each of the three categories of road segment has separate LOS criteria and calculation methods. Road segments that have a signalized intersection spacing of 2 miles or less are analyzed as urban streets, with LOS measured in terms of average travel speed over a segment. Two-lane highway segments with signal spacing greater than 2 miles are analyzed as rural highways, with LOS measured both by the percent time spent following other vehicles and by the average travel speed over a roadway segment. For multi-lane roadway segments (two or more travel lanes per direction) with signal spacing greater than 2 miles, LOS is measured in terms of average travel speed and the density of traffic flow on the road.

²*Highway Capacity Manual 2010*, Transportation Research Board, National Research Council, Washington, DC, 2010.

For this study, Table 1 from the Florida Department of Transportation *Quality/Level of Service Handbook*³ was used to estimate roadway segment LOS under current and projected conditions. This table is shown in **Appendix B**. It was developed for infrastructure planning purposes by using the methods of the HCM with some default parameters. While the use of this table would not be considered appropriate for facility design or detailed operational analysis, it is appropriate for generalized identification of problem locations, especially under future conditions of uncertain travel demand. This table was used to identify roadway facilities with unacceptable traffic operations LOS based on the facility type, number of through lanes, presence of medians and auxiliary lanes and current or forecast traffic volumes. Daily volumes were used for this analysis, as they are considered to be more reliable than estimates of future hourly volumes. A minimum acceptable LOS of “D” is required for each road segment.

Intersections

As with roadway segment traffic operations, intersection traffic operations LOS was determined based on the procedures of the HCM. A minimum acceptable LOS of “D” is required for each intersection approach and for traffic movements with significant volumes. For each analyzed intersection, the lane configuration necessary to achieve acceptable LOS was determined using the Synchro traffic simulation⁴ software, which can evaluate LOS using the HCM methods. In some instances, an LOS of “E” or “F” is tolerated for individual low volume traffic movements if the overall approach LOS is acceptable or the intersection does not warrant additional traffic control. Intersections on proposed new road segments and on existing segments that warrant reconstruction to meet cross section LOS standards (described in Section 2.2) were assumed to include auxiliary lanes per Indiana Department of Transportation and City of Westfield design standards.

In order to identify the roadway improvements required to provide adequate LOS at each intersection, it was also necessary to determine the appropriate traffic control at that intersection. Appropriate intersection traffic control was determined by using the traffic signal and multi-way stop control warrant procedures of the Indiana Manual on Uniform Traffic Control Devices (MUTCD)⁵. **Table 2-1** shows the minimum average daily traffic volumes on the intersecting roads required by the Indiana MUTCD to warrant installation of a traffic signal. Signal warrants based on average daily traffic volumes are provided in the MUTCD to warrant the temporary installation of traffic signals where a new intersection is to be constructed or where existing traffic is expected to change significantly. The use of current or projected daily traffic volumes is

³ Florida Department of Transportation, *2009 Quality/Level of Service Handbook*, 2009. Available at <http://www.dot.state.fl.us/planning/systems/sm/los>.

⁴ Trafficware, Ltd., *Synchro plus SimTraffic* Version 8 [software], 2011.

⁵ Indiana Department of Transportation, *Indiana Manual on Uniform Traffic Control Devices*, November 2011. Available at <http://www.in.gov/dot/div/contracts/design/mutcd/mutcd.html>

not a substitute for a full warrant analysis with hourly volume data and is used in this analysis only to indicate where new traffic signals are likely to be required.

Table 2-1: Traffic Signal Warrants Based on Daily Volumes

Approach Lanes		Daily Approach Volumes From Both Directions			
		Condition A1 -- Minimum Vehicular Volume		Condition A2 -- Interruption of Continuous Traffic	
Major Street	Minor Street	Major Street	Minor Street	Major Street	Minor Street
1	1	8,300	4,600	12,500	2,300
2	1	10,000	4,600	15,000	2,300
2	2	10,000	6,000	15,000	3,100
1	2	8,300	6,000	12,500	3,100

Source: Indiana MUTCD, Table 4C-2

Table 2-2 shows the minimum average daily traffic volumes used in this study to indicate the need for multi-way stop control at intersection. The MUTCD does not contain multi-way stop warrants based on daily traffic volumes, but they were estimated for this analysis using the same ratio of hourly to daily volumes as was used for traffic signal warrants provided in the MUTCD.

Table 2-2: Multi-way Stop Warrants Based on Daily Volumes

Daily Volumes Approaching From Both Directions			
Each of 8 hours		Estimated Daily*	
Major Street	Minor Street	Major Street	Minor Street
300	200	4,980	3,320

*Not official MUTCD Warrants

The City of Westfield prefers to construct modern roundabouts to control intersection traffic operation where engineering and cost considerations allow. However, there are no standard warrants for the installation of a roundabout at an intersection, as there are for traffic signals or multi-way stop control. In developing this plan, the operation of a roundabout was evaluated at any location where a new traffic signal is anticipated to be warranted. Construction of a new roundabout is recommended rather than a new traffic signal if the roundabout is expected to provide satisfactory traffic operation. A roundabout was also evaluated for intersections where multi-way stop is not warranted, but more than two approach lanes would be required on one or more legs in order to provide acceptable peak hour LOS. The future intersection traffic control

type identified in this plan is preliminary and subject to change during the project development process.

2.2 Roadway Cross Section Level of Service

Traffic operation is not the only measure used to determine whether Westfield's roads provide an appropriate level of service. As traffic volumes in Westfield increase, inadequate road design may have safety and maintenance impacts in addition to congestion impacts. Much of the roadway infrastructure in Washington Township was originally constructed with pavement widths and design appropriate for rural, low volume conditions and not for the current traffic volumes and vehicle loads. According to the American Association of State Highway and Transportation Officials, "Roads with a narrow traveled way, narrow shoulders, and an appreciable traffic volume tend to provide poor service, have a relatively higher crash rate, and need frequent and costly maintenance."⁶

To help minimize traffic crashes and excessive roadway maintenance on 2-lane roadways with inadequate design, a cross section LOS standard is also applied to roadway segments. Acceptable LOS per this standard is that any road segments carrying a volume of at least 5,000 vehicles per day will have a minimum of 11-foot wide travel lanes and 2-foot wide shoulders. Roadway segments identified as having either existing 2011 or projected 2021 daily traffic volumes of at least 5,000 vehicles were measured to determine whether they have a pavement width of at least 22 feet. Those segments with insufficient pavement width are identified for improvement.

⁶ American Association of State Highway and Transportation Officials, *A Policy on Geometric Design of Highways and Streets*, 2004, P. 313.

3 2011 Existing Conditions and Needs Assessment

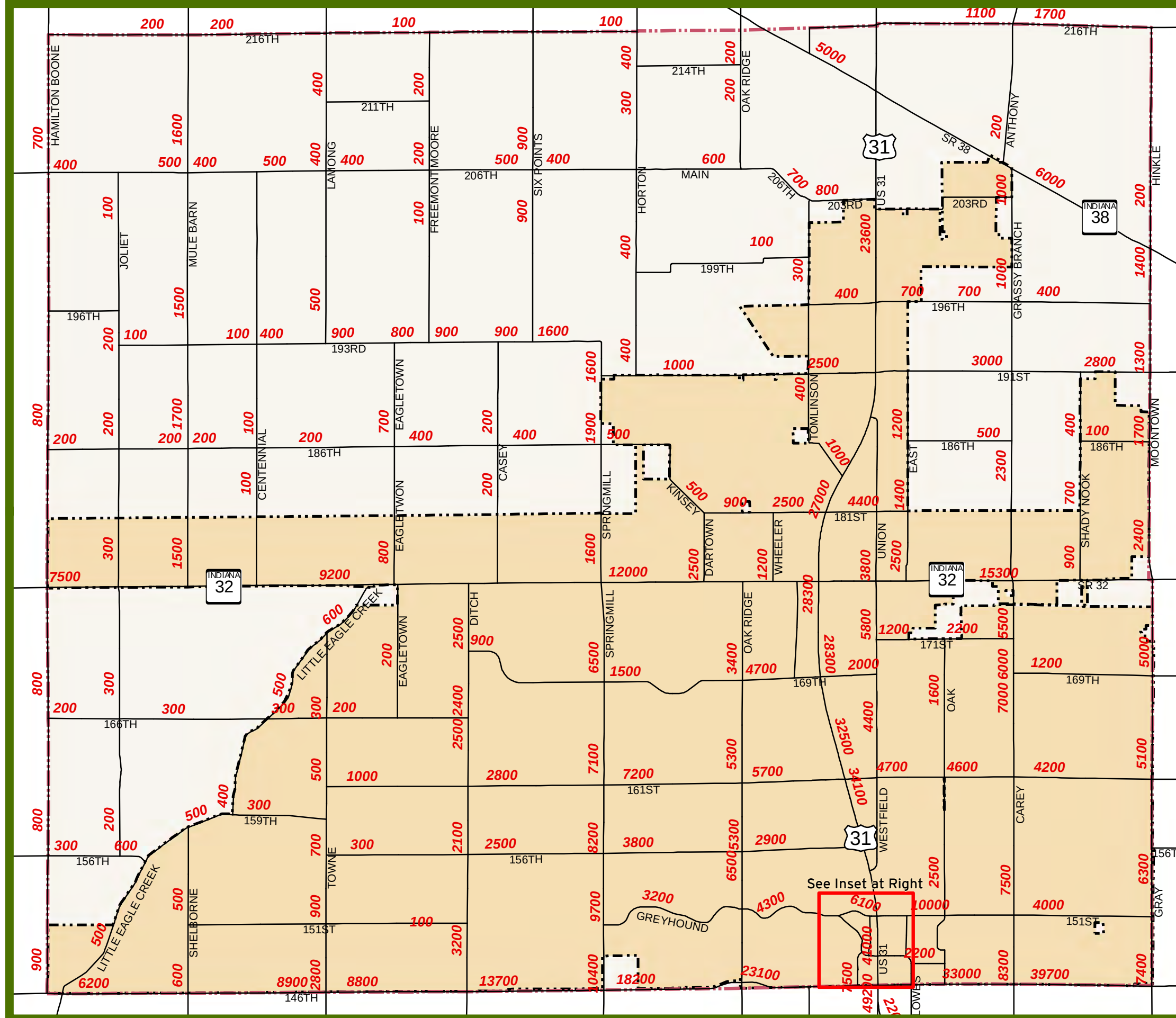
3.1 Traffic Volumes

Recent roadway segment and turning movement counts were obtained from various sources, including the City of Westfield, the Hamilton County Highway Department, The Indiana Department of Transportation, the City of Carmel, and the City of Noblesville. Additional 24-hour segment counts and peak period intersection turning movement counts were collected at key network locations as part of this study.

Where recent road segment counts were not available or collected as part of this study, segment traffic volumes were estimated based on older counts and counts from adjacent segments. Where peak hour turning movement volumes were not available or collected, these volumes were estimated from the volumes on the intersection approach links using methods described in Chapter 8 of National Cooperative Highway Research Project Report 255⁷

Figure 3-1 shows the existing daily traffic volumes on the study area road network segments. Existing peak hour turning movement volumes at intersections are provided in **Appendix C**.

⁷ Pederson, N.J., and D.R. Samdahl, *Highway Traffic Data for Urbanized Area Project Planning and Design*, National Cooperative Highway Research Program Report 255, Transportation Research Board, Washington, D.C., 1982.





CITY OF
Westfield
INDIANA

Road Impact Fee Study

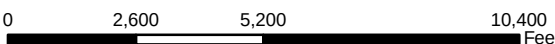
Figure 3-1

Existing Traffic Volumes

 City of Westfield

 Washington Township

Existing Average Daily Traffic

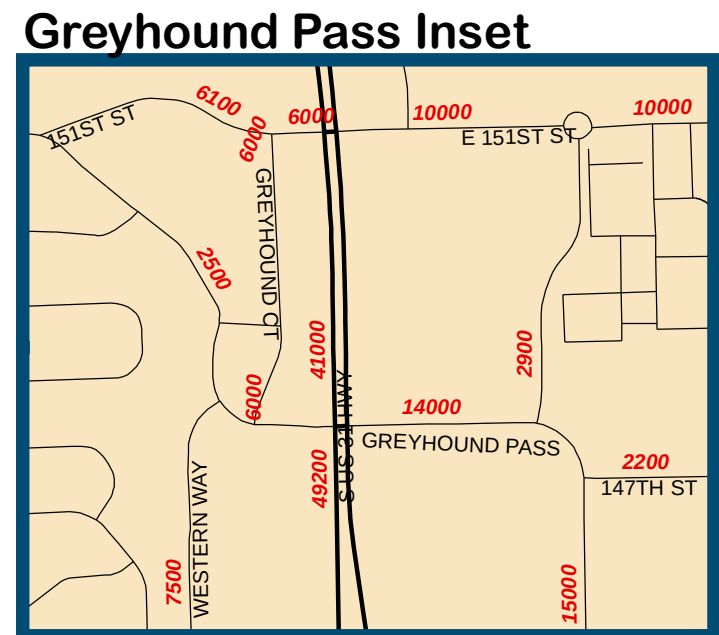


0 2,600 5,200 10,400 Feet



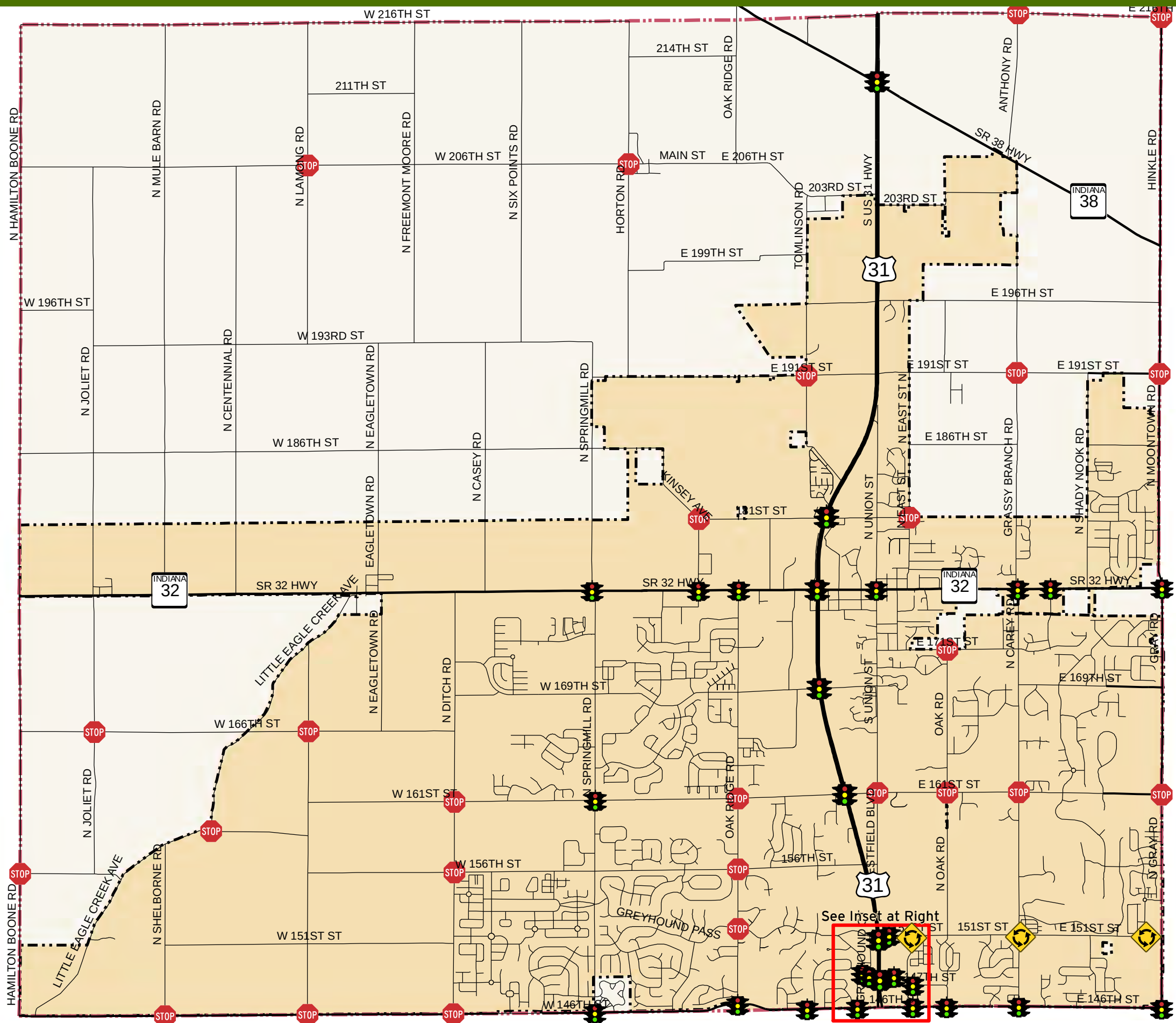
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 **HNTB** DRAFT - February 2012



3.2 Intersection Traffic Control

The existing lane configuration and traffic control at each study area intersection were verified through field investigation. The adequacy of existing traffic control at each intersection was evaluated using existing traffic volumes and the warrant criteria for traffic signals and multi-way stop control described in **Section 2, Community Level of Service Criteria**. **Figure 3-2** shows existing and warranted intersection traffic control based on 2011 conditions. Based on existing daily traffic volumes, no intersections in Washington Township were found to warrant the installation of new traffic signals or new multi-way stop control.



Road Impact Fee Study *Figure 3-2* *Existing & 2011 Warranted* *Traffic Control*

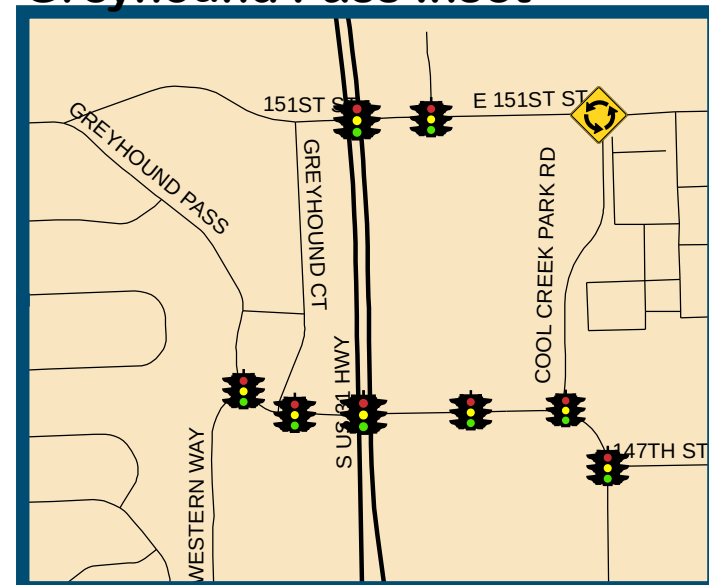
- City of Westfield
- Washington Township
- Existing All-Way Stop
- Existing Traffic Signal
- Existing Roundabout

NOTE: No intersections warrant additional traffic control



HNTB DRAFT - February 2012

Greyhound Pass Inset



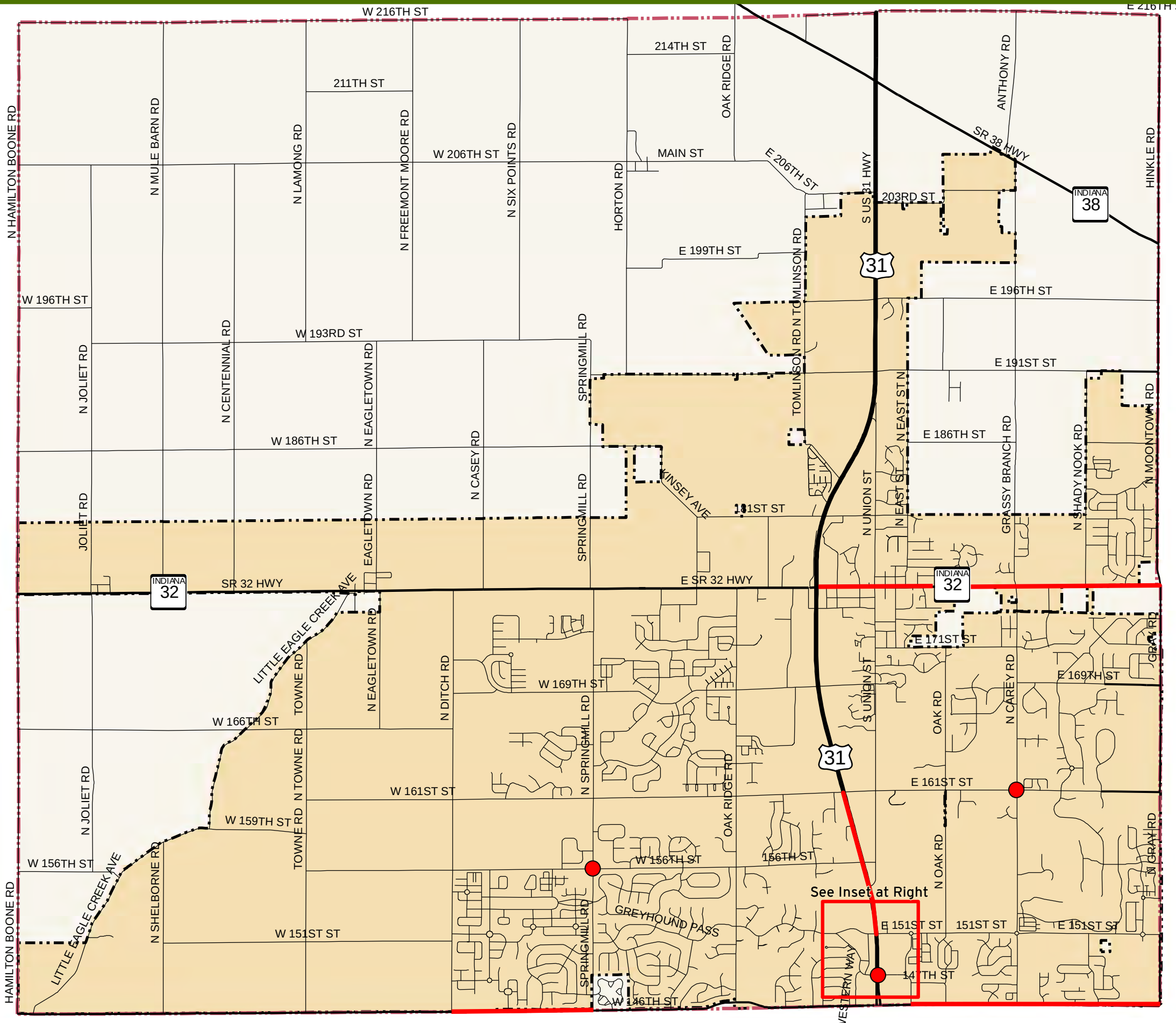
3.3 Levels of Service and Infrastructure Needs

Roadway segment levels of service and intersection levels of service were determined under existing 2011 conditions using the criteria and methods described in **Section 2, Community Level of Service Criteria**. **Table 3-1** lists the roadway segments that currently do not meet the roadway cross section LOS criterion of a 22-foot minimum paved width for segments carrying at least 5,000 vehicles per day. **Figure 3-3** shows the intersections and segments in the study area that do not meet minimum acceptable traffic operations LOS under existing conditions.

Figure 3-4 summarizes the existing roadway improvement needs for roads that are currently the responsibility of the City of Westfield. Widening in order to meet minimum standards for 2-lane road width is needed on Springmill Road, Oakridge Road, Carey Road, Gray Road and 151st Street. Although daily volumes do not warrant a signal at the intersection of 161st and Carey, a new roundabout is necessary to achieve adequate traffic operation LOS. Detailed evaluation could reveal that this intersection meets signal warrants. Analysis of the intersection of 156th and Springmill indicates that new left turn lanes are required on the north and south approaches to achieve adequate traffic operation LOS. While existing operational deficiencies are also indicated on US 31, SR 32 and 146th Street, these facilities are not the responsibility of the City of Westfield.

Table 3-1: 2011 Roadway Segment Cross Section Deficiencies

Road	Begin	End	Average Daily Traffic Volume	Typical Paved Width (feet)
Carey Road	Saddlehorn Drive	151st Street	8,300	21
Carey Road	151st Street	161st Street	7,500	21
Gray Road	Guerin Way	161 st Street	6,300	19
Gray Road	161 st Street	169 th Street	5,100	19
Gray Road	169 th Street	Golden Hinde Way	5,000	19
Oakridge Road	Sapphire Way	Greyhound Pass	5,100	20
Oakridge Road	Greyhound Pass	156th Street	6,500	19
Oakridge Road	156th Street	169th Street	5,300	19
Springmill Road	City Limit	Greyhound Pass	10,400	20
Springmill Road	Greyhound Pass	156th Street	9,700	20
Springmill Road	156th Street	161st Street	8,200	20
Springmill Road	161st Street	169th Street	7,100	20
Springmill Road	169th Street	SR 32	6,500	20
151 st Street	Carmel Landing	Carey Road	6,300	20



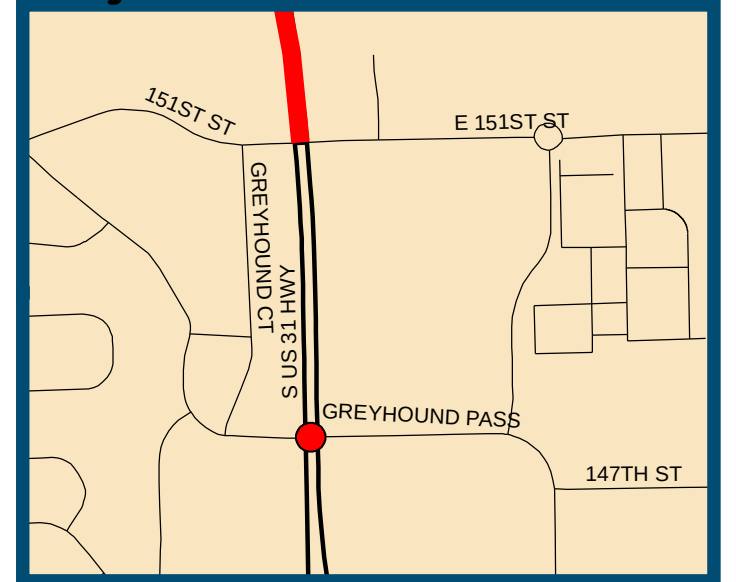
Road Impact Fee Study
Figure 3-3
2011 Traffic Operation
Levels of Service

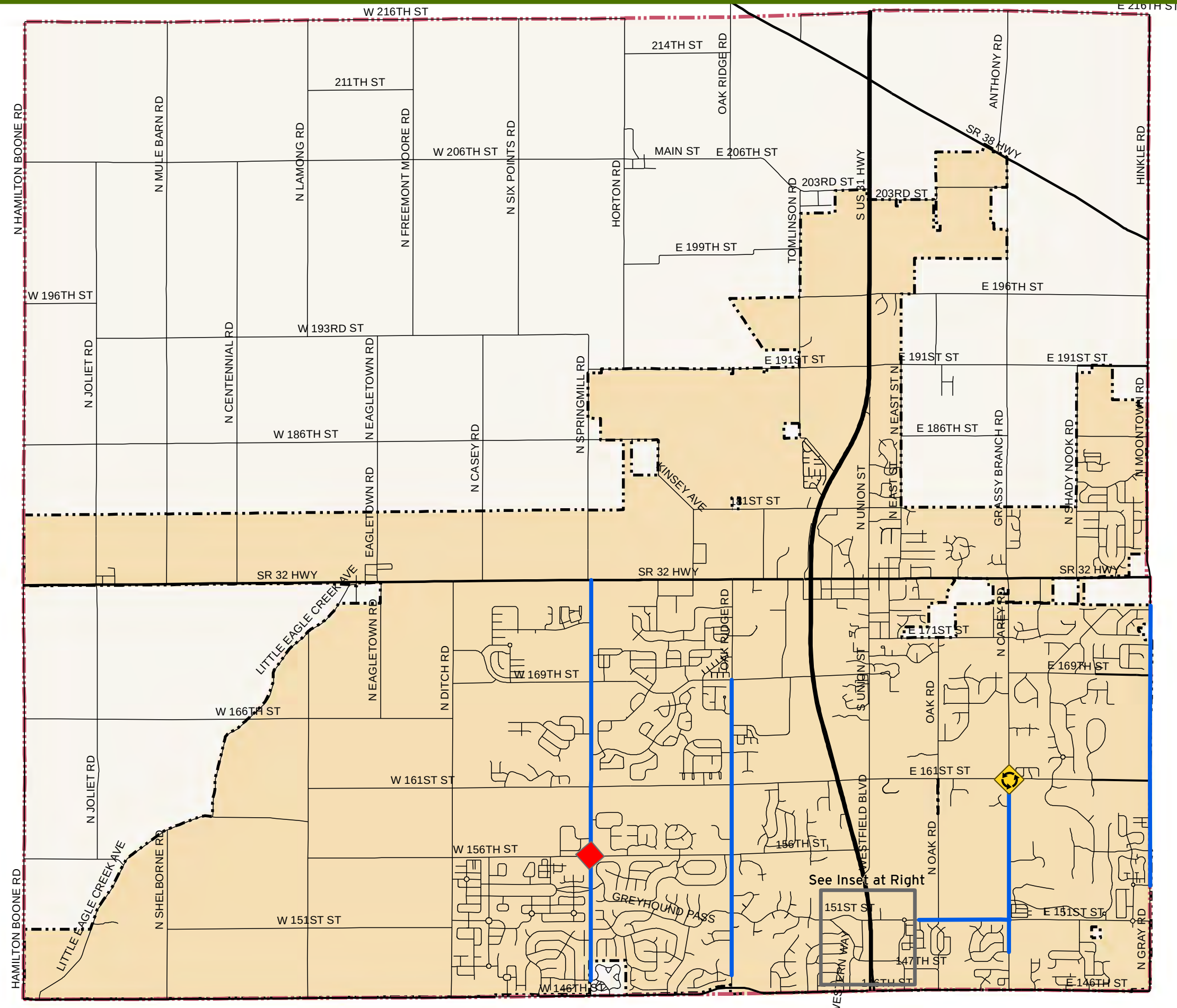
- City of Westfield
- Washington Township
- Intersection Level of Service 'E' or 'F' in either AM or PM Peak Hour
- Roadway Segment Level of Service 'E' or 'F' Based on Daily Volumes



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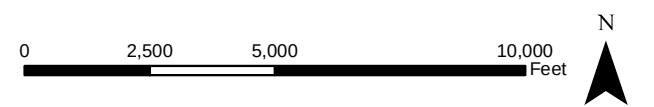
Greyhound Pass Inset





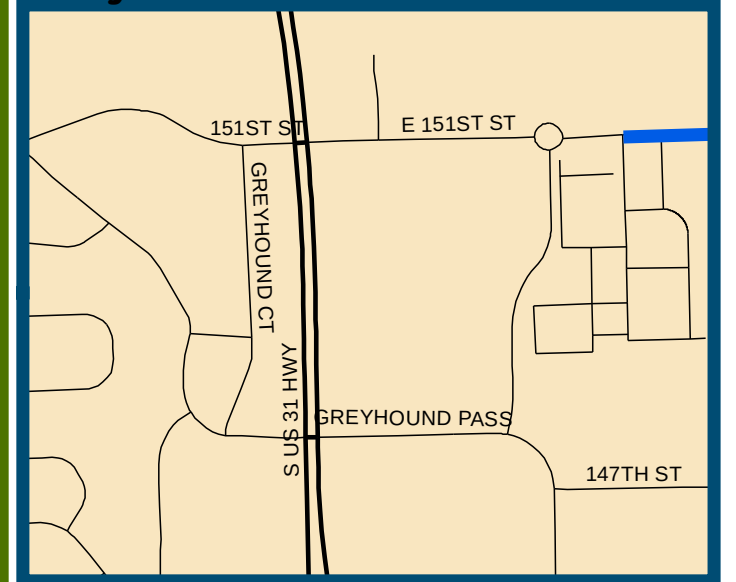
*Road Impact Fee Study:
Figure 3-4
2011 Roadway
Improvement Needs*

- City of Westfield
- Washington Township
- Widen & Overlay - 2 Lanes
- ◆ Added Intersection Lanes
- New Roundabout



HNTB DRAFT - February 2012

Greyhound Pass Inset



4 2021 Travel Demand Forecast

4.1 Forecast Method Overview

A computerized travel demand model of Westfield and the surrounding area was developed using the TransCAD software package.⁸ A travel demand model uses a four-step process of trip generation, trip distribution, mode choice, and route assignment to forecast future traffic volumes based on that identify existing or anticipated socio-economic conditions in the study area. In Westfield, because public transit represents a very small share of total trips, the model excludes the mode choice step and assumes that all trips are made by automobiles and trucks.

To ensure adequate model performance throughout Washington Township, the Westfield travel demand model covers an area larger than Washington Township itself. The modeled area is bounded by Hazel Dell Parkway, Little Chicago Road, and Cammack Road on the east; 236th Street and SR 47 on the north; Boone County Road 1000 East and US 421 on the west; and 131st Street on the south. In addition to Washington Township, this area includes portions of Clay, Noblesville, Jackson, and Adams Townships in Hamilton County and Marion, Union, and Eagle Townships in Boone County. **Figure 4-1** shows the model area in relation to Westfield and Washington Township.

Existing 2011 and forecast 2021 households, employment and school enrollment are the primary socio-economic inputs to the Westfield travel demand model. These characteristics were estimated for each of 128 subareas within the model called Traffic Analysis Zones (TAZs), which are assumed to be reasonably homogeneous in terms of socio-economic characteristics. **Figure 4-2** shows the TAZs for the portions of the model lying in Washington Township.

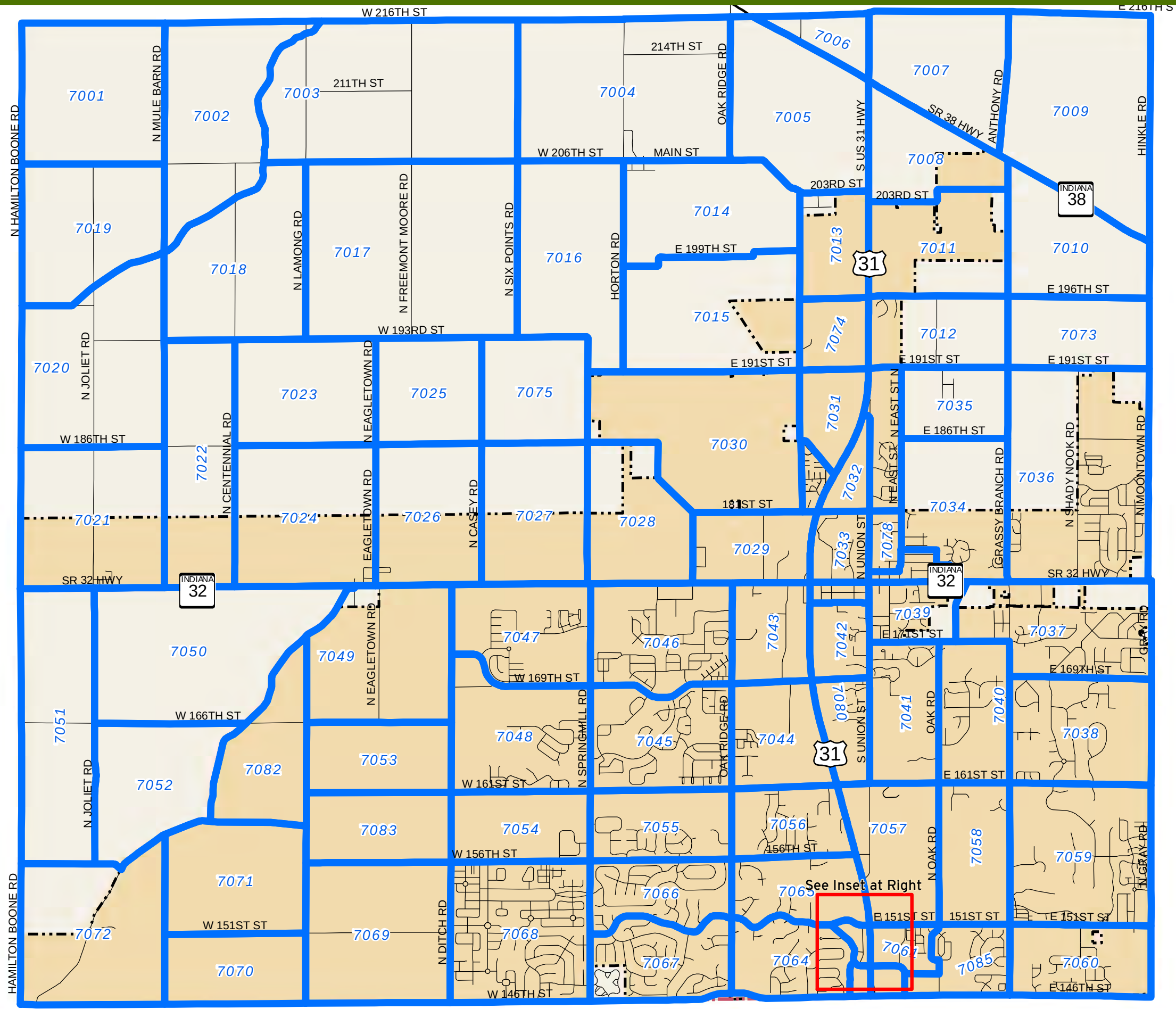
The other major input to the model is the roadway network. For the Westfield model, this includes all streets classified as a collector or arterial on the Thoroughfare Plan. Data such as facility type classification, number of lanes, type of access control, and existing traffic volumes are included in the model for each roadway in the network. The model can be run to forecast future travel conditions with the existing road network. Proposed new roads can also be included in the model in order to evaluate the impacts that they would have on future travel.

The main output generated by the computerized travel demand model is a forecast of daily traffic volume on each roadway link in the model network. The model also provides forecasts of the morning and afternoon peak hour traffic volume on each roadway link, which were adjusted based on existing traffic count data and anticipated changes in roadway function over the forecast horizon. The adjusted morning and afternoon peak hour link forecasts were used to

⁸ Caliper Corporation, *TransCAD Version 5.0* [software], Newton, MA, www.Caliper.com.

develop peak hour intersection turning movement volume forecasts using the turning movement estimation procedures of NCHRP Report 255.

The 2021 travel demand forecast is an input to the 2021 needs analysis discussed in Section 5 of this plan. For more detailed information on the modeling process used in this analysis, refer to **Appendix D**.



Road Impact Fee Study

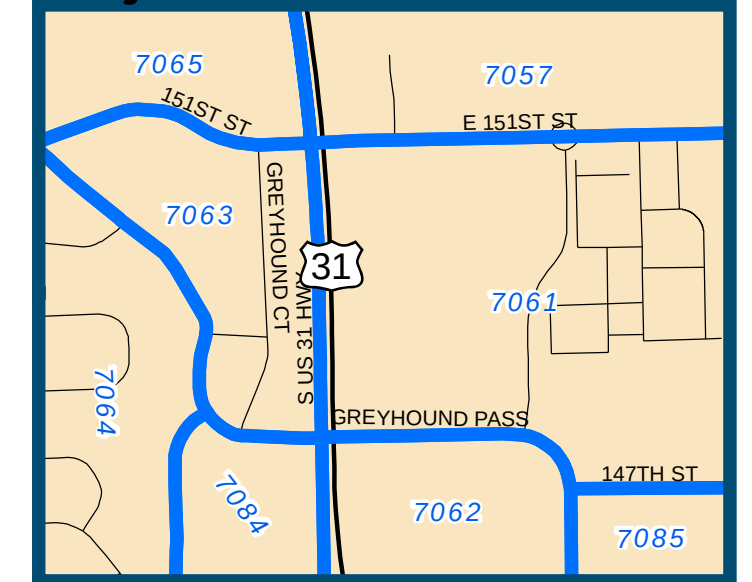
Figure 4-2
Traffic Analysis Zones

-  City of Westfield
-  Washington Township
-  Traffic Analysis Zones (TAZ)



HNTB DRAFT - February 2012

Greyhound Pass Inset



4.2 Travel Demand Model Calibration

A travel demand model should be able to replicate existing traffic patterns when given existing housing, employment, school enrollment and road network inputs. Calibration is the process of modifying the assumptions made about input data and the internal model calculations to ensure that the model is capable of replicating existing conditions within a certain variance. Once the model calibration process produces a model that can replicate existing conditions within this acceptable range, the model is considered to be validated and can be used to forecast future conditions.

For the Westfield model, calibration was performed by adjusting internal model calculations, such as trip generation rates, and by adjusting road network attributes, such as the location of centroid connectors and the facility types of roads. More detailed information on model calibration and validation is provided in **Appendix D**.

4.3 Housing and Employment Growth Forecast

Household data for 2011 was estimated by aggregating block-level household counts from the 2010 Census to the model TAZ level. City of Westfield building permit information was used to estimate the number and location of new households established between the 2010 Census and the middle of 2011. Additional household statistics necessary for modeling—the number of workers, vehicles, and persons per household—were obtained from the 2010 Census and assumed to remain constant throughout the forecast period. Employment data for 2011 was developed based on point-level employment data obtained from Neilson-Claritas. This information was error-checked for major omissions, double-counts, and erroneous business locations, and corrected as necessary.

The forecast of 2021 households and employment was a two-step process. The first step was to use past trends and forecasts to develop target forecasts of 2021 households and employment for Washington Township as a whole. The second step was to use the Westfield Comprehensive Plan and more detailed planning data to identify where within Washington Township the household and employment growth would occur.

Overall 2021 population and housing unit forecasts for Washington Township were developed using the linear growth rates observed during the 2000-2010 time period. This resulted in a 2021 forecast of approximately 48,900 residents and 18,700 housing units, which is consistent with forecasts in the Westfield Comprehensive Plan. An overall 2021 employment forecast of 15,200 for Washington Township was developed by assuming that existing employment would grow at the same overall 3.5% annual rate that was observed for Hamilton County between 2000 and 2010.

The overall township-wide housing and employment forecasts were used as targets for aggregating more specific information about planned development provided by the City of Westfield. Based on this information, development in the next 10 years is expected to focus in three primary areas: Grand Park, Grand Junction and the Springmill Trails Planned Unit Development. Information about anticipated 10-year build-out of these areas and other approved developments was identified in conjunction with the Westfield Community and Economic Development Department. Development in these three areas is expected to account for nearly all of the 10-year employment growth, with the remainder to occur in industrial areas north of 191st Street and east of US 31. Housing development is expected to be less concentrated, with these three primary development areas accounting for approximately 38% of the new housing over the next 10 years. The remaining housing unit growth was distributed through Washington Township based on analysis of available infill residential areas using aerial mapping and on discussions of likely development locations among City of Westfield staff.

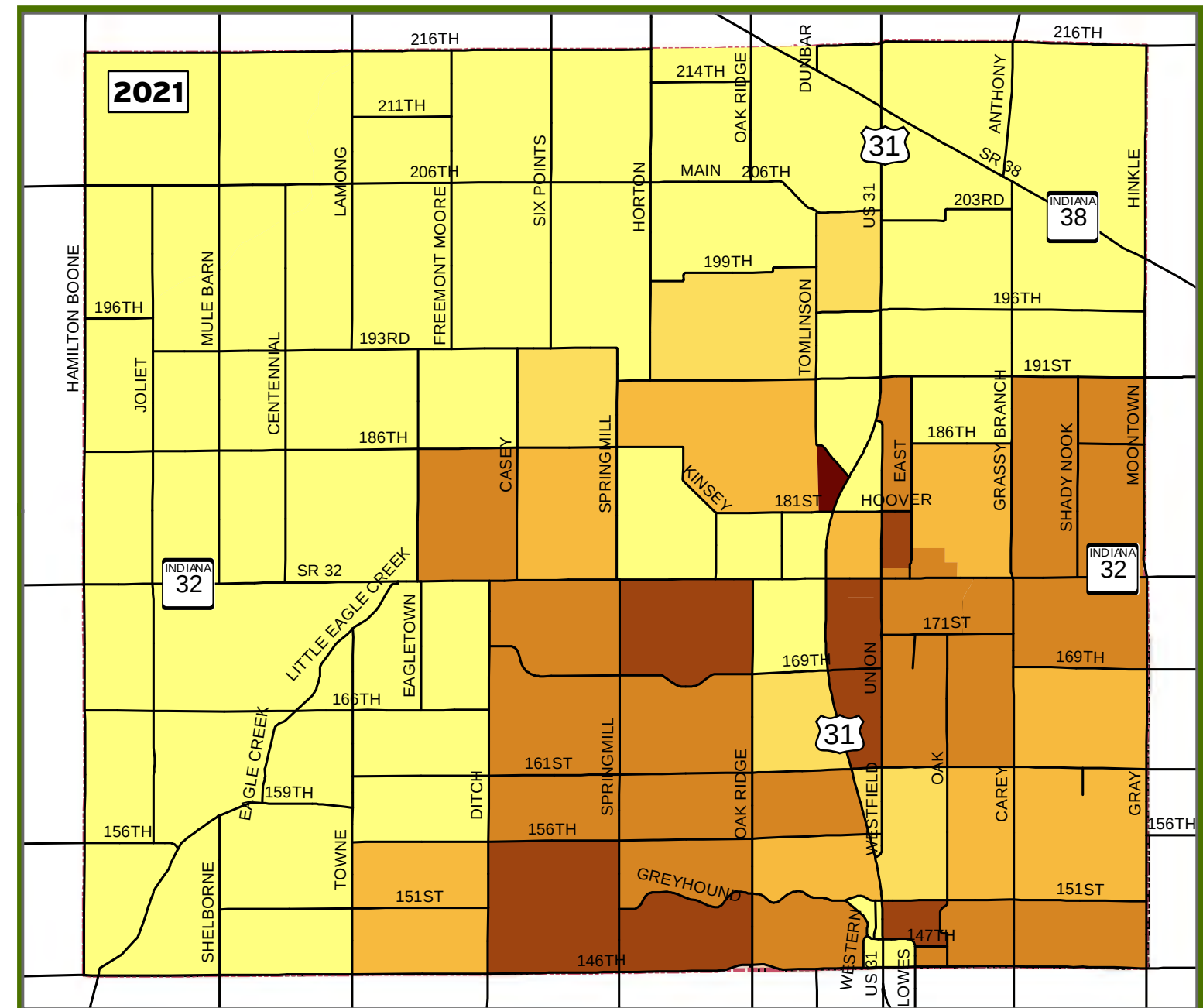
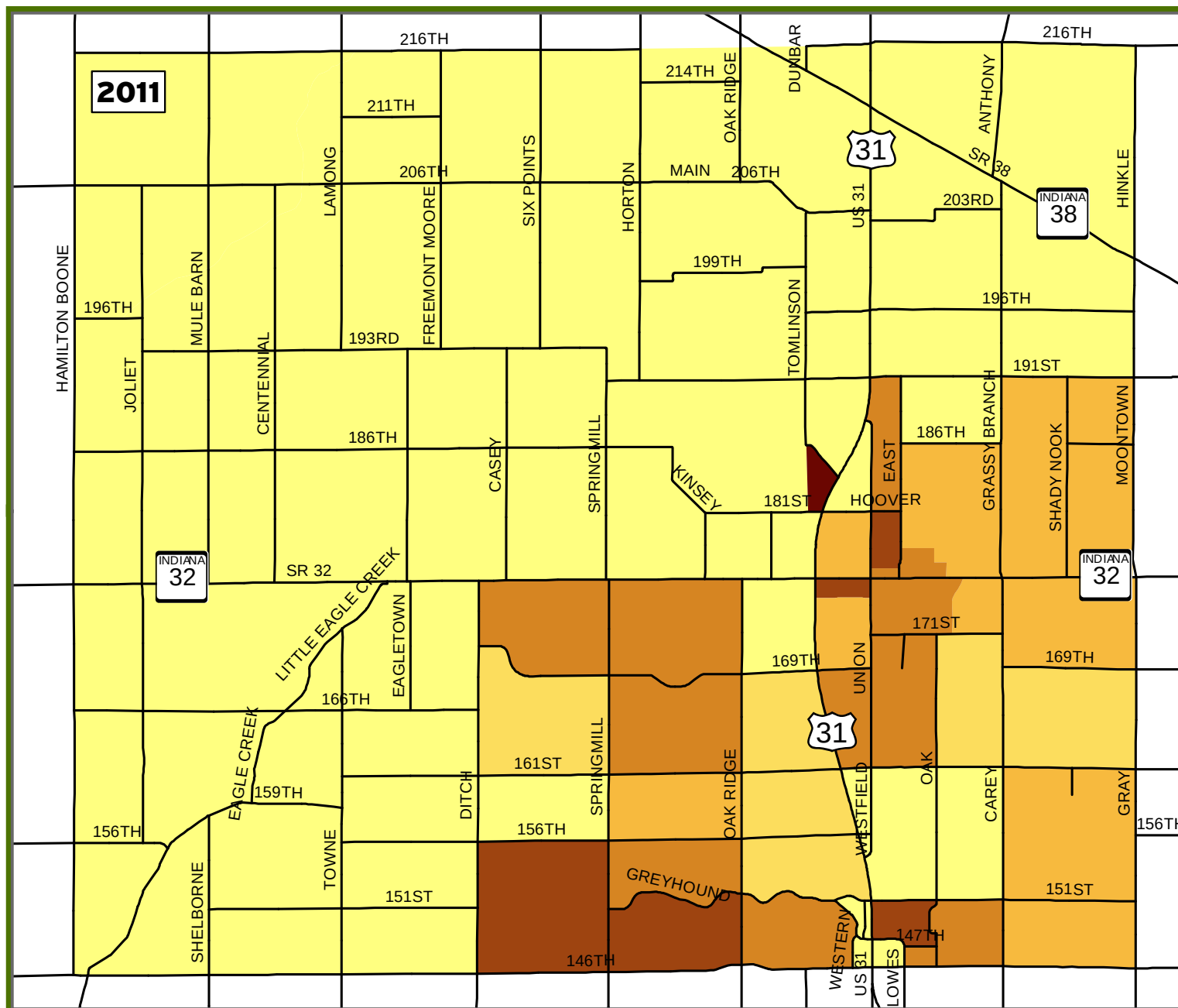
Table 4-1 summarizes the household and employment projections for each TAZ in Washington Township; **Figure 4-3** and **Figure 4-4** show this information in a graphic format. The final analysis resulted in a 2021 Washington Township forecast of 18,149 households (18,149 housing units) and a 2021 Washington Township employment forecast of 16,563. For more detailed information on the assumptions for planned developments, refer to **Appendix E**. For more information on household and employment projections in areas outside Washington Township, refer to **Appendix D**, which describes travel demand modeling procedures.

Table 4-1: Household and Employment Projections

TAZ	2011 Households	2021 Households	HH Growth	2011 Employment	2021 Employment	Emp. Growth
7001	16	16	0	0	0	0
7002	13	13	0	4	4	0
7003	40	40	0	27	27	0
7004	55	55	0	3	3	0
7005	33	33	0	0	0	0
7006	8	8	0	12	12	0
7007	22	22	0	5	5	0
7008	13	13	0	3	157	154
7009	24	24	0	0	0	0
7010	18	18	0	27	27	0
7011	13	13	0	350	350	0
7012	35	35	0	0	0	0
7013	8	88	80	0	245	245
7014	50	50	0	1	1	0

TAZ	2011 Households	2021 Households	HH Growth	2011 Employment	2021 Employment	Emp. Growth
7015	36	243	207	0	300	300
7016	144	157	13	0	6	6
7017	30	30	0	6	6	0
7018	33	33	0	9	9	0
7019	6	6	0	3	3	0
7020	31	31	0	2	2	0
7021	62	62	0	46	46	0
7022	13	13	0	6	6	0
7023	17	17	0	13	13	0
7024	43	43	0	11	11	0
7025	23	23	0	0	0	0
7026	58	507	449	9	9	0
7027	63	397	334	170	408	238
7028	13	13	0	122	1443	1321
7029	3	3	0	489	1157	668
7030	29	715	686	6	888	882
7031	10	34	24	38	692	654
7032	0	0	0	145	145	0
7033	90	90	0	506	672	166
7034	236	354	118	247	247	0
7035	54	54	0	14	14	0
7036	655	1017	362	57	57	0
7037	478	564	86	504	504	0
7038	201	282	81	78	78	0
7039	247	247	0	363	379	16
7040	146	412	266	29	29	0
7041	380	524	144	20	20	0
7042	100	349	249	213	218	5
7043	21	21	0	728	728	0
7044	98	98	0	502	502	0
7045	819	904	85	358	358	0
7046	914	1039	125	537	562	25
7047	468	762	294	104	104	0
7048	236	641	405	6	6	0
7049	28	28	0	61	61	0
7050	47	47	0	74	74	0
7051	54	54	0	25	25	0

TAZ	2011 Households	2021 Households	HH Growth	2011 Employment	2021 Employment	Emp. Growth
7052	25	25	0	3	3	0
7053	18	18	0	37	37	0
7054	67	316	249	79	79	0
7055	256	430	174	29	29	0
7056	69	295	226	17	17	0
7057	31	169	138	212	212	0
7058	62	213	151	4	4	0
7059	344	382	38	228	228	0
7060	241	473	232	103	103	0
7061	258	258	0	2000	2000	0
7062	0	0	0	538	538	0
7063	1	1	0	177	177	0
7064	325	406	81	58	58	0
7065	84	190	106	210	210	0
7066	513	513	0	43	43	0
7067	834	834	0	40	40	0
7068	1281	1330	49	160	160	0
7069	11	355	344	0	0	0
7070	7	7	0	6	6	0
7071	23	23	0	1	1	0
7072	69	69	0	3	3	0
7073	5	5	0	4	4	0
7074	38	38	0	0	0	0
7075	6	106	100	0	0	0
7076	222	222	0	95	95	0
7077	178	178	0	286	286	0
7078	158	158	0	64	64	0
7079	91	91	0	194	207	13
7080	286	332	46	75	75	0
7081	78	78	0	87	214	127
7082	19	19	0	0	0	0
7083	6	6	0	2	2	0
7084	0	0	0	409	409	0
7085	367	367	0	496	646	150
Total	12207	18149	5942	11593	16563	4970

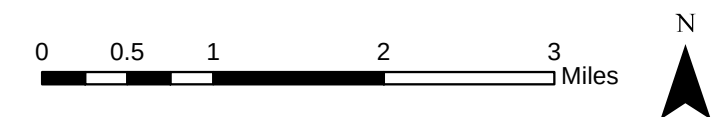


Road Impact Fee Study:

**Figure 4-3
Household Growth**



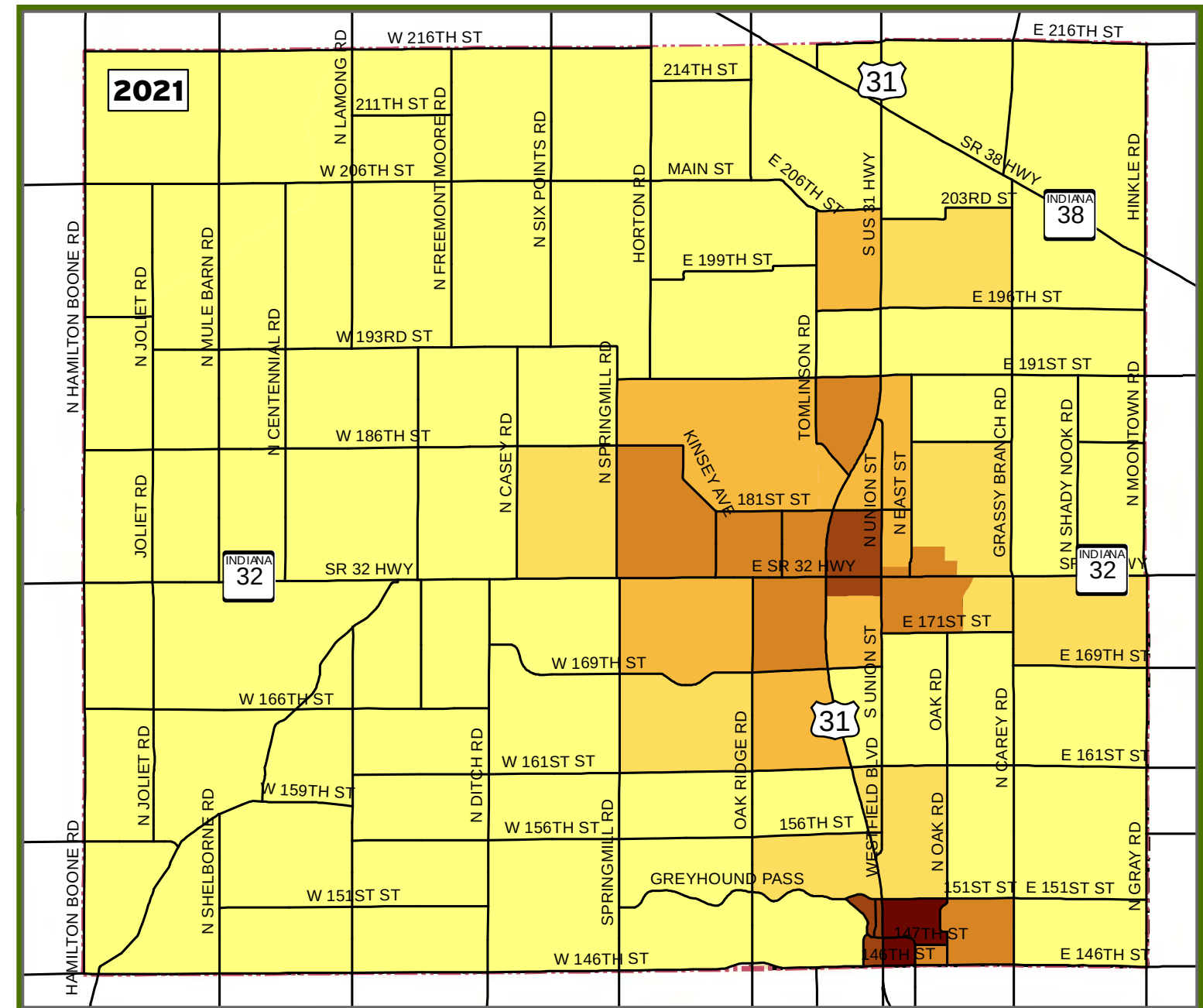
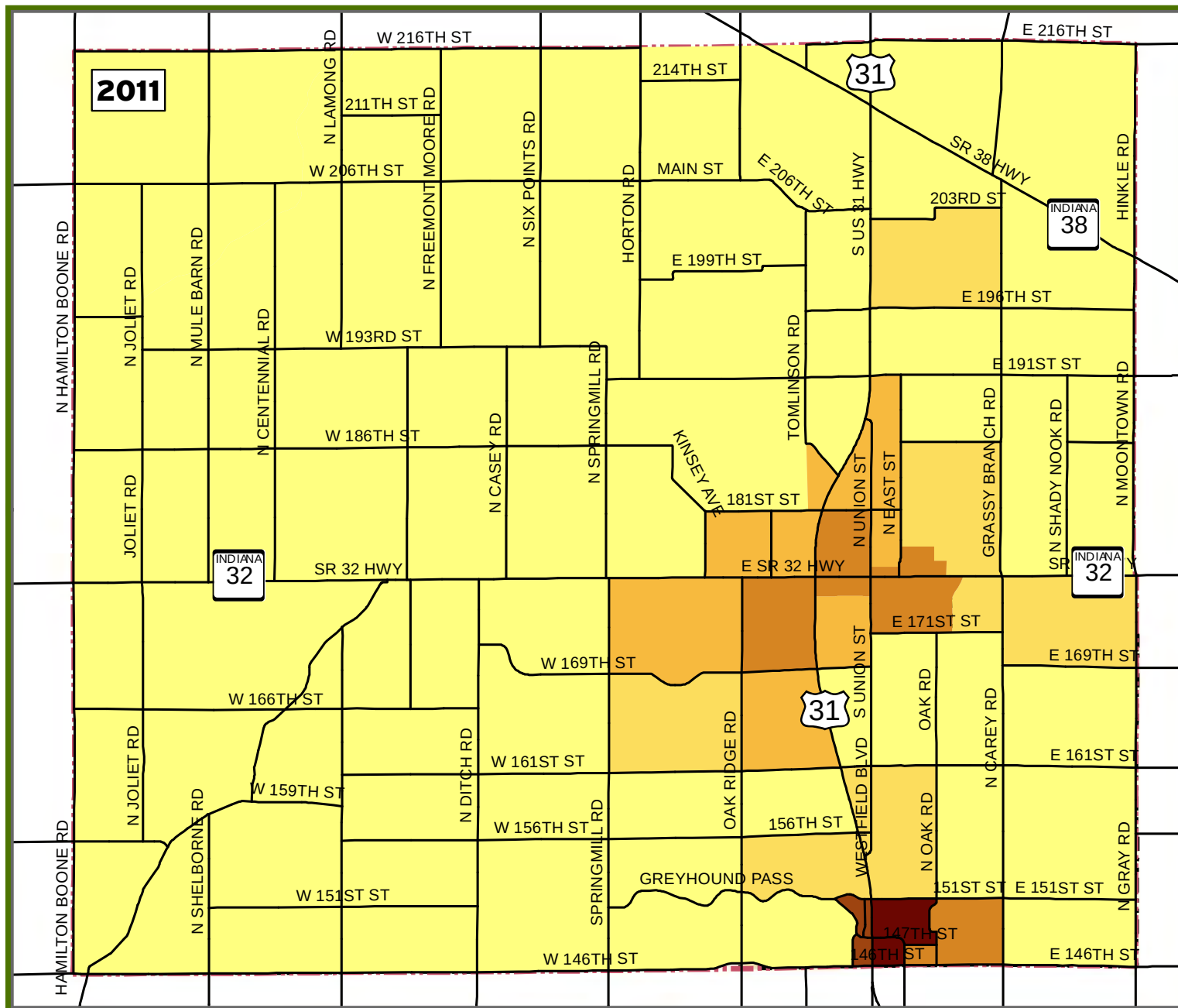
 Washington Township



February 2012

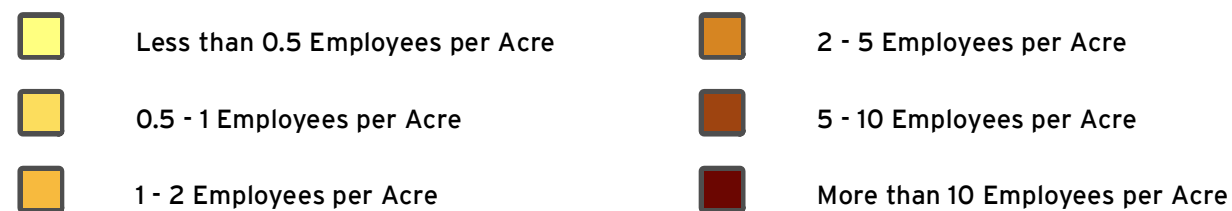
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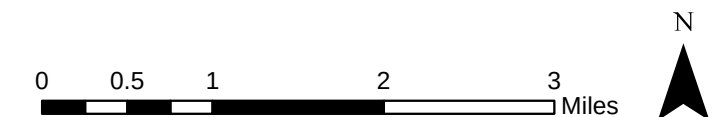


Road Impact Fee Study:

**Figure 4-4
Employment Growth**



 Washington Township



February 2012



DRAFT - February 2012

4.4 Committed Network Improvements

In order to correctly model future roadway conditions, it is necessary to reflect the transportation improvement projects that are already funded and are expected to be in place by 2021. These “committed” projects are coded into the travel demand model. This allows analysis of the future network to focus on areas where there are additional improvement needs that are not currently being addressed. Table 4-2 lists the committed projects that are included as part of the 2021 roadway network. These projects are either under construction in 2011 or have construction funding identified in the 2012-2015 Regional Transportation Improvement Program maintained by the Indianapolis Metropolitan Planning Organization.

