



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_01_04_2016

Monday, January 04, 2016 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, January 04, 2016 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - December 7, 2015

Documents: [Meeting Minutes 12/7/15](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1512-ODP-24 & 1512-SPP-24

Mapleridge

East side of Oak Road, north of 151st Street

Langston Development Co. Inc. by Terra Site Development, Inc. requests review of an amendment to the Overall Development Plan and Primary Plat of 66 single-family lots on approximately 58.75 acres +/- in the Mapleridge PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Overall Development Plan](#) | [Exhibit 4: Landscape Plan](#) | [Exhibit 5: Primary Plat](#) | [Exhibit 6: PUD Ordinance 14-50](#) | [For Reference: Development Plan Comparison](#)

1512-DDP-23

Hampton Inn

Southwest corner of Wheeler Road and Westfield Park Road

Holladay Properties requests Detailed Development Plan review for a Hampton Inn hotel on approximately 2.66 acres +/-, located in the Hall and House PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Development Plan](#) | [Exhibit 4: Landscape Plan](#) | [Exhibit 5: Elevations](#) | [Exhibit 6: PUD Ordinance](#)

1512-ODP-25 & 1512-SPP-25

Harmony, Sections 4-7

Estridge Development Management requests Overall Development Plan and Primary Plat review of 471 single-family residential lots on approximately 138.8 acres+/-, located in the Harmony PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Development Plan](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Waiver Requests](#) | [Exhibit 7: Waiver Response](#) | [Exhibit 8: Waivers & Conditions](#)

1511-PUD-23

Bridgewater PUD Amendment – Parcel J (Townhomes)

Northwest corner of Gray Road and Guerin Way

Bridgewater Masters, LLC by H. Gibson Land Surveying, LLC requests amendments to the Bridgewater PUD Ordinance to modify the development standards for a portion of Parcel J, specifically to allow the construction of detached townhome units.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Conceptual Site Plan](#) | [Exhibit 4: Front Elevations](#) | [Exhibit 5: Enhanced Side Elevation](#) | [Exhibit 6: Enhanced Rear Elevations](#) | [Exhibit 7: Bridgewater PUD Amendment_Ord 15-36 Current Version](#) | [Exhibit 8: Bridgewater PUD Amendment_Ord 15-36 Redline Version](#) | [Exhibit 9: Bridgewater PUD Ordinance_Ord 06-49_Original PUD](#) | [Exhibit 10: Public Comment prior to Public Hearing](#) | [Exhibit 11: Bridgewater Gardens HOA Letter of Support](#) | [Exhibit 12: Cottage Examples](#)

1601-DDP-01 [PUBLIC HEARING]

StorAmerica

4420 East 146th Street

StorAmerica 146th LLC requests review of a Detailed Development Plan amendment for a self-storage facility on approximately 6.77 acres +/-, located in the 146th Street Commerce Centre PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Previously Approved Site Plan](#) | [Exhibit 4: Previously Approved Elevation](#) | [Exhibit 5: Proposed Elevations](#) | [Exhibit 6: Ordinance 10-09](#)

1601-ODP-01 & 1601-SPP-01 [PUBLIC HEARING]

The Trails

East of Oak Ridge Road, South of State Road 32

Edge Rock Development, LLC by TERRA Site Development, Inc. requests Overall Development Plan and Primary Plat approval of two (2) lots on approximately 13.75 acres +/- located in the Trails PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat & Overall Development Plan](#) | [Exhibit 4: PUD District Ordinance 15-27](#)

1512-PUD-28 [CONTINUED]

Culver's Sun Park PUD

Northeast corner of S.R. 32 and Sun Park Drive

Custard Kings, Inc. by Bose McKinney & Evans LLP requests a change of zoning of

approximately 1.11 acres+/-from the EI: Enclosed Industrial District to the Culver's Sun Park PUD District.

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

Waters Edge West

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

1512-PUD-27 [CONTINUED]

Bridgewater PUD Amendment – Bridgewater Marketplace

Northwest corner of 146th Street and Gray Road

KRG Bridgewater, LLC by Bose McKinney & Evans LLP request an amendment to the Bridgewater PUD District Ordinance to allow a discount store, in excess of 10,000 square feet of gross floor area but not to exceed 20,000 square feet of gross floor area, to locate within the Bridgewater Marketplace retail center.

1506-ZC-02 [CONTINUED]

Bent Creek Commitment Modification

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

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

Bent Creek

Northwest corner of 159th Street and Towne Road

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

REPORTS/COMMENTS

APC Members

City Council Liaison

BZA Liaison

ECD Staff

ADJOURNMENT

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

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

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

City Staff Present: Matt Skelton, Director; Kevin Todd, Senior Planner; Andrew Murray, Associate Planner; Pam Howard, Associate Planner; Jeffrey Lauer, Associate Planner; Amanda Rubadue, Associate Planner; and Brian Zaiger, City Attorney.

Moment of silence for Pearl Harbor Day in memory for all those who died.

Approval of Minutes: November 16, 2015 APC Meeting Minutes

Motion: To approve the November 16, 2015 minutes.

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

Todd reviewed the meeting rules and procedures.

Case No. 1511-ODP-23 & 1511-SPP-23

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

Murray presented an overview of the Overall Development Plan and Primary Plat, as outlined in the staff report.

Motion: To forward 1511-ODP-23 and 1511-SPP-23 to the City Council with a favorable recommendation, with the following condition:

1. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of improvement location permit.

Motion: Woodard: Second: Schmitz: Vote: 8-0.

Case No. 1511-DDP-22

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

Murray presented an overview of the Detailed Development Plan, as outlined in the staff report.

Motion: To forward 1511-DDP-22 to the City Council with a favorable recommendation, with the following conditions:

1. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of improvement location permit.
2. An easement providing access to the structure from the Bridgewater corporate village be recorded prior to the issuance of an improvement location permit.

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

Case No. 1512-PUD-25 [PUBLIC HEARING]

Description: Tamarack PUD
Northeast corner of 161st Street and Oak Road
M/I Homes of Indiana, LP by Nelson & Frankenberger requests a change of zoning
of 34.8 acres +/- from SF2: Single-family low Density District to the Tamarack PUD
District.

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

Jon Dobosiewicz with Nelson & Frankenberger, on behalf of M/I Homes of Indiana, gave a brief presentation.

Kingshill asked if the character exhibits show a home with 75% masonry.

Dobosiewicz said that they will make sure that the exhibits will show examples of homes with the 75% masonry.

Public Hearing opened at 7:30 pm.

Dave Mueller, 2812 Oak Park Rd: Referenced Mayor Andy Cook's question, asking residents to consider "how big does [Westfield] want to be?" Also quoted Ken Kingshill from the July 6, 2015 APC meeting Kingshill was concerned about the proposed project and the surrounding character of the area. Believes that Tamarack is part of the sprawl that is going on in Westfield for the last few years. Tamarack should be the place where the City starts to control growth and not allow developers to fill in every empty bean field. Opposed to Tamarack, believes we already have enough homes/subdivisions and we should take a break from building and be smarter about our growth.

Chris Braun, 3029 E 161st St: Pro growth, but this does not qualify. Has concern over the development agreement with the escrow fund to support round-about at the intersection of Oak Road and 161st Street. Terms are offensive. No credible public purpose established. Traffic study results are inflated because study was done during the US Highway 31 construction. No need to evict homeowner at the northeast corner of Oak Road and 161st Street. Referenced the Kelo v. City of New London U.S. Supreme Court Case and suggested that its decision offers instruction to the APC.

Jonathan Dilley, 16421 Oak Manor Dr.: President Oak Manor HOA, thanked the APC for listening to everyone for sending this to the City Council with an unfavorable recommendation. Unfortunately, it has returned again with the same issues outstanding and very little or nothing has changed. He is not opposed to development on this site, just the proposed Tamarack development on this site. It is all about the character and it does not fit the surrounding neighborhoods. It is about home size and lot size. Compared Tamarack with the recently approved Lantern Park PUD. Would like M/I to come back with modified proposal with larger homes on larger lots. Mayor asked, "How big do you want the City to be?" Dilley asked: Do we not understand market demand? Do we need a comprehensive housing inventory before we go forward? Do we need to understand if this is the type of development that we want in this area? Suggested there is an opportunity to compromise with M/I, the City and citizens of Westfield.

Victor Isbell, 2728 Oak Park Cir.: Believes this development will bring down the value of their homes and neighborhood. Fifty-three (53) production homes built nearly on top of each other and fit snugly on alleyways for the gas pipeline. The alleyways will be an eyesore for the area and distract from the natural beauty that currently surrounds them. The alleyway views seen from various locations throughout the pipeline they open the backside housing track that cannot be hidden by berms, trees or fencing. Do to the easement restrictions, the alleyways are easily visible to neighbors and passerbyers on Oak Road and 161st Street. Now neighbors from Oak Road will be looking at the backside of 20-25 production homes on a daily basis. Why is there no mention of more than two (2) rear elevation plans which will lead to monotony or every other house will be the same, like what happened at Viking Meadows. These are production homes. They do not fit the character of the community, they cannot be hidden away simply because of the pipeline easement. It is for this reason that we respectfully request that you reject this project as currently proposed and allow a proposal to surface that better fits our community that preserves the quality and character of our neighborhoods.

Guy Markusfeld, 16412 Oak Rd.: The main concern of the Tamarack proposal are: (i) small lot size; (ii) minimum 9,000 square foot lot area; (iii) number of lots proposed for the buildable space does not allow the berm size of Oak Manor that would create community continuity along Oak Manor and 161st Street. If houses could be built as close as ten feet apart, it would not be conducive to this area. In the meetings with Doboiewicz and M/I Homes, they would not answer the lot size in acres in a public forum. Asked a rep from M/I homes what the lot size would be and she said the average size was approximately 10,000 square feet. Markusfeld asked Jon Dobosiewicz in an e-mail to clarify and he said "the smallest lot size is 9,000 square feet, size will be between 9,000 and

24,000 square feet. We do not have an average size to provide.” Now with an average size of 10,000 square feet Markusfeld feels that there will be more 9,000 square foot lots than 24,000 square foot lots. M/I Homes does not want to state these in acres. 9,000 square feet equals .02 acres which is less than a quarter acre. The average plot size between 171st Street and 151st Street and between Carey Road and Union Street is 1.8 acres lots. 1.8 acres divided by .02 acres equals nine (9) Tamarack lots. Nine (9) Tamarack lots fit into an average 1.8 acre lot size. This illustrates just how out of character Tamarack track lot sizes are in comparison to the surrounding area.

Susie Tatum, 16250 Oak Rd.: Concerned about her property and the surrounding property value with the Tamarack proposal. If you drive down Oak Road you will see all the diversity in the homes, horse farms, bungalows. There is so much character in the area. Feels that the value of their homes will be drastically reduced. Knows that this will be developed but please find a good use and not bring down the character and value of the area. Opposed to this project.

Randall Tatum, 16250 Oak Rd.: Looking at the back of all these homes, the area is too dense. Lacks diversity. Production homes are not beneficial. Opposed to this project. Please vote no.

Erika J. DeHeer, 2830 Oak Park Circle: Moved to Westfield for the character, diversity, aesthetics and green space. This project and its density does not fit that criteria. Also, it is supposed to be for empty nesters but this is highly unlikely due to the population (i.e. demographics) of Westfield. Morning traffic, especially school traffic, is already problematic. They have already conceded to thirty (30) new homes in their neighborhood. Add this project and the increase in traffic in rush hour and school hours is a forgone conclusion. The City has already designated 161st Street as a Primary Arterial like 146th Street with 75’ easements (i.e. right-of-way). The effect of the disparity in price point on the surrounding neighborhoods does not take someone with a real estate license to understand. The loss in value not only effects the neighborhood but also the City.

Linda Wendel, 16032 Oak Park Ct.: Owns Lot 1 in Oak Park. Lot 1 has pipelines running in her yard. Look closely at the Tamarack proposal. Petitioner says that they are going to put berms and trees down the east side, but there are planting restrictions. When they moved in they asked Estridge to mound over the pipeline and plant pine trees for privacy and noise barrier, which they agreed to do. When building the house, the berms were removed because Pan Handle Eastern prohibited anything of that depth on top of their pipeline. They will also not allow standing water. In the 90’s Oak Park was annexed into the City of Westfield. She asks that they remember that commitment to the Oak Park neighbors that you wanted them to have a sense of the community. We want a sense of community, but they do not agree that this proposed development will enhance their property values.

Nancy Anderson, Oak Park: One of four (4) people trying to sell her home and because it is a large older home. With all the newer homes built in Westfield, she is having a hard time selling her home. Anderson believes that if Tamarack is built, it will further drive down the price of her home. Please oppose this proposal, Anderson believes that something better will come along for this land.

Tom Parker, 16101 Oak Rd.: Lives at the northeast corner of Oak Road and 161st Street. Historic homes built in 1878. Invested a lot of money in that property. Area has unique character with Acorn Farms and horse farms. Opposes this project.

John Boyer, 2220 Oak Woods Ln: President of WTNT neighborhood association representing about eighty-five (85) families. Have defeated a project similar to this before. Surrounding properties are AG-SF1 of three (3) acres each. The Comprehensive Plan is supposed to prevent the hodge-podge of homes in the neighborhoods. Oak Manor was the portion of the land that could be built on, the land that Tamarack is proposing to use was deemed unusable because of the pipeline. The APC opposed this proposal before and should oppose it again.

Stacy Miller, 15936 Oak Park Ct.: Has a concern with pipeline safety. Some of the homes for Tamarack are proposed at (45) feet from the pipeline and need to be at least fifty (50) feet per Pan Handle Eastern and federal regulations. There are multiple pipelines and some other pipelines that are abandoned. Ten (10) in Westfield. Because the density of the proposed project if there was an accident the repercussions would be devastating.

Michael Miller, 15936 Oak Park Ct.: Nothing has changed with the new proposal. Miller is tired of spending all this money and time for something that does not need to be brought back before the APC to be discussed. Problems with the clustering of homes mixed with the pipelines. Shared a best practices report on development around transmission pipelines. Was sent forward with an unfavorable recommendation before, please do it again. If this proposal passes it will be a tainted project. It would suggest that the City of Westfield was paid off in order to have this proposal be passed. Please find another place to build Tamarack. You only have one time to do this right and one time to do it wrong.

Mic Mead, 15466 Oak Rd.: No one wants this inconsistent project. Worked on the Comprehensive Plan which asks to promote the protection of the existing urban character in the area. This was all ignored in Tamarack's proposal. If the APC does not follow the Comprehensive Plan then APC will change the Comprehensive Plan and Westfield will have not trust in our plans. Do not return to "anything, anywhere" philosophy.

Rob Stokes, 14917 Riverdale Dr S: Please pay attention to the citizens of Westfield and do not let the Tamarack proposal pass.

Public Hearing closed at 8:25.

Dobosiewicz addressed a few questions but he will take all the comments and discuss them with M/I Homes and staff to address them and appear at the next meeting.

Hoover asked about mounding on the Southside what is the decision on this.

Jon D. said M/I went out and there is not room to be able to put mounding but will be able to work with the neighbors to put in evergreens in their yards.

No action is required at this time.

Case No. 1512-PUD-29 [PUBLIC HEARING]

Description: Junction PUD Amendment
Northeast corner of U.S. 31 and S.R. 32
Riverview Hospital by Nelson & Frankenburger requests an amendment to the Junction PUD District Ordinance to modify the concept plan and associated development standards for 8.49 acres +/-, located in the Junction PUD District.

Todd presented a project overview for the request to modify the Junction PUD District Ordinance, as outlined in the staff report.

Jon Dobosiewicz, Nelson & Frankenburger, gave a brief presentation.

Larry Christman, Riverview Health, introduced himself to the Council.

Public Hearing opened at 8:50 pm.

Mic Mead, representing the Grand Junction Task Group, offered the group's support of this project.

Public Hearing closed at 8:51 pm.

Kingshill and other council members said a thank you for the high standards/pride of ownership that Riverview Hospital has given to this project.

Motion: To forward 1512-PUD-26 to the Council with a favorable recommendation.

Motion: Hoover: Second: Graham: Vote: 8-0.

Woodard recused himself at 8:54 pm.

Case No. 1511-PUD-23 [PUBLIC HEARING]

Description: Bridgewater PUD Amendment – Parcel J (Townhomes)
Northwest corner of Gray Road and Guerin Way
Bridgewater Masters, LLC by H. Gibson Land Surveying, LLC requests amendments to the Bridgewater PUD Ordinance to modify the development standards for a portion of Parcel J, specifically to allow the construction of detached townhome units.

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

Harold Gibson, H. Gibson Land Surveying, LLC, petitioner, gave a brief presentation.

Public Hearing opened at 9:14 pm.

Doug Murray, 15465 Mystic Rock Dr.: President of HOA, stated that he would like the Townhomes and the Gardens to work together on the new plans. He expressed concern with overflow parking, the narrow streets, and increased traffic in the area. He expressed concern that there will be more

traffic from the Townhomes, and their biggest concern is home values going down. He wants to make sure the developer holds to their promises to remain consistent with the existing neighborhoods quality and value.

Bill Zilligen, 15447 Mystic Rock Dr.: Had some questions about the HOA's being combined – Gardens and Townhomes – because of sharing the pond and other utility bills. He expressed concern with proximity and green space, traffic flow, and the location of guest parking. He expressed concerns regarding the proposed building elevations.

Bill Schuler, 15441 Mystic Rock Dr.: Expressed concern with the guest parking area, additional green space, traffic flow, and value of his home going down.

Neal Wixson, 15440 Mystic Rock Dr: Expressed concerned with the guest parking lot next to his home for overflow/guest parking. He stated that this parking lot was not shown in previous concepts and would like a special meeting to discuss this parking lot. He expressed his desire to not see this project move forward.

Rick Flood, 15524 Mystic Rock Dr.: Stated that he had not heard before tonight that they were going to merge the HOAs for the Cottages with the Garden Homes. He expressed concerns with this plan.

Public Hearing closed at 9:30 pm.

Gibson stated that he misspoke regarding the HOA situation. He clarified that the Townhomes would not have an HOA with the Gardens, but that they would be with Bridgewater overall HOA. He added that they will meet with the homeowners in the neighborhood to resolve their questions and concerns.

No action is required at this time.

Woodard returned at 9:34 pm.

Case No. 1512-ODP-24 & 1512-SPP-24 [PUBLIC HEARING]

Description: Mapleridge
East side of Oak Road, North of 151st Street
Langston Development Co. Inc. by Terra Site Development, Ind. Requests review of an amendment to the Overall Development Plan and Primary Plat of 66 single-family lots on approximately 59.45 acres +/- in the Mapleridge PUD District.

Rubadue presented an overview of the Overall Development Plan and Primary Plat, as outlined in the staff report.

Gary Murray, Terra Site Development, gave a brief presentation.

Public Hearing opened at 9:37 pm.

Rick Robertson, 15340 Oak Rd: Expressed concern regarding drainage. He stated that he does not want any of the runoff water from this project to go into Cool Creek, because it cannot handle any more water/runoff.

Public Hearing closed at 9:39 pm.

Murray said that the water runs into Cool Creek water shed, Anna Kendell and Mary Wilson drain run through this site, adding that this cannot be taken to another water shed and that it will eventually drain to Cool Creek. He added that they will be meeting the runoff and drainage requirements as per the ordinance and Hamilton County Surveyor's Office.

No action is required at this time.

Case No. 1512-DDP-23 [PUBLIC HEARING]

Description: Hampton Inn
Southwest corner of Wheeler Road and Westfield Park Road
Holladay Properties requests Detailed Development Plan review for a Hampton Inn hotel on approximately 2.66 acres +/-, located in the Hall and House PUD District.

Rubadue presented an overview of the Detailed Development Plan, as outlined in the staff report.

Brad Schrage, American Structurepoint, on behalf of Holladay Properties, gave a brief presentation.

Public Hearing opened at 9:43 pm.

No public comments.

Public Hearing closed at 9:44 pm.

Hoover stated that he would like to see the elevations have more interest than they have now, suggesting highlights to the the windows, additional columns or change of materials.

No action is required at this time.

Woodard recused himself at 9:45 pm.

Case No. 1512-ODP-25 & 1512-SPP-25 [PUBLIC HEARING]

Description: Harmony, Section 4-7
Estridge Development Management requests Overall Development Plan and Primary Plat review of 471 single-family residential lots on approximately 138.8 acres+/-, located in the Harmony PUD District.

Howard presented an overview of the Overall Development Plan and Primary Plat, as outlined in the staff report.

Brian Stumpf, Estridge Development, gave a brief explanation about the 5 waiver requests.

Public Hearing opened at 9:47 pm.

Bruce Van Natta, 1812 W 156th St: Expressed concerned with the density not following what is said in the Comprehensive Plan. He believes this project is too high. He also expressed concerned with the interceptor sewer going in front of the properties on 156th Street, since the sale of the utilities, and would like some clarification on this item. He also asked why there is no longer a pond next to the homes on 156th Street, as shown in previous plans.

Public Hearing closed at 9:50 pm.

Stumpf commented that the density is at or below what is allowed for this site.

No action is required at this time.

Woodard returned at 9:53 pm.

Case No. 1512-PUD-29 [PUBLIC HEARING]

Description: Maple Knoll PUD Amendment – Maple Glen Elementary Outdoor Classroom/Greenhouse
Northeast corner of 171st Street and Ditch Road
Westfield-Washington Multi School Building Corp. by Estridge Homes requests an amendment to the Maple Knoll PUD to allow the construction of an outdoor classroom/greenhouse on approximately 34.32 acres +/-, located in the Maple Knoll PUD District.

Rubadue presented an overview of the request to amend the Maple Knoll PUD as outlined in the staff report.

Kelly House, Estridge Homes, gave a brief presentation.

Public Hearing opened at 9:56 pm.

No public comments.

Public Hearing closed at 9:57 pm.

Motion: To forward 1512-PUD-29 to the City Council with a favorable recommendation.

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

Case No. 1512-DDP-24 [PUBLIC HEARING]

Description: Maple Glen Elementary Outdoor Classroom/Greenhouse
Northeast corner of 171st Street and Ditch Road
Westfield-Washington Multi School Building Corp. by Estridge Homes requests a Detailed Development Plan review for an outdoor classroom and greenhouse on approximately 34.32 acres +/-, located in the Maple Knoll PUD District.

Rubadue presented an overview of the Detailed Development Plan, as outlined in the staff report.

Public Hearing was combined with 1512-PUD-29-Maple Knoll PUD Amendment.

Motion: To forward 1512-PUD-29 to the City Council with a favorable recommendation with the following conditions:

1. Approval is contingent on the Council's approval of the PUD Amendment (APC Petition No. 1512-PUD-29/Council Ordinance No. 15.45); and
2. All necessary approvals shall be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

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

Case No. 1512-PUD-27 [PUBLIC HEARING]

Description: Bridgewater PUD Amendment – Bridgewater Marketplace
Northwest corner of 146th Street and Gray Road
KRG Bridgewater, LLC by Bose McKinney & Evans LLP request an amendment to the Bridgewater PUD District Ordinance to allow a discount store, in excess of 10,000 square feet of gross floor area but not to exceed 20,000 square feet of gross floor area, to locate within the Bridgewater Marketplace retail center.

Murray presented an overview of the request for an amendment to the Bridgewater PUD District Ordinance, as outlined in the staff report.

Joe Calderon, the attorney representing KRG Bridgewater, gave a brief presentation.

Hoover asked about the possibility to reduce the 20,000 square feet to 15,000 or 16,000 square feet. He said that he is concerned that this will become one whole business.

Calderon said that he was asked to put a cap on the square footage, but anticipates no concern with reducing the maximum allowable size for the use.

Public Hearing opened at 10:06 pm.

Jim Helms, 15738 Beth Page Trl: Mr. Helms found out about the neighborhood meeting the day of the meeting and was able to attend. He feels the neighborhood meetings have been an issue

because the radius of people contacted for the meeting is quite small and do not include all interested parties. After the meeting, Mr. Helms sent out e-mails from the meeting to his neighbors and in less than 24 hours he had 17 neighbors responding that they objected. Since then Mr. Helms has received additional objections and not one single person is in favor of the project. The main concern is road infrastructure due to heavy traffic flow, especially school and rush hours, and access. He is concerned with how the space was going to be used since there are already three Goodwill Stores within a ten minute drive. Mr. Helms feels the store is not what initially was thought of when the vision for the center was contemplated. He feels it does not fit the area and thinks that smaller shops would be a better fit.

Dr. Joe Benitez, 15904 Bridgewater Club Blvd.: Mr. Benitez explained that he was never informed of any of the neighborhood meetings. He heard about this meeting from his neighbors. He has concerns with traffic and congestion.

Bob Smith, 3355 Woodham Place: Mr. Smith received an e-mail about the meeting but felt more people need to be contacted. He felt this store is not a good fit for the area and does not fit the vision.

Brad Oliver, 15887 Bridgewater Club Blvd: Mr. Oliver was not informed of the neighbor meeting. He felt the vision and fit for the area included small shops and restaurants. He opposes the request.

Bryan Bowman, 14711 N Gray Rd: Mr. Bowman has concerns with parking, traffic flow, the safety of children in the nearby schools and the type of employees Goodwill hires.

Tyra Babington, 15036 Glenmoore Cir: Ms. Babington had the following questions: (i) are there any other retailers that would fit the vision of Bridgewater?; (ii) why another Goodwill Store when the area is already saturated with 3 other stores?; and is this really a good fit for the area.

Public Hearing closed at 10:18 pm.

Calderon said they sent letters to everyone on a joiner list that are required to be notified as well as some Planning Commissioners and City Council members in plenty of time.

Matt Skelton wanted to remind everyone that this is a land use proposal and encouraged individuals to avoid comments towards a specific entity.

No action is required at this time.

Case No. 1512-PUD-28 (PUBLIC HEARING)

Description: Culver's Sun Park PUD

Northeast corner of S.R. 32 and SunPark Drive

Custard Kings, Inc. by Bose McKinney & Evans LLP requests a change of zoning of approximately 1.11 acres +/- from the EI: Enclosed Industrial District to the Culver's Sun Park PUD District.

Todd presented an overview of the request for change of zoning in the EI district, as outlined in the

staff report.

Joe Calderon, attorney representing Custard Kings, Inc., gave a brief presentation.

Public Hearing opened at 10:29 pm.

Steve Reitmeyer, 15725 Westfield Blvd.: Representing the Grand Junction Task Group, expressed support of the project. He stated that the group has concerns with not following the development guidelines of the recently-adopted Comprehensive Plan amendment for the Gateway Subdistrict, but felt that developing this site as proposed would not have a negative impact on developing the rest of the quadrant in a way that is consistent with the Comprehensive Plan. He stated that the group believes this is a good use of the land, and would like the City to further explore the extension of Tournament Trail to the east to provide access to this site and the adjacent site.

Public Hearing closed at 10:32 pm.

Hoover asked how extending Tournament Trail will work, since the land needed for that road is not owned by the petitioner. He also stated that he likes the changes to the building elevations that have been made since it was presented to the Grand Junction Task Group.

Skelton said that the City will work with the land owners, like we have with previous road projects, to build the road.

Kingshill stated that he does not want to see all the restaurants in this area have a pergola.

Jim Swan, 915 N Wabash Avenue: Spoke in support of the petition.

No action is required at this time.

Case No. 1510-ODP-20 & 1510-SPP-20 [CONTINUED]

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

Case No. 1506-ZC-02 [CONTINUED]

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

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

Description: Bent Creek
Northwest corner of 159th Street and Town Road
Langston Residential Development, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 158 single-family lots on

approximately 129.74 acres +/-, located in the SF2: Single-Family Low Density District with Zoning Commitments.

REPORTS/COMMENTS

APC MEMBERS

No report

CITY COUNCIL LIAISON

Hoover gave a report.

BZA LIAISON

No report.

ECD STAFF

No report.

ADJOURNMENT (10:42 pm)

Motion: Horkay Second: Kingshill: Vote: 8-0

President, Randell Graham

Vice President, Andre Maue

Secretary, Matthew S. Skelton



Petition Number: 1512-SPP-24 & 1512-ODP-24

Subject Site Address: East side of Oak Road, north of 151st Street

Petitioner: Langston Development Co.

Request: Primary Plat and Overall Development Plan amendment review for **Mapleridge** consisting of 66 single-family residential lots.

Current Zoning: Mapleridge PUD District Ordinance No. 14-50

Current Land Use: Agricultural / Residential

Approximate Acreage: 58.75 acres+/-

Property History: 1412-PUD-18 PUD District (Ordinance 14-50) (01/12/15)
1503-SPP-04 Primary Plat (04/06/15)
1503-ODP-04 Overall Development Plan (04/06/15)
1508-SFP-27 Secondary Plat (pending)

Exhibits: 1. Staff Report
2. Location Map
3. Overall Development Plan
4. Landscape Plan
5. Primary Plat
6. PUD Ordinance

Staff Reviewer: Amanda Rubadue, Associate Planner

PROCEDURAL

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

PROJECT OVERVIEW

The applicable zoning district is the Mapleridge PUD District, pursuant to Ordinance No. 14-50 adopted by the Council on January 12, 2015 (recorded as Instrument No. 2015002394, in the Hamilton County Recorder's Office on January 20, 2015). The PUD Ordinance establishes the SF2 District as the underlying zoning district.

A primary plat and overall development plan for Mapleridge was approved by the Plan Commission on April 6, 2015 for sixty-eight (68) single family residential lots (APC Docket No. 1503-SPP-04 and 1503-ODP-04). Subsequently, a secondary plat was filed (Docket No. 1508-SFP-



27). As a result of further engineering the development to comply with the applicable construction plans and drainage requirements, a redesign of the site's layout was determined to be necessary. As a result, this petition was filed to amend the approved primary plat and overall development plan.

The petition was reviewed by the Technical Advisory Committee at its November 24, 2015, meeting. The public hearing for this petition was held at the Advisory Plan Commission's December 7, 2015, meeting.

DEVELOPMENT PLAN REVIEW COMMENTS

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

The plans comply.

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



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

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

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

Comment: Petitioner is coordinating with the Public Works Department and applicable utilities.



DISTRICT STANDARDS

The plans comply with Article 4.5 (SF2 District) and the Mapleridge PUD Ordinance No. 14-50.

- 22) Minimum Lot Area: 15,000 sq. ft.
- 23) Minimum Lot Frontage: 20 feet (per PUD)
- 24) Minimum Building Setback Lines:
 - a) Front Yard: 20 feet (per PUD)
 - b) Side Yard: 12 feet
 - c) Rear Yard: 30 feet
 - d) Minimum Lot Width: 100 feet (80 feet for Pie Shaped Lots per PUD)
- 25) Oak Road Lot (per Section 6.5 of PUD)
 - a) Front Yard Setback 150 feet

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

- 26) Landscaping Standards (Article 6.8)
 - a) Street Trees
 - b) Minimum Lot Landscaping Requirements

Comment: Lot landscaping for individual lots will be further reviewed at the time of the building permit.
 - c) External Street Frontage Landscaping
 - i) PUD requires adjacent to lot lines along Oak Road (as shown on Concept Plan)
 - ii) Section 7.2 of the PUD Ordinance requires a wood fence (four to six feet in height) similar in quality and character as the fence depicted and installed along Oak Road.
 - d) Buffer Yard Requirements
- 27) Lot Standards (Article 6.10)
- 28) Setback Standards (Article 6.16)
- 29) Vision Clearance Standards (Article 6.19)
- 30) Yard Standards (Article 6.21)



DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 31) Block Standards (Article 8.1)
- 32) Easement Standards (Article 8.3)
- 33) Monument and Marker Standards (Article 8.5)
- 34) Open Space and Amenity Standards (Article 8.6)
 - a) A minimum of 16% Open Space is required.
- 35) Pedestrian Network Standards (Article 8.7)
 - a) Internal Pedestrian Network Standards
 - b) PUD Internal Pedestrian Network Standards: (i) A sidewalk is not required on the west side of the Frontage Road nor on the interior of the Loop Street (Section 9.1(A)); (ii) trails prohibited on the north and northwest property lines (Section 9.1(B)); (iii) trails shall be installed as generally depicted on the Concept Plan (Section 9.1(C)).
 - c) Perimeter/External Pedestrian Network Standards
- 36) Storm Water Standards (Article 8.8)
- 37) Street and Right-of-Way Standards (Article 8.9)
 - a) PUD Standards: (i) Frontage Road cul-de-sac permitted to have a maximum length of 900 feet (Section 9.2(A)); and (ii) a paved emergency and pedestrian access shall be provided at the end of the Frontage Road, as generally shown on the Concept Plan (Section 9.2(D)).
- 38) Street Light Standards (Article 8.10)
- 39) Street Sign Standards (Article 8.11)
- 40) Surety Standards (Article 8.12)
- 41) Utility Standards (Article 8.13)

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

The plans comply.

- 42) Proposed name of subdivision.
- 43) Names and addresses of the owner, owners, land surveyor or land planner.
- 44) Title, scale, north arrow and date.



- 45) 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.
- 46) Easements (locations, widths and purposes). (Article 8.3)
- 47) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 48) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 49) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 50) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 51) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 52) Building setback lines. (Article 4.5)
- 53) Legend and notes.
- 54) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: Petitioner is coordinating with the Public Works Department.

- 55) Other features or conditions which would affect the subdivision favorable or adversely.
- 56) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 57) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 58) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 59) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

Comment: Petitioner is coordinating with the County Surveyor's office.

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



STAFF COMMENTS

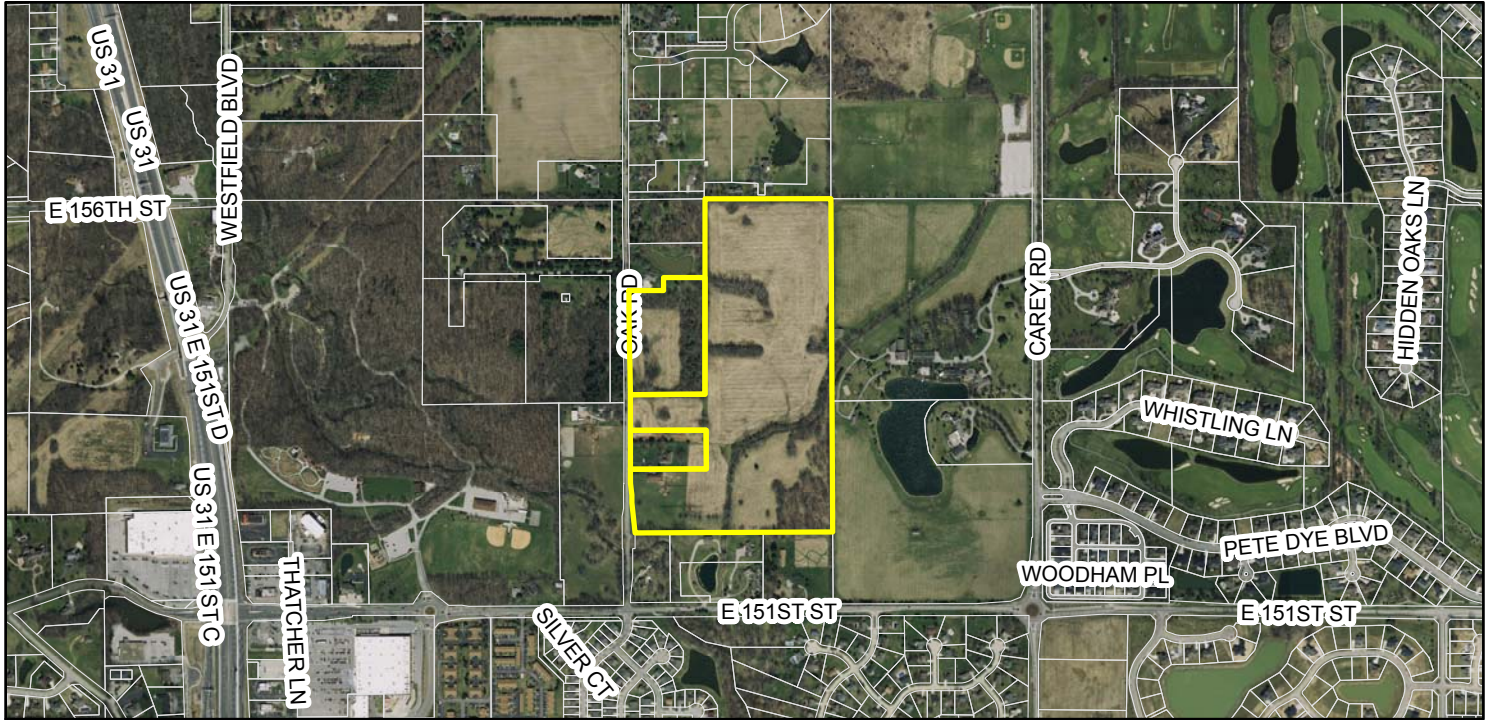
1. The Primary Plat and Overall Development Plan comply with the applicable zoning ordinances.
2. **Recommendation:** The Department recommends **approving the petition with the following condition:**
 - a) **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
3. If any APC member has questions prior to the meeting, please contact Amanda Rubadue at arubadue@westfield.in.gov or 317.432.6663.