Table 4-2: Committed Network Capacity Improvements in 2021 Travel Demand Model

Road	Location	Description	Responsible
US 31	96 th St to 216 th St	Upgrade to Freeway. Widen to 6 lanes. Add interchanges, frontage roads, and relocated property access points	INDOT
146 th St	Spring Mill Rd to Ditch Rd	Widen to 4 lanes. Roundabout at Ditch.	Hamilton County
156 th St	At Springmill Rd	Construct roundabout	Westfield
161 st St	At Oakridge Rd	Construct roundabout	Westfield
161 st St	At Cool Creek	Replace existing 1-lane bridge #147	Hamilton County
186 th St	Tomlinson Road to Grand Park Entrance	New road on new alignment	Westfield
Towne Rd*	131 st St to 146 th St	Widen to 4 lanes with roundabouts	Carmel

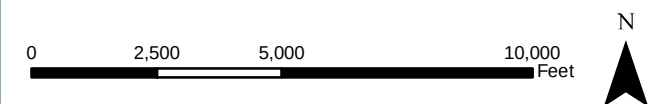
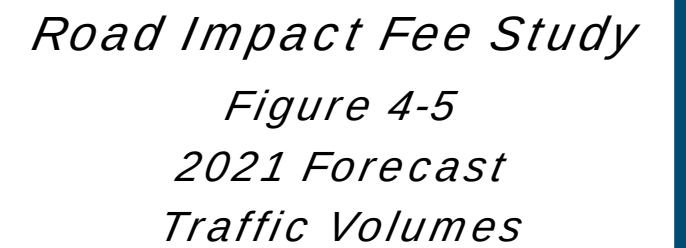
*under construction in 2011

The upgrade of US 31 to a limited access freeway facility from 96th Street to 216th Street will have by far the most significant impact on travel in the Westfield area. Transportation patterns in and around Westfield are expected to shift appreciably when improvements are made to US 31. Within Washington Township, US 31 interchanges are planned for 146th Street, 151st Street, 161st Street, SR 32, 191st Street and SR 38. Many of these east-west roads will experience increased traffic demand from travelers accessing US 31, while many roads parallel to US 31 will experience less growth or possibly a decrease in traffic demand from existing conditions. The US 31 freeway upgrade is expected to be in place through Westfield by 2017

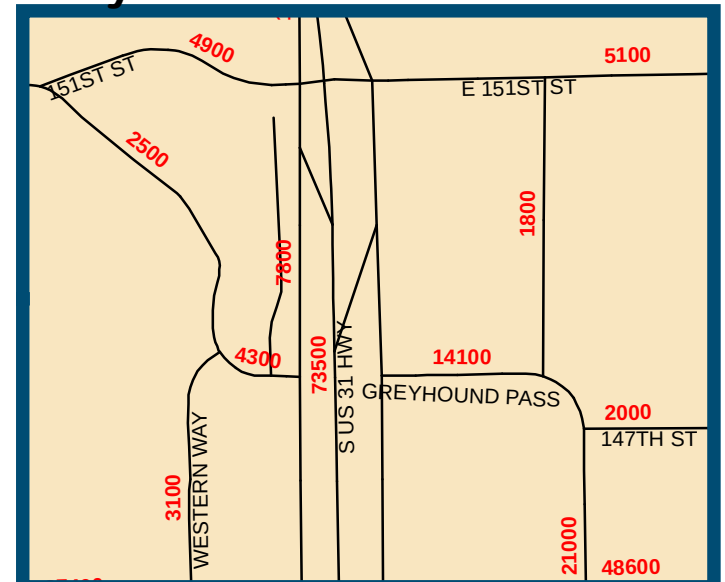
4.5 2021 Travel Demand

The TransCAD travel demand model was used to forecast 2021 network traffic volumes based on anticipated housing and employment and with the committed road network improvements in place. **Figure 4-5** shows the average daily traffic volumes that are forecast for the proposed study area road network in 2021. Because of the planned upgrade of US 31 to a freeway through the study area, traffic patterns through Westfield are expected to change significantly during the 10-year forecast period. Despite the forecast growth in housing and employment, 2021 traffic volumes on some Westfield roads will be only somewhat higher than today. In some cases they may be lower than today's volumes. Other roads, those that directly serve new development or provide access to the US 31 freeway, will experience higher traffic growth.

Morning and afternoon peak hour turning movement volume forecasts were developed using the daily forecasts from TransCAD along with existing and forecast estimates of peak period road link demand and the turning movement estimation procedures of NCHRP Report 255. This is the same method that was used to estimate missing intersection turning movement volumes under existing conditions. 2021 forecast intersection turning movement volumes are provided in **Appendix C**.



Greyhound Pass Inset



5 2021 Needs Assessment

Roadway capital improvements that will be necessary by 2021 were identified using the forecast 2021 traffic volumes and the same LOS criteria used to identify 2011 improvement needs. These criteria are identified in Section 2, Community Level of Service Criteria

5.1 Intersection Traffic Control

The appropriate traffic control at each intersection under forecast 2021 traffic conditions was determined by using the traffic signal and multi-way stop control warrant procedures of the Indiana MUTCD, as discussed in Section 2.1. **Figure 5-1** shows the existing intersection traffic control and new traffic control that is expected to be warranted by 2021.

Road Impact Fee Study

Figure 5-1
2021 Committed &
Warranted Traffic Control

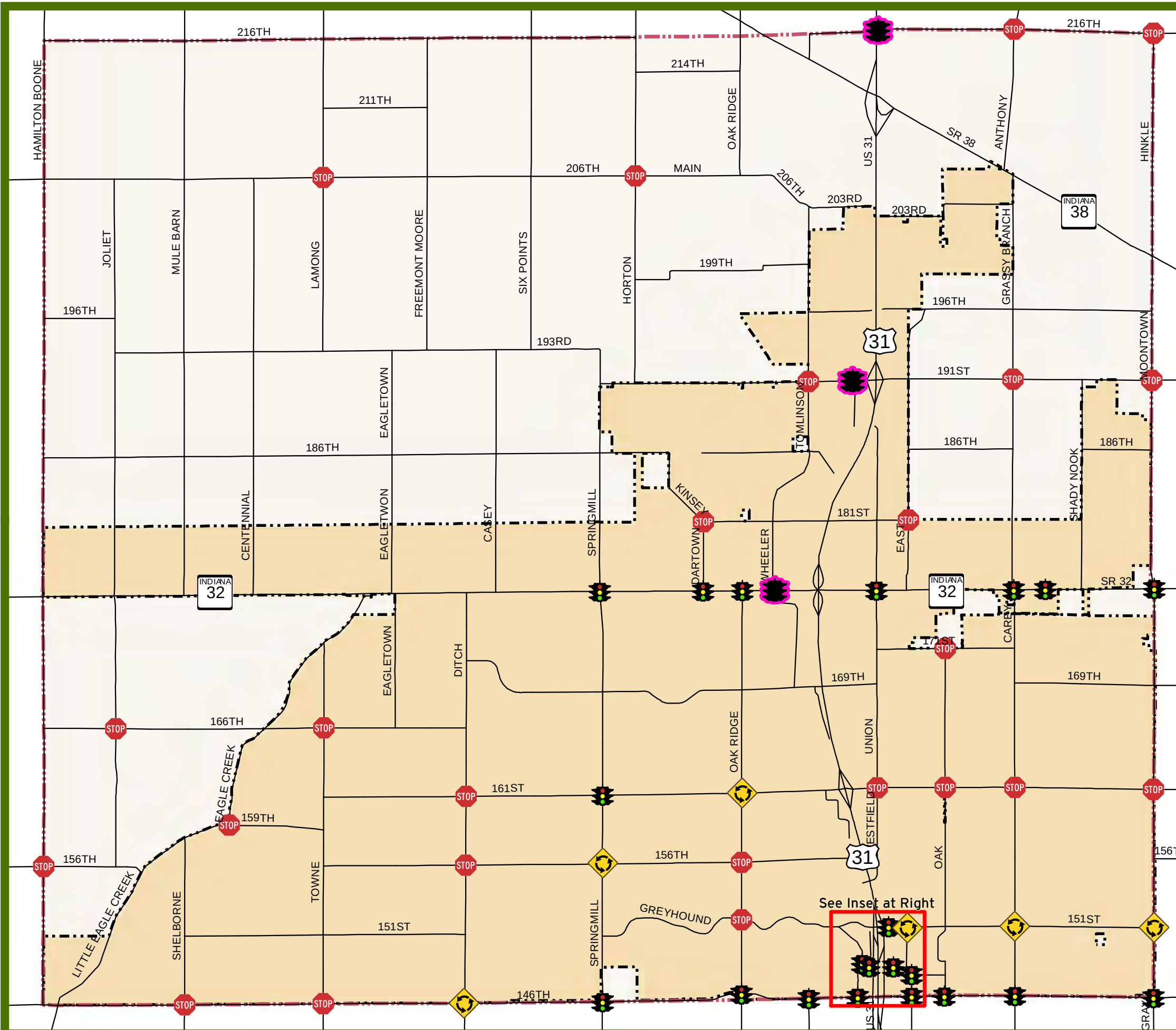
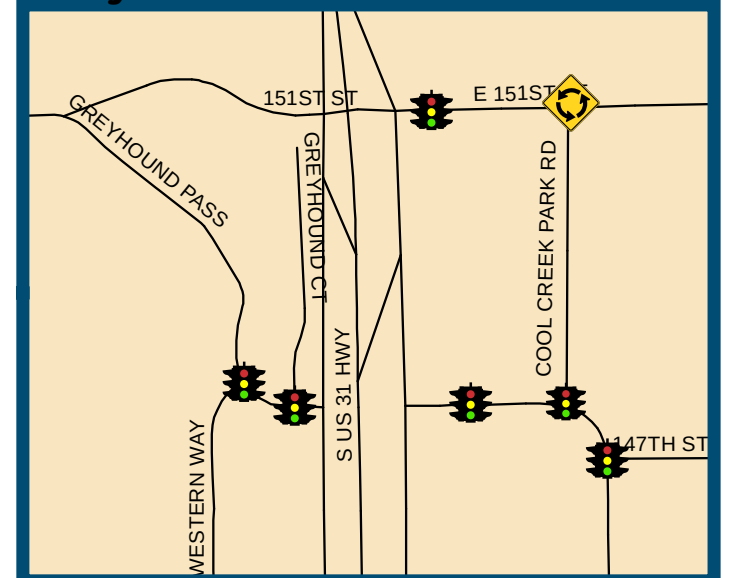
-  City of Westfield
-  Washington Township
-  Existing or Committed All-Way Stop
-  Existing or Committed Traffic Signal
-  Existing or Committed Roundabout
-  Daily Volumes Warrant
New Traffic Signal

NOTE: US 31 ramp intersection control not shown

0 2,500 5,000 10,000 Feet

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Greyhound Pass Inset



5.2 Levels of Service and Infrastructure Needs

Roadway segment and intersection levels of service were evaluated using the forecast 2021 traffic volumes and assuming that the committed improvements identified in Table 4-2 are in place. These evaluations were conducted using the criteria and methods described in Section 2, Community Level of Service Criteria. Table 5-1 lists the roadway segments that are not expected to meet the roadway cross section LOS criterion of a 22-foot minimum paved width for segments carrying at least 5,000 vehicles per day by 2021. Beyond those identified as existing 2011 needs, several additional 2-lane road segments are identified for widening by 2021. Segments of Springmill Road and 191st Street are identified as requiring improvement, but are currently outside of the Westfield municipal boundaries. The cost of improving these segments is not included in the impact fee cost calculations, but could be included in future updates if these roads become the responsibility of Westfield.

Figure 5-2 shows the intersections and road segments that are not expected to meet minimum acceptable traffic operations LOS by 2021. The figure includes both Westfield roads and other roads in the study area that are not Westfield responsibility. For Westfield roads, traffic operation LOS problems are forecast on Springmill Road, 161st Street and 191st Street. Construction of the committed roundabout at 156th and Springmill will address the existing improvement need for additional lanes at this intersection, although the road segment between 146th Street and 156th Street is still anticipated to experience unacceptable LOS. Traffic forecasts suggest that the roundabout at 161st and Carey, identified as a 2011 need, might not be necessary for adequate LOS after the US 31 freeway is in place. However, this roundabout will continue to be necessary at least until post-freeway traffic patterns are well-established.

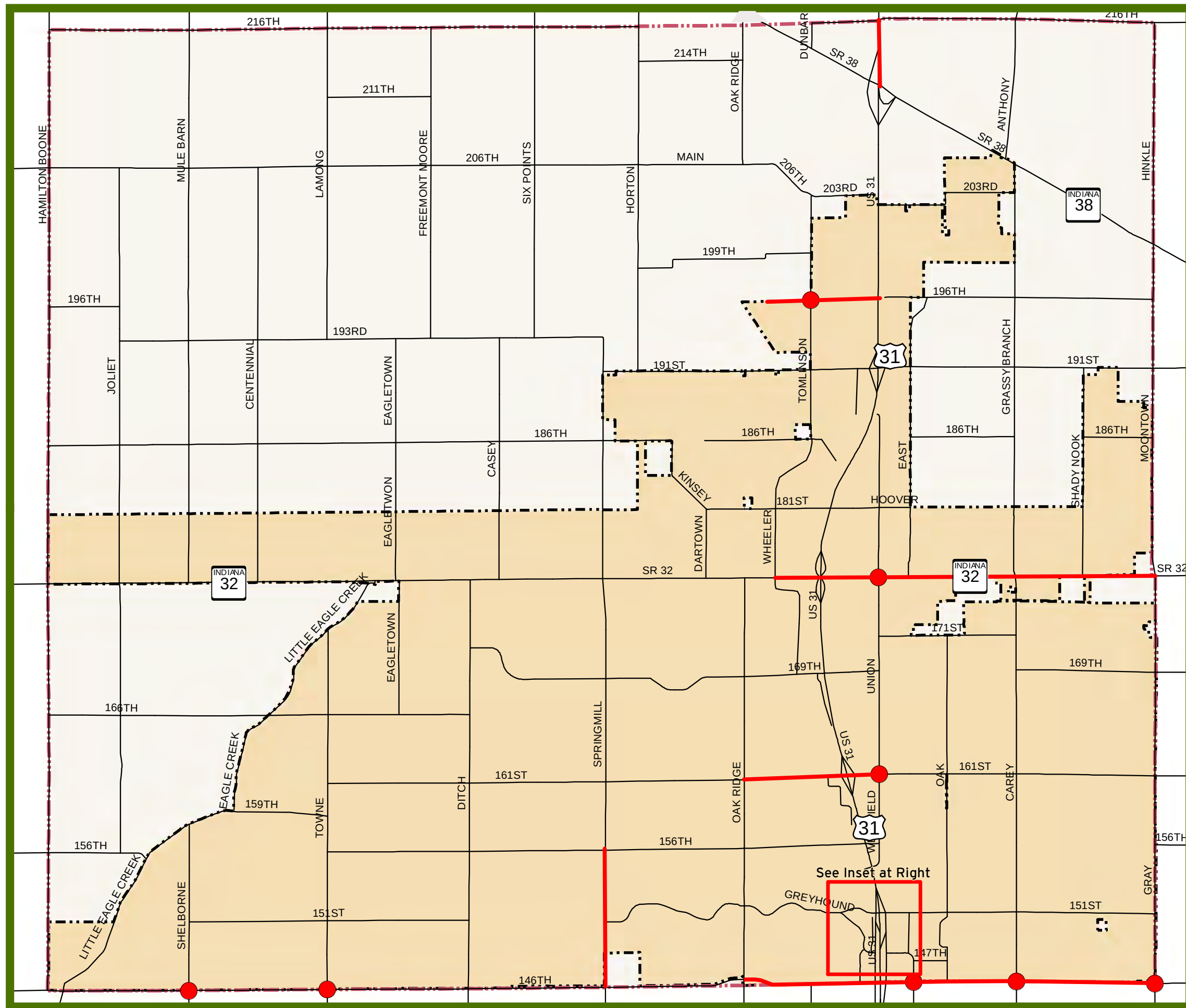
Figure 5-3 shows the expected 2021 roadway improvement needs for roads that are currently the responsibility of the City of Westfield. All identified deficiencies and recommended improvements are based on current expectations of development patterns and traffic demand through 2021. In addition to the 2011 improvement needs shown in Figure 3-4, this figure identifies the need to reconstruct segments of Springmill Road, 161st Street and 191st Street as 4-lane roads. New roundabouts will be needed at 191st and Tomlinson, at 191st and the planned West Access Road, and at 161st and Union Street. Figure 5-4 identifies the projects that are not needed to provide adequate LOS for existing development but will be required to provide for anticipated development. These projects are eligible for funding with road impact fee receipts.

Changes in the location or timing of land use development could result in some variation in the road network improvement needs identified in Figure 5-3 and should be considered in future updates of the impact fee study.

Table 5-1: 2021 Roadway Cross Section Deficiencies

Road	Begin	End	2021 Average Daily Traffic Volume	Typical Paved Width (feet)
Carey Road	Saddlehorn Drive	151 st Street	10,100	21
Carey Road	151 st Street	161 st Street	5,200	21
Gray Road	161 st Street	Golden Hinde Way	5,500	19
Oakridge Road	Sapphire Way	Greyhound Pass	5,700	20
Oakridge Road	Greyhound Pass	156 th Street	5,900	19
Oakridge Road	156 th Street	161 st Street	5,000	19
Oakridge Road	161 st Street	169 th Street	8,100	19
Oakridge Road	169 th Street	Pine Ridge Drive	6,800	18
Springmill Road	City Limit	Greyhound Pass	12,600	20
Springmill Road	Greyhound Pass	156 th Street	12,400	20
Springmill Road	156 th Street	161 st Street	10,400	20
Springmill Road	161 st Street	169 th Street	8,900	20
Springmill Road	169 th Street	SR 32	8,600	20
Springmill Road*	SR 32	186 th Street	6,600	18
Springmill Road*	186 th Street	191 st Street	7,100	18
Union Street	161 st Street	David Brown Drive	5,700	20
Wheeler Road	SR 32	181 st Street	9,300	18
151 st Street	Carmel Landing	Oak Road	5,100	20
151 st Street	Oak Road	Carey Road	5,000	20
151 st Street	Carey Road	Setters Road	5,000	21
191 st Street	Springmill Road	Horton Road	6,200	17
191 st Street	Horton Road	Tomlinson Road	13,900	18
191 st Street	Tomlinson Road	US 31	17,500	18
191 st Street	US 31	East Street	9,100	20
191 st Street*	East Street	Moontown Road	8,300	19

*Portions of this segment are not under City of Westfield jurisdiction but could be by 2021





Road Impact Fee Study

Figure 5-2

2021 Committed Network

Traffic Operation

Levels of Service

 City of Westfield

 Washington Township

 Intersection Level of Service
'E' or 'F' in either AM or PM Peak Hour

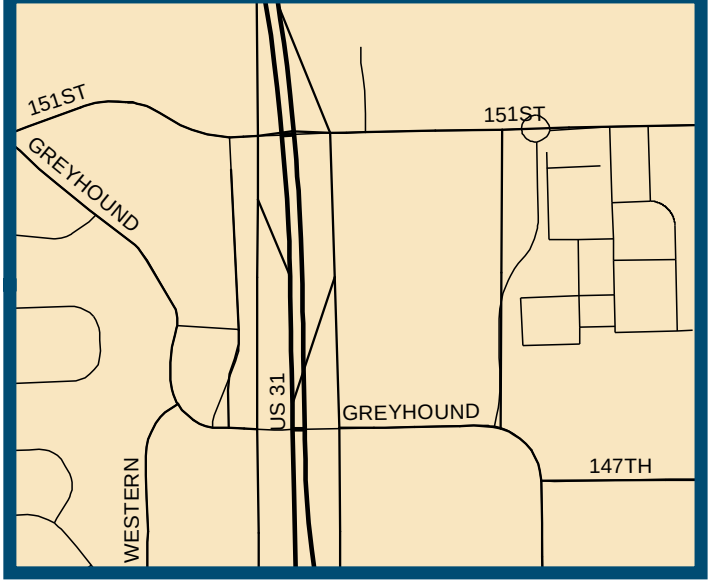
 Roadway Segment Level of Service
'E' or 'F' Based on Daily Volumes

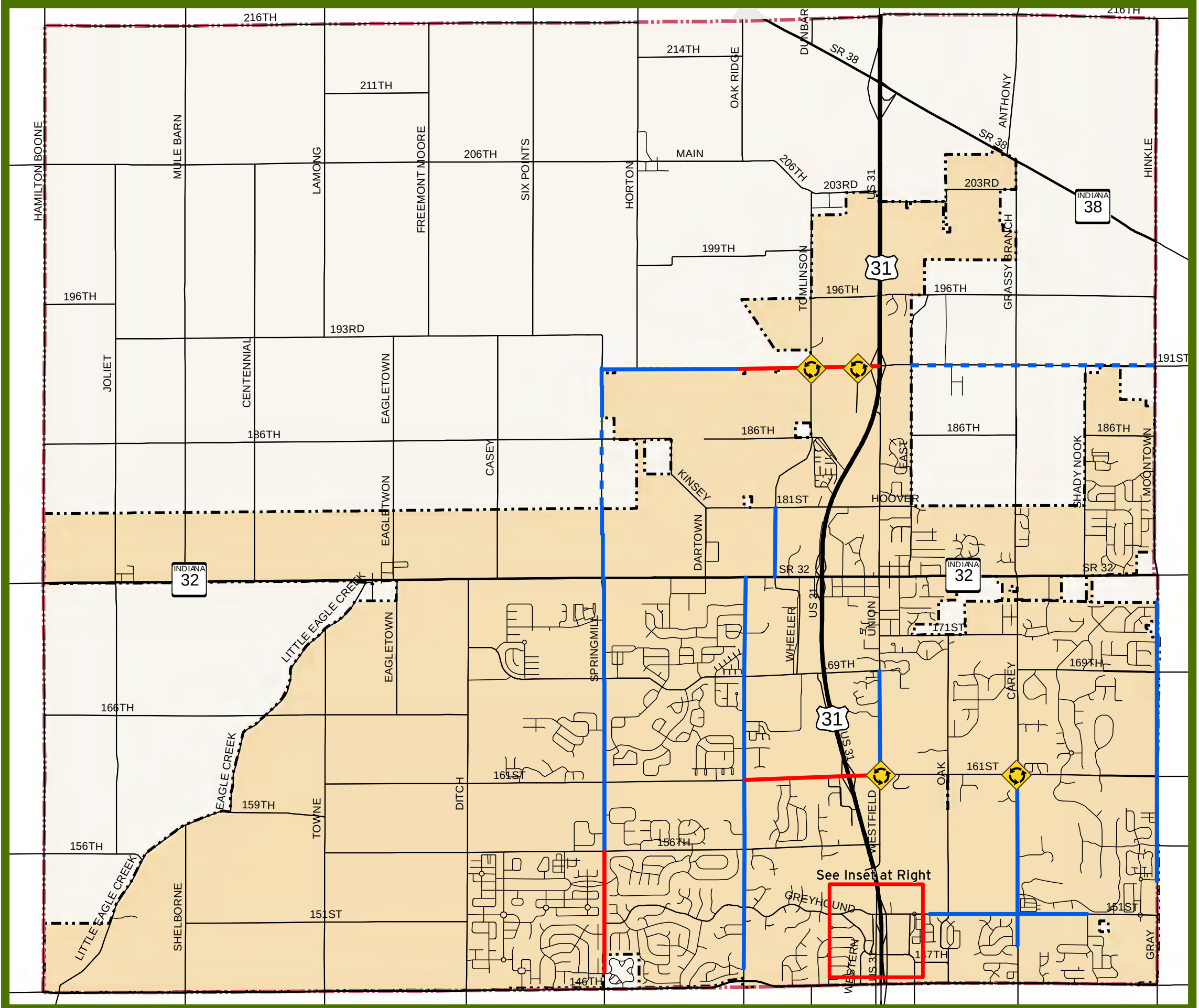
 0 2,500 5,000 10,000 Feet

 N

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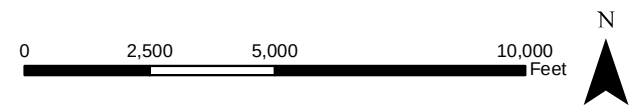
Greyhound Pass Inset





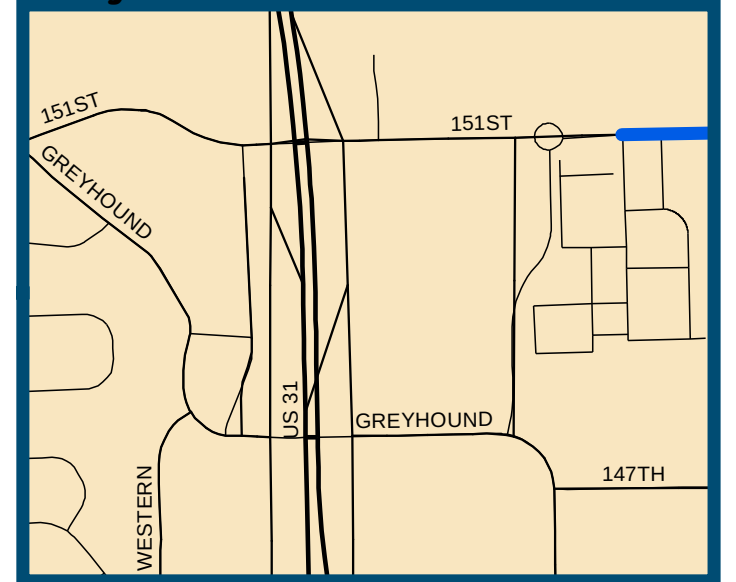
Road Impact Fee Study
Figure 5-3
2021 Roadway
Improvement Needs

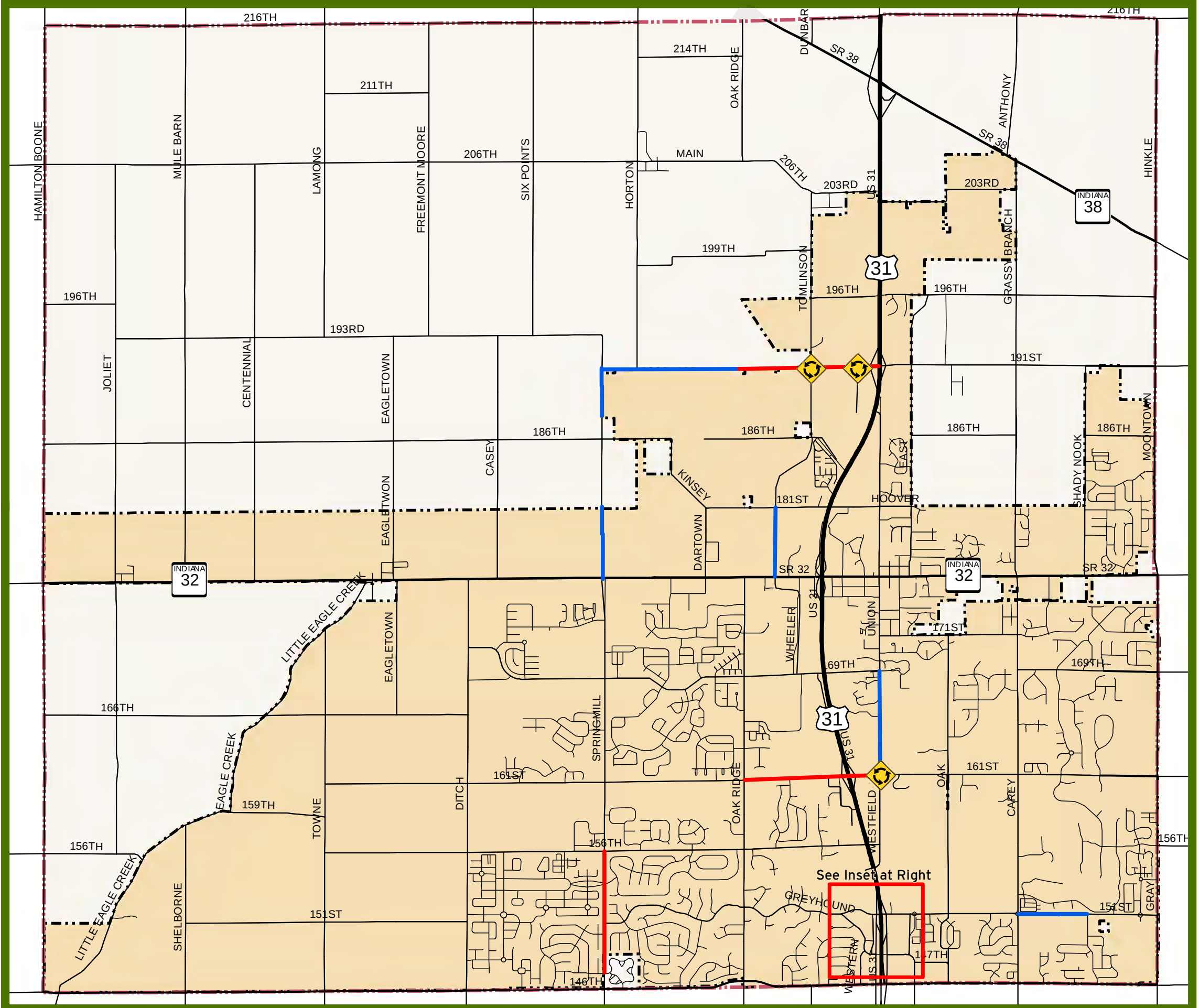
- City of Westfield
- Washington Township
- Widen & Overlay - 2 Lanes
- Widen & Overlay - 2 Lanes (Potential Future Westfield Road)
- Widen/Reconstruct - 4 Lanes
- New Roundabout



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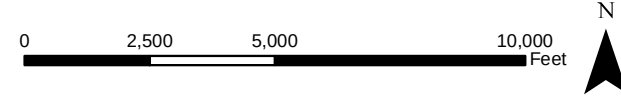
Greyhound Pass Inset





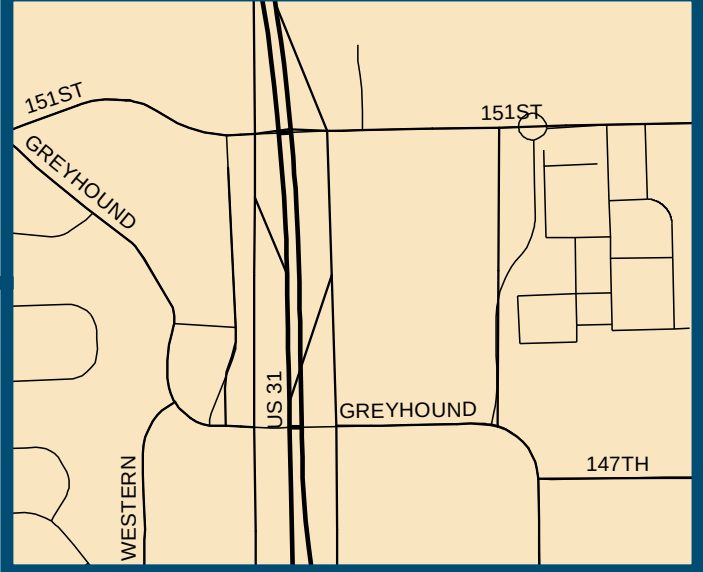
Road Impact Fee Study
Figure 5-4
Projects Eligible for
Impact Fee Funding

-  City of Westfield
-  Washington Township
-  Widen & Overlay - 2 Lanes
-  Widen/Reconstruct - 4 Lanes
-  New Roundabout



HNTB DRAFT - February 2012

Greyhound Pass Inset



6 Infrastructure Improvement Costs

The estimated costs of the improvement projects required to meet existing 2011 and projected 2021 needs are shown in Table 6-1 and Table 6-2. Detailed project cost estimates are provided in Appendix G.

Cost estimates for widening and overlay of existing 2-lane roads that do not currently meet the cross section requirements are based on providing two 12-foot travel lanes with 2-foot asphalt shoulders and open drainage on both sides. Right-of-way acquisition was assumed to be required in locations where the existing available right-of-way width is less than 50 feet, as estimated using Hamilton County Geographic Information System online maps. Right-of-way costs were estimated using average per-acre assessed values of potentially impacted parcels and adding an estimated per-parcel cost for land acquisition fees.

Cost estimates for the reconstruction of existing roads to a 4-lane section are based on providing four 12-foot travel lanes, a 16-foot raised median, curb and gutter and enclosed drainage. An 8-foot asphalt multi-use trail is assumed on each side of the new road in accordance with City of Westfield standards.

The tables identify the portion of the cost of several projects that is necessary to correct existing 2011 deficiencies. These capital costs are the responsibility of the City of Westfield and are not included in the impact fee calculation. The City of Westfield anticipates using several sources of funds to meet these capital improvement obligations. These include the use State MVH and LRS distributions, general obligation bonds, possible federal-aid highway funding, and the possible implementation of new TIF districts. Impact fees collected under the 2007 road impact fee ordinance may also be used to address existing deficiencies on Oakridge Road, Gray Road and at the 156th and Springmill intersection, as these deficiencies did not exist at that time and were identified as improvement needs in the previous Zone Improvement Plan.

The typical roadway features described in this section comply with the design requirements of the City of Westfield, but they were used only to develop improvement cost estimates. These features do not comprise specific design recommendations for the various projects.

Table 6-1: 2011 Improvement Costs

Road	Begin	End	Project	Typical Section	Cost to Meet 2011 LOS			
					Construction	Design, Survey & Inspection (15%)	Right-of-Way Acquisition	Total
Carey Road	Saddlehorn	161st Street	Widen and Resurface. Roundabout at 161st	2-lane with shoulders	\$2,451,600	\$367,700	\$23,000	\$2,842,300
Springmill Road	City Limits	156th Street	Widen and Resurface. NB and SB left turn lanes at 156th	2-lane with shoulders	\$745,500	\$111,800	\$22,700	\$880,000
Springmill Road	156th Street	161st Street	Widen and Resurface	2-lane with shoulders	\$359,000	\$53,900	\$4,300	\$417,200
Springmill Road	161st Street	SR 32	Widen and Resurface	2-lane with shoulders	\$1,015,600	\$152,300	\$26,400	\$1,194,300
Gray Road	Guerin Way	161st Street	Widen and Resurface	2-lane with shoulders	\$916,500	\$137,500	\$39,200	\$1,093,200
Gray Road	161st Street	Golden Hinde Way	Widen and Resurface	2-lane with shoulders	\$1,031,900	\$154,800	\$59,700	\$1,246,400
Oakridge Road	Sapphire Drive	161st Street	Widen and Resurface	2-lane with shoulders	\$979,600	\$146,900	\$65,700	\$1,192,200
Oakridge Road	161st Street	169th Street	Widen and Resurface	2-lane with shoulders	\$995,800	\$149,400	\$8,500	\$1,153,700
151st Street	Carmel Landing	Carey Road	Widen and Resurface	2-lane with shoulders	\$558,100	\$83,700	\$0	\$641,800
TOTAL:					\$9,053,600	\$1,358,000	\$249,500	\$10,661,100

Table 6-2: 2021 Improvement Costs

Road	Begin	End	Project	Typical Section	Cost to Meet 2021 LOS				Cost to Meet 2011 LOS	Impact Fee Cost
					Construction	Design, Survey & Inspection (15%)	Right-of-Way Acquisition	Total		
Carey Road	Saddlehorn	161st Street	Widen and Resurface. Roundabout at 161st	2-lane with shoulders	\$2,451,600	\$367,700	\$23,000	\$2,842,300	\$2,842,300	\$0
Springmill Road	City Limits	156th Street	Widen and Reconstruct	4-lane with median, curb & gutter	\$4,533,500	\$680,000	\$144,500	\$5,358,000	\$880,000	\$4,478,000
Springmill Road	156th Street	161st Street	Widen and Resurface	2-lane with shoulders	\$359,000	\$53,900	\$4,300	\$417,200	\$417,200	\$0
Springmill Road	161st Street	SR 32	Widen and Resurface	2-lane with shoulders	\$1,015,600	\$152,300	\$26,400	\$1,194,300	\$1,194,300	\$0
Springmill Road	SR 32	191st	Widen and Resurface	2-lane with shoulders	\$669,300	\$100,400	\$65,800	\$835,500	\$0	\$835,500
Gray Road	Guerin Way	161st Street	Widen and Resurface	2-lane with shoulders	\$916,500	\$137,500	\$39,200	\$1,093,200	\$1,093,200	\$0
Gray Road	161st Street	Golden Hinde Way	Widen and Resurface	2-lane with shoulders	\$1,031,900	\$154,800	\$59,700	\$1,246,400	\$1,246,400	\$0
151st Street	Carmel Landing	Carey Road	Widen and Resurface	2-lane with shoulders	\$558,100	\$83,700	\$0	\$641,800	\$641,800	\$0
151st Street	Carey Road	Setters Road	Widen and Resurface	2-lane with shoulders	\$389,600	\$58,400	\$0	\$448,000	\$0	\$448,000
161st Street	Oakridge Road	US 31	Widen and Reconstruct	4-lane with median, curb & gutter	\$4,633,900	\$695,100	\$1,301,400	\$6,630,400	\$0	\$6,630,400
161st Street	US 31	Union Street	Widen and Reconstruct. Roundabout at Union	4-lane with median, curb & gutter	\$2,950,300	\$442,500	\$131,500	\$3,524,300	\$0	\$3,524,300
Oakridge Road	Sapphire Drive	161st Street	Widen and Resurface	2-lane with shoulders	\$979,600	\$146,900	\$65,700	\$1,192,200	\$1,192,200	\$0
Oakridge Road	161st Street	169th Street	Widen and Resurface	2-lane with shoulders	\$995,800	\$149,400	\$8,500	\$1,153,700	\$1,153,700	\$0
Oakridge Road	169th Street	Pine Ridge Drive	Widen and Resurface	2-lane with shoulders	\$448,700	\$67,300	\$1,700	\$517,700	\$0	\$517,700
Wheeler Road	SR 32	181st Street	Widen and Resurface	2-lane with shoulders	\$380,800	\$57,100	\$40,900	\$478,800	\$0	\$478,800
Union Street	161st Street	David Brown Drive	Widen and Resurface	2-lane with shoulders	\$514,400	\$77,200	\$29,000	\$620,600	\$0	\$620,600
191st Street	Springmill Road	Grand Park Entrance	Widen and Resurface	2-lane with shoulders	\$736,700	\$110,500	\$83,500	\$930,700	\$0	\$930,700
191st Street	Grand Park Entrance	Tomlinson Road	Widen and Reconstruct. Roundabout at Tomlinson	4-lane with median, curb & gutter	\$6,176,100	\$926,400	\$1,034,800	\$8,137,300	\$0	\$8,137,300
191st Street	Tomlinson Road	US 31	Widen and Reconstruct. Roundabout at West Access	4-lane with median, curb & gutter	\$4,041,800	\$606,300	\$2,230,300	\$6,878,400	\$0	\$6,878,400
TOTAL:					\$33,783,200	\$5,067,400	\$5,290,200	\$44,140,800	\$10,661,100	\$33,479,700

7 Impact Fee Calculation

7.1 Supportable Impact Fee

Based on an analysis of trip patterns using the TransCAD travel demand model, a single road impact fee zone is established for Westfield, which is coterminous with the Westfield corporate boundaries. The current impact zone boundaries are shown in **Figure 7-1**. These boundaries may change as property is annexed into the City of Westfield.

Table 7-1 shows the per-trip road impact fee rate that can be supported for new development in the City of Westfield Road Impact Zone. The actual road impact fee rate that the City of Westfield decides to assess could differ from this rate for various reasons. This supportable rate is based on the total cost of improvements in the impact zone divided by the number of new daily trip ends anticipated in the impact zone by 2021. The number of new daily trip ends in the impact zone was determined from the travel demand model.

The cost of projects to bring existing LOS up to Community LOS standards is the responsibility of Westfield. This cost is subtracted from the 2021 needs in determining the total impact cost. No impact deductions or non-local funding sources have been identified at this time to further reduce the total impact cost.

Table 7-1: Calculation of Supportable Impact Fee

	Total
2021 Road Improvement Needs	\$44,140,800
Cost to Serve Existing Traffic	(\$10,661,100)
Cost of Impact Fee Study*	\$236,750
Total Impact Cost	\$33,716,450
New Daily Trip Ends	84,023
Impact Fee Per New Daily Trip End	\$401

7.2 Impact Fee Assessment

Procedures

The impact fee rates calculated in this study are based on average daily trip ends generated by new development. With the following exceptions and restrictions, the City of Westfield will assess impact fees for individual developments based on a calculation of average weekday trip ends according to the methods and rates provided in the latest editions of *Trip Generation*⁹ and the *Trip Generation Handbook*¹⁰, published by the Institute of Transportation Engineers.

1. Independent Variable

- a. The independent variable used to calculate average weekday trip ends shall be as follows:
 - Residential Uses: Dwelling Units
 - Retail Uses: Gross Floor Area or Gross Leasable Area
 - Industrial Uses: Gross Floor Area
 - Office Uses: Gross Floor Area
 - Lodging Uses: Total Number of Rooms
 - Churches: Gross Floor Area
 - Gasoline/Service Stations: Number of Fueling Positions
 - Other Services Uses: Gross Floor Area
- b. For land uses not listed above or for which the above independent variables cannot be used, the independent variable to be used will be approved by the City of Westfield

2. Trip End Calculation

- a. Trip ends for residential uses shall be calculated using the average weekday trip rate provided in *Trip Generation*.
- b. Trip ends for land uses other than residential shall be calculated using either the average weekday trip rate or the weekday fitted curve regression equation provided in *Trip Generation*. The determination of whether to use the average rate or the regression equation shall be based on the recommended procedure in the *Trip Generation Handbook*.

⁹ Institute of Transportation Engineers, *Trip Generation*, 8th Edition, Washington, DC, 2008 (or later edition).

¹⁰ Institute of Transportation Engineers, *Trip Generation Handbook*, Second Edition, An ITE Recommended Practice, Washington, DC, 2004 (or later edition).

3. Passby Trip Reduction

- a. The following daily passby trip reduction percentages will be allowed:
 - Free-Standing Discount Superstore (ITE 813): 28%
 - Shopping Center (ITE 820): 34%
 - Home Improvement Superstore (ITE 862): 48%
 - Drive-in Bank (ITE 912): 47%
 - Quality Restaurant (ITE 931): 44%
 - High-Turnover (Sit-Down) Restaurant (ITE 932): 43%
 - Fast Food Restaurant with Drive Through (ITE 934): 50%
 - Gasoline/Service Station with Convenience Market (ITE 945): 62%
- b. Passby reduction for other uses will be allowed only if justification is provided.

4. Internal capture rates for multi-use development, when used, shall be calculated using the procedures of the *Trip Generation Handbook*, using the daily capture rates. Internal capture rates may not be applied to:

- Shopping centers
- Office parks or office buildings with retail
- Hotels with limited retail and/or restaurant space
- Any development where traffic between the uses crosses a thoroughfare

Examples

1. An example calculation of the impact fee assessment for a 100 home residential development is as follows:

ITE Trip Generation rate for single-family detached housing (ITE Code 210):

$$T = 9.57 (X)$$

Where, T = the daily trip ends
 X = the number of dwelling units

For 100 dwelling units, the number of daily trip ends = 957 trips/day

$$\begin{aligned} 957 \text{ trips/day} \times \$401/\text{trip} &= \$383,757 \text{ impact fee for the entire development} \\ &= \$3,838 \text{ per home} \end{aligned}$$

2. An example calculation of the impact fee assessment for a 400,000 square foot shopping center is as follows:

ITE Trip Generation rate for a shopping center (ITE Code 820):

$$\ln(T) = 0.65 \ln(X) + 5.83$$

Where, T = the daily trip ends
 X = 1,000 square feet of gross leasable area

For a 400,000 SF shopping center, the number of daily trip ends = 16,721 trips/day

Passby reduction = 34% x 16,721 trips/day = 5,685 trips/day

Total new trips generated = 16,721 – 5,685 = 11,036 trips/day

11,036 trips/day * \$401/trip = \$4,425,436 impact fee for the entire development

7.3 Impact Fee Adjustment

The impact fee calculated in this study was developed based on 2011 construction cost estimates and current forecasts of development. It will be necessary to periodically update the calculations and assumptions used to develop the impact fee to account for cost inflation and changes in development forecasts. In any case, this Zone Improvement Plan will need to be updated within 5 years in order to meet the schedule for replacement of the impact fee ordinance that is dictated by Indiana code.

8 Anticipated Timing of Improvements

Table 8-1 shows an example construction schedule for identified road improvements in Westfield. The schedule is based on estimates of future development patterns over the next ten years. Actual construction should occur as needed to meet evolving system requirements. This schedule is primarily intended to indicate the priority groupings of individual projects. Construction according to this schedule would require the following to occur:

- The full value of supportable impact fees is assessed for all development
- Development occurs as expected and evenly throughout the 10-year impact fee horizon
- Other funding sources are available when needed
- City, contract and consultant staffing resources are sufficient to design and construct all projects within the required time frame

Table 8-1: Example Road Improvements Construction Schedule

Project	Road	Begin	End	Description	Years*
1	Carey Road	Saddlehorn Drive	161st Street	Widen and Resurface. Roundabout at 161st	1-3
2	Springmill Road	at 156th Street		Roundabout (committed project)	1-3
3	Oakridge Road	at 161st Street		Roundabout (committed project)	1-3
4	186th Street	Grand Park Entrance	Tomlinson Road	New 2-lane road (committed project)	1-3
5	Oakridge Road	Sapphire Drive	161st Street	Widen and Resurface	1-3
6	Oakridge Road	161st Street	169th Street	Widen and Resurface	1-3
7	Wheeler Road	SR 32	181st Street	Widen and Resurface	1-3
8	161st Street	US 31	Union Street	Widen and Reconstruct. Roundabout at Union	4-6
9	Springmill Road	City Limits	156th Street	Widen and Reconstruct	4-6
10	Springmill Road	156th Street	161st Street	Widen and Resurface	4-6
11	161st Street	Oakridge Road	US 31	Widen and Reconstruct	4-6
12	191st Street	Springmill Road	Grand Park Entrance	Widen and Resurface	4-6
13	191st Street	Grand Park Entrance	Tomlinson Road	Widen and Reconstruct. Roundabout at Tomlinson	4-6
14	191st Street	Tomlinson Road	US 31	Widen and Reconstruct. Roundabout at West Access	4-6
15	Gray Road	Guerin Way	161st Street	Widen and Resurface	7-10
16	Gray Road	161st Street	Golden Hinde Way	Widen and Resurface	7-10
17	151st Street	Carmel Landing	Carey Road	Widen and Resurface	7-10
18	151st Street	Carey Road	Setters Road	Widen and Resurface	7-10
19	Union Street	161st Street	David Brown Drive	Widen and Resurface	7-10
20	Springmill Road	161st Street	SR 32	Widen and Resurface	7-10
21	Springmill Road	SR 32	191st	Widen and Resurface	7-10
22	Oakridge Road	169th Street	Pine Ridge Drive	Widen and Resurface	7-10

*Illustrative schedule only. See text for assumptions.



WESTFIELD ROAD IMPACT FEE Zone Improvement Plan

Technical Appendices

WESTFIELD ROAD IMPACT FEE

Zone Improvement Plan



Technical Appendices

PREPARED BY

HNTB Corporation

111 Monument Circle

Suite 1200

Indianapolis, IN 46204

Phone: (317) 636-4682

Fax: (317) 917-5211

www.hntb.com

HNTB

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Appendix A: Indiana State Impact Fee Code

IC 36-7-4-1300**1300 Series—Impact Fees**

Sec. 1300. This series (sections 1300 through 1399 of this chapter) may be cited as follows: 1300 SERIES — IMPACT FEES.

As added by P.L.221-1991, SEC.1.

IC 36-7-4-1301**"Community level of service" defined**

Sec. 1301. As used in this series, "community level of service" means a quantitative measure of the service provided by the infrastructure that is determined by a unit to be appropriate.

As added by P.L.221-1991, SEC.2.

IC 36-7-4-1302**"Current level of service" defined**

Sec. 1302. As used in this series, "current level of service" means a quantitative measure of service provided by existing infrastructure to support existing development.

As added by P.L.221-1991, SEC.3.

IC 36-7-4-1303**"Development" defined**

Sec. 1303. As used in this series, "development" means an improvement of any kind on land.

As added by P.L.221-1991, SEC.4.

IC 36-7-4-1304**"Fee payer" and "person" defined**

Sec. 1304. (a) As used in this series, "fee payer" means the following:

- (1) A person who has paid an impact fee.
 - (2) A person to whom a person who paid an impact fee has made a written assignment of rights concerning the impact fee.
 - (3) A person who has assumed by operation of law the rights concerning an impact fee.
- (b) As used in this series, "person" means an individual, a sole proprietorship, a partnership, an association, a corporation, a fiduciary, or any other entity.

As added by P.L.221-1991, SEC.5.

IC 36-7-4-1305**"Impact fee" and "capital costs" defined**

Sec. 1305. (a) As used in this series, "impact fee" means a monetary charge imposed on new development by a unit to defray or mitigate the capital costs of infrastructure that is required by, necessitated by, or needed to serve the new development.

(b) As used in this section, "capital costs" means the costs incurred to provide additional infrastructure to serve new development, including the following:

- (1) Directly related costs of construction or expansion of infrastructure that is necessary to serve the new development, including reasonable design, survey, engineering, environmental, and other professional fees that are directly related to the construction or expansion.
- (2) Directly related land acquisition costs, including costs incurred for the following:

- (A) Purchases of interests in land.
- (B) Court awards or settlements.
- (C) Reasonable appraisal, relocation service, negotiation service, title insurance, expert witness, attorney, and other professional fees that are directly related to the land acquisition.
- (3) Directly related debt service, subject to section 1330 of this chapter.
- (4) Directly related expenses incurred in preparing or updating the comprehensive plan or zone improvement plan, including all administrative, consulting, attorney, and other professional fees, as limited by section 1330 of this chapter.

As added by P.L.221-1991, SEC.6.

IC 36-7-4-1306

"Impact fee ordinance" defined

Sec. 1306. As used in this series, "impact fee ordinance" means an ordinance adopted under section 1311 of this chapter.

As added by P.L.221-1991, SEC.7.

IC 36-7-4-1307

"Impact zone" defined

Sec. 1307. As used in this series, "impact zone" means a geographic area designated under section 1315 of this chapter.

As added by P.L.221-1991, SEC.8.

IC 36-7-4-1308

"Infrastructure" defined

Sec. 1308. As used in this series, "infrastructure" means the capital improvements that:

- (1) comprise:
 - (A) a sanitary sewer system or wastewater treatment facility;
 - (B) a park or recreational facility;
 - (C) a road or bridge;
 - (D) a drainage or flood control facility; or
 - (E) a water treatment, water storage, or water distribution facility;
- (2) are:
 - (A) owned solely for a public purpose by:
 - (i) a unit; or
 - (ii) a corporation created by a unit; or
 - (B) leased by a unit solely for a public purpose; and
- (3) are included in the zone improvement plan of the impact zone in which the capital improvements are located.

The term includes site improvements or interests in real property needed for a facility listed in subdivision (1).

As added by P.L.221-1991, SEC.9.

IC 36-7-4-1309

"Infrastructure type" defined

Sec. 1309. As used in this series, "infrastructure type" means any of the following types of infrastructure covered by an impact fee ordinance:

- (1) Sewer, which includes sanitary sewerage and wastewater treatment facilities.

(2) Recreation, which includes parks and other recreational facilities.

(3) Road, which includes public ways and bridges.

(4) Drainage, which includes drains and flood control facilities.

(5) Water, which includes water treatment, water storage, and water distribution facilities.

As added by P.L.221-1991, SEC.10.

IC 36-7-4-1310

"Infrastructure agency" defined

Sec. 1310. As used in this series, "infrastructure agency" means a political subdivision or an agency of a political subdivision responsible for acquiring, constructing, or providing a particular infrastructure type.

As added by P.L.221-1991, SEC.11.

IC 36-7-4-1311

Ordinance; jurisdiction to adopt; impact fees and other charges

Sec. 1311. (a) The legislative body of a unit may adopt an ordinance imposing an impact fee on new development in the geographic area over which the unit exercises planning and zoning jurisdiction. The ordinance must aggregate the portions of the impact fee attributable to the infrastructure types covered by the ordinance so that a single and unified impact fee is imposed on each new development.

(b) If the legislative body of a unit has planning and zoning jurisdiction over the entire geographic area covered by the impact fee ordinance, an ordinance adopted under this section shall be adopted in the same manner that zoning ordinances are adopted under the 600 SERIES of this chapter.

(c) If the legislative body of a unit does not have planning and zoning jurisdiction over the entire geographic area covered by the impact fee ordinance but does have jurisdiction over one (1) or more infrastructure types in the area, the legislative body shall establish the portion of the impact fee schedule or formula for the infrastructure types over which the legislative body has jurisdiction. The legislative body of the unit having planning and zoning jurisdiction shall adopt an impact fee ordinance containing that portion of the impact fee schedule or formula if:

(1) a public hearing has been held before the legislative body having planning and zoning jurisdiction; and

(2) each plan commission that has planning jurisdiction over any part of the geographic area in which the impact fee is to be imposed has approved the proposed impact fee ordinance by resolution.

(d) An ordinance adopted under this section is the exclusive means for a unit to impose an impact fee. An impact fee imposed on new development to pay for infrastructure may not be collected after January 1, 1992, unless the impact fee is imposed under an impact fee ordinance adopted under this chapter.

(e) Notwithstanding any other provision of this chapter, the following charges are not impact fees and may continue to be imposed by units:

(1) Fees, charges, or assessments imposed for infrastructure services under statutes in existence on January 1, 1991, if:

(A) the fee, charge, or assessment is imposed upon all users whether they are new users or users requiring additional capacity or services;

(B) the fee, charge, or assessment is not used to fund construction of new infrastructure unless the new infrastructure is of the same type for which the fee, charge, or assessment is imposed and will serve the payer; and

(C) the fee, charge, or assessment constitutes a reasonable charge for the services provided in accordance with IC 36-1-3-8(6) or other governing statutes requiring that any fees, charges, or assessments bear a reasonable relationship to the infrastructure provided.

(2) Fees, charges, and assessments agreed upon under a contractual agreement entered into before April 1, 1991, or fees, charges, and assessments agreed upon under a contractual agreement, if the fees, charges, and assessments are treated as impact deductions under section 1321(d) of this chapter if an impact fee ordinance is in effect.

As added by P.L.221-1991, SEC.12.

IC 36-7-4-1312

Ordinance; prerequisites to adoption

Sec. 1312. (a) A unit may not adopt an impact fee ordinance under section 1311 of this series unless the unit has adopted a comprehensive plan under the 500 SERIES of this chapter for the geographic area over which the unit exercises planning and zoning jurisdiction.

(b) Before the adoption of an impact fee ordinance under section 1311 of this chapter, a unit shall establish an impact fee advisory committee. The advisory committee shall:

(1) be appointed by the executive of the unit;

(2) be composed of not less than five (5) and not more than ten (10) members with at least forty percent (40%) of the membership representing the development, building, or real estate industries; and

(3) serve in an advisory capacity to assist and advise the unit with regard to the adoption of an impact fee ordinance under section 1311 of this chapter.

(c) A planning commission or other committee in existence before the adoption of an impact fee ordinance that meets the membership requirements of subsection (b) may serve as the advisory committee that subsection (b) requires.

(d) Action of an advisory committee established under subsection (b) is not required as a prerequisite for the unit in adopting an impact fee ordinance under section 1311 of this chapter.

As added by P.L.221-1991, SEC.13.

IC 36-7-4-1313

Other permissible fees and charges of adopting unit

Sec. 1313. This series does not prohibit a unit from doing any of the following:

(1) Imposing a charge to pay the administrative, plan review, or inspection costs associated with a permit for development.

(2) Imposing, pursuant to a written commitment or agreement and as a condition or requirement attached to a development approval or authorization (including permitting or zoning decisions), an obligation to dedicate, construct, or contribute goods, services, land or interests in land, or infrastructure to a unit or to an infrastructure agency. However, if the unit adopts or has already adopted an impact fee ordinance under section 1311 of this chapter the following apply:

(A) The person dedicating, contributing, or providing an improvement under this subsection is entitled to a credit for the improvement under section 1335 of this chapter.

(B) The cost of complying with the condition or requirement imposed by the unit under this subdivision may not exceed the impact fee that could have been imposed by the unit under section 1321 of this chapter for the same infrastructure.

(3) Imposing new permit fees, charges, or assessments or amending existing permit fees, charges, or assessments. However, the permit fees, charges, or assessments must meet the requirements of section 1311(e)(1)(A), 1311(e)(1)(B), and 1311(e)(1)(C) of this chapter.

As added by P.L.221-1991, SEC.14.

IC 36-7-4-1314

Ordinance; application

Sec. 1314. (a) Except as provided in subsection (b), an impact fee ordinance must apply to any development:

(1) that is in an impact zone; and

(2) for which a unit may require a structural building permit.

(b) An impact fee ordinance may not apply to an improvement that does not create a need for additional infrastructure, including the erection of a sign, the construction of a fence, or the interior renovation of a building not resulting in a change in use.

As added by P.L.221-1991, SEC.15.

IC 36-7-4-1315

Ordinance; establishment of impact zones

Sec. 1315. (a) An impact fee ordinance must establish an impact zone, or a set of impact zones, for each infrastructure type covered by the ordinance. An impact zone established for a particular infrastructure type is not required to be congruent with an impact zone established for a different infrastructure type.

(b) An impact zone may not extend beyond the jurisdictional boundary of an infrastructure agency responsible for the infrastructure type for which the impact zone was established, unless an agreement under IC 36-1-7 is entered into by the infrastructure agencies.

(c) If an impact zone, or a set of impact zones, includes a geographic area containing territory from more than one (1) planning and zoning jurisdiction, the applicable legislative bodies and infrastructure agencies shall enter into an agreement under IC 36-1-7

concerning the collection, division, and distribution of the fees collected under the impact fee ordinance.

As added by P.L.221-1991, SEC.16.

IC 36-7-4-1316

Impact zones; geographical area

Sec. 1316. A unit must include in an impact zone designated under section 1315 of this chapter the geographical area necessary to ensure that:

- (1) there is a functional relationship between the components of the infrastructure type in the impact zone;
- (2) the infrastructure type provides a reasonably uniform benefit throughout the impact zone; and
- (3) all areas included in the impact zone are contiguous.

As added by P.L.221-1991, SEC.17.

IC 36-7-4-1317

Ordinance; identification of responsible infrastructure agency

Sec. 1317. A unit must identify in the unit's impact fee ordinance the infrastructure agency that is responsible for acquiring, constructing, or providing each infrastructure type included in the impact fee ordinance.

As added by P.L.221-1991, SEC.18.

IC 36-7-4-1318

Ordinance; zone improvement plan preparation; contents of plan

Sec. 1318. (a) A unit may not adopt an impact fee ordinance under section 1311 of this chapter unless the unit has prepared or substantially updated a zone improvement plan for each impact zone during the immediately preceding one (1) year period. A single zone improvement plan may be used for two (2) or more infrastructure types if the impact zones for the infrastructure types are congruent.

(b) Each zone improvement plan must contain the following information:

- (1) A description of the nature and location of existing infrastructure in the impact zone.
 - (2) A determination of the current level of service.
 - (3) Establishment of a community level of service. A unit may provide that the unit's current level of service is the unit's community level of service in the zone improvement plan.
 - (4) An estimate of the nature and location of development that is expected to occur in the impact zone during the following ten (10) year period.
 - (5) An estimate of the nature, location, and cost of infrastructure that is necessary to provide the community level of service for the development described in subdivision (4). The plan must indicate the proposed timing and sequencing of infrastructure installation.
 - (6) A general description of the sources and amounts of money used to pay for infrastructure during the previous five (5) years.
- (c) If a zone improvement plan provides for raising the current level of service to a higher community level of service, the plan must:

- (1) provide for completion of the infrastructure that is necessary

to raise the current level of service to the community level of service within the following ten (10) year period;

(2) indicate the nature, location, and cost of infrastructure that is necessary to raise the current level of service to the community level of service; and

(3) identify the revenue sources and estimate the amount of the revenue sources that the unit intends to use to raise the current level of service to the community level of service for existing development. Revenue sources include, without limitation, any increase in revenues available from one (1) or more of the following:

(A) Adopting or increasing the following:

(i) The county adjusted gross income tax.

(ii) The county option income tax.

(iii) The county economic development income tax.

(iv) The annual license excise surtax.

(v) The wheel tax.

(B) Imposing the property tax rate per one hundred dollars (\$100) of assessed valuation that the unit may impose to create a cumulative capital improvement fund under IC 36-9-14.5 or IC 36-9-15.5.

(C) Transferring and reserving for infrastructure purposes other general revenues that are currently not being used to pay for capital costs of infrastructure.

(D) Dedicating and reserving for infrastructure purposes any newly available revenues, whether from federal or state revenue sharing programs or from the adoption of newly authorized taxes.

(d) A unit must consult with a qualified engineer licensed to perform engineering services in Indiana when the unit is preparing the portions of the zone improvement plan described in subsections (b)(1), (b)(2), (b)(5), and (c)(2).

(e) A zone improvement plan and amendments and modifications to the zone improvement plan become effective after adoption as part of the comprehensive plan under the 500 SERIES of this chapter or adoption as part of the capital improvements program under section 503(5) of this chapter. If the unit establishing the impact fee schedule or formula and establishing the zone improvement plan is different from the unit having planning and zoning jurisdiction, the unit having planning and zoning jurisdiction shall incorporate the zone improvement plan as part of the unit's comprehensive plan and capital improvement plan.

(f) If a unit's zone improvement plan identifies revenue sources for raising the current level of service to the community level of service, impact fees may not be assessed or collected by the unit unless:

(1) before the effective date of the impact fee ordinance the unit has available or has adopted the revenue sources that the zone improvement plan specifies will be in effect before the impact fee ordinance becomes effective; and

(2) after the effective date of the impact fee ordinance the unit

continues to provide adequate funds to defray the cost of raising the current level of service to the community level of service, using revenue sources specified in the zone improvement plan or revenue sources other than impact fees.

As added by P.L.221-1991, SEC.19.

IC 36-7-4-1319

Amendment to ordinance or zone improvement plan

Sec. 1319. (a) A unit shall amend a zone improvement plan to make adjustments in the nature, location, and cost of infrastructure and the timing or sequencing of infrastructure installations to respond to the nature and location of development occurring in the impact zone. Appropriate planning and analysis shall be carried out before an amendment is made to a zone improvement plan.

(b) A unit may not amend an impact fee ordinance if the amendment makes a significant change in an impact fee schedule or formula or if the amendment designates an impact zone or alters the boundary of a zone, unless a new or substantially updated zone improvement plan has been approved within the immediately preceding one (1) year period.

As added by P.L.221-1991, SEC.20.

IC 36-7-4-1320

Ordinance; fee schedule and formula

Sec. 1320. (a) An impact fee ordinance must include:

(1) a schedule prescribing for each impact zone the amount of the impact fee that is to be imposed for each infrastructure type covered by the ordinance; or

(2) a formula for each impact zone by which the amount of the impact fee that is to be imposed for each infrastructure type covered by the ordinance may be derived.

(b) A schedule or formula included in an impact fee ordinance must provide an objective and uniform standard for calculating impact fees that allows fee payers to accurately predict the impact fees that will be imposed on new development.

As added by P.L.221-1991, SEC.21.

IC 36-7-4-1321

Fee schedule or formula; requirements; limitations

Sec. 1321. (a) An impact fee schedule or formula described in section 1320 of this chapter shall be prepared so that the impact fee resulting from the application of the schedule or formula to a development meets the requirements of this section. However, this section does not require that a particular methodology be used in preparing the schedule or formula.

(b) As used in this section, "impact costs" means a reasonable estimate, made at the time the impact fee is assessed, of the proportionate share of the costs incurred or to be incurred by the unit in providing infrastructure of the applicable type in the impact zone that are necessary to provide the community level of service for the development. The amount of impact costs may not include the costs of infrastructure of the applicable type needed to raise the current level of service in the impact zone to the community level of service in the impact zone for development that is existing at the time the

impact fee is assessed.

(c) As used in this section, "nonlocal revenue" means a reasonable estimate, made at the time the impact fee is assessed, of revenue that:

(1) will be received from any source (including but not limited to state or federal grants) other than a local government source; and

(2) is to be used within the impact zone to defray the capital costs of providing infrastructure of the applicable type.

(d) As used in this section, "impact deductions" means a reasonable estimate, made at the time the impact fee is assessed, of the amounts from the following sources that will be paid during the ten (10) year period after assessment of the impact fee to defray the capital costs of providing infrastructure of the applicable types to serve a development:

(1) Taxes levied by the unit or on behalf of the unit by an applicable infrastructure agency that the fee payer and future owners of the development will pay for use within the geographic area of the unit.

(2) Charges and fees, other than fees paid by the fee payer under this chapter, that are imposed by any of the following for use within the geographic area of the unit:

(A) An applicable infrastructure agency.

(B) A governmental entity.

(C) A not-for-profit corporation created for governmental purposes.

Charges and fees covered by this subdivision include tap and availability charges paid for extension of services or the provision of infrastructure to the development.

(e) An impact fee on a development may not exceed:

(1) impact costs; minus

(2) the sum of nonlocal revenues and impact deductions.

As added by P.L.221-1991, SEC.22.

IC 36-7-4-1322

Fee assessment date; increase or decrease in fees; developments against which fees may not be assessed; existing contracts

Sec. 1322. (a) Except as provided in subsection (b), an impact fee ordinance must require that, if the fee payer requests, an impact fee on a development must be assessed not later than thirty (30) days after the earlier of:

(1) the date the fee payer obtains an improvement location permit for the development; or

(2) the date that the fee payer voluntarily submits to the unit a development plan for the development and evidence that the property is properly zoned for the proposed development. The plan shall be in the form prescribed by the unit's zoning ordinance and shall contain reasonably sufficient detail for the unit to calculate the impact fee.

(b) An impact fee ordinance may provide that if a proposed development is of a magnitude that will require revision of the zone improvement plan in order to appropriately serve the new development, the unit shall revise the unit's zone improvement plan

and shall assess an impact fee on a development not later than one hundred eighty (180) days after the earlier of the following:

(1) The date on which the fee payer obtains an improvement location permit for the development.

(2) The date on which the fee payer submits to the unit a development plan for a development and evidence that the property is properly zoned for the proposed development. The development plan must be in the form prescribed by the unit's zoning ordinance and must contain reasonably sufficient detail for the unit to calculate the impact fee.

(c) An impact fee assessed under subsections (a) or (b) may be increased only if the structural building permit has not been issued for the development and the requirements of subsection (d) are satisfied. In the case of a phased development, only a portion of an impact fee assessed under subsection (a) or (b) that is attributable to the portion of the development for which a permit has not been issued may be increased if the requirements of subsection (d) are satisfied.

(d) Unless the improvement location permit or development plan originally submitted for the development is changed so that the amount of impact on infrastructure the development creates in the impact zone is significantly increased, an impact fee assessed under:

(1) subsection (a)(1) or (b)(1) may not be increased for the period of the improvement location permit's validity; and

(2) subsection (a)(2) or (b)(2) may not be increased for three (3) years.

(e) An impact fee assessed under subsection (a) or (b) shall be decreased if the improvement location permit or development plan originally submitted for the development is changed so that the amount of impact on infrastructure that the development creates in the impact zone is significantly decreased. If a change occurs in the permit or plan that results in a decrease in the amount of the impact fee after the fee has been paid, the unit that collected the fee shall immediately refund the amount of the overpayment to the fee payer.

(f) If the unit fails to assess an impact fee within the period required by subsection (a) or (b), the unit may not assess an impact fee on the development unless the development plan originally submitted for the development is materially and substantially changed.

(g) Notwithstanding other provisions in this chapter, a unit may not assess an impact fee against a development if:

(1) an improvement location permit has been issued for all or a part of a development before adoption of an impact fee ordinance that is in compliance with this chapter; and

(2) the development satisfies all of the following criteria:

(A) The development is zoned for commercial or industrial use before January 1, 1991.

(B) The development will consist primarily of new buildings or structures. As used in this clause, the term "new buildings or structures" does not include additions or expansions of existing buildings or structures.

(C) The parts of the development for which a structural building permit has not been issued are owned or controlled by the person that owned or controlled the development on January 1, 1991.

(D) A structural building permit is issued for the development not more than four (4) years after the effective date of the impact fee ordinance.

(E) The development is part of a common scheme of development that:

(i) involves land that is contiguous;

(ii) involves a plan for development that includes a survey of the land, engineering drawings, and a site plan showing the anticipated size, location, and use of buildings and the anticipated location of streets, sewers, and drainage;

(iii) if plan approval is required, resulted in an application being filed with an appropriate office, commission, or official of the unit before January 1, 1991, that resulted or may result in approval of any phase of the development plan referred to in item (ii);

(iv) has been diligently pursued since January 1, 1991;

(v) resulted before January 1, 1991, in a substantial investment in creating, publicizing, or implementing the common scheme of development; and

(vi) involved the expenditure of significant funds before January 1, 1991, for the provision of improvements, such as roads, sewers, water treatment facilities, water storage facilities, water distribution facilities, drainage systems, or parks, that are on public lands or are available for other development in the area.

(h) Notwithstanding any other provision of this chapter, this chapter does not impair the validity of any contract between a unit and a fee payer that was:

(1) entered into before January 1, 1991; and

(2) executed in consideration of zoning amendments or annexations requested by the fee payer.

As added by P.L.221-1991, SEC.23.

IC 36-7-4-1323

Fee due date; proration; repeal or lapse of ordinance

Sec. 1323. (a) Except as provided in section 1324 of this chapter, an impact fee assessed in compliance with section 1322 of this chapter is due and payable on the date of issuance of the structural building permit for the new development on which the impact fee is imposed.

(b) For a phased development, an impact fee shall be prorated for purposes of payment according to the impact of the parcel for which a structural building permit is issued in relation to the total impact of the development. In accordance with section 1324 of this chapter, only the prorated portion of the assessed impact fee is due and payable on the issuance of the permit.

(c) If an impact fee ordinance is repealed, lapses, or becomes ineffective after the assessment of an impact fee on a development

but before the issuance of the structural building permit for part or all of the development:

- (1) any part of the impact fee attributable to the part of the development for which a structural building permit has not been issued is void and is not due and payable, in the case of a phased development; and
- (2) the entire impact fee is void and is not due and payable, in the case of a development other than a phased development.

As added by P.L.221-1991, SEC.24.

IC 36-7-4-1324

Ordinance; installment payment plan; fee upon permit issuance; interest; penalty for late payment

Sec. 1324. (a) An impact fee ordinance must include an installment payment plan. The installment payment plan must at least offer a fee payer the option of paying part of an impact fee in equal installment payments if the impact fee is greater than five thousand dollars (\$5,000). In an installment plan under this section:

- (1) a maximum of five thousand dollars (\$5,000) or five percent (5%) of the impact fee, whichever is greater, may become payable on the date the structural building permit is issued for the development on which the fee is imposed;
- (2) the first installment may not become due and payable less than one (1) year after the date the structural building permit is issued for the development on which the fee is imposed; and
- (3) the last installment may not be due and payable less than two (2) years after the date the structural building permit is issued for the development on which the fee is imposed.

(b) An impact fee ordinance may require an impact fee of five thousand dollars (\$5,000) or less to be paid in full on the date the structural building permit is issued for the development on which the impact fee is imposed.

(c) An impact fee ordinance may provide that a reasonable rate of interest, not to exceed the prejudgment rate of interest in effect at the time the interest accrues, may be charged if the fee payer elects to pay in installments. If interest is charged, the ordinance must provide that interest accrues only on the portion of the impact fee that is outstanding and does not begin to accrue until the date the structural building permit is issued for the development or the part of the development on which the impact fee is imposed.

(d) An impact fee ordinance may provide that if all or part of an installment is not paid when due and payable, the amount of the installment shall be increased on the first day after the installment is due and payable by a penalty amount equal to ten percent (10%) of the installment amount that is overdue. If interest is charged under subsection (c), the interest shall be charged on the penalty amount.

As added by P.L.221-1991, SEC.25.

IC 36-7-4-1325

Collection of unpaid fees; lien; receipt for payments

Sec. 1325. (a) A unit may use any legal remedy to collect an impact fee imposed by the unit. A unit must bring an action to collect an impact fee and all penalties, costs, and collection expenses

associated with a fee not later than ten (10) years after the fee or the prorated portion of the impact fee first becomes due and payable.

(b) On the date a structural building permit is issued for the development of property on which the impact fee is assessed, the unit acquires a lien on the real property for which the permit is issued.

For a phased development, the amount of the lien may not exceed the prorated portion of the impact fee due and payable in one (1) or more installments at the time the structural building permit is issued.

(c) A lien acquired by a unit under this section is not affected by a sale or transfer of the real property subject to the lien, including the sale, exchange, or lease of the real property under IC 36-1-11.

(d) A lien acquired by a unit under this section continues for ten (10) years after the impact fee or the prorated portion of the impact fee becomes due and payable. However, if an action to enforce the lien is filed within the ten (10) year period, the lien continues until the termination of the proceeding.

(e) A holder of a lien of record on any real property on which an impact fee is delinquent may pay the delinquent impact fee and any penalties and costs. The amount paid by the lien holder is an additional lien on the real property in favor of the lien holder and is collectible in the same manner as the original lien.

(f) If a person pays an impact fee assessed against any real property, the person is entitled to a receipt for the payment that is:

(1) on a form prescribed by the impact fee ordinance; and

(2) issued by a person designated in the impact fee ordinance.

As added by P.L.221-1991, SEC.26.

IC 36-7-4-1326

Ordinance; special reduced rates for affordable housing development

Sec. 1326. (a) An impact fee ordinance may provide for a reduction in an impact fee for housing development that provides sale or rental housing, or both, at a price that is affordable to an individual or a family earning less than eighty percent (80%) of the median income for the county in which the housing development is located. If the housing development comprises more than one (1) residential unit, the impact fee reduction shall apply only to the residential units that are affordable to an individual or a family earning less than eighty percent (80%) of the median income of the county.

(b) If the impact fee ordinance provides for a reduction in an impact fee under subsection (a), the ordinance must:

(1) contain a schedule or formula that sets forth the amount of the fee reduction for various types of housing development specified in subsection (a);

(2) require that, as a condition of receiving the fee reduction, the owner execute an agreement that:

(A) is binding for a period of at least five (5) years on the owner and subsequent owners; and

(B) limits the tenancy of residential units receiving the fee reduction to individuals or families who at the time the tenancy is initiated are earning less than eighty percent

(80%) of the median income of the county;

(3) contain standards to be used in determining if a particular housing development specified in subsection (a) will receive a fee reduction; and

(4) designate a board or an official of the unit to conduct the hearing required by subsection (c).

(c) A fee reduction authorized by this section must be approved by a board or official of the unit at a public hearing.

As added by P.L.221-1991, SEC.27.

IC 36-7-4-1327

Fee reduction; appeal procedures

Sec. 1327. An impact fee ordinance must provide a procedure through which the fee reduction decision made under section 1326 of this chapter may be appealed by the following persons:

(1) The person requesting the fee reduction.

(2) An infrastructure agency responsible for infrastructure of the applicable type for the impact zone in which the impact fee reduction is granted.

As added by P.L.221-1991, SEC.28.

IC 36-7-4-1328

Fee reduction; complementary payment by granting unit

Sec. 1328. A unit that provides a fee reduction under section 1326 of this chapter shall pay into the account or accounts established for the impact zone in which the fee was reduced an amount equal to the amount of the fee reduction.

As added by P.L.221-1991, SEC.29.

IC 36-7-4-1329

Fund for impact fee collections; establishment; management; reports

Sec. 1329. (a) A unit imposing an impact fee shall establish a fund to receive amounts collected under this series.

(b) Money in a fund established under subsection (a) at the end of the unit's fiscal year remains in the fund. Interest earned by the fund shall be deposited in the fund.

(c) The fiscal officer of the unit shall manage the fund according to the provisions of this series. The fiscal officer shall annually report to the unit's plan commission and to each infrastructure agency responsible for infrastructure in an impact zone. The report must include the following:

(1) The amount of money in accounts established for the impact zone.

(2) The total receipts and disbursements of the accounts established for the impact zone.

(d) A separate account shall be established in the fund for each impact zone established by the unit and for each infrastructure type within each zone. Interest earned by an account shall be deposited in that account.

As added by P.L.221-1991, SEC.30.

IC 36-7-4-1330

Use of fees

Sec. 1330. An impact fee collected under this series shall be used

for the following purposes:

(1) Providing funds to an infrastructure agency for the provision of new infrastructure that:

(A) is necessary to serve the new development in the impact zone from which the fee was collected; and

(B) is identified in the zone improvement plan.

(2) In an amount not to exceed five percent (5%) of the annual collections of an impact fee, for expenses incurred by the unit that paid for the consulting services that were used to establish the impact fee ordinance.

(3) Payment of a refund under section 1332 of this chapter.

(4) Payment of debt service on an obligation issued to provide infrastructure described in subdivision (1).

As added by P.L.221-1991, SEC.31.

IC 36-7-4-1331

Infrastructure construction

Sec. 1331. (a) An infrastructure agency shall, within the time described in the zone improvement plan, construct infrastructure for which:

(1) a zone improvement plan has been adopted;

(2) an impact zone has been established; and

(3) an impact fee has been collected.

(b) A unit may amend the unit's zone improvement plan, including the time provided in the plan for construction of infrastructure, only if the amount of expenditures provided for the construction of infrastructure in the original plan does not decrease in any year and the benefit to the overall impact zone does not decrease because of the amendment.

As added by P.L.221-1991, SEC.32.

IC 36-7-4-1332

Impact fee refunds

Sec. 1332. (a) A fee payer is entitled to a refund of an impact fee if an infrastructure agency:

(1) has failed to complete a part of the infrastructure for which the impact fee was imposed not later than:

(A) twenty-four (24) months after the time described in section 1331 of this chapter; or

(B) a longer time as is reasonably necessary to complete the infrastructure if unforeseeable and extraordinary circumstances that are not in whole or in part caused by the unit have delayed the construction;

(2) has unreasonably denied the fee payer the use and benefit of the infrastructure during the useful life of the infrastructure; or

(3) has failed within the earlier of:

(A) six (6) years after issuance of the structural building permit; or

(B) the anticipated infrastructure completion date as specified in the zone improvement plan existing on the date the impact fee was collected;

to make reasonable progress toward completion of the specific infrastructure for which the impact fee was imposed or

thereafter fails to make reasonable progress toward completion.

(b) An application for a refund under subsection (a) must be filed with the unit that imposed the impact fee not later than two (2) years after the right to a refund accrues. A unit shall issue a refund in part or in full or shall reject the application for refund not later than thirty (30) days after receiving an application for a refund.

(c) If a unit approves a refund in whole or in part, the unit shall pay the amount approved, plus interest from the date on which the impact fee was paid to the date the refund is issued. The interest rate shall be the same rate as the rate that the unit's impact fee ordinance provides for impact fee payments paid in installments.

(d) If a unit rejects an application for refund or approves only a partial refund, the fee payer may appeal not later than sixty (60) days after the rejection or partial approval to the unit's impact fee review board established under section 1338 of this chapter by filing with the board an appeal on a form prescribed by the board. The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay person.

(e) An impact fee ordinance shall designate the employee or official of the unit who is responsible for accepting, rejecting, and paying a refund and interest.

(f) A unit's impact fee review board shall hold a hearing on all appeals for a refund under this section. The hearing shall be held not later than forty-five (45) days after the application for appeal is filed with the board. A unit's impact fee review board shall provide notice of the application for refund to the infrastructure agency responsible for the infrastructure for which the impact fee was imposed.

(g) An impact fee review board holding a hearing under subsection (f) shall determine the amount of a refund that shall be made to the fee payer from the account established for the infrastructure for which the fee was imposed. A refund ordered by the board must include interest from the date the impact fee was paid to the date the refund is issued at the same rate the ordinance provides for impact fee payments paid in installments.

(h) A party aggrieved by a final decision of an impact fee review board in a hearing under subsection (f) may appeal to the circuit or superior court of the county in which the unit is located and is entitled to a trial de novo.

As added by P.L.221-1991, SEC.33.

IC 36-7-4-1333

Impact fees; appeal of amount before impact review board; judicial review; effect on pending fee payments

Sec. 1333. (a) A person against whom an impact fee has been assessed may appeal the amount of the impact fee. A unit may not deny issuance of a structural building permit on the basis that an impact fee has not been paid or condition issuance of the permit on the payment of an impact fee. However, in the case of an impact fee of one thousand dollars (\$1,000) or less a unit may require a fee payer to:

(1) pay the impact fee; or

(2) bring an appeal under this section;
before the unit issues a structural building permit for the development for which the impact fee was assessed.

(b) A person must file a petition for a review of the amount of an impact fee with the unit's impact fee review board not later than thirty (30) days after issuance of the structural building permit for the development for which the impact fee was assessed. An impact fee ordinance may require a petition to be accompanied by payment of a reasonable fee not to exceed one hundred dollars (\$100). A fee payer shall receive a full refund of the filing fee if:

(1) the fee payer prevails;

(2) the amount of the impact fee or the reductions or credits against the fee is adjusted by the unit, the board, or a court; and

(3) the body ordering the adjustment finds that the amount of the fee, reductions, or credits were arbitrary or capricious.

(c) A unit's impact fee review board shall prescribe the form of the petition for review of an impact fee under subsection (b). The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay person. The form must require the petitioner to specify:

(1) a description of the new development on which the impact fee has been assessed;

(2) all facts related to the assessment of the impact fee; and

(3) the reasons the petitioner believes that the amount of the impact fee assessed is erroneous or is greater than the amount allowed by the fee limitations set forth in this series.

(d) A unit's impact fee review board shall prescribe a form for a response by a unit to a petition for review under this section. The board shall issue instructions for completion of the form. The form must require the unit to indicate:

(1) agreement or disagreement with each item indicated on the petition for review under subsection (c); and

(2) the reasons the unit believes that the amount of the fee assessed is correct.

(e) Immediately upon the receipt of a timely filed petition on the form prescribed under subsection (c), a unit's impact fee review board shall provide a copy of the petition to the unit assessing the impact fee. The unit shall not later than thirty (30) days after the receipt of the petition provide to the board a completed response to the petition on the form prescribed under subsection (d). The board shall immediately forward a copy of the response form to the petitioner.

(f) An impact fee review board shall:

(1) review the petition and the response submitted under this section; and

(2) determine the appropriate amount of the impact fee not later than thirty (30) days after submission of both petitions.

(g) A fee payer aggrieved by a final determination of an impact fee review board may appeal to the circuit or superior court of the county in which the unit is located and is entitled to a trial de novo. If the assessment of a fee is vacated by judgment of the court, the

assessment of the impact fee shall be remanded to the board for correction of the impact fee assessment and further proceedings in accordance with law.

(h) If a petition for a review or an appeal of an impact fee assessment is pending, the impact fee is not due and payable until after the petition or appeal is finally adjudicated and the amount of the fee is determined.

As added by P.L.221-1991, SEC.34.

IC 36-7-4-1334

Ordinance; appeal provision for amount of fees

Sec. 1334. An impact fee ordinance must set forth the reasons for which an appeal of the amount of an impact fee may be made. The impact fee ordinance must provide that an appeal of the amount of an impact fee may be made for the following reasons:

(1) A fact assumption used in determining the amount of an impact fee is incorrect.

(2) The amount of the impact fee is greater than the amount allowed under sections 1320, 1321, and 1322 of this chapter.

As added by P.L.221-1991, SEC.35.

IC 36-7-4-1335

Fee payer credits; infrastructure or improvements; amount of credit

Sec. 1335. (a) As used in this section, "improvement" means an improvement under section 1313(2) of this chapter or a site improvement, land, or real property interest as follows:

(1) That is to be used for at least one (1) of the infrastructure purposes specified in section 1309 of this chapter.

(2) That is included in or intended to be used relative to an infrastructure type for which the unit has imposed an impact fee in the impact zone.

(3) That is not a type of improvement that is uniformly required by law or rule for the type of development on which the impact fee has been imposed.

(4) That is or will be:

(A) public property; or

(B) furnished or constructed under requirements of the unit and is or will be available for use by other development in the area.

(5) That is beneficial to existing development and future development in the impact zone and is not beneficial to only one (1) development.

(6) That either:

(A) allows the removal of a component of infrastructure planned for the impact zone;

(B) is a useful addition to the zone improvement plan; or

(C) is reasonably likely to be included in a future zone improvement plan for the impact zone.

(7) That is:

(A) constructed, furnished, or guaranteed by a bond or letter of credit under a request by an authorized official of the:

(i) applicable infrastructure agency; or

- (ii) unit that imposed the impact fee; or
- (B) required to be constructed or furnished under a written commitment that:
 - (i) is requested by an authorized official of the applicable infrastructure agency or the unit that imposed the impact fee;
 - (ii) concerns the use or developing of the development against which the impact fee is imposed; and
 - (iii) is made under section 613, 614, or 921 of this chapter.
- (b) A fee payer is entitled to a credit against an impact fee if the owner or developer of the development constructs or provides:
 - (1) infrastructure that is an infrastructure type for which the unit imposed an impact fee in the impact zone; or
 - (2) an improvement.
- (c) A fee payer is entitled to a credit under this section for infrastructure or an improvement that:
 - (1) is constructed or furnished relative to a development after January 1, 1989; and
 - (2) meets the requirements of this section.
- (d) The amount of a credit allowed under this section shall be determined at the date the impact fee is assessed. However, if an assessment is not requested, the amount of the credit shall be determined at the time the structural building permit is issued. The amount of the credit shall be:
 - (1) determined by the:
 - (A) person constructing or providing the infrastructure or improvement; and
 - (B) applicable infrastructure agency; and
 - (2) equal to the sum of the following:
 - (A) The cost of constructing or providing the infrastructure or improvement.
 - (B) The fair market value of land, real property interests, and site improvements provided.
- (e) The amount of a credit may be increased or decreased after the date the impact fee is assessed if, between the date the impact fee is assessed and the date the structural building permit is issued, there is a substantial and material change in the cost or value of the infrastructure or improvement that is constructed or furnished from the cost or value determined under subsection (d). However, at the time the amount of a credit is determined under subsection (d), the person providing the infrastructure or improvement and the applicable infrastructure agency may agree that the amount of the credit may not be changed. The person providing the infrastructure or improvement may waive the person's right to a credit under this section.

As added by P.L.221-1991, SEC.36.

IC 36-7-4-1336

Fee payer credits; petition to determine amount; proceeding before impact review board

Sec. 1336. (a) If the parties cannot agree on the cost or fair market value under section 1335(d) of this chapter, the fee payer or the

person constructing or providing the infrastructure or improvement may file a petition for determination of the amount of the credit with the unit's impact fee review board not later than thirty (30) days after the structural building permit is issued for the development on which the impact fee is imposed. A petition under this subsection may be made as part of an appeal proceeding under section 1334 of this chapter or may be made under this section.

(b) An impact fee review board shall prescribe the form of the petition for determination of the amount of a credit under this section. The board shall issue instructions for completion of the form. The form and the instructions must be clear, simple, and understandable to a lay person.

(c) An impact fee review board shall prescribe a form for a response by the applicable infrastructure agency to a petition under this section for determination of a credit amount. The board shall issue instructions for completion of the form.

(d) Immediately after receiving a timely filed petition under this section for determination of a credit amount, an impact fee review board shall provide a copy of the petition to the applicable infrastructure agency. Not later than thirty (30) days after receiving a copy of the petition, the infrastructure agency shall provide to the board a response on the form prescribed under subsection (c). The board shall immediately provide the petitioner with a copy of the infrastructure agency's response.

(e) The impact fee review board shall:

(1) review a petition and response filed under this section; and

(2) determine the amount of the credit not later than thirty (30) days after the response is filed.

(f) A fee payer aggrieved by a final determination of an impact fee review board under this section:

(1) may appeal to the circuit or superior court of the county in which the unit is located; and

(2) is entitled to a trial de novo.

As added by P.L.221-1991, SEC.37.

IC 36-7-4-1337

Ordinance; allocation of credits to fee payer provisions

Sec. 1337. An impact fee ordinance shall do the following:

(1) Establish a method for reasonably allocating credits to fee payers in situations in which the person providing infrastructure or an improvement is not the fee payer.

(2) Allow the person providing infrastructure or an improvement to designate in writing a reasonable and administratively feasible method of allocating credits to future fee payers.

As added by P.L.221-1991, SEC.38.

IC 36-7-4-1338

Impact fee review board; membership; powers and duties

Sec. 1338. (a) Each unit that adopts an impact fee ordinance shall establish an impact fee review board consisting of three (3) citizen members appointed by the executive of the unit. A member of the board may not be a member of the plan commission. An impact fee

ordinance must do the following:

- (1) Set the terms the members shall serve on the board.
- (2) Establish a procedure through which the unit's executive shall appoint a temporary replacement member meeting the qualifications of the member being replaced in the case of conflict of interest.
- (b) An impact fee review board must consist of the following members:
 - (1) One (1) member who is a real estate broker licensed in Indiana.
 - (2) One (1) member who is an engineer licensed in Indiana.
 - (3) One (1) member who is a certified public accountant.
- (c) An impact fee review board shall review the amount of an impact fee assessed, the amount of a refund, and the amount of a credit using the following procedures:
 - (1) The board shall fix a reasonable time for the hearing of appeals.
 - (2) At a hearing, each party may appear and present evidence in person, by agent, or by attorney.
 - (3) A person may not communicate with a member of the board before the hearing with intent to influence the member's action on a matter pending before the board.
 - (4) The board may reverse, affirm, modify, or otherwise establish the amount of an impact fee, a credit, a refund, or any combination of fees, credits, or refunds. For purposes of this subdivision, the board has all the powers of the official of the unit from which the appeal is taken.
 - (5) The board shall decide a matter that the board is required to hear:
 - (A) at the hearing at which the matter is first presented; or
 - (B) at the conclusion of the hearing on the matter, if the matter is continued.
 - (6) Within five (5) days after making a decision, the board shall provide a copy of the decision to the unit and the fee payer involved in the appeal.
 - (7) The board shall make written findings of fact to support the board's decision.

As added by P.L.221-1991, SEC.39.

IC 36-7-4-1339

Declaratory relief; challenge of ordinance

Sec. 1339. (a) This section applies to a person having an interest in real property that may be subject to an impact fee ordinance if the development occurs on the property.

(b) A person may seek to:

- (1) have a court determine under IC 34-26-1 any question of construction or validity arising under the impact fee ordinance; and
 - (2) obtain a declaration of rights, status, or other legal relations under the ordinance.
- (c) The validity of an impact fee ordinance adopted by a unit or the validity of the application of the ordinance in a specific impact

zone may be challenged under this section on any of the following grounds:

- (1) The unit has not provided for a zone improvement plan in the unit's comprehensive plan.
- (2) The unit did not prepare or substantially update the unit's zone improvement plan in the year preceding the adoption of the impact fee ordinance.
- (3) The unit has not identified the revenue sources the unit intends to use to implement the zone improvement plan, if identification of the revenue sources is required under section 1318(c) of this chapter.
- (4) The unit has not complied with the requirements of section 1318(f) of this chapter.
- (5) The unit has not made adequate revenue available to complete infrastructure improvements identified in the unit's zone improvement plan.
- (6) The impact fee ordinance imposes fees on new development that will not create a need for additional infrastructure.
- (7) The impact fee ordinance imposes on new development fees that are excessive in relation to the infrastructure needs created by the new development.
- (8) The impact fee ordinance does not allow for reasonable credits to fee payers.
- (9) The unit imposed a prohibition or delay on new development to enable the unit to complete the adoption of an impact fee ordinance.
- (10) The unit otherwise fails to comply with this series in the adoption of an impact fee ordinance.

As added by P.L.221-1991, SEC.40. Amended by P.L.1-1998, SEC.206.

IC 36-7-4-1340

Ordinance; effective date; duration; replacement

Sec. 1340. (a) An impact fee ordinance may take effect not earlier than six (6) months after the date on which the impact fee ordinance is adopted by a legislative body.

(b) An impact fee may not be collected under an impact fee ordinance more than five (5) years after the effective date of the ordinance. However, a unit may adopt a replacement impact fee ordinance if the replacement impact fee ordinance complies with the provisions of this series.

As added by P.L.221-1991, SEC.41.

IC 36-7-4-1341

Delay of new development pending fee process

Sec. 1341. A unit may not prohibit or delay new development to wait for the completion of all or a part of the process necessary for the development, adoption, or updating of an impact fee.

As added by P.L.221-1991, SEC.42.

IC 36-7-4-1342

Application of 1300 Series to certain towns; expiration of provision

Sec. 1342. The general assembly finds that the powers of a local governmental unit to permit and provide for infrastructure are not

limited by the provisions of this chapter except as expressly provided in this chapter.

As added by P.L.221-1991, SEC.43.

Appendix B: Road Segment Level of Service Criteria

Road Segment Level of Service Criteria

Table 1 from the Florida Department of Transportation *Quality/Level of Service Handbook* (2009) is shown on the following pages. This table was used to evaluate roadway segment level of service for the Westfield Road Impact Fee Study based on average daily two-way volume, roadway type, number of lanes and left turn treatment. The conditions and assumptions on which these table values are based are considered to be appropriate for infrastructure planning in Westfield. The following road types were used for evaluation:

- US 31 was evaluated as a Class I two-way state arterial.
- SR 32 and SR 38 were evaluated as Class II two-way state arterials.
- All other roads were evaluated as major city/county non-state roadways.

TABLE 1

Generalized Annual Average Daily Volumes for Florida's
Urbanized Areas¹

10/4/10

STATE SIGNALIZED ARTERIALS					
Class I (>0.00 to 1.99 signalized intersections per mile)					
Lanes	Median	B	C	D	E
2	Undivided	9,600	15,400	16,500	***
4	Divided	29,300	35,500	36,700	***
6	Divided	45,000	53,700	55,300	***
8	Divided	60,800	71,800	73,800	***
Class II (2.00 to 4.50 signalized intersections per mile)					
Lanes	Median	B	C	D	E
2	Undivided	**	10,500	15,200	16,200
4	Divided	**	25,000	33,200	35,100
6	Divided	**	39,000	50,300	53,100
8	Divided	**	53,100	67,300	70,900
Class III/IV (more than 4.5 signalized intersections per mile)					
Lanes	Median	B	C	D	E
2	Undivided	**	5,100	11,900	14,900
4	Divided	**	12,600	28,200	31,900
6	Divided	**	19,700	43,700	48,200
8	Divided	**	27,000	59,500	64,700

Non-State Signalized Roadway Adjustments			
(Alter corresponding state volumes by the indicated percent.)			
Major City/County Roadways		- 10%	
Other Signalized Roadways		- 35%	

State & Non-State Signalized Roadway Adjustments				
(Alter corresponding state volumes by the indicated percent.)				
Divided/Undivided & Turn Lane Adjustments				
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
—	—	—	Yes	+ 5%

One-Way Facility Adjustment				
Multiply the corresponding two-directional volumes in this table by 0.6.				

FREEWAYS				
Lanes	B	C	D	E
4	43,500	59,800	73,600	79,400
6	65,300	90,500	110,300	122,700
8	87,000	120,100	146,500	166,000
10	108,700	151,700	184,000	209,200
12	149,300	202,100	238,600	252,500
Freeway Adjustments				
Auxiliary Lanes		Ramp Metering		
+ 20,000		+ 5%		

UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	B	C	D	E
2	Undivided	7,800	15,600	22,200	27,900
4	Divided	34,300	49,600	64,300	72,800
6	Divided	51,500	74,400	96,400	109,400
Uninterrupted Flow Highway Adjustments					
Lanes	Median	Exclusive left lanes		Adjustment factors	
2	Divided	Yes		+5%	
Multi	Undivided	Yes		-5%	
Multi	Undivided	No		-25%	

BICYCLE MODE ²				
(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)				
Paved Shoulder/ Bicycle Lane				
Coverage	B	C	D	E
0-49%	**	3,200	12,100	>12,100
50-84%	2,400	3,700	>3,700	***
85-100%	6,300	>6,300	***	***

PEDESTRIAN MODE ²				
(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)				
Sidewalk Coverage	B	C	D	E
0-49%	**	**	5,000	14,400
50-84%	**	**	11,300	18,800
85-100%	**	11,400	18,800	>18,800

BUS MODE (Scheduled Fixed Route) ³				
(Buses in peak hour in peak direction)				
Sidewalk Coverage	B	C	D	E
0-84%	>5	≥4	≥3	≥2
85-100%	>4	≥3	≥2	≥1

¹ Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. Although presented as daily volumes, they actually represent peak hour direction conditions with applicable K and D factors applied. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual, Bicycle LOS Model, Pedestrian LOS Model and Transit Capacity and Quality of Service Manual, respectively for the automobile/truck, bicycle, pedestrian and bus modes.

² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

** Cannot be achieved using table input value defaults.

*** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:

Florida Department of Transportation
Systems Planning Office
605 Suwannee Street, MS 19
Tallahassee, FL 32399-0450

TABLE 1
(continued)

Generalized **Annual Average Daily** Volumes for Florida's
Urbanized Areas

9/4/09

INPUT VALUE ASSUMPTIONS		Uninterrupted Flow Facilities		Interrupted Flow Facilities								
				State Arterials						Class II		
		Freeways	Highways	Class I	Class II	Class III	Bicycle	Pedestrian	Bus			
ROADWAY CHARACTERISTICS												
Area type (l,o)	1	1	1	1	1	1	1	1	1	1	1	1
Number of through lanes	4-12	2	4-6	2	4-8	2	4-8	2	4-8	4	4	
Posted speed (mph)	65	50	50	45	50	45	45	35	35	45	45	
Free flow speed (mph)	70	55	55	50	55	50	50	40	40	50	50	
Aux, meter, or accel/decel ≥ 1500 (n,y)	n											
Median (n, nr, r)		n	r	n	r	n	r	n	r	r	r	
Terrain (l,r)	1	1	1									
% no passing zone		80										
Exclusive left turn lanes /[impact](n, y)		[n]	y	y	y	y	y	y	y	y	y	
Exclusive right turn lanes (n, y)				n	n	n	n	n	n	n	n	
Paved shoulder/bicycle lane (n, y)										n, 50%,y	n	
Outside lane width										t	t	
Pavement condition										t		
Sidewalk (n, y)											n, 50%,y	n,y
Sidewalk/roadway separation (a, t, w)											t	
Sidewalk protective barrier (n, y)											n	
Obstacle to bus stop (n, y)												n
Facility length (mi)	4	5	5	2	2	2	2	2	2	2	2	2
Number of segments	4											
TRAFFIC CHARACTERISTICS												
Planning analysis hour factor (K)	0.092	0.094	0.094	0.097	0.097	0.097	0.097	0.097	0.097	0.097	0.097	
Directional distribution factor (D)	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	
Peak hour factor (PHF)	0.95	0.925	0.925	0.925	0.925	0.925	0.925	0.925	0.925	0.925	0.925	
Base saturation flow rate (pcphpl)		1700	2100	1950	1950	1950	1950	1950	1950	1950	1950	
Heavy vehicle percent	4.0	2.0	2.0	2.0	2.0	2.0	2.0	1.5	1.5	2.0	2.0	
Local adjustment factor	0.98	1.0	0.98									
% left turns				12	12	12	12	12	12	12	12	
% right turns				12	12	12	12	12	12	12	12	
Bus span of service												15
CONTROL CHARACTERISTICS												
Number of signals				2	2	6	6	10	10	6	6	
Arrival type (1-6)				3	3	4	4	4	4	4	4	
Signal type (a, s, p)				a	a	s	s	s	s	s	s	
Cycle length (C)				120	120	120	120	120	120	120	120	
Effective green ratio (g/C)				0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	
LEVEL OF SERVICE THRESHOLDS												
Level of Service	Freeways	Highway Segments		State & Non-State Signalized Arterials			Bicycle	Pedestrian	Bus			
	Density	Two-Lane	Multilane	Class I	Class II	Class III	Score	Score	Buses per hr.			
		%ffs	Density	ats	ats	ats						
B	≤ 17	≥ 0.833	≤ 18	> 34 mph	> 28 mph	> 24 mph	≤ 2.5	≤ 2.5	≥ 4			
C	≤ 24	> 0.750	≤ 26	> 27 mph	> 22 mph	> 18 mph	≤ 3.5	≤ 3.5	≥ 3			
D	≤ 31	> 0.667	≤ 35	> 21 mph	> 17 mph	> 14 mph	≤ 4.5	≤ 4.5	≥ 2			
E	≤ 39	> 0.583	≤ 41	> 16 mph	> 13 mph	> 10 mph	≤ 5.5	≤ 5.5	≥ 1			

% ffs = Percent free flow speed ats = Average travel speed

Appendix C: Intersection Turning Movement Volumes

ID	INTERSECTION		YEAR	PEAK	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
	N/S ROAD	E/W ROAD														
83	US 31 &	Greyhound Pass	2011	AM	167	966	104	64	1461	115	103	95	243	203	132	86
83	US 31 &	Greyhound Pass	2011	PM	412	1919	734	138	1403	99	55	185	201	317	154	89
84	US 31 &	151st St	2011	AM	88	1056	86	41	1390	45	54	39	147	230	61	85
84	US 31 &	151st St	2011	PM	95	1294	250	148	1268	61	82	145	133	224	86	139
86	US 31 &	156th St	2011	AM	53	965	6	16	1374	121	82	5	49	4	3	7
86	US 31 &	156th St	2011	PM	92	1262	12	11	1253	88	50	4	53	12	8	11
90	US 31 &	161st St	2011	AM	107	885	20	16	1302	87	105	21	196	86	51	46
90	US 31 &	161st St	2011	PM	69	1223	40	46	1049	77	134	39	100	59	41	79
93	US 31 &	169th St	2011	AM	175	796	49	7	1114	27	14	7	140	93	18	9
93	US 31 &	169th St	2011	PM	138	1012	74	32	908	64	56	35	113	25	15	12
97	US 31 &	SR 32	2011	AM	159	473	78	120	800	239	172	248	190	125	358	113
97	US 31 &	SR 32	2011	PM	212	827	155	121	657	169	215	350	217	138	323	136
98	US 31 &	181st St	2011	AM	56	628	80	96	916	68	63	73	76	118	77	98
98	US 31 &	181st St	2011	PM	53	1016	110	121	902	58	82	81	67	66	38	81
102	US 31 &	Blackburn Rd	2011	AM	8	742			1139	49	33		7			
102	US 31 &	Blackburn Rd	2011	PM	28	972			928	22	27		33			
103	US 31 &	Union St	2011	AM		684	29	57	1192					41		45
103	US 31 &	Union St	2011	PM		925	25	33	966					32		40
107	US 31 &	191st St	2011	AM	23	799	11	15	1372	30	84	10	107	55	12	43
107	US 31 &	191st St	2011	PM	163	1010	89	3	699	7	2	2	46	25	2	1
108	US 31 &	196th St	2011	AM	3	689	17	34	1378	6	10	2	10	11		11
108	US 31 &	196th St	2011	PM	13	1153	15	9	692	8	6	1	6	21	2	21
112	US 31 &	202nd St	2011	AM		708	1	3	1414					4		3
112	US 31 &	202nd St	2011	PM		1177	4	3	706					2		2
113	US 31 &	203rd St	2011	AM	18	691			1316	6	5		31			
113	US 31 &	203rd St	2011	PM	7	1174			722	24	27		5			
115	US 31 &	SR 38	2011	AM	36	567	78	170	1172	75	91	117	88	68	40	70
115	US 31 &	SR 38	2011	PM	120	1046	92	48	594	67	61	48	65	103	98	97
117	US 31 &	216th St	2011	AM	4	688	17	34	1376	7	3	1	3	45	2	44
117	US 31 &	216th St	2011	PM	4	1122	54	33	673	3	5	2	5	32	1	32
117	US 31 &	216th St	2021	AM	17	928	77	98	1884	22	10	8	16	179	18	113
117	US 31 &	216th St	2021	PM	18	1507	176	102	890	11	18	20	18	106	11	105
133	Union St &	SR 32	2011	AM	30	54	31	91	76	76	63	353	32	46	473	90
133	Union St &	SR 32	2011	PM	72	69	121	82	69	52	32	517	48	70	431	48
133	Union St &	SR 32	2021	AM	68	64	30	84	84	169	146	623	72	40	833	81

ID	INTERSECTION		YEAR	PEAK	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
	N/S ROAD	E/W ROAD														
133	Union St &	SR 32	2021	PM	167	95	121	78	85	118	78	928	114	62	753	43
136	East St &	SR 32	2011	AM				50		47	56	433			513	58
136	East St &	SR 32	2011	PM				42		58	106	668			559	52
136	East St &	SR 32	2021	AM				26		66	80	671			819	32
136	East St &	SR 32	2021	PM				23		72	126	1062			881	29
143	Carey Rd &	SR 32	2011	AM	43	16	68	31	50	23	11	402	70	164	547	26
143	Carey Rd &	SR 32	2011	PM	85	57	232	55	36	24	15	574	39	100	481	40
143	Carey Rd &	SR 32	2021	AM	47	10	17	24	36	68	39	566	95	43	741	18
143	Carey Rd &	SR 32	2021	PM	112	44	66	43	24	74	61	798	52	23	625	27
145	Shadynook Rd &	SR 32	2011	AM				12		37	7	507			762	3
145	Shadynook Rd &	SR 32	2011	PM				19		18	29	880			592	20
145	Shadynook Rd &	SR 32	2021	AM				18		43	8	551			835	5
145	Shadynook Rd &	SR 32	2021	PM				24		22	36	952			647	25
148	Gray Rd &	SR 32	2011	AM	44	18	37	33	92	46	19	335	105	153	585	28
148	Gray Rd &	SR 32	2011	PM	102	69	135	39	26	33	48	810	59	50	522	40
148	Gray Rd &	SR 32	2021	AM	50	21	38	35	105	55	23	361	120	157	634	30
148	Gray Rd &	SR 32	2021	PM	119	79	137	42	29	40	59	880	69	50	564	43
157	Wheeler Rd &	SR 32	2011	AM				33		1	1	652			537	78
157	Wheeler Rd &	SR 32	2011	PM				90		2	1	607			722	50
157	Wheeler Rd &	SR 32	2021	AM	4	13	95	236	16	6	38	1021	31	221	745	349
157	Wheeler Rd &	SR 32	2021	PM	8	22	230	557	17	28	9	880	21	142	1281	289
159	Oakridge Rd &	SR 32	2011	AM	60		70					568	45	39	466	
159	Oakridge Rd &	SR 32	2011	PM	35		54					506	61	112	615	
159	Oakridge Rd &	SR 32	2021	AM	100		238					845	97	102	668	
159	Oakridge Rd &	SR 32	2021	PM	87		124					772	132	297	1017	
163	Springmill Rd &	SR 32	2011	AM	39	42	279	36	8	6	6	438	14	77	335	40
163	Springmill Rd &	SR 32	2011	PM	28	21	126	44	53	11	9	375	49	278	485	38
163	Springmill Rd &	SR 32	2021	AM	158	240	338	78	76	46	47	519	54	86	375	87
163	Springmill Rd &	SR 32	2021	PM	94	136	138	137	247	70	45	413	149	324	561	100
164	Casey Rd &	SR 32	2011	AM				6		6	4	437			391	4
164	Casey Rd &	SR 32	2011	PM				3		9	12	422			465	2
164	Casey Rd &	SR 32	2021	AM				128		34	41	469			459	84
164	Casey Rd &	SR 32	2021	PM				121		26	31	489			561	162
165	Ditch Rd &	SR 32	2011	AM	47		54					309	59	83	349	
165	Ditch Rd &	SR 32	2011	PM	53		75					356	31	34	398	