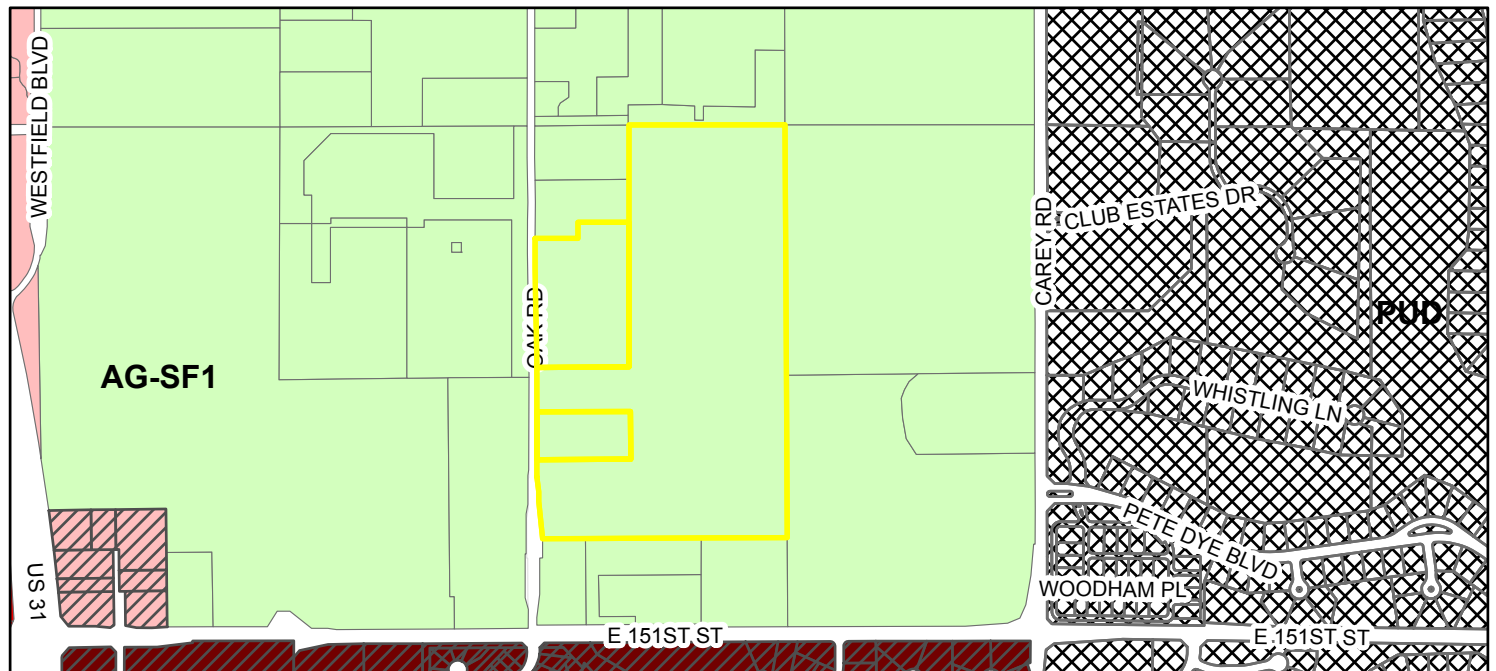
Property Location Map
1512-ODP-24 & 1512-SPP-24
Mapleridge Overall Development Plan
& Primary Plat Amendment



Aerial Location Map



Zoning Map



Zoning

AG-SF1 (Agriculture - Single Family - 1)

GB (General Business)

LB (Local Business)

LB-PD (Local Business - Planned Development)

PUD (Planned Unit Development)

SB-PD (Special Business - Planned Development)

Parcel

MAPLERIDGE OVERALL DEVELOPMENT PLAN

Part of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana
(Basis of Bearings: Indiana State Plane Coordinate System - East Zone)



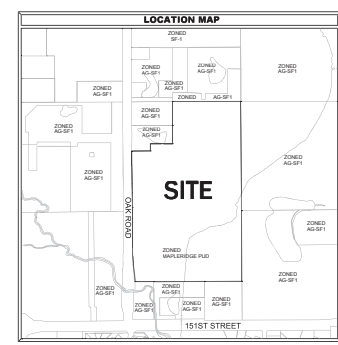
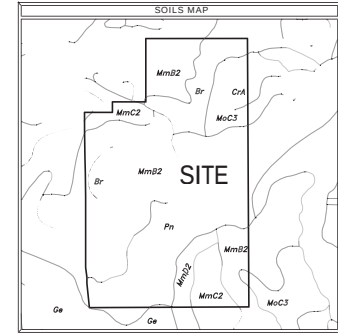
- LEGEND**
- 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED
 - 5/8" REBAR W/ ALUMINUM CAP STAMPED
 - TERRA FIRM ALLST
 - 4" x 4" x 4" CONCRETE MONUMENT, MARKED ON TOP W/ AN IRON OR COPPER DOWEL SET FLUSH WITH THE TOP OF THE MONUMENT, RECORDED ON TOP W/ A CROSS
 - S & L E. SIGN & LANDSCAPE EASEMENT
 - D & U E. DRAINAGE & UTILITY EASEMENT
 - S.E. EXCLUSIVE SANITARY SEWER EASEMENT
 - M & A E. LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
 - FBS. FRONT BUILDING SETBACK LINE
 - [Symbol] PROPERTY ADDRESS
 - [Symbol] LOW PRESSURE GRINDER LIFT
 - [Symbol] A.D.A. RAMP TYPE PER C. OF WESTFIELD 604-SWCR-01

TOTAL LOTS = 66
SITE = 59.466 Ac.
TOTAL COMMON AREA = 16.78 Ac.
TOTAL UNDEVELOPABLE C.A. = 8.35 Ac.
(Regulated drain, Flood Plain, Pipeline Emt.)

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1740.00'	113.48'	113.51'	N87°59'44"E	107°34'32"
C2	2540.00'	254.00'	254.00'	N87°59'44"E	171°58'12"
C3	4540.00'	113.39'	113.39'	N87°59'44"E	147°20'00"
C4	4540.00'	348.87'	348.87'	N87°59'44"E	187°44'32"
C5	2115.00'	348.88'	348.88'	S87°59'44"E	187°44'32"
C6	2115.00'	348.87'	348.87'	S87°59'44"E	187°44'32"
C7	2115.00'	348.87'	348.87'	S87°59'44"E	187°44'32"
C8	2115.00'	348.87'	348.87'	S87°59'44"E	187°44'32"
C9	2115.00'	348.87'	348.87'	S87°59'44"E	187°44'32"
C10	2115.00'	348.87'	348.87'	S87°59'44"E	187°44'32"
C11	2115.00'	348.87'	348.87'	S87°59'44"E	187°44'32"
C12	2115.00'	348.87'	348.87'	S87°59'44"E	187°44'32"
C13	2115.00'	348.87'	348.87'	S87°59'44"E	187°44'32"
C14	2115.00'	348.87'	348.87'	S87°59'44"E	187°44'32"

PRIMARY PLAT PREPARED BY:
CLAY E. MURRAY
TERRA SITE DEVELOPMENT, INC.
1307 W. 1835 STREET
WESTFIELD, INDIANA 46074
OWNER/DEVELOPER:
LANGSTON DEVELOPMENT, LLC
2518 STREET & OAK ROAD
CARMEL, IN

SEE SHEET P2 FOR
LAND DESCRIPTION



THROGMARTIN
INST# 2013031340
ZONING: AG-SF1
USE: RESIDENTIAL

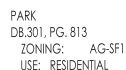
BIGGS
INST# 2013048945
ZONING: AG-SF1
USE: RESIDENTIAL

KIRK
INST# 200400007066
ZONING: AG-SF1
USE: RESIDENTIAL

STEVENS
INST# 2014045136
ZONING: AG-SF1
USE: RESIDENTIAL

Plot Date: Dec 16, 2015 Plot Time: 10:05am File Name: T:\PROJECTS\2014\40827-1.001_Matleridge-Longston\CON\Plan\Overall Development Plan.dwg Layout: Overall Dev Plan 1 By: TERRA - Ashton Fritz

Part of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana
(Basis of Bearings: Indiana State Plain Coordinate System - East Zone)



MARY KREAG
REGULATED DRAIN

MARY KREAG REGULATED DRAIN

ZONING: AG-SF1
USE: RESIDENTIAL



NORTH
307 W. 90 1st Street
Westfield, Indiana 46074
P. 317.399.1216
F. 317.663.3049



PARCEL 1

PARCEL 1.

Part of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana, described as follows:

Beginning on the West line of the Northeast Quarter of Section 18, Township 18 North, Range 4 East: 450.00 feet North 00 degrees 23 minutes 13 seconds West (assuming bearing from the Southwest corner of said Northeast Quarter) thence North 00 degrees 23 minutes 13 seconds West on said West line 411.11 feet; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 seconds 518.57 feet to the West line of said Northeast Quarter thence North 00 degrees 23 minutes 13 seconds West on said West line 237.50 feet; thence South 89 degrees 42 minutes 36 seconds East 500.00 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 126.90 feet to the North line of said Northeast Quarter; thence North 89 degrees 41 minutes 11 seconds East on said North line 832.87 feet to the East line of the West Half of said Northeast Quarter; thence South 00 degrees 16 minutes 27 seconds East on said East line 216.30 feet to a point 634.00 feet South of the Northeast corner of the Southwest Quarter of said Northeast Quarter; thence South 89 degrees 42 minutes 36 seconds West 1328.73 feet to the place of beginning, containing 48,453 acres more or less.

Commence at a point seventeen and one-half (17 1/2) rods South of the Northwest corner of the Northeast Quarter of Section eighteen (18) Township eighteen (18) North, Range four (4) East and run East thirty (30) rods, South fifty-eight and one-half (58 1/2) rods, West thirty (30) rods, North fifty-eight and one-half (58 1/2) rods to the place of beginning, containing eleven (11) acres more or less.

DISCIPIT THEOPHORO

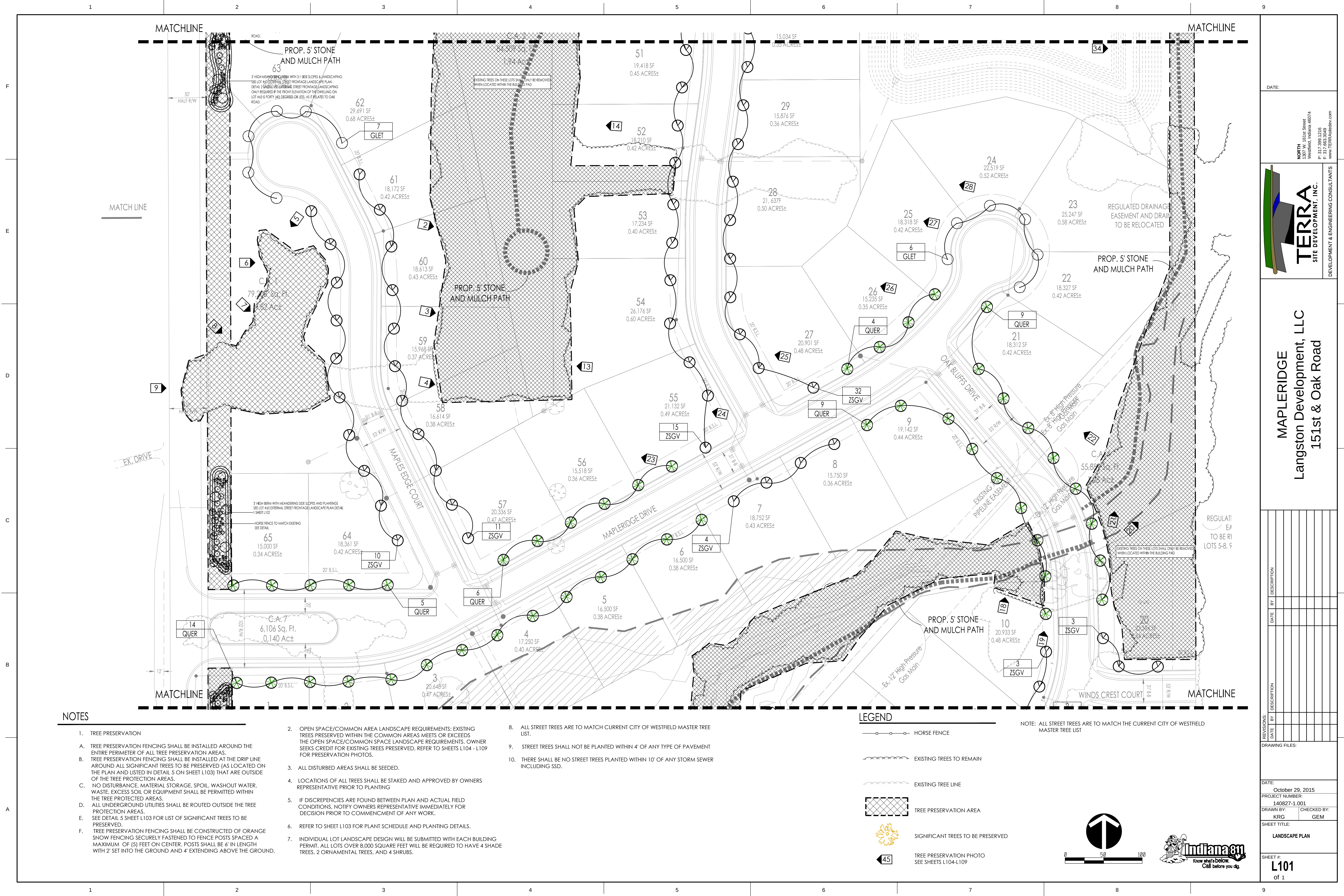
Commenced at the Northeast corner of the Northwest Quarter of Section 18, Township 13 north, Range 4 East, thence South 07 degrees 23 minutes 13 seconds East (summing back) 288.5 feet on and along the West line of said Northwest Quarter to the point of beginning of this description, said point being the Northwest corner of an 11.00 acre, more or less, tract of land also described in Instrument Number 20033774 in the Records of Hamilton County, Indiana thence North 89 degrees 41 minutes 11 seconds East 453.60 feet parallel with the North line of said Northwest Quarter to the Northeast corner of said 11.00 acre tract of land, thence South 08 degrees 13 minutes 13 seconds East 325.10 feet on and along the West line of said 11.00 acre tract of real estate and parallel with the West line of said Northwest Quarter: thence South 89 degrees 38 minutes 47 seconds West 269.50 feet; thence South 00 degrees 23 minutes 13 seconds East 84.74 feet parallel with the West line of said Northwest Quarter: thence South 89 degrees 41 minutes 11 seconds West 225.50 feet to the West line of said Northwest Quarter: thence South 00 degrees 23 minutes 13 seconds West 310.25 feet on and along the West line of said Northwest Quarter to the point of beginning, containing 3.00 acres, more or less.

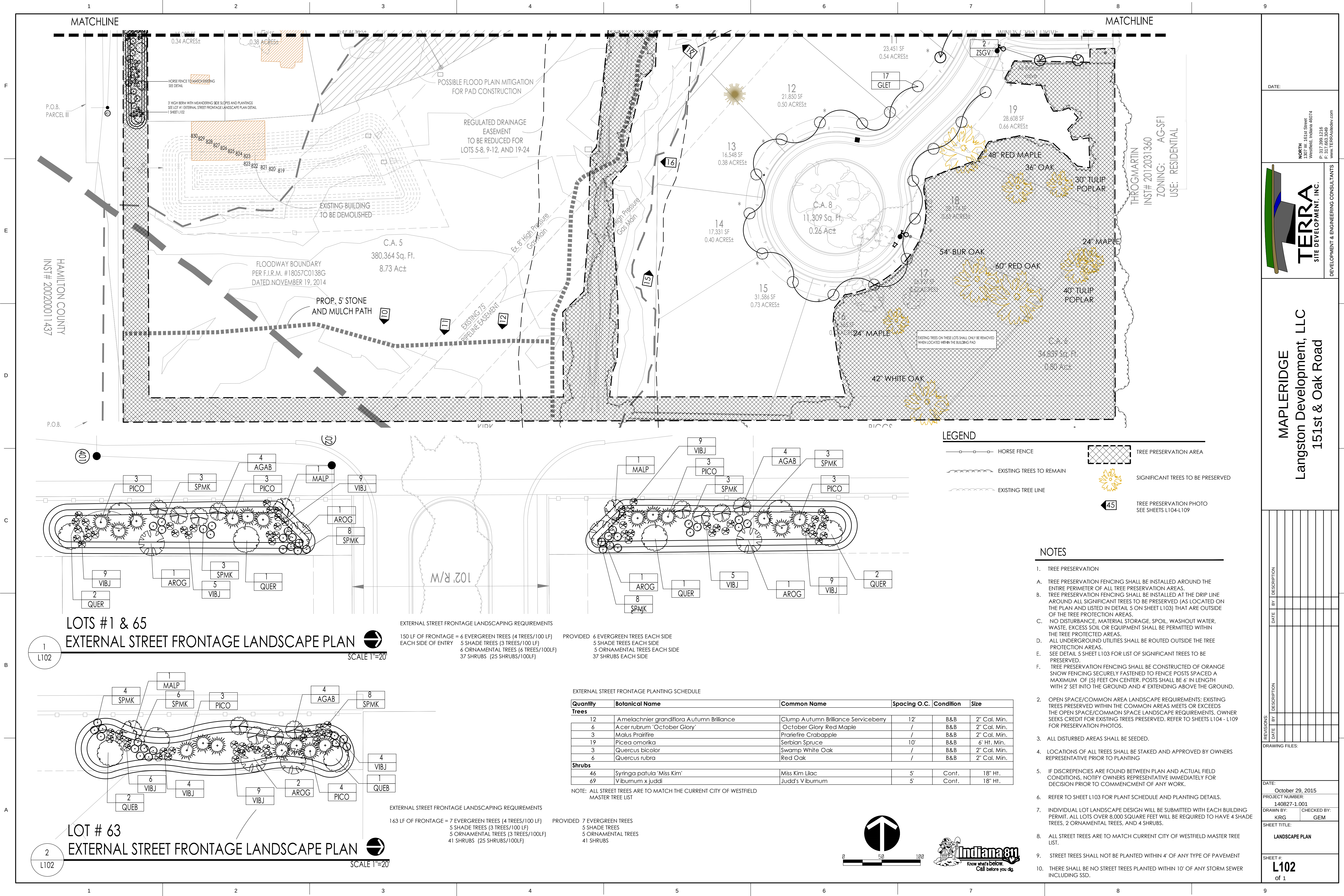
Part of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana, described as follows:

Beginning on the West line of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East, 706.11 feet North 00 degrees 23 minutes 13 seconds; West (assumed bearing) from the Southwest corner of said Northeast Quarter; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 seconds West 518.57 feet to the West line of said Northeast Quarter; thence South 00 degrees 23 minutes 13 seconds East on said West line 252.00 feet to the place of beginning, containing 3.00 acres, more or less.

[illegible]

DATE:	
PROJECT NUMBER:	
DRAWN BY:	CHECKED BY:
SHEET TITLE: Overall Development Plan	
SHEET #: DP2 of	





HAMILTON COUNTY
INST # 200200011437

P.O.B.

P.O.B.
PARCEL III

THROGMARTIN
INST# 2012031360
ZONING: AG-SFI
USE: RESIDENTIAL

LEGEND

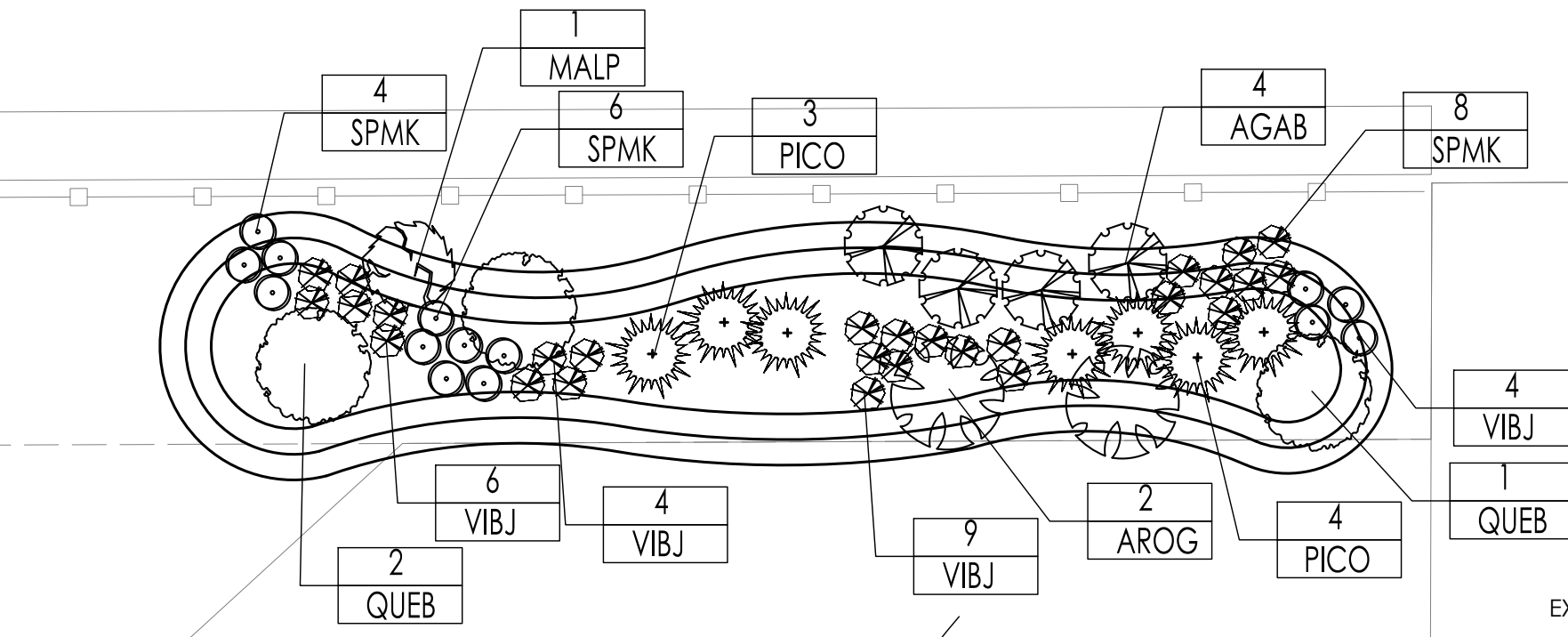
- HORSE FENCE
- EXISTING TREES TO REMAIN
- EXISTING TREE LINE
- TREE PRESERVATION AREA
- SIGNIFICANT TREES TO BE PRESERVED
- TREE PRESERVATION PHOTO
SEE SHEETS L104-L109

NOTES

- TREE PRESERVATION
 - TREE PRESERVATION FENCING SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF ALL TREE PRESERVATION AREAS.
 - TREE PRESERVATION FENCING SHALL BE INSTALLED AT THE DRIP LINE AROUND ALL SIGNIFICANT TREES TO BE PRESERVED (AS LOCATED ON THE PLAN AND LISTED IN DETAIL 5 ON SHEET L103) THAT ARE OUTSIDE OF THE TREE PROTECTION AREAS.
 - NO DISTURBANCE, MATERIAL STORAGE, SPOIL, WASHOUT WATER, WASTE, EXCESS SOIL OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TREE PROTECTED AREAS.
 - ALL UNDERGROUND UTILITIES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION AREAS.
 - SEE DETAIL 5 SHEET L103 FOR LIST OF SIGNIFICANT TREES TO BE PRESERVED.
 - TREE PRESERVATION FENCING SHALL BE CONSTRUCTED OF ORANGE SNOW FENCING SECURELY FASTENED TO FENCE POSTS SPACED A MAXIMUM OF [5] FEET ON CENTER. POSTS SHALL BE 6" IN LENGTH WITH 2" SET INTO THE GROUND AND 4" EXTENDING ABOVE THE GROUND.
- OPEN SPACE/Common Area Landscape Requirements: EXISTING TREES PRESERVED WITHIN THE COMMON AREAS MEETS OR EXCEEDS THE OPEN SPACE/Common Space Landscape Requirements. OWNER SEEKS CREDIT FOR EXISTING TREES PRESERVED. REFER TO SHEETS L104 - L109 FOR PRESERVATION PHOTOS.
- ALL DISTURBED AREAS SHALL BE SEEDED.
- LOCATIONS OF ALL TREES SHALL BE STAKED AND APPROVED BY OWNERS REPRESENTATIVE PRIOR TO PLANTING
- IF DISCREPANCIES ARE FOUND BETWEEN PLAN AND ACTUAL FIELD CONDITIONS, NOTIFY OWNERS REPRESENTATIVE IMMEDIATELY FOR DECISION PRIOR TO COMMENCEMENT OF ANY WORK.
- REFER TO SHEET L103 FOR PLANT SCHEDULE AND PLANTING DETAILS.
- INDIVIDUAL LOT LANDSCAPE DESIGN WILL BE SUBMITTED WITH EACH BUILDING PERMIT. ALL LOTS OVER 8,000 SQUARE FEET WILL BE REQUIRED TO HAVE 4 SHADE TREES, 2 ORNAMENTAL TREES, AND 4 SHRUBS.
- ALL STREET TREES ARE TO MATCH CURRENT CITY OF WESTFIELD MASTER TREE LIST.
- STREET TREES SHALL NOT BE PLANTED WITHIN 4' OF ANY TYPE OF PAVEMENT
- THERE SHALL BE NO STREET TREES PLANTED WITHIN 10' OF ANY STORM SEWER INCLUDING SSD.

LOTS #1 & 65
EXTERNAL STREET FRONTAGE LANDSCAPE PLAN

SCALE 1"=20'



EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENTS
150 LF OF FRONTAGE = 6 EVERGREEN TREES (4 TREES/100 LF)
EACH SIDE OF ENTRY 5 SHADE TREES (3 TREES/100 LF)
6 ORNAMENTAL TREES (6 TREES/100LF)
37 SHRUBS (25 SHRUBS/100LF)
PROVIDED 6 EVERGREEN TREES EACH SIDE
5 SHADE TREES EACH SIDE
5 ORNAMENTAL TREES EACH SIDE
37 SHRUBS EACH SIDE
NOTE: ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST

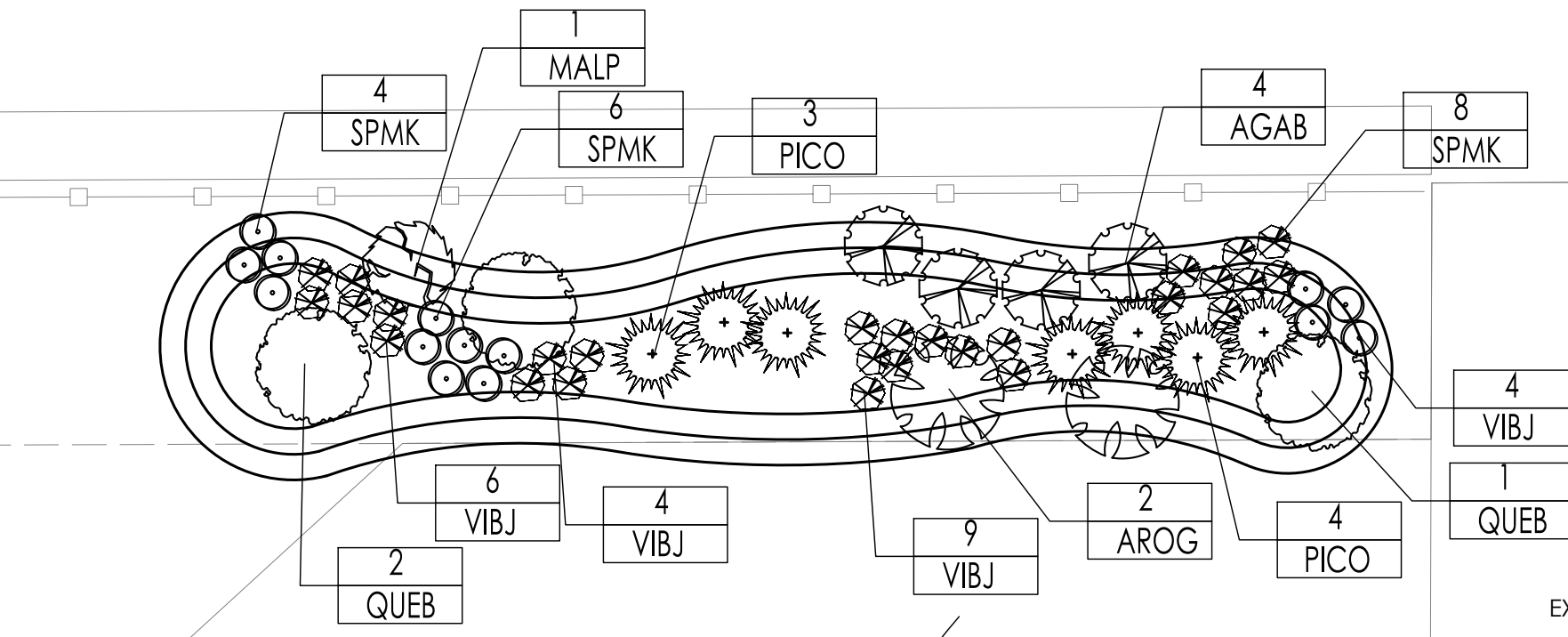
EXTERNAL STREET FRONTAGE PLANTING SCHEDULE

Quantity	Botanical Name	Common Name	Spacing O.C.	Condition	Size
12	Amelanchier grandiflora Autumn Brilliance	Clump Autumn Brilliance Serviceberry	12'	B&B	2" Cal. Min.
6	Acer rubrum 'October Glory'	October Glory Red Maple	/	B&B	2" Cal. Min.
3	Malus Prairiefire	Prairiefire Crabapple	/	B&B	2" Cal. Min.
19	Picea omorika	Serbian Spruce	10'	B&B	6' Ht. Min.
3	Quercus bicolor	Swamp White Oak	/	B&B	2" Cal. Min.
6	Quercus rubra	Red Oak	/	B&B	2" Cal. Min.
Shrubs					
46	Syringa patula 'Miss Kim'	Miss Kim Lilac	5'	Conf.	18" Ht.
69	Viburnum x juddi	Judd's Viburnum	5'	Conf.	18" Ht.

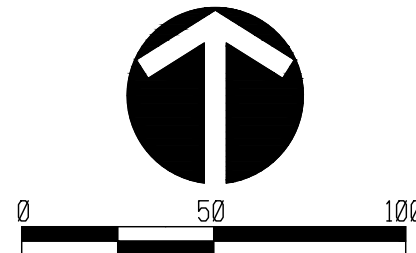
NOTE: ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST

LOT # 63
EXTERNAL STREET FRONTAGE LANDSCAPE PLAN

SCALE 1"=20'

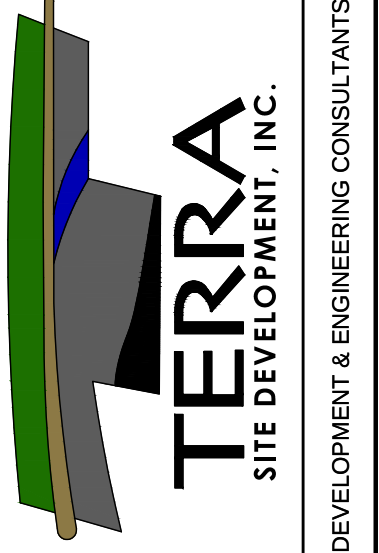


EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENTS
163 LF OF FRONTAGE = 7 EVERGREEN TREES (4 TREES/100 LF)
5 SHADE TREES (3 TREES/100 LF)
5 ORNAMENTAL TREES (3 TREES/100LF)
41 SHRUBS (25 SHRUBS/100LF)
PROVIDED 7 EVERGREEN TREES
5 SHADE TREES
5 ORNAMENTAL TREES
41 SHRUBS



DATE:

NORTH
1307 W. 181st Street
Westfield, Indiana 46074
P: 317.399.1216
F: 317.693.3049
www.terraconsult.com



MAPLERIDGE
Langston Development, LLC
151st & Oak Road

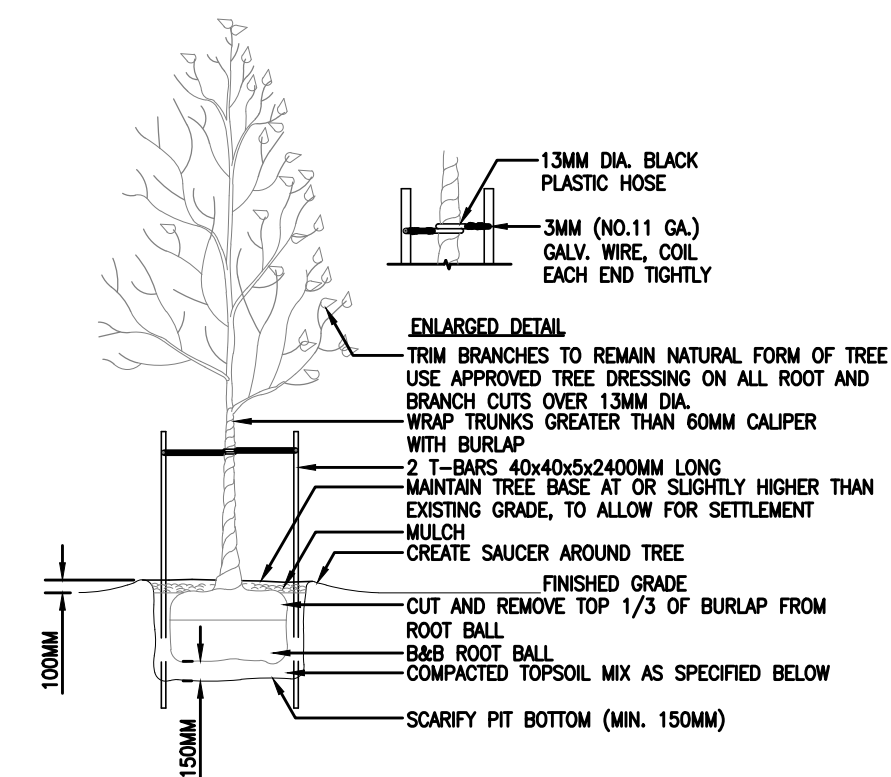
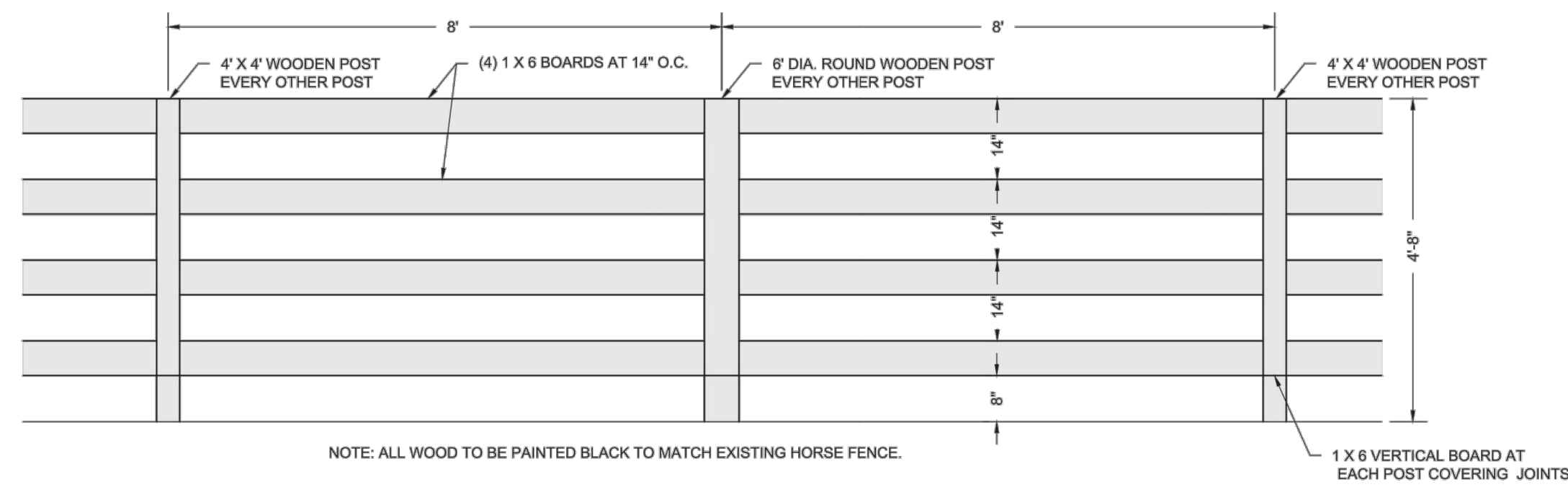
REVISIONS:	DATE	BY	DESCRIPTION

DRAWING FILES:

DATE: October 29, 2015
PROJECT NUMBER: 140827-1.001
DRAWN BY: KRG
CHECKED BY: GEM

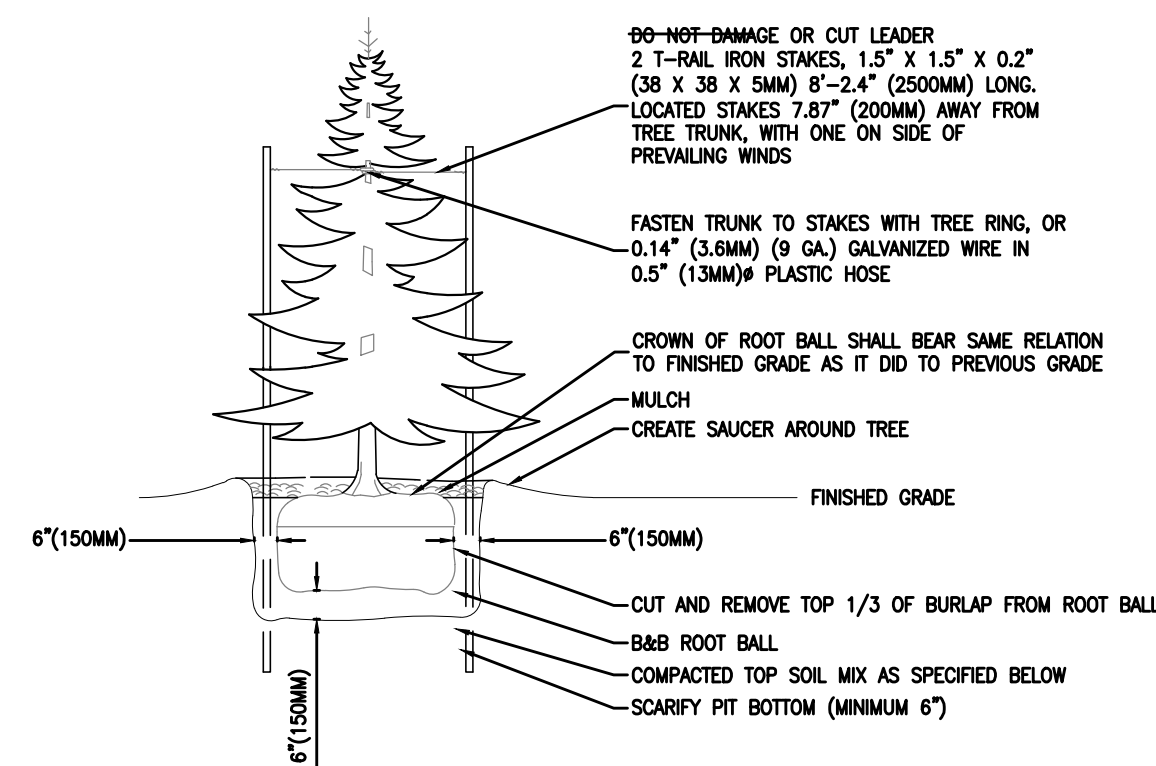
SHEET TITLE:
LANDSCAPE PLAN

SHEET #:
L102
OF 1



HORSE FENCE DETAIL

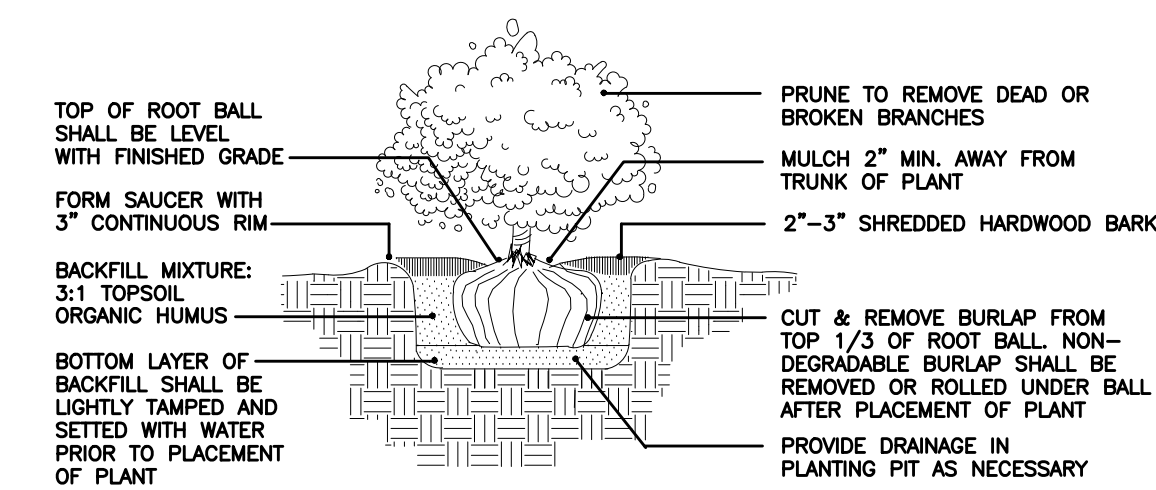
L103 ELEVATION

$$1/2'' = 1'-0''$$


- SPECIFICATIONS:**
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 2. WATER THOROUGHLY AFTER INSTALLATION.
 3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
 4. PROVIDED DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
 5. TOPSOIL MIX, SEE SPEC.

2 CONIFEROUS TREE PLANTING DETAIL

L103



3 SHRUB PLANTING DETAIL

L103

TREE PLANTING DETAIL

4
L103

- SPECIFICATIONS:**
1. TOPSOIL MIX, SEE SPEC.
 2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 3. WATER THOROUGHLY AFTER INSTALLATION.
 4. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
 5. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
 6. ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.

5 STREET TREE PLANTING SCHEDULE

L103

Symbol	Quantity	Botanical Name	Common Name	Condition	Size
GLET	30	Gledisia triacanthos inermis 'Skycole'	Skyline Honeylocust	B&B	2' Cal./8' Ht. Min.
QUER	47	Quercus rubra	Red Oak	B&B	2' Cal./8' Ht. Min.
ZSGV	99	Zelkova serrata 'Green Vase'	Green Vase Zelkova	B&B	2' Cal./8' Ht. Min.

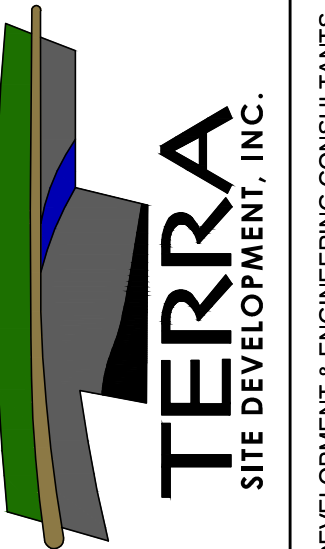
	Size	Species
A	48"	Red Maple
B	36"	Oak
C	30"	Tulip Poplar
D	54"	Bur Oak
E	60"	Red Oak
F	24"	Maple
G	42"	White Oak
H	60"	Red Oak
I	24"	Red Maple

TREE INVENTORY TO BE PRESERVED

L103

DATE: _____

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



DEVELOPMENT & ENGINEERING CONSULTANTS

MAPLERIDGE
Langston Development, LLC
151st & Oak Road

[illegible]

DRAWING FILES:

DATE:	
October 29, 2015	
PROJECT NUMBER:	
140827-1.001	
DRAWN BY:	CHECKED BY:
KRG	GEM

HEET TITLE:

LANDSCAPE DETAILS

HEET #:
L103
of 1



DATE: _____

NORTH
1307 W. 161st Street
Westfield, Indiana 46074
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TERRA
SITE DEVELOPMENT, INC.

DEVELOPMENT & ENGINEERING CONSULTANTS

MAPLERIDGE
Langston Development, LLC
151st & Oak Road

[illegible]

AWING FILES:

E: October 29, 2015	
OBJECT NUMBER: 140827-1.001	
AWN BY: KRG	CHECKED BY: GEM

ET TITLE:

**TREE PRESERVATION
PHOTOS**

SHEET #:
L105
 of 1



PHOTO #36



PHOTO #37



PHOTO #38



PHOTO #39



PHOTO #40



PHOTO #41



PHOTO #42



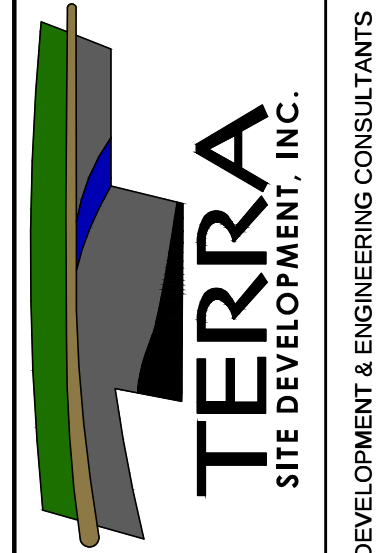
PHOTO #43



PHOTO #44

DATE:

NORTH
1507 Oak Street
Westfield, Indiana 46074
P: 317.399.1216
WWW.TERRASIGNS.COM



DEVELOPMENT & ENGINEERING CONSULTANTS

MAPLERIDGE
Langston Development, LLC
151st & Oak Road

REVISIONS:		DATE		DESCRIPTION	

DRAWING FILES:

DATE: October 29, 2015
PROJECT NUMBER: 140827-1.001
DRAWN BY: KRG
CHECKED BY: GEM

SHEET TITLE:
TREE PRESERVATION
PHOTOS

SHEET #:
L108
of 1



PHOTO #45

[illegible]

DRAWING FILES:

DATE: October 29, 2015	
PROJECT NUMBER: 140827-1.001	
DRAWN BY: KRG	CHECKED BY: GEM
SHEET TITLE: TREE PRESERVATION PHOTOS	
SHEET #: L109 of 1	



TERRA
SITE DEVELOPMENT, INC.

DEVELOPMENT & ENGINEERING CONSULTANTS

m

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

MAPLERIDGE Langston Development, LLC 151st & Oak Road	D
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Part of the $W\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana
(Basis of Bearings: Indiana State Plain Coordinate System - East Zone)



DATE: OCTOBER 21, 2015

NORTH
1307 W. 951st Street
Westfield, Indiana 46074
P: 317.399.1216
F: 317.663.3049

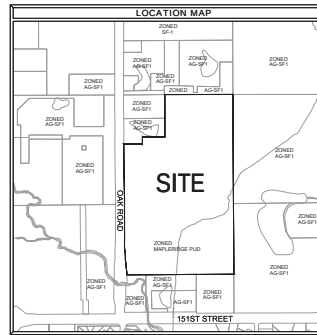
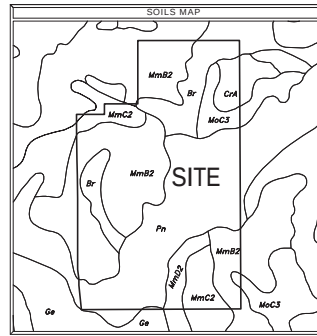


PRIMARY PLAT PREPARED BY:
GARY E. MURRAY
TERRA SITE DEVELOPMENT, INC.
1307 W. 161ST STREET
WESTFIELD, INDIANA 46074

OWNER/DEVELOPER:
LANGSTON DEVELOPMENT,
151ST STREET & OAK ROAD
CARMEL, IN

CURVE DATA					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	250.00	113.44	110.51	90°39'44"	27.164
C2	250.00	34.31	34.30	90°23'30"	5.714
C3	400.00	312.59	112.29	90°34'47"	34.205
C4	400.00	312.59	112.29	90°14'40"	34.205
C5	215.00	144.79	142.04	58°43'21"	18.743
C6	233.50	56.47	56.33	100°31'13"	9.844
C7	233.50	130.07	134.12	129°22'48"	25.503
C8	150.00	43.69	41.45	302°35'30"	15.503
C9	150.00	75.45	76.52	134°38'30"	26.890
C10	500.00	91.61	79.55	90°14'51"	8.750
C11	500.00	91.61	68.09	90°13'58"	8.750
C12	500.00	288.09	217.59	90°13'58"	82.510
C13	150.00	68.08	68.20	91°17'22"	27.890
C14	150.00	71.05	65.30	90°12'20"	16.500

SEE SHEET P2 FOR
LAND DESCRIPTION



NOT TO SCALE

[illegible]

DATE:	
PROJECT NUMBER:	
DRAWN BY:	CHECKED BY:
SHEET TITLE:	
PRIMARY PLAT	

SHEET #:
PP1
of

Plot Date: Dec 16, 2015 Plot Time: 8:13pm File Name: C:\Users\TERRA - Ashton Fritz\Desktop\Primary Plat.dwg, Layout: Primary Plat 1 By: TERRA - Ashton Fritz

STEVENS
INST# 2014045136
ZONING: AG
USE: RESIDENTIAL

KIRK I
INST# 200400007066
ZONING: AG-
USE: RESIDENTIAL

BIGGS
INST# 2013048945
ZONING: AG-SF
USE: RESIDENTIAL

NOTE:

1. ALL UTILITY INFRASTRUCTURE CONSTRUCTED FOR THIS PROJECT SHALL BE OF ADEQUATE SIZE AND CAPACITY TO SERVE THE ENTIRE DEVELOPMENT.
2. THE DEVELOPER IS AWARE THAT SOME OF THE PROPOSED CONSTRUCTION WILL REQUIRE A CONSTRUCTION IN THE FLOODWAY PERMIT FROM THE INDIANA DEPARTMENT OF NATURAL RESOURCES.

Part of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana
(Basis of Bearings: Indiana State Plain Coordinate System - East Zone)

ZONING: AG-SF1
USE: RESIDENTIAL



LEGEND

- | | |
|---|--|
|  | 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED
"TERRA FIRM #0113" |
|  | 5/8" REBAR W/ ALUMINUM CAP STAMPED
"TERRA FIRM #0113" |
|  | 4"x4" x36" CONCRETE MONUMENT, MARKED ON
TOP W/ AN IRON OR COPPER DOWEL SET FLUSH
WITH THE TOP OF THE MONUMENT, SCORED ON
TOP W/ A CROSS |
| S. & L.E. | SIGN & LANDSCAPE EASEMENT |
| D. & U.E. | DRAINAGE & UTILITY EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| S.E. | EXCLUSIVE SANITARY SEWER EASEMENT |
| L.E., M. & A.E. | LANDSCAPE, MAINTENANCE & ACCESS EASEMENT |
| FBSL | FRONT BUILDING SETBACK LINE |
|  | PROPERTY ADDRESS |
|  | LOW PRESSURE GRINDER LOT |
| TYPE "X" | A.D.A. RAMP TYPE C OF WESTFIELD 604-SW/C |

PARCEL 1

Part of the West Half of the Northeast Quarter of Section 18, Township 18 North,
Range 4 East in Hamilton County, Indiana, described as follows:

beginning on the line of the North Quarter of Section 18, Township 18N, Range 4 East 49.05 feet North 10 degrees 23 minutes 13 seconds West (assuming bearing from the Southwest corner of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 41.11 feet; thence North 89 degrees 42 minutes 36 seconds West parallel with said West line 126.90 feet; thence South 13 degrees 13 seconds West parallel with said West line 25.00 feet; thence South 89 degrees 42 minutes 36 seconds 518.57 feet to the West line of said North Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 237.87 feet; thence South 89 degrees 42 minutes 36 seconds East 500.00 feet to the East line of said North Quarter; thence North 00 degrees 23 minutes 13 seconds East 126.90 feet to the North line of said North Quarter; thence North 89 degrees 42 minutes 11 seconds East on said North line 83.87 feet to the East line of the West Hill of said North Quarter; thence South 00 degrees 16 minutes 27 seconds East on said East line 216.38 feet to a point 634.02 feet South of the North line of said North Quarter; thence South 00 degrees 16 minutes 27 seconds East 328.73 feet to the place of beginning, containing 48.6333 acres more or less.

PARCEL II

Commence at a point seventeen and one-half (17 1/2) rods South of the Northwest corner of the Northeast Quarter of Section eighteen (18) Township eighteen (18) North, Range four (4) East and run East thirty (30) rods, South fifty-eight and one-half (58 1/2) rods, West thirty (30) rods, North fifty-eight and one-half (58 1/2) rods to the place of beginning, containing eleven (11) acres more or less.

EXCEPT THEREFROM:

Commencing at the Northwest corner of the Northeast Quarter of Section 18, Township 18 North, Range 4 East; thence South 00 degrees 23 minutes 13 seconds East (assumed bearing) 288.75 feet on and along the West line of said Northeast Quarter to the point of beginning of this description, said point being the intersection of the 111° 11' 11" E. line of said Northeast Quarter with the 111° 11' 11" E. line of said Northeast Quarter; thence South 89 degrees 41 minutes 11 seconds East (assumed bearing) 200.33724 feet to the intersection of Hamilton County, Indiana; thence North 89 degrees 41 minutes 11 seconds East 495.00 feet parallel with the North line of said Northeast Quarter to the Northeast corner of said 11.00 acre tract of land, thence South 00 degrees 23 minutes 13 seconds East 225.18 feet on and along the West line of said Northeast Quarter to the point of beginning of this description; thence West line of said Northeast Quarter; thence South 89 degrees 36 minutes 47 seconds West 269.50 feet; thence South 00 degrees 23 minutes 13 seconds East 84.74 feet parallel with the West line of said Northeast Quarter; thence South 89 degrees 41 minutes 11 seconds West 225.50 feet to the West line of said Northeast Quarter; thence South 00 degrees 23 minutes 13 seconds East 210.54 feet on and along the West line of said Northeast Quarter to the point of beginning, containing 3.00 acres more or less.

PARCEL II

Part of the West Half of the Northeast Quarter of Section 18, Township 18 North,
Range 4 East in Hamilton County, Indiana, described as follows:

Beginning on the West line of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East, 936.11 feet North 00 degrees 23 minutes 13 seconds West (assumed bearing) from the Southwest corner of said Northeast Quarter; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 seconds West 518.57 feet to the West line of said Northeast Quarter; thence South 00 degrees 23 minutes 13 seconds East on said West line 252.00 feet to the place of beginning, containing 3.00 acres, more or less.

Parcels J, K and L with exceptions as noted total 59.45 acres, more or less.

[illegible]

DATE: _____

PROJECT NUMBER: _____

DRAWN BY:	CHECKED BY:
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SHEET TITLE:	

PRIMARY PLAT

SHEET #: 550

of PP2

9

Plot Date:	Dec 16, 2015	Plot Time:	8:13pm	File Name:	C:\Users\TERRA - Ashton Fritz\Desktop\Primary Plot.dwg, Layout:	Primary Plot 2	By:	TERRA - Ashton Fritz
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Plot Date: Dec 16, 2015

ORDINANCE NUMBER 14-50

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1412-PUD-18**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1412-PUD-18** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (7-0) 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 December 16, 2014;

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

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

COPY

Section 1. Applicability of Ordinance.

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

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

- 2.1 Frontage Road: The road labeled as “Frontage Road” on the Concept Plan.
- 2.2 Loop Street: The Street labeled as “Loop Street” on the Concept Plan.
- 2.3 Oak Road Lot: The Lot labeled “ORL” on the Concept Plan.
- 2.4 Pie Shaped Lot: A Lot designed in a manner where the length of the Rear Lot Line is at least twenty-five percent (25%) longer than the length of the Front Lot Line.
- 2.5 Trail: Any pedestrian or nature trail internal to the District that is used by pedestrians, hikers, or pets. A trail may be paved or maintained in a natural state (e.g., gravel, rock, grass or mulch).
- 2.6 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

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

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the SF2: Single Family Low Density District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

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

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

- 6.1 Minimum Lot Frontage: 20 feet.
- 6.2 Minimum Front Yard Building Setback Line: 20 feet
- 6.3 Minimum Lot Width for Pie Shaped Lots: 80 feet
- 6.4 Minimum Living Area:
 - A. Single story: 2,500 square feet
 - B. Two story: 2,800 square feet
- 6.5 Oak Road Lot. The standards of the Underlying Zoning District, as modified herein, shall apply to the Oak Road Lot, except as otherwise modified below.
 - A. The Oak Road Lot shall be accessed by a Driveway directly onto Oak Road.
 - B. Minimum Front Yard Building Setback Line: 150 feet
 - C. The landscaping standards (with the exception of the Minimum Lot Landscaping Requirements) of the UDO shall not apply.
 - D. The existing Accessory Building on the Oak Road Lot shall be permitted to remain, to be expanded, or to be replaced, so long as there shall only be one (1) Accessory Building permitted on the Oak Road Lot, unless otherwise permitted by the UDO.

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

- 7.1 Article 6.3 Architectural Standards: Shall apply. In addition, the following shall also apply:
 - A. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to

be constructed and that contribute to the District's intent and vision. It is not the intent to limit the architectural styles shown in the Character Exhibit, but to encourage diversity in architectural styles of Dwellings within the District. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed to the Plan Commission.

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

- i. The roofs of all Dwellings shall be covered with dimensional shingles or decorative wood or slate shake styled shingles.
- ii. Vinyl and aluminum siding shall be prohibited.

C. Garages:

- i. All Dwellings shall have a minimum of a three (3) car attached garage.
- ii. All Dwellings shall have an angled, courtyard or side load garage. A maximum of fifty percent (50%) of a Dwelling's garage doors may be front load.

7.2 Article 6.5 Fence Standards: Shall apply. A wood fence (four to six feet in height) substantially similar in quality and character as the fence depicted to the right shall be installed where generally shown on the Concept Plan and labeled "Fence".



7.3 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

- A. Article 6.8(K): Minimum Lot Landscaping Requirements: shall apply; however, the minimum number of shrubs per Lot shall be enhanced to require fifteen (15) shrubs per Lot.
- B. Article 6.8(M) External Street Frontage Landscaping Requirements shall only apply along Oak Road in the areas labeled on the Concept Plan.
- C. Article 6.8(N) Buffer Yard Requirements shall apply; however, the existing vegetation and Natural Areas, labeled as "Preserved Natural Buffer Yard" on the Concept Plan, shall be preserved and satisfy the required Buffer Yard planting materials in these areas. A tree preservation easement shall be established within the Preserved Natural Buffer Yard. Within this tree preservation easement, no trees with a diameter at breast height ("DBH")

in excess of four inches (4") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with safety requirements of any governmental agency; or (2) to accommodate the installation of drainage, utilities, street connections or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree preservation area.

Section 8. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see *Chapter 7: Subdivision Regulations*), unless otherwise approved by the Plan Commission or Department of Public Works in consideration of the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. Design Standards. The standards of *Chapter 8: Design Standards* shall apply to the development of the District, except as otherwise modified below.

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

- A. A sidewalk shall not be required on the west side of the Frontage Road or on the interior of the Loop Street.
- B. Trails shall be prohibited along the north and northwest property lines, as generally shown in **Exhibit D**.
- C. Trails shall be installed as generally depicted on the Concept Plan; however, the final Trail locations may be subject to existing easements (e.g., Mary Wilson Drain) and final engineering. If Trails are prevented from being installed as generally shown, then alternative Trail locations may be approved that still provide access and connectivity to the District's Open Space.

9.2 Article 8.9 Street and Right-of-Way Standards shall apply; however, subject to review and approval by the Public Works Department and Fire Department, as a part of the District's Overall Development Plan:

- A. The Frontage Road cul-de-sac shall be permitted to have a maximum length of nine hundred (900) feet.
- B. The Loop Street, as generally shown on the Concept Plan, shall be permitted.
- C. Right-of-way shall be dedicated to provide a future connection point in the

southeast and northeast portions of the Real Estate. The final location of the proposed future connections, shown generally on the Concept Plan, may be subject to final engineering.

D. A paved emergency and pedestrian access shall be provided at the end of the Frontage Road, as generally shown on the Concept Plan.

9.3 Article 8.6 Open Space and Amenity Standards shall apply; however, the Minimum Open Space for the District shall be enhanced to require a minimum of sixteen percent (16%). All Open Space shall be common area and deeded to and maintained by a homeowners' association.

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

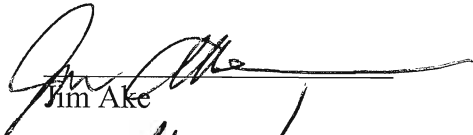
ALL OF WHICH IS ORDAINED/RESOLVED THIS 12TH DAY OF JANUARY, 2015.

WESTFIELD CITY COUNCIL

Voting For

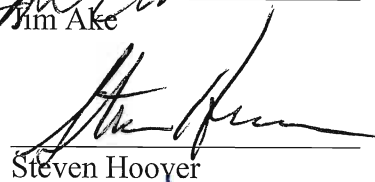
Voting Against

Abstain


Jim Ake

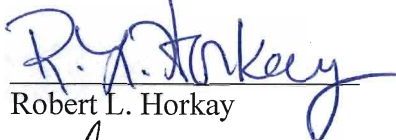
Jim Ake

Jim Ake


Steven Hoover

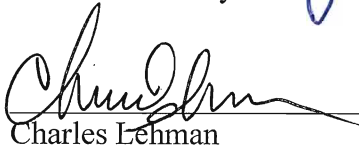
Steven Hoover

Steven Hoover


Robert L. Horkay

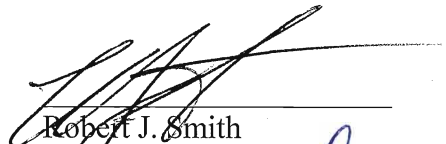
Robert L. Horkay

Robert L. Horkay


Charles Lehman

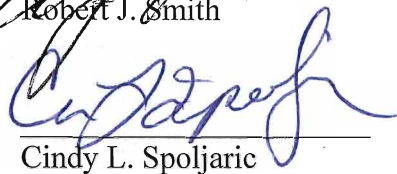
Charles Lehman

Charles Lehman


Robert J. Smith

Robert J. Smith

Robert J. Smith


Cindy L. Spoljaric

Cindy L. Spoljaric

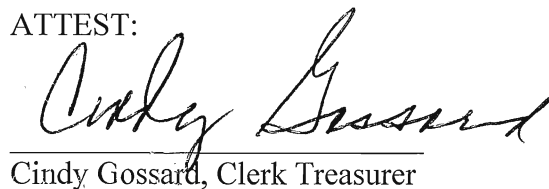
Cindy L. Spoljaric


Robert W. Stokes

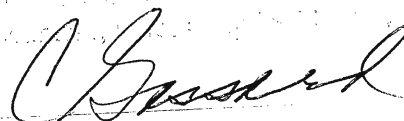
Robert W. Stokes

Robert W. Stokes

ATTEST:

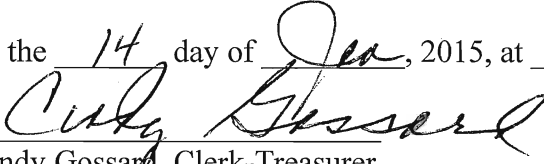

Cindy Gossard, Clerk Treasurer

"I affirm, under the penalties of perjury,
that I have taken reasonable care
to ascertain the contents of the foregoing
document and that it is a true and correct
copy of the original as presented to me."



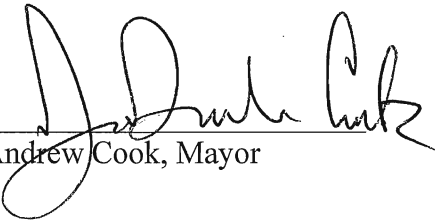
I hereby certify that **ORDINANCE 14-50** was delivered to the Mayor of Westfield

on the 14 day of Jan, 2015, at 9:30A m.


Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 14-50**

this 14 day of January, 2015.


J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 14-50**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

This document prepared by: Jim Langston, Langston Residential Development, LLC,
1132 S. Rangeline Road, Carmel, Indiana 46032 (317) 846-7017.

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit
Exhibit D	Trail Exhibit

EXHIBIT A
REAL ESTATE

PARCEL I

Part of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana, described as follows:

Beginning on the West line of the Northeast Quarter of Section 18, Township 18 North, Range 4 East 495.00 feet North 00 degrees 23 minutes 13 seconds West (assuming bearing) from the Southwest corner of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 411.11 feet; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 seconds 518.57 feet to the West line of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 237.89 feet; thence South 89 degrees 19 minutes 58 seconds East 500.20 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 1269.40 feet to the North line of said Northeast Quarter; thence North 89 degrees 41 minutes 11 seconds East on said North line 832.87 feet to the East line of the West Half of said Northeast Quarter; thence South 00 degrees 16 minutes 27 seconds East on said East line 2162.38 feet to a point 834.20 feet South of the Northwest corner of the Southeast Quarter of said Northeast Quarter; thence South 89 degrees 42 minutes 36 seconds West 1328.73 feet to the place of beginning, containing 48.4533 acres more or less.

PARCEL II

Commence at a point seventeen and one-half (17 1/2) rods South of the Northwest corner of the Northeast Quarter of Section eighteen (18) Township eighteen (18) North, Range four (4) East and run East thirty (30) rods, South fifty-eight and one-half (58 1/2) rods, West thirty (30) rods, North fifty-eight and one-half (58 1/2) rods to the place of beginning, containing eleven (11) acres more or less.

EXCEPT THEREFROM:

Commencing at the Northwest corner of the Northeast Quarter of Section 18, Township 18 North, Range 4 East; thence South 00 degrees 23 minutes 13 seconds East (assumed bearing) 288.75 feet on and along the West line of said Northeast Quarter to the point of beginning of this description, said point being the Northwest corner of an 11.00 acre, more or less, tract of real estate described in Instrument Number 20003774 in the Records of Hamilton County, Indiana; thence North 89 degrees 41 minutes 11 seconds East 495.00 feet parallel with the North line of said Northeast Quarter to the Northeast corner of said 11.00 acre tract of real estate; thence South 00 degrees 23 minutes 13 seconds East 225.18 feet on and along the East line of said 11.00 acre tract of real estate and parallel with the West line of said Northeast Quarter; thence South 89 degrees 36 minutes 47 seconds West 269.50 feet; thence South 00 degrees 23 minutes 13 seconds East 84.74 feet parallel with the West line of said Northeast Quarter; thence South 89 degrees 41 minutes 11 seconds West 225.50 feet to the West line of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West 310.26 feet on and along the West line of the Northeast Quarter to the point of beginning, containing 3.0 acres more or less.

PARCEL III

Part of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana, described as follows:

Beginning on the West line of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East, 906.11 feet North 00 degrees 23 minutes 13 seconds West (assumed bearing) from the Southwest corner of said Northeast Quarter; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 seconds West 518.57 feet to the West line of said Northeast Quarter; thence South 00 degrees 23 minutes 13 seconds East on said West line 252.00 feet to the place of beginning, containing 3.00 acres, more or less.

Parcels I, II and III with exceptions as noted total 59.45 acres, more or less.

EXHIBIT B MAPLERIDGE CONCEPT PLAN

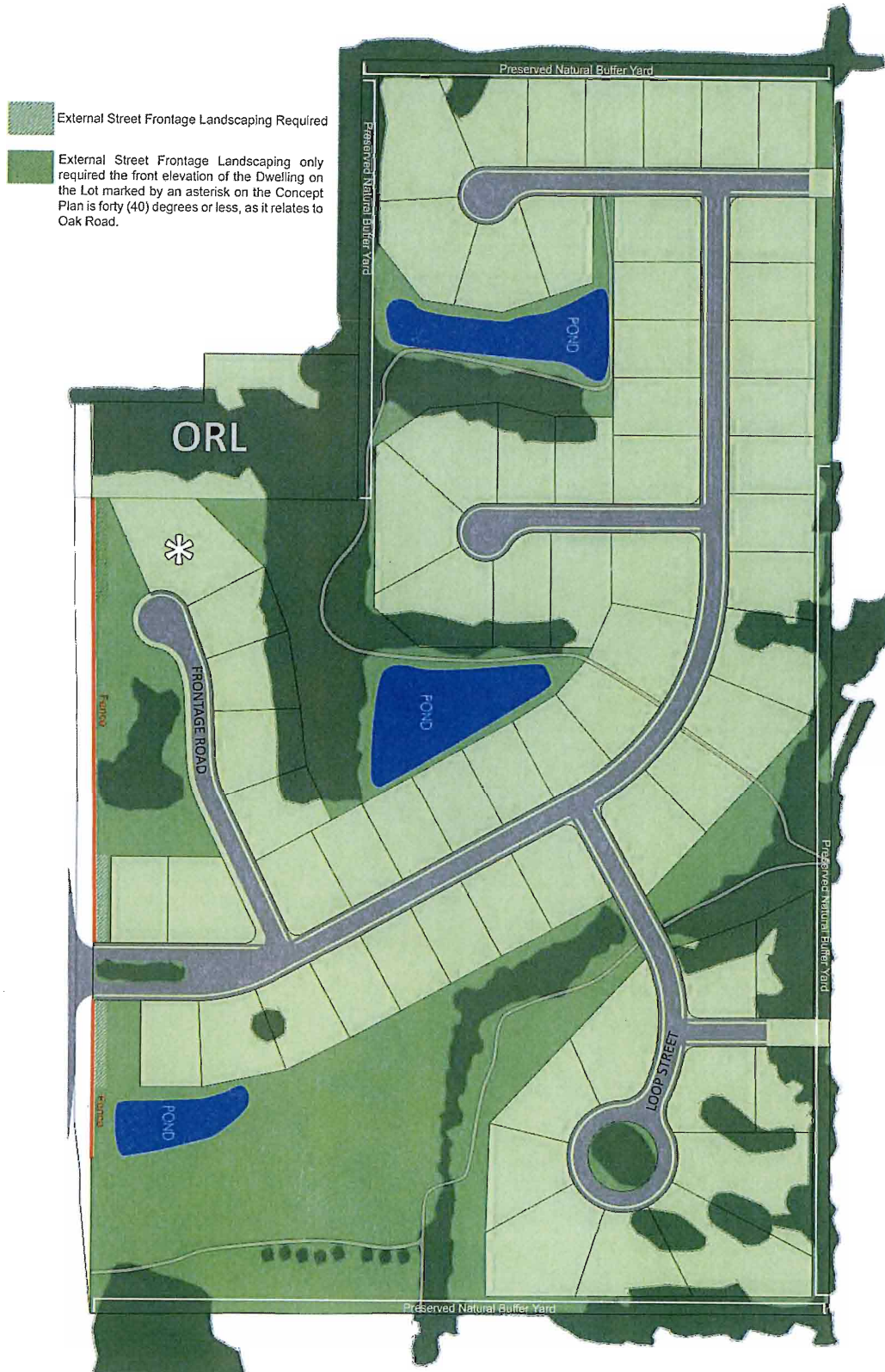


EXHIBIT C
CHARACTER EXHIBIT

Character Exhibit (All pictures are homes located in Brookside)



EXHIBIT C
CHARACTER EXHIBIT (CONT.)



EXHIBIT D





Petition Number: 1512-DDP-23

Subject Site: 17400 Wheeler Road

Petitioner: Holladay Properties

Request: Detailed Development Plan review for a Hampton Inn hotel

Current Zoning: Hall and House PUD District Ordinance

Current Land Use: Agricultural/Undeveloped

Approximate Acreage: 2.66 acres+/-

Property History: Hall and House PUD District - Ord. 12-25
Primary Plat – 1206-SPP-02
Secondary Plat – 1310-SFP-23
Revised Secondary Plat – 1512-SFP-40 (pending)

Exhibits:

1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Landscape Plan
5. Elevations
6. Hall and House PUD Ordinance

Staff Reviewers: Amanda Rubadue, Associate Planner

PROCEDURAL

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

PROJECT OVERVIEW

The 2.66-acre+/- site is located near the southwest corner of Wheeler Road and Westfield Park Drive at 17400 Wheeler Road. (see **Exhibit 2**). The request is for approval of a Detailed Development Plan (see **Exhibit 3**) for a new Hampton Inn Hotel.

The applicable zoning district is the Hall and House PUD (the “PUD District Ordinance”). Applicable underlying zoning district is General Business and is part of the State Highway 32 Overlay District.



The petition was reviewed by the Technical Advisory Committee at its November 24, 2015, meeting. This public hearing for this petition was held at the Advisory Plan Commission's December 7, 2015 meeting.