ID	INTERSECTION		YEAR	PEAK	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
	N/S ROAD	E/W ROAD														
165	Ditch Rd &	SR 32	2021	AM	48		81					428	59	80	402	
165	Ditch Rd &	SR 32	2021	PM	59		78					443	31	98	497	
166	Eagletown Rd (West) &	SR 32	2011	AM	8							445	17		400	
166	Eagletown Rd (West) &	SR 32	2011	PM	3		3					457	5	4	380	
166	Eagletown Rd (West) &	SR 32	2021	AM	8		1					489	17	2	438	
166	Eagletown Rd (West) &	SR 32	2021	PM	3		3					501	5	4	467	
167	Eagletown Rd (East) &	SR 32	2011	AM				54		1		347			439	23
167	Eagletown Rd (East) &	SR 32	2011	PM				13		10	30	412			341	28
167	Eagletown Rd (East) &	SR 32	2021	AM				59		1	2	384			481	25
167	Eagletown Rd (East) &	SR 32	2021	PM				14		11	33	456			374	30
169	Washington St &	SR 32	2011	AM	18							389	73	1	418	
169	Washington St &	SR 32	2011	PM	32		28					450	12	7	346	
169	Washington St &	SR 32	2021	AM	19		9					410	71	35	429	
169	Washington St &	SR 32	2021	PM	44		49					465	16	14	377	
170	Centennial Rd &	SR 32	2011	AM				4		3	1	461			461	1
170	Centennial Rd &	SR 32	2011	PM				4		3	4	458			366	3
170	Centennial Rd &	SR 32	2021	AM				2		2	1	486			481	
170	Centennial Rd &	SR 32	2021	PM				2		2	2	485			382	2
171	Mule Barn Rd &	SR 32	2011	AM	2	1	2	44	7	41	13	442	7	7	442	13
171	Mule Barn Rd &	SR 32	2011	PM	6	7	7	19	2	17	47	412	4	3	329	38
171	Mule Barn Rd &	SR 32	2021	AM	1		3	30	4	79	25	507	3	5	480	8
171	Mule Barn Rd &	SR 32	2021	PM	6	7	7	19	2	26	76	456	2	3	356	34
176	Joliet Rd &	SR 32	2011	AM			5	12				377		14	438	10
176	Joliet Rd &	SR 32	2011	PM			13	15				377		9	341	19
176	Joliet Rd &	SR 32	2021	AM	2		5	12		3		434	1	15	506	10
176	Joliet Rd &	SR 32	2021	PM		2	14	16		1	1	434	1	9	396	20
177	Hamilton Boone Rd &	SR 32	2011	AM	9	2	9	29	20	28	8	342	26	26	342	8
177	Hamilton Boone Rd &	SR 32	2011	PM	23	19	24	13	5	13	29	334	13	11	266	24
177	Hamilton Boone Rd &	SR 32	2021	AM	12	2	14	28	23	25	7	366	33	42	383	9
177	Hamilton Boone Rd &	SR 32	2021	PM	32	23	37	13	5	11	24	365	17	17	304	25
179	Anthony Rd &	SR 38	2011	AM				6		5	3	355			177	2
179	Anthony Rd &	SR 38	2011	PM				3		3	4	175			292	6
179	Anthony Rd &	SR 38	2021	AM				5		5	3	352			170	1
179	Anthony Rd &	SR 38	2021	PM				2		3	4	174			279	5
180	Grassy Branch Rd &	SR 38	2011	AM	32		38					325	33	19	160	

ID	INTERSECTION		YEAR	PEAK	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
	N/S ROAD	E/W ROAD														
180	Grassy Branch Rd &	SR 38	2011	PM	31		29					163	16	25	273	
180	Grassy Branch Rd &	SR 38	2021	AM	4		7					337	4	4	183	
180	Grassy Branch Rd &	SR 38	2021	PM	4		5					169	2	4	307	
181	Moontown Rd &	SR 38	2011	AM	25	3	27	4	5	5	4	314	40	21	156	2
181	Moontown Rd &	SR 38	2011	PM	41	6	34	3	3	4	4	158	17	24	269	5
181	Moontown Rd &	SR 38	2021	AM	18	2	19	4	3	4	4	341	29	15	171	2
181	Moontown Rd &	SR 38	2021	PM	28	4	26	3	1	3	3	172	11	18	291	5
183	Dunbar Rd &	SR 38	2011	AM				7		7	6	296			140	2
183	Dunbar Rd &	SR 38	2011	PM				7		3	2	148			261	12
183	Dunbar Rd &	SR 38	2021	AM				21		24	19	598			268	7
183	Dunbar Rd &	SR 38	2021	PM				18		14	15	293			499	29
237	Greyhound Pass &	146th St	2011	AM	35	99	136	217	33	50	29	417	6	73	1097	340
237	Greyhound Pass &	146th St	2011	PM	40	227	165	693	80	126	101	798	9	32	595	344
237	Greyhound Pass &	146th St	2021	AM	52	104	72	242	34	145	107	731	11	40	1802	383
237	Greyhound Pass &	146th St	2021	PM	51	214	97	867	70	325	288	1401	11	17	1005	409
242	Carey Rd &	146th St	2011	AM	83	79	76	115	159	104	34	592	35	158	1117	81
242	Carey Rd &	146th St	2011	PM	86	152	239	104	124	96	80	1245	93	106	748	105
242	Carey Rd &	146th St	2021	AM	130	75	124	141	168	153	54	811	106	201	1586	103
242	Carey Rd &	146th St	2021	PM	207	179	273	146	131	119	131	1779	176	144	1086	107
247	Gray Rd &	146th St	2011	AM	144	34	9	18	66	263	241	551	250	25	1086	25
247	Gray Rd &	146th St	2011	PM	291	49	33	33	47	290	252	1435	240	15	924	15
247	Gray Rd &	146th St	2021	AM	229	27	10	11	51	271	243	724	402	27	1431	16
247	Gray Rd &	146th St	2021	PM	454	39	36	22	37	297	255	1898	378	16	1213	10
262	Rohrer Rd &	146th St	2011	AM	49		111					637	56	204	952	
262	Rohrer Rd &	146th St	2011	PM	145		175					810	114	100	593	
262	Rohrer Rd &	146th St	2021	AM	3		6					901	4	11	1360	
262	Rohrer Rd &	146th St	2021	PM	18		1					1193	13		822	
265	Oakridge Rd &	146th St	2011	AM	59	56	137	106	306	39	27	564	43	180	459	36
265	Oakridge Rd &	146th St	2011	PM	58	242	151	64	68	49	63	722	51	82	650	121
265	Oakridge Rd &	146th St	2021	AM	48	44	131	213	211	80	25	710	73	197	621	68
265	Oakridge Rd &	146th St	2021	PM	78	164	157	105	46	50	102	922	43	85	834	201
271	Springmill Rd &	146th St	2011	AM	111	239	248	197	286	88	51	472	77	122	341	80
271	Springmill Rd &	146th St	2011	PM	72	366	197	134	285	48	124	601	139	263	394	231
271	Springmill Rd &	146th St	2021	AM	155	265	250	232	311	148	80	698	101	125	503	99
271	Springmill Rd &	146th St	2021	PM	96	401	200	161	314	78	187	870	181	280	595	289

ID	INTERSECTION		YEAR	PEAK	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
	N/S ROAD	E/W ROAD														
276	Ditch Rd &	146th St	2011	AM	11	68	105	65	296	18	5	138	14	112	164	13
276	Ditch Rd &	146th St	2011	PM	10	260	125	25	93	5	25	205	6	68	149	51
276	Ditch Rd &	146th St	2021	AM	35	79	127	199	368	56	12	190	35	180	223	61
276	Ditch Rd &	146th St	2021	PM	41	311	166	89	92	22	52	275	29	90	178	162
278	Towne Rd &	146th St	2011	AM	30	58	26	73	147	75	46	197	44	37	195	39
278	Towne Rd &	146th St	2011	PM	50	86	48	30	56	32	51	254	52	38	191	37
278	Towne Rd &	146th St	2021	AM	49	60	29	82	160	122	74	332	74	41	325	42
278	Towne Rd &	146th St	2021	PM	73	93	57	37	59	49	82	435	79	42	314	43
279	Shelborne Rd &	146th St	2011	AM	4	2	27	35	46	7	1	163	22	128	134	6
279	Shelborne Rd &	146th St	2011	PM	45	67	172	9	4	3	7	172	7	55	278	57
279	Shelborne Rd &	146th St	2021	AM	8	3	48	68	90	14	2	263	35	225	214	12
279	Shelborne Rd &	146th St	2021	PM	74	133	302	18	8	6	12	276	12	99	446	110
280	Little Eagle Creek Av &	146th St	2011	AM	3	1	3	30	16	27	8	167	10	10	168	8
280	Little Eagle Creek Av &	146th St	2011	PM	10	14	10	10	2	9	24	158	3	5	211	31
280	Little Eagle Creek Av &	146th St	2021	AM	3	1	3	32	12	30	8	278	12	12	280	8
280	Little Eagle Creek Av &	146th St	2021	PM	12	11	12	10	1	10	26	268	4	5	358	35
281	Hamilton Boone Rd &	146th St	2011	AM				33		31	11	174			175	10
281	Hamilton Boone Rd &	146th St	2011	PM				12		10	27	158			213	34
281	Hamilton Boone Rd &	146th St	2021	AM				48		37	13	278			283	15
281	Hamilton Boone Rd &	146th St	2021	PM				16		13	33	258			351	47
404	Moontown Rd &	216th St	2011	AM	2		7	7	1	2		67	1	12	128	4
404	Moontown Rd &	216th St	2011	PM	2	2	9	6	1	2	3	115	2	6	87	11
404	Moontown Rd &	216th St	2021	AM	3	2	3	6	1	5	2	188	4	7	337	4
404	Moontown Rd &	216th St	2021	PM	5	1	5	5	1	5	10	324	4	3	239	8
407	Anthony Rd &	216th St	2011	AM			5	10				42		15	100	5
407	Anthony Rd &	216th St	2011	PM			10	6				74		8	67	11
407	Anthony Rd &	216th St	2021	AM	2	1	4	8	2		1	165	3	10	325	3
407	Anthony Rd &	216th St	2021	PM		2	8	5	1			291		5	229	8
410	Dunbar Rd &	216th St	2011	AM		2	3	4	6					5		2
410	Dunbar Rd &	216th St	2011	PM		9	8	3	2					4		7
410	Dunbar Rd &	216th St	2021	AM		3	23	12	4					44		10
410	Dunbar Rd &	216th St	2021	PM		8	37	18	7					26		13
437	Moontown Rd &	191st St	2011	AM	67	134	1	2	316	82	10	1	45	8	2	
437	Moontown Rd &	191st St	2011	PM	31	242	3		164	27	79	2	79	3		
437	Moontown Rd &	191st St	2021	AM	52	19	19	16	45	44	16	154	47	35	299	14

ID	INTERSECTION		YEAR	PEAK	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
	N/S ROAD	E/W ROAD														
437	Moontown Rd &	191st St	2021	PM	61	84	54	27	58	34	62	337	83	40	194	29
438	Shadynook Rd &	191st St	2011	AM	12							22	29		148	
438	Shadynook Rd &	191st St	2011	PM	28							196	38		38	
438	Shadynook Rd &	191st St	2021	AM	22		2					186	35	2	365	
438	Shadynook Rd &	191st St	2021	PM	48							415	49		219	
439	Grassy Branch Rd &	191st St	2011	AM	23	30	1	5	74	25	7	58	26	20	149	10
439	Grassy Branch Rd &	191st St	2011	PM	27	106	19	10	64	12	33	161	41	12	39	10
439	Grassy Branch Rd &	191st St	2021	AM	49	1	1		2	21	9	141	98	6	416	1
439	Grassy Branch Rd &	191st St	2021	PM	104	11	28	3	5	12	27	498	118	7	135	2
442	East St &	191st St	2011	AM			28					28		107	126	
442	East St &	191st St	2011	PM	1		95					109	1	47	26	
442	East St &	191st St	2021	AM	19	10	26	51	65	37	5	115	15	107	501	33
442	East St &	191st St	2021	PM	73	21	96	42	28	25	37	460	32	39	115	47
444	Moontown Rd &	196th St	2011	AM	7	46			58	11	17		15			
444	Moontown Rd &	196th St	2011	PM	14	66			33	8	8		8			
444	Moontown Rd &	196th St	2021	AM	5	41			78	7	10		9			
444	Moontown Rd &	196th St	2021	PM		117			99	16	11					
445	Grassy Branch Rd &	196th St	2011	AM	9	22	6	5	39	8	10	23	20	5	9	2
445	Grassy Branch Rd &	196th St	2011	PM	20	55	7	2	31	8	7	7	11	6	14	4
445	Grassy Branch Rd &	196th St	2021	AM	1	5	3	7	9	2	2	14	2	3	6	4
445	Grassy Branch Rd &	196th St	2021	PM	3	13	3	3	8	3	2	5	1	3	10	5
451	Grassy Branch Rd &	203rd St	2011	AM		31			44	6	4					
451	Grassy Branch Rd &	203rd St	2011	PM	4	59			40				7			
451	Grassy Branch Rd &	203rd St	2021	AM	1	11			8	2	2		3			
451	Grassy Branch Rd &	203rd St	2021	PM	8	15			6		4		1			
457	Moontown Rd &	186th St	2011	AM	4	69			68				10			
457	Moontown Rd &	186th St	2011	PM	14	132			64				4			
457	Moontown Rd &	186th St	2021	AM	4	68			66	3	1		10			
457	Moontown Rd &	186th St	2021	PM	14	129			72	3	4		4			
461	Grassy Branch Rd &	186th St	2011	AM	14	37			89	8	8		34			
461	Grassy Branch Rd &	186th St	2011	PM	33	84			67	1	1		22			
461	Grassy Branch Rd &	186th St	2021	AM	16	34			82	8	7		37			
461	Grassy Branch Rd &	186th St	2021	PM	35	79			62	1	1		23			
469	East St &	181st St	2011	AM	76	18			18	81	66	3	63		8	
469	East St &	181st St	2011	PM	61	45	1	1	34	46	59	11	62		5	

ID	INTERSECTION		YEAR	PEAK	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
	N/S ROAD	E/W ROAD														
469	East St &	181st St	2021	AM	1	86		3	82	116	82		1		1	7
469	East St &	181st St	2021	PM	2	97		25	79	61	78	3	1		2	8
472	East St &	186th St	2011	AM		32	45	3	91					19		
472	East St &	186th St	2011	PM		67	15	5	44					26		16
472	East St &	186th St	2021	AM		143			186							
472	East St &	186th St	2021	PM		137	15	5	92					29		16
475	Union St &	181st St	2011	AM	150	29	39	2	32	14	10	88	159	40	112	2
475	Union St &	181st St	2011	PM	111	20	29	3	41	21	12	112	162	19	68	1
475	Union St &	181st St	2021	AM	74	180	47	8	104	16	16	35	51	40	45	13
475	Union St &	181st St	2021	PM	64	110	45	8	137	17	13	42	75	35	30	6
486	Shadynook Rd &	186th St	2011	AM		21	18		32					4		
486	Shadynook Rd &	186th St	2011	PM		40	6		24					10		
486	Shadynook Rd &	186th St	2021	AM		21	18		32					4		1
486	Shadynook Rd &	186th St	2021	PM		40	6		24					10		
489	Union St &	David Brown Dr	2011	AM	24	118	4	6	167	35	24	7	24	20	40	20
489	Union St &	David Brown Dr	2011	PM	8	319	6	43	123	36	124	24	8	2	9	34
489	Union St &	David Brown Dr	2021	AM	50	134			188	75	42		39			
489	Union St &	David Brown Dr	2021	PM	6	390	9	48	177	79	224	28	6	4	12	36
491	Union St &	161st St	2011	AM	9	45	45	137	95	25	4	47	3	37	92	51
491	Union St &	161st St	2011	PM	53	230	67	49	47	36	35	95	10	10	73	35
491	Union St &	161st St	2021	AM	11	11	2	40	14	128	81	168	7	2	295	29
491	Union St &	161st St	2021	PM	10	25	4	89	17	127	228	415	9	3	284	68
493	Oak Rd &	161st St	2011	AM	32	50	48	27	18	18	28	238	17	13	118	21
493	Oak Rd &	161st St	2011	PM	36	28	32	30	60	37	15	156	35	60	308	27
493	Oak Rd &	161st St	2021	AM	29	16	7	17	21	58	33	136	21	8	228	13
493	Oak Rd &	161st St	2021	PM	28	40	15	38	26	60	103	352	28	9	230	32
495	Carey Rd &	161st St	2011	AM	24	154	28	26	328	85	30	126	33	92	261	36
495	Carey Rd &	161st St	2011	PM	21	306	101	34	224	37	97	279	17	31	118	30
495	Carey Rd &	161st St	2021	AM	37	74	12	22	79	63	53	75	32	16	135	27
495	Carey Rd &	161st St	2021	PM	45	202	32	50	99	60	96	211	48	19	129	39
498	Gray Rd &	161st St	2011	AM	17	57	15	70	344	68	25	65	35	61	120	44
498	Gray Rd &	161st St	2011	PM	46	218	46	53	89	46	83	161	31	13	71	36
498	Gray Rd &	161st St	2021	AM	8	42	15	165	296	66	24	95	16	70	184	96
498	Gray Rd &	161st St	2021	PM	19	168	40	108	58	40	82	201	11	11	92	82
501	Gray Rd &	169th St	2011	AM	21	90	4	3	372	21	6	2	29	49	21	10

ID	INTERSECTION		YEAR	PEAK	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
	N/S ROAD	E/W ROAD														
501	Gray Rd &	169th St	2011	PM	38	277	51	8	110	8	12	19	27	36	19	16
501	Gray Rd &	169th St	2021	AM	23	98	5	4	407	22	7	3	33	63	27	14
501	Gray Rd &	169th St	2021	PM	38	298	63	12	116	9	14	26	26	44	25	24
505	Carey Rd &	169th St	2011	AM		144	11	24	321					31		32
505	Carey Rd &	169th St	2011	PM		355	40	19	218					37		29
505	Carey Rd &	169th St	2021	AM		66	34	5	144					67		5
505	Carey Rd &	169th St	2021	PM		178	76	1	102					74		2
510	Union St &	171st St	2011	AM		101	18	57	132					37		85
510	Union St &	171st St	2011	PM		261	31	78	150					29		119
510	Union St &	171st St	2021	AM		107	34	98	141					67		140
510	Union St &	171st St	2021	PM		381	58	129	160					54		197
518	Oak Rd &	171st St	2011	AM			30					22		99	64	
518	Oak Rd &	171st St	2011	PM	6		84					42	3	57	36	
518	Oak Rd &	171st St	2021	AM			40					30		106	71	
518	Oak Rd &	171st St	2021	PM	22		98					47	14	66	35	
520	Carey Rd &	171st St	2011	AM	90	94			227	47	12		63			
520	Carey Rd &	171st St	2011	PM	63	303			155	28	64		76			
520	Carey Rd &	171st St	2021	AM	58	22			59	77	26		55			
520	Carey Rd &	171st St	2021	PM	59	99			49	42	91		61			
533	Gray Rd &	156th St	2011	AM	22	98	6	3	387	14	13	6	83	7	2	1
533	Gray Rd &	156th St	2011	PM	72	237	7		128	4	5	1	57	9	2	1
533	Gray Rd &	156th St	2021	AM	23	70	6	3	282	12	10	7	81	7	3	1
533	Gray Rd &	156th St	2021	PM	68	174	6		92	5	7	2	58	8	3	1
535	Gray Rd &	151st St	2011	AM	117	81			254	120	31		101			
535	Gray Rd &	151st St	2011	PM	145	294			137	39	86		167			
535	Gray Rd &	151st St	2021	AM	137	44			162	131	32		135			
535	Gray Rd &	151st St	2021	PM	195	207			92	46	103		217			
539	Carey Rd &	151st St	2011	AM	83	146	42	36	245	75	23	57	44	56	149	29
539	Carey Rd &	151st St	2011	PM	73	322	87	47	221	44	68	158	83	42	70	35
539	Carey Rd &	151st St	2021	AM	110	95	54	9	196	17	10	47	117	103	81	8
539	Carey Rd &	151st St	2021	PM	127	302	179	17	175	13	25	129	153	109	63	16
541	Oak Rd &	151st St	2011	AM	84					93	65	134	55		274	
541	Oak Rd &	151st St	2011	PM	68	4	1	1	4	100	160	331	105		170	1
541	Oak Rd &	151st St	2021	AM	28	19	22	22	12	42	8	120	4	9	184	20
541	Oak Rd &	151st St	2021	PM	8	19	8	34	25	27	65	274	22	15	150	39

ID	INTERSECTION		YEAR	PEAK	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
	N/S ROAD	E/W ROAD														
554	Union St &	156th St	2011	AM		92			109	73	15					
554	Union St &	156th St	2011	PM		262			34	35	15					
554	Union St &	156th St	2021	AM		20			8	33	22					
554	Union St &	156th St	2021	PM	11	45			3	12	21		1			
557	US 31 &	S Union St	2011	AM		1029	78	11	1354					11		1
557	US 31 &	S Union St	2011	PM		1279	197	43	1322					14		3
801	Western Way &	Greyhound Pass	2011	AM	17		222					76	18	148	22	
801	Western Way &	Greyhound Pass	2011	PM	25		349					77	24	297	102	
801	Western Way &	Greyhound Pass	2021	AM	8		78					96	12	96	51	
801	Western Way &	Greyhound Pass	2021	PM	47		123					66	23	131	115	
806	Greyhound Pass &	151st St	2011	AM	50		2					122	55	3	110	
806	Greyhound Pass &	151st St	2011	PM	113		12					107	121	15	161	
806	Greyhound Pass &	151st St	2021	AM	24		25					65	24	26	62	
806	Greyhound Pass &	151st St	2021	PM	75		48					47	67	64	77	
817	Oakridge Rd &	Greyhound Pass	2011	AM	12	100	35	61	363	19	20	57	39	114	55	57
817	Oakridge Rd &	Greyhound Pass	2011	PM	126	353	9	9	181	104	71	16	40	23	122	39
817	Oakridge Rd &	Greyhound Pass	2021	AM	16	107	15	13	223	16	21	26	50	36	21	16
817	Oakridge Rd &	Greyhound Pass	2021	PM	49	263	31	30	176	45	35	37	25	14	35	20
825	Springmill Rd &	Greyhound Pass	2011	AM		280	66	32	426					168		52
825	Springmill Rd &	Greyhound Pass	2011	PM		481	190	46	362					99		32
825	Springmill Rd &	Greyhound Pass	2021	AM		377	50	31	540					170		56
825	Springmill Rd &	Greyhound Pass	2021	PM		646	158	43	447					73		31
831	Oakridge Rd &	156th St	2011	AM	14	149	15	28	328	26	83	69	86	32	22	28
831	Oakridge Rd &	156th St	2011	PM	74	365	35	30	206	56	56	51	42	38	90	51
831	Oakridge Rd &	156th St	2021	AM	22	178	23	20	174	20	77	85	84	29	30	27
831	Oakridge Rd &	156th St	2021	PM	96	208	33	38	253	109	43	59	46	29	122	28
838	Springmill Rd &	156th St	2011	AM	12	283	30	56	392	11	64	59	65	97	32	93
838	Springmill Rd &	156th St	2011	PM	56	306	104	98	353	53	21	64	26	44	59	66
838	Springmill Rd &	156th St	2021	AM	13	368	27	29	375	14	73	50	70	88	29	92
838	Springmill Rd &	156th St	2021	PM	61	408	92	101	458	67	26	54	27	38	49	37
843	Ditch Rd &	151st St	2011	AM	5	105			152				2			
843	Ditch Rd &	151st St	2011	PM		131			95		3		2			
843	Ditch Rd &	151st St	2021	AM	78	74			141	30	10		53			
843	Ditch Rd &	151st St	2021	PM	25	156			96	11	65		93			
846	Ditch Rd &	156th St	2011	AM	1	51	35	76	67	1	2	19	1	20	3	30

ID	INTERSECTION		YEAR	PEAK	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
	N/S ROAD	E/W ROAD														
846	Ditch Rd &	156th St	2011	PM	1	61	26	57	42	1	2	8		34	10	96
846	Ditch Rd &	156th St	2021	AM	1	60	38	70	80	1	3	19	2	20	3	27
846	Ditch Rd &	156th St	2021	PM	1	72	25	52	51	1	2	8	1	33	9	89
851	Oakridge Rd &	161st St	2011	AM	16	153	68	46	215	19	19	152	71	44	129	23
851	Oakridge Rd &	161st St	2011	PM	96	276	39	28	182	23	36	130	26	46	178	65
851	Oakridge Rd &	161st St	2021	AM	27	133	104	301	102	77	62	433	18	33	218	123
851	Oakridge Rd &	161st St	2021	PM	26	175	53	133	181	94	109	238	38	105	493	317
855	Oakridge Rd &	169th St	2011	AM	16	130	44	48	117	18	14	81	21	34	43	22
855	Oakridge Rd &	169th St	2011	PM	26	104	55	50	102	24	14	75	16	81	157	75
855	Oakridge Rd &	169th St	2021	AM	86	164	45	1	258	2	2	3	118	24	1	
855	Oakridge Rd &	169th St	2021	PM	148	242	29	3	226	22	12	10	90	45	30	5
862	Springmill Rd &	161st St	2011	AM	39	301	54	87	445	39	16	30	37	94	67	58
862	Springmill Rd &	161st St	2011	PM	50	546	94	42	279	32	86	77	43	151	82	74
862	Springmill Rd &	161st St	2021	AM	38	300	193	166	306	24	41	249	59	105	77	74
862	Springmill Rd &	161st St	2021	PM	69	335	98	86	368	63	37	103	46	185	238	171
865	Springmill Rd &	169th St	2011	AM	13	386	18	6	132	7	42	18	40	42	16	45
865	Springmill Rd &	169th St	2011	PM	42	321	50	51	414	44	10	18	15	19	18	12
865	Springmill Rd &	169th St	2021	AM	18	487	13	6	183	8	56	14	46	33	14	40
865	Springmill Rd &	169th St	2021	PM	36	302	28	59	514	71	17	15	14	11	15	13
867	Ditch Rd &	161st St	2011	AM	10	81	19	38	111	18	5	12	3	37	57	51
867	Ditch Rd &	161st St	2011	PM	2	62	13	55	55	7	17	40	4	14	21	63
867	Ditch Rd &	161st St	2021	AM	12	78	24	41	105	19	5	16	4	45	76	55
867	Ditch Rd &	161st St	2021	PM	3	59	18	58	52	7	17	57	5	21	30	68
868	Ditch Rd &	166th St	2011	AM		77			163	10	15					
868	Ditch Rd &	166th St	2011	PM	6	103			11		2		19			
868	Ditch Rd &	166th St	2021	AM		77			168	9	13					
868	Ditch Rd &	166th St	2021	PM	5	105			33	4	1		17			
869	Ditch Rd &	169th St	2011	AM		73	1	16	130					5		63
869	Ditch Rd &	169th St	2011	PM		106		25	74							24
869	Ditch Rd &	169th St	2021	AM		71	5	23	126					28		74
869	Ditch Rd &	169th St	2021	PM		106	2	32	69					1		35
884	Towne Rd &	Little Eagle Creek Ave	2011	AM	4		8					8	1	23	43	
884	Towne Rd &	Little Eagle Creek Ave	2011	PM	3		18					52	6	8	10	
884	Towne Rd &	Little Eagle Creek Ave	2021	AM	8		7					15	4	22	80	
884	Towne Rd &	Little Eagle Creek Ave	2021	PM	9		17					107	15	6	22	

ID	INTERSECTION		YEAR	PEAK	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
	N/S ROAD	E/W ROAD														
885	Little Eagle Creek Ave	& 166th St	2011	AM	4	9	6	5	44	4	1	7	6	4	3	1
885	Little Eagle Creek Ave	& 166th St	2011	PM	7	42	5	1	8	2	4	5	3	4	8	6
885	Little Eagle Creek Ave	& 166th St	2021	AM	8	20	14	3	95	2		3	11	7	1	
885	Little Eagle Creek Ave	& 166th St	2021	PM	11	94	8	1	18	2	4	3	5	7	6	6
886	Little Eagle Creek Ave	& 159th St	2011	AM				5		39	13	2			16	4
886	Little Eagle Creek Ave	& 159th St	2011	PM				4		11	61	14			7	3
886	Little Eagle Creek Ave	& 159th St	2021	AM				9		83	27	4			31	9
886	Little Eagle Creek Ave	& 159th St	2021	PM				7		24	128	28			13	7
887	Shelborne Rd	& Little Eagle Creek Ave	2011	AM	14		6					5	10	29	36	
887	Shelborne Rd	& Little Eagle Creek Ave	2011	PM	18		46					55	15	6	9	
887	Shelborne Rd	& Little Eagle Creek Ave	2021	AM	18		22					9	8	84	51	
887	Shelborne Rd	& Little Eagle Creek Ave	2021	PM	16		111					64	15	21	10	
889	Little Eagle Creek Ave	& 156th St	2011	AM	10	6			41	24	9		28			
889	Little Eagle Creek Ave	& 156th St	2011	PM	20	54			11	9	25		13			
889	Little Eagle Creek Ave	& 156th St	2021	AM	10	6			44	30	13		29			
889	Little Eagle Creek Ave	& 156th St	2021	PM	19	55			12	11	31		11			
890	Joliet Rd	& 156th St	2011	AM				5				19			33	5
890	Joliet Rd	& 156th St	2011	PM				7				19			17	8
890	Joliet Rd	& 156th St	2021	AM				6		1		20			35	7
890	Joliet Rd	& 156th St	2021	PM				9		1	1	20			19	9
891	Hamilton Boone Rd	& 156th St	2011	AM	4	11	4	7	51	7	3	9	7	7	9	3
891	Hamilton Boone Rd	& 156th St	2011	PM	5	54	8	4	17	3	6	8	4	3	5	5
891	Hamilton Boone Rd	& 156th St	2021	AM	5	17	4	8	73	9	4	9	9	8	9	3
891	Hamilton Boone Rd	& 156th St	2021	PM	6	78	8	5	24	4	9	8	5	3	5	6
894	Joliet Rd	& 166th St	2011	AM	1	1		2	3	6	6	18	4		8	1
894	Joliet Rd	& 166th St	2011	PM	1	4	1	2	3	3	2	6	1	1	13	3
894	Joliet Rd	& 166th St	2021	AM	2	2	1	3	5	7	6	17	4	2	8	1
894	Joliet Rd	& 166th St	2021	PM	2	4	1	2	4	3	3	5	1	2	13	4
895	Hamilton Boone Rd	& 166th St	2011	AM		12	4	19	51					5		6
895	Hamilton Boone Rd	& 166th St	2011	PM		60	5	6	22					6		18
895	Hamilton Boone Rd	& 166th St	2021	AM		19	3	21	76					4		7
895	Hamilton Boone Rd	& 166th St	2021	PM		86	4	6	33					5		19
896	Eagletown Rd	& 166th St	2011	AM				8		6	4	7			7	3
896	Eagletown Rd	& 166th St	2011	PM				6		2	2	14			11	4
896	Eagletown Rd	& 166th St	2021	AM				6		8	5	7			7	2

ID	INTERSECTION		YEAR	PEAK	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
	N/S ROAD	E/W ROAD														
896	Eagletown Rd &	166th St	2021	PM				4		4	4	14			11	2
897	Towne Rd &	166th St	2011	AM	3	10	5	2	24	2	1	6	8	8	4	1
897	Towne Rd &	166th St	2011	PM	9	17	8	1	9	2	2	6	5	4	6	1
897	Towne Rd &	166th St	2021	AM	4	13	6	2	29	2	2	6	8	10	4	2
897	Towne Rd &	166th St	2021	PM	9	21	10	2	11	2	2	7	5	6	7	2
898	Towne Rd &	161st St	2011	AM		11	16	4	29					39		3
898	Towne Rd &	161st St	2011	PM		34	59	5	26					32		8
898	Towne Rd &	161st St	2021	AM		13	22	5	34					48		5
898	Towne Rd &	161st St	2021	PM		44	76	8	29					43		8
902	Towne Rd &	156th St	2011	AM		23	4	13	64					3		4
902	Towne Rd &	156th St	2011	PM		58	8	1	34					10		3
902	Towne Rd &	156th St	2021	AM		28	4	14	76					3		4
902	Towne Rd &	156th St	2021	PM		69	8	1	40					11		2
903	Towne Rd &	159th St	2011	AM	5	30			79	16	5		3			
903	Towne Rd &	159th St	2011	PM	4	59			34	7	11		4			
903	Towne Rd &	159th St	2021	AM	6	35			93	29	9		4			
903	Towne Rd &	159th St	2021	PM	5	69			40	13	20		5			
905	Shelborne Rd &	151st St	2011	AM		11		1	50					3		2
905	Shelborne Rd &	151st St	2011	PM		92	7		16					1		
905	Shelborne Rd &	151st St	2021	AM		22		1	100					3		2
905	Shelborne Rd &	151st St	2021	PM		187	7		32					1		
906	Towne Rd &	151st St	2011	AM	19	102	8		88				2	4		
906	Towne Rd &	151st St	2011	PM	2	155	12		48				5	1		
906	Towne Rd &	151st St	2021	AM	15	95	48		103	1	1	1	2	32		1
906	Towne Rd &	151st St	2021	PM	2	137	69	1	56			2	5	8	2	1
907	Hamilton Boone Rd &	186th St	2011	AM	2	14	2	4	69	3	2	2	5	6	2	2
907	Hamilton Boone Rd &	186th St	2011	PM	5	57	8	4	27	3	3	3	2	4	3	4
907	Hamilton Boone Rd &	186th St	2021	AM		14	3	6	67	1		1	2	8	1	3
907	Hamilton Boone Rd &	186th St	2021	PM		58	10	7	26		1	2	1	5		7
908	Hamilton Boone Rd &	196th St	2011	AM		16		2	63	2	3	1	2	2	1	3
908	Hamilton Boone Rd &	196th St	2011	PM	5	60	2	1	30	3	3	1	3	1	1	1
908	Hamilton Boone Rd &	196th St	2021	AM		16		3	62					1		5
908	Hamilton Boone Rd &	196th St	2021	PM		62	3	1	32					2		2
909	Joliet Rd &	196th St	2011	AM	3	2			4	2	1		3			
909	Joliet Rd &	196th St	2011	PM	3	7			6	1	1		3			

ID	INTERSECTION		YEAR	PEAK	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
	N/S ROAD	E/W ROAD														
909	Joliet Rd &	196th St	2021	AM	3	2			4	2	1		3			
909	Joliet Rd &	196th St	2021	PM	3	7			6	1	1		3			
910	Joliet Rd &	193rd St	2011	AM		3	3	2	7					1		
910	Joliet Rd &	193rd St	2011	PM		9	3	1	9					2		1
910	Joliet Rd &	193rd St	2021	AM		3	3	2	7					1		
910	Joliet Rd &	193rd St	2021	PM		9	3	1	9					2		
911	Joliet Rd &	186th St	2021	AM		3	3	2	7					2		1
911	Joliet Rd &	186th St	2021	PM		9	3	1	9					2		
911	Joliet Rd &	186th St	2021	AM		3	3	2	7					2		
911	Joliet Rd &	186th St	2021	PM		9	3	1	9					2		
911	Joliet Rd &	186th St	2021	AM		3	3	2	7					2		
911	Joliet Rd &	186th St	2021	PM		9	3	1	9					2		
914	Mule Barn Rd &	193rd St	2011	AM		28	1	2	91	1	3	1	3			1
914	Mule Barn Rd &	193rd St	2011	PM	1	103	1	2	36	2	4					3
914	Mule Barn Rd &	193rd St	2021	AM		38	1	8	132	1	5	1	2	1	1	2
914	Mule Barn Rd &	193rd St	2021	PM		138		9	49	3	6	2	3		2	10
915	Mule Barn Rd &	186th St	2011	AM	2	21	2	7	78	7	3	3	4	6	5	6
915	Mule Barn Rd &	186th St	2011	PM	6	81	10	5	31	3	7	7	5	5	4	7
915	Mule Barn Rd &	186th St	2021	AM	2	28	2	8	107	8	4	3	4	6	4	6
915	Mule Barn Rd &	186th St	2021	PM	6	111	9	6	42	4	8	7	5	5	4	8
916	Centennial Rd &	186th St	2011	AM	1		1	2	3	2	1	10	2	2	11	1
916	Centennial Rd &	186th St	2011	PM	2	3	2	2	3	2	2	18	2	2	13	2
916	Centennial Rd &	186th St	2021	AM	1	2	2	1	1	1		10	1	1	12	
916	Centennial Rd &	186th St	2021	PM	2	1	2	1	1	1	1	20	2	1	14	1
917	Centennial Rd &	193rd St	2011	AM			2	4				3		12	2	2
917	Centennial Rd &	193rd St	2011	PM	1	2	4	1	3			2		4	2	1
917	Centennial Rd &	193rd St	2021	AM		2	1	4	2	1	1	10	2	11	17	6
917	Centennial Rd &	193rd St	2021	PM	1	2	2	4	2			10	1	2	11	4
918	Lamong Rd &	193rd St	2011	AM				41		2	1	10			18	20
918	Lamong Rd &	193rd St	2011	PM				21			1	7			6	32
918	Lamong Rd &	193rd St	2021	AM				42		1		25			39	19
918	Lamong Rd &	193rd St	2021	PM				21				18			17	41
919	Eagletown Rd &	193rd St	2011	AM	11		9					15	19	17	15	
919	Eagletown Rd &	193rd St	2011	PM	25		22					20	14	12	20	
919	Eagletown Rd &	193rd St	2021	AM	12		16					32	22	29	31	
919	Eagletown Rd &	193rd St	2021	PM	28		37					39	15	20	40	
920	Eagletown Rd &	186th St	2011	AM	2	7	4	1	26			9	3	4	5	2

ID	INTERSECTION		YEAR	PEAK	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
	N/S ROAD	E/W ROAD														
920	Eagletown Rd &	186th St	2011	PM	6	39	6		13			8	7	5	5	1
920	Eagletown Rd &	186th St	2021	AM	2	9	3	5	30	3	2	6	4	5	3	2
920	Eagletown Rd &	186th St	2021	PM	6	45	6	1	15	2	4	5	6	4	3	3
923	Casey Rd &	186th St	2011	AM	8	24	11	3	9	2	4	15	5	6	14	5
923	Casey Rd &	186th St	2011	PM	6	14	10	4	9	3	4	28	6	8	19	5
923	Casey Rd &	186th St	2021	AM	2	29	9	4	13	1	1	3	1	6	3	6
923	Casey Rd &	186th St	2021	PM	1	16	11	7	12	1	1	7	1	8	4	7
924	Casey Rd &	193rd St	2011	AM	8		24					36	4	13	32	
924	Casey Rd &	193rd St	2011	PM	7		15					40	5	10	35	
924	Casey Rd &	193rd St	2021	AM	9		29					46	5	16	42	
924	Casey Rd &	193rd St	2021	PM	7		19					53	5	13	45	
925	Freemont Moore Rd &	193rd St	2011	AM				5		2	1	31			30	3
925	Freemont Moore Rd &	193rd St	2011	PM				5				32			40	6
925	Freemont Moore Rd &	193rd St	2021	AM				2		9	5	55			42	2
925	Freemont Moore Rd &	193rd St	2021	PM				3		3	3	57			56	3
926	Six Points Rd &	193rd St	2011	AM				78		25	16	32			18	15
926	Six Points Rd &	193rd St	2011	PM				37		6	25	37			37	80
926	Six Points Rd &	193rd St	2021	AM				124		28	19	43			26	25
926	Six Points Rd &	193rd St	2021	PM				58		6	27	53			51	131
928	Springmill Rd &	191st St	2011	AM		54	134		111					45		
928	Springmill Rd &	191st St	2011	PM		154	62		63					78		1
928	Springmill Rd &	191st St	2021	AM		31	170	76	97					213		35
928	Springmill Rd &	191st St	2021	PM		111	225	27	71					202		46
929	Springmill Rd &	186th St	2011	AM		51		34	154	25	29					11
929	Springmill Rd &	186th St	2011	PM	7	153	5	13	84	16	30	9	7	3	6	12
929	Springmill Rd &	186th St	2021	AM	2	162		13	240	30	27	3	3	1	2	3
929	Springmill Rd &	186th St	2021	PM	2	227	1	11	306	36	44	5	2	2	1	6
933	Dartown Rd &	Kinsey Ave	2011	AM	12		42					18	10	58	23	
933	Dartown Rd &	Kinsey Ave	2011	PM	15		57					15	8	40	14	
933	Dartown Rd &	Kinsey Ave	2021	AM	3		49					7	1	54	10	
933	Dartown Rd &	Kinsey Ave	2021	PM	14		90					10	7	43	10	
935	Wheeler Rd &	181st St	2011	AM			61					81		123	85	
935	Wheeler Rd &	181st St	2011	PM			67					80	1	98	38	
935	Wheeler Rd &	181st St	2021	AM	20	127	27	28	126	20	16	32	16	19	27	19
935	Wheeler Rd &	181st St	2021	PM	12	161	33	30	163	11	16	31	17	44	24	40

ID	INTERSECTION		YEAR	PEAK	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
	N/S ROAD	E/W ROAD														
937	Horton Rd	& 191st St	2011	AM				7		13	11	68			37	2
937	Horton Rd	& 191st St	2011	PM				5		11	12	33			61	7
937	Horton Rd	& 191st St	2021	AM				52		18	19	198			151	35
937	Horton Rd	& 191st St	2021	PM				55		24	26	253			309	63
938	Tomlinson Rd	& 191st St	2011	AM	6	18	3	58	14	24	20	46	2		33	75
938	Tomlinson Rd	& 191st St	2011	PM	5	14	1	67	23	11	10	45	5	38	56	1
938	Tomlinson Rd	& 191st St	2021	AM	8	10	38	93	8	29	21	462	4	9	345	49
938	Tomlinson Rd	& 191st St	2021	PM	4	8	50	94	7	13	16	536	4	39	658	145
943	Tomlinson Rd	& 196th St	2011	AM		3	9	7	4					5		4
943	Tomlinson Rd	& 196th St	2011	PM		7	8	8	9					13		10
943	Tomlinson Rd	& 196th St	2021	AM		96	10	10	95					4		4
943	Tomlinson Rd	& 196th St	2021	PM		127	6	7	155					11		11
944	Tomlinson Rd	& 199th St	2011	AM	9	2			5				7			
944	Tomlinson Rd	& 199th St	2011	PM	7	7			10				4			
944	Tomlinson Rd	& 199th St	2021	AM	17	87			74				5			
944	Tomlinson Rd	& 199th St	2021	PM	4	130			148	1	1		2			
946	Tomlinson Rd	& 206th St	2011	AM			1					36	3	2	21	
946	Tomlinson Rd	& 206th St	2011	PM	4		4					29	5	5	25	
946	Tomlinson Rd	& 206th St	2021	AM	3							2	14		1	
946	Tomlinson Rd	& 206th St	2021	PM	22		4					1	14	2	1	
953	Horton Rd	& 206th St	2011	AM	3	5	3	3	10	4	3	12	4	4	13	2
953	Horton Rd	& 206th St	2011	PM	5	10	5	2	5	2	3	12	5	5	13	3
953	Horton Rd	& 206th St	2021	AM	16	34		2	63	8	4	8	17	5	15	2
953	Horton Rd	& 206th St	2021	PM	22	68	2		38		1	2	22	2	3	1
954	Six Points Rd	& 206th St	2011	AM	9	15	9	3	64	4	1	5	11	15	6	1
954	Six Points Rd	& 206th St	2011	PM	20	68	20	1	28	2	2	5	14	14	5	2
954	Six Points Rd	& 206th St	2021	AM	17	21	11	2	93	5	1	4	21	17	6	1
954	Six Points Rd	& 206th St	2021	PM	35	101	24	1	42	1	2	4	26	17	4	1
956	Horton Rd	& 199th St	2011	AM		9	3	3	16					2		2
956	Horton Rd	& 199th St	2011	PM		18	2	2	14					3		4
956	Horton Rd	& 199th St	2021	AM		45	7	15	82					6		7
956	Horton Rd	& 199th St	2021	PM		84	3	11	71					5		18
957	Oakridge Rd	& 214th St	2011	AM	1	4			8	4	2		1			
957	Oakridge Rd	& 214th St	2011	PM	1	9			4	2	4		1			
957	Oakridge Rd	& 214th St	2021	AM	5	16			34	2	1		4			

ID	INTERSECTION		YEAR	PEAK	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
	N/S ROAD	E/W ROAD														
957	Oakridge Rd &	214th St	2021	PM	5	37			17	1	2		6			
958	Horton Rd &	214th St	2011	AM		8		4	20							5
958	Horton Rd &	214th St	2011	PM		19		5	15							3
958	Horton Rd &	214th St	2021	AM		28	5	9	60					12		10
958	Horton Rd &	214th St	2021	PM		66	12	7	51					7		6
960	Horton Rd &	216th St	2011	AM	6	6			16	3	1		4			
960	Horton Rd &	216th St	2011	PM	4	24			16		1		7			
960	Horton Rd &	216th St	2021	AM	7	28			58	10	3		5			
960	Horton Rd &	216th St	2021	PM	4	77			54	3	7		7			
961	Six Points Rd &	216th St	2011	AM		19		6	87	14	5			1	1	9
961	Six Points Rd &	216th St	2011	PM		55		9	37	6	10					4
961	Six Points Rd &	216th St	2021	AM	3	24		7	110	37	13	2	4	2	9	8
961	Six Points Rd &	216th St	2021	PM		78		14	45	16	32					7
962	Freemont Moore Rd &	216th St	2011	AM	5	3	3		3			2	5	8	5	
962	Freemont Moore Rd &	216th St	2011	PM	4	6	8		3			4	3	3	2	
962	Freemont Moore Rd &	216th St	2021	AM	8	2	15	1	2			3	7	35	7	
962	Freemont Moore Rd &	216th St	2021	PM	7	2	34	1	2			4	7	15	1	
963	Freemont Moore Rd &	211th St	2011	AM	5	9			20				2			
963	Freemont Moore Rd &	211th St	2011	PM	4	21			8				4			
963	Freemont Moore Rd &	211th St	2021	AM	1	19			41	5	2					
963	Freemont Moore Rd &	211th St	2021	PM	1	34			16	2	3		1			
964	Freemont Moore Rd &	206th St	2011	AM		3		12	7	8	5	8		1	13	8
964	Freemont Moore Rd &	206th St	2011	PM		4	1	6	3	2	6	11		1	8	11
964	Freemont Moore Rd &	206th St	2021	AM		4	1	22	9	6	4	9		1	15	16
964	Freemont Moore Rd &	206th St	2021	PM		5	2	12	4	1	4	14		2	8	20
965	Lamong Rd &	206th St	2011	AM	4	9	3	2	20	4	2	5	6	6	9	2
965	Lamong Rd &	206th St	2011	PM	8	28	7	2	13	3	5	11	7	3	5	2
965	Lamong Rd &	206th St	2021	AM	4	9	2	2	21	4	3	6	7	6	10	2
965	Lamong Rd &	206th St	2021	PM	8	29	7	2	13	3	6	11	7	3	6	2
966	Centennial Rd &	206th St	2011	AM			1					12	1	3	20	
966	Centennial Rd &	206th St	2011	PM	2		2					20	2	2	12	
966	Centennial Rd &	206th St	2021	AM	1		1					13	1	3	21	
966	Centennial Rd &	206th St	2021	PM	2		2					21	2	2	13	
967	Mule Barn Rd &	206th St	2011	AM	4	27	2	7	82	12	8	5	7	6	9	7
967	Mule Barn Rd &	206th St	2011	PM	10	98	13	4	33	3	8	9	9	5	4	4

ID	INTERSECTION		YEAR	PEAK	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
	N/S ROAD	E/W ROAD														
967	Mule Barn Rd &	206th St	2021	AM	5	42	2	6	125	16	10	4	9	6	7	6
967	Mule Barn Rd &	206th St	2021	PM	16	153	14	3	52	3	8	6	15	5	3	3
968	Joliet Rd &	206th St	2011	AM	1		2					16	1	5	20	
968	Joliet Rd &	206th St	2011	PM	3		4					19	3	4	11	
968	Joliet Rd &	206th St	2021	AM	1		2					19	1	4	25	
968	Joliet Rd &	206th St	2021	PM	3		4					23	3	4	14	
969	Hamilton Boone Rd &	206th St	2011	AM	7	13	5	4	45	6	2	7	8	10	10	2
969	Hamilton Boone Rd &	206th St	2011	PM	7	48	12	3	22	2	4	9	8	6	4	3
969	Hamilton Boone Rd &	206th St	2021	AM	7	12	5	5	41	7	2	9	8	10	13	3
969	Hamilton Boone Rd &	206th St	2021	PM	8	44	13	3	20	2	5	12	8	6	6	4
970	Hamilton Boone Rd &	216th St	2011	AM		15	2	2	46					3		1
970	Hamilton Boone Rd &	216th St	2011	PM		47	3	1	23					2		1
970	Hamilton Boone Rd &	216th St	2021	AM		15	1	3	46					3		2
970	Hamilton Boone Rd &	216th St	2021	PM		44	4	2	22					2		2
971	Mule Barn Rd &	216th St	2011	AM	1	31	7	5	78	1	1	1	2	12	1	4
971	Mule Barn Rd &	216th St	2011	PM	3	85	6	1	34		1	1	3	4		1
971	Mule Barn Rd &	216th St	2021	AM	2	47	8	5	116	2	1	1	3	14	1	4
971	Mule Barn Rd &	216th St	2021	PM	4	126	7	1	50		1	1	4	5		1
972	Lamong Rd &	216th St	2011	AM	3	13	1	3	23	8	6	4	3	2	7	3
972	Lamong Rd &	216th St	2011	PM	1	28	1	5	15	3	5	2	1		1	3
972	Lamong Rd &	216th St	2021	AM	3	14	1	4	23	7	6	6	4	3	10	4
972	Lamong Rd &	216th St	2021	PM	2	28	2	5	15	3	4	3	1	1	2	4
974	Lamong Rd &	211th St	2011	AM		17	1	1	25					3		2
974	Lamong Rd &	211th St	2011	PM		28	3	1	16					2		1
974	Lamong Rd &	211th St	2021	AM		18	1	1	26					2		2
974	Lamong Rd &	211th St	2021	PM		31	2	1	17					2		1
1089	Lamong Rd &	211th St	2021	AM	45	48	27	1	48	1	1	2	32	79	2	1
1089	Lamong Rd &	211th St	2021	PM	111	48	76	3	74	4	3	15	93	31	9	1
1090	Thatcher Ln &	151st St	2011	AM	67	77	16	22	56	83	127	236	72	35	534	62
1090	Thatcher Ln &	151st St	2011	PM	256	176	112	20	102	63	103	489	278	51	247	18
1090	Thatcher Ln &	151st St	2021	AM	155	43	5	5	29	145	209	201	147	10	547	14
1090	Thatcher Ln &	151st St	2021	PM	434	177	80	12	97	97	160	496	456	31	246	9
1092	Greyhound Pass &	147th St	2011	AM		423	27	19	281					42		46
1092	Greyhound Pass &	147th St	2011	PM		582	18	102	798					22		88
1092	Greyhound Pass &	147th St	2021	AM		568	25	17	374					40		40

ID	INTERSECTION		YEAR	PEAK	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
	N/S ROAD	E/W ROAD														
1092	Greyhound Pass &	147th St	2021	PM		778	12	97	1075					15		84
1094	Greyhound Ct &	151st St	2011	AM	52		188					67	43	182	58	
1094	Greyhound Ct &	151st St	2011	PM	49		191					82	28	155	85	
1321	Greyhound Ct &	Greyhound Pass	2011	AM	7	44	28	148	63	29	33	228	9	46	235	159
1321	Greyhound Ct &	Greyhound Pass	2011	PM	115	158	111	41	148	51	58	345	137	131	343	55
1321	Greyhound Ct &	Greyhound Pass	2021	AM	4	11	64	40	16	3	2	123	5	94	115	43
1321	Greyhound Ct &	Greyhound Pass	2021	PM	143	57	181	3	51	5	4	98	157	203	94	5
1481	Dartown Rd &	SR 32	2011	AM	49	28	33	14	29	17	55	564	160	74	407	24
1481	Dartown Rd &	SR 32	2011	PM	173	55	96	33	43	60	27	438	65	50	593	21
1481	Dartown Rd &	SR 32	2021	AM	24	28	56	154	33	69	190	727	51	71	487	214
1481	Dartown Rd &	SR 32	2021	PM	25	25	94	269	23	173	108	534	48	69	796	237
1482	Oakridge Rd &	206th St	2011	AM				10				18			17	4
1482	Oakridge Rd &	206th St	2011	PM				5				20			19	9
1482	Oakridge Rd &	206th St	2021	AM				28		3	2	4			5	9
1482	Oakridge Rd &	206th St	2021	PM				14		2	2	5			5	11
1497	Western Way &	146th St	2011	AM	121	172	67	47	164	90	121	413	159	179	842	135
1497	Western Way &	146th St	2011	PM	126	215	109	103	229	121	177	780	198	103	498	92
1497	Western Way &	146th St	2021	AM	153	82	204	28	68	27	28	635	159	449	1197	83
1497	Western Way &	146th St	2021	PM	150	98	301	51	101	33	41	1098	232	302	680	55
1540	Marsh Dr &	Greyhound Pass	2011	AM	46	28	41	26	23	31	16	201	20	31	357	24
1540	Marsh Dr &	Greyhound Pass	2011	PM	77	125	94	91	102	73	87	600	73	66	425	78
1540	Marsh Dr &	Greyhound Pass	2021	AM	6	7	124	52	6	3	1	122	1	95	272	48
1540	Marsh Dr &	Greyhound Pass	2021	PM	16	65	270	139	53	9	8	376	13	197	245	131
1648	Cool Creek Park Rd &	Greyhound Pass	2011	AM				29		21	27	253			400	50
1648	Cool Creek Park Rd &	Greyhound Pass	2011	PM				60		25	100	740			473	127
1648	Cool Creek Park Rd &	Greyhound Pass	2021	AM	1	2	3	46	1	22		282			501	85
1648	Cool Creek Park Rd &	Greyhound Pass	2021	PM	3	4	5	104	2	26	1	845	2	1	552	229
1654	Oak Rd &	147th St	2021	AM	78	3			1	1	1		64			
1654	Oak Rd &	147th St	2021	PM	78	3			1	1	1		64			
1672	Cool Creek Park Rd &	151st St	2011	AM	31	21	28	19	10	21	19	223	13	29	559	42
1672	Cool Creek Park Rd &	151st St	2011	PM	64	119	73	32	25	28	85	470	41	24	242	50
1672	Cool Creek Park Rd &	151st St	2021	AM	72		20	2	1			170	60	12	328	1
1672	Cool Creek Park Rd &	151st St	2021	PM	226	4	9	5	3	3	1	414	125	20	158	2
1682	East St Extension &	196th St	2021	AM	56		11						12	11	1	
1682	East St Extension &	196th St	2021	PM	37	5	30	1	20				60	12		1

ID	INTERSECTION			YEAR	PEAK	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
	N/S ROAD	E/W ROAD															
1813	West Access Rd	&	191st St	2021	AM	36		123					549	54	125	366	
1813	West Access Rd	&	191st St	2021	PM	29		197					680	21	194	827	

Appendix D: Travel Demand Modeling Procedures

1 Introduction

This appendix outlines the process used in developing a travel demand model for the City of Westfield, Indiana. A travel demand model is a set of data and mathematical equations that attempt to replicate the trip making behavior of people, specifically, vehicle-oriented trips. This is typically done through the four-step process of trip generation, trip distribution, mode choice and traffic assignment. Through this four-step modeling process, the impacts resulting from land use development, changes to transportation infrastructure, or changes in public policy can be estimated prior to their actual implementation. The travel demand model developed for the City of Westfield provides a tool for investigating the impacts caused by future land use development in the region. Figure 1 shows the model area for the Westfield travel demand model in relation to the Indianapolis metropolitan area.

The Westfield travel demand model was originally developed in 2007 to support road impact fee analysis and other long term transportation planning needs for the City of Westfield. As part of the 2011 update of the road impact fee Zone Improvement Plans, the model has been revised and updated with new data to quantify the total number of trips in the analysis years of 2011 and 2021 and to assess potential transportation improvements to the system in order to maintain an acceptable level of service throughout this analysis period. External data used by the model included trip rate data from the Indiana State Travel Demand Model (ISTDM) and the Travel Demand Model of the Indianapolis Metropolitan Planning Organization (MPO) in order to estimate the number of external trips that would influence the subarea. The outputs from the Westfield travel demand model that were used to help develop the Zone Improvement Plan include:

- Base year (2011) daily traffic volumes
- Base year (2011) peak hour traffic volumes
- Forecast year (2021) daily traffic volumes
- Forecast year (2021) peak hour traffic volumes

The travel demand model is structured to support the analysis of traffic conditions on the existing road network in the study area, along with any committed transportation improvement projects that will be implemented within the forecast horizon. The impacts of additional proposed projects can also be evaluated as needed.



Figure 1 Westfield model area

2 Model Development

The travel demand modeling software used for the Westfield model is TransCAD version 5.0, developed by Caliper Corporation. The TransCAD package uses the traditional four-step modeling concept of trip generation, trip distribution, mode split and traffic assignment to produce traffic demand forecasts. The mode split functionality of TransCAD is not utilized by the Westfield model as the transit ridership within the study area is sufficiently low. Therefore, all forecasts produced by TransCAD are assumed to be vehicle trips only.

This model was originally created for the 2007 Westfield Impact Fee Assessment and has been updated as appropriate for this 2011 assessment.

2.1 *Model Network*

Identification of which roads to include in the modeled network is an important initial step in the modeling process. Inclusion of more roads in the modeled network can potentially improve the accuracy of the model in replicating trip-making patterns, but it multiplies the amount of base condition information required (e.g., traffic volumes, speeds and lanes) and complicates the model development process. For Westfield, all roads that are functionally classified as arterials or collectors were included in the model network.

Coding the roadway network involved assembling a basic description of each roadway segment, or network link. The roadway network links contain the necessary data to determine the travel impedance for each path, or route. The link attribute information includes:

- segment distance
- highway name
- facility type (functional classification)
- traffic counts for base year
- number of lanes
- surrounding area type
- highway capacity (from lookup table)
- travel time (from lookup table)
- posted speed limit
- cross section type
- signal density factor
- one-way indicator

2.1.1 Network Attributes

Linktype

The Westfield travel demand model requires each roadway link to be classified by four attributes: linkclass, area type, signal density and cross section. These four attributes jointly make up the linktype. The linktype is then used to assign various additional characteristics to the link based on model-wide averages for all links with the linktype. This process ensures that vehicular traffic will react to new roadways added to the Westfield travel demand model in a similar manner as they react to similar facilities already in the roadway system.

The first Linktype attribute is the **Linkclass**, or functional classification. The Linkclass was assigned to each roadway in the Westfield travel demand model network based on the facility's functional classification. The coding nomenclature for Linkclass is as follows:

- 1 = Interstate
- 2 = Freeway
- 3 = Ramp
- 4 = Expressway
- 5 = Principal Arterial
- 6 = Minor Arterial
- 7 = Major Collector
- 8 = Minor Collector
- 9 = Local
- 99 = Centroid Connectors

The second Linktype attribute is **Area Type**. Area Type was input based on each zone's socio-economic data. The zonal data was then passed to each roadway link within the zone using a GIS function within the TransCAD model script.

The following Area Type values can be assigned to zones and their corresponding road network based on the estimated activity:

- 1 = Rural
- 2 = Suburban
- 3 = Urban
- 4 = CBD
- 5 = External Zones

Signal Density is the third Linktype attribute. Signal density was assigned to each network link using the following values:

- 1 = Unsignalized
- 2 = Low Signal Density (1 to 2/sq. mile)
- 3 = Medium Signal Density (2 to 3/sq. mile)
- 4 = High Signal Density (>3/sq. mile)

The fourth Linktype attribute is **Cross Section**, which defines the median treatment. This attribute was assigned for each roadway link using the following values:

- 1 = Undivided
- 2 = Divided
- 3 = Two-way left turn

The four network attributes described above define the roadway Linktype. This definition is then used to assign each link with the respective attributes used during the travel demand modeling process.

Free flow speed

Free flow speed was derived by averaging the posted speed of all roadways within each Linktype bin. This speed was then adjusted as necessary during model validation to replicate travel characteristics identified through daily traffic counts. The free flow speeds in Westfield were typically altered from the originally estimated speeds by less than five miles per hour.

Link capacity

Link capacity was developed initially as an hourly traffic volume that results in a Level of Service "E" as calculated by the Highway Capacity Model. The hourly capacities were then expanded using a daily factor. This factor, along with the number of lanes on the facility, inflates the hourly capacity to a representative daily capacity. Theoretically, the daily capacity of a lane is twenty-four times the hourly capacity, however, in practice; the demand for roadway capacity is focused during the peak periods.

Free flow speed and link capacity work in unison to define the relative impedance a vehicle would encounter by traveling along the model link. A very high free flow speed would attract trips from other lower speed facilities. A low capacity roadway would quickly encounter congestion and related reductions in travel speed, causing trips to seek alternative facilities. Care is taken to develop the speed and capacity table to weigh the relative attractiveness of one facility compared to all other facilities. It could be stated that the relative difference in values between Linktypes is as important as the absolute values of any Linktype.

Linktype, free flow speed, link capacity and the daily factor values are summarized in **Appendix D-1**.

Existing, Committed and Projects network

The links in the Westfield network were coded to represent three types of network scenario: Existing, Committed and the Projects scenarios. It was therefore necessary to associate a code with each link so that it could be determined which network scenario it belonged to. Details of the link codes are discussed in Section 5.

2.1.2 Network development

As a starting point for developing the model network, all roads functionally classified as collectors or higher, either on INDOT functional classification maps or on the Westfield Thoroughfare Plan, in addition to several other important links in the current roadway system, were included in the network. Several roads outside Westfield, such as those just across the City limits in Carmel were also added to ensure a realistic approximation of existing conditions. Data about the existing characteristics of these roads were collected by examining aerial photographs, GIS data layers, municipal ordinances, and field observation.

Initially, the facility type for each roadway link was coded based on the functional classification of the road as shown on the INDOT functional classification maps. As part of the model calibration process, the facility types were reconsidered holistically and in some cases reclassified to better match the current use and function of a roadway. This was especially important due to the transition of the area from rural to urban and the lag in updating official functional classification maps to reflect this change.

The roadway network developed for the Westfield demand model is presented in Figure 2.

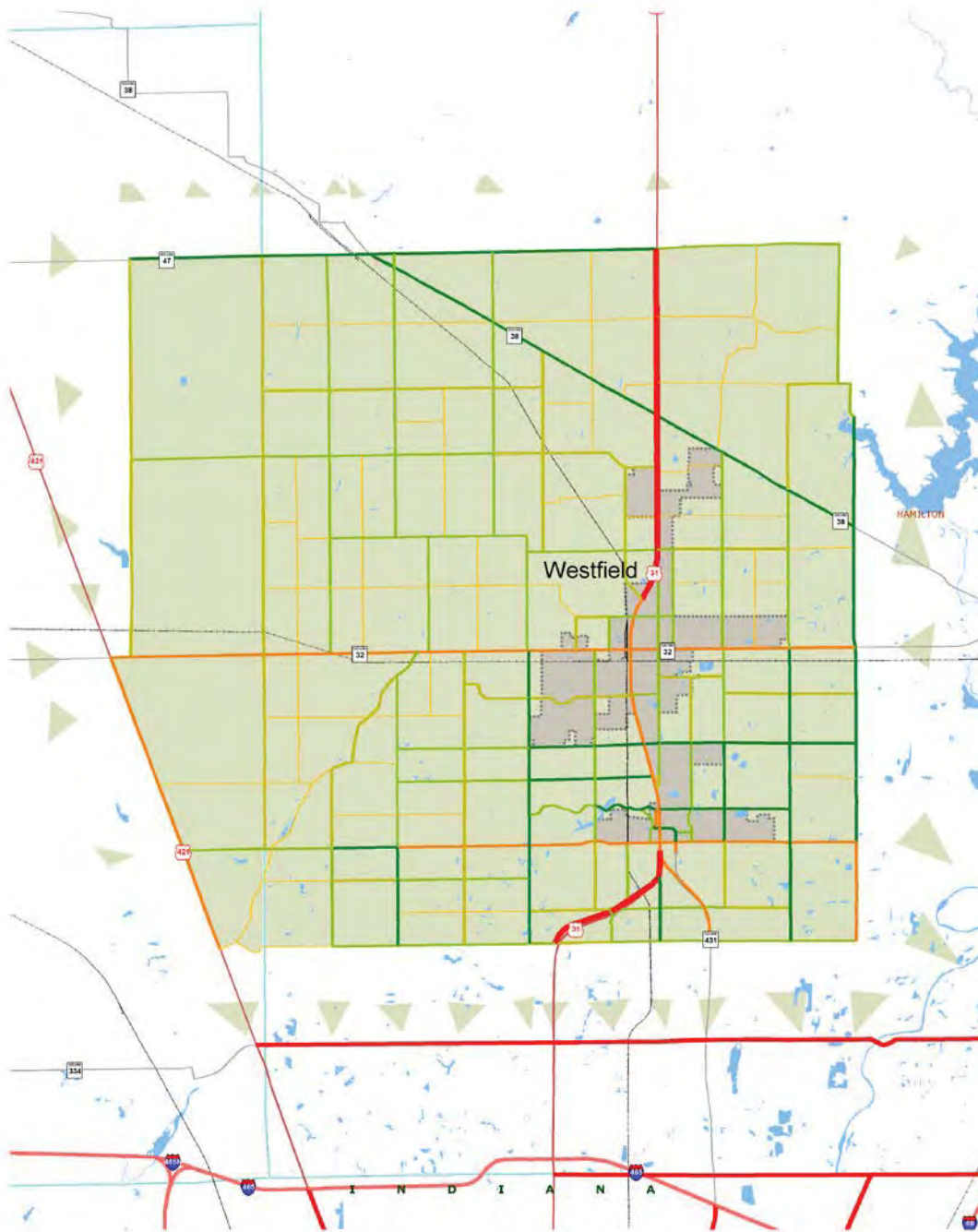


Figure 2: Westfield Network

2.2 Traffic Analysis Zones

Traffic analysis zones (TAZ) represent a geographic area within the travel demand model in which land uses are aggregated to produce the origin or destination of trips.

The TAZs in the Westfield model were designed to be relatively small to allow accurate traffic loading on the dense network of modeled roads. In most cases, the boundaries of TAZs in the Westfield model are the network roadways, with each TAZ representing one “block” in the model roadway network. The TAZs are larger in some of the outlying areas of the model, since these areas are largely rural and have relatively few households and jobs. All TAZ boundaries are consistent with census block boundaries and with TAZ boundaries in the Indianapolis MPO Nine County Travel Demand Model—this will make future updates to this model easier to complete.

Centroids represent the point at which all trips going to or from a TAZ interact with the model network. To connect centroids to the network, centroid connectors are added. The centroid connectors typically represent the local streets within the TAZ and were constructed so as to connect with the model network similar to the actual local street intersections. TAZ structure developed for the Westfield model is shown in Figure 3.

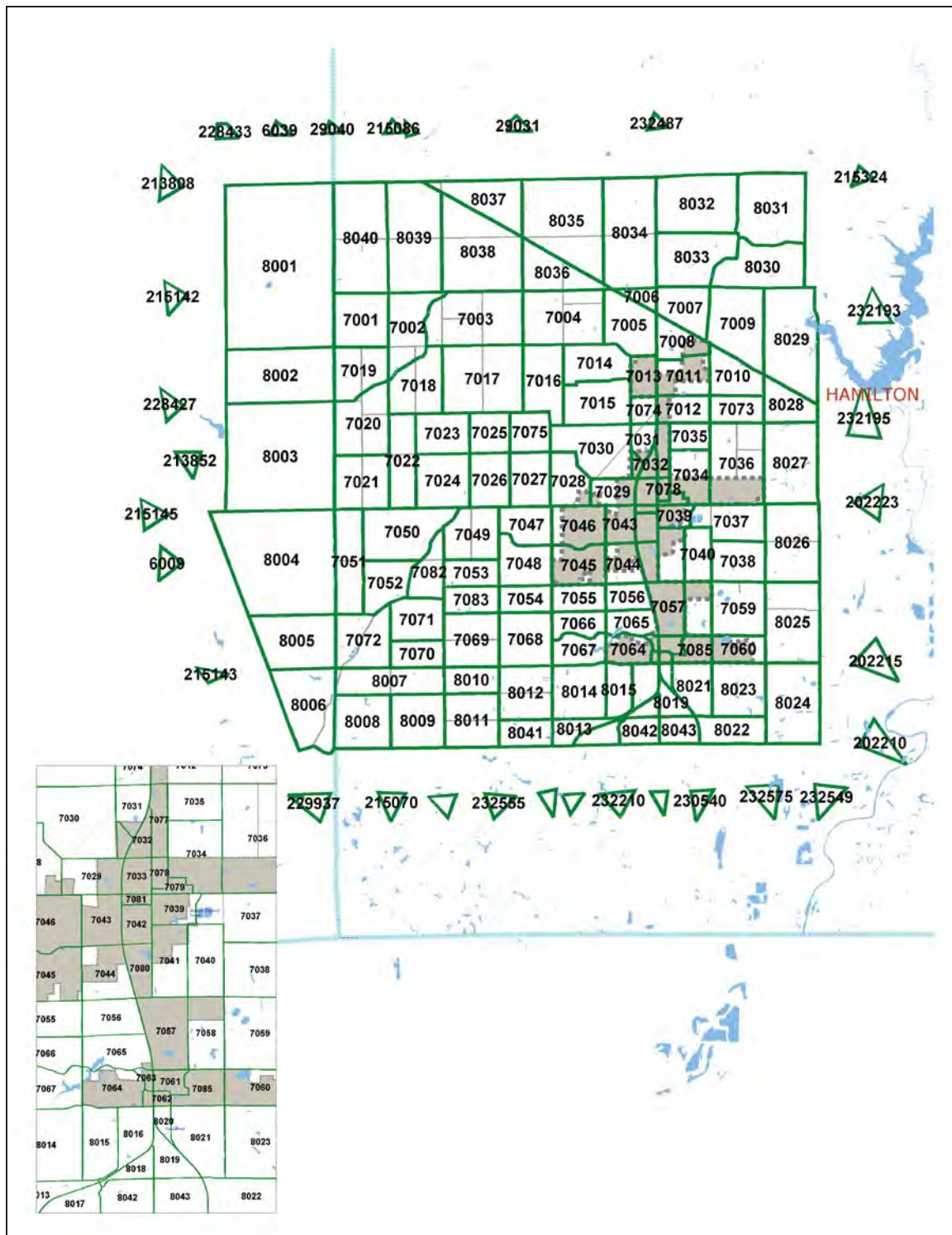


Figure 3 Westfield TAZ structure

2.3 Socio-economic Data

The Westfield TransCAD travel demand model requires accurate socio-economic data as an input into the traffic forecasting process. This socio-economic data is available in many forms and from many sources. Typically, the data must provide at least one source for estimating trip productions and one source for estimating trip attractions. The trip productions are traditionally a function of the number of persons or households within an area. Trip attractions are related to activities outside the house, such as employment, school, shopping or recreation within an area. Socio-economic data are summarized at the TAZ level for both the base year 2011 and the future year 2021. Housing, total employment and school enrollment data (2011, 2021) for each TAZ are summarized in **Appendix D-2**.

2.3.1 2011 Socio-Economic Data

The number of households in the study area was obtained from the 2010 Census block-level data and aggregated for each TAZ. This information was updated to 2011 using parcel/land use GIS data and issued building permit data provided by the City of Westfield. The number of housing units was estimated by using the ratio of housing units to households obtained from Census 2000 data, as this information was not yet available from the 2010 Census.

2011 employment data, including business location, type, and number of employees for all businesses in the model area, was purchased from Nielsen Claritas. This information was checked and corrected for major errors, such as double-listings, incorrect business locations, and newly-opened or recently-closed businesses.

2.3.2 2021 Socio-Economic Data

Socioeconomic information for the year 2021 was developed by two methods—one for Washington Township and one for the outlying portions of the model area. For TAZs outside of Washington Township, the growth in housing units and employment was determined using the 2010-2020 growth rates for the corresponding TAZs in the Indianapolis MPO travel demand model. For the TAZs within Washington Township, information about planned development provided by the City of Westfield was used to generate 2021 totals for housing and employment. The total housing and employment for all Washington Township TAZs was adjusted to be similar to overall township-level target values that were developed by projecting trends observed during the 2000 to 2010 time period.

2.4 Terminal Travel Times

The time required to travel from a trip's true origin, such as a house, to the trip's true destination, such as an office, includes time that is not spent on the modeled transportation network. This is time required to access the vehicle or to park the vehicle. The sum of these additional times is called terminal time, and it is assumed to

be a function of the area type of the respective origin and destination zones. Table 1 shows the terminal times that are added to each end of the trip based on the area type of each end of the trip.

Table 1 Terminal Times by Area Type

TAZ Area Type	Terminal Time (minutes)
Rural	0.5
Suburban	1.0
Urban	1.5
CBD	2.0
External	3.0

3 Model Process

3.1 Trip Generation

Trip generation is the estimation of the number of person trips that occur in the study area. Trip generation is estimated differently by the travel demand model based on whether the trip has both ends within the modeled area, one end within the modeled area, or both ends outside of the modeled area. These methods are described below.

3.1.1 Internal Trips

Internal trips have both trip ends within the study area, with one end identified as a production and one end as an attraction. The number of trip productions is typically estimated by developing per-household trip rates for various household types and trip purposes from household survey data. These rates are then multiplied by the corresponding number of households of that type within each TAZ in the model. Trip attractions are typically estimated by developing different trip rates for each trip purpose based on the type of employment and adding any trips from special generators, such as sports complexes or shopping malls. Trip rates for both productions and attractions developed for the ISTDM were used by the Westfield demand model, with the assumption that the City of Westfield, being a subarea for the ISTDM, would be adequately represented by those trip rates. For the Westfield travel demand model, three types of trip purposes were used: Home-based work, Home-based other and Non-home based.

The trip generation rates for the various production, attraction and trip purposes categories are summarized in **Appendix D-2**.

3.1.2 External Trips

Trips that have one or both trip ends outside of the model study area are called external trips, and the number of these trips must be estimated using a method that is not based on socio-economic activity within the model TAZs. Instead, the number of daily external trips entering and leaving the Westfield study area was estimated from the Indianapolis MPO regional travel demand model. A subarea corresponding to the study area for the Westfield model was extracted from the MPO model, and the trips to, from and through this subarea were recorded for use in the Westfield model assignment process. The MPO model has a base year of 2010 and forecast years of 2020 and 2030, whereas the base year for the Westfield demand model is 2011 and its forecast year is 2021. Therefore the year 2011 and 2021 subarea trip tables were obtained by the interpolation of the year 2010, 2020 and 2030 trip tables from the MPO model.

External trips enter and exit the Westfield model study area through special external TAZs, which are shown as triangles in Figure 3. These are generally established along the roads that lead into and out of the study area. In order to be compatible with the Indianapolis MPO travel demand model, the traffic volumes traveling to and from these external TAZs in the Westfield model was estimated to match the volumes in the MPO model. During the model validation process, which is described later, the volumes at the external TAZs were adjusted somewhat in order to better match actual traffic counts. Although the overall regional trends displayed by the MPO demand model are expected to be accurate, the total trips for a specific roadway may or may not be accurate enough.

A trip with both origin and destination at external centroids only is defined as an External/External trip (EE trip). These trips are only passing through the Westfield study area on their way between an origin and destination outside of the study area. Since EE trips do not interact with the internal centroids, these do not need to be split into the various trip purposes and can be set aside as a fixed number of trips with known origin and destinations that would load the network. The origins and destinations of the EE trips are known from the MPO subarea analysis, and the EE trip table is used directly as an input to the Westfield model.

Any trip having an origin/destination at an external centroid, and a corresponding destination/origin at any internal centroid within the network is defined as an External-Internal or Internal-External trip (EI/IE trip). EI/IE trips are identified by subtracting the known number of EE trips from the volume at each external TAZ:

$$EI/IE = \text{Counts} - EE$$

where:

Counts = ADT counts (observed, estimated or forecast)

EE = Year 2011 or Year 2021 EE trips from subarea analysis of the statewide model.

Some assumptions were made in order to estimate additional data required for modeling the EI trips. These are summarized below:

- The EI trips interact with internal zones by trip purposes. The percentage of the EI trips for each of the various trip categories was assumed to be equal to the overall percentage for the internal zones of the City of Westfield.
- The external productions and attractions percentages were estimated based on the area types present in external locations in the vicinity of the external centroid and the location of the external zones in relation to the Indianapolis metropolitan area.
- The percentage of the 2021 estimated EI trips for Home based work, Home based other and Non-home based categories was assumed to be equal to the percentages estimated for the base year
- External productions and attractions percentages in 2021 were assumed to be equal to the percentages estimated for the base year.

3.1.3 Trip Balancing

The last step in the trip generation process is balancing of the region's person trip productions and attractions. The balancing of trips is typically done by scaling the region's attractions to match the region's productions by trip purpose. This is done on a TAZ basis, with the revised number of attractions calculated as the original number of attractions times the ratio of the sum of the region's trip productions divided by the sum of the region's attractions. The non-home based trip purpose is additionally modified by setting each TAZ's productions equal to the TAZ's balanced trip attractions. This is done to match the non-home based purpose's definition of trips that do not have the home as a trip end.

A point to note here is that since the EI/IE trips are estimates from the MPO regional model, the scaling of the attractions to match the productions was done such that the number of EI/IE trips remained unchanged.

3.2 Trip Distribution

Trip distribution is the second step in the traditional four step process. Whereas trip generation identifies the number of trips traveling into and out of each TAZ, trip distribution is the process of identifying the production or origin TAZ and the attraction or destination TAZ for each trip. The likelihood of any one production being matched with any other attraction to form a trip is a function of the relative impedance between the particular two trip ends in comparison to all other possible trip end combinations. This impedance is primarily a function of the roadway network connecting the two trip ends, but may also include socio-economic factors such as income stratification. Trip distribution is conducted for each resident trip purpose individually.

3.2.1 Gravity model

The resident trip distribution for the Westfield model is conducted using a gravity model. The formula for the gravity model used for trip distribution uses the same general terms

as Newton's formula for calculating the force of attraction between two masses. The number of trip productions is used in place of the mass of the first body, while the number of trip attractions is used in place of the mass of the second body. An impedance value between the trip production zone and the trip attraction zone, derived from the network travel time and/or travel distance, is used in place of the square of the distance between the two bodies. Additionally, socio-economic and geophysical factors that influence human trip making decisions are implicitly included within the trip distribution gravity model formula.

The equation for the gravity model is given below:

$$Trips_{i,j} = P_i \times \left[\frac{A_j \times F_{i,j} \times K_{i,j}}{\sum_{j=1}^n (A_j \times F_{i,j} \times K_{i,j})} \right]$$

where

$Trips_{i,j}$ = Number of trips from zone i to zone j

P_i = Total trips produced in zone i

A_j = Total trips attracted by zone j

$F_{i,j}$ = Friction factor from zone i to zone j (section 3.2.2)

$K_{i,j}$ = Correction factor known as the K-factor (section 3.2.3)

3.2.2 Friction-factors

The friction factor gives a measure of the 'attractiveness' for traveling from zone i to zone j. In theory, the attractiveness of a zone has an inverse relation with travel time. However the relation is not linear. The Gamma function is used to model the friction factor, i.e. the relationship between the travel time to a centroid and its attractiveness. The A, B and C parameters for the gamma function (Gamma function coefficients)¹ for the various trip purposes are summarized in Table 2.

Table 2 A, B and C Parameter values for Gamma Function

Purpose	A	B	C
HBW	28507	0.02	0.103
HBO	139173	0.96	0.062
NHB	219113	1.75	0.01

The equation for the friction factor is summarized below:

¹ Gamma function coefficients were adapted from Chapter 4 of the NCHRP Report 365.

$$Friction_Factor = A * (Time^{-B}) * e^{(-C*Time)}$$

3.2.3 K-factors

K-factors are correction factors used in the gravity model for two purposes. The primary application of the K-factors is to prevent the 'known' EI/IE trips (from the MPO Model subarea analysis) from having a trip end at another external zone. However the EI/IE trips are allowed to be distributed among internal zones based on the gravity model distribution. The secondary application of the K-factors is to influence the trip ends to some of the locations where the travel pattern is known in order to account for regional behavior factors beyond the extents of the Westfield demand model, which the gravity model cannot replicate. For instance, there is an extensive number of attractions south of the modeled study area due to the commercial activities in the Indianapolis region. As these trip attractions are outside of the Westfield model boundaries, they cannot be properly represented in the Westfield model without the introduction of the K-factors.

3.2.4 External Trips

EE and EI trip tables for base and forecast years are extracted from the subarea analysis and estimated as mentioned under section 3.1.1 and 3.1.2. EE trip tables have known origins and destination and are therefore not subjected to the gravity model. The EI productions and attractions are incorporated into the gravity model with the appropriate K-factors applied to them as discussed under section 3.2.2. External trip tables are vehicle trips, whereas the internal trips described in section 3.2.5 are person trips. In order to combine the trip tables for further processing, it is necessary to have similar units for both trip tables. Therefore auto occupancy factors given in Table 3 are applied to external trip tables in order to convert them into person trips.

3.2.5 Passenger trips to vehicle trips conversion

The internal trip tables (I-I trips) produced by the trip distribution process are person trip tables. Person trips are converted to vehicle trips through the application of auto occupancy factors that are based on trip purpose. The auto occupancy factors used in the Westfield model are consistent with those used by the MPO model for the various trip purposes. Auto occupancy factors used by the Westfield demand model are summarized in Table 3.

Table 3 Auto Occupancy factors across different trip purposes

Trip Purpose	Auto occupancy (persons/vehicle)
HBW	1.153
HBO	1.87
NHB	1.757

3.2.6 Peak hour and daily trip table

The results of the gravity model are productions to attractions tables for a 24 hour period. The productions to attractions tables do not convey directionality as all the production are at the households, whereas only half the trips start at the household and half end at the households. By transposing the production-attraction tables and averaging it with the original production-attraction table the origin-destination trip table is established.

In order to estimate the AM and PM peak hour trip tables, a proportion of the daily production-attraction trip table and a proportion of the daily production-attraction transposed trip table are combined. This is because the AM and PM would both contain a fraction the daily trips. Moreover, the AM and PM trip tables would be expected to have different directionalities. The factors applied for AM and PM trip tables are summarized in Table 4.

Table 4 Directional factors for AM and PM peak

	AM PA Factor	AM AP Factor	PM PA Factor	PM AP Factor
HBW	0.22	0.03	0.0073	0.12
HBO	0.08	0.03	0.08	0.09
NHB	0.45	0.45	0.1	0.1

Note: PA = Production to attraction direction
AP = Attraction to production direction

3.3 Traffic Assignment

Traffic volumes by link are calculated through the traffic assignment process. This process uses the trip table and the roadway network to estimate the number of trips that use each link in the network. Several traffic assignment methods are available within TransCAD, but the user equilibrium method was found to best replicate existing traffic counts through the calibration process.

The user equilibrium method is described in the Travel Demand Modeling with TransCAD 4.0 User's Manual² as "...an iterative process to achieve a convergent solution, in which no travelers can improve their travel times by shifting routes. For each iteration, network link flows are computed, which incorporate link capacity restraint effects and flow-dependent travel times." This simply states that each trip is assigned to the route with the shortest travel time when delay due to congestion is considered. The travel times are recalculated using the following formula:

² Travel Demand Modeling with TransCAD 4.0 User's Manual, 2001 Caliper Corporation

$$T = T_f \left[1 + \alpha (v / c)^\beta \right]$$

where:

T = Computed Travel Time

T_f = Uncongested Travel Time

α = Alpha

v = Assigned Volume

c = Capacity

β = Beta

Alpha and beta parameters were input into the network and were based on functional class. For the peak hour assignment, the hourly capacities estimated for each link were used. For the daily capacity, the hourly capacity for each link was multiplied by a corresponding daily factor in order to estimate a daily capacity as discussed in section 2.1.1. These are summarized in **Appendix D-1**.

In addition to the uncongested travel time, capacity, alpha and beta which are required as inputs for the user equilibrium method, two more input parameters need to be specified. The two parameters are iterations and convergence. Iterations refer to the maximum number of iterations to be performed if a convergent solution is not reached earlier. Convergence refers to the value with which the algorithm determines whether a convergent solution has been reached. If the maximum absolute change in all the link flows between consecutive iterations is less than this value, convergence is achieved and the assignment procedure stops. The convergence parameter was specified as 0.00001 and the maximum number of iterations was set to be 20.

The output of the traffic assignment process is a link by link forecast of traffic volume. Congested travel speeds by link are also output and are used to estimate the amount of delay experienced by vehicles. Volume to capacity ratios indicate the expected level of congestion on each link. The user equilibrium process was also utilized to create turning movements and select link and zone analyses.

3.4 Calibration and Validation

Calibration is the process of adjusting model parameters to better replicate known daily volumes. K-factors were modified to best replicate movements from the regional destinations within the model area. Network inconsistencies were identified and readjusted as necessary during the calibration stage. The validation of the Westfield travel demand model was conducted by comparing the final assignment outputs after the calibration step, with known daily volumes. Several measures were used for model validation- Root Mean Squared Error (RMSE). R squared measures and volume to count ratios. Table 5 summarizes the Volume to Count Ratio, RMSE and R-squared

measures for the Westfield daily and peak hour travel demand model, and the established acceptable ranges. The primary modeling effort was to ensure that the daily volumes for the travel demand model are well within all acceptable ranges for error. The peak hour component, in general, was found to be close to acceptable ranges, but the peak hour component may need to be further calibrated prior to application for any corridor analysis.

Table 5 Model Validation Thresholds and Results

Measure		Westfield Model	Acceptable	Source
Volume to Count Ratio	Total System	4.2%	+/- 5%	1
	Major Arterials	9.5%	+/- 10%	2
	Minor Arterials	6.2%	+/- 15%	2
	Collectors	9.4%	+/- 25%	2
Root Mean Square Error		32.07%	< 30%	2
R Squared		0.962	> 0.88	2

Sources:

1. Calibrating and adjustment of system planning models, Dane Ismart, Federal Highway Administration, December, 1990.
<http://ntl.bts.gov/DOCS/377CAS.html>
2. Model validation and reasonableness checking manual, Travel Model Improvement Program and Federal Highway Administration, Barton-Aschmann Associates, Inc. and Cambridge Systematics, Inc., February 1997.
<http://tmip.fhwa.dot.gov/clearinghouse/docs/mvrcm/>

Screenlines were also used to validate traffic assignment and trip distribution by verifying the total trips between two areas of the model are reasonable compared to traffic count information. Twelve screenlines have been generated for the Westfield travel demand model as shown in Figure 4. The results of the twelve screenlines are shown in Table 6. The acceptable error threshold for screenlines is dependent on the amount of traffic crossing the screenline, as outlined in the Model validation and reasonableness checking manual.

Table 6 Screenline validation

Screenline	Volume	Count	Ratio	Threshold
1	73778	71081	1.037943	0.8-1.2
2	96085	101349	0.948061	0.8-1.2
3	61410	57907	1.060494	0.8-1.2
4	47495	47147	1.007381	0.75-1.25
5	40619	46349	0.876373	0.75-1.25
6	31856	33676	0.945956	0.7-1.3
7	20848	19761	1.055007	0.65-1.35
8	34113	29653	1.150406	0.7-1.3
9	66392	67253	0.987198	0.75-1.25
10	97891	93088	1.051596	0.8-1.2
11	79643	82443	0.966037	0.8-1.2
12	70322	78270	0.898454	0.75-1.25

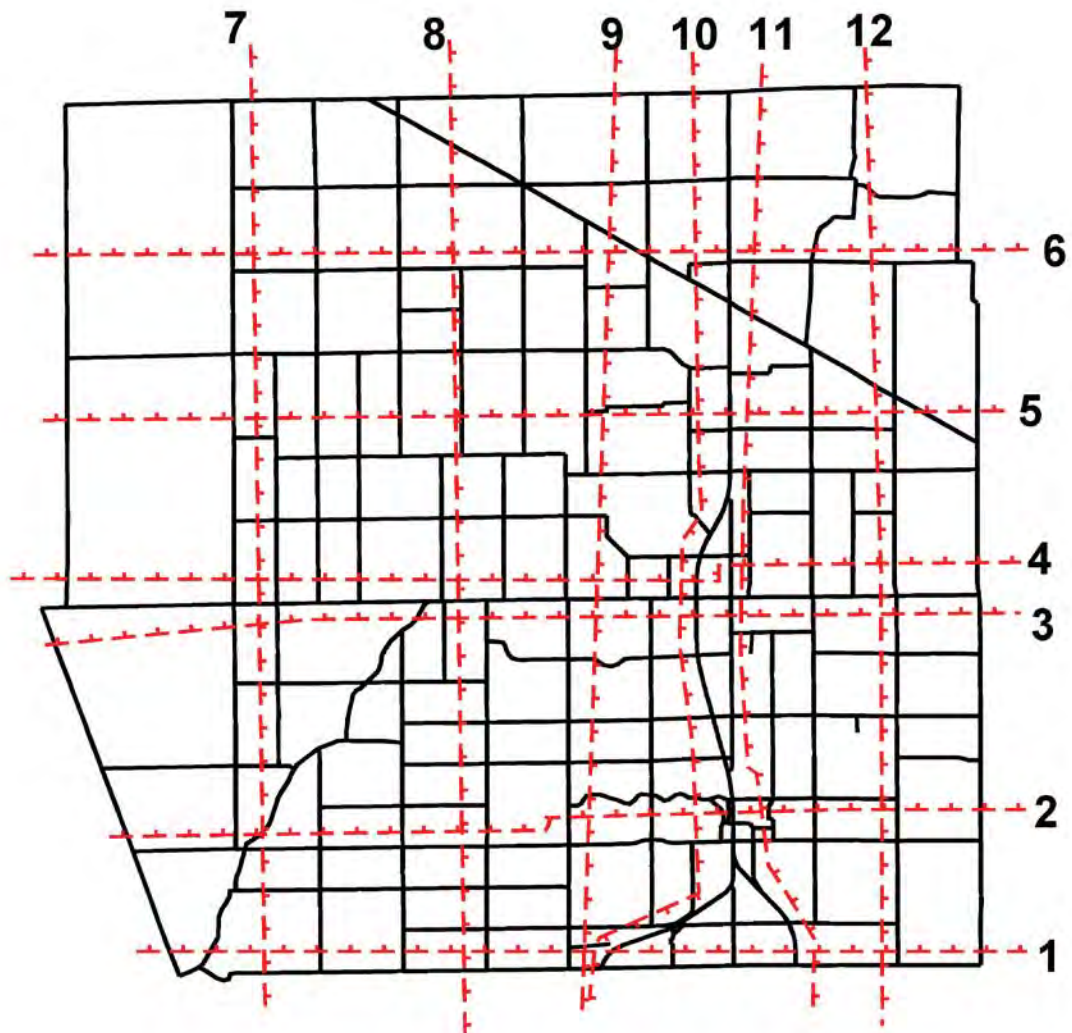


Figure 4 Screenlines in Westfield demand model

4 Model interface

The Westfield travel demand model interface has been programmed to evaluate the Existing, Committed and Projects scenarios. The Projects scenario can evaluate any combination of up to ten different projects.

Before running the interface, a map with the network and TAZ geographic file must be created and active within TransCAD. Details of the interface inputs and model fields are described below.

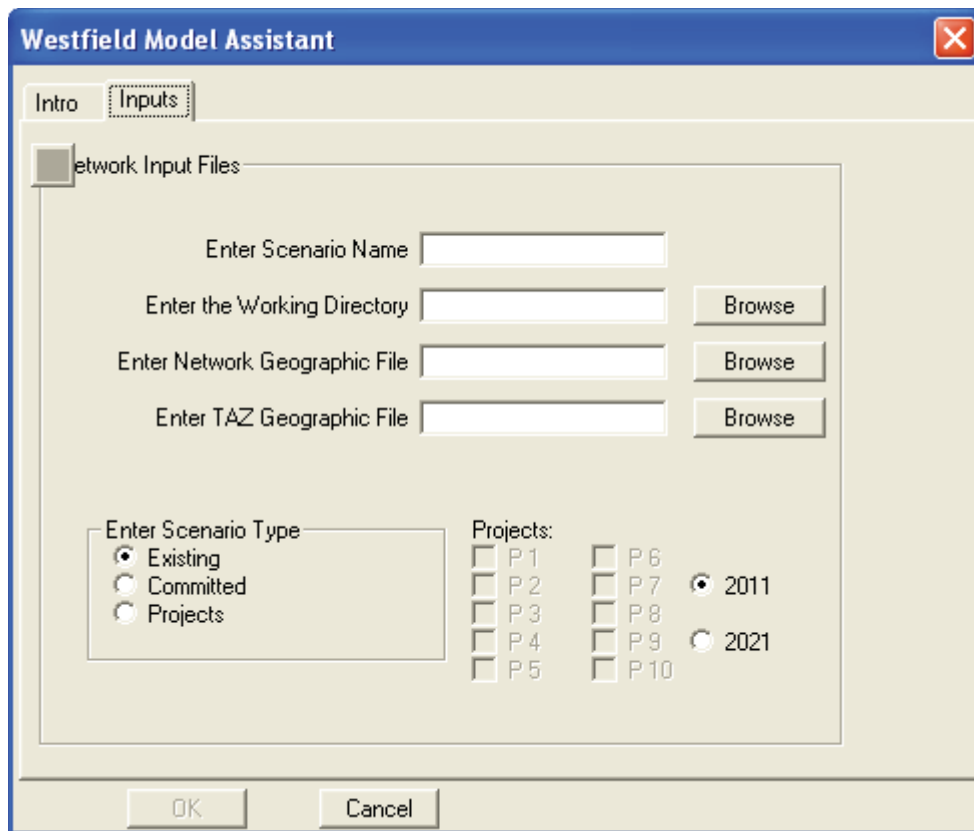


Figure 5 Input screen

Figure 5 shows the input screen for the Westfield demand model interface. The various inputs required are described below:

Enter scenario name: A name for the scenario to be evaluated needs to be specified. A folder with the scenario name is created within the working directory (described below), and all outputs of the scenario are contained within this folder.

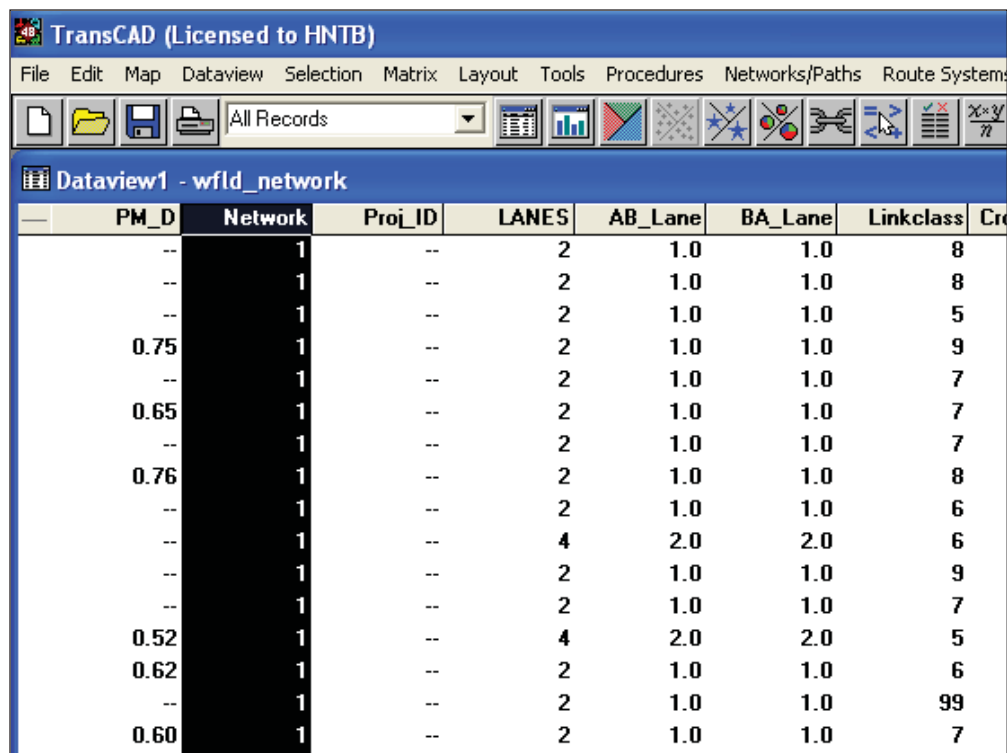
Enter the Working Directory: Working directory must be the parent directory for the Parameters folder. The model searches for the Parameters folder within the working directory.

Enter Network Geographic File: The path for the network geographic file needs to be specified. Network specified here must be the same as the one specified in the TransCAD map.

Enter TAZ Geographic File: The path for the TAZ geographic file needs to be specified. TAZ specified here must be the same as the one specified in the TransCAD map.

Scenario Type: Three types of network scenarios can be evaluated- Existing, Committed and Projects scenario. These scenarios can be evaluated for the base year (2011) as well as forecast year (2021) conditions. If the Projects network is selected, the 'Projects' check boxes become active. Up to 10 different projects can now be selected.

In order to run the model, the fields described below in the Dataview for the network need to be specified.



PM_D	Network	Proj_ID	LANES	AB_Lane	BA_Lane	Linkclass	Cn
--	1	--	2	1.0	1.0	8	
--	1	--	2	1.0	1.0	8	
--	1	--	2	1.0	1.0	5	
0.75	1	--	2	1.0	1.0	9	
--	1	--	2	1.0	1.0	7	
0.65	1	--	2	1.0	1.0	7	
--	1	--	2	1.0	1.0	7	
0.76	1	--	2	1.0	1.0	8	
--	1	--	2	1.0	1.0	6	
--	1	--	4	2.0	2.0	6	
--	1	--	2	1.0	1.0	9	
--	1	--	2	1.0	1.0	7	
0.52	1	--	4	2.0	2.0	5	
0.62	1	--	2	1.0	1.0	6	
--	1	--	2	1.0	1.0	99	
0.60	1	--	2	1.0	1.0	7	

Figure 6 Specifying the *Network* field

The *Network* field (Figure 6) can accept the following values: 1, 2, 3, -2, -3.

- 'Base' scenario evaluates all links where **Network = 1, -2 or -3**. As can be seen intuitively, -2 represents all links that are present in the 'Base' Scenario but are not present in the 'Committed' scenario, and -3 represents all links that are present in the 'Base' Scenario but are not present in the 'Projects' scenario.

- 'Committed' scenario evaluates all links where **Network = 1, 2 or -3.**
- 'Projects' scenario evaluates the links where **Network = 1, 2 and selected 3 links** (explained in detail under Projects scenario).

4.1 Base Scenario

The fields that need to be specified for the base scenario include:

Network: The following integer values are acceptable: **1, -2, -3.**

Base_AB_Lane: Number of lanes in the A-B node direction.

Base_BA_Lane: Number of lanes in the B-A node direction.

Base_Linkclass: The following integer values are acceptable. 1 = Interstate; 2 = Freeway; 3 = Ramp; 4 = Expressway; 5 = Principal Artery; 6 = Minor Artery; 7 = Major Collector; 8 = Minor Collector; 9 = Local; 99 = Centroid Connector

Base_Area_type: The following integer values are acceptable. 1 = Rural; 2 = Suburban; 3 = Urban; 4 = Central Business District (CBD)

Base_Signal_Den: The following integer values are acceptable. 1 = Unsignalized; 2 = Low signal density; 3 = Medium signal density; 4 = High signal density.

Base_Cross_Sect: The following integer values are acceptable. 1 = Undivided; 2 = Divided; 3 = Two way left turn lane (TWLTL)

4.2 Committed Scenario

The fields that need to be specified for the committed scenario include:

Network: 'Committed' scenario evaluates all links where **Network = 1, 2 or -3.** Other fields which need to be specified include **COM_AB_Lane**, **COM_BA_Lane**, **COM_Linkclass**, **COM_Area_type**, **COM_Signal_Den**, **COM_Cross_Sect**. The integer codes accepted by these fields are consistent with the ones specified under base scenario.

4.3 Projects Scenario

The fields that need to be specified for the projects scenario include:

Network: 'Projects' scenario evaluates all links where **Network = 1 or 2, and the links where Network = 3 and the Proj_ID is equal to the projects selected in the input screen.**

Proj_ID: This field specifies the ID for a given project. A maximum of 10 projects is permissible, therefore this field can accept any integer value from 1 to 10.

Other fields that need to be specified include **PROJ_AB_Lane**, **PROJ_BA_Lane**, **PROJ_Linkclass**, **PROJ_Area_type**, **PROJ_Signal_Den**, **PROJ_Cross_Sect**. The integer codes accepted by these fields are consistent the ones specified under base scenario.

APPENDIX D-1

Notes:

CODE = Linktype

DFACTOR = Daily Factor

BPRALPHA, BPRBETA = Bureau of Public Roads “alpha” and “beta” factors used in speed/delay curves

LINKNAME	CODE	SPEED	CAPACITY	DFACTOR	BPRALPHA	BPRBETA
Inter_Rural_Unsig_Div	1112	70	2200	14.0	0.070	12.0
Inter_Sub_Unsig_Div	1212	68	2300	14.0	0.070	12.0
Inter_Urb_Unsig_Div	1312	65	2300	14.0	0.070	12.0
Inter_CBD_Unsig_Div	1412	60	2200	14.0	0.070	12.0
Frwy_Rural_Unsig_Div	2112	69	2200	14.0	0.070	12.0
Frwy_Sub_Unsig_Div	2212	67	2300	14.0	0.070	12.0
Frwy_Urb_Unsig_Div	2312	64	2300	14.0	0.070	12.0
Frwy_CBD_Unsig_Div	2412	58	2200	14.0	0.070	12.0
Ramp_Rural_Unsig_Div	3112	40	1400	12.0	0.150	5.5
Ramp_Rural_Low_Div	3122	35	1100	12.0	0.150	5.5
Ramp_Sub_Unsig_Div	3212	40	1400	12.0	0.150	5.5
Ramp_Sub_Low_Div	3222	35	1100	12.0	0.150	5.5
Ramp_Sub_Med_Div	3232	30	1000	12.0	0.150	5.5
Ramp_Sub_High_Div	3242	25	850	12.0	0.150	5.5
Ramp_Urb_Unsig_Div	3312	35	1400	12.0	0.150	5.5
Ramp_Urb_Low_Div	3322	35	1100	12.0	0.150	5.5
Ramp_Urb_Med_Div	3332	30	1000	12.0	0.150	5.5
Ramp_Urb_High_Div	3342	25	850	12.0	0.150	5.5
Ramp_CBD_Unsig_Div	3412	30	1200	12.0	0.150	5.5
Ramp_CBD_Low_Div	3422	30	1000	12.0	0.150	5.5
Ramp_CBD_Med_Div	3432	28	900	12.0	0.150	5.5
Ramp_CBD_High_Div	3442	25	800	12.0	0.150	5.5
Xprswy_Rural_Unsig_Div	4112	54	1900	12.0	0.085	9.0
Xprswy_Rural_Low_Div	4122	53	1250	12.0	0.100	8.0
Xprswy_Rural_Med_Div	4132	52	975	11.0	0.150	7.0
Xprswy_Sub_Unsig_Div	4212	52	1900	12.0	0.085	9.0
Xprswy_Sub_Low_Div	4222	51	1200	12.0	0.100	8.0
Xprswy_Sub_Med_Div	4232	50	930	11.0	0.150	7.0
Xprswy_Urb_Unsig_Div	4312	50	1800	12.0	0.085	9.0
Xprswy_Urb_Low_Div	4322	43	1200	12.0	0.100	8.0
Xprswy_Urb_Med_Div	4332	37	930	10.0	0.150	7.0
Xprswy_CBD_Unsig_Div	4412	40	1400	12.0	0.085	9.0
Xprswy_CBD_Low_Div	4422	40	1175	12.0	0.100	8.0
Xprswy_CBD_Med_Div	4432	35	900	11.0	0.150	7.0
PrinArt_Rur_Unsig_Undi	5111	56	1780	10.0	0.100	7.0
PrinArt_Rur_Unsig_Div	5112	56	1860	10.0	0.100	7.0
PrinArt_Rur_Unsig_TWLT	5113	55	2050	10.0	0.100	7.0
PrinArt_Rur_Low_Undiv	5121	50	1130	10.0	0.120	7.0
PrinArt_Rur_Low_Div	5122	48	1200	10.0	0.120	7.0
PrinArt_Rur_Low_TWLT	5123	45	1300	10.0	0.120	7.0
PrinArt_Rur_Med_Undiv	5131	45	880	10.0	0.150	7.0

PrinArt_Rur_Med_Div	5132	45	900	10.0	0.150	7.0
PrinArt_Rur_Med_TWLTL	5133	45	1010	10.0	0.150	7.0
PrinArt_Rur_High_Undiv	5141	45	840	10.0	0.200	7.0
PrinArt_Rur_High_Div	5142	48	900	10.0	0.200	7.0
PrinArt_Rur_High_TWLTL	5143	48	970	10.0	0.200	7.0
PrinArt_Sub_Unsig_Undi	5211	45	1780	10.0	0.100	7.0
PrinArt_Sub_Unsig_Div	5212	45	1860	10.0	0.100	7.0
PrinArt_Sub_Unsig_TWLTL	5213	45	2050	10.0	0.100	7.0
PrinArt_Sub_Low_Undiv	5221	46	1130	10.0	0.120	7.0
PrinArt_Sub_Low_Div	5222	46	1130	10.0	0.120	7.0
PrinArt_Sub_Low_TWLTL	5223	46	1300	10.0	0.120	7.0
PrinArt_Sub_Med_Undiv	5231	37	880	10.0	0.150	7.0
PrinArt_Sub_Med_Div	5232	38	880	10.0	0.150	7.0
PrinArt_Sub_Med_TWLTL	5233	37	1010	10.0	0.150	7.0
PrinArt_Sub_High_Undiv	5241	35	840	10.0	0.200	7.0
PrinArt_Sub_High_Div	5242	36	860	10.0	0.200	7.0
PrinArt_Sub_High_TWLTL	5243	35	970	10.0	0.200	7.0
PrinArt_Urb_Unsig_Undi	5311	37	1780	11.0	0.100	7.0
PrinArt_Urb_Unsig_Div	5312	39	1860	11.0	0.100	7.0
PrinArt_Urb_Unsig_TWLTL	5313	38	2050	11.0	0.100	7.0
PrinArt_Urb_Low_Undiv	5321	41	1130	11.0	0.120	7.0
PrinArt_Urb_Low_Div	5322	41	1130	11.0	0.120	7.0
PrinArt_Urb_Low_TWLTL	5323	38	1300	11.0	0.120	7.0
PrinArt_Urb_Med_Undiv	5331	37	1000	12.0	0.150	7.0
PrinArt_Urb_Med_Div	5332	38	1100	12.0	0.150	7.0
PrinArt_Urb_Med_TWLTL	5333	37	1150	12.0	0.150	7.0
PrinArt_Urb_High_Undiv	5341	32	940	12.0	0.200	7.0
PrinArt_Urb_High_Div	5342	32	980	12.0	0.200	7.0
PrinArt_Urb_High_TWLTL	5343	32	1020	12.0	0.200	7.0
PrinArt_CBD_Low_Undiv	5421	32	880	10.0	0.120	7.0
PrinArt_CBD_Low_Div	5422	33	900	10.0	0.120	7.0
PrinArt_CBD_Low_TWLTL	5423	33	1010	10.0	0.120	7.0
PrinArt_CBD_Med_Undiv	5431	32	840	10.0	0.150	7.0
PrinArt_CBD_Med_Div	5432	33	860	10.0	0.150	7.0
PrinArt_CBD_Med_TWLTL	5433	33	970	10.0	0.150	7.0
PrinArt_CBD_High_Undiv	5441	28	800	10.0	0.200	7.0
PrinArt_CBD_High_Div	5442	28	800	10.0	0.200	7.0
PrinArt_CBD_High_TWLTL	5443	28	920	10.0	0.200	7.0
MinArt_Rur_Unsig_Undiv	6111	42	1410	10.0	0.150	5.5
MinArt_Rur_Unsig_Div	6112	43	1500	10.0	0.150	5.5
MinArt_Rur_Unsig_TWLTL	6113	43	1620	10.0	0.150	5.5
MinArt_Rur_Low_Undiv	6121	39	1130	10.0	0.170	5.5
MinArt_Rur_Low_Div	6122	40	1150	10.0	0.170	5.5
MinArt_Rur_Low_TWLTL	6123	40	1300	10.0	0.170	5.5
MinArt_Rur_Med_Undiv	6131	38	880	10.0	0.200	5.5
MinArt_Rur_Med_Div	6132	40	920	10.0	0.200	5.5
MinArt_Rur_Med_TWLTL	6133	40	1010	10.0	0.200	5.5
MinArt_Sub_Unsig_Undiv	6211	36	1390	10.0	0.150	5.5
MinArt_Sub_Unsig_Div	6212	37	1420	10.0	0.150	5.5
MinArt_Sub_Unsig_TWLTL	6213	37	1600	10.0	0.150	5.5

MinArt_Sub_Low_Undiv	6221	35	1130	10.0	0.170	5.5
MinArt_Sub_Low_Div	6222	37	1200	10.0	0.170	5.5
MinArt_Sub_Low_TWLTL	6223	36	1300	10.0	0.170	5.5
MinArt_Sub_Med_Undiv	6231	34	880	10.0	0.200	5.5
MinArt_Sub_Med_Div	6232	36	920	10.0	0.200	5.5
MinArt_Sub_Med_TWLTL	6233	35	1010	10.0	0.200	5.5
MinArt_Urb_Unsig_Undiv	6311	35	1210	10.0	0.150	5.5
MinArt_Urb_Unsig_Div	6312	36	1250	10.0	0.150	5.5
MinArt_Urb_Unsig_TWLTL	6313	35	1390	10.0	0.150	5.5
MinArt_Urb_Low_Undiv	6321	34	1130	10.0	0.170	5.5
MinArt_Urb_Low_Div	6322	35	1200	10.0	0.170	5.5
MinArt_Urb_Low_TWLTL	6323	34	1300	10.0	0.170	5.5
MinArt_Urb_Med_Undiv	6331	33	880	10.0	0.200	5.5
MinArt_Urb_Med_Div	6332	33	880	10.0	0.200	5.5
MinArt_Urb_Med_TWLTL	6333	33	1010	10.0	0.200	5.5
MinArt_Urb_High_Undiv	6341	32	840	10.0	0.250	5.5
MinArt_Urb_High_Div	6342	32	860	10.0	0.250	5.5
MinArt_Urb_High_TWLTL	6343	32	970	10.0	0.250	5.5
MinArt_CBD_Unsig_Undiv	6411	35	1130	10.0	0.150	5.5
MinArt_CBD_Unsig_Div	6412	35	1150	10.0	0.150	5.5
MinArt_CBD_Unsig_TWLTL	6413	35	1300	10.0	0.150	5.5
MinArt_CBD_Low_Undiv	6421	35	880	10.0	0.170	5.5
MinArt_CBD_Low_Div	6422	36	920	10.0	0.170	5.5
MinArt_CBD_Low_TWLTL	6423	35	1010	10.0	0.170	5.5
MinArt_CBD_Med_Undiv	6431	35	840	10.0	0.200	5.5
MinArt_CBD_Med_Div	6432	36	880	10.0	0.200	5.5
MinArt_CBD_Med_TWLTL	6433	36	970	10.0	0.200	5.5
MinArt_CBD_High_Undiv	6441	35	800	10.0	0.250	5.5
MinArt_CBD_High_Div	6442	36	840	10.0	0.250	5.5
MinArt_CBD_High_TWLTL	6443	35	920	10.0	0.250	5.5
MajCol_Rur_Unsig_Undiv	7111	40	1000	10.0	0.250	4.5
MajCol_Rur_Low_Undiv	7121	38	880	10.0	0.300	4.5
MajCol_Rur_Med_Undiv	7131	29	840	10.0	0.300	4.5
MajCol_Rur_High_Undiv	7141	28	800	10.0	0.300	4.5
MajCol_Sub_Unsig_Undiv	7211	35	1210	10.0	0.250	4.5
MajCol_Sub_Low_Undiv	7221	33	880	10.0	0.300	4.5
MajCol_Sub_Med_Undiv	7231	27	840	10.0	0.300	4.5
MajCol_Sub_High_Undiv	7241	26	800	10.0	0.300	4.5
MajCol_Urb_Unsig_Undiv	7311	32	1060	10.0	0.250	4.5
MajCol_Urb_Low_Undiv	7321	30	880	10.0	0.300	4.5
MajCol_Urb_Med_Undiv	7331	27	840	10.0	0.300	4.5
MajCol_Urb_High_Undiv	7341	26	800	10.0	0.300	4.5
MajCol_CBD_Unsig_Undiv	7411	25	1060	10.0	0.250	4.5
MajCol_CBD_Low_Undiv	7421	25	880	10.0	0.300	4.5
MajCol_CBD_Med_Undiv	7431	25	840	10.0	0.300	4.5
MajCol_CBD_High_Undiv	7441	25	800	10.0	0.300	4.5
MajCol_Rem_Unsig_Undiv	7511	30	925	10.0	0.250	4.5
MinCol_Rur_Unsig_Undiv	8111	43	1130	9.5	0.300	4.0
MinCol_Rur_Low_Undiv	8121	35	880	9.5	0.350	4.0
MinCol_Rur_Med_Undiv	8131	30	840	9.5	0.350	4.0

MinCol_Rur_High_Undiv	8141	28	800	9.5	0.350	4.0
MinCol_Sub_Unsig_Undiv	8211	33	1130	9.5	0.300	4.0
MinCol_Sub_Low_Undiv	8221	29	880	9.5	0.350	4.0
MinCol_Sub_Med_Undiv	8231	24	840	9.5	0.350	4.0
MinCol_Sub_High_Undiv	8241	22	800	9.5	0.350	4.0
MinCol_Urb_Unsig_Undiv	8311	29	1060	9.5	0.300	4.0
MinCol_Urb_Low_Undiv	8321	27	880	9.5	0.350	4.0
MinCol_Urb_Med_Undiv	8331	25	840	9.5	0.350	4.0
MinCol_Urb_High_Undiv	8341	22	800	9.5	0.350	4.0
MinCol_CBD_Unsig_Undiv	8411	24	1060	9.5	0.300	4.0
MinCol_CBD_Low_Undiv	8421	24	880	9.5	0.350	4.0
MinCol_CBD_Med_Undiv	8431	24	840	9.5	0.350	4.0
MinCol_CBD_High_Undiv	8441	22	800	9.5	0.350	4.0
MinCol_Rem_Unsig_Undiv	8511	24	925	9.5	0.300	4.0
Local_Rur_Unsig_Undiv	9111	35	700	9.0	0.250	2.5
Local_Sub_Unsig_Undiv	9211	25	700	9.0	0.250	2.5
Local_Sub_Low_Undiv	9221	25	650	9.0	0.300	2.5
Local_Sub_Med_Undiv	9231	24	650	9.0	0.300	2.5
Local_Urb_Unsig_Undiv	9311	24	700	9.0	0.250	2.5
Local_Urb_Low_Undiv	9321	19	650	9.0	0.300	2.5
Local_Urb_Med_Undiv	9331	19	650	9.0	0.300	2.5
Local_Urb_High_Undiv	9341	19	650	9.0	0.300	2.5
Local_CBD_Unsig_Undiv	9411	18	700	9.0	0.250	2.5
Local_CBD_Low_Undiv	9421	18	650	9.0	0.300	2.5
Local_CBD_Med_Undiv	9431	18	650	9.0	0.300	2.5
Local_CBD_High_Undiv	9441	18	650	9.0	0.300	2.5
Local_Rem_Unsig_Undiv	9511	15	500	9.0	0.250	2.5
CC_Rur	99111	15	9999	10.0	0.150	4.0
CC_Sub	99211	25	9999	10.0	0.150	4.0
CC_Urb	99311	20	9999	10.0	0.150	4.0
CC_CBD	99411	15	9999	10.0	0.150	4.0

APPENDIX D-2

Trip rates across trip purposes and sub categories for different area types

Notes:

1. HBWAB Represents A workers B vehicles- Home Based Work households. Nomenclature is similar across other categories.
2. HBO = Home Based Other
3. NHB = Non Home Based
4. HBWARET = Home Based Work Attractions for Retail
5. HBWASER = Home Based Work Attraction for Service
6. HBWAOTH = Home based Work Attraction for Other
7. HBOARET = Home Based Other Attraction Retail
8. HBOASER = Home Based Other Attraction Service
9. HBOASCH = Home Based Other Attraction School
10. HBOAHH = Home Based Other Attraction Household
11. NHBARET = Non Home Based Attraction Retail
12. NHBASER = Non Home Based Attraction Service
13. NHBAOTH = Non Home Based Attraction Other
14. NHBAHH = Non Home Based Attraction Household