DEVELOPMENT PLAN REVIEW

Hall & House PUD District Standards (Ordinance 12-25)

The plans comply.

- 1) Permitted Uses (*Section 2*)
- 2) Development Standards (*Section 3*)

Underlying Zoning District Standards (Article 4.16)

GB: General Business District

- | | |
|---|------------|
| 1. <u>Minimum Lot Area:</u> | No Minimum |
| 2. <u>Minimum Lot Frontage:</u> | 80 Feet |
| 3. <u>Minimum Building Setback Lines:</u> | |
| a. Front Yard: | 60 feet |
| b. Side Yard: | 20 feet |
| i. Abutting a residential district: | 60 feet |
| c. Rear Yard: | 20 feet |
| 4. <u>Minimum Lot Width:</u> | No Minimum |
| 5. <u>Maximum Building Height:</u> | 60 feet |
| 6. <u>Minimum Building Size:</u> | No Minimum |

(Minimum front yard setback standard superseded by Hall and House PUD District ordinance)

State Highway 32 Overlay District (Article 5.3)

- A. Purpose and Intent
- B. Applicability
- C. Permitted Uses
- D. Access and Control
- E. Setback Requirements:
 1. Maximum Setback
- F. Accessory Buildings
- G. Building Height Requirements:
 1. Maximum Building Height: No Minimum
 2. Minimum Building Height: Eighteen (18) feet

- 3. Multiple Stories: Multiple stories encourage, not required
- H. Building Size Requirement:
 - 1. Minimum Gross Floor Area: Five Thousands (5,000) square feet
 - 2. Maximum Gross Floor Area: No maximum
- I. Architectural Design Requirements:
 - 1. General Design Theme Standards
 - 2. Building Elevations:
 - i. Openings
 - ii. Gutters and Downspouts
 - iii. Roofs:
 - 1. Pitched Roofs
 - 2. Flat Roofs
 - iv. Main Entrances
 - v. Windows
 - vi. Awnings
 - vii. Drive-thrus and Fueling Stations
 - viii. Building Materials:
 - 1. No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
 - ix. Accessory Buildings
- J. Trail Corridor Requirement
- K. Miscellaneous Requirements:
 - 1. Loading Berths
 - 2. Mechanical Equipment
 - 3. Walls and Fencing

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

The plans comply.

- 1. General Plan Requirements:
 - a. Title, scale, north arrow and date
 - b. Proposed name of the development
 - c. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property
 - d. Address and legal description of the property
 - e. Boundary lines of the property including all dimensions
 - f. Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property

- g. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated
 - h. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers
 - i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper
 - j. Location and dimensions of existing and proposed sidewalks pathways, trails or other alternate transportation plan improvements
 - k. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines
 - l. Location and dimensions of all existing structures and paved areas
 - m. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching)
 - n. Location of all Floodplain areas within the boundaries of the property
 - o. Names of legal ditches and streams on or adjacent to the site
 - p. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephones and cable
 - q. Identify buildings proposed for demolition
 - r. Areas of the property reserved for Development Amenities, Open Space and other similar uses
 - s. Use of each lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area)
 - t. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines
2. Primary or Secondary Plat
3. Landscape Plan:
- a. Groundcover
 - b. Placement: Installed plantings shall comply with the following:
 - i. Clearance with Structures
 - ii. Vision Clearance
 - iii. Minimum Distance from Sidewalk and Curb
 - iv. Minimum Distance from Stormwater Structures
 - v. Easements
 - vi. Arrangement
 - c. Energy Conservation
 - d. Noise Reduction

- e. Minimum Lot Landscaping Requirements: Yards and Open Space areas of all Lots shall be landscaped in accordance with this section
 - i. Business Uses:
 - 1. 10 Shade Trees / acre
 - 2. 10 Ornamental or Evergreen Trees / acre
 - 3. 25 shrubs / acre
 - ii. Credit: All other landscaping plantings required by this Article to be located on the subject Lot (e.g., Foundation Plantings, Parking Area Landscaping) or within an Open Space/Common Area (e.g., Buffer Yard Landscaping, External Street Frontage Landscaping) may be credited toward the individual Lot's or Open Space/Common Area's Lot Landscaping Requirement at a 1:1 ratio, with the exception of Street Trees, as otherwise set forth herein, which may not be credited.
- f. Foundation Plantings
- g. External Street Frontage Landscaping Requirements
- h. Buffer Yard Requirements
- i. Parking Area Landscaping:
 - i. Interior Parking Area Landscaping
 - ii. Interior Parking Area Islands:
 - 1. Location
 - 2. Design
 - 3. Plantings
 - 4. Vision Clearance
 - iii. Perimeter Parking Area Landscaping:
 - 1. Application
 - 2. Drive Aisles
- 4. Open Space and Development Amenity Plan
- 5. Lighting Plan: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan
 - a. General Lighting Standards
 - b. Multi-Family Residential, Business, and Industrial Standards
 - c. Lighting Plan
- 6. Sign Plan
- 7. Building Elevations:
 - a. Address of the property and graphic scale
 - b. Specification or sample of the type and color of exterior materials to be used for all wall, window, roof and other architectural features
- 8. Integrated Developments: Documentary assurances may be required for integrated developments that ensure that the development will be provided with, at a minimum: (i)



regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), and drive(s) and Parking Area(s), including maintenance thereof.

9. **Traffic Impact Study:** A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, of the Plan Commission. If a Traffic Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate cope of the study.

Comment: Petitioner is coordinating with the Public Works Department.

10. **Statement of Development Build-Out**

STAFF COMMENTS

1. The Detailed Development Plan complies with the applicable zoning ordinances.
2. **Recommendation:** The Department recommends **approving the petition with the following condition:**
 - a) **All necessary approvals be obtained from the Westfield Public Works Department, Westfield Fire Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**
3. If any APC member has questions prior to the public hearing, please contact Amanda Rubadue at arubadue@westfield.in.gov or 317.432-6663.



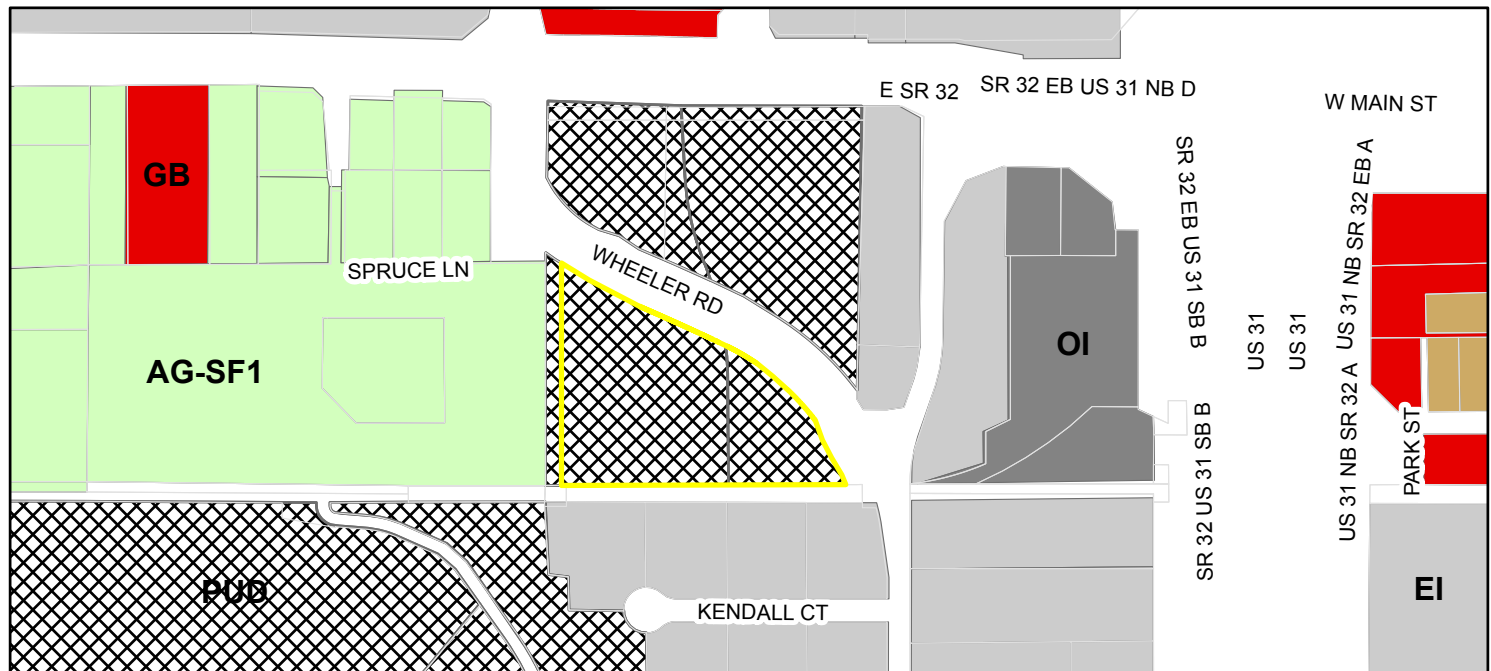
Property Location Map
1512-DDP-23
Hampton Inn
Detailed Development Plan



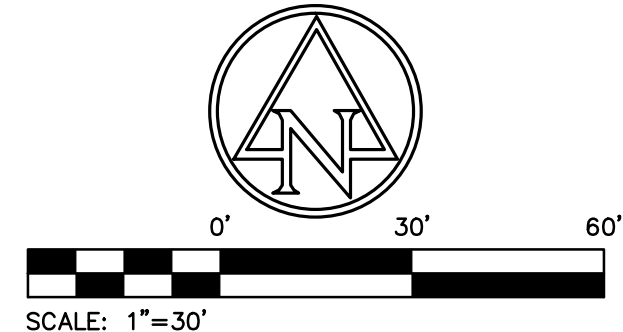
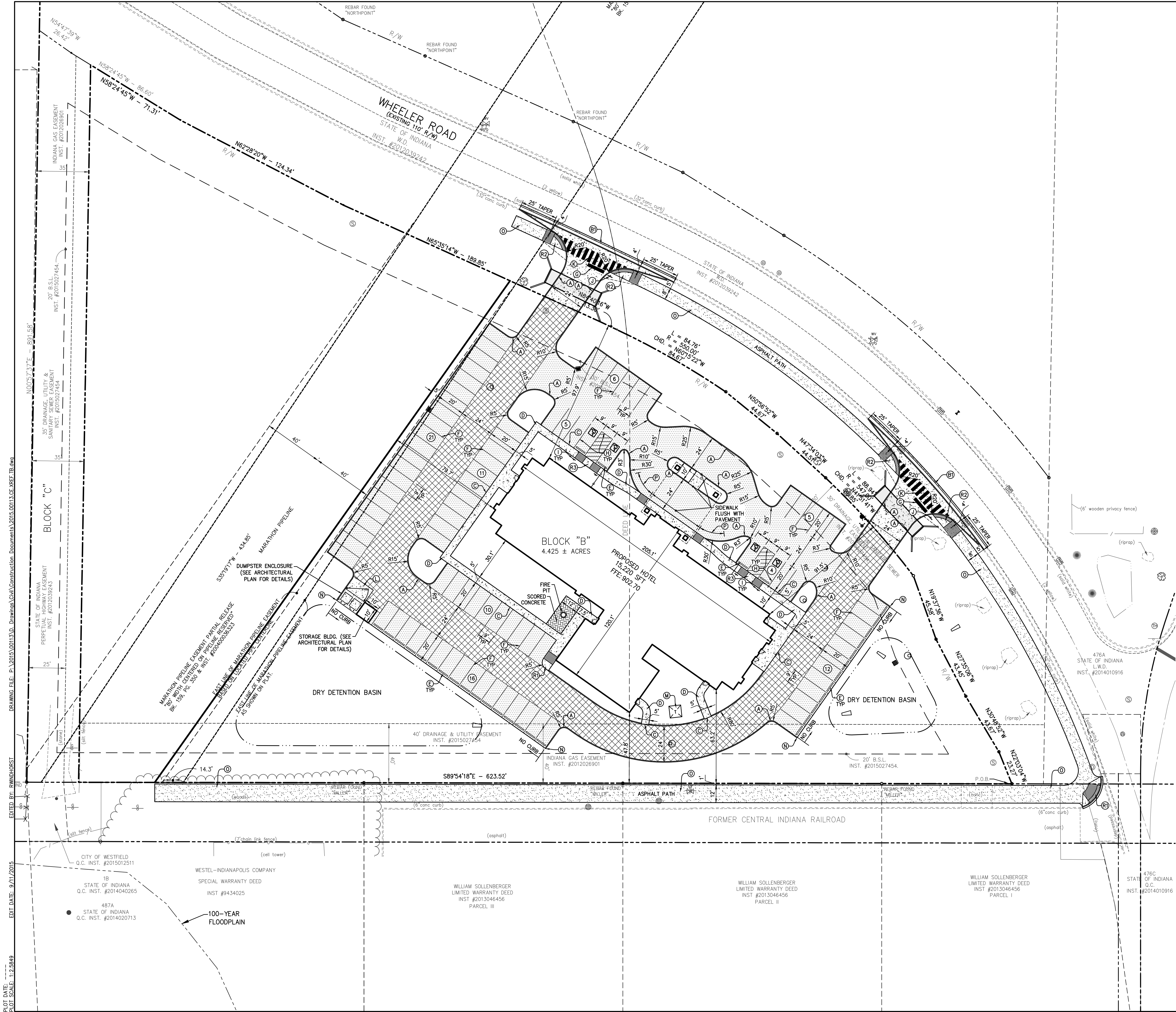
Aerial Location Map



Zoning Map



	Parcel	Zoning		GB (General Business)
		AG-SF1 (Agriculture - Single Family - 1)		MF-1 (Multiple Family - 1)
		EI (Enclosed Industrial)		OI (Open Industrial)
				PUD (Planned Unit Development)
				Parcel



- EXISTING LEGEND**
- BEEHIVE INLET
 - BUSH
 - CURB INLET
 - CLEAN OUT
 - DRAINAGE MANHOLE
 - FIRE HYDRANT
 - GAS MARKER SIGN
 - GAS VALVE
 - INLET
 - PINE
 - POST
 - SIGN
 - SANITARY MANHOLE
 - TELEPHONE HANDHOLE
 - TELEPHONE PEDESTAL
 - TREE
 - WATER METER
 - WATER VALVE
 - BURIED ELECTRIC LINE
 - BURIED GAS LINE
 - BURIED TELEPHONE LINE
 - BURIED WATER LINE
 - TOP OF RIM ELEVATION
 - INVERT ELEVATION
 - PVC PLASTIC PIPE
 - REINFORCED CONCRETE PIPE
 - CORRUGATED PLASTIC PIPE
- PROPOSED SITE LEGEND**
- LIGHT DUTY PAVEMENT
 - HEAVY DUTY PAVEMENT
 - RIGHT OF WAY PAVEMENT
 - CONCRETE

- (A) 6" MONOLITHIC CONCRETE CURB
- (B) 2' CONCRETE CURB & GUTTER
- (BH) LIP GUTTER WITH UNDERDRAIN
- (C) COMBINED WALK & CURB
- (D) CONCRETE SIDEWALK
- (E) PARKING BUMPER
- (F) 4" SOLID WHITE, PAINT LINE
- (G) 24" STOP BAR, WHITE, THERMOPLASTIC
- (H) 4" SOLID BLUE, PAINT LINE (A.D.A. SPACE)
- (I) A.D.A. PARKING SIGN (VAN ACCESSIBLE AS NOTED)
- (J) STOP SIGN
- (K) 24" PEDESTRIAN CROSSWALK, WHITE, THERMOPLASTIC
- (L) DUMPSTER PAD
- (M) ELECTRIC TRANSFORMER PAD
- (N) CURB TAPER
- (O) ASPHALT PATH
- (P) 17" TAPER FROM 0" TO 6" CURB
- (R) A.D.A. RAMP (TYPE "A")
- (R2) A.D.A. RAMP (TYPE "G")
- (R3) A.D.A. RAMP (TYPE "K" MODIFIED)
- (99) PARKING COUNT
- (A) A.D.A. ACCESSIBLE PARKING SPACE

PARKING ANALYSIS	
PARKING REQUIRED:	
1 SPACE/ROOM @ 77 ROOMS =	77
1 SPACE/2 EMPLOYEES @ 14 EMP. =	7
TOTAL REQUIRED PARKING	84
PARKING PROVIDED:	
STANDARD PARKING (9x20)	86
HANDICAP PARKING PROVIDED (INCLUDES 4 VAN ACCESSIBLE)	4
TOTAL PROPOSED PARKING	90

- GENERAL NOTES:**
- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
 - CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
 - SEE SHEET C002 FOR GENERAL, DEMOLITION, SITE, GRADING, UTILITY AND EROSION CONTROL NOTES.

CAUTION !!

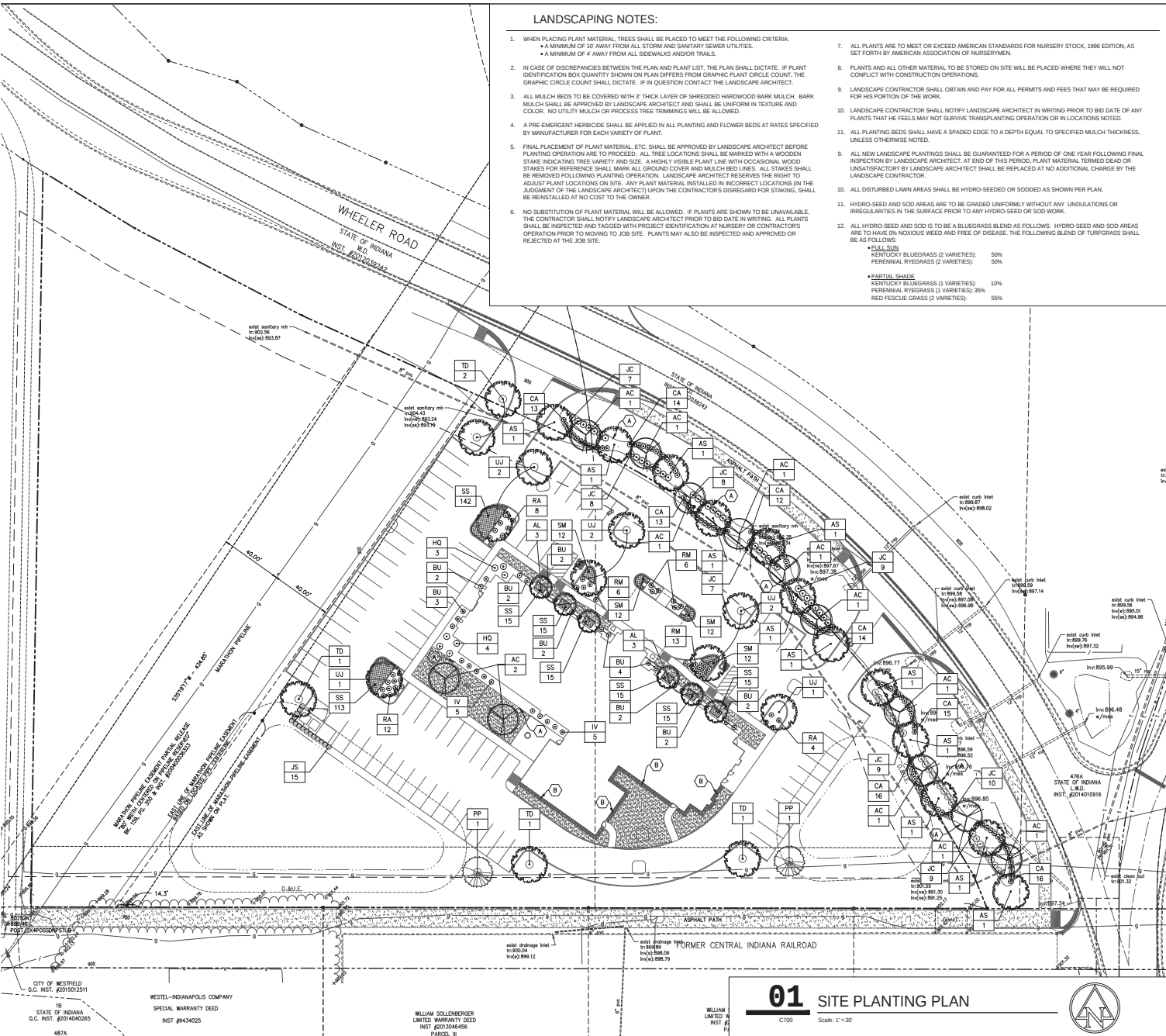
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION. PER INDIANA STATE LAW ICB-1-26 IT IS AGAINST LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK

CALL TOLL FREE: 1-800-382-5544 INDIANA UNDERGROUND

HAMPTON INN
S.R. 32 & WHEELER ROAD
WESTFIELD, INDIANA

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY		
ISSUANCE INDEX		
DATE:		
10/30/2015		
PROJECT PHASE:		
DESIGN		
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE



LANDSCAPING NOTES:

1. WHEN PLACING PLANT MATERIAL, TREES SHALL BE PLACED TO MEET THE FOLLOWING CRITERIA:
 - A MINIMUM OF 10' AWAY FROM ALL STORED AND SANITARY SEWER UTILITIES.
 - A MINIMUM OF 4' AWAY FROM ALL SIDEWALKS AND/OR TRAILS.
2. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND PLANT LIST, THE PLAN SHALL DICTATE. IF PLANT IDENTIFICATION BOX QUANTITY SHOWN ON PLAN DIFFERS FROM GRAPHIC PLANT CIRCLE COUNT, THE GRAPHIC CIRCLE COUNT SHALL DICTATE. IF IN QUESTION CONTACT THE LANDSCAPE ARCHITECT.
3. ALL MULCH BEDS TO BE COVERED WITH 2" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR. NO UTILITY MULCH OR PROCESS TREE TRIMMINGS WILL BE ALLOWED.
4. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND FLOWER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
5. FINAL PLACEMENT OF PLANT MATERIAL, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATION ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING TREE VARIETY AND SIZE. A HIGHLY VISIBLE PLANT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE SHALL MARK ALL GROUND COVER AND MULCH BED LINES. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE. ANY PLANT MATERIAL INSTALLED IN INCORRECT LOCATIONS ON THE JUDGMENT OF THE LANDSCAPE ARCHITECT UPON THE CONTRACTOR'S DISREGARD FOR STAKING, SHALL BE REINSTALLED AT NO COST TO THE OWNER.
6. NO SUBSTITUTION OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED AT THE JOB SITE.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 1996 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTS AND ALL OTHER MATERIAL TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS.
9. LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF THE WORK.
10. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE TRANSPLANTING OPERATION OR IN LOCATIONS NOTED.
11. ALL PLANTING BEDS SHALL HAVE A SPADED EDGE TO A DEPTH EQUAL TO SPECIFIED MULCH THICKNESS, UNLESS OTHERWISE NOTED.
12. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL, TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
13. ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDING OR SODDED AS SHOWN PER PLAN.
14. HYDRO-SEED AND SOD AREAS ARE TO BE GRADED UNIFORM WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY HYDRO-SEED OR SOD WORK.
15. ALL HYDRO-SEED AND SOD IS TO BE A BLUEGRASS BLEND AS FOLLOWS: HYDRO-SEED AND SOD AREAS ARE TO HAVE 90% NOCTURNAL WHEAT AND FREE OF DISEASE. THE FOLLOWING BLEND OF TURFGRASS SHALL BE AS FOLLOWS:
 - FULL SEED
 - KENTUCKY BLUEGRASS (2 VARIETIES): 50%
 - PERENNIAL RYEGRASS (2 VARIETIES): 50%
 - PARTIAL SEED
 - KENTUCKY BLUEGRASS (2 VARIETIES): 10%
 - PERENNIAL RYEGRASS (1 VARIETIES): 30%
 - RED FESCUE GRASS (2 VARIETIES): 60%

LANDSCAPING KEYNOTES

- A. SPADE EDGE: SEE DETAIL SHEET C701
- B. GRAVEL MAINTENANCE EDGE: SEE DETAIL SHEET C701

LANDSCAPING LEGEND

- PERENNIAL BED/GROUND COVER
- LAWN SODDING
- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- SHRUBS
- SHRUBS
- PLANT TAG (SEE SHEET C701 FOR FULL PLANT SCHEDULE)
- MULCH BED (DOUBLE-SHREDDED HARDWOOD BARK MULCH)

ORDINANCE INFORMATION

GENERAL SITE INFORMATION

SITE ZONING: PUD

UNDERLYING ZONING: GB- GENERAL BUSINESS

IMPROVED PROJECT AREA: 2.66

LOT LANDSCAPING REQUIREMENTS	
MINIMUM REQUIREMENT	PROPOSED PLANTINGS
27 Shade or Evergreen Trees	27 Shade or Evergreen Trees
27 Ornamental Trees	18 Ornamental Trees
66 Shrubs	267 Shrubs

EXTERNAL FRONTAGE ROAD REQUIREMENTS	
MINIMUM REQUIREMENT	PROPOSED PLANTINGS
13 Shade or Evergreen Trees	13 Shade or Evergreen Trees
10 Ornamental Trees	33 Ornamental Trees
125 Shrubs	180 Shrubs

PARKING AREA LANDSCAPING	
MINIMUM REQUIREMENT	PROPOSED PLANTINGS
10% Interior Islands	10.3% Interior Islands
1.2 Shrubs	1.2 Shrubs
97 Shrubs	97 Shrubs

REQUIRED PARKING LOT SCREENING PLANTING COUNTS ARE INCLUDED IN THE EXTERNAL STREET FRONTAGE CALCULATION.

NO BUFFER YARDS ARE REQUIRED.

- GENERAL NOTES:
1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
 2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
 3. SEE SHEET C700 FOR GENERAL DEMOLITION, SITE GRADING, UTILITY AND EROSION CONTROL NOTES.
- CAUTION!!
- THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION. PER INDIANA STATE LAW (CS-1-26 IT IS AGAINST LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK. CALL TOLL FREE 1-800-362-5544 UNDERGROUND



227 S. MAIN STREET, SUITE 200, SOUTH BEND, IN 46001
P. 574.224.0073



12000 Southwestern Blvd. Indianapolis, Indiana 46238
TEL 317.547.5080 FAX 317.543.0070
www.structurepoint.com



755 Chubbuck Ln. Memphis TN 38117
p 901.241.5000 f 901.274.6800

HAMPTON INN
S.R. 32 & WHEELER
ROAD
WESTFIELD, INDIANA



CERTIFIED BY

ISSUANCE INDEX	
DATE:	
10/30/2015	
PROJECT PHASE:	
DESIGN	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	12/11/2015

Project Number 2015.00113

LANDSCAPE
PLAN

C700

2015.00113.CE.C700-C701.LSP.dwg

ORDINANCE NUMBER 12-25

**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 "Hall and House PUD Ordinance") to amend the Westfield-Washington Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1206-PUD-06, filed with the Commission requesting an amendment to the Zoning Ordinance;

WHEREAS, the Commission forwarded Docket 1206-PUD-06 to the Westfield City Council with a favorable (7-0) recommendation in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505;

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

WHEREAS, the Westfield City Council is subject to the provisions of the Ind. Code § 36-7-4-1507 and Ind. 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. APPLICABILITY OF ORDINANCE

- 1.1 This PUD District Ordinance (the "Ordinance") applies to the subject real estate, more particularly described in Exhibit A attached hereto (the "Real Estate").
- 1.2 The underlying zoning district shall be the GB – General Business District (the "GB District") with the provisions of Section 16.04.065 ("State Road 32 Overlay") ordinance, except that an access road, as outlined in Section 16.04.065.5.C, is not required in the Hall and House PUD.

COPY

Section 16.04.70 (US Highway 31 Overlay Zone) of the Zoning Ordinance shall be inapplicable to the use and development of the real estate. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the GB District shall apply.

- 1.3 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. PERMITTED USES

- 2.1 Antiques, Motels, Hotels, Art School, Artisan School, Bakeries, Banks, Savings & Loan Assn., Barber and Beauty Schools, Barber and Beauty Shops, Bicycle Sales Rentals & Service, Blueprinting, Photocopying, Job Printing, Book Store (Excluding Adult), Camera Stores, Carwash (Indoor), China and Glassware Shops, Comic Shops, Convenience Store with Gasoline Sales, Credit Union Offices, Dancing Schools, Delicatessen, Dentist, Department Stores under 10,000 square feet, Discount Stores < 10,000 square feet, Drug Stores, Dry Cleaning and Laundry Pickup, Employment Agencies, Fabric Shops, Floor Coverings, Florist, Galleries, Gift Shops, Grocery Stores, Health Fitness and Exercise Centers, Hardware Stores without Outside Displays, Hobby Shops, Hospitals (minor) Medical, Dental Clinics and Labs, Insurance Companies, Jewelry Store, Lawyers, Liquor Stores, Loan Offices, Locksmith Shops, Luggage stores, Mail Order Store, Music Records Instrument Shops, Music Schools, Office Building, Optometrists, Paint and Wallpaper Stores, Pet Grooming, Pet Shops, Physicians, Picture Framing, Real Estate Offices, Restaurants and Cafeterias Having More Than Fifty (50%) Percent of Gross Sales Derived From Food Sales, Shoe Repair, Shoe Store, Sporting Goods, Stationary stores, Taylor and Seamstress, Tobacco Shop, Travel Bureau, Veterinarians Small Animals (No Outdoor Runs, etc.) and Wearing Apparel and Accessory Shops

SECTION 3. DEVELOPMENT STANDARDS

- 3.1 Hall and House Commercial Subdivision, as shown in Exhibit B, shall be comprised of Three (3) blocks; Block "A", Block "B", and Block "C".
- 3.2 Public Trailways – There shall be dedicated to the City, Block "C", as shown in Exhibit B, Thirty Five Feet (35) for the future City of Westfield Trailway System. The Trailway shall be dedicated within sixty (60) days of written notice by the City of Westfield. All setback and buffer measurements for the western boundary of Block "B" shall be measured from the western boundary of Block "C".

- 3.3 Minimum front yard building setback along State Road 32 and Westfield Park Drive from the public right-of-way shall be thirty (30) feet.
- 3.4 Minimum Rear and Sideyard Setbacks shall be twenty (20) feet unless a required buffer or transition yard is required.
- 3.5 An eight (8) foot asphalt sidewalk shall be installed along Westfield Park Drive at the time each lot develops.

SECTION 4. APPROVAL Upon motion duly made and seconded, this Ordinance was fully passed by members of the Common Council this _____ day of _____, 2012.

[REST OF PAGE IS INTENTIONALLY LEFT BLANK]

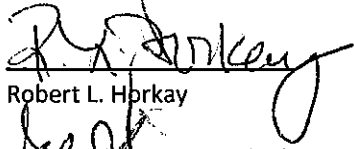
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY,
INDIANA THIS 9 DAY OF July, 2012.

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

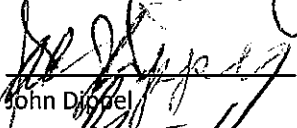
Voting Against

Abstain


Robert L. Horkay

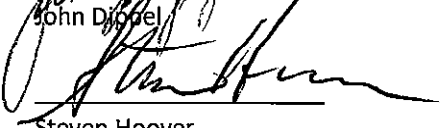
Robert L. Horkay

Robert L. Horkay


John Dippel

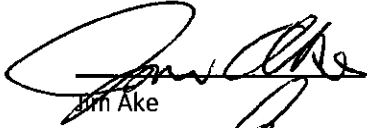
John Dippel

John Dippel


Steven Hoover

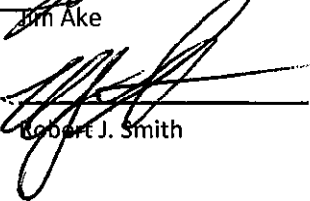
Steven Hoover

Steven Hoover


Jim Ake

Jim Ake

Jim Ake


Robert J. Smith

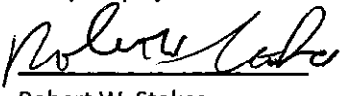
Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

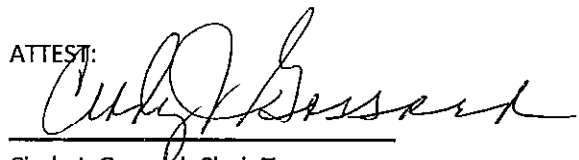
Cindy L. Spoljaric


Robert W. Stokes

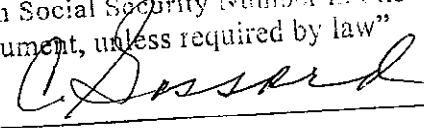
Robert W. Stokes

Robert W. Stokes

ATTEST:


Cindy J. Gossard, Clerk-Treasurer

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

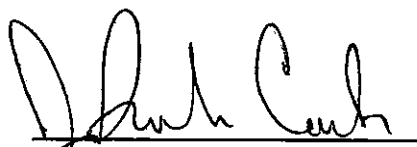

Signed

I hereby certify ORDINANCE 12-25 was delivered to the Mayor of Westfield on the 10 day of July, 2012, at 2:30 p m.


Cindy J. Gossard, Clerk-Treasurer

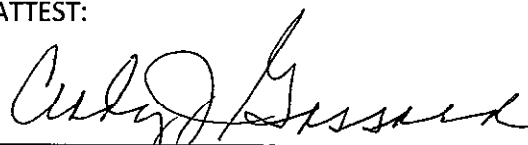
I hereby APPROVE ORDINANCE 12-25
this 12th day of July, 2012

I hereby VETO ORDINANCE 12-25
this _____ day of _____, 2012


J. Andrew Cook, Mayor

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: Larry House and Rodger Hall

Prepared by: Larry House and Rodger Hall – Hall and House, LLC

6501 Bluff Road, P.O. Box 47710, Indianapolis, Indiana 46247

EXHIBIT "A"

DESCRIPTION

Part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East located in Hamilton County, Indiana described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East (said corner being South 89 degrees 49 minutes 58 seconds West 79.77 feet from the Northeast corner of the East Half of the Northwest Quarter of Section 1, Township 18 North, Range 3 East) assumed basis of bearings; thence South 89 degrees 49 minutes 58 seconds West along the North line of the said Half Quarter Section 551.56 feet to the northeast corner of a variable right-of-way of State Road 32 per Project STP-008-6(006) parcel 41; thence South 01 degrees 02 minutes 08 seconds West 51.03 feet to the southeast corner of said right-of-way parcel 41, being the Point of Beginning; thence South 01 degrees 02 minutes 08 seconds West 843.75 feet to the north right-of-way of the Central Indiana Railroad; thence North 89 degrees 54 minutes 20 seconds West along said right-of-way 687.23 feet; thence North 00 degrees 57 minutes 37 seconds East 852.24 feet to the southwest corner of the aforesaid variable right-of-way; thence North 89 degrees 11 minutes 51 seconds East along the south line of said right-of-way 688.26 feet to the Point of Beginning containing 13.38 acres more or less.

Exhibit "B"

State Road #32

688.26' S 89°11'51" E

30' - STATE ROAD 32 OVERLAY

EXISTING RIGHT-OF-WAY STATE ROAD #32

30' BUILDING SETBACK LINE

Block "A"
6.34± Acres

40' BUFFER YARD

RESIDENTIAL USE

30' BUILDING SETBACK LINE

852.24' N 00°57'37" E

35' TRAILWAY EASEMENT

508.18'

AGRICULTURAL USE

30' BUILDING SETBACK LINE

Block "C"
0.40± Acres

Block "B"
4.42± Acres

20' BUILDING SETBACK LINE

687.23' N 89°54'20" W

COMMERCIAL WAREHOUSE USE

51.03' S 01°02'08" W

AUTO SERVICE USE

636.76'

843.75' S 01°02'08" W

INDUSTRIAL USE

21.21'

206.99'

S 89°49'58" W 551.56'

NORTH LINE S.W. 1/4, SEC. 36, T-19-N, R-3-E

19.11'

S.E. Corner S.W. 1/4
Sec. 36, T-19-N, R-3-E

N.E. Corner E. 1/2
Sec. 1, T-18-N, R-3-E

N. WHEELER RD.

SUN PARK DR.

S.R. #32

U.S. #31

WESTFIELD PARK RD.

KENDALL CT.

Site

AREA MAP

DESCRIPTION

Part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East located in Hamilton County, Indiana described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East (said corner being South 89 degrees 49 minutes 58 seconds West 79.77 feet from the Northeast corner of the East Half of the Northwest Quarter of Section 1, Township 18 North, Range 3 East) assumed basis of bearings; thence South 89 degrees 49 minutes 58 seconds West along the North line of the said Half Quarter Section 551.56 feet to the northeast corner of a variable right-of-way of State Road 32 per Project STP-008-6(006) parcel 41; thence South 01 degrees 02 minutes 08 seconds West 51.03 feet to the southeast corner of said right-of-way parcel 41; being the Point of Beginning; thence South 01 degrees 02 minutes 08 seconds West 843.75 feet to the north right-of-way of the Central Indiana Railroad; thence North 89 degrees 54 minutes 20 seconds West along said right-of-way 687.23 feet; thence North 00 degrees 57 minutes 37 seconds East 852.24 feet to the southwest corner of the aforesaid variable right-of-way; thence North 89 degrees 11 minutes 51 seconds East along the south line of said right-of-way 688.26 feet to the Point of Beginning containing 13.38 acres more or less.

PROJECT NAME

Hall & House Commercial Subdivision

City of Westfield, Hamilton County, Indiana

SHEET TITLE

Conceptual Plan

PREPARED FOR

Hall & House LLC

6501 Bluff Road, P.O. Box 47710

Indianapolis, Indiana 46247

SCALE

1"=50'

DRAWN BY

CHECKED BY

DJS

Seal

NORTHPOINTE

586 South State Road 135

Suite "B"

Greenwood, Indiana 46142

Office - 317-884-3020

Fax - 317-884-3025

www.npes.biz

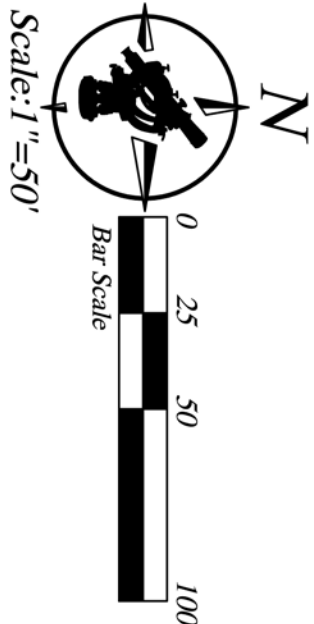


SURVEYING, Inc.

Sheet 1 of 1

Date: 04-09-2012

Job # 12-0028



Scale: 1"=50'



Scale: NTS

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Petition Number: 1601-SPP-01 & 1601-ODP-01

Subject Site Address: East of Oak Ridge Road, just south of SR 32

Petitioner: Edge Rock Development, LLC by TERRA Site Development, Inc.
(the "Petitioner")

Request: The Petitioner requests Primary Plat and Overall Development Plan review of two (2) lots on approximately 13.75 acres +/- located in the Trails PUD District.

Current Zoning: Trails PUD District

Current Land Use: Agricultural/Single-family

Approximate Acreage: 13.75 acres +/-

Petition History: 1509-PUD-18 PUD District Ordinance 15-27 (11/09/15)

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat/Overall Development Plan
4. PUD District Ordinance 15-27

Staff Reviewer: Andrew Murray

PROCEDURAL

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



PROJECT OVERVIEW

The 13.75 acre +/- site is generally located just south of State Road 32 and east of Oak Ridge Road (see **Exhibit 2**). The request is for Overall Development Plan and Primary Plat approval for the creation of two (2) lots located in the Trails PUD District. The Trail PUD District ordinance (see **Exhibit 4**) was adopted by the Westfield City Council on November 9, 2015.

The petition was reviewed by the Technical Advisory Committee at its December 15, 2015 meeting. This petition has been properly noticed for a public hearing at the Advisory Plan Commission's January 4, 2016, meeting.

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

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

- 5) Proposed name of subdivision.

Comment: The Department is working with the Petitioner towards compliance.

- 6) Names and addresses of the owner, owners, land surveyor or land planner.

Comment: The Department is working with the Petitioner towards compliance.

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

- 8) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

Comment: The Department is working with the Petitioner towards compliance.

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

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

Comment: The Petitioner is working with all applicable utilities including Citizens Westfield.

- 11) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)



- 12) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

Comment: The Department is working with the Petitioner towards compliance.

- 13) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

Comment: The Department is working with the Petitioner towards compliance.

- 14) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

Comment: The Department is working with the Petitioner to incorporate a curve data table.

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

Comment: The Department is working with the Petitioner towards compliance.

- 16) Legend and notes.

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

Comment: The Petitioner is working with the Hamilton County Surveyors Office and the Westfield Public Works Department towards compliance.

- 18) Other features or conditions which would affect the subdivision favorable or adversely.

- 19) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

- 20) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

Comment: The Petitioner is working with all appropriate agencies towards compliance.

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

- 22) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.



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

Comment: Please provide statement for proposed construction (roadway) in the floodway.

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

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

- 20) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 21) Address and legal description of the property.
- 22) Boundary lines of the property including all dimensions.
- 23) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 24) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 25) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

Comment: The Petitioner is working with the Westfield Public Works Department and INDOT for necessary roadway improvements.

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

Comment: The Petitioner is working with the Westfield Public Works Department and INDOT for necessary roadway improvements.

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

Comment: The Department is working with the Petitioner toward compliance.



- 28) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 29) Location and dimensions of all existing structures and paved areas.
- 30) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 31) Location of all Floodplain areas within the boundaries of the property.
- 32) Names of legal ditches and streams on or adjacent to the site.
- 33) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 34) Identify buildings proposed for demolition.
- 35) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 36) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

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

- 37) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 38) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 39) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

Comment: The Petitioner is working with the all applicable TAC agencies towards compliance.



- 40) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

Comment: Please confirm with all applicable utility agencies.

THE TRAILS PUD DISTRICT (ORD. 15-27)

The plans comply unless otherwise noted below.

Section 4. General Regulations.

MULTI-FAMILY 2 (MF-2) DISTRICT (LOT 1)

GENERAL BUSINESS (GB) DISTRICT (LOT 2)

Section 5. Development Standards.

STATE ROAD 32 OVERLAY – Article 5.3

DEVELOPMENT STANDARDS – Chapter 6

DESIGN STANDARDS (Chapter 8 of UDO)

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

57) Easement Standards

58) Pedestrian Network Standards

Comment: The Department is working with the Petitioner towards compliance.

59) Street Light Standards

Comment: The Department is working with the Petitioner towards compliance.

60) Utility Standards

Comment: The Department is working with the Petitioner towards compliance.



DEPARTMENT COMMENTS

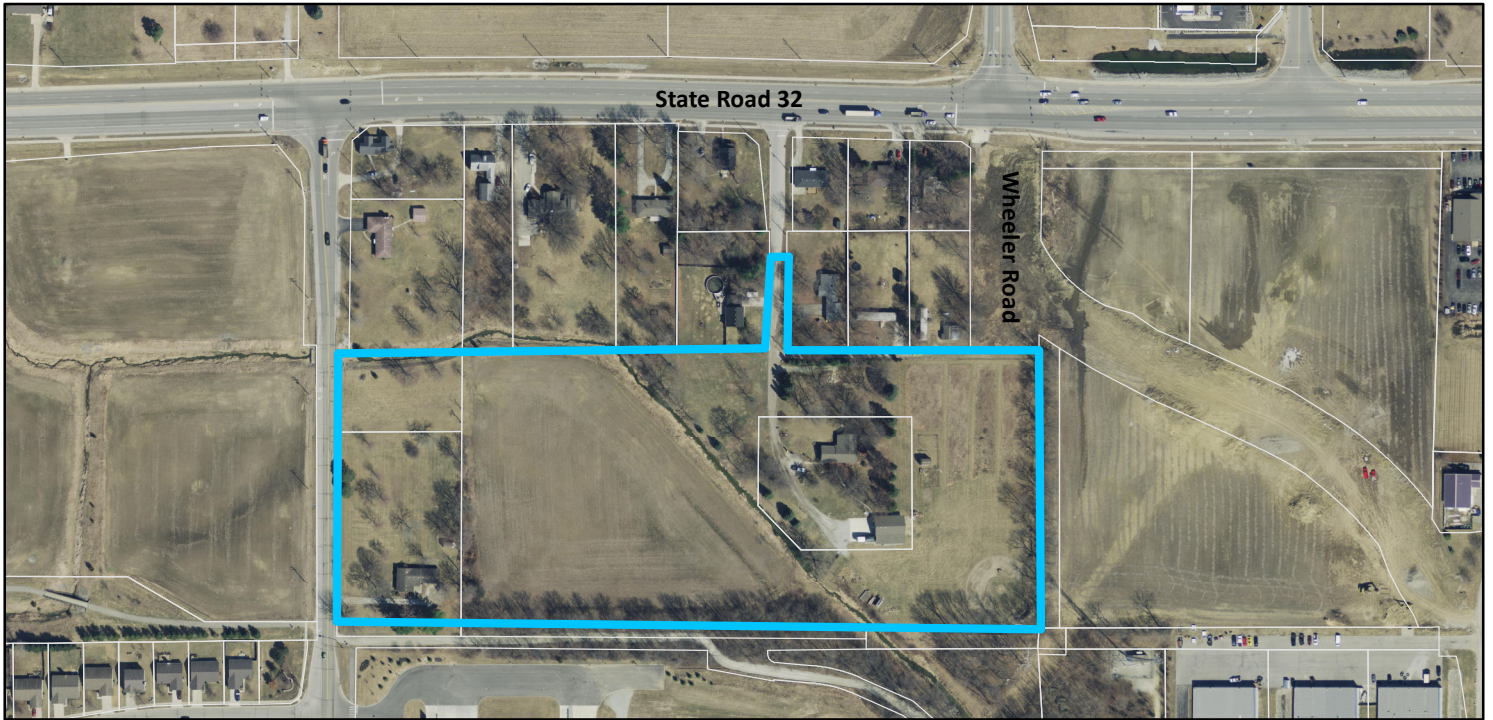
61) **Action:**

Hold a public hearing at the January 4, 2016, APC meeting.

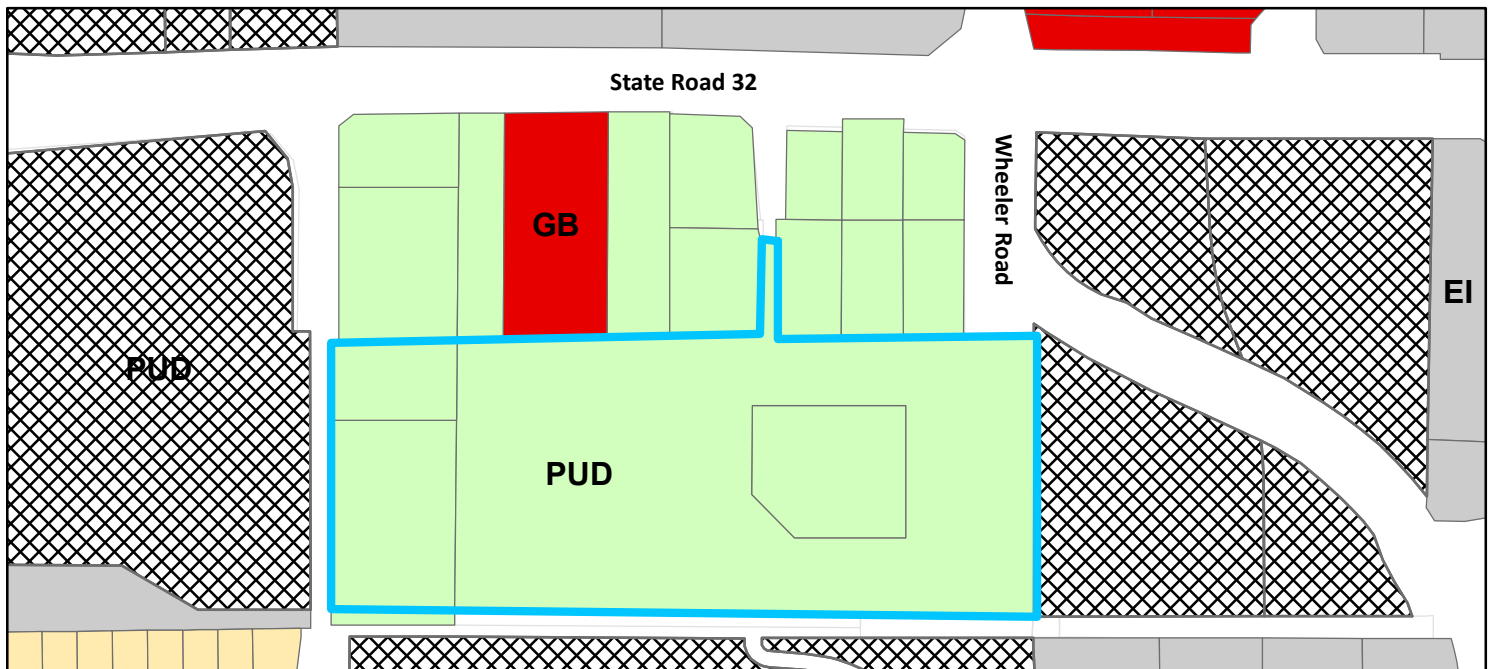
62) Prior to final deposition, the Petitioner will make any necessary revisions to the plans, as noted in this staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.

63) If any Plan Commission member has questions prior to the public hearing, then please contact Andrew Murray at (317) 379-9080 or amurray@westfield.in.gov.

Location Map

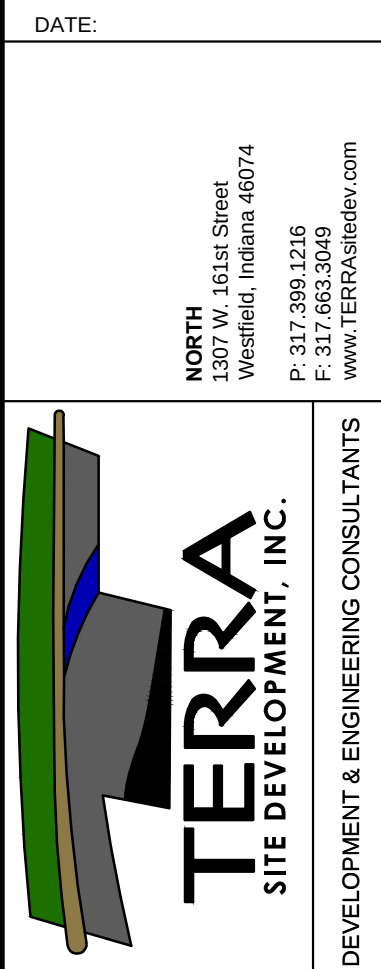


Zoning Map



Zoning

AG-SF1 (Agriculture - Single Family - 1)	GB (General Business)	EI (Enclosed Industrial)	PUD (Planned Unit Development)
		SF-4 (Single Family - 4)	





SHEET #:
PP1
of 1

ORDINANCE 15-27

THE TRAILS PUD

2015059892 ORDINANCE \$43.00
11/20/2015 09:54:11A 16 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented


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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition 1509-PUD-18), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Petition 1509-PUD-18 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (7-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 367-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on November 3, 2015; and,

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

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

Section 1. Applicability of Ordinance.

- 1.1 This PUD District Ordinance (this "Ordinance") applies to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate") and shall hereafter be referred to as the "**THE TRAILS PUD DISTRICT**" (the "District").
- 1.2 The provisions of the Zoning Ordinance as amended shall govern development of the Real Estate unless specifically modified by the terms of this Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance shall be superseded by the terms of this Ordinance.
- 1.3 The underlying zoning district for **Lot 1** shall be the **MF2 – Multi-Family Medium Density District**. The underlying zoning district for **Lot 2** shall be **GB – General Business District**. Except as modified, revised, supplemented or expressly made inapplicable by

this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

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

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

- A. Architectural Insulated Panels: An insulated metal panel with a foamed core and an exterior finish that simulates the look of stucco.
 - B. Family Entertainment Center. A retail/entertainment establishment which may include any combination of the following activities: bowling, laser tag, arcade, full-service restaurant and bar, outdoor seating, outdoor entertainment, and other similar activities.
 - C. Underlying Zoning District. The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.
- 2.1 Site Concept Design Plan: The plans attached hereto and incorporated herein by reference as **Exhibit B**. Exhibit B includes two (2) alternative layouts for multi-family development on Lot 1. Each layout depicts a general plan for the development of the Real Estate. The site shall be developed in substantial compliance with one of the two (2) alternative plans.
- A. Exhibit B1 depicts a multi-building multi-family development (“Layout B1”).
 - B. Exhibit B2 depicts a single-building multi-family development (“Layout B2”).
- 2.2 Illustrative Character Exhibit: The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District’s intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department’s decision may be appealed to the Plan Commission.

Section 3. **Permitted Uses.**

- 3.1 Lot 1 – All uses permitted in the Underlying Zoning District for MF2 shall be permitted in Lot 1, except for the following:
- A. Utilities – Regulated by IURC

- 3.2 Lot 2 – All uses permitted in the Underlying Zoning District for GB shall be permitted in Lot 2. In addition, the following are also permitted:
- A. Family Entertainment Center
 - B. Mixed-Use Commercial, including office and/or retail space

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

- 4.1 *Article 4.11 MF2: Multi-Family Medium Density District* regulations shall apply to Lot 1, except as modified below.
- A. Location: *Article 4.11 (C)(2)* regarding multi-family zoning district proximity shall not apply.
 - B. Maximum Density: Thirty (30) Dwelling Units per acre.
 - C. Maximum Dwelling Units per Structure:
 - a. Layout B1 – 30 units per building; or
 - b. Layout B2 – Maximum of 300 units
 - D. Maximum Number of Dwelling Units: Three Hundred (300)
 - E. Minimum Building Setback Lines: Front Yard: 0'
 - F. Maximum Building Height:
 - a. Layout B1 – 3 stories
 - b. Layout B2 – 80 feet
 - G. Project Perimeter Setback: *Article 4.11 (J)* regarding proximity slope shall not apply.
- 4.2 *Article 4.16: General Business District* regulations shall apply to Lot 2.

Section 5. Development Standards. The standards of *Article 5.3: State Highway 32 Overlay District* and *Chapter 6: Development Standards* shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

- 5.1 *Article 5.3 (K)* and *Article 6.3 Architectural Standards* shall apply, except as otherwise modified below.
- A. Lot 2 – If Architectural Insulated Panels are used as an exterior building material on Lot 2, then the following applies:
 - 1. A minimum of thirty-three percent (33%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
 - 2. No more than sixty-seven percent (67%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with Architectural Insulated Panels.

3. No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal (that is not Architectural Insulated Panels), Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

B. Lot 2 – If Architectural Insulated Panels are not used as an exterior building material on Lot 2, then the architectural standards under *Article 5.3 (K)* and *Article 6.3 Architectural Standards* shall apply.

5.2 *Article 6.14 Parking and Loading Standards* shall apply to the Real Estate, except as otherwise modified below.

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

5.3 The existing trees and other vegetation along the Midland Trace Trail corridor shall be preserved and maintained. Direct access to the Midland Trace Trail from the Real Estate shall not be permitted, except as otherwise requested or required by the City.

Section 6. **Design Standards.** The regulations of *Chapter 8: Design Standards* shall apply to the Real Estate, except as otherwise modified below.

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

A. Minimum Open Space: 15%.

B. Development Amenities: Lot 1 shall be developed to include a minimum of five (5) amenities, including but not limited to the following:

- (i) Clubhouse
- (ii) Fitness Center in Clubhouse
- (iii) Pool at Clubhouse
- (iv) Business Center in Clubhouse
- (v) Grilling Cabana at Clubhouse
- (vi) Dog Park at Clubhouse
- (vii) Unique Bicycle Storage Units on Ground Level
- (viii) Electric car charging station

6.2 Trail Access

A. Access to the Midland Trace Trail shall be limited to the intersection with perimeter pathway along Oak Ridge Road, unless otherwise requested or required by the City.

B. Lot 2 shall include direct access to the Monon Trail.

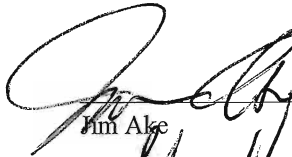
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS 9 DAY OF
Nov, 2015.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain



Jim Ake

Jim Ake

Jim Ake



Steven Hoover

Steven Hoover

Steven Hoover



Robert L. Horkay

Robert L. Horkay

Robert L. Horkay



Chuck Lehman

Chuck Lehman

Chuck Lehman

Bob Smith

Bob Smith

Bob Smith

Cindy L. Spoljaric



Cindy L. Spoljaric

Cindy L. Spoljaric



Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

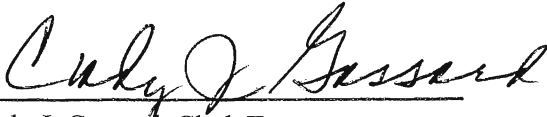


Cindy J. Gossard, Clerk-Treasurer

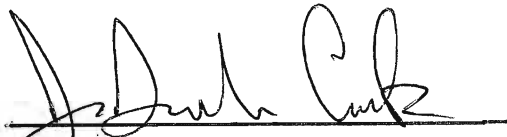
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Adam H. Horkay

This Instrument prepared by: Adam H. Horkay
EdgeRock Development, LLC.
733 E. State Road 32, Westfield IN 46074

I hereby certify **ORDINANCE 15-27** was delivered to the Mayor of Westfield on the
10 day of Nov, 2015.


Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 15-27
this 11 day of November, 2015.


J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 15-27
this ____ day of _____, 2015.

J. Andrew Cook, Mayor

ATTEST:


Cindy J. Gossard, Clerk Treasurer

EXHIBIT A

The Trails PUD

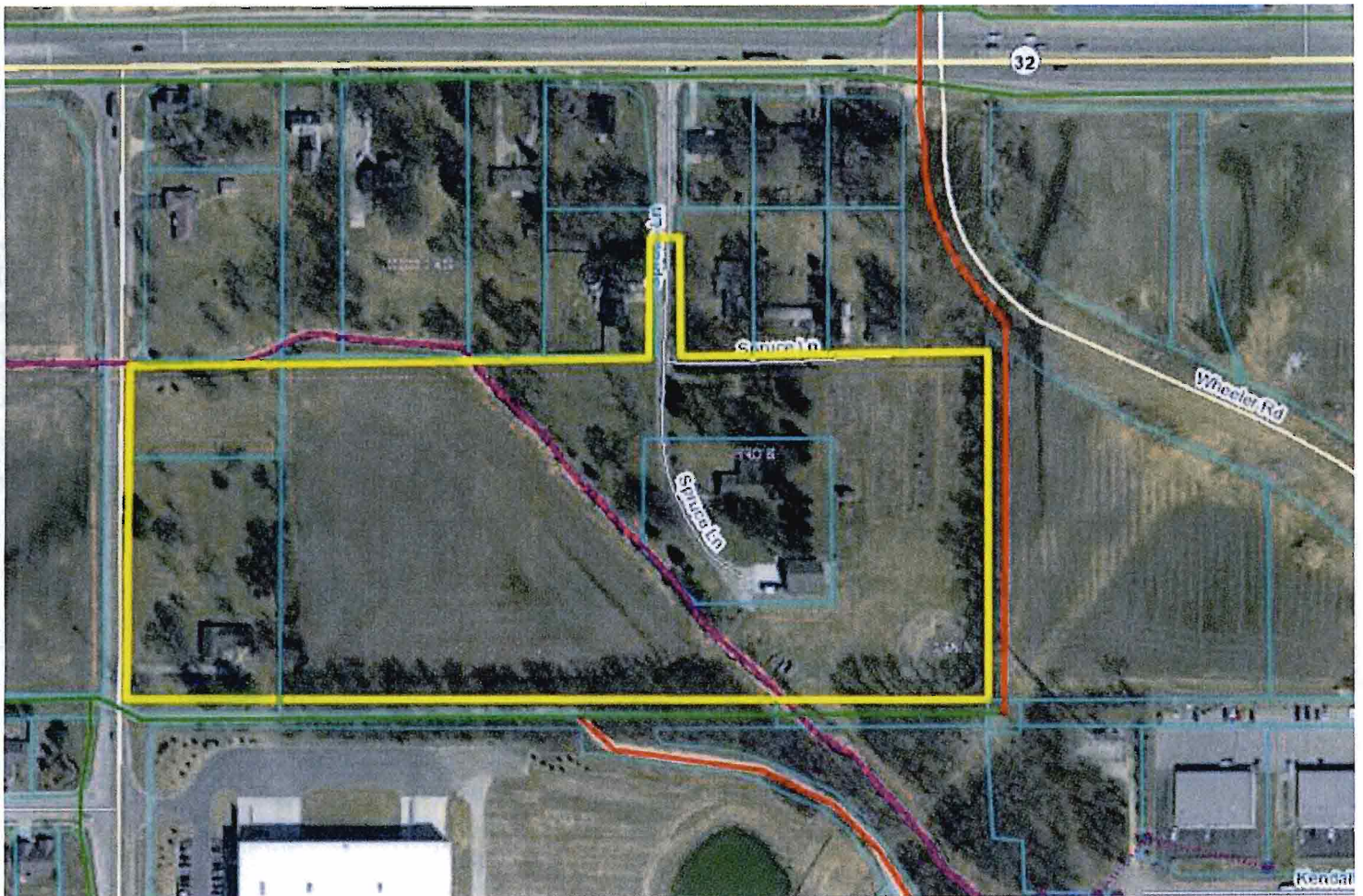
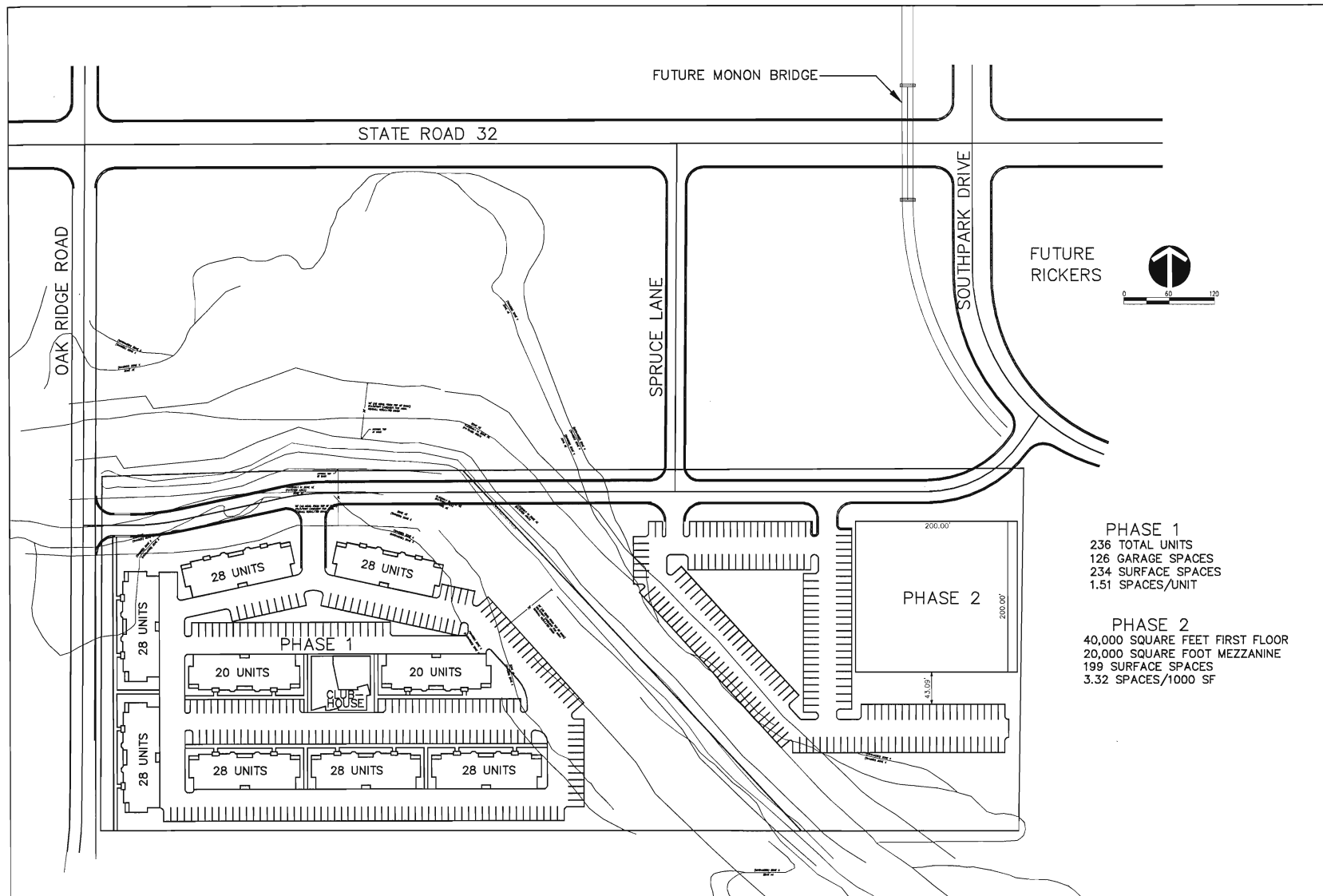


EXHIBIT B

Layout B1



PHASE 1
236 TOTAL UNITS
126 GARAGE SPACES
234 SURFACE SPACES
1.51 SPACES/UNIT

PHASE 2
40,000 SQUARE FEET FIRST FLOOR
20,000 SQUARE FOOT MEZZANINE
199 SURFACE SPACES
3.32 SPACES/1000 SF



DATE: MAY 9, 2015

NORTH
1307 W. 161st Street
Westfield, Indiana 46074

SOUTH
Purdue Technology Center of
Indianapolis
5225 Exploration Drive, Suite 130
Indianapolis, Indiana 46261

P: 317.399.1216
F: 317.399.1218
www.TEPPower.com

DEVELOPMENT & ENGINEERING CONSULTANTS

EDGEROCK DEVELOPMENT
733 EAST STATE ROAD 32
WESTFIELD, IN 46074

[illegible]

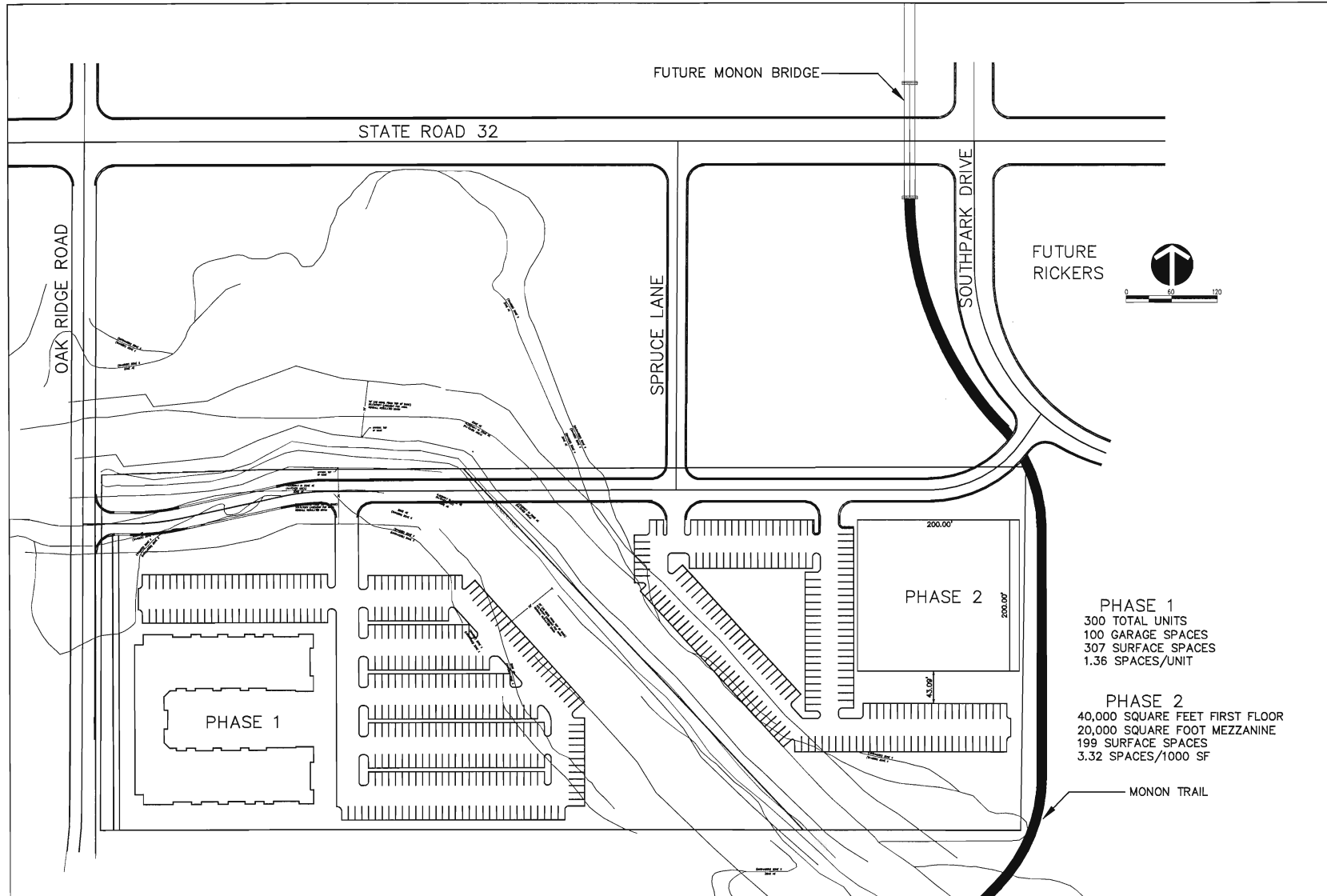
DRAWING FILES:

DATE: MAY 27, 2015	
PROJECT NUMBER: 150324-1.001	
DRAWN BY: RT	CHECKED BY: GEM
SHEET TITLE:	

SHEET #:

of 8

Layout B2



PHASE 1
300 TOTAL UNITS
100 GARAGE SPACES
307 SURFACE SPACES
1.36 SPACES/UNIT

PHASE 2
40,000 SQUARE FEET FIRST FLOOR
20,000 SQUARE FOOT MEZZANINE
199 SURFACE SPACES
3.32 SPACES/1000 SF



DAVID E. WUERFEL
Professional Engineer
No. 8300348
State of Indiana
Exp. 12/31/2018
www.dewuerfel.com

EDGEROCK DEVELOPMENT
733 EAST STATE ROAD 32
WESTFIELD, IN 46074

DATE: MAY 27, 2015
PROJECT NUMBER: 150224-1.001
DRAWN BY: RT
CHECKED BY: GEM
SHEET TITLE:
SHEET #:
OF 8

EXHIBIT C

Lot 1 - Layout B1 Buildings



Lot 1 - Layout B2 Building



Lot 2 Building



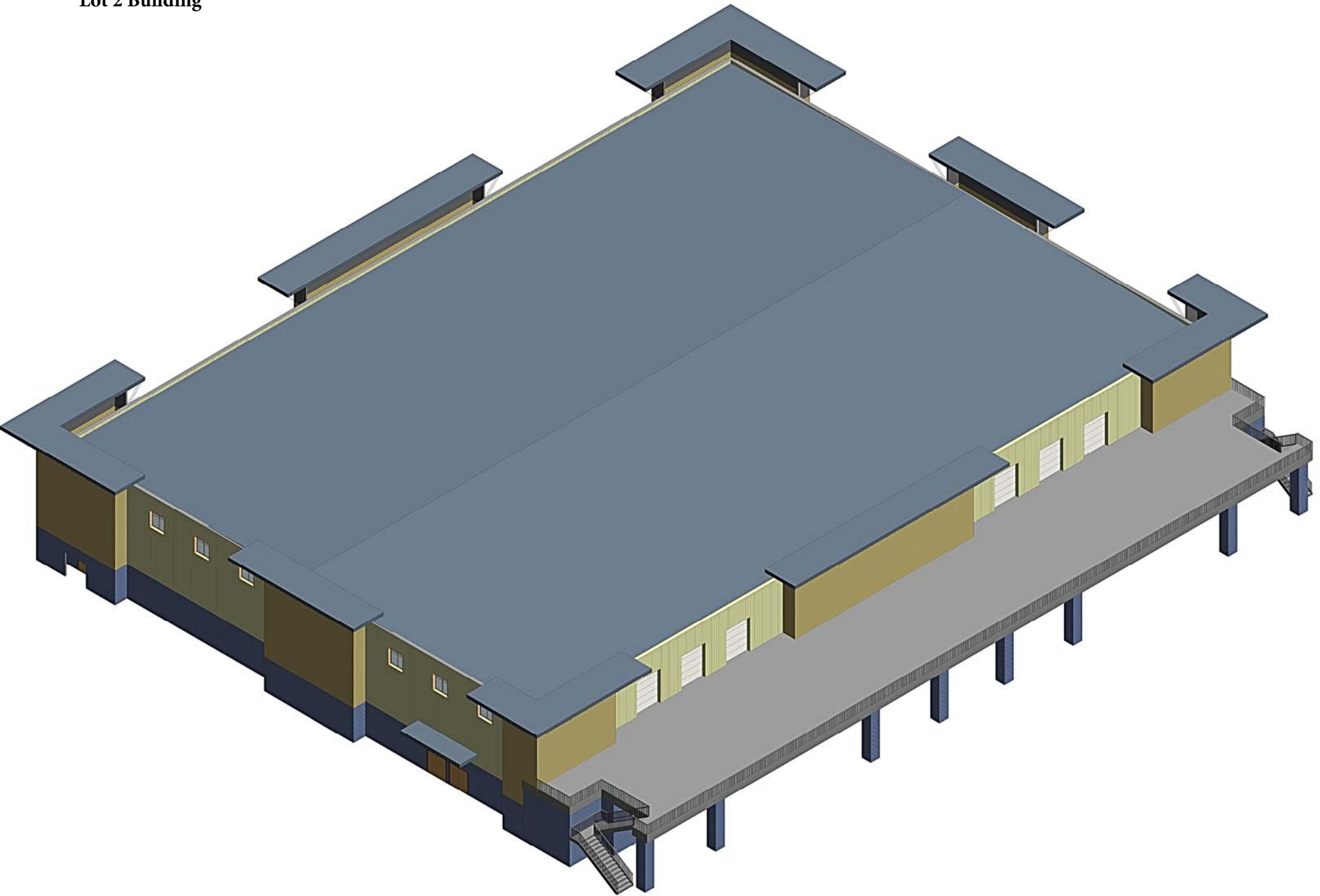
October 30, 2015

Lot 2 Building



October 30, 2015

Lot 2 Building





WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

January 4, 2016

1511-PUD-23

Exhibit 1

Petition Number: 1511-PUD-23

Subject Site Address: *Northwest corner of Gray Road and Guerin Way*

Petitioner: Bridgewater Masters, LLC by H. Gibson Land Surveying,

Request: Petitioner requests amendments to the Bridgewater PUD Ordinance to modify the development standards for a portion of Parcel J, specifically to allow the construction of detached townhome units.