1 = Rural (Density less than 200)

2 = Suburban (Density between 200 and 999)

3 = Urban (Density between 1000 and 8500)

4 = CBD (Density greater than 8500)

AREA	1	2	3	4
HBW10	0.564	0.513	0.574	0.574
HBW11	1.127	1.015	1.149	1.149
HBW12	1.127	1.015	1.149	1.149
HBW13	1.127	1.015	1.149	1.149
HBW20	1.235	1.118	1.262	1.262
HBW21	1.678	1.518	1.703	1.703
HBW22	2.147	1.939	2.185	2.185
HBW23	2.147	1.939	2.185	2.185
HBW30	1.571	1.426	1.600	1.600
HBW31	1.786	1.621	1.826	1.826
HBW32	2.752	2.492	2.800	2.800
HBW33	3.396	3.077	3.457	3.457
HBW40	2.027	1.826	2.062	2.062
HBW41	2.120	1.918	2.154	2.154
HBW42	3.101	2.810	3.159	3.159
HBW43	3.785	3.426	3.857	3.857
HBO10	1.264	1.077	1.036	1.036
HBO11	2.404	2.051	1.969	1.969
HBO12	2.404	2.051	1.969	1.969
HBO13	2.404	2.051	1.969	1.969
HBO20	2.945	2.513	2.421	2.421
HBO21	4.863	4.154	3.980	3.980
HBO22	5.235	4.462	4.287	4.287
HBO23	5.235	4.462	4.287	4.287
HBO30	4.874	4.164	3.990	3.990
HBO31	6.838	5.836	5.600	5.600
HBO32	6.973	5.959	5.713	5.713

HBO33	7.424	6.339	6.082	6.082
HBO40	7.797	6.657	6.390	6.390
HBO41	9.297	7.939	7.621	7.621
HBO42	11.158	9.529	9.149	9.149
HBO43	12.377	10.565	10.134	10.134
NHB10	0.676	0.923	0.656	0.656
NHB11	1.625	2.226	1.600	1.600
NHB12	1.625	2.226	1.600	1.600
NHB13	1.625	2.226	1.600	1.600
NHB20	1.151	1.580	1.139	1.139
NHB21	2.335	3.190	2.287	2.287
NHB22	2.561	3.508	2.523	2.523
NHB23	2.561	3.508	2.523	2.523
NHB30	1.828	2.503	1.795	1.795
NHB31	2.730	3.744	2.687	2.687
NHB32	2.923	4.000	2.872	2.872
NHB33	3.633	4.964	3.569	3.569
NHB40	2.121	2.892	2.082	2.082
NHB41	3.803	5.200	3.734	3.734
NHB42	4.942	6.759	4.852	4.852
NHB43	5.033	6.893	4.944	4.944
HBWARET	1.400	1.400	1.400	1.400
HBWASER	1.400	1.400	1.400	1.400
HBWAOTH	1.120	1.120	1.120	1.120
HBOARET	7.050	7.050	7.050	7.050
HBOASER	3.200	3.200	3.200	3.200
HBOASCH	1.750	1.750	1.750	1.750
HBOAHH	1.650	1.650	1.650	1.650
NHBARET	4.490	4.490	4.490	4.490
NHBASER	1.130	1.130	1.130	1.130
NHBAOTH	0.750	0.750	0.750	0.750
NHBAHH	0.590	0.590	0.590	0.590

Appendix E: Development Forecasts

Table E-1: Washington Township Population and Housing Forecast Targets

	2000 Census ¹	2010 Census ¹	2011 Estimate ²	2021 Forecast ³	2011 to 2021 Growth
Population	18,358	32,884	33,156	48,863	15,707
Housing Units	6,831	12,477	12,749	18,688	5,939

¹ Source: Indiana Business Research Center

² Based on 2010 and 2011 residential construction permits

³ Based on 2000 to 2010 growth rates

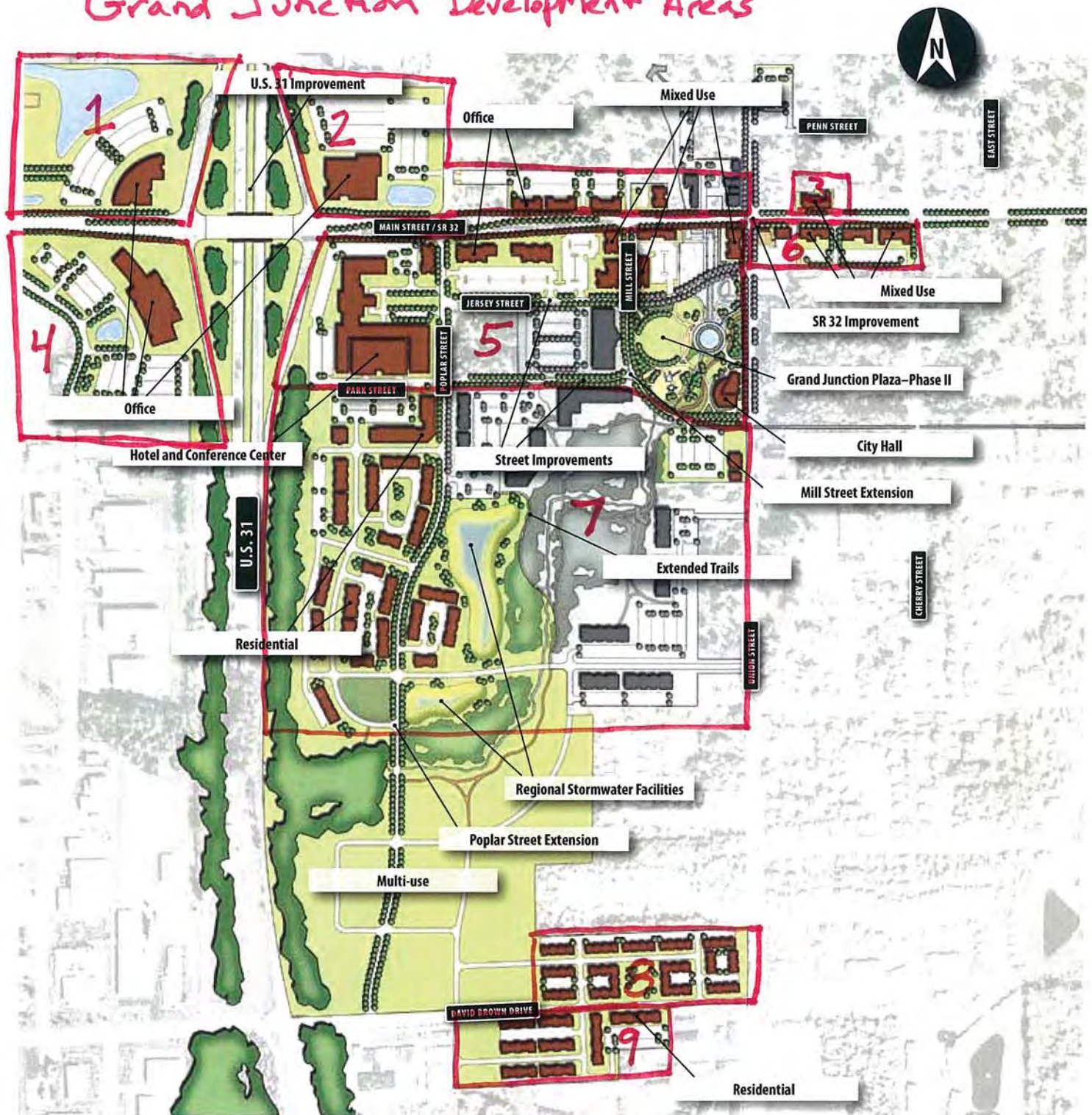
Table E-2: Washington Township Employment Forecast Targets

	Forecast Annual Growth Rate ²	2021 Forecast	2011 to 2011 Growth
2011 Estimate ¹			
10,762	3.5%	15,181	4,419

¹2011 employment data from Nielsen-Claritas

² Assumed equivalent to the 2000-2010 average annual employment growth rate for Hamilton County, as obtained from the Indiana Business Research Center

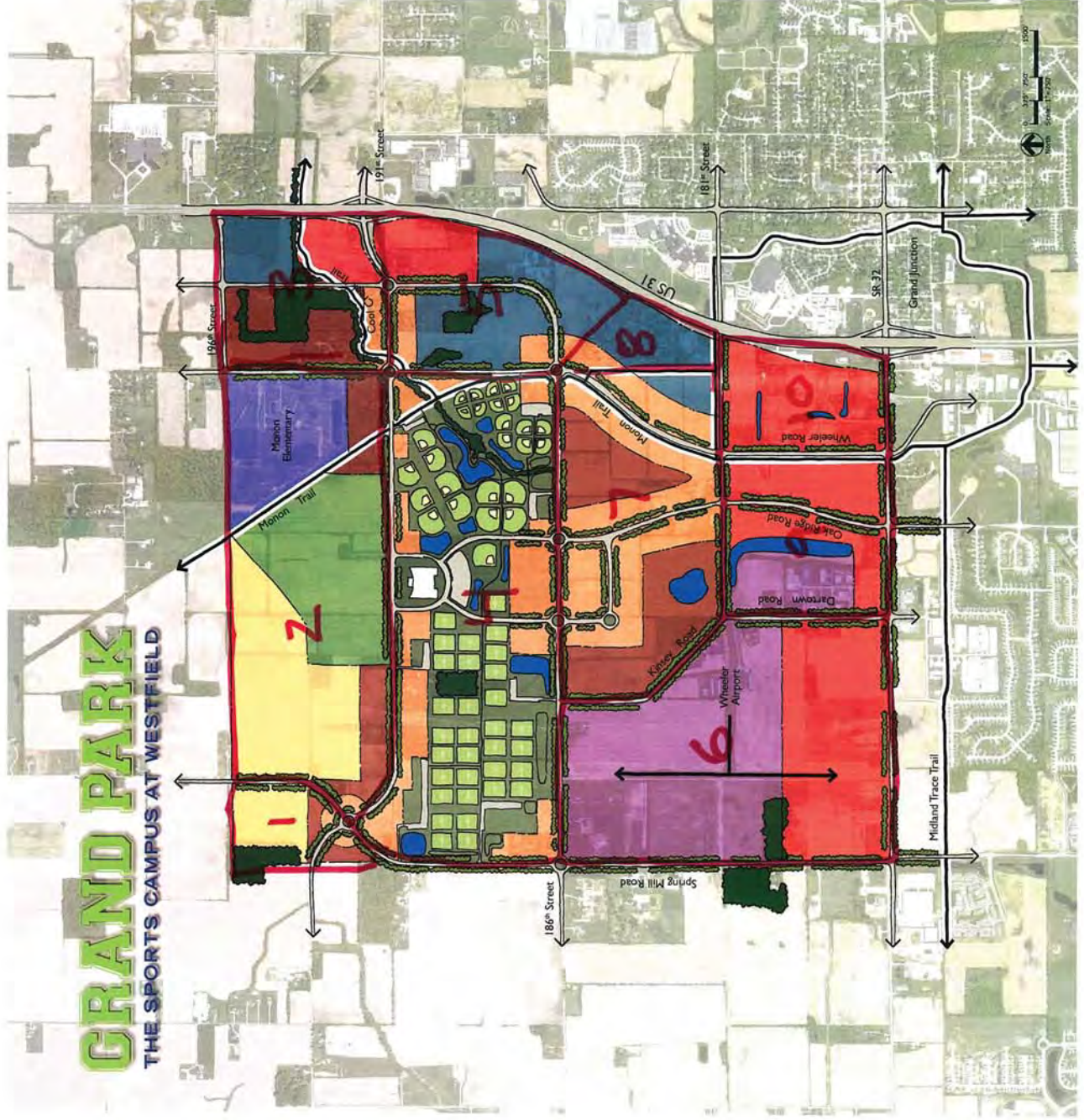
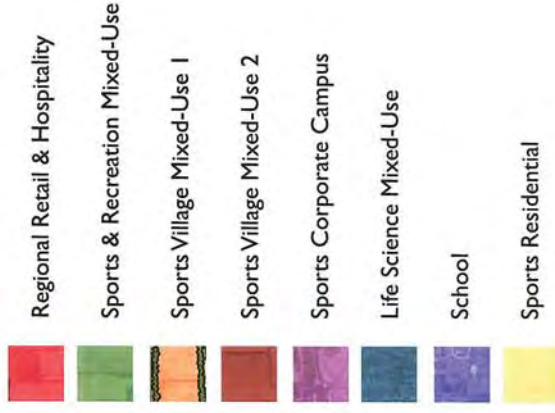
Grand Junction Development Areas



GRAND PARK

THE SPORTS CAMPUS AT WESTFIELD

Land Use Plan



Springmill Trails Planned Unit Development

Illustrative Site Development Plan

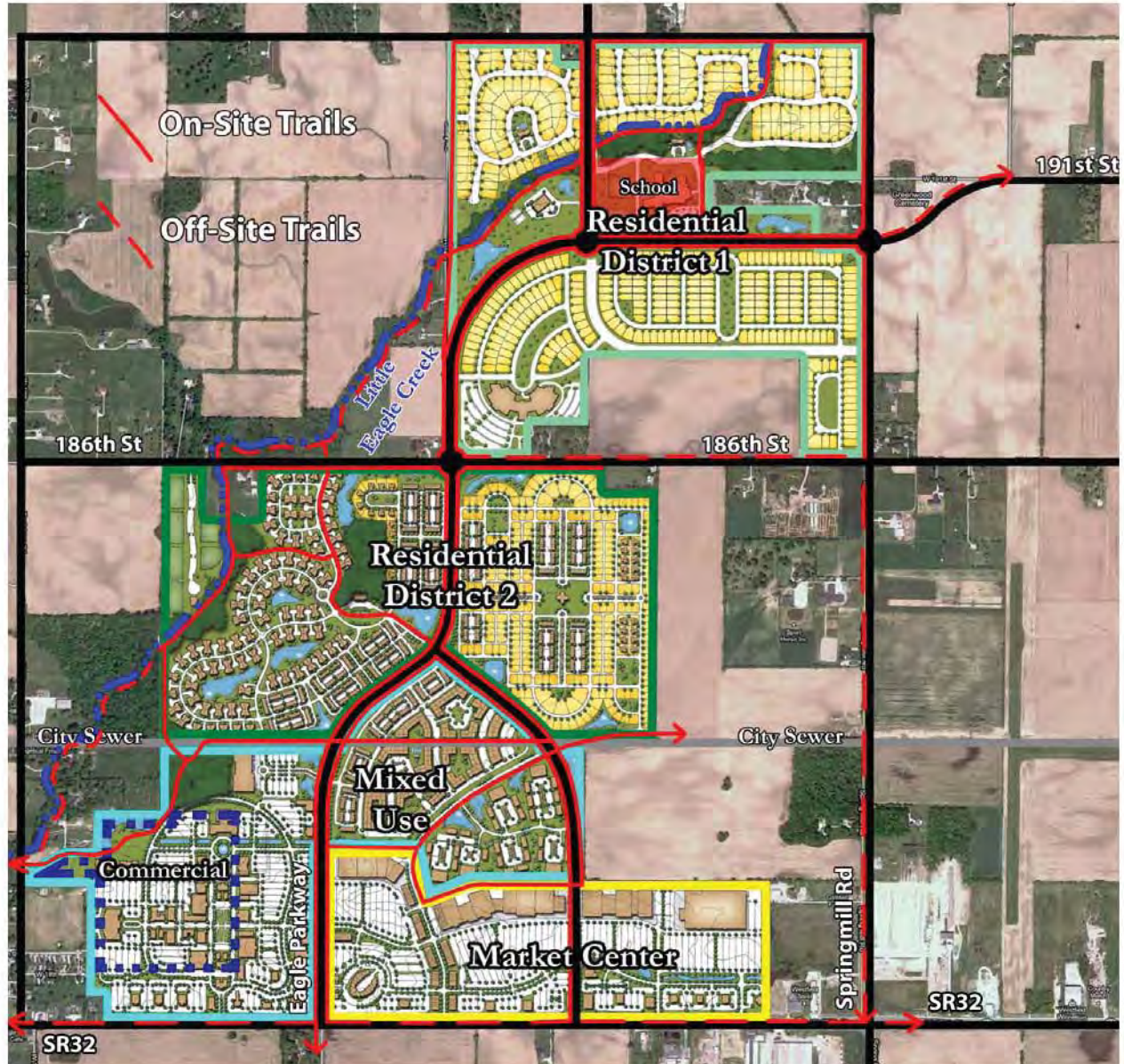


Table E-3: 2011-2021 Washington Township Housing and Employment Growth Forecast by Traffic Analysis Zone

TAZ	Development	Total Housing Growth (# of DU)	Total Employment Growth (# of emp)	Retail Employment Growth (# of emp)	Service Employment Growth (# of emp)	Other Employment Growth (# of emp)	Additional Special Generator Daily Trip Ends	
7008	202nd St Industrial Park	0	154			154		
7013	Grand Park Area 3	80	245	178	67	0		
7015	Grand Park Area 2	207	300	102	198	0		
7016	Grand Park Area 1	13	6	4	2	0		
7026	Springmill Trails Market Center, Mixed-use & Residential District 2	480	164	78	85	0		
7027	Springmill Trails Market Center, Mixed-use & Residential District 2	420	237	36	202	0		
7028	Grand Park Area 6	0	1,264	203	996	65	2,043	250-room hotel
7029	Grand Park Areas 9 & 10, Grand Junction Area 1 (incl. Mainstreet)	0	553	320	223	10	4,085	two 250-room hotels
7030	Grand Park Areas 4 and 7	686	882	557	325	0	4,137	58 sports fields
7031	Grand Park Area 5	24	654	124	521	9		
7033	Grand Junction Area 2, plus Library relocation	0	166	13	153	0		
7034	Infill Residential	122	0					
7036	Andover, Section 5 plus infill residential	379	0					
7037	Infill Residential	91	0					
7038	Infill Residential	85	0					
7039	Grand Junction Area 6	0	15	10	6	0		
7040	Oak Manor, Section 4A; other infill residential	266	0					
7041	Infill Residential	148	0					
7042	Grand Junction Areas 7 & 8 (MF Housing, including Union St. Flats)	254	5	0	5	0		
7045		85	0					

Table E-3: 2011-2021 Washington Township Housing and Employment Growth Forecast by Traffic Analysis Zone (Continued)

TAZ	Development	Total Housing Growth (# of DU)	Total Employment Growth (# of emp)	Retail Employment Growth (# of emp)	Service Employment Growth (# of emp)	Other Employment Growth (# of emp)	Additional Special Generator Daily Trip Ends	
7046	CPS Packaging + infill residential	128	25			25		
7047	Maple Village, Section 4; The Commons at Springmill	294	0					
7048	Infill Residential	423	0					
7054	Infill Residential	272	0					
7055	Infill Residential	188	0					
7056	Viking Meadows, Blue Grass 1 and Meadowlands 2	236	0					
7057	Infill Residential	143	0					
7058	Infill Residential	151	0					
7059	Infill Residential	38	0					
7060	Bridgewater Residential Expansion	250	0					
7064	Infill Residential	83	0					
7065	Viking Meadows	110	0					
7068	Infill Residential	51	0					
7069	151st Residential Development	344	0					
7075	Springmill Trails Residential District 1	100	0					
7079	Grand Junction Area 3	0	13	8	5	0		
7080	Grand Junction Area 9	50	0	0	0	0		
	Grand Junction Area 5							
7081	(hotel & Conference Center, City Hall, Library)	-60	127	28	99	0	2,043	250-room Hotel & Conference Center
7085	Kindred Healthcare	0	150		150			
Total		6,142	4,960	1,660	3,036	263		

Note: Traffic Analysis Zones with no forecast housing or employment growth are not shown

Table E-4: Washington Township Development Assumptions

Low density residential:	1	d.u. per acre
Medium density residential:	3	d.u. per acre
High density residential:	10	d.u. per acre
Retail density:	750	square feet per employee (= 10.2 Employees per gross acre)
Office density:	450	square feet per employee (= 23.7 Employees per gross acre)
Other density:	2,000	square feet per employee (= 3.8 Employees per gross acre)
Net developable acreage:	70%	(proportion of gross acreage that can be developed)
Commercial/Industrial Floor Area Ratio:	25%	(proportion of floor area to net site size)
Office Floor Area Ratio:	35%	(proportion of floor area to net site size--accounts for 2 story offices)

Retail = Retail employment

Service = Business offices and institutions

Other = Industrial, agricultural and construction

Table E-5: Grand Park Gross Acreage by Plan Designation

		Grand Park Gross Acres by Plan Designation						
Area	TAZ	Retail and Hospitality	Sports & Recreation Mixed-Use	Sports Village Mixed-Use	Sports Corporate Campus	Life Science Mixed Use	Sports Residential	Total
1	7016	0	0	18	0	0	38	56
2	7015	0	155	58	0	0	135	348
3	7013	41	0	80	0	33	0	154
4	7030	0		120	0	0	0	120
5	7031	38	0	16		113	0	167
6	7028	136	0	0	284	0	0	420
7	7030	0	0	297	0	0	0	297
8	7076	0	0	5	0	47	0	52
9	7029	115	0	0	42	0	0	157
10	7029	105	0	0	0	0	0	105
TOTAL		435	155	594	326	193	173	1876

Table E-6: Grand Park Estimated 2021 Build-out

Area	TAZ	Grand Park 2021 Build-Out Estimate					
		Retail and Hospitality	Sports & Recreation Mixed-Use	Sports Village Mixed-Use	Sports Corporate Campus	Life Science Mixed Use	Sports Residential
1	7016			5%			5%
2	7015		10%	10%			30%
3	7013	30%		20%		0%	
4	7030			40%			
5	7031	30%		30%		20%	
6	7028	20%			20%		
7	7030			30%			
8	7076			0%		0%	
9	7029	30%			20%		
10	7029	10%					

Table E-7: Assumed Land Uses for Grand Park Plan Designations

Grand Park Map Designation	Assumed Land Use Proportion by Area					
	Low density Residential (1 DU/Acre)	Medium density Residential (3 DU/Acre)	High density Residential (10 DU/Acre)	Retail Employment	Service Employment (Business offices and institutions)	Other employment (Industrial, agricultural, construction)
Retail and Hospitality				90%	10%	
Sports & Recreation Mixed-Use				50%	50%	
Sports Village Mixed-Use			50%	40%	10%	
Sports Corporate Campus					70%	30%
Life Science Mixed Use					90%	10%
Sports Residential		80%	20%			

Table E-8: 2021 Housing and Employment Forecast for Grand Park

Area	TAZ	Grand Park New Housing by Type			Grand Park New Employment by Type				Special Generator Daily Trip Ends	Notes
		Low density	Medium density	High density	Total	Retail	Service	Other		
1	7016	0	5	8	13	4	2	0	6	
2	7015	0	97	110	207	102	198	0	300	Assumes existing school to remain
3	7013	0	0	80	80	178	67	0	245	
4	7030	0	0	240	240	195	114	0	309	sports complex with 58 fields
5	7031	0	0	24	24	124	521	9	654	
6	7028	0	0	0	0	203	996	65	1264	1 hotel @ 250 rooms
7	7030	0	0	446	446	362	211	0	573	
8	7076	0	0	0	0	0	0	0	0	
9	7029	0	0	0	0	224	198	10	432	2 hotels @ 250 rooms
10	7029	0	0	0	0	96	25	0	121	Assumes existing development to remain
TOTAL		0	102	908	1010	1488	2332	84	3904	

Table E-9: 2021 Housing and Employment Forecast for Grand Junction

TAZ	Area	Area Size (acres)	Proportion of Land Area by Use				Build Out	New Housing Units	New Employment		
			Office	Mixed Use	MF Residential	Other			Retail	Service	Other
7029	1	16	100%				0%	-	-	-	
7033	2	11	80%	20%			70%	-	13	153	
7079	3	1		100%			100%	-	8	5	
7043	4	14	100%				0%	-	-	-	
7081	5	33	15%	15%		70%	70%	(60)	28	99	
7039	6	3		100%			40%	-	10	6	
7042	7	68			70%	30%	50%	238	-	5	
7042	8	8			100%		20%	16	-	-	
7080	9	5			100%		100%	50	-	-	
TOTAL		159	Ten-Year Grand Junction Build-out				46%	245	59	267	-

Notes:

1. Full redevelopment in Area 5 will require relocation of approximately 85 residences, as identified through GIS analysis of aerial photography
2. Library and City Hall in Grand Junction Area 5 (44 and 4 employees, respectively) are to be relocated from north of SR 32 (TAZ 7033 and 7038 respectively)
3. Mixed Use assumed to be 80% office and 20% commercial

Table E-10: 2021 Housing and Employment Forecast for Springmill Trails

TAZ	Area	Area Size (acres)	Build Out	New Housing Units	New Employment			
					Retail	Service	Other	Total
7026	Commercial	124	5%		63	-		63
7026	Mixed Use	36	10%		-	85		85
7026	Market Center	30	5%		15	-		15
7026	Res. Dist. 2	120	80%	480	-	-		-
7027	Market Center	70	5%		36	-		36
7027	Mixed Use	85	10%		-	202		202
7027	Res. Dist. 2	105	80%	420	-	-		-
7075	Res. Dist. 1	250	16%	100	-	-		-
TOTAL				1,000	114	287	-	401

Notes:

1. Residential District 1 assumed to be 2.5 DU/Acre per PUD
2. Residential District 2 assumed to be 5 DU/Acre per PUD
3. Mixed Use assumed to be 100% office due to adjacent retail and residential areas

Appendix F: Capacity Analysis Data

**2011 Existing Conditions Intersection Lane Configuration and AM/PM Peak Hour
Approach Levels of Service (Unmitigated)**

N/S Street	E/W Street	Control Type	EB			WB			NB			SB		
			L	T	R	L	T	R	L	T	R	L	T	R
Moontown Rd	& 216th St	All-way stop		1	A/A		1	A/A		1	A/A		1	A/A
Anthony Rd	& 216th St	All-way stop		1	A/A		1	A/A		1	A/A		1	A/A
Dunbar Rd	& 216th St	1-way stop					1			1	NA		1	NA
Moontown Rd	& 191st St	All-way stop		1	A/A		1	A/A		1	A/B		1	B/A
Shadynook Rd	& 191st St	1-way stop		1	NA		1	NA		1	A/B			
Grassy Branch Rd	& 191st St	All-way stop		1	A/A		1	A/A		1	A/A		1	A/A
East St	& 191st St	2-way stop		1	NA		1	NA		1	A/A			
Moontown Rd	& 196th St	2-way stop		1	A/A		1	NA		1	NA		NA	
Grassy Branch Rd	& 196th St	2-way stop		1	A/A		1	A/A		1	NA		1	NA
Grassy Branch Rd	& 203rd St	1-way stop		1	A/A					1	NA		1	NA
Moontown Rd	& 186th St	1-way stop		1	A/A					1	NA		1	NA
Grassy Branch Rd	& 186th St	1-way stop		1	A/A					1	NA		1	NA
East St	& 181st St	All-way stop		1	A/A		1	A/A		1	A/A		1	A/A
East St	& 186th St	1-way stop					1	A/A		1	NA		1	NA
Union St	& 181st St	2-way stop		1	B/B		1	C/C		1	NA		1	NA
Shadynook Rd	& 186th St	1-way stop					1	A/A		1	NA		1	NA
Union St	& David Brown Dr	2-way stop		1	B/C		1	B/B		1	NA	1	1	NA
Union St	& 161st St	All-way stop		1	A/B		1	A/A		1	A/B		1	B/A
Oak Rd	& 161st St	All-way stop		1	B/B		1	A/B		1	A/A		1	A/B
Carey Rd	& 161st St	All-way stop		1	C/F		1	E/C		1	C/F		1	E/D
Gray Rd	& 161st St	All-way stop		1	B/B		1	B/B		1	B/B		1	C/B
Gray Rd	& 169th St	2-way stop		1	B/B		1	C/B		1	NA		1	NA
Carey Rd	& 169th St	1-way stop					1	B/B		1	NA		1	NA
Union St	& 171st St	1-way stop					1	B/B		1	NA		1	NA
Oak Rd	& 171st St	All-way stop		1	A/A		1	A/A		1	A/A			
Carey Rd	& 171st St	1-way stop		1	B/B					1	NA		1	NA

**2011 Existing Conditions Intersection Lane Configuration and AM/PM Peak Hour
Approach Levels of Service (Unmitigated)**

N/S Street	E/W Street	Control Type	EB			WB			NB			SB		
			L	T	R	L	T	R	L	T	R	L	T	R
Gray Rd	& 156th St	2-way stop		1			1			1			1	
				B/A			C/B			NA			NA	
Gray Rd	& 151st St	1-way stop		1						1			1	
				B/C						NA			NA	
Carey Rd	& 151st St	Roundabout		1			1			1			1	
				A/B			A/A			A/C			B/A	
Oak Rd	& 151st St	2-way stop		1	1		1			1			1	
				NA			NA			C/E			B/B	
Union St	& 156th St	1-way stop		1						1			1	
				B/B						NA			NA	
Western Way	& Greyhound Pass	Signal		2		1+	1		1		2			
				C/C			A/A			A/A				
Greyhound Pass	& 151st St	1-way stop		1			1			1				
				NA			A/B			NA				
Oakridge Rd	& Greyhound Pass	All-way stop		1			1			1			1	
				B/B			B/B			B/D			C/C	
Springmill Rd	& Greyhound Pass	1-way stop					1			1			1	
							D/E			NA			NA	
Oakridge Rd	& 156th St	All-way stop		1			1			1			1	
				B/B			B/B			B/D			C/C	
Springmill Rd	& 156th St	All-way stop		1			1			1			1	
				C/B			C/B			C/D			E/E	
Ditch Rd	& 151st St	1-way stop		1						1			1	
				A/A						NA			NA	
Ditch Rd	& 156th St	All-way stop		1			1			1			1	
				A/A			A/A			A/A			A/A	
Oakridge Rd	& 161st St	All-way stop		1			1			1			1	
				B/C			B/C			B/D			B/C	
Oakridge Rd	& 169th St	2-way stop	1	1		1	1			1		1	1	
				B/B			B/C			NA			NA	
Springmill Rd	& 161st St	Signal	1	1		1	1	1	1	1	1	1	1	
				C/C			B/C			B/C			B/B	
Springmill Rd	& 169th St	2-way stop	1	1		1	1			1			1	
				B/C			B/C			NA			NA	
Ditch Rd	& 161st St	All-way stop		1			1			1			1	
				A/A			A/A			A/A			A/A	
Ditch Rd	& 166th St	1-way stop		1						1			1	
				B/A						NA			NA	
Ditch Rd	& 169th St	1-way stop				1	1			1			1	
							A/A			NA			NA	
Towne Rd	& Little Eagle Creek Ave	1-way stop		1			1			1				
				NA			NA			A/A				
Little Eagle Creek Ave	& 166th St	2-way stop		1			1			1			1	
				A/A			A/A			NA			NA	
Little Eagle Creek Ave	& 159th St	All-way stop		1			1						1	
				A/A			A/A						A/A	
Shelborne Rd	& Little Eagle Creek Ave	1-way stop		1			1			1				
				NA			NA			A/A				
Little Eagle Creek Ave	& 156th St	1-way stop		1						1			1	
				A/A						NA			NA	
Joliet Rd	& 156th St	1-way stop		1			1						1	
				NA			NA						A/A	

**2011 Existing Conditions Intersection Lane Configuration and AM/PM Peak Hour
Approach Levels of Service (Unmitigated)**

N/S Street	E/W Street	Control Type	EB			WB			NB			SB		
			L	T	R	L	T	R	L	T	R	L	T	R
Hamilton Boone Rd	&	156th St				1 A/A	1 A/A		1 NA			1 NA		
Joliet Rd	&	166th St				1 A/A	1 A/A		1 A/A			1 A/A		
Hamilton Boone Rd	&	166th St					1 A/A		1 NA			1 NA		
Eagletown Rd	&	166th St				1 NA	1 NA					1 A/A		
Towne Rd	&	166th St				1 A/A	1 A/A		1 A/A			1 A/A		
Towne Rd	&	161st St					1 A/A		1 NA			1 NA		
Towne Rd	&	156th St					1 A/A		1 NA			1 NA		
Towne Rd	&	159th St				1 A/A			1 NA			1 NA		
Shelborne Rd	&	151st St					1 A/A		1 NA			1 NA		
Towne Rd	&	151st St				1 A/A	1 B/B		1 NA			1 NA		
Hamilton Boone Rd	&	186th St				1 A/A	1 A/A		1 NA			1 NA		
Hamilton Boone Rd	&	196th St					1 A/A		1 NA			1 NA		
Joliet Rd	&	196th St				1 A/A			1 NA			1 NA		
Joliet Rd	&	193rd St					1 A/A		1 NA			1 NA		
Joliet Rd	&	186th St				1 A/A	1 A/A		1 NA			1 NA		
Mule Barn Rd	&	193rd St				1 A/A	1 A/A		1 NA			1 NA		
Mule Barn Rd	&	186th St				1 A/A	1 A/A		1 NA			1 NA		
Centennial Rd	&	186th St				1 NA	1 NA		1 A/A			1 A/A		
Centennial Rd	&	193rd St				1 A/A	1 A/A		1 NA			1 NA		
Lamong Rd	&	193rd St				1 NA	1 NA					1 A/A		
Eagletown Rd	&	193rd St				1 NA	1 NA		1 A/A					
Eagletown Rd	&	186th St				1 A/A	1 A/A		1 NA			1 NA		
Casey Rd	&	186th St				1 NA	1 NA		1 A/A			1 A/A		
Casey Rd	&	193rd St				1 NA	1 NA		1 A/A					
Freemont Moore Rd	&	193rd St				1 NA	1 NA					1 A/A		
Six Points Rd	&	193rd St				1 NA	1 NA					1 A/A		

**2011 Existing Conditions Intersection Lane Configuration and AM/PM Peak Hour
Approach Levels of Service (Unmitigated)**

N/S Street	E/W Street	Control Type	EB			WB			NB			SB		
			L	T	R	L	T	R	L	T	R	L	T	R
Springmill Rd	&	191st St					1	B/B		1	NA		1	NA
Springmill Rd	&	186th St		1	B/B		1	A/B		1	NA		1	NA
Dartown Rd	&	Kinsey Ave		1	A/A		1	A/A		1	A/A			
Wheeler Rd	&	181st St		1	NA		1	NA		1	A/A			
Horton Rd	&	191st St		1	NA		1	NA					1	A/A
Tomlinson Rd	&	191st St		1	A/A		1	A/A		1	A/A		1	A/A
Tomlinson Rd	&	196th St					1	A/A		1	NA		1	NA
Tomlinson Rd	&	199th St		1	A/A					1	NA		1	NA
Tomlinson Rd	&	206th St		1	NA		1	NA		1	A/A			
Horton Rd	&	206th St		1	A/A		1	A/A		1	A/A		1	A/A
Six Points Rd	&	206th St		1	NA		1	NA		1	A/A		1	A/A
Horton Rd	&	199th St					1	A/A		1	NA		1	NA
Oakridge Rd	&	214th St		1	A/A					1	NA		1	NA
Horton Rd	&	214th St					1	A/A		1	NA		1	NA
Horton Rd	&	216th St		1	A/A					1	NA		1	NA
Six Points Rd	&	216th St		1	A/A		1	A/A		1	NA		1	NA
Freemont Moore Rd	&	216th St		1	NA		1	NA		1	A/A		1	A/A
Freemont Moore Rd	&	211th St		1	A/A					1	NA		1	NA
Freemont Moore Rd	&	206th St		1	NA		1	NA		1	A/A		1	A/A
Lamong Rd	&	206th St		1	A/A		1	A/A		1	A/A		1	A/A
Centennial Rd	&	206th St		1	NA		1	NA		1	A/A			
Mule Barn Rd	&	206th St		1	A/A		1	A/A		1	NA		1	NA
Joliet Rd	&	206th St		1	NA		1	NA		1	A/A			
Hamilton Boone Rd	&	206th St		1	NA		1	NA		1	A/A		1	A/A
Hamilton Boone Rd	&	216th St					1	A/A		1	NA		1	NA
Mule Barn Rd	&	216th St		1	A/A		1	A/A		1	NA		1	NA

**2011 Existing Conditions Intersection Lane Configuration and AM/PM Peak Hour
Approach Levels of Service (Unmitigated)**

N/S Street	E/W Street	Control Type	EB			WB			NB			SB		
			L	T	R	L	T	R	L	T	R	L	T	R
Lamong Rd	& 216th St	2-way stop		1			1			1			1	
				A/A			A/A			NA			NA	
Lamong Rd	& 211th St	1-way stop					1			1			1	
							A/A			NA			NA	
Thatcher Ln	& 151st St	Signal	1	2		1	2		1	1		1	1	
				B/C			C/B			A/B			B/B	
Greyhound Pass	& 147th St	Signal				1		1		2		1	2	
							C/C			A/A			A/A	
Greyhound Ct	& 151st St	1-way stop		1			1			1				
				NA			NA			B/B				
Greyhound Ct	& Greyhound Pass	Signal	1	2		1	2		1	1		1	1	
				A/A			B/A			C/B			D/B	
Oakridge Rd	& 206th St	1-way stop		1			1						1	
				NA			NA						A/A	
Marsh Dr	& Greyhound Pass	Signal	1	2		1	2			1		1	1	
				A/B			A/B			B/B			B/B	
Cool Creek Park Rd	& Greyhound Pass	Signal	1	2		1	2			1		1	1	
				A/A			A/A			D/A			A/C	
Cool Creek Park Rd	& 151st St	Roundabout		1			1			1			1	
				A/B			B/A			A/B			A/A	
Oak Rd	& 147th St	3-way stop		1						1			1	
				A/A						A/A			A/A	

Notes:

1. State routes and 146th Street intersections will not become Westfield responsibility and are not shown.
2. Lanes that accommodate shared through and turning traffic are shown as through lanes.
3. A "+" indicates a shared through and turn lane in addition to an exclusive turn lane.
4. NA indicates movements that do not have to stop at an intersection. No LOS is defined.

**2021 Committed Conditions Intersection Lane Configuration and AM/PM Peak Hour
Approach Levels of Service (Unmitigated)**

N/S Street	E/W Street	Control Type	EB			WB			NB			SB		
			L	T	R	L	T	R	L	T	R	L	T	R
Moontown Rd	& 216th St	All-way stop		1			1			1			1	
				A/B			B/A			A/A			A/A	
Anthony Rd	& 216th St	All-way stop		1			1			1			1	
				A/A			B/A			A/A			A/A	
Dunbar Rd	& 216th St	1-way stop					1			1			1	
							A/A			NA			NA	
Moontown Rd	& 191st St	All-way stop		1			1			1			1	
				B/D			B/B			A/B			A/B	
Shadynook Rd	& 191st St	1-way stop		1			1			1				
				NA			NA			B/C				
Grassy Branch Rd	& 191st St	All-way stop		1			1			1			1	
				A/D			B/A			A/B			A/A	
East St	& 191st St	2-way stop	1	1	1	1	1			1			1	
				NA			NA			C/D			E/D	
Moontown Rd	& 196th St	1-way stop		1			1			1				
				A/A			NA			NA				
Grassy Branch Rd	& 196th St	2-way stop		1			1			1			1	
				A/A			A/A			NA			NA	
Grassy Branch Rd	& 203rd St	1-way stop		1						1			1	
				A/A						NA			NA	
Moontown Rd	& 186th St	1-way stop		1						1			1	
				A/A						NA			NA	
Grassy Branch Rd	& 186th St	1-way stop		1						1			1	
				A/A						NA			NA	
East St	& 181st St	All-way stop		1			1			1			1	
				A/A			A/A			A/A			A/A	
East St	& 186th St	1-way stop					1			1			1	
							A/A			NA			NA	
Union St	& 181st St	2-way stop		1			1			1			1	
				B/B			C/C			NA			NA	
Shadynook Rd	& 186th St	1-way stop					1			1			1	
							A/A			NA			NA	
Union St	& David Brown Dr	2-way stop		1			1			1	1		1	
				B/F			A/B			NA			NA	
Union St	& 161st St	All-way stop		1			1			1			1	
				B/F			B/C			A/B			B/B	
Oak Rd	& 161st St	All-way stop		1			1			1			1	
				A/C			A/B			A/B			A/B	
Carey Rd	& 161st St	All-way stop		1			1			1			1	
				A/C			A/B			A/C			A/B	
Gray Rd	& 161st St	All-way stop		1			1			1			1	
				B/B			C/B			B/B			E/B	
Gray Rd	& 169th St	2-way stop		1			1			1			1	
				B/B			C/C			NA			NA	
Carey Rd	& 169th St	1-way stop					1			1			1	
							B/B			NA			NA	
Union St	& 171st St	1-way stop					1			1			1	
							B/C			NA			NA	
Oak Rd	& 171st St	All-way stop		1			1			1				
				A/A			A/A			A/A				
Carey Rd	& 171st St	1-way stop		1						1			1	
				A/B						NA			NA	

**2021 Committed Conditions Intersection Lane Configuration and AM/PM Peak Hour
Approach Levels of Service (Unmitigated)**

N/S Street	E/W Street	Control Type	EB			WB			NB			SB		
			L	T	R	L	T	R	L	T	R	L	T	R
Gray Rd	& 156th St	1-way stop					1 B/B		1 NA			1 NA		
Gray Rd	& 151st St	1-way stop	1 B/C						1 NA			1 NA		
Carey Rd	& 151st St	Roundabout	1 A/A			1 A/A			1 A/C			1 A/A		
Oak Rd	& 151st St	2-way stop	1 NA	1		1 NA			1 B/C			1 B/C		
Union St	& 156th St	1-way stop	1 A/A						1 NA			1 NA		
Western Way	& Greyhound Pass	Signal	2 A/A			1+ A/A	1		1 C/C	2				
Greyhound Pass	& 151st St	1-way stop	1 NA			1 A/B			1 NA					
Oakridge Rd	& Greyhound Pass	All-way stop	1 A/A			1 A/A			1 A/B			1 A/B		
Springmill Rd	& Greyhound Pass	1-way stop				1 F/F			1 NA			1 NA		
Oakridge Rd	& 156th St	All-way stop	1 B/B			1 A/B			1 B/C			1 B/C		
Springmill Rd	& 156th St	Roundabout	1 A/A			1 A/A			2 A/A			2 A/A		
Ditch Rd	& 151st St	1-way stop	1 A/B						1 NA			1 NA		
Ditch Rd	& 156th St	All-way stop	1 A/A			1 A/A			1 A/A			1 A/A		
Oakridge Rd	& 161st St	Roundabout	2 A/A			2 A/B			2 A/A			2 A/A		
Oakridge Rd	& 169th St	2-way stop	1 B/B	1		1 C/D	1		1 NA			1 NA	1	
Springmill Rd	& 161st St	Signal	1 C/C	1		1 B/B	1	1	1 C/C	1	1	1 B/C	1	1
Springmill Rd	& 169th St	2-way stop	1 C/D	1		1 C/C	1		1 NA			1 NA		
Ditch Rd	& 161st St	All-way stop	1 A/A			1 A/A			1 A/A			1 A/A		
Ditch Rd	& 166th St	1-way stop	1 B/A						1 NA			1 NA		
Ditch Rd	& 169th St	1-way stop				1 A/A	1		1 NA			1 NA		
Towne Rd	& Little Eagle Creek Ave	1-way stop	1 NA			1 NA			1 A/A					
Little Eagle Creek Ave	& 166th St	2-way stop	1 A/A			1 A/A			1 NA			1 NA		
Little Eagle Creek Ave	& 159th St	All-way stop	1 A/A			1 A/A						1 A/A		
Shelborne Rd	& Little Eagle Creek Ave	1-way stop	1 NA			1 NA			1 A/A					
Little Eagle Creek Ave	& 156th St	1-way stop	1 A/A						1 NA			1 NA		
Joliet Rd	& 156th St	1-way stop	1 NA			1 NA						1 A/A		

**2021 Committed Conditions Intersection Lane Configuration and AM/PM Peak Hour
Approach Levels of Service (Unmitigated)**

N/S Street	E/W Street	Control Type	EB			WB			NB			SB		
			L	T	R	L	T	R	L	T	R	L	T	R
Hamilton Boone Rd	&	156th St			1			1			1			1
					A/A			A/A			NA			NA
Joliet Rd	&	166th St			1			1			1			1
					A/A			A/A			A/A			A/A
Hamilton Boone Rd	&	166th St						1			1			1
								A/A			NA			NA
Eagletown Rd	&	166th St			1			1						1
					NA			NA						A/A
Towne Rd	&	166th St			1			1			1			1
					A/A			A/A			A/A			A/A
Towne Rd	&	161st St						1			1			1
								A/A			NA			NA
Towne Rd	&	156th St						1			1			1
								A/A			NA			NA
Towne Rd	&	159th St			1						1			1
					A/A						NA			NA
Shelborne Rd	&	151st St						1			1			1
								A/A			NA			NA
Towne Rd	&	151st St			1			1			1			1
					A/A			B/B			NA			NA
Hamilton Boone Rd	&	186th St			1			1			1			1
					A/A			A/A			NA			NA
Hamilton Boone Rd	&	196th St						1			1			1
					A/A			A/A			NA			NA
Joliet Rd	&	196th St			1						1			1
					A/A						NA			NA
Joliet Rd	&	193rd St						1			1			1
								A/A			NA			NA
Joliet Rd	&	186th St			1			1			1			1
					A/A			A/A			NA			NA
Mule Barn Rd	&	193rd St			1			1			1			1
					A/A			A/A			NA			NA
Mule Barn Rd	&	186th St			1			1			1			1
					A/A			A/A			NA			NA
Centennial Rd	&	186th St			1			1			1			1
					NA			NA			A/A			A/A
Centennial Rd	&	193rd St			1			1			1			1
					A/A			A/A			NA			NA
Lamong Rd	&	193rd St			1			1						1
					NA			NA						A/A
Eagletown Rd	&	193rd St			1			1			1			
					NA			NA			A/A			
Eagletown Rd	&	186th St			1			1			1			1
					A/A			A/A			NA			NA
Casey Rd	&	186th St			1			1			1			1
					NA			NA			A/A			A/A
Casey Rd	&	193rd St			1			1			1			
					NA			NA			A/A			
Freemont Moore Rd	&	193rd St			1			1						1
					NA			NA						A/A
Six Points Rd	&	193rd St			1			1						1
					NA			NA						B/B

**2021 Committed Conditions Intersection Lane Configuration and AM/PM Peak Hour
Approach Levels of Service (Unmitigated)**

N/S Street	E/W Street	Control Type	EB			WB			NB			SB		
			L	T	R	L	T	R	L	T	R	L	T	R
Springmill Rd	&	191st St					1		1			1		
							C/B		NA			NA		
Springmill Rd	&	186th St	1			1			1			1		
			B/C			B/B			NA			NA		
Dartown Rd	&	Kinsey Ave	1			1			1					
			A/A			A/A			A/A					
Wheeler Rd	&	181st St	1			1			1			1		
			NA			NA			B/B			B/B		
Horton Rd	&	191st St	1			1						1		
			NA			NA						B/B		
Tomlinson Rd	&	191st St	1			1			1			1		
			C/E			C/F			B/B			B/B		
Tomlinson Rd	&	196th St				1			1			1		
						A/A			NA			NA		
Tomlinson Rd	&	199th St	1						1			1		
			A/A						NA			NA		
Tomlinson Rd	&	206th St	1			1			1					
			NA			NA			A/A					
Horton Rd	&	206th St	1			1			1			1		
			A/A			A/A			A/A			A/A		
Six Points Rd	&	206th St	1			1			1			1		
			NA			NA			A/B			B/A		
Horton Rd	&	199th St				1			1			1		
						A/A			NA			NA		
Oakridge Rd	&	214th St	1						1			1		
			A/A						NA			NA		
Horton Rd	&	214th St				1			1			1		
						A/A			NA			NA		
Horton Rd	&	216th St	1						1			1		
			A/A						NA			NA		
Six Points Rd	&	216th St	1			1			1			1		
			A/A			A/A			NA			NA		
Freemont Moore Rd	&	216th St	1			1			1			1		
			NA			NA			A/A			A/A		
Freemont Moore Rd	&	211th St	1						1			1		
			A/A						NA			NA		
Freemont Moore Rd	&	206th St	1			1			1			1		
			NA			NA			A/A			A/A		
Lamong Rd	&	206th St	1			1			1			1		
			A/A			A/A			A/A			A/A		
Centennial Rd	&	206th St	1			1			1					
			NA			NA			A/A					
Mule Barn Rd	&	206th St	1			1			1			1		
			NA			NA			A/A			A/A		
Joliet Rd	&	206th St	1			1			1					
			NA			NA			A/A					
Hamilton Boone Rd	&	206th St	1			1			1			1		
			NA			NA			A/A			A/A		
Hamilton Boone Rd	&	216th St				1			1			1		
						A/A			NA			NA		
Mule Barn Rd	&	216th St	1			1			1			1		
			A/A			A/A			NA			NA		

**2021 Committed Conditions Intersection Lane Configuration and AM/PM Peak Hour
Approach Levels of Service (Unmitigated)**

N/S Street	E/W Street	Control Type	EB			WB			NB			SB		
			L	T	R	L	T	R	L	T	R	L	T	R
Lamong Rd	& 216th St	2-way stop		1			1			1			1	
				A/A			A/A			NA			NA	
Lamong Rd	& 211th St	1-way stop					1			1			1	
							A/A			NA			NA	
Thatcher Ln	& 151st St	Signal	1	2		1	2		1	1		1	1	
				B/C			C/B			B/C			B/C	
Greyhound Pass	& 147th St	Signal				1		1		2		1	2	
							C/C			A/A			A/A	
Greyhound Ct	& Greyhound Pass	Signal	1	2		1	2		1	1		1	1	
				C/B			C/C			A/A			A/A	
Oakridge Rd	& 206th St	1-way stop		1			1						1	
				NA			NA						A/A	
Marsh Dr	& Greyhound Pass	Signal	1	2		1	2			1		1	1	
				A/A			A/A			B/B			B/B	
Cool Creek Park Rd	& Greyhound Pass	Signal	1	2		1	2			1		1	1	
				A/A			A/A			C/C			C/C	
Cool Creek Park Rd	& 151st St	Roundabout		1			1			1			1	
				A/A			A/A			A/A			A/A	
Oak Rd	& 147th St	3-way stop		1						1			1	
				A/A						A/A			A/A	
East St Extension	& 196th St	2-way stop		1			1			1			1	
				NA			NA			A/A			A/A	

Notes:

1. State routes and 146th Street intersections will not become Westfield responsibility and are not shown.
2. Lanes that accommodate shared through and turning traffic are shown as through lanes.
3. A "+" indicates a shared through and turn lane in addition to an exclusive turn lane.
4. NA indicates movements that do not have to stop at an intersection. No LOS is defined.