Current Zoning: Bridgewater PUD District

Current Land Use: Vacant

Approximate Acreage: 1.72 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Conceptual Site Plan
4. Building Character Exhibit – Front Elevations
5. Building Character Exhibit – Enhanced Side Elevation
6. Building Character Exhibit – Enhanced Rear Elevations
7. Bridgewater PUD Amendment, Ord. 15-36 (current version)
8. Bridgewater PUD Amendment, Ord. 15-36 (redline version)
9. Bridgewater PUD Ordinance, Ord 06-49 (original PUD)
10. Public Comment (prior to Public Hearing)
11. Bridgewater Gardens HOA Letter of Support, 12/16/15

Staff Reviewer: Kevin M. Todd, AICP

PROCEDURAL

City Council: The PUD Amendment Ordinance was introduced to the City Council at the November 9, 2015, meeting.

Public Hearing: Public hearings by the APC are required for Planned Unit Developments. The petition received a public hearing at the December 7, 2015 Advisory Plan Commission (the “APC”) meeting. Notice of the December 7, 2015, public hearing was provided for in accordance with the APC Rules of Procedure.

Action: The APC may forward a recommendation for approval to the City Council at its November 2, 2015 meeting.

STATUTORY CONSIDERATIONS

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

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

PROJECT OVERVIEW

Location: This subject property (the “Property”) is approximately 1.72 acres +/- in size and is within the Bridgewater Townhomes area (Bridgewater Parcel J), located at the northwest corner of Gray Road and Guerin Way (see Exhibit 2).

Project Overview: The Petitioner is requesting to modify the Bridgewater Parcel J development standards to allow for the development of thirty-six (36) detached townhomes (the “Proposal”). The townhome area was initially developed in 2003 as a traditional attached townhome development (0308-DP-22). Five (5) of the originally-planned thirteen (13) townhome buildings have been built. The remaining eight (8) building sites (Blocks A, E, H, J, K, L, M and N of Parcel J) have remained vacant and undeveloped for several years. Building the proposed project would also include completing the installation of the previously-planned streets and other infrastructure.

The Proposal modifies development standards, establishes architectural requirements, establishes landscaping requirements, and includes character exhibits of the proposed townhome units. The Proposal would reduce the total number of townhome units by five (5).

The petitioner held neighborhood meetings on November 12, 2015, and December 10, 2015. Following the December 10, 2015 neighborhood meeting, the Bridgewater Gardens HOA (adjacent to the north) submitted a letter of support of the project (see **Exhibit 9**)

Comprehensive Plan: The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Existing Suburban Residential area. Attached and detached dwellings are appropriate within the Existing Suburban Residential area. Infill projects that are compatible with the surrounding area are encouraged within the Existing Suburban Residential area.

MODIFICATIONS SINCE THE PUBLIC HEARING

1. Anti-monotony language (Section 5) was modified to align with the City's streetscape diversity standards in the UDO.
2. Garage door/garage door window standards (Section 4.9) and exhibits (Exhibit I) were added to the amendment.
3. The Concept Plan (Exhibit A) was modified to reflect the lots that require enhanced rear elevations.
4. Guest parking north of Unit 36 was removed from the plan, per neighborhood discussions.
5. An exhibit showing the future building pads was added to the amendment (Exhibit B).
6. Landscaping detail exhibits were added to the amendment (Exhibit F & G).
7. Exhibit for architecturally-enhanced rear elevations were added to the amendment (Exhibit H-1 & H-2).

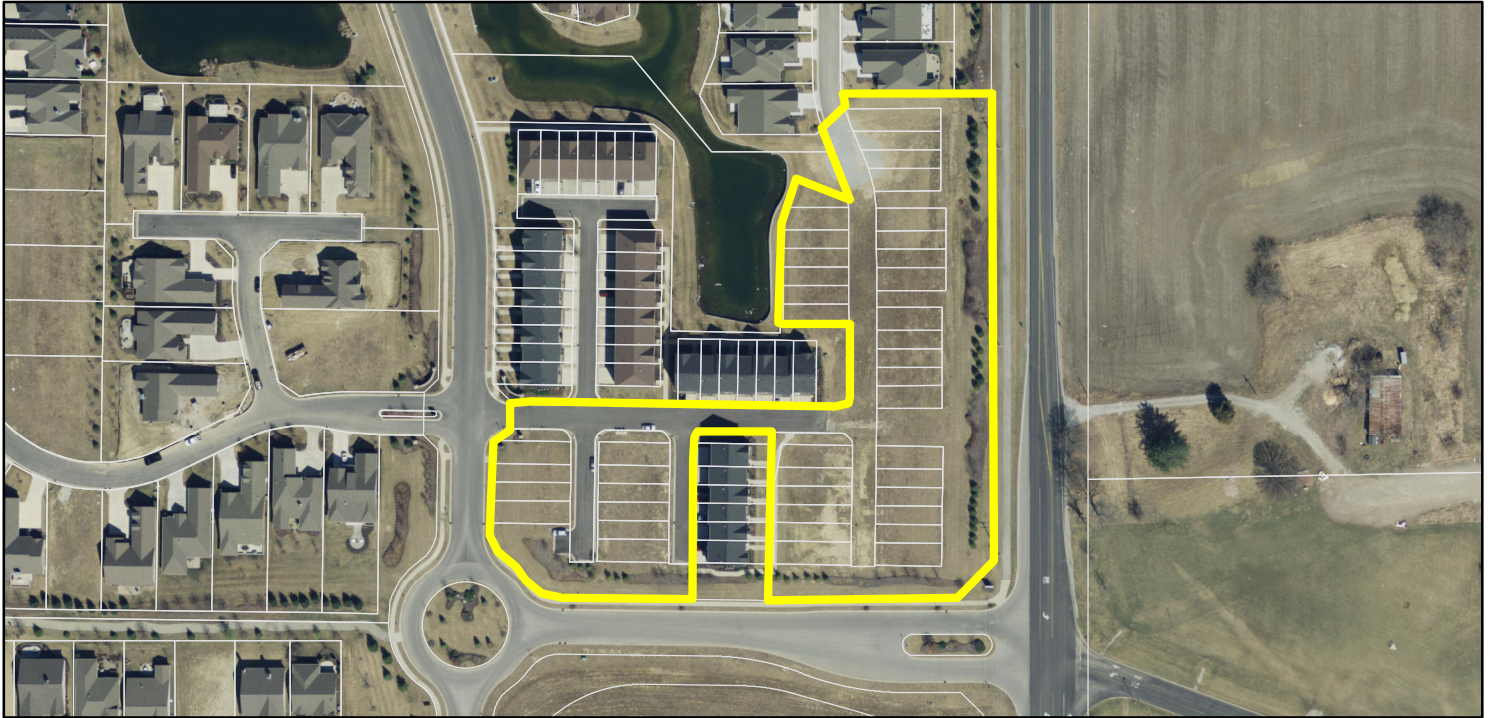
In addition to the changes made to the PUD Ordinance, the Bridgewater Gardens HOA submitted a letter of support of the project (see **Exhibit 9**).

DEPARTMENT COMMENTS

If the Plan Commission is satisfied with the proposal and the revisions made since the public hearing, then the Department recommends forwarding this petition to the City Council with a favorable recommendation.

If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

Aerial Location Map



Zoning Map

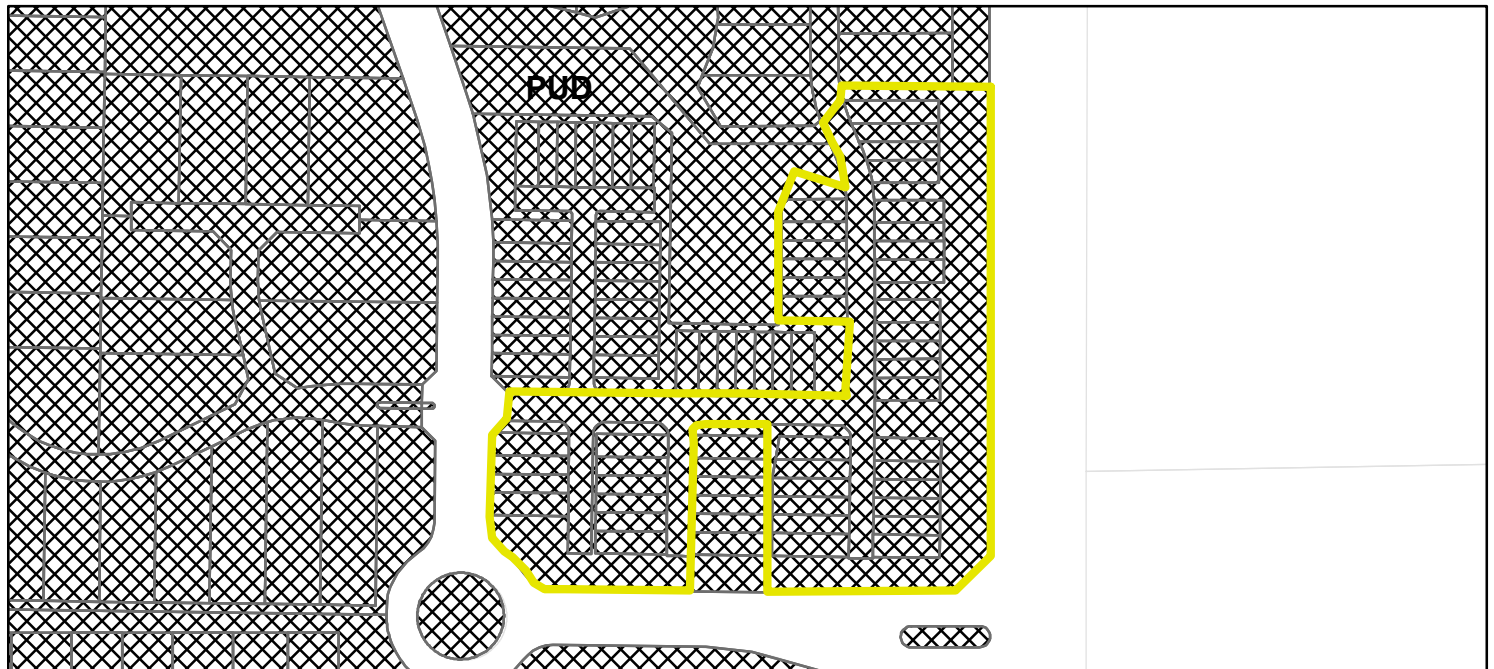
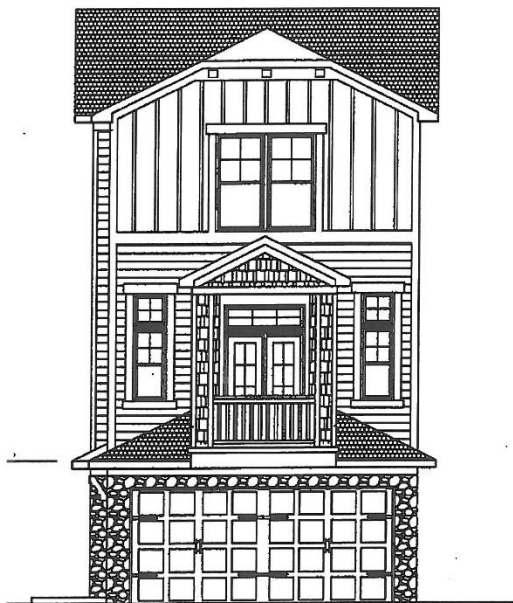


EXHIBIT C – Page 2 of 2

7



front elevation
w/ OPTIONAL FRONT DECK



front elevation
w/ OPTIONAL FRONT DECK

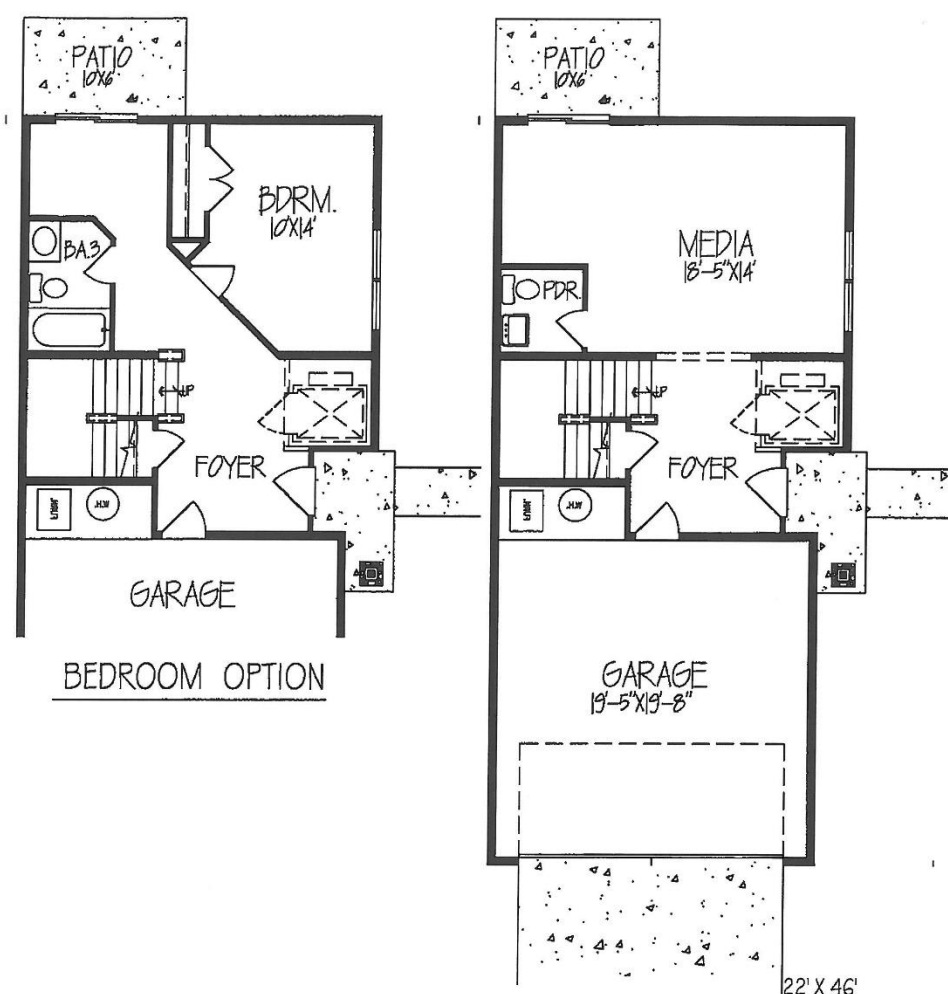
EXHIBIT D – Page 1 of 22



cottage 2351

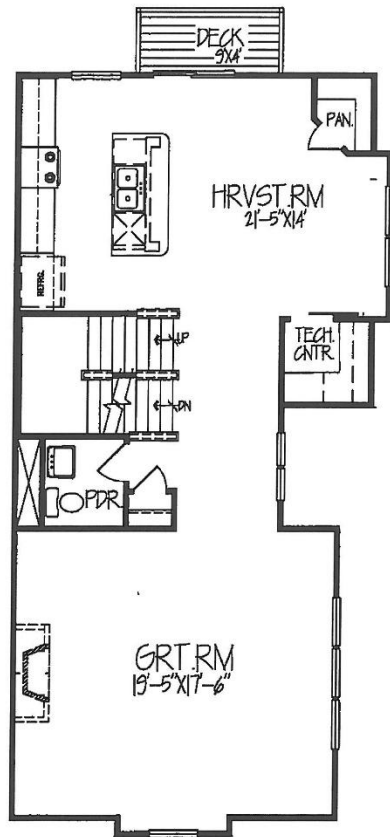
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DRAWN BY: BEAN	C2351			

EXHIBIT D – Page 2 of 22

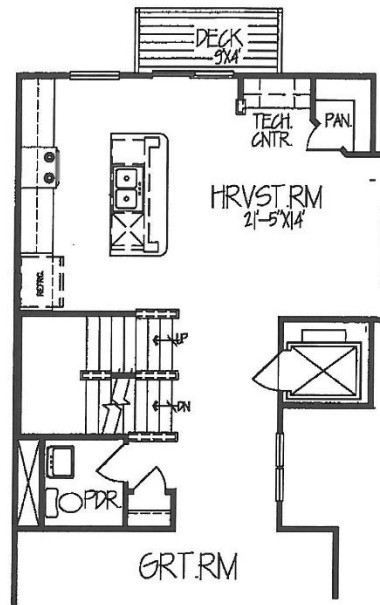


ENTRY LEVEL FLOOR PLAN
HEATED AREA = 512 S.F.
TOTAL HEATED AREA = 2,351 S.F.
cottage 2351

EXHIBIT D – Page 3 of 22



MAIN LEVEL FLOOR PLAN
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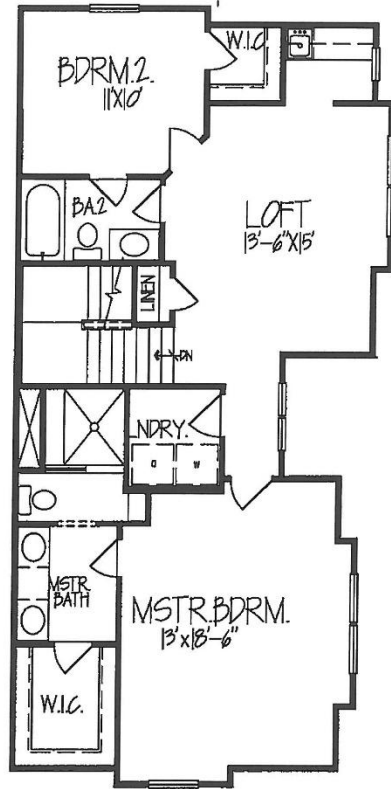


MAIN LEVEL FLOOR PLAN
ELEVATOR OPTION

cottage 2351

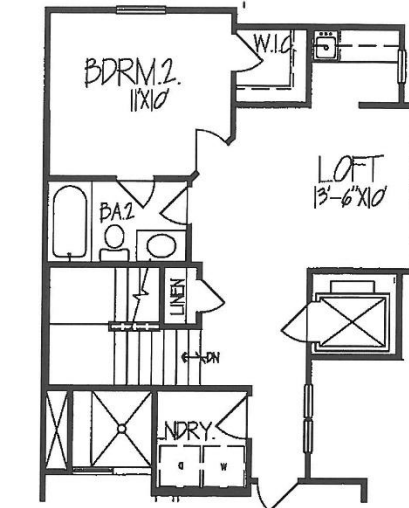
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EXHIBIT D – Page 4 of 22

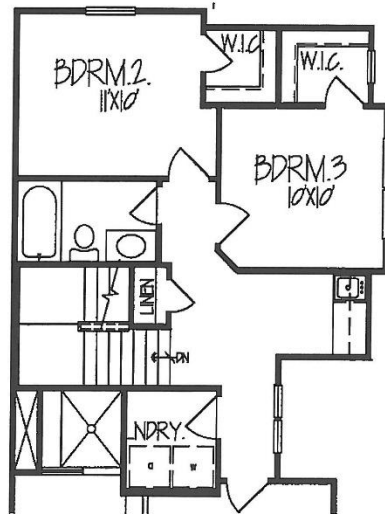


UPPER LEVEL FLOOR PLAN
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cottage 2351

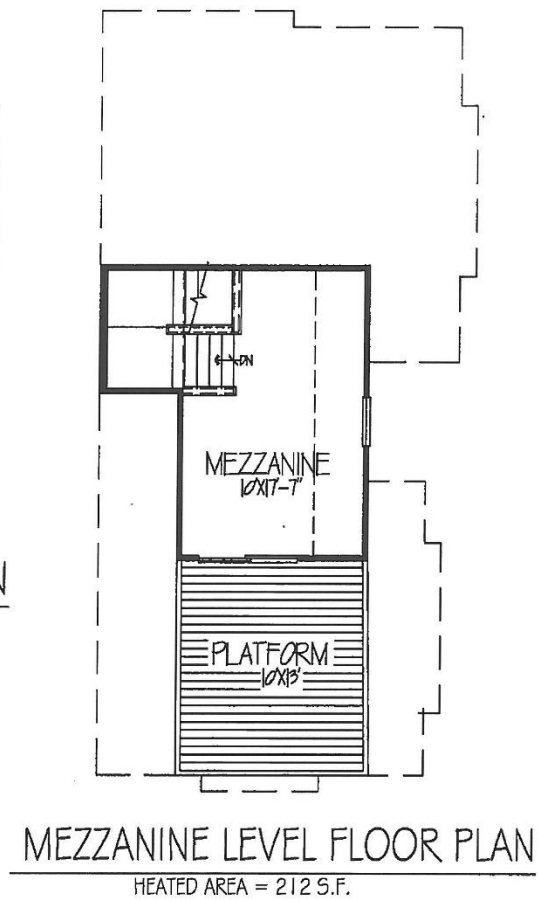
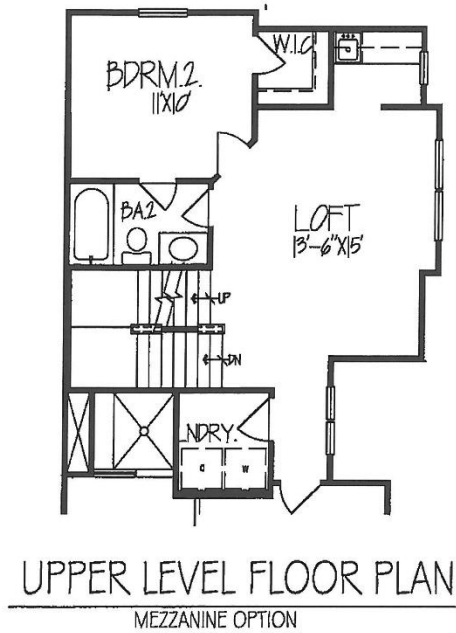


UPPER LEVEL FLOOR PLAN
ELEVATOR OPTION



BEDROOM 3 OPTION

EXHIBIT D – Page 5 of 22



cottage 2351

SHEET NO: 4	DATE: 11/5/15	COTTAGE	 Pyatt Builders Noblesville, IN 46062 317-379-0184 PyattBuilders.com
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	C2351		

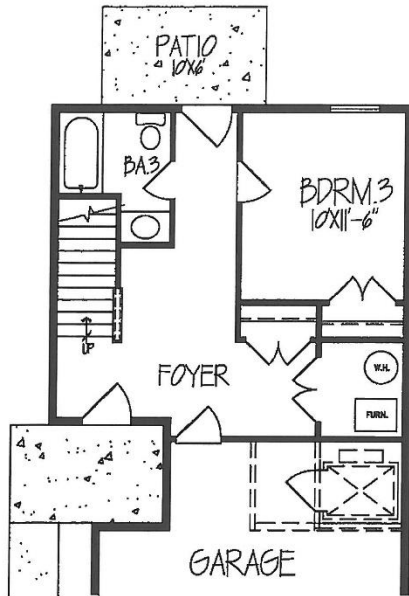
EXHIBIT D – Page 6 of 22



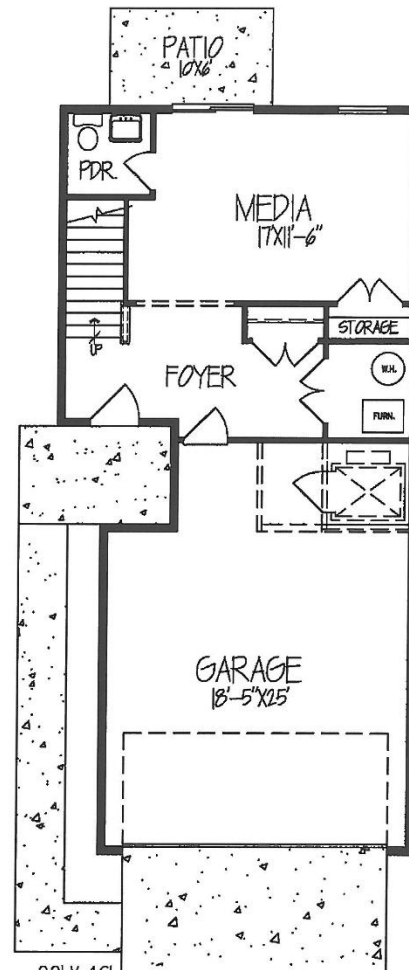
cottage 2295

SHEET NO.: 4	DATE: 11/5/15	COTTAGE	 Pyatt Builders Noblesville, IN 46062 317-379-0184 PyattBuilders.com
DRAWN BY: BEAN	C2277		

EXHIBIT D – Page 7 of 22



BEDROOM 3 OPTION



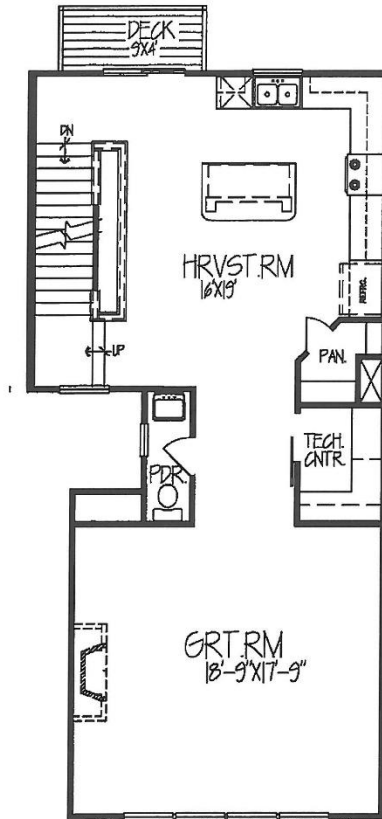
22' X 46'
ENTRY LEVEL FLOOR PLAN

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TOTAL HEATED AREA = 2,295 S.F.

cottage 2295

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	DRAWN BY: BEAN		

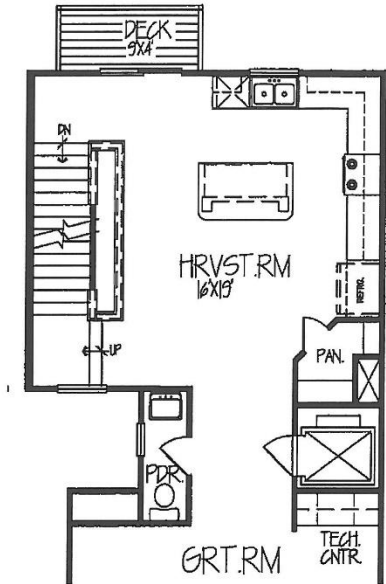
EXHIBIT D – Page 8 of 22



MAIN LEVEL FLOOR PLAN

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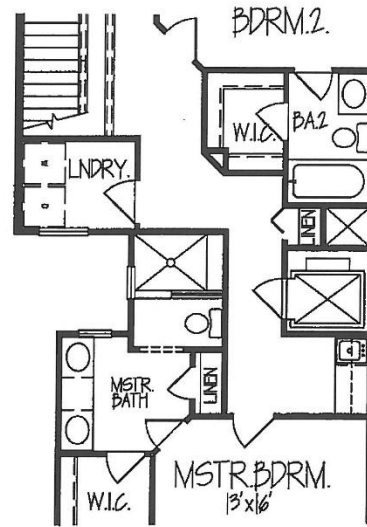
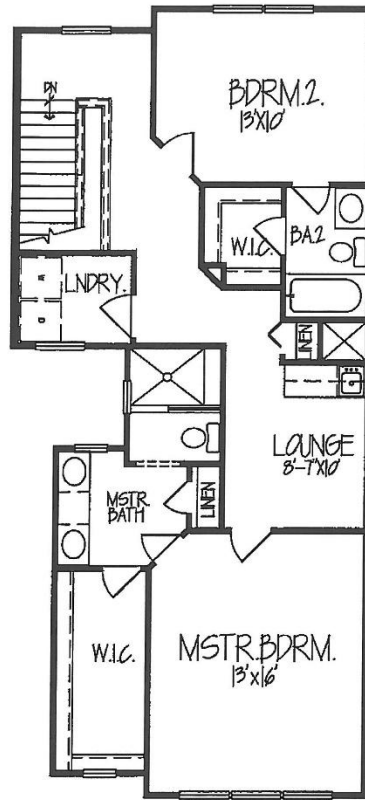
cottage 2295



MAIN LEVEL FLOOR PLAN

ELEVATOR OPTION

SHEET NO.: 2	DATE: 11/5/15	COTTAGE	 Pyatt Builders Noblesville, IN 46062 317-379-0184 PyattBuilders.com	
	DRAWN BY: BEAN			C2295



UPPER LEVEL FLOOR PLAN
ELEVATOR OPTION

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

cottage 2295

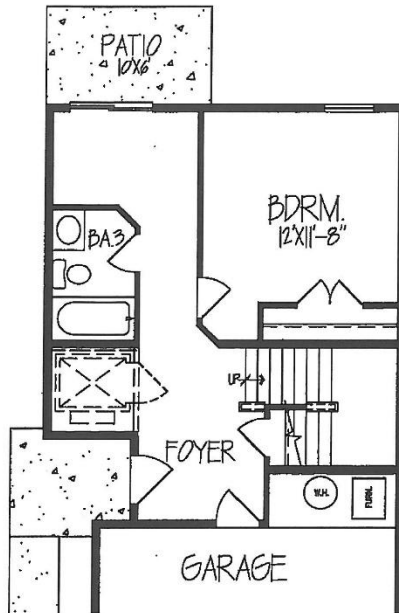
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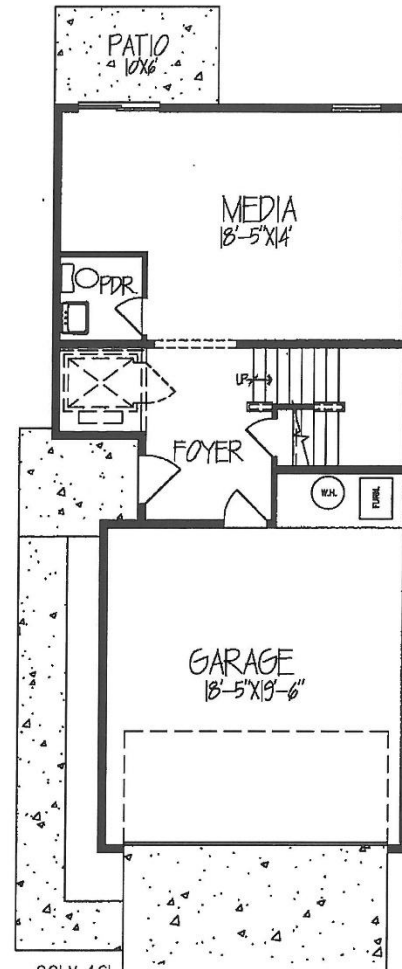
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EXHIBIT D – Page 11 of 22



BEDROOM OPTION

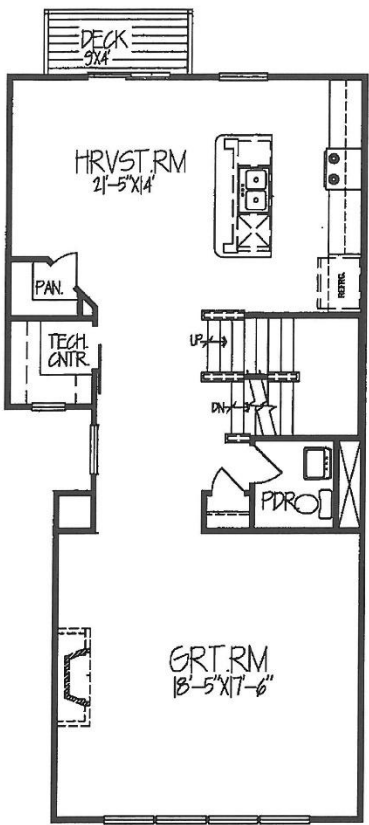


22' X 46'
ENTRY LEVEL FLOOR PLAN

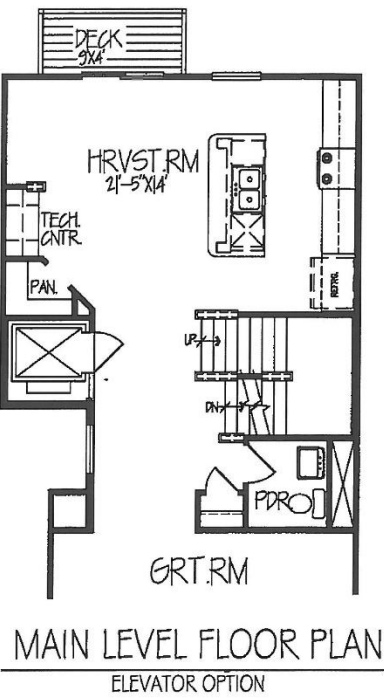
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TOTAL HEATED AREA = 2,277 S.F.

cottage 2277

SHEET NO: 1	DATE: 11/5/15	COTTAGE	 Pyatt Builders Noblesville, IN 46062 317-379-0184 PyattBuilders.com
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	C2277		



MAIN LEVEL FLOOR PLAN
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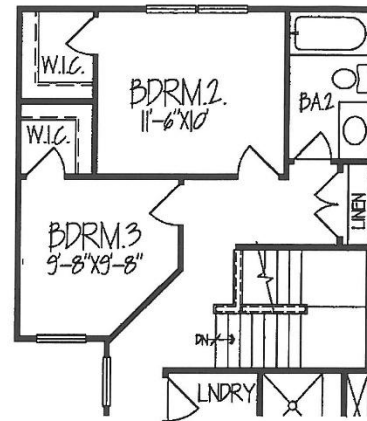
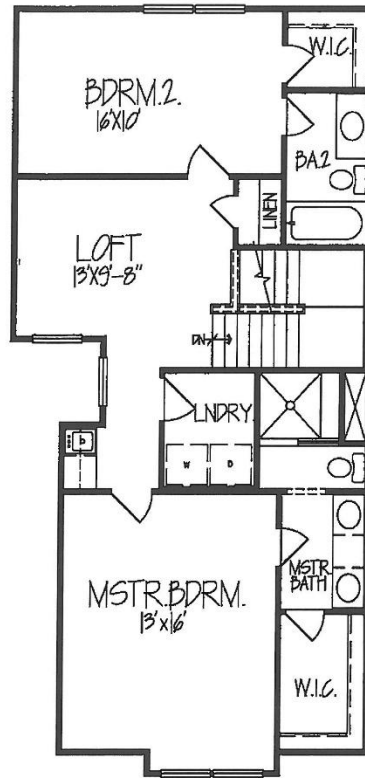


MAIN LEVEL FLOOR PLAN
ELEVATOR OPTION

cottage 2277

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

EXHIBIT D – Page 13 of 22



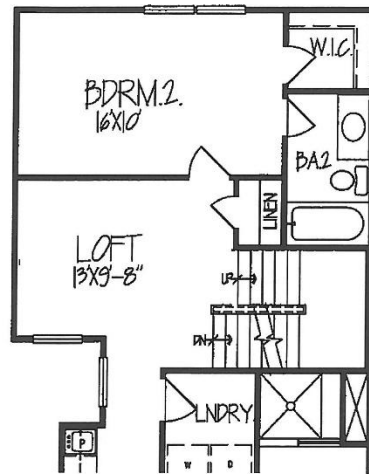
BEDROOM 3 OPTION

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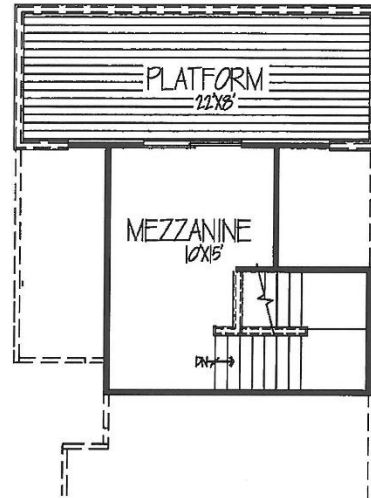
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DRAWN BY: BEAN	C2277			

EXHIBIT D – Page 14 of 22



UPPER LEVEL FLOOR PLAN
MEZZANINE OPTION



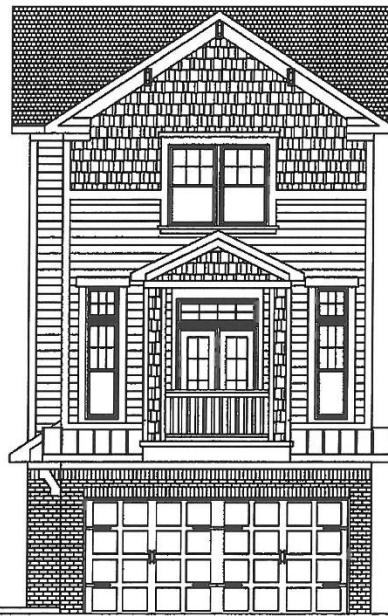
MEZZANINE LEVEL FLOOR PLAN

SHEET NO: 4	DATE: 11/5/15	COTTAGE	 Pyatt Builders Noblesville, IN 46062 317-379-0184 PyattBuilders.com
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7



front elevation

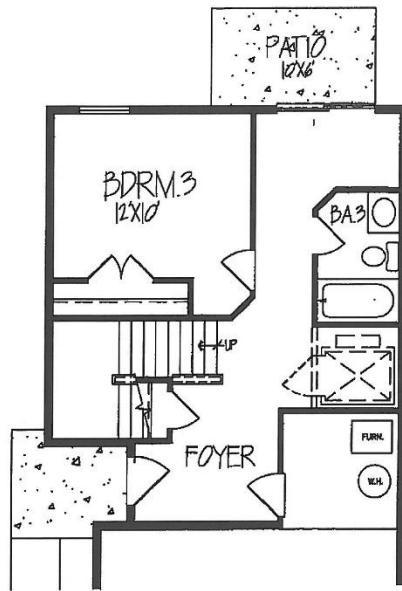


front elevation
W/ OPTIONAL FRONT DECK

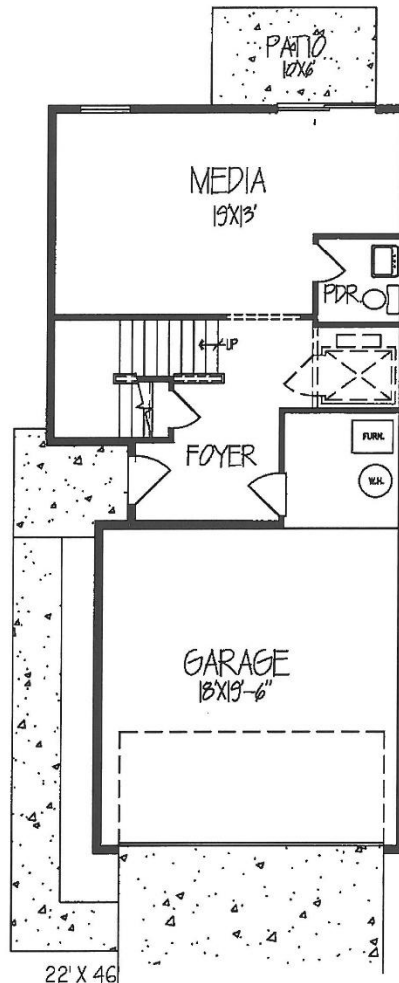
cottage 2043

SHEET NO: 4	DATE: 11/5/15	COTTAGE		Pyatt Builders Noblesville, IN 46062 317-379-0184 PyattBuilders.com
DRAWN BY: BEAN	C2043			

EXHIBIT D – Page 16 of 22



BEDROOM 3 OPTION



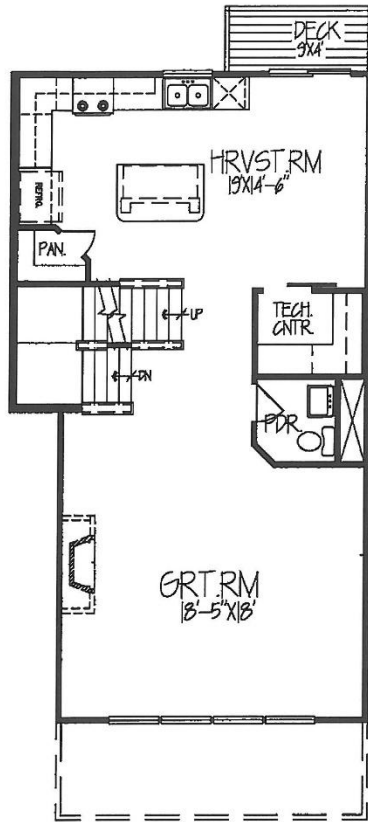
ENTRY LEVEL FLOOR PLAN

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

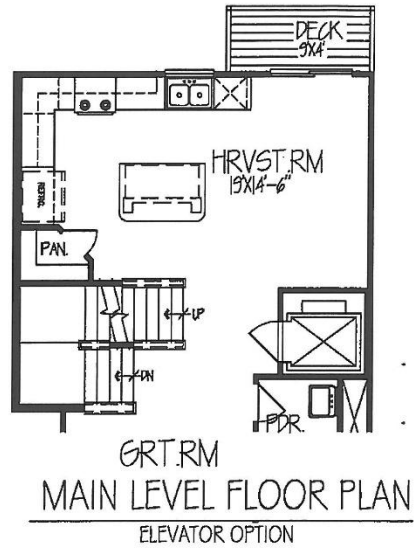
cottage 2043

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

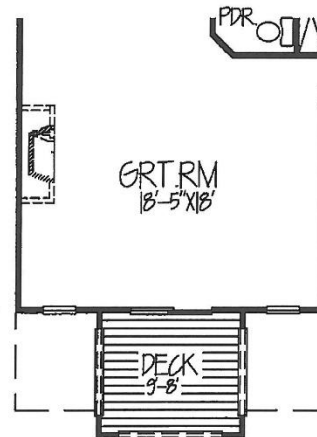
EXHIBIT D – Page 17 of 22



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



MAIN LEVEL FLOOR PLAN
ELEVATOR OPTION

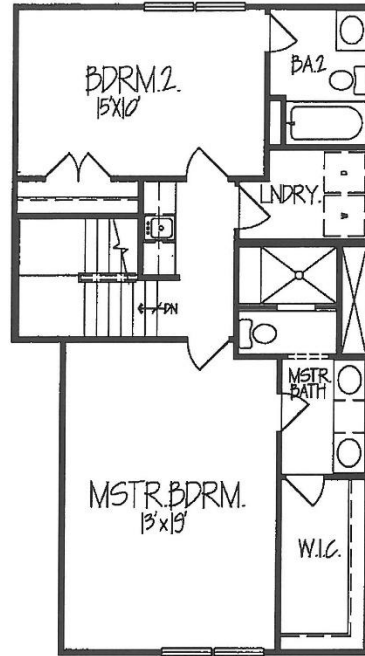


UPPER LEVEL FLOOR PLAN
FRONT DECK OPTION

cottage 2043

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

EXHIBIT D – Page 18 of 22

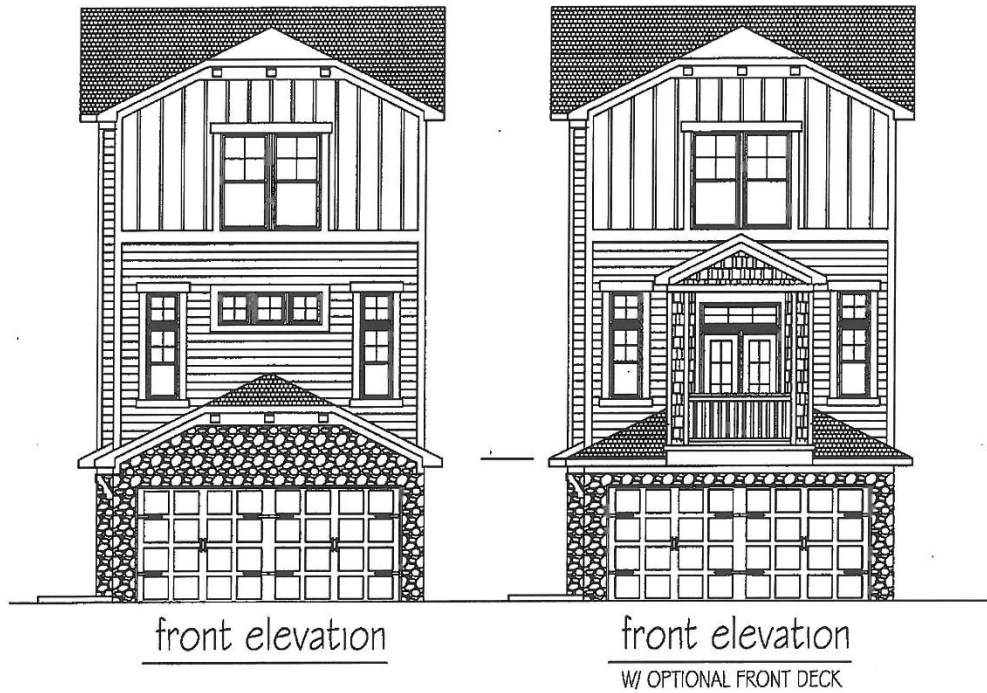


UPPER LEVEL FLOOR PLAN

HEATED AREA = 760 S.F.

cottage 2043

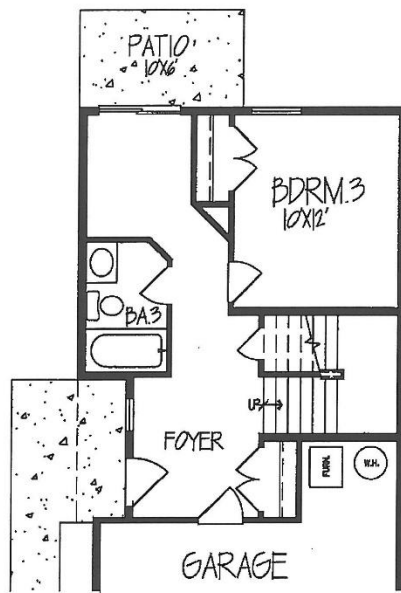
SHEET NO.:	DATE:	COTTAGE		Pyatt Builders Noblesville, IN 46062 317-379-0184 PyattBuilders.com
3	11/5/15			
DRAWN BY:	BEAN	C2043		



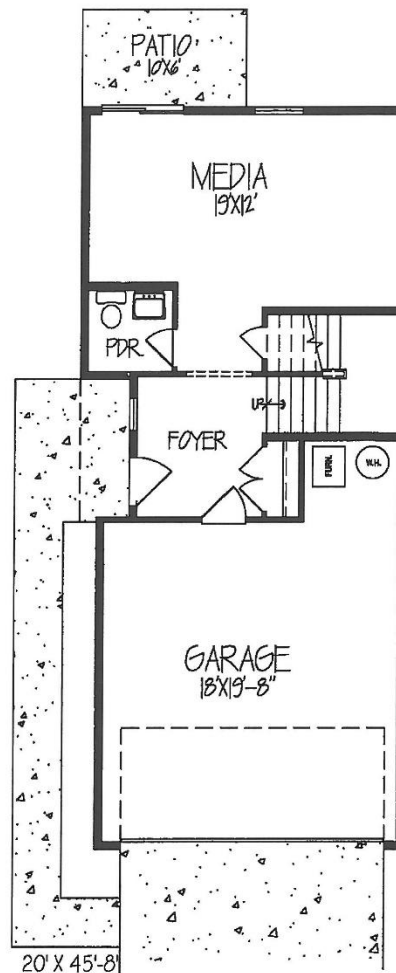
cottage 1865

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

EXHIBIT D – Page 20 of 22



BEDROOM 3 OPTION

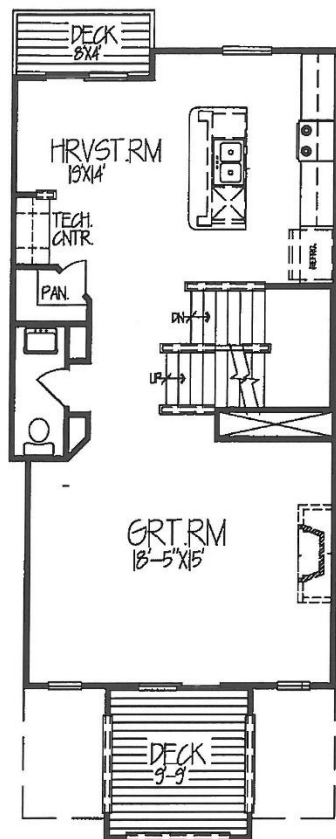


ENTRY LEVEL FLOOR PLAN

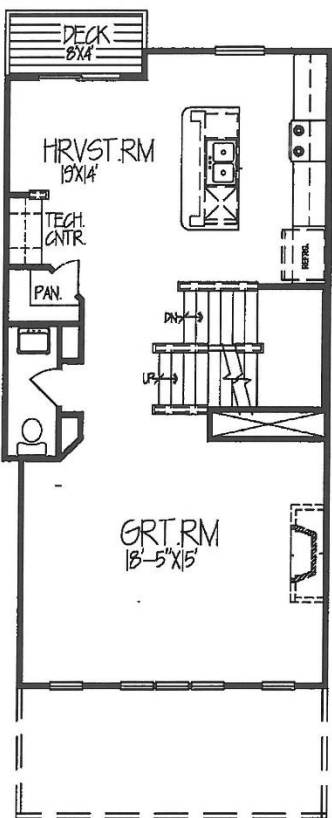
HEATED AREA = 452 S.F.
TOTAL HEATED AREA = 1,865 S.F.

cottage 1865

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



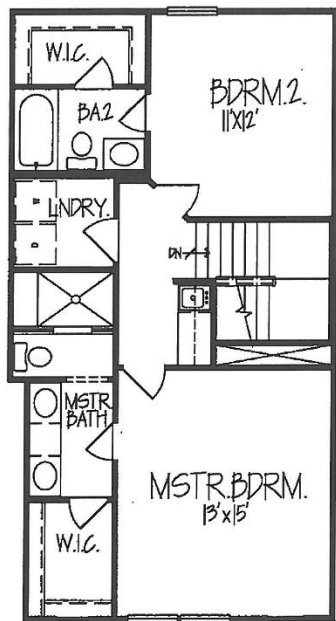
MAIN LEVEL FLOOR PLAN
W/ FRONT DECK OPTION



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

cottage 1865

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



UPPER LEVEL FLOOR PLAN

HEATED AREA = 674 S.F.

cottage 1865

SHEET NO: 3	DATE: 11/5/15	COTTAGE		Pyatt Builders Noblesville, IN 46062 317-379-0184 PyattBuilders.com
DRAWN BY: BEAN	C1865			

EXHIBIT E



RIGHT SIDE ELEVATION
MEZZANINE OPTION

cottage 2351

SHEET NO: 6	DATE: 11/5/15	COTTAGE	 Pyatt Builders Noblesville, IN 46062 317-379-0184 PyattBuilders.com
DRAWN BY: BEAN	C2351		

EXHIBIT H-1

COTTAGES @ BRIDGEWATER LAKES

by PYATT BUILDERS



**DETAIL OF ARCHITECTURALLY ENHANCED REAR ELEVATIONS
OF LOTS 1, 2, 3, 4 AND 15-36**

EXHIBIT H-2

COTTAGES @ BRIDGEWATER LAKES

by PYATT BUILDERS



**DETAIL OF ARCHITECTURALLY ENHANCED REAR ELEVATIONS
OF LOTS 5 - 14**

ORDINANCE NUMBER 15-36

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT AND CONCEPT PLAN OF THE BRIDGEWATER CLUB PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 06- 49, ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-05, ORDINANCE 10-08, ORDINANCE 10-19, ORDINANCE 11- 01, ORDINANCE 12-10, ORDINANCE 13-03, ORDINANCE 13-06, ORDINANCE 13-08, ORDINANCE 14-02, ORDINANCE 14-16 AND TITLE 16 – LAND USE CONTROLS

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1303-PUD-03), filed with the Commission requesting an amendment to Ordinance 06-49, enacted by the Town Council on October 9, 2006, and amended by (i) Ordinance 08-05, enacted by the City Council on February 11, 2008 (ii) Ordinance 09-17, enacted by the City Council on September 14, 2009; (iii) Ordinance 10-01, enacted by the City Council on February 8, 2010; (iv) Ordinance 10-05, enacted by the City Council on April 12, 2010; (v) Ordinance 10-08, enacted by the City Council on May 24, 2010; (vi) Ordinance 10-19, enacted by the City Council on September 13, 2010; (vii) Ordinance 11-01, enacted by the City Council on January 10, 2011; (viii) Ordinance 12-10, enacted by the City Council on April 9, 2012; (ix) Ordinance 13-03, enacted by the City Council on February 11, 2013; (x) Ordinance 13-06, enacted by the City Council on March 11, 2013; (xi) Ordinance 13-08 enacted by the City Council on March 25, 2013; (xii) Ordinance 14-02 enacted by the City Council on February 24, 2014; and (xiii) Ordinance 14-16 enacted by the City Council on May 12, 2014 by the City Council (collectively, "The Bridgewater PUD Ordinance")

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No.1511-PUD-23**), requesting an amendment to The Bridgewater PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit J** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No.1511-PUD-23** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ **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 _____, 2016;

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

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

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend The Bridgewater PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate and shall be governed by The Bridgewater PUD Ordinance, as amended by this Ordinance and its exhibits.
- 1.2 All other provisions of The Bridgewater PUD Ordinance shall remain in effect with the adoption of this Ordinance.

Section 2. Definitions. Words used in a special sense in this Ordinance are defined below. All other words shall have the meaning inferred from their context in this Ordinance or their ordinarily accepted definitions.

- a. “Building Façade” - That portion of any exterior elevation on a building extending from grade to top of the parapet, wall, or eaves and the entire width of the building elevation.
- b. “Masonry Material” - Brick, limestone, natural stone, manufactured stone (e.g., Cultured Stone®), or a combination of the same, bonded together with a mortar to form a wall, buttress, or similar mass. Fiber Cement Siding is not a Masonry Material for purposes of this Ordinance.

Section 32. Revised Concept Plan. The Real Estate shall be developed in substantial compliance with the concept plan attached hereto and incorporated herein as Exhibit A. The building pads shall be generally as those shown on Exhibit B.

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Section ~~43~~. Exhibit 12 ~~of the Bridgewater PUD Ordinance (Ord. 06-49)of the PUD~~—
Development Standards for Detached Single Family Residences within Blocks A, E,
H, J, K, L, M, and N of Parcel J shall be amended to create new Development
Standards for Multi-Story Detached Single Family Residences as follows: The
development standards applicable to Multi-Story Detached single family residences in
Blocks, A, E, H, J, K, L, M and N of Parcel J, shall be as follows:

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**DEVELOPMENT STANDARDS FOR MULTI-STORY DETACHED
SINGLE FAMILY RESIDENCES**

MINIMUM LOT WIDTH AT THE BUILDING LINE	23'	
MINIMUM STREET FRONTAGE	23'	
MINIMUM LOT AREA	1,750 S.F	
MINIMUM FRONT YARD SETBACK ¹	20'	
MINIMUM SEPARATION BETWEEN BUILDINGS ²	6'	
MINIMUM REAR YARD SETBACK	5'	
MINIMUM SIDE YARD SETBACK	0'	
MAXIMUM BUILDING HEIGHT ³	41'	

MIN SETBACK FROM GRAY ROAD R/W	55'	
MINIMUM GROSS FLOOR AREA FOR GROUND FLOOR LEVELS	1000 S.F.	
MAXIMUM # OF DETACHED SINGLE FAMILY RESIDENTIAL UNITS	36	

Notes:

(1) The minimum front yard setback shall be as measured on a perpendicular line from the back of the concrete curb adjoining or parallel to the residence to the closest point of the exterior of the residence. The perpendicular line shall be allowed to pass through common area that occupies or adjoins the street. Overhangs, decks, wood patio's or other cantilevered components attached to the residence on or above the second (2nd) story shall be allowed to reduce this minimum as per the conceptual home plans included as Exhibit "C" and as approved by the architectural control committee;

(2) The land between abutting single family homes shall be classified a "Reciprocal Use Easement" with rights of use granted to each of the adjoining land owners and as more specifically defined on the recorded re-plat of this section of Parcel J.

(3) Building Height shall be measured (i) from the average ground level at the foundation of the residence facing the street (ii) to the highest point of the roof for a flat roof, to the deck line of a mansard roof; and to the mean height between eaves and ridges for gable, hip and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating heights.

(4) The minimum setback from the wall of a structure considered a side or rear elevation shall be ten (10) feet as measured on a perpendicular line from the back of the concrete curb of the street adjoining or parallel to the side or rear of the residence to the closest point of the exterior of the residence. The perpendicular line shall be allowed to pass through common area that occupies or adjoins the street.

Section 54. Architectural Guidelines

~~4.1~~ 5.1 Design Elements. Design elements and detailing shall be continued completely around the structure. It is intended that each

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structure, whether three (3) story or four (4) story shall be constructed in substantial compliance with those illustrated in Exhibit “D”. Such design elements shall include, but are not limited to: windows, window placement, trim detailing and exterior wall materials. The use of long massive, unbroken exterior building walls shall be avoided, except for allowances per Section 54.2 of this ordinance.

~~4.2~~ 5.2 Walls abutting Reciprocal Use Easements. Walls abutting Reciprocal Use Easements may be allowed to be of exterior material without breaks in type or design and shall not be required to contain windows.

~~4.3~~ 5.3 Architecturally Enhanced Side Elevations (AES). In order to give the appearance of a front elevation, the sides of the structures facing the street on Lots 1, 4, 5, 9, 10, 14, 15, 31 and 36 shall be constructed in substantial compliance with the illustration in Exhibit “E”.

~~4.4~~ 5.4 Architecturally Enhanced Rear Elevations (AER). The rear elevations of the residences on Lots 1, 2, 3, 4, and 15-36 shall be constructed in substantial compliance with the illustration in Exhibit H-1. The rear elevations of the residences on Lots 5-14 shall be constructed in substantial compliance with the illustrations in Exhibit H-2

~~4.5~~ 5.5 Brick/Masonry/Stone Minimum. Except for walls abutting Reciprocal Use Easements and the rear elevation of Lots 5 - 14, the exterior material for first floor walls shall contain a minimum of thirty (30) percent (%) ~~“Masonry Material” brick, stone, cultured stone, , synthetic stucco or masonry or a combination thereof~~, exclusive of windows, doors and trim molding, to enable the character of the exterior to meet that as shown in the plan illustrations in Exhibit D..

~~4.6~~ 5.6 Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include EIFS, synthetic stucco, cultured stone, brick, stone and wood.

~~4.7~~ 5.7 Roof form. Roof form and design shall be similar to those included with the illustrations in Exhibit “D and E”.

~~4.8~~ 5.8 Roof Overhang. Each structure shall have eaves of a minimum eight (8) inch overhang, unless waived by the City of Westfield, Economic and Community Development Department Director, to provide for a specific architectural enhancement.

~~4.9~~ 5.9 Garage Doors: All garage doors shall contain windows along the top of the door in substantial compliance with Exhibit I and be of a style from those shown on Exhibit I.

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1.5" + Indent at: 1.75"

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Section 65. Anti-Monotony.

All residential buildings constructed on the Real Estate shall comply with the following provisions.

- (1) Be a significantly different front Building Facade (i.e. architectural style, roof lines, window placement, proportion of siding materials) than the adjacent Lot. Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floorplan;
- (2) Have a different primary siding color than the adjacent Lot;
- (3) A building on a corner lot shall not be considered substantially similar to another building in the same block if the front elevations of the buildings face different streets, and
- (4) Have a different color from the adjacent Lot for at least one (1) of the following exterior elements: Masonry Material, the trim, any accent siding (e.g., board and batten, shake).

Section ~~7.6~~. Landscape Standards.

~~7.16.1~~ Site Landscaping. The existing perimeter landscaping shall remain in place except for the landscaping which will be removed at the south end of Lot 4 and where the greenway trail is located between lots 19 and 20. The landscaping shall be replaced with similar plant material of quality, quantity and size along the west end of Lots 2, 3 and 4 proportioned in a manner which it existed prior to being removed in substantial compliance with Exhibit G, page 2.

~~6.2~~ ~~7.2~~ Garden Homes Buffers. The area on either side of Mystic Rock Drive near the north lines of Lots 31 and 36 shall be landscaped, including the installation of the depicted monuments~~ation~~, according to the plan per Exhibit F within 180 days of completion of that portion of Mystic Rock Drive which adjoins Lots 31 – 36.

~~6.3~~ ~~7.3~~ Minimum Lot Landscaping. Each lot shall be landscaped in substantial compliance with the landscaping plan shown on Exhibit G which includes minimum details for the following applications:

- A. Interior Lots. Those lots not a corner lot or end lot.
- B. Corner Lots. Lots numbered 1, 4, 5, and 10.
- C. End Lots. Lots numbered 2, 3, 9, 14, 15, 31 and 36

~~6.4~~ ~~7.4~~ Sides of Existing Townhomes: Within the area of Parcel J which currently includes townhomes which are constructed, there are sides of certain townhomes that are not landscaped causing the utility boxes attached to said sides to be openly visible. Those sides shall be landscaped in substantial compliance to Exhibit F, page 3.

Section ~~8-7~~. Off-Street Parking. Off-street parking shall be provided in substantial compliance with the parking lot sizes and locations depicted on Exhibit A.

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ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 15-36** was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, _____ at ____m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-36**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-36**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

This document prepared by: Peter H. Wang, Bridgewater Masters, LLC
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Peter H. Wang

313.00
152
2.00
P002

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ALL PAGES

200600065837
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
11-01-2006 At 01:59 pm.
ORDINANCE 313.00

ORDINANCE NO. 06-49

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

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

WHEREAS, the Westfield-Washington Township Advisory Plan Commission ("Commission") considered a petition (docket 0607-PUD-08) filed with the Commission to rezone certain lands; and

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

WHEREAS, the Secretary of the Commission certified the action of the commission to the Town Council on September 25, 2006; and

WHEREAS, the Westfield Town Council is subject to the provision of IC 36-7-4-608(f) concerning any action on this request.

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD TOWN COUNCIL
THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCE BE AMENDED AS
FOLLOWS:**

SECTION 1. WC-16-04 Zoning maps amended as follows:

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the Real Estate located at 3304 East 146th street from SF-2 and SF-3 to Bridgewater PUD. See attached Maps in tab 9 in the attachment described as "The Bridgewater Club Restated and Consolidated Planned Unit Development District".

SECTION 2.

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

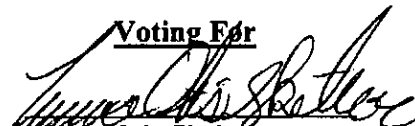
SECTION 3. This ordinance shall be in full force and effect from and after its passage

ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF

WESTFIELD, HAMITON COUNTY, INDIANA THIS 9 DAY OF
Oct, 2006.

WESTFIELD TOWN COUNCIL

Voting For


Teresa Otis Skelton

Jack Hart

David Mikesell

Bob Smith

Ron Thomas

Voting Against

Teresa Otis Skelton

Jack Hart

David Mikesell

Bob Smith

Ron Thomas

Abstain

Teresa Otis Skelton

Jack Hart

David Mikesell

Bob Smith

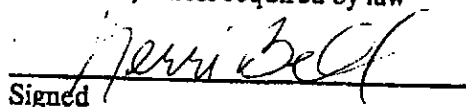
Ron Thomas

ATTEST:


Clerk-Treasurer, Cindy Gossard

This ordinance prepared by
Jerry Rosenberger, Town Manager

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

Signed 

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

The Westfield-Washington Township Advisory Plan Commission met on Monday, September 25, 2006, to consider proposed change in zoning of approximately 100 acres, from the SF-2 District and SF-3 District to the Bridgewater PUD District, 0607-PUD-08. Notice of public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed text amendment is as follows:

0607-PUD-08 3304 East 146th Street. Throgmartin-Henke Development LLP, requests a change in zoning for approximately 100 acres from the SF-2 and SF-3 Districts to the Bridgewater PUD District, and a text amendment to restate and consolidate all prior amendments to the Bridgewater PUD District, affecting the entire 788.349 acres within the Bridgewater PUD District.

A motion was made and passed to send a positive recommendation to Town Council to approve the rezone request for 0607-PUD-08 (5-0-0).

I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield-Washington Township Advisory Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Advisory Plan Commission held on September 25, 2006.



Kevin G. Buchheit, AICP, Secretary

September 26, 2006
Date

0607-PUD-08 3304 East 146th Street. Throgmartin-Henke Development LLP, requests a change in zoning for approximately 100 acres from the SF-2 and SF-3 Districts to the Bridgewater PUD District, and a text amendment to restate and consolidate all prior amendments to the Bridgewater PUD District, affecting the entire 788.349 acres within the Bridgewater PUD District.

Mr. Steve Henke, Throgmartin-Henke Development, presented details of the project, confirmed their meeting with the Comprehensive Plan Subcommittee, and requested a positive recommendation to the Town Council.

Stevenson asked Henke to discuss the possibility of a gas station and what the intent is.

Henke stated a gas station has already been approved, but discussed certain specifications such as the pumps being internally located, heavily landscaped, and made to look more like an office building from the street. He further stated the signage will not be significant and the hours will be limited.

Del Greco asked if there would be restrictions on the sale of other items i.e. bagged mulch.

Henke responded no outside sale of materials.

Del Greco asked if there will be a restroom.

Henke responded a restroom can be added.

Sanders asked if there will be service bays or only a convenience store.

Henke responded only one or two service bays and no more storage than two or three vehicles overnight.

Sanders asked if there was a limit on the size of the structure.

Henke stated no limit, but won't be a large structure; probably around 3,500 square feet.

Sanders asked if a ceiling could be put on the size of the structure.

Henke responded yes; could live with a limit of 5,000 square feet.

Stevenson asked if there was any more discussion on the entrances.

Henke responded yes; did agree to eliminate one of the entrances.

Clark moved to send 0607-PUD-08 to the Westfield Town Council with a positive recommendation, with the conditions proposed by the petitioner and additional commitments stated tonight which include the following:

1. Building, not including gas pumps, not to exceed 5,000 square feet.
2. Access on west side eliminated pursuant to request by Westfield Public Works Department.
3. Restroom in the active park have public access.

Del Greco seconded, and the motion passed unanimously.

WESTFIELD PUBLIC WORKS



July 5, 2006

Westfield Town Council
130 Penn Street
Westfield, IN 46074

DIRECTOR OF PUBLIC WORKS
BRUCE A. HAUKE

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

CLERK-TREASURER
CINDY J. GOSSARD

RE: Bridgewater PUD Amendment Review

Dear Town Council Members:

The Westfield Public Works Department (WPWD) has reviewed the request to amend the Planned Unit Development (PUD) for the Bridgewater Development and offers the following comments. The inclusion of design and construction standard information in a PUD ordinance circumvents the requirement of approval from the Town of Westfield Public Works Department. All improvements to existing Town maintained roadways, Setter's Road, 151st Street, and Carey Road, must meet all WPWD requirements and must follow the Town's thoroughfare plan for minimum right of way requirements. Roadways internal to the subdivision must meet all requirements of the PUD. The PUD does not relieve the developer of adhering to the most current thoroughfare plan.

General

1. Please recognize that all infrastructures, including water, sanitary sewer, storm sewer and streets, should be installed in accordance within the Town of Westfield's Utility and Infrastructure Construction Standards and Specifications, which can be found on our website at www.westfield.in.gov under Development/Construction. Construction plans must meet the **most current WPWD standards** and be approved by WPWD. Work will not be allowed to continue on sites that do not have construction plans bearing the WPWD "Approval" stamp with signature by a WPWD Development/Construction or Engineering staff member.
2. The Developer should dedicate, free of charge, all required utility easements.
3. Removal of trees in the existing and future proposed R/W of all arterial and collector streets. Existing trees within the rights of ways of these roads should not be counted toward any buffering requirements. Currently trees are not permitted between curb and sidewalk on local roads dedicated to the Town of Westfield. WPWD is evaluating this requirement. Discussions would need to occur with WPWD to determine what if any variances would be allowed.
4. Roundabouts and the approaches should be designed for 40 mph for arterials and 30 mph for local roads and collectors. Roundabouts on collectors and arterials shall be designed to accommodate a WB-67 design vehicle.

5. Improvements to Carey Road, 151st Street and Setter's Road are to be included and dedicated to the Town of Westfield. A roundabout should be at 151st and Carey with a minimum of 130' half right of way. A roundabout should also be considered at Setters Road and 151st with a minimum of 80' half right of way. The right of way footages discussed are estimates and would have to be verified depending on the roundabout design. Attached are mock up drawings for the intersections referenced and also the intersection of 161st Street and Carey Road showing intersection alignment with roundabouts.
6. Total right of way along Carey Road (2nd arterial road) is 120' and 150' at intersections. Total right of way along 151st and Setters Road (both collector roads) is 100' and 130' at intersections.
7. Multiuse paths are to be installed at the back of the proposed or new right of ways.
8. Collector roadways shall have a design speed of 30 mph and arterials shall have a design speed of 40 mph in accordance to the Town Construction Standards and Specifications. All roadways should be able to accommodate on-street parking.
9. All streets to be dedicated to the Town shall be constructed and inspected in accordance to the Town Construction Standards and Specifications. Under drains are required for all roadways and must meet the Town of Westfield Standards and Specifications. WPWD should be the approving body. As built drawings must be submitted to the GIS Division of WPWD in the appropriate format for approval. The Digital As Built submittal requirements can be found on the Town's website.
10. Street lighting in developments is the developers cost to maintain in the future or Home Owner's Association (HOA) responsibility.
11. Clear zone and site distance issues relating to new developments need to be resolved.

Thank you for your time and consideration of the concerns of the Westfield Department of Public Works associated with this project. Your past and future dedication to the Town is truly appreciated. If you have any questions or concerns regarding the information contained in this letter, please contact the WPWD office by telephone at 317-896-5452.

Sincerely,

Bruce A. Hauk, Director
Department of Public Works
Town of Westfield

dl/rlg/BAH

CC: Mr. Jerry Rosenberger, Town Manager
Mrs. Renee Goff, P.E., Engineer, Westfield Public Works Department
Mr. Kevin Buchheit, Director of Community Development
Mr. Al Salzman, Planner, Westfield Community Development

**THROGMARTIN-HENKE
DEVELOPMENT, LLP**

October 2, 2006

Mr. Bruce Hawk
Director of Public Works
Westfield Public Works
2706 E. 171st Street
Westfield, IN 46074

Re: Bridgewater PUD Amendment Review

Dear Bruce:

We have reviewed your letter of July 5, 2006 to the Westfield Town Council Members in regards to our request to amend the Bridgewater PUD with the addition of 100 acres. The PUD ordinance is an important document in maintaining the standards and environment of the intended development as expressed by the petitioner to the public and the Council. WPWD input is very important in the process. That is why we have met with you and your staff several times on this amendment.

Through this process we have agreed to move the eastern most entrance off of 151st Street one lot or approximately 100'- 110' to the west. We have also agreed to eliminate one entrance off of Carey Road. That would be the third entrance north of 146th Street. The remaining three entrances on Carey Road will align with existing entrances across Carey Road.