Appendix G: Project Cost Estimates

Carey Road From Saddlehorn to 161st Street

2-Lane Widen and Resurface

QUANTITY SUMMARY					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	L.S.	1.0	\$83,400.00	\$83,400.00
2	Excavation	C.Y.	2622.0	\$15.00	\$39,330.00
3	HMA Surface	TON	1418.0	\$65.00	\$92,170.00
4	HMA Intermediate	TON	477.0	\$55.00	\$26,235.00
5	HMA Base	TON	2825.0	\$50.00	\$141,250.00
6	No. 53 Aggregate Base	TON	2460.0	\$38.00	\$93,480.00
7	Curb & Gutter	L.F.	0.0	\$15.00	\$0.00
8	Curb	L.F.	0.0	\$25.00	\$0.00
9	HMA Trail Pavement	S.Y.	0.0	\$36.00	\$0.00
10	PCC Driveway Pavement	S.Y.	0.0	\$40.00	\$0.00
11	No. 11 HAC Driveway Pavement	S.Y.	100.0	\$100.00	\$10,000.00
12	PCC Sidewalk*	S.Y.	0.0	\$90.00	\$0.00
13	12" R.C.P.	L.F.	0.0	\$25.00	\$0.00
14	18" R.C.P.	L.F.	0.0	\$35.00	\$0.00
15	24" R.C.P.	L.F.	0.0	\$45.00	\$0.00
16	36" R.C.P.	L.F.	0.0	\$55.00	\$0.00
17	Inlet Type "B-15"	EA.	0.0	\$3,000.00	\$0.00
18	Manhole Type "C-4"	EA.	0.0	\$3,500.00	\$0.00
19	Structure Backfill	C.Y.	0.0	\$30.00	\$0.00
20	Underdrain**	L.F.	0.0	\$10.00	\$0.00
21	Earthfill and Topsoil	C.Y.	463.0	\$25.00	\$11,575.00
22	Seeding & Mulching	S.Y.	5552.0	\$3.00	\$16,656.00
23	Roundabout	EA.	1.0	\$1,200,000.00	\$1,200,000.00
24	HMA for Patching	C.Y.	462.0	\$80.00	\$36,920.80
25	Erosion Control	L.S.	1.0	\$16,700.00	\$16,700.00
26	Traffic Control	L.S.	1.0	\$33,400.00	\$33,400.00
27	Construction Staking	L.S.	1.0	\$83,400.00	\$83,400.00
28	Milling	S.Y.	13719.3	\$9.00	\$123,474.00
29	Special Project Elements	L.S.	0.0	\$35,000.00	\$35,000.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$2,042,990.80

Contingency 20% \$408,598.16

TOTAL ESTIMATED CONSTRUCTION COST (ROUNDED): \$2,451,600.00

Springmill Road from City Limit to 156th

2-Lane Widen and Resurface

QUANTITY SUMMARY					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	L.S.	1.0	\$17,600.00	\$17,600.00
2	Excavation	C.Y.	1960.0	\$15.00	\$29,400.00
3	HMA Surface	TON	1093.0	\$65.00	\$71,045.00
4	HMA Intermediate	TON	357.0	\$55.00	\$19,635.00
5	HMA Base	TON	2112.0	\$50.00	\$105,600.00
6	No. 53 Aggregate Base	TON	1839.0	\$38.00	\$69,882.00
7	Curb & Gutter	L.F.	0.0	\$15.00	\$0.00
8	Curb	L.F.	0.0	\$25.00	\$0.00
9	HMA Trail Pavement	S.Y.	0.0	\$36.00	\$0.00
10	PCC Driveway Pavement	S.Y.	0.0	\$40.00	\$0.00
11	No. 11 HAC Driveway Pavement	S.Y.	75.0	\$100.00	\$7,500.00
12	PCC Sidewalk*	S.Y.	0.0	\$90.00	\$0.00
13	12" R.C.P.	L.F.	0.0	\$25.00	\$0.00
14	18" R.C.P.	L.F.	0.0	\$35.00	\$0.00
15	24" R.C.P.	L.F.	0.0	\$45.00	\$0.00
16	36" R.C.P.	L.F.	0.0	\$55.00	\$0.00
17	Inlet Type "B-15"	EA.	0.0	\$3,000.00	\$0.00
18	Manhole Type "C-4"	EA.	0.0	\$3,500.00	\$0.00
19	Structure Backfill	C.Y.	0.0	\$30.00	\$0.00
20	Underdrain**	L.F.	0.0	\$10.00	\$0.00
21	Earthfill and Topsoil	C.Y.	346.0	\$25.00	\$8,650.00
22	Seeding & Mulching	S.Y.	4151.0	\$3.00	\$12,453.00
23	Roundabout	EA.	0.0	\$1,200,000.00	\$0.00
24	HMA for Patching	C.Y.	345.0	\$80.00	\$27,604.89
25	Erosion Control	L.S.	1.0	\$3,500.00	\$3,500.00
26	Traffic Control	L.S.	1.0	\$7,000.00	\$7,000.00
27	Construction Staking	L.S.	1.0	\$17,600.00	\$17,600.00
28	Milling	S.Y.	10658.9	\$9.00	\$95,930.00
29	Special Project Elements	L.S.	0.0	\$10,000.00	\$10,000.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$503,399.89
				Contingency 20%	\$100,679.98
TOTAL ESTIMATED CONSTRUCTION COST (ROUNDED):					\$604,100.00

Springmill Road at 156th - North and South Approaches

Added Left Turn Lanes

QUANTITY SUMMARY					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	L.S.	1.0	\$5,200.00	\$5,200.00
2	Excavation	C.Y.	852.0	\$15.00	\$12,780.00
3	HMA Surface	TON	110.0	\$65.00	\$7,150.00
4	HMA Intermediate	TON	183.0	\$55.00	\$10,065.00
5	HMA Base	TON	880.0	\$50.00	\$44,000.00
6	No. 53 Aggregate Base	TON	679.0	\$38.00	\$25,802.00
7	Curb & Gutter	L.F.	0.0	\$15.00	\$0.00
8	Curb	L.F.	0.0	\$25.00	\$0.00
9	HMA Trail Pavement	S.Y.	0.0	\$36.00	\$0.00
10	PCC Driveway Pavement	S.Y.	0.0	\$40.00	\$0.00
11	No. 11 HAC Driveway Pavement	S.Y.	0.0	\$100.00	\$0.00
12	PCC Sidewalk*	S.Y.	0.0	\$90.00	\$0.00
13	12" R.C.P.	L.F.	0.0	\$25.00	\$0.00
14	18" R.C.P.	L.F.	0.0	\$35.00	\$0.00
15	24" R.C.P.	L.F.	0.0	\$45.00	\$0.00
16	36" R.C.P.	L.F.	0.0	\$55.00	\$0.00
17	Inlet Type "B-15"	EA.	0.0	\$3,000.00	\$0.00
18	Manhole Type "C-4"	EA.	0.0	\$3,500.00	\$0.00
19	Structure Backfill	C.Y.	0.0	\$30.00	\$0.00
20	Underdrain**	L.F.	0.0	\$10.00	\$0.00
21	Earthfill and Topsoil	C.Y.	74.0	\$25.00	\$1,850.00
22	Seeding & Mulching	S.Y.	889.0	\$3.00	\$2,667.00
23	Roundabout	EA.	0.0	\$1,200,000.00	\$0.00
24	HMA for Patching	C.Y.	0.0	\$80.00	\$0.00
25	Erosion Control	L.S.	1.0	\$1,000.00	\$1,000.00
26	Traffic Control	L.S.	1.0	\$2,100.00	\$2,100.00
27	Construction Staking	L.S.	1.0	\$5,200.00	\$5,200.00
28	Milling	S.Y.	0.0	\$9.00	\$0.00
29	Special Project Elements	L.S.	0.0	\$0.00	\$0.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$117,814.00
				Contingency 20%	\$23,562.80
TOTAL ESTIMATED CONSTRUCTION COST (ROUNDED):					\$141,400.00

Springmill Road from 156th to 161st Street

2-Lane Widen and Resurface

QUANTITY SUMMARY					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	L.S.	1.0	\$10,800.00	\$10,800.00
2	Excavation	C.Y.	1104.0	\$15.00	\$16,560.00
3	HMA Surface	TON	634.0	\$65.00	\$41,210.00
4	HMA Intermediate	TON	201.0	\$55.00	\$11,055.00
5	HMA Base	TON	1189.0	\$50.00	\$59,450.00
6	No. 53 Aggregate Base	TON	1036.0	\$38.00	\$39,368.00
7	Curb & Gutter	L.F.	0.0	\$15.00	\$0.00
8	Curb	L.F.	0.0	\$25.00	\$0.00
9	HMA Trail Pavement	S.Y.	0.0	\$36.00	\$0.00
10	PCC Driveway Pavement	S.Y.	0.0	\$40.00	\$0.00
11	No. 11 HAC Driveway Pavement	S.Y.	200.0	\$100.00	\$20,000.00
12	PCC Sidewalk*	S.Y.	0.0	\$90.00	\$0.00
13	12" R.C.P.	L.F.	0.0	\$25.00	\$0.00
14	18" R.C.P.	L.F.	0.0	\$35.00	\$0.00
15	24" R.C.P.	L.F.	0.0	\$45.00	\$0.00
16	36" R.C.P.	L.F.	0.0	\$55.00	\$0.00
17	Inlet Type "B-15"	EA.	0.0	\$3,000.00	\$0.00
18	Manhole Type "C-4"	EA.	0.0	\$3,500.00	\$0.00
19	Structure Backfill	C.Y.	0.0	\$30.00	\$0.00
20	Underdrain**	L.F.	0.0	\$10.00	\$0.00
21	Earthfill and Topsoil	C.Y.	195.0	\$25.00	\$4,875.00
22	Seeding & Mulching	S.Y.	2338.0	\$3.00	\$7,014.00
23	Roundabout	EA.	0.0	\$1,200,000.00	\$0.00
24	HMA for Patching	C.Y.	194.0	\$80.00	\$15,546.22
25	Erosion Control	L.S.	1.0	\$2,200.00	\$2,200.00
26	Traffic Control	L.S.	1.0	\$4,300.00	\$4,300.00
27	Construction Staking	L.S.	1.0	\$10,800.00	\$10,800.00
28	Milling	S.Y.	6218.9	\$9.00	\$55,970.00
29	Special Project Elements	L.S.	0.0	\$0.00	\$0.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$299,148.22
				Contingency 20%	\$59,829.64
TOTAL ESTIMATED CONSTRUCTION COST (ROUNDED):					\$359,000.00

Springmill Road from 161st Street to SR 32

2-Lane Widen and Resurface

QUANTITY SUMMARY					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	L.S.	1.0	\$30,400.00	\$30,400.00
2	Excavation	C.Y.	3270.0	\$15.00	\$49,050.00
3	HMA Surface	TON	1769.0	\$65.00	\$114,985.00
4	HMA Intermediate	TON	595.0	\$55.00	\$32,725.00
5	HMA Base	TON	3523.0	\$50.00	\$176,150.00
6	No. 53 Aggregate Base	TON	3068.0	\$38.00	\$116,584.00
7	Curb & Gutter	L.F.	0.0	\$15.00	\$0.00
8	Curb	L.F.	0.0	\$25.00	\$0.00
9	HMA Trail Pavement	S.Y.	0.0	\$36.00	\$0.00
10	PCC Driveway Pavement	S.Y.	0.0	\$40.00	\$0.00
11	No. 11 HAC Driveway Pavement	S.Y.	375.0	\$100.00	\$37,500.00
12	PCC Sidewalk*	S.Y.	0.0	\$90.00	\$0.00
13	12" R.C.P.	L.F.	0.0	\$25.00	\$0.00
14	18" R.C.P.	L.F.	0.0	\$35.00	\$0.00
15	24" R.C.P.	L.F.	0.0	\$45.00	\$0.00
16	36" R.C.P.	L.F.	0.0	\$55.00	\$0.00
17	Inlet Type "B-15"	EA.	0.0	\$3,000.00	\$0.00
18	Manhole Type "C-4"	EA.	0.0	\$3,500.00	\$0.00
19	Structure Backfill	C.Y.	0.0	\$30.00	\$0.00
20	Underdrain**	L.F.	0.0	\$10.00	\$0.00
21	Earthfill and Topsoil	C.Y.	577.0	\$25.00	\$14,425.00
22	Seeding & Mulching	S.Y.	6924.0	\$3.00	\$20,772.00
23	Roundabout	EA.	0.0	\$1,200,000.00	\$0.00
24	HMA for Patching	C.Y.	576.0	\$80.00	\$46,047.56
25	Erosion Control	L.S.	1.0	\$6,100.00	\$6,100.00
26	Traffic Control	L.S.	1.0	\$12,200.00	\$12,200.00
27	Construction Staking	L.S.	1.0	\$30,400.00	\$30,400.00
28	Milling	S.Y.	17112.2	\$9.00	\$154,010.00
29	Special Project Elements	L.S.	0.0	\$5,000.00	\$5,000.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$846,348.56

Contingency 20% \$169,269.71

TOTAL ESTIMATED CONSTRUCTION COST (ROUNDED): \$1,015,600.00

Springmill Road from City Limit to 156th Street

Reconstruct as 4-lane with median

QUANTITY SUMMARY					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	L.S.	1.0	\$166,300.00	\$166,300.00
2	Excavation	C.Y.	13036.0	\$15.00	\$195,540.00
3	HMA Surface	TON	2090.0	\$65.00	\$135,850.00
4	HMA Intermediate	TON	3484.0	\$55.00	\$191,620.00
5	HMA Base	TON	16068.0	\$50.00	\$803,400.00
6	No. 53 Aggregate Base	TON	10333.0	\$38.00	\$392,654.00
7	Curb & Gutter	L.F.	9340.0	\$15.00	\$140,100.00
8	Curb	L.F.	9340.0	\$25.00	\$233,500.00
9	HMA Trail Pavement	S.Y.	8302.0	\$36.00	\$298,872.00
10	PCC Driveway Pavement	S.Y.	0.0	\$40.00	\$0.00
11	No. 11 HAC Driveway Pavement	S.Y.	75.0	\$100.00	\$7,500.00
12	PCC Sidewalk*	S.Y.	0.0	\$90.00	\$0.00
13	12" R.C.P.	L.F.	2242.0	\$25.00	\$56,050.00
14	18" R.C.P.	L.F.	1557.0	\$35.00	\$54,495.00
15	24" R.C.P.	L.F.	1557.0	\$45.00	\$70,065.00
16	36" R.C.P.	L.F.	1557.0	\$55.00	\$85,635.00
17	Inlet Type "B-15"	EA.	93.0	\$3,000.00	\$279,000.00
18	Manhole Type "C-4"	EA.	47.0	\$3,500.00	\$164,500.00
19	Structure Backfill	C.Y.	3407.0	\$30.00	\$102,210.00
20	Underdrain**	L.F.	9340.0	\$10.00	\$93,400.00
21	Earthfill and Topsoil	C.Y.	346.0	\$25.00	\$8,650.00
22	Seeding & Mulching	S.Y.	4151.0	\$3.00	\$12,453.00
23	Roundabout	EA.	0.0	\$1,200,000.00	\$0.00
24	HMA for Patching	C.Y.	0.0	\$80.00	\$0.00
25	Erosion Control	L.S.	1.0	\$33,300.00	\$33,300.00
26	Traffic Control	L.S.	1.0	\$66,500.00	\$66,500.00
27	Construction Staking	L.S.	1.0	\$166,300.00	\$166,300.00
28	Milling	S.Y.	0.0	\$9.00	\$0.00
29	Special Project Elements	L.S.	0.0	\$20,000.00	\$20,000.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$3,777,894.00

Contingency 20% \$755,578.80

TOTAL ESTIMATED CONSTRUCTION COST (ROUNDED): \$4,533,500.00

Springmill Road from SR 32 to 191st (Westfield Portions)

2-Lane Widen and Resurface

QUANTITY SUMMARY					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	L.S.	1.0	\$21,300.00	\$21,300.00
2	Excavation	C.Y.	2631.0	\$15.00	\$39,465.00
3	HMA Surface	TON	968.0	\$65.00	\$62,920.00
4	HMA Intermediate	TON	532.0	\$55.00	\$29,260.00
5	HMA Base	TON	2765.0	\$50.00	\$138,250.00
6	No. 53 Aggregate Base	TON	2245.0	\$38.00	\$85,310.00
7	Curb & Gutter	L.F.	0.0	\$15.00	\$0.00
8	Curb	L.F.	0.0	\$25.00	\$0.00
9	HMA Trail Pavement	S.Y.	0.0	\$36.00	\$0.00
10	PCC Driveway Pavement	S.Y.	0.0	\$40.00	\$0.00
11	No. 11 HAC Driveway Pavement	S.Y.	300.0	\$100.00	\$30,000.00
12	PCC Sidewalk*	S.Y.	0.0	\$90.00	\$0.00
13	12" R.C.P.	L.F.	0.0	\$25.00	\$0.00
14	18" R.C.P.	L.F.	0.0	\$35.00	\$0.00
15	24" R.C.P.	L.F.	0.0	\$45.00	\$0.00
16	36" R.C.P.	L.F.	0.0	\$55.00	\$0.00
17	Inlet Type "B-15"	EA.	0.0	\$3,000.00	\$0.00
18	Manhole Type "C-4"	EA.	0.0	\$3,500.00	\$0.00
19	Structure Backfill	C.Y.	0.0	\$30.00	\$0.00
20	Underdrain**	L.F.	0.0	\$10.00	\$0.00
21	Earthfill and Topsoil	C.Y.	322.0	\$25.00	\$8,050.00
22	Seeding & Mulching	S.Y.	3867.0	\$3.00	\$11,601.00
23	Roundabout	EA.	0.0	\$1,200,000.00	\$0.00
24	HMA for Patching	C.Y.	271.0	\$80.00	\$21,653.33
25	Erosion Control	L.S.	1.0	\$4,300.00	\$4,300.00
26	Traffic Control	L.S.	1.0	\$8,500.00	\$8,500.00
27	Construction Staking	L.S.	1.0	\$21,300.00	\$21,300.00
28	Milling	S.Y.	7866.7	\$9.00	\$70,800.00
29	Special Project Elements	L.S.	0.0	\$5,000.00	\$5,000.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$557,709.33
				Contingency 20%	\$111,541.87
TOTAL ESTIMATED CONSTRUCTION COST (ROUNDED):					\$669,300.00

Gray Road from Guerin Way to 161st Street

2-Lane Widen and Resurface

QUANTITY SUMMARY					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	L.S.	1.0	\$17,900.00	\$17,900.00
2	Excavation	C.Y.	2146.0	\$15.00	\$32,190.00
3	HMA Surface	TON	924.0	\$65.00	\$60,060.00
4	HMA Intermediate	TON	422.0	\$55.00	\$23,210.00
5	HMA Base	TON	2269.0	\$50.00	\$113,450.00
6	No. 53 Aggregate Base	TON	1877.0	\$38.00	\$71,326.00
7	Curb & Gutter	L.F.	0.0	\$15.00	\$0.00
8	Curb	L.F.	0.0	\$25.00	\$0.00
9	HMA Trail Pavement	S.Y.	0.0	\$36.00	\$0.00
10	PCC Driveway Pavement	S.Y.	0.0	\$40.00	\$0.00
11	No. 11 HAC Driveway Pavement	S.Y.	200.0	\$100.00	\$20,000.00
12	PCC Sidewalk*	S.Y.	0.0	\$90.00	\$0.00
13	12" R.C.P.	L.F.	0.0	\$25.00	\$0.00
14	18" R.C.P.	L.F.	0.0	\$35.00	\$0.00
15	24" R.C.P.	L.F.	0.0	\$45.00	\$0.00
16	36" R.C.P.	L.F.	0.0	\$55.00	\$0.00
17	Inlet Type "B-15"	EA.	0.0	\$3,000.00	\$0.00
18	Manhole Type "C-4"	EA.	0.0	\$3,500.00	\$0.00
19	Structure Backfill	C.Y.	0.0	\$30.00	\$0.00
20	Underdrain**	L.F.	0.0	\$10.00	\$0.00
21	Earthfill and Topsoil	C.Y.	293.0	\$25.00	\$7,325.00
22	Seeding & Mulching	S.Y.	3511.0	\$3.00	\$10,533.00
23	Roundabout	EA.	0.0	\$1,200,000.00	\$0.00
24	HMA for Patching	C.Y.	261.0	\$80.00	\$20,891.11
25	Erosion Control	L.S.	1.0	\$3,600.00	\$3,600.00
26	Traffic Control	L.S.	1.0	\$7,200.00	\$7,200.00
27	Construction Staking	L.S.	1.0	\$17,900.00	\$17,900.00
28	Milling	S.Y.	8127.8	\$9.00	\$73,150.00
29	Special Project Elements	L.S.	0.0	\$285,000.00	\$285,000.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$763,735.11
				Contingency 20%	\$152,747.02
TOTAL ESTIMATED CONSTRUCTION COST (ROUNDED):					\$916,500.00

Gray Road from 161st Street to Golden Hinde Way

2-Lane Widen and Resurface

QUANTITY SUMMARY					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	L.S.	1.0	\$31,800.00	\$31,800.00
2	Excavation	C.Y.	3531.0	\$15.00	\$52,965.00
3	HMA Surface	TON	1529.0	\$65.00	\$99,385.00
4	HMA Intermediate	TON	695.0	\$55.00	\$38,225.00
5	HMA Base	TON	3734.0	\$50.00	\$186,700.00
6	No. 53 Aggregate Base	TON	3090.0	\$38.00	\$117,420.00
7	Curb & Gutter	L.F.	0.0	\$15.00	\$0.00
8	Curb	L.F.	0.0	\$25.00	\$0.00
9	HMA Trail Pavement	S.Y.	0.0	\$36.00	\$0.00
10	PCC Driveway Pavement	S.Y.	0.0	\$40.00	\$0.00
11	No. 11 HAC Driveway Pavement	S.Y.	775.0	\$100.00	\$77,500.00
12	PCC Sidewalk*	S.Y.	0.0	\$90.00	\$0.00
13	12" R.C.P.	L.F.	0.0	\$25.00	\$0.00
14	18" R.C.P.	L.F.	0.0	\$35.00	\$0.00
15	24" R.C.P.	L.F.	0.0	\$45.00	\$0.00
16	36" R.C.P.	L.F.	0.0	\$55.00	\$0.00
17	Inlet Type "B-15"	EA.	0.0	\$3,000.00	\$0.00
18	Manhole Type "C-4"	EA.	0.0	\$3,500.00	\$0.00
19	Structure Backfill	C.Y.	0.0	\$30.00	\$0.00
20	Underdrain**	L.F.	0.0	\$10.00	\$0.00
21	Earthfill and Topsoil	C.Y.	481.0	\$25.00	\$12,025.00
22	Seeding & Mulching	S.Y.	5778.0	\$3.00	\$17,334.00
23	Roundabout	EA.	0.0	\$1,200,000.00	\$0.00
24	HMA for Patching	C.Y.	430.0	\$80.00	\$34,377.78
25	Erosion Control	L.S.	1.0	\$6,400.00	\$6,400.00
26	Traffic Control	L.S.	1.0	\$12,700.00	\$12,700.00
27	Construction Staking	L.S.	1.0	\$31,800.00	\$31,800.00
28	Milling	S.Y.	13477.8	\$9.00	\$121,300.00
29	Special Project Elements	L.S.	0.0	\$20,000.00	\$20,000.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$859,931.78

Contingency 20% \$171,986.36

TOTAL ESTIMATED CONSTRUCTION COST (ROUNDED): \$1,031,900.00

151st Street from Cool Creek Park Road to Carey Road

2-Lane Widen and Resurface

QUANTITY SUMMARY					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	L.S.	1.0	\$14,100.00	\$14,100.00
2	Excavation	C.Y.	1448.0	\$15.00	\$21,720.00
3	HMA Surface	TON	1130.0	\$65.00	\$73,450.00
4	HMA Intermediate	TON	264.0	\$55.00	\$14,520.00
5	HMA Base	TON	1560.0	\$50.00	\$78,000.00
6	No. 53 Aggregate Base	TON	1359.0	\$38.00	\$51,642.00
7	Curb & Gutter	L.F.	0.0	\$15.00	\$0.00
8	Curb	L.F.	0.0	\$25.00	\$0.00
9	HMA Trail Pavement	S.Y.	0.0	\$36.00	\$0.00
10	PCC Driveway Pavement	S.Y.	0.0	\$40.00	\$0.00
11	No. 11 HAC Driveway Pavement	S.Y.	75.0	\$100.00	\$7,500.00
12	PCC Sidewalk*	S.Y.	0.0	\$90.00	\$0.00
13	12" R.C.P.	L.F.	0.0	\$25.00	\$0.00
14	18" R.C.P.	L.F.	0.0	\$35.00	\$0.00
15	24" R.C.P.	L.F.	0.0	\$45.00	\$0.00
16	36" R.C.P.	L.F.	0.0	\$55.00	\$0.00
17	Inlet Type "B-15"	EA.	0.0	\$3,000.00	\$0.00
18	Manhole Type "C-4"	EA.	0.0	\$3,500.00	\$0.00
19	Structure Backfill	C.Y.	0.0	\$30.00	\$0.00
20	Underdrain**	L.F.	0.0	\$10.00	\$0.00
21	Earthfill and Topsoil	C.Y.	256.0	\$25.00	\$6,400.00
22	Seeding & Mulching	S.Y.	3067.0	\$3.00	\$9,201.00
23	Roundabout	EA.	0.0	\$1,200,000.00	\$0.00
24	HMA for Patching	C.Y.	255.0	\$80.00	\$20,393.33
25	Erosion Control	L.S.	1.0	\$2,800.00	\$2,800.00
26	Traffic Control	L.S.	1.0	\$5,700.00	\$5,700.00
27	Construction Staking	L.S.	1.0	\$14,100.00	\$14,100.00
28	Milling	S.Y.	7950.0	\$9.00	\$71,550.00
29	Special Project Elements	L.S.	0.0	\$74,000.00	\$74,000.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$465,076.33
				Contingency 20%	\$93,015.27
TOTAL ESTIMATED CONSTRUCTION COST (ROUNDED):					\$558,100.00

151st Street from Carey Road to Setters Run

2-Lane Widen and Resurface

QUANTITY SUMMARY					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	L.S.	1.0	\$9,000.00	\$9,000.00
2	Excavation	C.Y.	902.0	\$15.00	\$13,530.00
3	HMA Surface	TON	725.0	\$65.00	\$47,125.00
4	HMA Intermediate	TON	164.0	\$55.00	\$9,020.00
5	HMA Base	TON	972.0	\$50.00	\$48,600.00
6	No. 53 Aggregate Base	TON	847.0	\$38.00	\$32,186.00
7	Curb & Gutter	L.F.	0.0	\$15.00	\$0.00
8	Curb	L.F.	0.0	\$25.00	\$0.00
9	HMA Trail Pavement	S.Y.	0.0	\$36.00	\$0.00
10	PCC Driveway Pavement	S.Y.	0.0	\$40.00	\$0.00
11	No. 11 HAC Driveway Pavement	S.Y.	75.0	\$100.00	\$7,500.00
12	PCC Sidewalk*	S.Y.	0.0	\$90.00	\$0.00
13	12" R.C.P.	L.F.	0.0	\$25.00	\$0.00
14	18" R.C.P.	L.F.	0.0	\$35.00	\$0.00
15	24" R.C.P.	L.F.	0.0	\$45.00	\$0.00
16	36" R.C.P.	L.F.	0.0	\$55.00	\$0.00
17	Inlet Type "B-15"	EA.	0.0	\$3,000.00	\$0.00
18	Manhole Type "C-4"	EA.	0.0	\$3,500.00	\$0.00
19	Structure Backfill	C.Y.	0.0	\$30.00	\$0.00
20	Underdrain**	L.F.	0.0	\$10.00	\$0.00
21	Earthfill and Topsoil	C.Y.	159.0	\$25.00	\$3,975.00
22	Seeding & Mulching	S.Y.	1911.0	\$3.00	\$5,733.00
23	Roundabout	EA.	0.0	\$1,200,000.00	\$0.00
24	HMA for Patching	C.Y.	159.0	\$80.00	\$12,708.89
25	Erosion Control	L.S.	1.0	\$1,800.00	\$1,800.00
26	Traffic Control	L.S.	1.0	\$3,600.00	\$3,600.00
27	Construction Staking	L.S.	1.0	\$9,000.00	\$9,000.00
28	Milling	S.Y.	5205.6	\$9.00	\$46,850.00
29	Special Project Elements	L.S.	0.0	\$74,000.00	\$74,000.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$324,627.89
				Contingency 20%	\$64,925.58
TOTAL ESTIMATED CONSTRUCTION COST (ROUNDED):					\$389,600.00

161st Street from Oakridge Road to US 31

Reconstruct as 4-lane with median

QUANTITY SUMMARY					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	L.S.	1.0	\$161,500.00	\$161,500.00
2	Excavation	C.Y.	12913.0	\$15.00	\$193,695.00
3	HMA Surface	TON	2046.0	\$65.00	\$132,990.00
4	HMA Intermediate	TON	3410.0	\$55.00	\$187,550.00
5	HMA Base	TON	15775.0	\$50.00	\$788,750.00
6	No. 53 Aggregate Base	TON	10229.0	\$38.00	\$388,702.00
7	Curb & Gutter	L.F.	9340.0	\$15.00	\$140,100.00
8	Curb	L.F.	9340.0	\$25.00	\$233,500.00
9	HMA Trail Pavement	S.Y.	8302.0	\$36.00	\$298,872.00
10	PCC Driveway Pavement	S.Y.	0.0	\$40.00	\$0.00
11	No. 11 HAC Driveway Pavement	S.Y.	325.0	\$100.00	\$32,500.00
12	PCC Sidewalk*	S.Y.	0.0	\$90.00	\$0.00
13	12" R.C.P.	L.F.	2242.0	\$25.00	\$56,050.00
14	18" R.C.P.	L.F.	1557.0	\$35.00	\$54,495.00
15	24" R.C.P.	L.F.	1557.0	\$45.00	\$70,065.00
16	36" R.C.P.	L.F.	1557.0	\$55.00	\$85,635.00
17	Inlet Type "B-15"	EA.	93.0	\$3,000.00	\$279,000.00
18	Manhole Type "C-4"	EA.	47.0	\$3,500.00	\$164,500.00
19	Structure Backfill	C.Y.	3407.0	\$30.00	\$102,210.00
20	Underdrain**	L.F.	0.0	\$10.00	\$0.00
21	Earthfill and Topsoil	C.Y.	346.0	\$25.00	\$8,650.00
22	Seeding & Mulching	S.Y.	4151.0	\$3.00	\$12,453.00
23	Roundabout	EA.	0.0	\$1,200,000.00	\$0.00
24	HMA for Patching	C.Y.	0.0	\$80.00	\$0.00
25	Erosion Control	L.S.	1.0	\$32,300.00	\$32,300.00
26	Traffic Control	L.S.	1.0	\$64,600.00	\$64,600.00
27	Construction Staking	L.S.	1.0	\$161,500.00	\$161,500.00
28	Milling	S.Y.	0.0	\$9.00	\$0.00
29	Special Project Elements	L.S.	0.0	\$212,000.00	\$212,000.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$3,861,617.00
				Contingency 20%	\$772,323.40
TOTAL ESTIMATED CONSTRUCTION COST (ROUNDED):					\$4,633,900.00

161st Street from US 31 to Union Street

Reconstruct as 4-lane with median

QUANTITY SUMMARY					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	L.S.	1.0	\$108,800.00	\$108,800.00
2	Excavation	C.Y.	3451.0	\$15.00	\$51,765.00
3	HMA Surface	TON	669.0	\$65.00	\$43,485.00
4	HMA Intermediate	TON	1115.0	\$55.00	\$61,325.00
5	HMA Base	TON	5034.0	\$50.00	\$251,700.00
6	No. 53 Aggregate Base	TON	3365.0	\$38.00	\$127,870.00
7	Curb & Gutter	L.F.	2520.0	\$15.00	\$37,800.00
8	Curb	L.F.	2520.0	\$25.00	\$63,000.00
9	HMA Trail Pavement	S.Y.	2240.0	\$36.00	\$80,640.00
10	PCC Driveway Pavement	S.Y.	0.0	\$40.00	\$0.00
11	No. 11 HAC Driveway Pavement	S.Y.	325.0	\$100.00	\$32,500.00
12	PCC Sidewalk*	S.Y.	0.0	\$90.00	\$0.00
13	12" R.C.P.	L.F.	605.0	\$25.00	\$15,125.00
14	18" R.C.P.	L.F.	420.0	\$35.00	\$14,700.00
15	24" R.C.P.	L.F.	420.0	\$45.00	\$18,900.00
16	36" R.C.P.	L.F.	420.0	\$55.00	\$23,100.00
17	Inlet Type "B-15"	EA.	25.0	\$3,000.00	\$75,000.00
18	Manhole Type "C-4"	EA.	13.0	\$3,500.00	\$45,500.00
19	Structure Backfill	C.Y.	919.0	\$30.00	\$27,570.00
20	Underdrain**	L.F.	0.0	\$10.00	\$0.00
21	Earthfill and Topsoil	C.Y.	93.0	\$25.00	\$2,325.00
22	Seeding & Mulching	S.Y.	1120.0	\$3.00	\$3,360.00
23	Roundabout	EA.	1.0	\$1,200,000.00	\$1,200,000.00
24	HMA for Patching	C.Y.	0.0	\$80.00	\$0.00
25	Erosion Control	L.S.	1.0	\$21,800.00	\$21,800.00
26	Traffic Control	L.S.	1.0	\$43,500.00	\$43,500.00
27	Construction Staking	L.S.	1.0	\$108,800.00	\$108,800.00
28	Milling	S.Y.	0.0	\$9.00	\$0.00
29	Special Project Elements	L.S.	0.0	\$0.00	\$0.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$2,458,565.00
				Contingency 20%	\$491,713.00
TOTAL ESTIMATED CONSTRUCTION COST (ROUNDED):					\$2,950,300.00

Oakridge Road from Sapphire Drive to 161st Street

2-Lane Widen and Resurface

QUANTITY SUMMARY					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	L.S.	1.0	\$28,500.00	\$28,500.00
2	Excavation	C.Y.	3022.0	\$15.00	\$45,330.00
3	HMA Surface	TON	1683.0	\$65.00	\$109,395.00
4	HMA Intermediate	TON	550.0	\$55.00	\$30,250.00
5	HMA Base	TON	3256.0	\$50.00	\$162,800.00
6	No. 53 Aggregate Base	TON	2836.0	\$38.00	\$107,768.00
7	Curb & Gutter	L.F.	0.0	\$15.00	\$0.00
8	Curb	L.F.	0.0	\$25.00	\$0.00
9	HMA Trail Pavement	S.Y.	0.0	\$36.00	\$0.00
10	PCC Driveway Pavement	S.Y.	0.0	\$40.00	\$0.00
11	No. 11 HAC Driveway Pavement	S.Y.	400.0	\$100.00	\$40,000.00
12	PCC Sidewalk*	S.Y.	0.0	\$90.00	\$0.00
13	12" R.C.P.	L.F.	0.0	\$25.00	\$0.00
14	18" R.C.P.	L.F.	0.0	\$35.00	\$0.00
15	24" R.C.P.	L.F.	0.0	\$45.00	\$0.00
16	36" R.C.P.	L.F.	0.0	\$55.00	\$0.00
17	Inlet Type "B-15"	EA.	0.0	\$3,000.00	\$0.00
18	Manhole Type "C-4"	EA.	0.0	\$3,500.00	\$0.00
19	Structure Backfill	C.Y.	0.0	\$30.00	\$0.00
20	Underdrain**	L.F.	0.0	\$10.00	\$0.00
21	Earthfill and Topsoil	C.Y.	533.0	\$25.00	\$13,325.00
22	Seeding & Mulching	S.Y.	6400.0	\$3.00	\$19,200.00
23	Roundabout	EA.	0.0	\$1,200,000.00	\$0.00
24	HMA for Patching	C.Y.	532.0	\$80.00	\$42,560.00
25	Erosion Control	L.S.	1.0	\$5,700.00	\$5,700.00
26	Traffic Control	L.S.	1.0	\$11,400.00	\$11,400.00
27	Construction Staking	L.S.	1.0	\$28,500.00	\$28,500.00
28	Milling	S.Y.	16400.0	\$9.00	\$147,600.00
29	Special Project Elements	L.S.	0.0	\$24,000.00	\$24,000.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$816,328.00
				Contingency 20%	\$163,265.60
TOTAL ESTIMATED CONSTRUCTION COST (ROUNDED):					\$979,600.00

Oakridge Road from 161th Street to 169th St

2-Lane Widen and Resurface

QUANTITY SUMMARY					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	L.S.	1.0	\$29,700.00	\$29,700.00
2	Excavation	C.Y.	3157.0	\$15.00	\$47,355.00
3	HMA Surface	TON	1754.0	\$65.00	\$114,010.00
4	HMA Intermediate	TON	574.0	\$55.00	\$31,570.00
5	HMA Base	TON	3401.0	\$50.00	\$170,050.00
6	No. 53 Aggregate Base	TON	2962.0	\$38.00	\$112,556.00
7	Curb & Gutter	L.F.	0.0	\$15.00	\$0.00
8	Curb	L.F.	0.0	\$25.00	\$0.00
9	HMA Trail Pavement	S.Y.	0.0	\$36.00	\$0.00
10	PCC Driveway Pavement	S.Y.	0.0	\$40.00	\$0.00
11	No. 11 HAC Driveway Pavement	S.Y.	400.0	\$100.00	\$40,000.00
12	PCC Sidewalk*	S.Y.	0.0	\$90.00	\$0.00
13	12" R.C.P.	L.F.	0.0	\$25.00	\$0.00
14	18" R.C.P.	L.F.	0.0	\$35.00	\$0.00
15	24" R.C.P.	L.F.	0.0	\$45.00	\$0.00
16	36" R.C.P.	L.F.	0.0	\$55.00	\$0.00
17	Inlet Type "B-15"	EA.	0.0	\$3,000.00	\$0.00
18	Manhole Type "C-4"	EA.	0.0	\$3,500.00	\$0.00
19	Structure Backfill	C.Y.	0.0	\$30.00	\$0.00
20	Underdrain**	L.F.	0.0	\$10.00	\$0.00
21	Earthfill and Topsoil	C.Y.	557.0	\$25.00	\$13,925.00
22	Seeding & Mulching	S.Y.	6684.0	\$3.00	\$20,052.00
23	Roundabout	EA.	0.0	\$1,200,000.00	\$0.00
24	HMA for Patching	C.Y.	556.0	\$80.00	\$44,451.56
25	Erosion Control	L.S.	1.0	\$5,900.00	\$5,900.00
26	Traffic Control	L.S.	1.0	\$11,900.00	\$11,900.00
27	Construction Staking	L.S.	1.0	\$29,700.00	\$29,700.00
28	Milling	S.Y.	17075.6	\$9.00	\$153,680.00
29	Special Project Elements	L.S.	0.0	\$5,000.00	\$5,000.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$829,849.56
				Contingency 20%	\$165,969.91
TOTAL ESTIMATED CONSTRUCTION COST (ROUNDED):					\$995,800.00

Oakridge Road from 169th Street to Pine Ridge Drive

2-Lane Widen and Resurface

QUANTITY SUMMARY					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	L.S.	1.0	\$14,000.00	\$14,000.00
2	Excavation	C.Y.	1494.0	\$15.00	\$22,410.00
3	HMA Surface	TON	704.0	\$65.00	\$45,760.00
4	HMA Intermediate	TON	294.0	\$55.00	\$16,170.00
5	HMA Base	TON	1580.0	\$50.00	\$79,000.00
6	No. 53 Aggregate Base	TON	1307.0	\$38.00	\$49,666.00
7	Curb & Gutter	L.F.	0.0	\$15.00	\$0.00
8	Curb	L.F.	0.0	\$25.00	\$0.00
9	HMA Trail Pavement	S.Y.	0.0	\$36.00	\$0.00
10	PCC Driveway Pavement	S.Y.	0.0	\$40.00	\$0.00
11	No. 11 HAC Driveway Pavement	S.Y.	400.0	\$100.00	\$40,000.00
12	PCC Sidewalk*	S.Y.	0.0	\$90.00	\$0.00
13	12" R.C.P.	L.F.	0.0	\$25.00	\$0.00
14	18" R.C.P.	L.F.	0.0	\$35.00	\$0.00
15	24" R.C.P.	L.F.	0.0	\$45.00	\$0.00
16	36" R.C.P.	L.F.	0.0	\$55.00	\$0.00
17	Inlet Type "B-15"	EA.	0.0	\$3,000.00	\$0.00
18	Manhole Type "C-4"	EA.	0.0	\$3,500.00	\$0.00
19	Structure Backfill	C.Y.	0.0	\$30.00	\$0.00
20	Underdrain**	L.F.	0.0	\$10.00	\$0.00
21	Earthfill and Topsoil	C.Y.	204.0	\$25.00	\$5,100.00
22	Seeding & Mulching	S.Y.	2444.0	\$3.00	\$7,332.00
23	Roundabout	EA.	0.0	\$1,200,000.00	\$0.00
24	HMA for Patching	C.Y.	182.0	\$80.00	\$14,544.44
25	Erosion Control	L.S.	1.0	\$2,800.00	\$2,800.00
26	Traffic Control	L.S.	1.0	\$5,600.00	\$5,600.00
27	Construction Staking	L.S.	1.0	\$14,000.00	\$14,000.00
28	Milling	S.Y.	6394.4	\$9.00	\$57,550.00
29	Special Project Elements	L.S.	0.0	\$0.00	\$0.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$373,932.44
				Contingency 20%	\$74,786.49
TOTAL ESTIMATED CONSTRUCTION COST (ROUNDED):					\$448,700.00

QUANTITY SUMMARY					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	L.S.	1.0	\$12,200.00	\$12,200.00
2	Excavation	C.Y.	1573.0	\$15.00	\$23,595.00
3	HMA Surface	TON	572.0	\$65.00	\$37,180.00
4	HMA Intermediate	TON	318.0	\$55.00	\$17,490.00
5	HMA Base	TON	1652.0	\$50.00	\$82,600.00
6	No. 53 Aggregate Base	TON	1342.0	\$38.00	\$50,996.00
7	Curb & Gutter	L.F.	0.0	\$15.00	\$0.00
8	Curb	L.F.	0.0	\$25.00	\$0.00
9	HMA Trail Pavement	S.Y.	0.0	\$36.00	\$0.00
10	PCC Driveway Pavement	S.Y.	0.0	\$40.00	\$0.00
11	No. 11 HAC Driveway Pavement	S.Y.	75.0	\$100.00	\$7,500.00
12	PCC Sidewalk*	S.Y.	0.0	\$90.00	\$0.00
13	12" R.C.P.	L.F.	0.0	\$25.00	\$0.00
14	18" R.C.P.	L.F.	0.0	\$35.00	\$0.00
15	24" R.C.P.	L.F.	0.0	\$45.00	\$0.00
16	36" R.C.P.	L.F.	0.0	\$55.00	\$0.00
17	Inlet Type "B-15"	EA.	0.0	\$3,000.00	\$0.00
18	Manhole Type "C-4"	EA.	0.0	\$3,500.00	\$0.00
19	Structure Backfill	C.Y.	0.0	\$30.00	\$0.00
20	Underdrain**	L.F.	0.0	\$10.00	\$0.00
21	Earthfill and Topsoil	C.Y.	193.0	\$25.00	\$4,825.00
22	Seeding & Mulching	S.Y.	2311.0	\$3.00	\$6,933.00
23	Roundabout	EA.	0.0	\$1,200,000.00	\$0.00
24	HMA for Patching	C.Y.	162.0	\$80.00	\$12,942.22
25	Erosion Control	L.S.	1.0	\$2,400.00	\$2,400.00
26	Traffic Control	L.S.	1.0	\$4,900.00	\$4,900.00
27	Construction Staking	L.S.	1.0	\$12,200.00	\$12,200.00
28	Milling	S.Y.	4622.2	\$9.00	\$41,600.00
29	Special Project Elements	L.S.	0.0	\$0.00	\$0.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$317,361.22
				Contingency 20%	\$63,472.24
TOTAL ESTIMATED CONSTRUCTION COST (ROUNDED):					\$380,800.00

Union Street from 161st Street to David Brown Drive

2-Lane Widen and Resurface

QUANTITY SUMMARY					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	L.S.	1.0	\$15,500.00	\$15,500.00
2	Excavation	C.Y.	1818.0	\$15.00	\$27,270.00
3	HMA Surface	TON	875.0	\$65.00	\$56,875.00
4	HMA Intermediate	TON	346.0	\$55.00	\$19,030.00
5	HMA Base	TON	1938.0	\$50.00	\$96,900.00
6	No. 53 Aggregate Base	TON	1640.0	\$38.00	\$62,320.00
7	Curb & Gutter	L.F.	0.0	\$15.00	\$0.00
8	Curb	L.F.	0.0	\$25.00	\$0.00
9	HMA Trail Pavement	S.Y.	0.0	\$36.00	\$0.00
10	PCC Driveway Pavement	S.Y.	0.0	\$40.00	\$0.00
11	No. 11 HAC Driveway Pavement	S.Y.	100.0	\$100.00	\$10,000.00
12	PCC Sidewalk*	S.Y.	0.0	\$90.00	\$0.00
13	12" R.C.P.	L.F.	0.0	\$25.00	\$0.00
14	18" R.C.P.	L.F.	0.0	\$35.00	\$0.00
15	24" R.C.P.	L.F.	0.0	\$45.00	\$0.00
16	36" R.C.P.	L.F.	0.0	\$55.00	\$0.00
17	Inlet Type "B-15"	EA.	0.0	\$3,000.00	\$0.00
18	Manhole Type "C-4"	EA.	0.0	\$3,500.00	\$0.00
19	Structure Backfill	C.Y.	0.0	\$30.00	\$0.00
20	Underdrain**	L.F.	0.0	\$10.00	\$0.00
21	Earthfill and Topsoil	C.Y.	280.0	\$25.00	\$7,000.00
22	Seeding & Mulching	S.Y.	3356.0	\$3.00	\$10,068.00
23	Roundabout	EA.	0.0	\$1,200,000.00	\$0.00
24	HMA for Patching	C.Y.	264.0	\$80.00	\$21,140.00
25	Erosion Control	L.S.	1.0	\$3,100.00	\$3,100.00
26	Traffic Control	L.S.	1.0	\$6,200.00	\$6,200.00
27	Construction Staking	L.S.	1.0	\$15,500.00	\$15,500.00
28	Milling	S.Y.	8083.3	\$9.00	\$72,750.00
29	Special Project Elements	L.S.	0.0	\$5,000.00	\$5,000.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$428,653.00
				Contingency 20%	\$85,730.60
TOTAL ESTIMATED CONSTRUCTION COST (ROUNDED):					\$514,400.00

191st Street from Springmill Road to Grand Park Entrance

2-Lane Widen and Resurface

QUANTITY SUMMARY					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	L.S.	1.0	\$23,200.00	\$23,200.00
2	Excavation	C.Y.	2964.0	\$15.00	\$44,460.00
3	HMA Surface	TON	1089.0	\$65.00	\$70,785.00
4	HMA Intermediate	TON	599.0	\$55.00	\$32,945.00
5	HMA Base	TON	3114.0	\$50.00	\$155,700.00
6	No. 53 Aggregate Base	TON	2529.0	\$38.00	\$96,102.00
7	Curb & Gutter	L.F.	0.0	\$15.00	\$0.00
8	Curb	L.F.	0.0	\$25.00	\$0.00
9	HMA Trail Pavement	S.Y.	0.0	\$36.00	\$0.00
10	PCC Driveway Pavement	S.Y.	0.0	\$40.00	\$0.00
11	No. 11 HAC Driveway Pavement	S.Y.	175.0	\$100.00	\$17,500.00
12	PCC Sidewalk*	S.Y.	0.0	\$90.00	\$0.00
13	12" R.C.P.	L.F.	0.0	\$25.00	\$0.00
14	18" R.C.P.	L.F.	0.0	\$35.00	\$0.00
15	24" R.C.P.	L.F.	0.0	\$45.00	\$0.00
16	36" R.C.P.	L.F.	0.0	\$55.00	\$0.00
17	Inlet Type "B-15"	EA.	0.0	\$3,000.00	\$0.00
18	Manhole Type "C-4"	EA.	0.0	\$3,500.00	\$0.00
19	Structure Backfill	C.Y.	0.0	\$30.00	\$0.00
20	Underdrain**	L.F.	0.0	\$10.00	\$0.00
21	Earthfill and Topsoil	C.Y.	363.0	\$25.00	\$9,075.00
22	Seeding & Mulching	S.Y.	4356.0	\$3.00	\$13,068.00
23	Roundabout	EA.	0.0	\$1,200,000.00	\$0.00
24	HMA for Patching	C.Y.	305.0	\$80.00	\$24,391.11
25	Erosion Control	L.S.	1.0	\$4,600.00	\$4,600.00
26	Traffic Control	L.S.	1.0	\$9,300.00	\$9,300.00
27	Construction Staking	L.S.	1.0	\$23,200.00	\$23,200.00
28	Milling	S.Y.	8844.4	\$9.00	\$79,600.00
29	Special Project Elements	L.S.	0.0	\$10,000.00	\$10,000.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$613,926.11
				Contingency 20%	\$122,785.22
TOTAL ESTIMATED CONSTRUCTION COST (ROUNDED):					\$736,700.00

Grand Park Entrance to Tomlinson Road

Reconstruct as 4-lane with median

QUANTITY SUMMARY					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	L.S.	1.0	\$225,500.00	\$225,500.00
2	Excavation	C.Y.	13032.0	\$15.00	\$195,480.00
3	HMA Surface	TON	1960.0	\$65.00	\$127,400.00
4	HMA Intermediate	TON	3267.0	\$55.00	\$179,685.00
5	HMA Base	TON	16025.0	\$50.00	\$801,250.00
6	No. 53 Aggregate Base	TON	10774.0	\$38.00	\$409,412.00
7	Curb & Gutter	L.F.	9800.0	\$15.00	\$147,000.00
8	Curb	L.F.	9800.0	\$25.00	\$245,000.00
9	HMA Trail Pavement	S.Y.	8711.0	\$36.00	\$313,596.00
10	PCC Driveway Pavement	S.Y.	0.0	\$40.00	\$0.00
11	No. 11 HAC Driveway Pavement	S.Y.	175.0	\$100.00	\$17,500.00
12	PCC Sidewalk*	S.Y.	0.0	\$90.00	\$0.00
13	12" R.C.P.	L.F.	2352.0	\$25.00	\$58,800.00
14	18" R.C.P.	L.F.	1633.0	\$35.00	\$57,155.00
15	24" R.C.P.	L.F.	1633.0	\$45.00	\$73,485.00
16	36" R.C.P.	L.F.	1633.0	\$55.00	\$89,815.00
17	Inlet Type "B-15"	EA.	98.0	\$3,000.00	\$294,000.00
18	Manhole Type "C-4"	EA.	49.0	\$3,500.00	\$171,500.00
19	Structure Backfill	C.Y.	3575.0	\$30.00	\$107,250.00
20	Underdrain**	L.F.	0.0	\$10.00	\$0.00
21	Earthfill and Topsoil	C.Y.	363.0	\$25.00	\$9,075.00
22	Seeding & Mulching	S.Y.	4356.0	\$3.00	\$13,068.00
23	Roundabout	EA.	1.0	\$1,200,000.00	\$1,200,000.00
24	HMA for Patching	C.Y.	0.0	\$80.00	\$0.00
25	Erosion Control	L.S.	1.0	\$45,100.00	\$45,100.00
26	Traffic Control	L.S.	1.0	\$90,200.00	\$90,200.00
27	Construction Staking	L.S.	1.0	\$225,500.00	\$225,500.00
28	Milling	S.Y.	0.0	\$9.00	\$0.00
29	Special Project Elements	L.S.	0.0	\$50,000.00	\$50,000.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$5,146,771.00
				Contingency 20%	\$1,029,354.20
TOTAL ESTIMATED CONSTRUCTION COST (ROUNDED):					\$6,176,100.00

191st Street from Tomlinson Road to US 31

Reconstruct as 4-lane with median

QUANTITY SUMMARY					
ITEM NO.	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT
1	Mobilization and Demobilization	L.S.	1.0	\$149,000.00	\$149,000.00
2	Excavation	C.Y.	6768.0	\$15.00	\$101,520.00
3	HMA Surface	TON	1005.0	\$65.00	\$65,325.00
4	HMA Intermediate	TON	1675.0	\$55.00	\$92,125.00
5	HMA Base	TON	8251.0	\$50.00	\$412,550.00
6	No. 53 Aggregate Base	TON	5744.0	\$38.00	\$218,272.00
7	Curb & Gutter	L.F.	5140.0	\$15.00	\$77,100.00
8	Curb	L.F.	5140.0	\$25.00	\$128,500.00
9	HMA Trail Pavement	S.Y.	4569.0	\$36.00	\$164,484.00
10	PCC Driveway Pavement	S.Y.	0.0	\$40.00	\$0.00
11	No. 11 HAC Driveway Pavement	S.Y.	625.0	\$100.00	\$62,500.00
12	PCC Sidewalk*	S.Y.	0.0	\$90.00	\$0.00
13	12" R.C.P.	L.F.	1234.0	\$25.00	\$30,850.00
14	18" R.C.P.	L.F.	857.0	\$35.00	\$29,995.00
15	24" R.C.P.	L.F.	857.0	\$45.00	\$38,565.00
16	36" R.C.P.	L.F.	857.0	\$55.00	\$47,135.00
17	Inlet Type "B-15"	EA.	51.0	\$3,000.00	\$153,000.00
18	Manhole Type "C-4"	EA.	26.0	\$3,500.00	\$91,000.00
19	Structure Backfill	C.Y.	1875.0	\$30.00	\$56,250.00
20	Underdrain**	L.F.	0.0	\$10.00	\$0.00
21	Earthfill and Topsoil	C.Y.	190.0	\$25.00	\$4,750.00
22	Seeding & Mulching	S.Y.	2284.0	\$3.00	\$6,852.00
23	Roundabout	EA.	1.0	\$1,200,000.00	\$1,200,000.00
24	HMA for Patching	C.Y.	0.0	\$80.00	\$0.00
25	Erosion Control	L.S.	1.0	\$29,800.00	\$29,800.00
26	Traffic Control	L.S.	1.0	\$59,600.00	\$59,600.00
27	Construction Staking	L.S.	1.0	\$149,000.00	\$149,000.00
28	Milling	S.Y.	0.0	\$9.00	\$0.00
29	Special Project Elements	L.S.	0.0	\$0.00	\$0.00
TOTAL ESTIMATED CONSTRUCTION COST:					\$3,368,173.00
				Contingency 20%	\$673,634.60
TOTAL ESTIMATED CONSTRUCTION COST (ROUNDED):					\$4,041,800.00



Westfield City Council Report

Ordinance Number:	12-05
APC Petition Number:	1202-PUD-02
Petitioner:	Pulte Homes of Indiana, LLC.
Requested Action:	An amendment to the to the Valley View section of the Viking Meadows PUD.
Referral Date to APC:	January 23, 2012
APC Public Hearing:	February 6, 2012
APC Recommendation:	April 02, 2012
Adoption Consideration:	April 09, 2012
Exhibits:	Exhibit 1 – Staff Report Exhibit 2 – Aerial Location Exhibit 3 – Viking Meadows PUD (original) (Ord. 04-22) Exhibit 4 – Viking Meadows PUD Amendment (Ord. 10-30) Exhibit 5 – Petitioner’s Proposal
Prepared By:	Ryan P. Clark, Associate Planner

Petition History

This petition was introduced at the January 23, 2012 City Council meeting and received a public hearing at the February 6, 2012 Advisory Plan Commission (the “APC”) meeting. The petition received a favorable recommendation for approval at the April 02, 2012 APC meeting.

Procedural

- Requests for amendments to a PUD ordinance are required to be considered at a public hearing, in accordance with Ind. Code 36-7-4-1505. The public hearing for this petition was held on February 06, 2012 at the Advisory Plan Commission meeting.
- Notification of the February 06, 2012 public hearing was provided in accordance with the Advisory Plan Commission Rules of Procedure.
- A favorable (5-2) recommendation from the Advisory Plan Commission to the City Council was made at the April 02, 2012 meeting in regard to the amended PUD.
- The Westfield City Council may take action on this item at the April 09, 2012 meeting.

Project Overview

Project Location

The subject property is located on approximately two (2) acres to the north of 156th Street and east of the Monon Trail. The affected lots in the “Valley View” section of Viking Meadows are lots 1 and 7.

Project Description

The proposed amendment would modify architectural standards for Parcel C, Lots 1 and 7, within the Original Viking Meadows PUD Ordinance 04-22 (the “Original PUD”). The Original PUD lists specific standards for roof pitch which includes a minimum of 8/12 (front to back roof pitch) and 10/12 (front gable roof pitch). The amendment would modify roof pitch standards to accommodate homes with a historical architectural style that lends itself to an alternative roof pitch. As proposed, the Economic and Community Development Department (the “Department”) would determine which homes are classified as having a historical architectural style and permitted to have an alternative roof pitch for lots 1 and 7.

Summary of Proposed Standards

Roof Pitch

The Original PUD currently allows roof ridgeline and masonry requirement modifications if the home qualifies as a historical architectural style. The Department has the authority to determine which house plan qualifies as a historical architectural style. As proposed, roof pitch standards can also be modified according to the same procedure for modifications to ridgeline and masonry requirements.

Miscellaneous

The Original PUD required landscaping and exterior color plans to be approved by the New Construction Committee (NCC) prior to construction. The proposed amendment requires the plans to be approved by the Department prior to construction.

The Original PUD permitted asphalt driveways if approved by the NCC. The proposed amendment requires concrete for all driveways.

Public Policy

Westfield Comprehensive Plan (2007, as amended)

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Existing Suburban Residential. Single-Family residential uses are appropriate in the Suburban Residential Area. The proposed use of the property is the same as the existing approved uses.

Westfield Thoroughfare Plan (2007, as amended)

The subject property abuts right-of-way on 156th Street which is classified as a “Secondary Arterial”. The recommended right-of-way width for Secondary Arterial is 120 feet.

Water & Sewer System

The Westfield Sewer Master Plan depicts the subject site as having sewer service available along the right-of-way of 156th Street.

Annexation

The subject property is within the corporate boundary of the City of Westfield.

Well Head Protection – Ord. 05-31

Portions of the Property are located within Zone 1 and Zone 2 of the wellhead protection area. This should not impact the zoning of the the property (such as a PUD amendment).

Statutory Considerations

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

1. The Comprehensive Plan.

See above, "Public Policy, Item 1" for discussion.

2. Current conditions and the character of current structures and uses.

Currently, there is a mix of residential homes and a number of vacant platted lots. The occupied residential homes are newly-constructed custom homes.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan establishes that suburban residential development is appropriate in this location. The proposed minor amendments to the PUD allow for the continued development of Viking Meadows as a suburban residential neighborhood.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposed project will have a positive or neutral impact on surrounding property values.

5. Responsible growth and development.

The site is contiguous to other developed areas and already approved for development.

Recommendations/Actions

- Community Development Department [April 02, 2012]

The Westfield Community Development Staff, in its report to the APC, made a recommendation that the APC forward a favorable recommendation to the City Council if the APC was satisfied with the proposal.

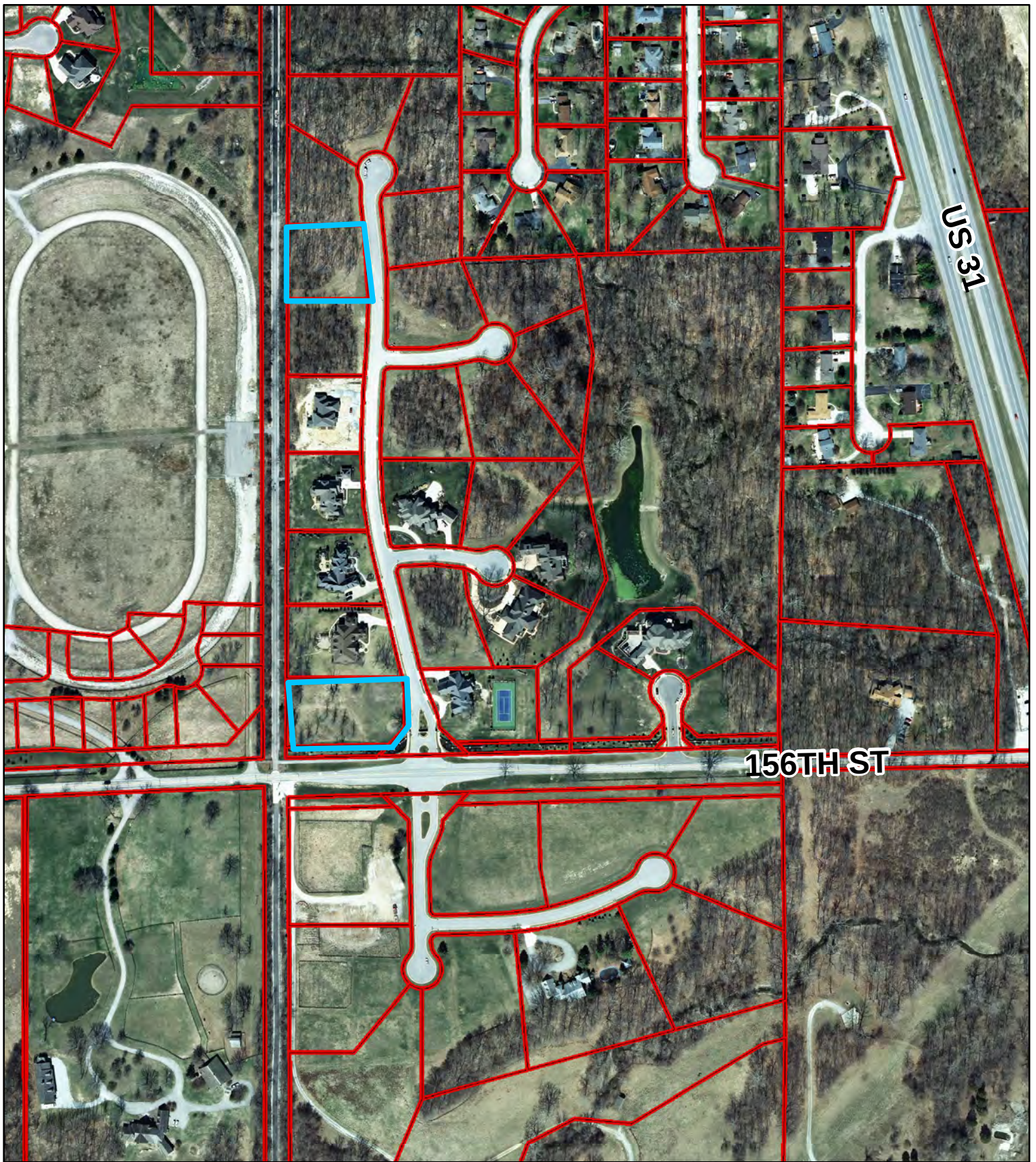
- Advisory Plan Commission [November 21, 2011]

The Westfield-Washington Advisory Plan Commission has forwarded a favorable recommendation to the City Council (5-2).

- City Council

- Introduction: [January 23, 2012]
- Adoption Consideration: [April 09, 2012]

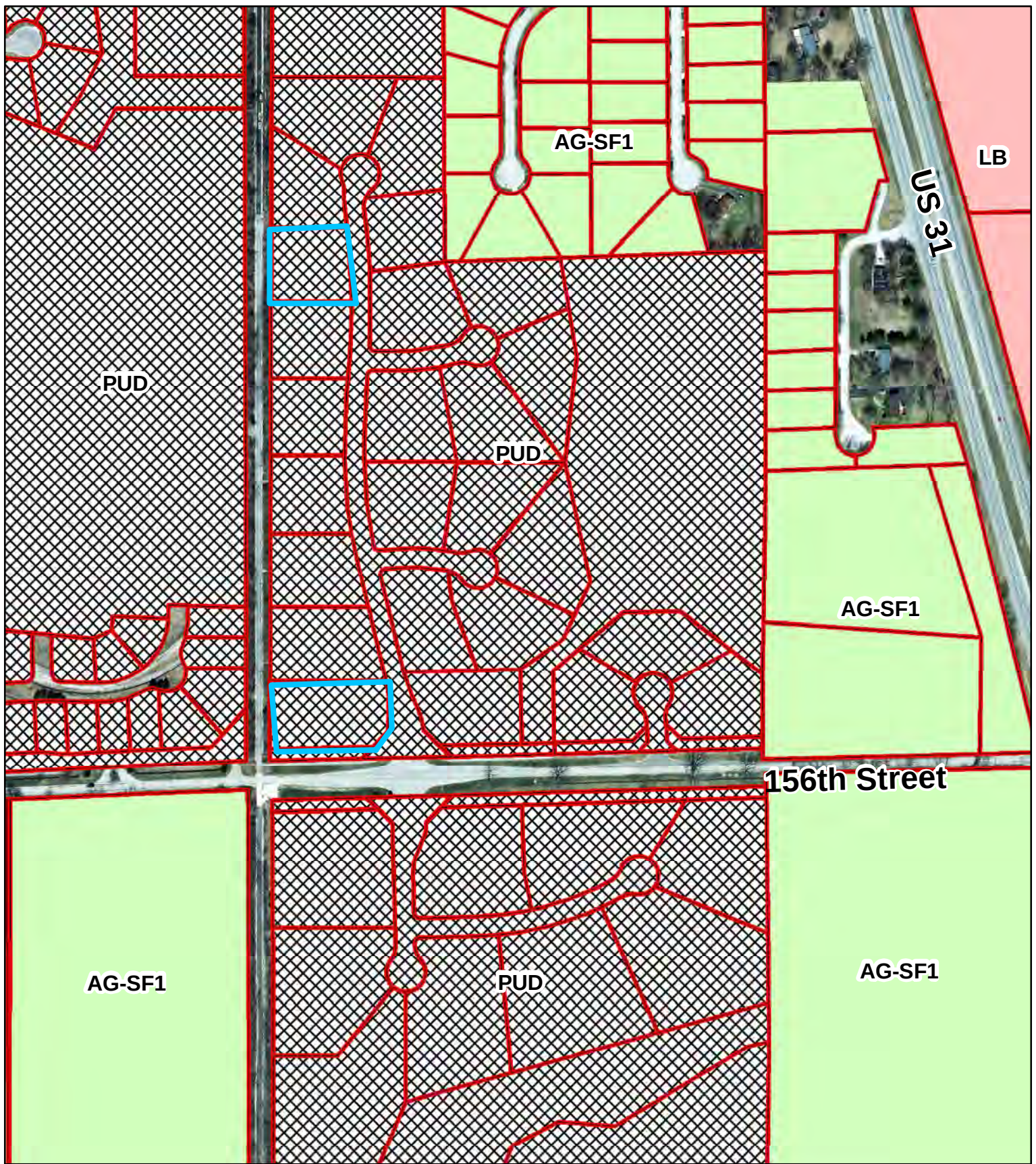
Submitted by: Ryan P. Clark, *Associate Planner*



Site

1 in = 333 feet

Aerial Location Map
North and South Side of 156th Street
Exhibit 2



Zoning Map

North and South Side of 156th Street



1 in = 333 feet

Exhibit 5

Pulte Homes of Indiana LLC ("Pulte") respectfully submits to the Plan Commission its proposed amendment for select lots within Valley View at Viking Meadows. Valley View is the large-lot single family area east of the Monon Trail (see attached aerial exhibit for effected lots).

Proposed Amendment:

The PUD Ordinance sets forth architectural and design standards for homes in Valley View, including a requirement that homes have a minimum roof pitch of 8/12 (front to back roof pitch) and 10/12 (front gable roof pitch). Two [confirm] custom home builders have clients that wish to build homes with a historical architectural style that lends itself to a modified roof pitch (see attached example home elevations). As a result, this amendment is being requested by Pulte on behalf of prospective homeowners to allow for modified roof pitches for homes with an historical architectural style that lends itself to a lower roof pitch. Currently, the PUD Ordinance allows for modifications to other architectural standards (e.g., masonry, roof ridgelines) for homes with a historical architectural style. The PUD Ordinance also currently provides that the City's Community Development Department determines whether or not a specific home plan qualifies as a historical architectural style.

Attached please find the referenced exhibits. In addition, attached please find the proposed amendment, which includes the redline/blue line changes requested to the architectural standards. Thank you for your consideration.

VALLEY VIEW LOTS

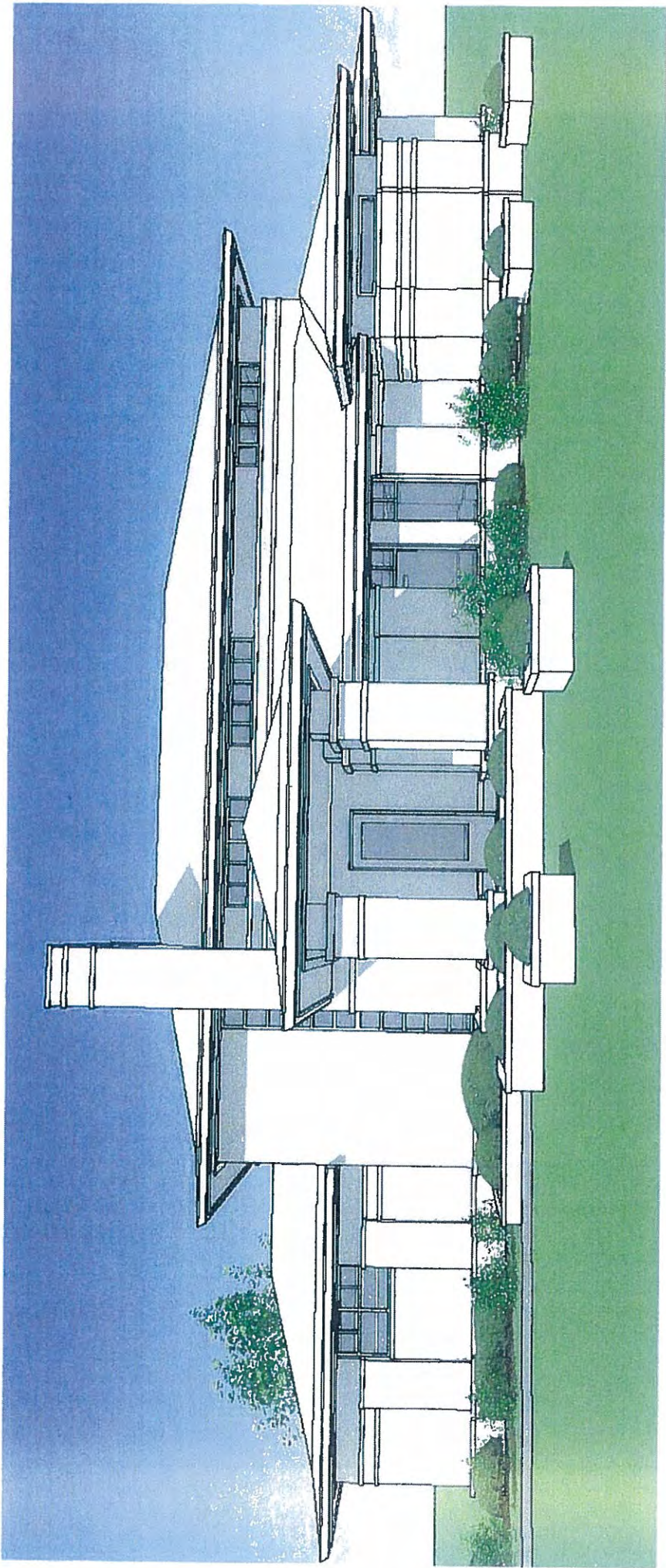
VIKING MEADOWS

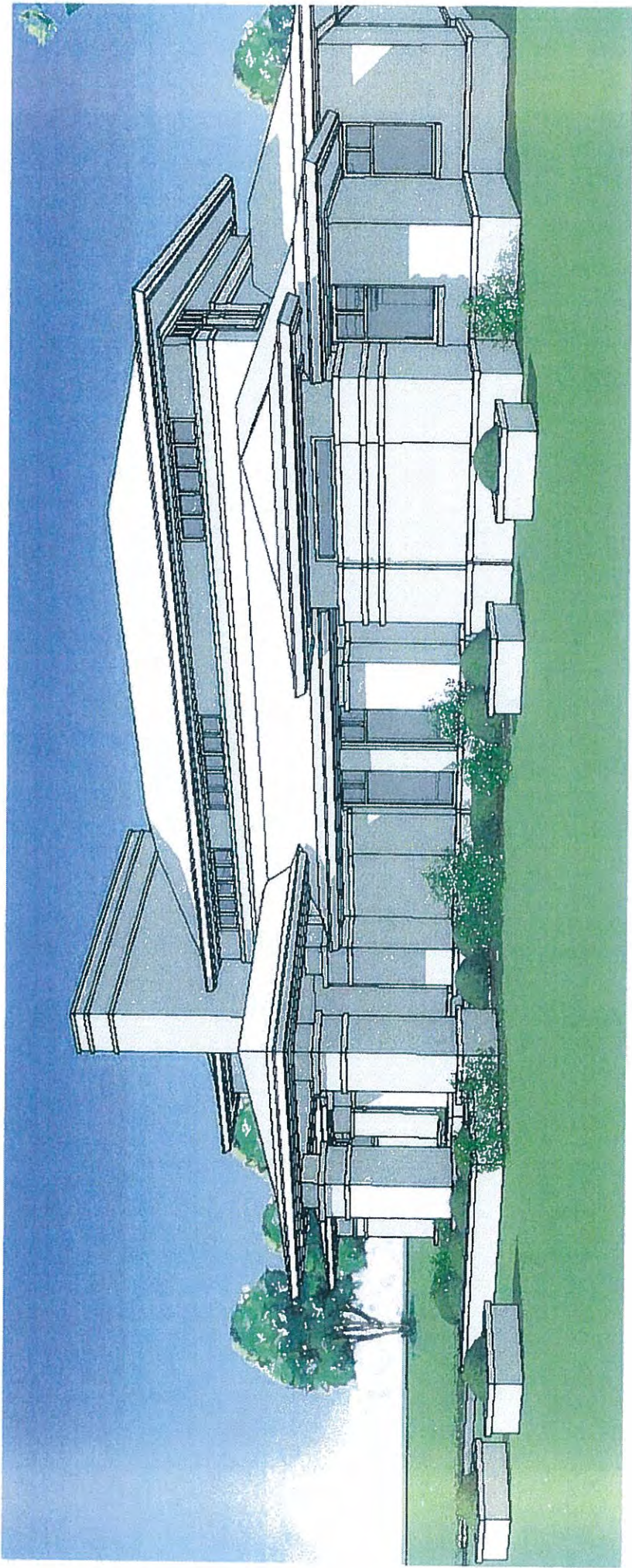


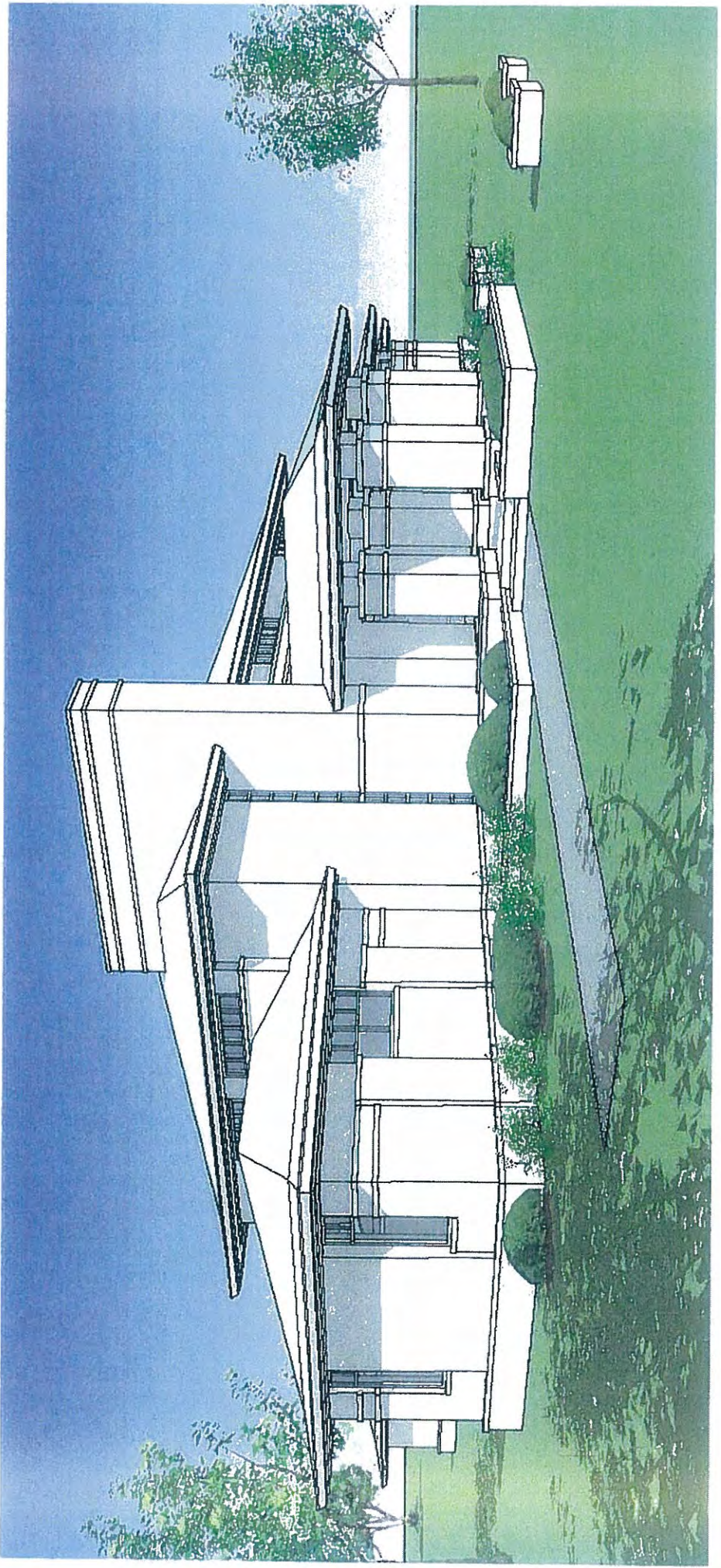
AERIAL LOCATION EXHIBIT

VIKING MEADOWS











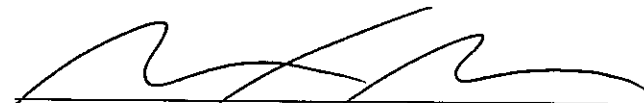
**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, April 2, 2012, to consider an amendment to the Viking Meadows PUD. Notice of the public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposal is as follows:

Case No.	1202-PUD-02
Petitioner	Pulte Homes of Indiana, LLC.
Description	An amendment to the Valley View section of the Viking Meadows PUD.

On April 2, 2012, a motion was made and passed to send a favorable recommendation (5-2) to the City Council to approve 1202-PUD-02.

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



Matthew S. Skelton, Secretary

April 3, 2012_____

Date



Westfield City Council Report

Ordinance Number:	12-11
APC Petition Number:	1204-PUD-04
Petitioner:	WLP Associates, INC.
Requested Action:	An amendment to the Maples at Springmill PUD Ordinance to expand the size of the PUD area from approximately 7 acres to 12 acres and to modify the building materials requirement.
Referral Date to APC:	March 12, 2012
APC Public Hearing:	March 19, 2012
APC Recommendation:	April 02, 2012
Adoption Consideration:	April 09, 2012
Exhibits:	Exhibit 1 – Staff Report Exhibit 2 – Aerial Location Exhibit 3 – Maples at Springmill PUD (Ord. 10-14) Exhibit 4 – PUD Site Map
Prepared By:	Ryan P. Clark, Associate Planner

Petition History

This petition was introduced at the March 12, 2012 City Council meeting and appeared before the Technical Advisory Committee on March 20, 2012. It received a public hearing at the March 19, 2012 Advisory Plan Commission (the "APC") meeting and received a unanimous favorable recommendation for approval at the April 02, 2012 APC meeting.

Procedural

- Requests for amendments to a PUD ordinance are required to be considered at a public hearing, in accordance with Ind. Code 36-7-4-1505. The public hearing for this petition was held on March 19, 2012 at the Advisory Plan Commission meeting.
- Notification of the March 19, 2012 public hearing was provided in accordance with the Advisory Plan Commission Rules of Procedure.
- A favorable (7-0) recommendation from the Advisory Plan Commission to the City Council was made at the April 02, 2012 meeting in regard to the amended PUD.
- The Westfield City Council may take action on this item at the April 09, 2012 meeting.

Project Overview

Project Location

The property ("Property") is located on approximately 5 acres to the northeast of Springmill Road and Silver Lake Drive.

Project Description

The proposed Planned Unit Development ("PUD") expansion would allow up to twenty four (24) single family detached units along Spring Lake Drive and Maple View Drive within Section 2 of the Maples at Springmill Subdivision. The entire property was originally zoned Single-Family Attached ("SF-A") and permitted the Maples at Springmill Subdivision one-hundred and twenty (120) single-family attached dwelling units in 2006. In 2010, seven (7) acres of the development, as referenced in Exhibit A-2, was rezoned from SF-A to the Maples at Springmill PUD ("Original PUD"). The Original PUD defaults to the underlying SF-A zoning and modifies it to permit single family detached dwellings. The Original PUD also establishes standards for minimum distance between dwellings, garage door offset, and building materials similar to Phase 1 of the Maples at Springmill subdivision.

The PUD expansion would reduce four (4) units from the approved development plan for the Maples at Springmill Subdivision in 2006 (0602-DP-01). Exhibit 4 illustrates the proposed PUD expansion within Phase 2 of the Maples at Springmill Subdivision. The Property is currently approved for thirty (30) single-family attached dwellings. One two (2) unit single-family attached dwelling has already been constructed.

The PUD amendment also proposes to modify the building materials requirement to allow wood as an acceptable building material. Wood is a permitted building material in the SF-A District and other residential districts in the City of Westfield.

Public Policy

Westfield Comprehensive Plan (2007, as amended)

The Comprehensive Plan identifies the Property as being located within the “Suburban Residential” land use classification. This classification recommends single family detached and attached residential dwellings in this area.

Westfield Thoroughfare Plan (2007, as amended)

The Westfield-Washington Township Thoroughfare Plan identifies Spring Lake Drive as a “Local Roadway” which requires 50 feet of right-of-way. Springmill Road is identified as a “Secondary Arterial” which requires a 120 feet of Right-of-Way

Water & Sewer System

The Westfield Water Master Plan map depicts the subject site as having water service available along the right-of-way for Maple View Drive. The Westfield Sewer Master Plan depicts the subject site as having sewer service available along the right-of-way for Maple View Drive.

Annexation

The subject property is within the corporate boundary of the City of Westfield.

Well Head Protection – Ord. 05-31

The Property is not within a wellhead protection area.

Statutory Considerations

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

1. The Comprehensive Plan.

See above, “Public Policy, Westfield Comprehensive Plan (2007, as amended)” for discussion.

2. Current conditions and the character of current structures and uses.

Several detached homes have recently been built on the eastern portion of the Property, however, most of the land remains vacant.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan establishes that continuing residential development is appropriate and desirable in this area of the city.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposed project will have a positive or neutral impact on surrounding property values.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services already exist on or near the Property and are adequate to serve the proposed development.

Recommendations/Actions

- Community Development Department [April 02, 2012]

The Westfield Community Development Staff, in its report to the APC, made a recommendation that the APC forward a favorable recommendation to the City Council if the APC was satisfied with the proposal.

- Advisory Plan Commission [April 02, 2012]

The Westfield-Washington Advisory Plan Commission has forwarded a favorable recommendation to the City Council (7-0).

- City Council

- Introduction: [March 12, 2012]
- Adoption Consideration: [April 09, 2012]

Submitted by: Ryan P. Clark, *Associate Planner*

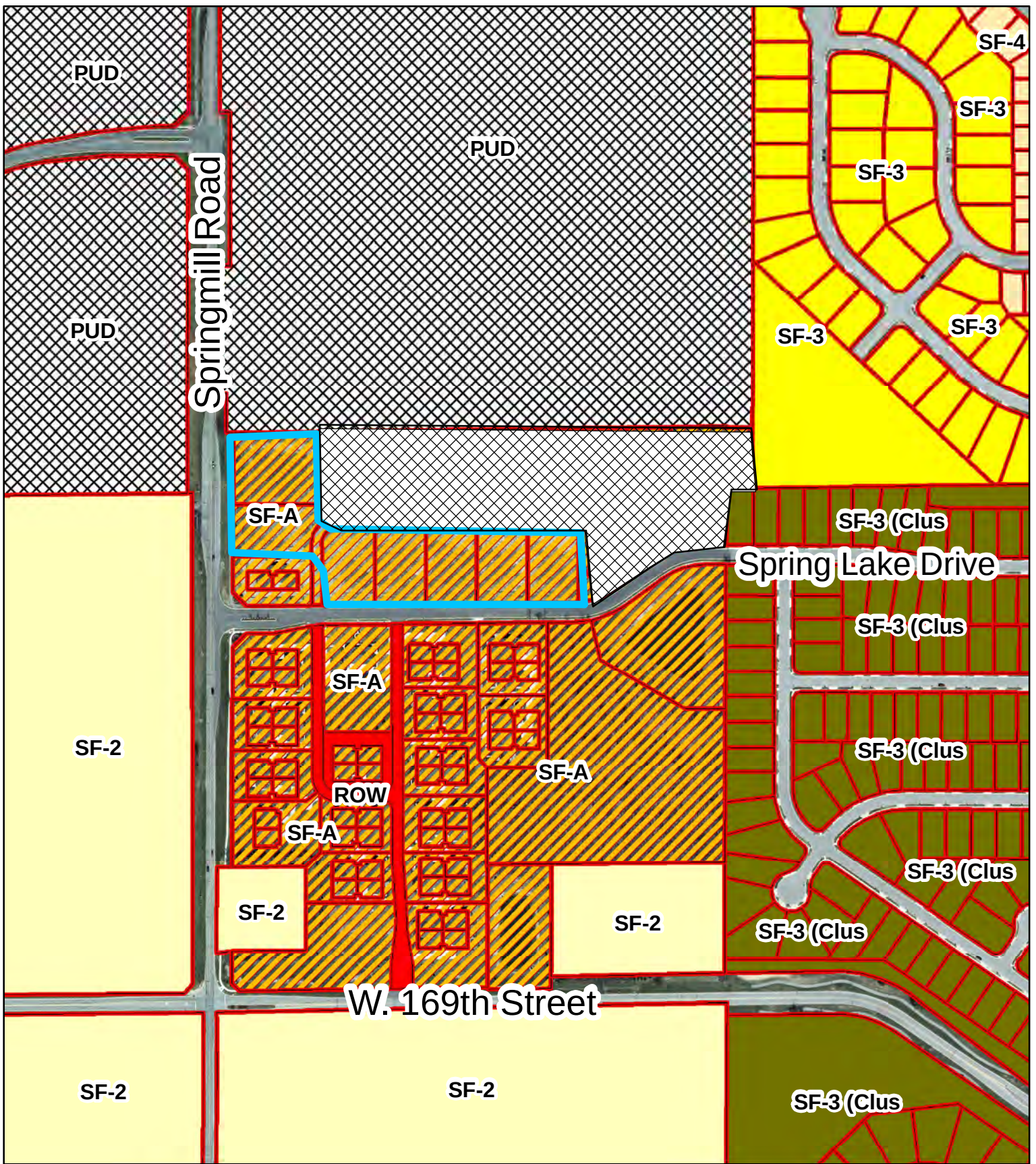


Site

1 in = 333 feet

Aerial Location Map
Northeast corner of Springmill Road
and Spring Lake Drive
Exhibit 2





Zoning Map

Northeast corner of Springmill Road
and Spring Lake Drive



Site

1 in = 333 feet



67.00
29
1.00 NO NC

Exhibit 3

2010037159 ORDINANCE \$68.00
08/12/2010 11:45:28A 29 PGS
Jennifer J Hayden
HAMILTON County Recorder IN
Recorded as Presented



ORDINANCE 10-14

AN ORDINANCE OF THE CITY OF WESTFIELD ESTABLISHING THE MAPLES AT SPRINGMILL PLANNED UNIT DEVELOPMENT ORDINANCE

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1007-PUD-07), the Maples at Springmill Planned Unit Development (the "Maples at Springmill PUD"), filed with the Commission, requesting a change in zoning,

WHEREAS, the Commission did take action to forward the said Docket 1007-PUD-07 to the City Council with a favorable recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on July ___, 2010; and,

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

NOW, THEREFORE, BE IT ORDAINED by the Westfield City Council, meeting in regular session, that the Zoning Ordinance and Zone Map 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 property identified in Exhibit A-1 and Exhibit A-2 (The "Real Estate"), (iii) the most desirable use for which the Real Estate is adapted, (iv) conservation of property values through out the City of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the City 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. SIZE OF DISTRICT. The legal description and location, which is attached hereto and labeled as Exhibit A-1 and Exhibit A-2 respectively, identifies the Real Estate included in the Maples at Springmill PUD.

SECTION 3. DEVELOPMENT STANDARDS. It is the intention of this Ordinance 10-14 that the SF-A (Single Family Attached) District standards of the Zoning Ordinance, as modified by the revisions specified in the Exhibit B which follows, shall govern the use and development of the Real Estate.

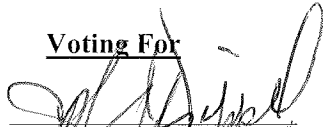
SECTION 4. EFFECT. This Ordinance 10-14 shall be in full force and effect in accordance with the laws of the State of Indiana. Unless specifically stated in the terms of this Ordinance 10-14, all terms of the Zoning Ordinance shall apply. Nothing in this Ordinance 10-14 shall be interpreted to alter, change, exclude, delete or modify any rules or regulations beyond those contained in the Zoning Ordinance. To the extent that this Ordinance 10-14 conflicts with the terms of the Zoning Ordinance, the terms of this Ordinance 10-14 shall prevail.

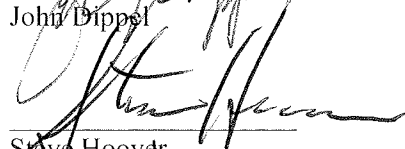
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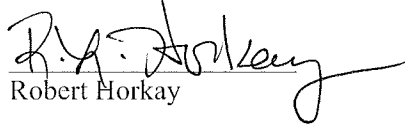
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 9 DAY OF Aug, 2010.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

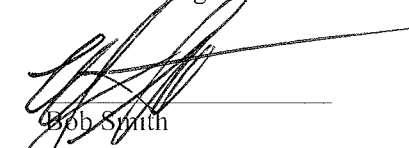
Voting For


John Dippel


Steve Hoover


Robert Horkay


Kenneth Kingshill


Bob Smith


Tom Smith


Rob Stokes

Voting Against

John Dippel

Steve Hoover

Robert Horkay

Kenneth Kingshill

Bob Smith

Tom Smith

Rob Stokes

Abstain

John Dippel

Steve Hoover

Robert Horkay

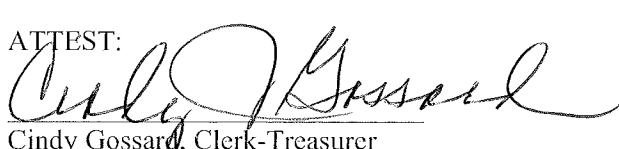
Kenneth Kingshill

Bob Smith

Tom Smith

Rob 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

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

Signed

I hereby certify that ORDINANCE 10-14 was delivered to the Mayor of Westfield

On the 10 day of Aug, 2010, at 5:00pm.

Cindy Gossard
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 10-14

This 10 day of August, 2010.

J. Andrew Cook
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 10-14

this _____ day of _____, 2010.

J. Andrew Cook, Mayor

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

C. Gossard
Signed

Exhibit A-1
(Legal Description)

Being Blocks 20, 21, 22, 23, 24, 25, 26, and 27, all being in the Final Plat of Maples of Springmill, Section Two, as recorded in Plat Cabinet 4, Slide 460, in the Office of the Recorder of Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Northeast corner of Block 26, also being the Northeast corner of Maples of Springmill, Section Two; thence along the North line of Block 26, South 89 degrees 13 minutes 01 seconds West, for a distance of 66.00 feet; thence continuing along said North line, North 00 degrees 17 minutes 06 seconds East, for a distance of 3.62 feet; thence along the North line of Blocks 26, 25, 24, 23, 22, 21, and 20, South 89 degrees 13 minutes 01 seconds West, for a distance of 1052.95 feet to the Northwest corner of Block 20; thence along the west line of Block 20, South 00 degrees 12 minutes 08 seconds West, for a distance of 215.00 feet; thence continuing along said West line, South 35 degrees 35 minutes 32 seconds East, for a distance of 35.53 feet to the Southwest corner of Block 20; thence along the South line of Block 20, also being a curve to the right having a radius of 50.00 feet, and an arc length of 31.29 feet, and being subtended by a chord bearing North 72 degrees 20 minutes 09 seconds East, for a distance of 30.78 feet; thence along the South lines of Blocks 20, 21, 22, 23, and 24, South 89 degrees 44 minutes 09 seconds East, for a distance of 623.32 feet to the Southeast corner of Block 24, also being a common corner with Blocks 25, 27, and 28; thence along the West line of Block 27, South 00 degrees 15 minutes 51 seconds West, for a distance of 200.93 feet to the Southwest corner of Block 27; thence along the South line of Block 27, also being a curve to the left having a radius of 175.00 feet, an arc length of 97.49 feet, and being subtended by a chord bearing North 70 degrees 06 minutes 32 seconds East, for a distance of 96.23 feet; thence continuing along said South line, North 54 degrees 08 minutes 58 seconds East, for a distance of 123.81 feet; thence along the South line of Blocks 27 and 26, also being a curve to the right having a radius of 225.00 feet, an arc length of 141.82 feet, and being subtended by a chord bearing North 72 degrees 12 minutes 24 seconds East, for a distance of 139.49 feet; thence along the South line of Block 26, South 89 degrees 44 minutes 09 seconds East, for a distance of 56.28 feet; thence along the East line of Block 26 and said Section two the following three calls, 1) North 00 degrees 10 minutes 57 seconds East, for a distance of 144.72 feet; 2) North 89 degrees 13 minutes 01 seconds East, for a distance of 66.00 feet; 3) North 00 degrees 17 minutes 06 seconds East, for a distance of 156.75 feet to the Point of Beginning. Containing 7.09 acres, more or less.

Exhibit A-2

(The real estate described in Exhibit A-1 may be graphically illustrated as follows)

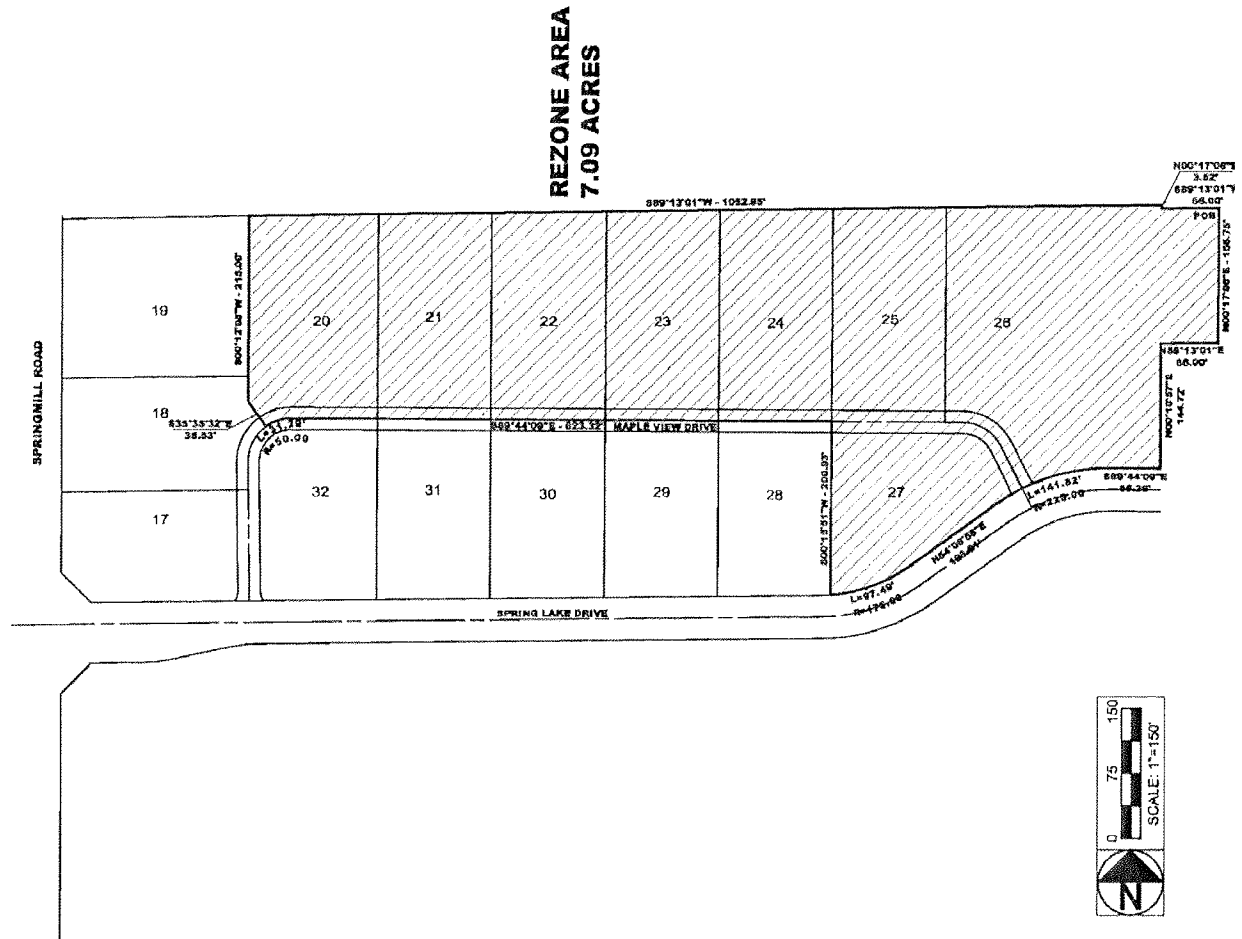
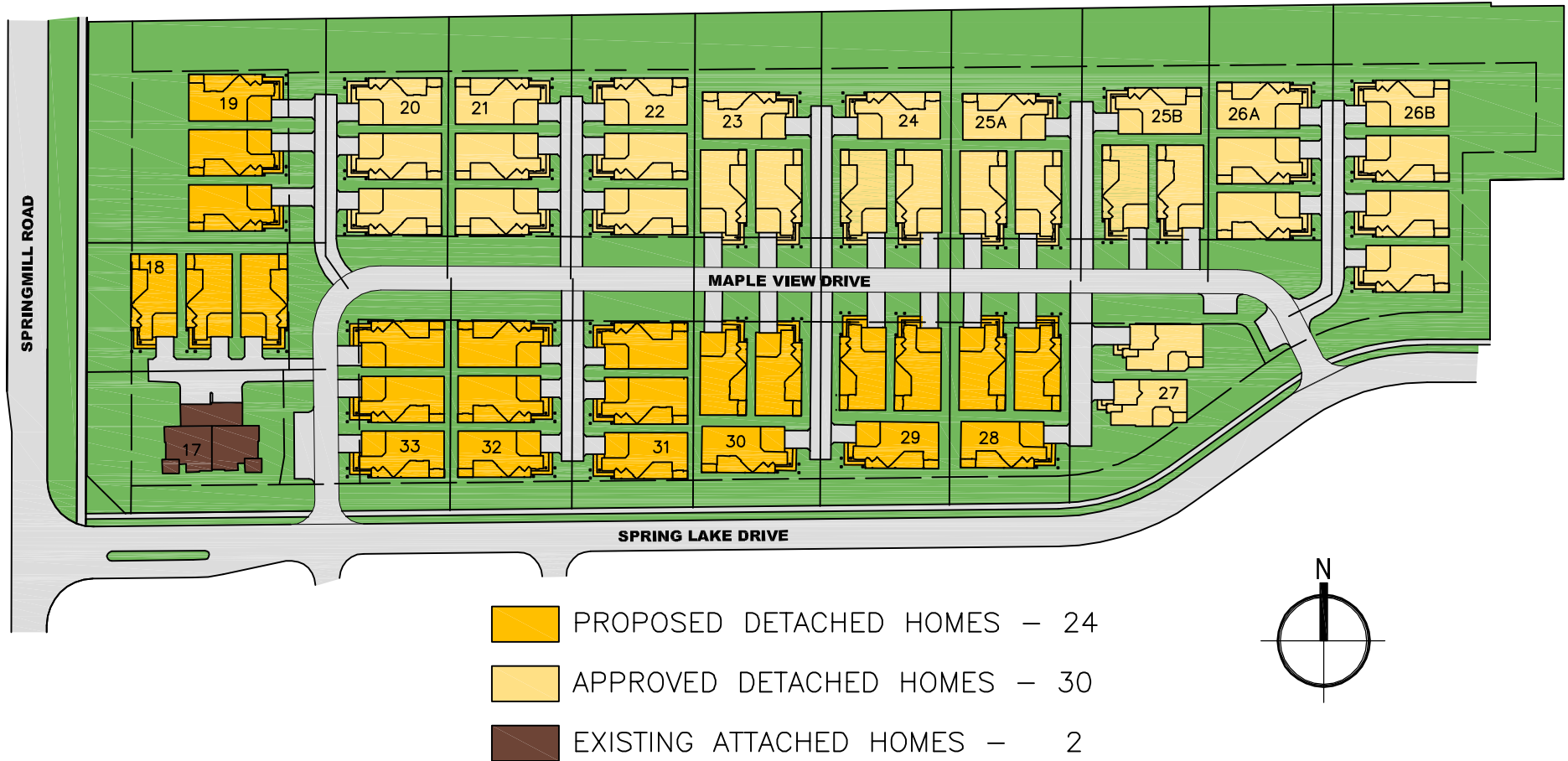


EXHIBIT B

With respect to dwellings constructed on the Real Estate depicted on Exhibits “A-1” and “A-2”, which are attached hereto, all of the development standards of the SF-A (Single Family Attached) district of the Westfield-Washington Township Zoning Ordinance shall apply, subject *only* to the following changes:

- 1 – Single family detached dwellings shall be a permitted use;
- 2 – The minimum distance between detached dwellings shall be eight feet (8’); and,
- 3 – A minimum thirty (30) degree offset from the road shall not be required for the garage door openings of thirty-five percent (35%) of the total number of dwellings on the Real Estate.
- 4 – The homes to be constructed on the Real Estate will be compatible and complimentary in building materials and exterior finishes as the building materials and exterior finishes used on the homes that have been constructed in Phase I of the Maples at Springmill as outlined below:
 - A. The homes to be constructed on the Real Estate shall have the same type of stone facing on the exterior as used in the homes in Phase I.
 - B. The roofing material to be used on the homes constructed on the Real Estate shall be identical to the roofing material used for the homes in Phase I.
 - C. The homes to be constructed on the Real Estate shall consist of hardi-plank, or similar cementitious siding material for the exterior walls as used on the homes in Phase I.
 - D. Smart Trim will be used for all exterior trimming needs of the homes to be constructed on the Real Estate as was used for the homes in Phase I.
 - E. Paint color combinations will be the same for the homes to be constructed on the Real Estate as were used on the homes in Phase I
 - F. An outdoor up lighting package will be provide for each home to be constructed on the Real Estate, similar to the outdoor up lighting package used for the homes in Phase I
 - G. A landscaping package similar in quality and quantity will be used for each home to be constructed on the Real Estate as was used on the homes in Phase I.

Exhibit 4



56 UNITS TOTAL

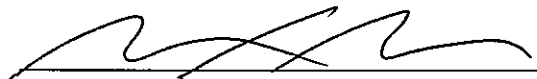
**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, April 2, 2012, to consider an amendment to the Maples at Springmill PUD. Notice of the public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposal is as follows:

Case No.	1204-PUD-04
Petitioner	WLB Associates, INC.
Description	An amendment to the Maples at Springmill PUD Ordinance to expand the size of the PUD area from approximately 7 to 12 acres and to modify the building materials requirement.

On April 2, 2012, a motion was made and passed to send a favorable recommendation (7-0) to the City Council to approve 1204-PUD-04.

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



Matthew S. Skelton, Secretary

April 3, 2012

Date

ORDINANCE 12-13

AN ORDINANCE ESTABLISHING AN EQUITABLE IMPACT FEE FOR THE PURPOSE OF PLANNING AND FINANCING ROAD AND STREET INFRASTRUCTURE NEEDED TO SERVE NEW DEVELOPMENT IN THE CITY OF WESTFIELD

WHEREAS, the City Common Council (the “Council”) of the City of Westfield, Indiana (the “City”) finds that it is reasonable and necessary to promote and accommodate orderly growth and development and to protect the public health, safety and general welfare of the citizens of the City by providing for an equitable program to fund the capital costs of new road and street infrastructure necessary to serve newly developing areas of the City; and

WHEREAS, the Council finds that it is reasonable and necessary to promote the orderly development of the City by establishing standards by which the City may require that new development shall pay a road impact fee, in accordance with Ind. Code § 36-7-4-1300 *et seq.*, (the “Impact Fee”) representing the development’s proportionate share of the capital cost of new road and street infrastructure necessary to serve new development in the City; and

WHEREAS, the Council finds that new development should not be required to pay a fee for the capital costs of new road and street infrastructure greater than the development’s proportionate share of the capital costs of such infrastructure which is needed to serve such development; and

WHEREAS, the City has caused to be prepared the Westfield Road Impact Fee Zone Improvement Plan (the “Zone Improvement Plan”) prepared by HNTB Corporation (“HNTB”) and adopted by the Council in its Resolution 12-101; and

WHEREAS, because of the size of the City, considering both its population and geographic area, as well as the distribution of public and private institutions, services and other facilities throughout the City, any road or street improvement benefits all citizens of the City equally; and

WHEREAS, it has been the stated objective of the City that the analysis contained in the Zone Improvement Plan supports and should result in the implementation of an Impact Fee which meets the requirements of Indiana law; and

WHEREAS, the Westfield Impact Fee Advisory Committee, at its meeting on February 27, 2012, considered the analyses contained in the Zone Improvement Plan and this Ordinance in accordance with Ind. Code § 36-7-4-1312; and

WHEREAS, the Westfield Advisory Plan Commission properly noticed, advertised and conducted a public hearing on this Ordinance on May 7, 2012; and

WHEREAS, having given due deliberation to the Zone Improvement Plan prepared by HNTB which provides the basis for this Ordinance, the Westfield Advisory Plan Commission has recommended adoption of this Ordinance to the Council; and

WHEREAS, the purpose of this Ordinance is declared as expressly not to deter growth, remedy existing infrastructure deficiencies or pay for maintenance or other “non-capital costs.”

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Common Council of the City of Westfield, Hamilton County, Indiana as follows:

Section 1. Conditional Repeal and Limitation on Imposition of Impact Fee. This Ordinance shall expire and become void five (5) years after its effective date, as required by Ind. Code § 36-7-4-1340, unless action is undertaken to replace it consistent with the provisions of Indiana law which contemplates a replacement impact fee ordinance.

Section 2. Establishment of Impact Zone.

a. There is hereby established for the City a road and street infrastructure Impact Zone (as defined in Ind. Code § 36-7-4-1307), the borders of which are co-terminus with the existing corporate boundary of the City of Westfield, Hamilton County, Indiana, as they may be extended from time to time through annexation, over all of which the City exercises planning and zoning jurisdiction. The Council specifically finds that there is a functional relationship between the components of the road and street thoroughfare element of the Zone Improvement Plan and that such road and street improvement recommendations provide a reasonably uniform benefit to all of the citizens of the City throughout the Impact Zone as of the effective date of this Ordinance. The City further finds that all areas within the Impact Zone are contiguous, as required by Ind. Code § 36-7-4-1316.

b. Except as provided below, this Ordinance shall apply uniformly to all developments within the Impact Zone hereby established for which the City may require a structural building permit and which create a need for new or additional road and street infrastructure. This Ordinance shall not apply to:

- i. developments meeting the requirements set forth in Ind. Code § 36-7-4-1322(g);
- ii. improvements which do not require a structural building permit;
- iii. improvements which do not create a need for new or additional road and street infrastructure, including the erection of a sign, structures or fences, or the alteration, renovation or expansion of an improvement where the use, or intensity thereof, has not changed; and
- iv. the replacement of a destroyed or partially destroyed improvement; provided, however, that the replacement improvement does not create a need for new and additional road and street infrastructure over and above the infrastructure needed for the original improvement prior to the destruction or partial destruction thereof.

Section 3. Establishment of Impact Fee.

a. Based upon the analyses contained in the Zone Improvement Plan, the City finds, determines, establishes and adopts that the cost per twenty-four hour trip within the Impact Zone is in the amount of \$ 401.00 (fee supported by Zone Improvement Plan). This equates to \$3837.57 (fee supported by Zone Improvement Plan) per single family detached residence, and this amount is hereby adopted as the Impact Fee for the City. Otherwise, the numbers of twenty-four (24) hour trips are to be based upon calculations taken from the latest version of the ITE Trip Generation Manual, a study published by the Institute of Transportation Engineers (“ITE”).

b. The City hereby makes as a part of the record of these proceedings all of the data collected, calculations made, and conclusions reached by HNTB in the process of developing the Zone Improvement Plan, and specifically instructs the employees of the City to make such data and all other information gathered and used in preparing the Zone Improvement Plan publicly available as a public record of the City for review during the City’s regular business hours. The City further authorizes HNTB to sell or otherwise distribute copies of the Zone Improvement Plan and any of the other data collected upon which it relied, at a cost reasonably intended to compensate them for the cost of reproduction only. The City makes the specific finding that this Ordinance is the result of the advice it received from HNTB.

c. In the event that any parcel of real estate considered in the creation of the Zone Improvement Plan undergoes a change in use, redevelopment, or modification which requires an improvement location permit, and creates a need for new infrastructure, an Impact Fee will only be assessed for the increase in the burden on infrastructure.

Section 4. Credit in Lieu of Payment; Exemptions.

a. Any person or entity obligated to pay a fee pursuant to the terms of this Ordinance shall have the option of financing, constructing and dedicating actual road and street thoroughfare infrastructure instead of paying all or part of the Impact Fee which may be due, so long as such financing, construction and dedication are accomplished pursuant to the Thoroughfare Plan of the City and in accordance with the road and street specifications for such road or street to be improved in force within the City at that time. Such fee payer, or other person or entity providing the infrastructure or improvement, shall be given credit upon a verified certification from a registered engineer, architect or contractor of the actual costs of planning, financing, constructing and dedicating such road and street thoroughfare improvements or infrastructure to the City. Such certification shall be presented prior to the issuance of any structural building or improvement location permit. In the event the actual cost of such planning, financing, construction and dedication do not equal the amount of the Impact Fee due pursuant to the calculation provided for in the schedule set forth in Section 3 hereof, the remaining balance shall be due by such fee payer to the City in accordance with the provisions this Ordinance.

b. Credits against Impact Fees otherwise due shall be allowed pursuant to this Section 4 for all infrastructure and improvements constructed or furnished in accordance with Ind. Code §§ 36-7-4-1313 and 1335. A fee payer or other person or entity responsible for

installing infrastructure or improvements may designate in writing a method of allocating its credits to future fee payers who may be successors in interest to the credits earned by the fee payer or others, as part of the certification provided above.

c. Any person or entity otherwise obligated to pay the fee established by this Ordinance whose property was totally or partially destroyed by fire, storm or other casualty beyond their control, shall be exempt from paying the Impact Fee if they repair or replace the destroyed structure without creating a burden on infrastructure greater than the burden imposed by the destroyed structure. In the event it creates any additional burden, the Impact Fee shall be calculated based only on the increased burden created by the structure.

Section 5. Impact Fee Due Upon Issuance of Structural Building Permit. The Impact Fee imposed pursuant to the terms of this Ordinance shall be due and payable upon the issuance of a structural building permit by the City. It is understood that a structural building permit is synonymous with the term “structural building permit” as used in Ind. Code § 36-7-4-1323, in that the issuance of a structural building permit authorizes the applicant to commence construction activities, structural and otherwise. The entire Impact Fee which is calculated pursuant to the terms of this Ordinance shall be due at the time of permit issuance unless the amount of the fee upon calculation is greater than Five Thousand Dollars (\$5,000), in which case an installment plan may be requested by the applicant in accordance with the terms of Ind. Code § 36-7-4-1324.

The Westfield Impact Fee Review Board (the “Review Board”), as identified in Section 11 herein, shall establish specific rules for installment payments consistent with Indiana law. The interest rate on any installment plan or deferred payment shall be the pre-judgment rate of interest set forth in the Indiana Code.

If a fee payer so requests, the amount of the Impact Fee shall be assessed upon the voluntary submission of a development plan or upon the issuance of the structural building permit, whichever is earlier. For purposes of this Section 5, “assessment” means the act of calculating the amount of the Impact Fee which shall be due. The City shall make such assessment within thirty (30) days of the date of such voluntary request or at the issuance of the structural building permit with or without a request.

Section 6. Lien Rights Established. Pursuant to Ind. Code § 36-7-4-1325, the City acquires a lien against the real estate which is the subject of the Impact Fee on the date the structural building permit is issued. Upon final adoption, this Ordinance shall be recorded and, thereafter, it shall constitute constructive notice of the lien rights of the City. The City may, in its discretion, file a specific instrument setting forth its statutory lien rights with respect to a parcel of real estate which is the subject of an installment payment of an Impact Fee, and such instrument shall constitute actual notice in addition to the constructive notice provided for by the recording of this Ordinance.

Section 7. Form of Receipt. The Clerk-Treasurer of the City shall issue a receipt for any and all Impact Fees collected, and the form of such receipt shall be as follows:

RECEIPT
Office of Clerk-Treasurer

_____ Fund

Westfield, IN _____ 20____

RECEIVED FROM _____ \$ _____
THE SUM OF _____
ON ACCOUNT OF _____

Clerk/Treasurer

Payment type & amount

Cash _____	Check _____	M.O. _____
E.F.T. _____	C.C./B.C. _____	Other _____

Section 8. Appeals.

a. Any fee payer who believes itself to be aggrieved by the calculation of the Impact Fee may appeal from such calculation to the Review Board and the Review Board shall conduct a hearing with regard thereto. At such hearing, the fee payer shall bear the burden of presenting either of the following propositions:

- i. A fact assumption used in determining the amount of the Impact Fee is incorrect; or
- ii. The amount of the Impact Fee is greater than the amount allowed under Ind. Code §§ 36-7-4-1320, 1321, and 1322.

Upon conclusion of the presentation of evidence, the Review Board shall make a determination within not more than thirty (30) days, upon the facts presented and may make such adjustments in the Impact Fee as they believe are appropriate under the circumstances, if any.

b. An appeal under this Section 8 must be filed not later than thirty (30) days after the issuance of the structural building permit. The appeal shall be initiated with the filing of a Petition for Review with the Clerk-Treasurer's office, together with a filing fee in the amount of One Hundred Dollars (\$100). The filing fee shall be refunded in full (1) if the Petition for Review is granted and the Impact Fee is eliminated, reduced or adjusted by the Review Board, by independent action of the City, or by a court having jurisdiction, and (2) if the reviewing body determines that the amount of the fee, reductions, or credits was arbitrary or capricious. The Petition for Review shall be in a form calculated to inform the Review Board

of the nature of the complaint, the parties to the action, and the relief requested. In addition, the petition shall describe the new development on which the Impact Fee has been assessed, all facts relating to the assessment of the Impact Fee, and the reasons petitioner believes that the amount of the Impact Fee assessed is erroneous or is greater than the amount allowed by the fee limitations set forth in the enabling statute.

c. The City shall not deny the issuance of a structural building permit on the basis that the Impact Fee has not been paid or condition issuance of the permit on the payment of the Impact Fee. If the Impact Fee totals One Thousand Dollars (\$1,000) or less, the City may require the fee payer to pay the Impact Fee or initiate an appeal under this Section 8 before the structural building permit is issued.

Section 9. Road and Street Thoroughfare Fund.

a. The City has established a Road and Street Thoroughfare Fund (the “Fund”) in compliance with Ind. Code § 36-7-4-1329.

b. Pursuant to Ind. Code § 36-7-4-1332(e), the Clerk-Treasurer is designated as the City official responsible for acting upon refund requests. In order to facilitate refunds when they may be due, the Clerk-Treasurer is directed to identify the purpose of any Impact Fee paid in order that a refund, if any, may be paid from the Fund or account into which the fee was originally deposited.

Section 10. Use of Impact Fees Collected Pursuant to this Ordinance. Any and all fees collected pursuant to the provisions of this Ordinance may be utilized for the purposes identified in Ind. Code § 36-7-4-1330, only by the City, which, for purpose of this Ordinance, is identified as the “infrastructure agency” contemplated by Ind. Code § 36-7-4-1317.

Section 11. Westfield Impact Fee Review Board. The City has established an impact fee review board, the Westfield Impact Fee Review Board (the “Review Board”), in accordance with the Ind. Code § 36-7-4-1338.

Section 12. 1300 Series Impact Fees. The Council specifically acknowledges the existence of Ind. Code §§ 36-7-4- 1300 through 36-7-4-1342 (the “1300 Series”) which regulates the imposition of Impact Fee ordinances by municipal corporations within the State of Indiana. It is the intent of the Council and the City to comply with this law, and this Ordinance shall be construed in all respects to be consistent with it. The substantive and procedural requirements of the 1300 Series shall control in the event of any conflicts with this Ordinance.

Section 13. Effective Date. This Ordinance shall be effective on _____, 2013, at least six (6) months following its adoption as required by Indiana law.

Section 14. Savings Clause. If any title, section, subsection, phrase, clause, sentence, or word of this Ordinance shall for any reason be held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

Section 15. Construction of Clause Headings. The clause headings appearing herein have been provided for convenience and reference and do not purport to and shall not be deemed to define, limit or extend the scope or intent of the clause to which they pertain.

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ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____ 2012.

WESTFIELD COMMON COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ John Dippel	_____ John Dippel	_____ John Dippel
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Robert J. Smith	_____ Robert J. Smith	_____ Robert J. Smith
_____ Cindy Spoljaric	_____ Cindy Spoljaric	_____ Cindy Spoljaric
_____ Robert W. Stokes	_____ Robert W. Stokes	_____ Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 12-____ was delivered to the Mayor of Westfield
on the _____ day of _____, 2012, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 12-____ I hereby VETO ORDINANCE 12-____
this _____ day of _____, 2012. this _____ day of _____, 2012.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy Gossard, Clerk Treasurer



City of Westfield

2012 Annual Review of Existing Tax Abatements

Abatement Details					Estimate of Abated Amounts																
Name of Taxpayer	Type of Abatement	Term	Years Remaining	Status	2007	2008	2009	2010	2011	2012	2013*	2014*	2015*	2016*	2017*	2018*	2019*	2020*	2021*	2022*	Total Abatement
Automatic Pool 1. Covers	Real estate	10 years	10 years	Proceeding according to plan.							\$86,022	\$87,977	\$78,202	\$68,427	\$58,651	\$48,876	\$39,101	\$29,326	\$19,550	\$9,775	\$473,121
Automatic Pool 2. Covers	Personal property	5 years	5 years	Equipment has not been installed								\$14,977	\$11,982	\$8,986	\$5,991	\$2,995					\$44,931
3. IMMI	Personal property	10 years	10 years	Proceeding according to plan.							\$37,908	\$34,117	\$30,327	\$26,536	\$22,745	\$18,954	\$15,163	\$11,372	\$7,581	\$3,791	\$452,088
4. CPS, Inc.	Personal property	10 years	9 years	Proceeding according to plan.						\$4,000	\$3,595	\$3,196	\$2,796	\$2,396	\$1,997	\$1,597	\$1,198	\$799	\$399		\$21,973
5. Custom Cast Stone	Real estate	8 years	5 years	Employment numbers are lower than expected.				\$4,713	\$4,912	\$4,186	\$3,516	\$2,791	\$2,121	\$1,395	\$726						\$24,360
6. Custom Concrete	Real estate	10 years	5 years	Employment numbers are lower than expected.		\$72,989	\$76,073	\$63,500	\$61,102	\$47,002	\$37,601	\$28,201	\$18,801	\$9,400	\$4,700						\$419,369
7. Custom Concrete	Personal property	6 years	1 year	Employment numbers are lower than expected.		\$3,651	\$5,818	\$4,691	\$3,854	\$2,621	\$1,927										\$22,562
Indiana Brick 8. Corporation	Real estate	8 years	5 years	Employment numbers are lower than expected.				\$2,019	\$2,105	\$1,794	\$1,507	\$1,196	\$909	\$598	\$311						\$10,439
9. Linc Systems	Real estate	6 years	None	Proceeded according to plan	\$54,967	\$51,651	\$41,310	\$28,574	\$23,011	\$11,506											\$211,019
10. Linc Systems	Personal property	6 years	None	Proceeded according to plan	\$1,548	\$1,143	\$910	\$713	\$1,274	\$937											\$6,525
11. Real Estate Links	Real estate	4 years	None	Employment numbers are lower than expected.			\$21,813	\$15,890	\$12,546	\$6,273											\$56,522
12. Standard Locknut	Personal property	7 years	4 years	Employment numbers are lower than expected.				\$15,549	\$21,913	\$13,728	\$8,397	\$4,751	\$2,403	\$967							\$67,708
				Total Abatement	\$56,515	\$129,434	\$145,924	\$135,649	\$130,717	\$92,047	\$180,473	\$177,206	\$147,541	\$118,705	\$95,121	\$72,422	\$55,462	\$41,497	\$27,530	\$13,566	\$1,810,617

*Value represents an estimate based on 2011 pay 2012 tax rate (\$2.99 per \$100 of assessed value). Assumes tax rate and assessed value remains unchanged for future years.