At the intersection of Carey Road and Setters Road we have agreed to allow WPWD to improve site lines by removing trees, fence and brush as required.

Multiuse paths will be installed within the R/W on our side of both Carey Road and 151st Street. These paths will be consistent with all paths installed to date.

Any special street lighting in the development will continue to be the developers cost to maintain in the future or its Home Owner's Association responsibility.

WPWD has requested a roundabout at the intersection of 151st and Carey Road. We feel this intersection is best suited by a stop light. We will be happy to pay a proportionate share of said signalization and dedicate 45' R/W for Carey. This is consistent with what we have dedicated from 161st Street to 151st Street to date. Other developments on the west side of Carey have dedicated 40' to 50'. It is very important to our development that we maintain the beauty of Carey Road in this corridor. The concept of 120' corridor with all the trees removed within this R/W as stated would be a detriment to our development.

We have submitted construction drawings, which have been approved for the improvement of 151st Street. These improvements including a boulevard with landscape median and trails on both sides were achieved in 80' of R/W. It would be our intent to continue to work with WPWD on the second phase of this and continue the same improvements to 151st to Carey Road. We will continue to dedicate 40' half R/W along 151st Street as we have in other approved sections.

Your continued willingness to meet and discuss items of potential concern has been appreciated on this and other projects. If you have any questions please feel free to contact us at 867-5553.

Sincerely,



Don Currise
Director of Development
Throgmartin- Henke Development, LLP

Cc: Jerry Rosenberger, Town Manager
Renee Goff, P.E., Engineer, Westfield Public Works Department
Kevin Buchheit, Director of Community Development
Al Salzman- Westfield Community Development

WESTFIELD PUBLIC WORKS



October 4, 2006

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

DIRECTOR OF PUBLIC WORKS
BRUCE A. HAUKE

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

CLERK-TREASURER
CINDY J. GOSSARD

Re: Bridgewater PUD Amendment Review

Dear Mr. Currise,

WPWD has reviewed your letter dated October 2, 2006, and offer the following comments.

The Town sincerely appreciates the effort you and your associates have made. The Bridgewater Development is a fantastic addition to the Town, and hope that construction will progress smoothly once this amendment is approved.

However, WPWD does have some concerns about the right of way proposed along Carey Road. As the Town is still in the process of developing our own thoroughfare plan, we adhere to the guidelines set forth by Hamilton County. The Thoroughfare Plan dictates the minimum amount of right of way for a road of a given classification. Please note that 151st Street is classified as a collector, and as such, only requires 80' of right of way for the through lanes without multi-use paths. While your design for 151st Street does not meet the current Hamilton County Thoroughfare Plan, we believe you have done an excellent job in providing safe passage for both motorists and pedestrians.

For your use, a sketch is attached of outlining the right of way requirements and corner cut chamfers for a secondary arterial and a collection roadway, as is the case with Carey Road and 151st Street. Carey Road has the classification of secondary arterial, and as such requires the dedication of 120' (60 foot halves) of right of way if multi-use paths of through lanes and 150 feet (75 foot halves) at intersections. The right of way would house two lanes in each direction, necessary left turn lanes, grass median, multi-use paths, and locations for new tree plantings. The Town is currently studying the corridor along Carey Road and does not foresee a section as described in your letter.

The Town feels that a roundabout is the best solution to traffic issues that are likely to arise with the proposed improvements at this intersection. The Town would require a minimum right of way radius of 120 feet for the roundabout, with the through lanes of Carey Road having a half right of way of 60 feet.

As you know, our office is always available if you would like to discuss these comments in further detail. And we appreciate your organizations partnership in helping us develop our fine community.

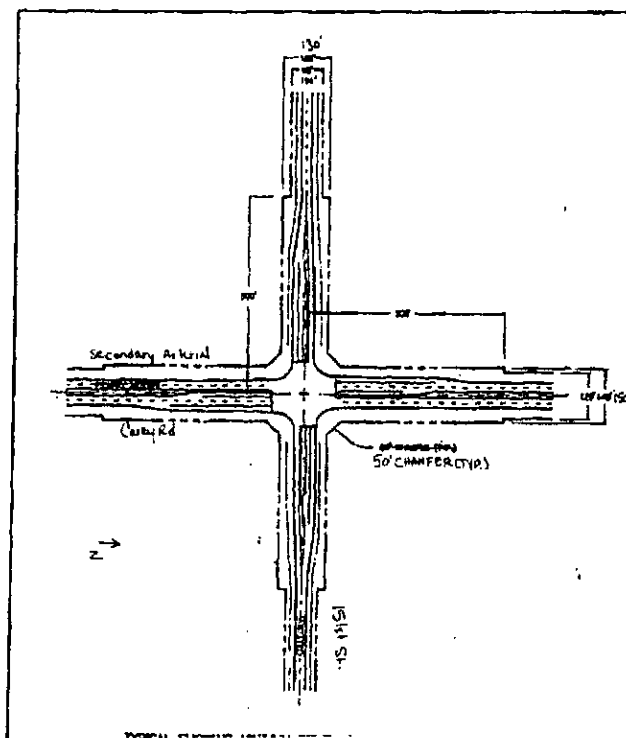
Sincerely,



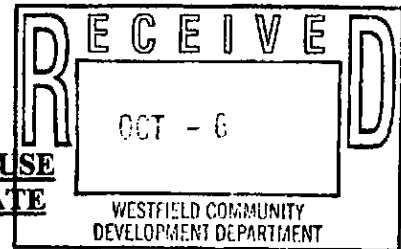
Renee L. Goff, P.E.
Engineer
Department of Public Works
Town of Westfield

mc/RLG

CC: Town Council Members
Mr. Jerry Rosenberger, Town Manager
Mr. Bruce A. Hauk, Director, Westfield Public Works Department
Mr. Kevin Buchheit, Director of Community Development
Mr. Al Salzman, Planner, Westfield Community Development



**COMMITMENTS CONCERNING THE USE
AND DEVELOPMENT OF REAL ESTATE**



Throgmartin-Henke Development, LLP (the "Developer"), the owner and/or contract purchaser of the real estate located in Hamilton County, Indiana, and described in what is attached hereto and incorporated herein by referenced as Exhibit "1" (the "Real Estate"), makes the following Commitments (the "Commitments") to the Advisory Plan Commission of the Town of Westfield, Indiana (the "Plan Commission") and the Town Council of the Town of Westfield, Indiana (the "Council").

Section 1. Cross Reference. These Commitments are made in connection with approvals obtained under Docket Number 0607-PUD-08, and The Bridgewater Club Restated and Consolidated Planned Unit Development District Ordinance No. 06-49 (the "PUD").

Section 2. Exhibits. The following exhibits are attached hereto and incorporated herein by reference:

Exhibit 1. Attached hereto and incorporated herein by reference as Exhibit 1 is the legal description of the real estate (the "Real Estate"); and

Exhibit 2. Attached hereto and incorporated herein by reference as Exhibit 2 is the district map (the "Concept Plan") which apportions the Real Estate into different parcels;

Exhibit 3. Attached hereto and incorporated herein by reference as Exhibit 3 is a rendering of automobile service station (the "Drawing").

Section 3. Other Definitions. Different words and terms are defined throughout these Commitments and, further, the following definitions shall apply throughout these Commitments:

- A. Association. The term "Association" shall mean and refer to a non-profit corporation established by the Developer per the terms of the Declaration. There may be more than one Association with respect to all or part of the Real Estate, as determined by the Developer in the Developer's sole discretion.
- B. Declaration. The term "Declaration" shall mean and refer to the Declaration of Covenants, Conditions, and Restrictions applicable to all or some Districts prepared and recorded by the Developer with the Recorder of Hamilton County, Indiana. There may be more than one (1) Declaration, as determined by the Developer in the Developer's sole discretion.
- C. Town. The term "Town" shall mean and refer to the Town of Westfield, Indiana.

Section 4. Commitments. The following are applicable to the Real Estate as follows:

- A. Within the area identified on the Concept Plan as Parcel M-4 ("Parcel M-4"), deliveries and trash pick-up shall not occur before 8:00 A.M. or after 8:00 P.M.
- B. Within Parcel M-4, outdoor music shall be prohibited after 11:00 P.M.
- C. The Developer, or the Association established by the Developer in connection with Parcel M-4, shall be responsible for the maintenance of any landscaping installed by the Developer within the forty (40) foot wide buffer along the eastern boundary of Parcel M-4.
- D. The Developer, or the Association established by the Developer in connection with Parcel M-4, shall be responsible for the maintenance of any landscaping installed by the Developer within the twenty (20) foot wide buffer along the eastern boundary of Parcel K-3.
- E. As stated in Section 8 (B) the PUD, one (1) automobile service station, including car wash, the sale of gasoline, other automotive petroleum products, and retail consumer goods, is permitted anywhere within Area Y, as defined by the PUD. If said automobile service station is located within Parcel M-4, then it must be located within the area identified on the Concept Plan as Lot 1, Lot 2, Lot 3, and/or Lot 4 in Parcel M-4 and, further, it must satisfy the following requirements:
 - 1. Said automobile service station shall be residential in appearance, with a sloped roof and brick exteriors, as illustrated by the Drawing;
 - 2. The canopy or roof above the gas pumps shall be of the same materials as the shingled roof above the primary service station building, as illustrated by the Drawing;
 - 3. All gas pumps shall be located away from perimeter or external streets, as illustrated by the Drawing;
 - 4. The perimeter boundaries of parcel containing said automobile service station shall be heavily buffered and landscaped in the manner illustrated on the Drawing; and
 - 5. Said automobile service station shall be open and operating only between the hours of 6:00 A.M. and twelve midnight.
- F. On the date of these Commitments, a fence and tree row existed on the boundary line between Parcel M-4 and Parcel K-3 (the "Tree Row"). Prior to the commencement of any construction within Parcel K-3 or Parcel M-4, the fence will be removed from the Tree Row, healthy trees within the Tree Row shall be preserved, but underbrush and scrub shall be removed from the Tree Row.
- G. Within the residential subdivision located to the east of Parcel M-4, commonly known as Brentwood Village, there are eleven (11) residences which back up and are parallel to the eastern boundary of Parcel M-4 (the "Eleven Residences"). The Developer shall provide each owner of each of the Eleven Residences with a list of at least six (6) species of trees, comprising a combination of spruce trees and deciduous trees, from which to select. Within fifteen (15) days after receipt of such list, each such owner shall both select a total of five (5) trees from the species of trees specified on the list and shall communicate such selection in writing to the Developer. Before any building permits are issued with respect to any building in Parcel M-4, the Developer shall deliver to each of the Eleven Residences the five (5)

trees selected by the owners of each of the Eleven Residences. The deciduous trees delivered by Developer shall have a minimum caliper of three (3) inches at planting, and the spruce trees delivered by Developer shall be a minimum of six (6) feet in height at planting. In the event that any such owner fails to timely deliver to Developer written notice of such owner's selection of five (5) trees, the Developer may fulfill and discharge the commitment specified in this Section 4 (G) by selecting and delivering five (5) trees to such owner's residence.

- H. Prior to the issuance of any building permits for any building within Parcel D-4, G-7, K3, or M-4, the Developer shall contribute the sum of ten thousand dollars (\$10,000.00) to the Brentwood Village Property Owners Association, Inc.

Section 5. Binding on Successors. These Commitments are binding on the Owner of the Real Estate, each subsequent Owner of the Real Estate, and each other person acquiring an interest in the Real Estate, unless modified or terminated by the Commission. These Commitments may be modified or terminated only by a decision of the Plan Commission after a public hearing wherein notice as provided by the rules of the Plan Commission has been made. The provisions of this Section 8 notwithstanding, these Commitments shall terminate as to any part or parts of the Real Estate hereafter reclassified (rezoned) on the Town's Official Zone Map.

Section 6. Effective Date. The Commitments contained herein shall be effective upon the occurrence of all of the following events:

- A. The adoption of an the PUD by the Town Council; and
- B. The commencement of the development of the Real Estate in accordance with the adopted PUD.

Section 7. Recording. The undersigned hereby authorizes the Secretary of the Commission to record these Commitments in the Office of the Recorder of Hamilton County, Indiana.

Section 8. Enforcement. These Commitments may be enforced by the Commission and the Town Council of Fishers, Indiana and any property owner within or immediately adjacent to the Real Estate.

IN WITNESS WHEREOF, THROGMARTIN-HENKE DEVELOPMENT, LLP, has caused these Commitments to be executed as of the date first written above.

THROGMARTIN-HENKE
DEVELOPMENT, LLP

By:

Steven H. Henke, Partner

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Steven H. Henke, Partner of Throgmartin-Henke Development, LLP, and having been duly sworn, acknowledged execution of the foregoing Commitments.

Witness my hand and Notarial Seal this _____ day of _____, 2006.

My Commission Expires:

Notary Public

Residing in _____ County

Printed Name

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

EXHIBIT 1

Job #980516-30200
June 13, 2006

THE BRIDGEWATER CLUB – NEW AREA DESCRIPTION

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

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

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

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

Exhibit 1

Job #980516-30200
June 13, 2006

THE BRIDGEWATER CLUB – NEW AREA DESCRIPTION

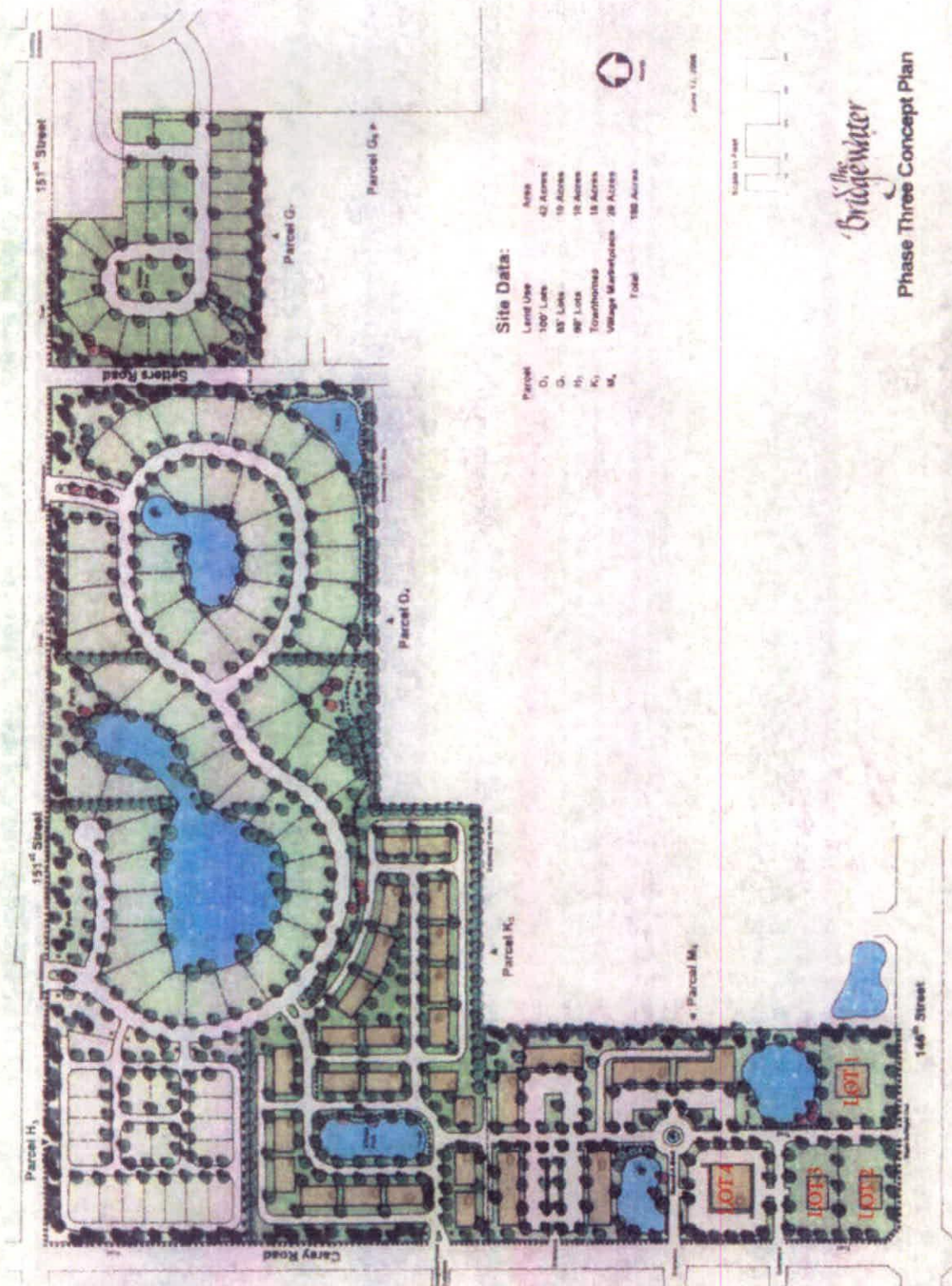
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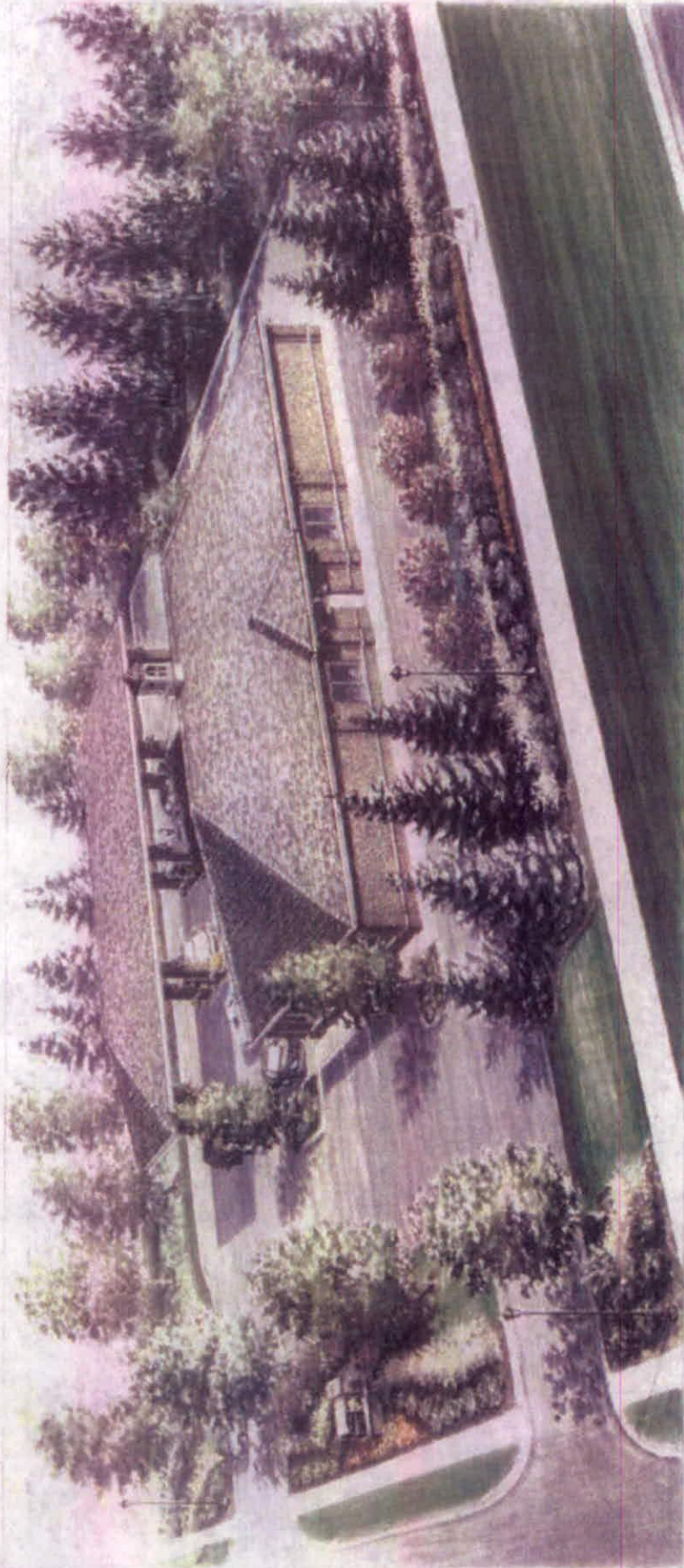
Subject to all easements, rights of way and restrictions of record.

Exhibit 2



The Bridgewater
Phase Three Concept Plan

Exhibit 3



WESTFIELD, INDIANA

PUD ORDINANCE NO. _____

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

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AND SCHEDULE OF EXHIBITS

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SCHEDULE OF EXHIBITS

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

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

ORDINANCE NO. _____

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

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

WITNESSETH:

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

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

Restated Bridgewater Club PUD;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

building may have up to two (2) lanes;

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

- (12) General stores;

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

- (14) Insurance companies;

- (15) Liquor stores and sales;

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

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

- (18) Pet cemeteries;

- (19) Picture framing;

- (20) Private and public schools without dorms;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

guidelines are applicable:

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

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

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

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

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

(i) Set back from Internal Streets:

- No minimum

(ii) Set back from External Streets:

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

height for every two (2) feet of building set back). In no case shall the set back be less than thirty (30) feet.

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

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

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

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

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

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

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

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

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

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

(40,000) square feet;

(d) Two (2) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to twenty thousand (20,000) square feet;

(e) Four (4) single tenant or owner occupied spaces, with any use permitted in Area Y, may be up to fifteen thousand (15,000) square feet; and

(f) All other single tenant spaces or owner occupied spaces, with any use permitted in Area Y, shall be less than or equal to ten thousand (10,000) square feet.

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

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

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

five (5) parking spaces.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

shall be required.

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

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

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

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

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

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

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

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

SECTION 13. MEMBERSHIPS AND AMENITIES.

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

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

B. Membership.

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

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

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

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

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

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

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

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

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

Projecting signs are not permitted in conjunction with freestanding signs.

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

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

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

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

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

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

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

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

(4) inches.

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

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

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

constructed of brick or stone masonry.

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

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

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

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

D. Permitted Other Signs:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(11) Subdivision signs permitted under the Sign Ordinance.

E. Design Standards for Signs.

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

F. Premises Identification:

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

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

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

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

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

TOWN COUNCIL, TOWN OF WESTFIELD

BY:	AYE		NAY
	_____	Robert Smith	_____
	_____	John Hart	_____
	_____	David Mikesell	_____
	_____	Teresa Otis Skelton	_____
	_____	Ronald Thomas	_____

ATTEST:

Cindy Gossard, Clerk-Treasurer
Town of Westfield, Indiana

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

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

THE BRIDGEWATER CLUB – NEW AREA DESCRIPTION

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

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

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

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

Job No. 980516-30200
Revised June 5, 2006

THE BRIDGEWATER CLUB DESCRIPTION

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

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

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

Exhibit 1B

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

EXHIBIT 2

DEFINITIONS

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

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

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

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

parcel only.

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

THE BRIDGEWATER CLUB
ZONING DESCRIPTION – AREA X

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

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

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

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

EXCEPT:

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

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

ALSO EXCEPT:

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

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

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

ALSO EXCEPT:

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

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

16.04.030 Residential Districts

General Requirements - Provisions for Residential Uses are as Follows:

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

~~• Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.~~

~~• Homebound schools for 12 or less full-time or part-time children including residents of the home.~~

~~• Personal motor vehicle sales not to exceed 2 vehicles per year.~~

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

4. Minimum Lot Area - Not less than 20,000 square feet

5. Minimum Lot Frontage on Road - Not less than 100 feet

6. Minimum Setback Lines -

- Front yard - 50 feet
- Side yard - 12 feet; 50 feet if corner lot
- Rear yard - 30 feet
- Minimum lot width at building line - 85 feet

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

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

- Single story - 1350 square feet
- Two-story - 800 square feet
- Tri-level - 800 square feet (basement and first level)
- Story and one-half - 800 square feet

9. Parking - Off-street parking shall be a minimum of two (2) spaces for each dwelling

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

1. Permitted Uses -

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

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

2. Special Exceptions -

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

3. Permitted Home Occupations -

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

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

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

4. Minimum lot area -

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

5. Minimum lot frontage on road -

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

6. Minimum setback lines - all construction -

- **Front yard -**
 - Three acre lots** - not less than 100 feet on expressways, primary arterials, and secondary arterials
 - not less than 80 feet on all other streets.
 - Subdivisions** - not less than 30 feet
- **Side yard -**
 - Subdivision - 12 feet except corner lots when 30 feet will apply also to side yards on a corner lot.**
 - Three acre lots - 30 feet**
- **Rear yard -**
 - Subdivision - 30 feet**
 - Three acre lots - 30 feet**
- **Minimum lot width at building line -**
 - Subdivisions - 100 feet**
 - Three acre lots - N/A**

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

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

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

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

Job No. 980516-30200
Revised June 6, 2006

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

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

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

ALSO:

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

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

WC § 16.04.050. Business Districts

A. General Requirements (other than historical district) -

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

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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

1. **Special Requirements**

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

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

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

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

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

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

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

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

6. **Minimum Setback Requirements:**

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

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

7. Use of Required Yards

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

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

8. Maximum Building Height

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

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

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

9. Square Footage Requirements

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

10. Parking

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

11. Loading – See WC 16.04.120.

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

13. Landscaping – See WC 16.06, et seq.

14. Lighting – See WC 16.07.010.

15. Development Plans

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

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

d. Development Pattern:

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

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

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

e. Signs:

(1) Freestanding Signs:

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

(2) Wall Signs:

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

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

f. Outside Storage or Display:

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

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

Job No. 980516-20100

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

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

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

***C 16.04.060 - Industrial Districts**

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

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

1. **II** - An enclosed industrial district is one for industry to conduct their operations entirely within enclosed buildings of any size and shall be used so as to comply with the standards in paragraph C. herein.
2. **OI** - An open industrial district is one for industry requiring both buildings and open area for manufacturing, fabricating, processing, extraction, heavy repairing, dismantling, storage or disposal of equipment, raw materials, manufactured products or wastes, and shall be used so as to comply with the standards in paragraph C. herein.
3. **Standards for Enclosed and Open Industrial Uses:**
 - a) **Smoke.**
 - For Enclosed Industrial district the emission of more than 70 smoke units per hour per stack and emissions in excess of Ringelmann No. 2 are

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

- For Open Industrial districts the emission of more than 90 smoke units per hour per stack and emission in excess of ringelmann No. 3 are prohibited, except that for a one hour period during the 24 hour period this rate may be increased to 120 smoke units per hour per stack, still at ringelmann No. 3 for purposes of process purging, soot blowing and fire cleaning.
- b) Particulate Matter - The rate of emission of particulate matter from an individual process within the boundaries of any lot shall not exceed a figure of 0.06 pounds per 1,000 pounds of effluent gas for enclosed industrial use, not 0.2 pounds per 1,000 pounds of effluent gas for open industrial use. For enclosed industrial use and open industrial use not more than 50 percent by weight particles larger than 44 microns (325) mesh shall be allowed.
- c) Odor - Any enclosed or open industrial use activity or operation which releases odors to the atmosphere shall be so controlled as to insure that it will produce no public nuisance or hazard at or beyond the nearest residential district boundary line.
- d) Poisonous and Injurious Fumes and Gases - The emission of toxic or injurious fumes and gases shall be controlled so as to comply with the following: The emission from any source shall not cause at or beyond any lot line, concentrations of toxic and/or injurious fumes and gases in excess of 10 percent for an enclosed industrial use, and 25 percent for an open industrial use, of the threshold limit as set for the fume or gas in question in the "Threshold Limit Values for Toxic Materials in Industry" issued by the Indiana Department of Environmental Management, from the American Conference of Governmental Hygienists, latest issue. The emission of any gas or fumes across lot lines in such concentrations as to be detrimental to or endanger public health, safety, comfort and welfare or shall cause injury or damage to property or business is prohibited.
- e) Glare and Heat - No enclosed or open industrial use, operation, activity or structure shall cause heat or glare in such a manner as to be a public nuisance at or beyond any residential or business district boundary.
- f) Vibration - Any enclosed or open industrial use creating intense earthshaking vibrations such as are created by a heavy drop forge shall be set back from a residential district boundary at least 250 feet, or at least 150 feet from a business district boundary. Earthshaking vibrations at the industrial property line shall not be in violation of this ordinance as long as the vibration is not perceptible without the aid of instruments.

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g) Noise -

- 1) **Enclosed Industrial Use** - At no point 125 feet from the boundary of an enclosed industrial district, or any district which permits an enclosed industrial use, shall the sound pressure level of any operation or plant (other than background noises produced by sources not under the control of this chapter) exceed the decibel limits in the octave bands designated below:

Enclosed Industrial Use		
Octave Band Frequency Cycles Per Second	Maximum Permitted Sound Level (in decibels) 125 Feet from District Adjoining Residential District Boundary	Maximum Sound Level (in decibels) 125 Feet from District Adjoining Business District Boundary
0 to 75	75	80
76 to 150	70	75
151 to 300	65	70
301 to 600	59	64
601 to 1200	53	58
1201 to 2400	48	53
2401 to 4800	48	49
Above 4800	41	46

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

- 2) **Open Industrial Use** - At no point 125 feet from the boundary of an open industry district shall the sound pressure of any operation or plant (other than background noises produced by sources not under control of this chapter) exceed the decibel limits in the octave bands designated as follows:

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Open Industrial Use

Octave Band Center Frequency (Hz)	Maximum Permitted Sound Level (dBA)	Maximum Permitted Sound Level (dBA)
0 to 75	75	81
76 to 150	70	76
151 to 300	66	72
301 to 600	62	68
601 to 1200	57	63
1201 to 2400	53	59
2401 to 4800	49	55
Above 4800	45	51

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

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

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

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

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

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

B. EI - Enclosed Industry District -

1. Permitted Uses -

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

2. Special Exceptions -

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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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

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

3. Minimum Tract Requirement - 3 Acres

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

5. Minimum Setback Lines -

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

6. Maximum Building Height - Shall not exceed 60 feet

7. Minimum Gross Ground Level Space - None

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

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

C. OI - Open Industrial District -

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

Figure 2
Commercial Businesses

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

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

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

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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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

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

Figure 2
Industrial Businesses

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

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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Employment Industrial	Open Industrial
Stockyards - Shipping, Holding & Sale of Animals				SP EX. SF I SP EX.
Structural Steel Fabricating				X
Tar, Tar Paper Products - Mfg. and Processing				SP EX.
Thermal, Electric, Steam and Atomic Power Plants				SP EX. SF I SP EX.
Utility Pole Yards				X
Warehousing & Distribution Operations (Outside Storage)				X
Commercial Composting Facilities			PD	
Hazardous Waste Reclamation Disposal Facilities				PD SP EX.
Well Drilling				X

Figure 2
Miscellaneous Businesses

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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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

P = Eligible in Planned Business Development

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

Figure 2
Commercial Businesses

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

WESTFIELD • WASHINGTON TOWNSHIP ZONING ORDINANCE

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

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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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

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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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

Figure 2
Industrial Businesses

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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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

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

Type of Business	Local Business	General Business	Professional Business	Office Industrial
Stockyards - Shipping, Holding & Sale of Animals				SP EX SF I SP EX
Structural Steel Fabricating				X
Tar, Tar Paper Products - Mfg. and Processing				SP EX
Thermal, Electric, Steam and Atomic Power Plants				SP EX SF I SP EX
Utility Pole Yards				X
Warehousing & Distribution Operations (Outside Storage)				X
Commercial Composting Facilities			PD	
Hazardous Waste Reclamation Disposal Facilities				PD SP EX
Well Drilling				X

Figure 2
Miscellaneous Businesses

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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

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

WESTFIELD - WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business	Designated Industrial	Open Industrial	Office/Service	Multi-Family
Utilities - Not Regulated by Indiana Utility Regulatory Commission	S.P.E.X. - All Areas					
Wireless Communication Service Facilities		S.P.E.X. in GB-PD & GO-PD	X	X	S.P.E.X.	

P = Eligible in Planned Business Development

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

EXHIBIT 12
Development Standards for Detached Single Family Residential

	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	Parcel F	Parcel G	Parcel H
Minimum Lot Width at Building Line at which the building is actually built	200' for all lots	150' for all lots	120' for all lots	100' for all lots	90' for all lots	85' for all lots	65' for all lots	60' for all lots
Minimum Lot Frontage on Street ¹	40'	40'	30'	30'	30'	25'	20'	20'
Minimum Lot Area	30,000 SF	20,000 SF	15,000 SF	12,500 SF	10,000 SF	10,000 SF	7,750 SF	7,500 SF
Minimum Front Yard Setback ²	30'	30'	25'	25'	25'	25'	20'	20'
Minimum Side Separation Between Buildings	30'	30'	20'	20'	20'	15'	10'	10'
Minimum Side Yard Setback ³	10'	10'	8'	8'	8'	7'	4'	4'
Minimum Rear Yard Setback ⁴	35'	35'	30'	30'	25'	25'	10'	10'

Maximum Building Height for Residences	50'	45'	45'	45'	40'	40'	35'	35'
	Parcel A	Parcel B	Parcel C	Parcel D	Parcel E	Parcel F	Parcel G	Parcel H
Minimum Gross Floor Areas for Ground Levels:	1 Story: 4000 SF 2 Story: 2000 SF Tri-level: 2000 SF (basement & 1 st level) Story and one-half: 2500 SF	1 Story: 2500 SF 2 Story: 1500 SF Tri-level: 1500 SF (basement & 1 st level) Story and one-half: 1800 SF	1 Story: 2200 SF 2 Story: 1250 SF Tri-level: 1250 SF (basement & 1 st level) Story and one-half: 1500 SF	1 Story: 2000 SF 2 Story: 1000 SF Tri-Level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF	1 Story: 1500 SF 2 Story: 1000 SF Tri-level: 1000 SF (basement & 1 st level) Story and one-half: 1000 SF
Gross Area Size	40 Acres	15 Acres	15 Acres	Acres	25 Acres	30 Acres	Acres	Acres
Maximum Number of Units	15 Units	25 Units	25 Units	60 Units	55 Units	65 Units	240 Units	180 Units

"SF" = square feet

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

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

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

⁴The Rear Yard Set Back shall be measured from the Rear Lot Line, as the Rear Lot Line is defined by the Zoning Ordinance.

Note: The Clubhouse associated with the Golf Course shall not exceed fifty-five feet (55') in height.

Note: Only the development standards set forth above shall apply to the detached single family residences and, as such, provisions in the Zoning Ordinance pertaining to proximity slope shall be inapplicable to detached single family residences.

Note: Detached single-family residences shall also be permitted in Parcel I, Parcel J, and Parcel K. The development standards applicable to any detached single family residences in Parcel I, Parcel J, and Parcel K, shall be the development standards corresponding to Parcel A, Parcel B, Parcel C, Parcel D, Parcel E, Parcel F, Parcel G, or Parcel H in this Exhibit 12 of this Restated Bridgewater PUD, as chosen and elected by the Developer during any subsequent development plan/primary plat approvals; provided, however, that (i) if, at the time of any subsequent development plan/primary plat approvals, the Developer elects the development standards corresponding to Parcel H in Exhibit 12, the Developer shall be permitted to reduce the minimum lot width, at the building line, from sixty (60) feet to fifty-five (55) feet and (ii) all other provisions of the Bridgewater PUD applicable to the development of detached single family residences including, without limitation, the architectural guidelines specified in Exhibit 13 of the Restated Bridgewater PUD, shall apply.

EXHIBIT 13

Street Scape Standards and Architectural Guidelines for Detached Single Family Residential

I. Street Scape Standards

1. Dusk to Dawn Lights. The builder on each lot shall supply and install a light on such lot at a location, having a height and of a type, style and manufacturer approved by the Architectural Review Board. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. The yard light shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to 160 watts for incandescent bulbs or an equivalent illumination for other types of bulbs.
2. Mailboxes. All mailboxes within any particular Parcel, shall be uniform in design, coloring, lettering, and numbering.
3. Street Lights. Street lights will be installed at the intersections of Internal Streets. In the developer's discretion, custom and/or architectural street lights may be substituted for standard street lights specified in the Subdivision Control Ordinance of the Town of Westfield, Indiana. Such custom and/or architectural street lights shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist. All street lights shall comply with WC 16.07 *et seq.*
4. Street Number. The number of the street address of each single-family dwelling shall be placed on both the single-family dwelling and the mailbox for that single-family dwelling. All such numbering shall be of uniform design, coloring, and numbering. The number attached to the single-family dwelling shall be etched in stone, concrete, or other brass type plate.
5. Street Signage. In the Developer's discretion, the Developer shall be permitted to substitute custom signage for standard street signage specified in the Subdivision Control Ordinance for the Town of Westfield, Indiana. Such custom signage shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.
6. Gas Lights. Gas lights may be used without shielding.

II. Architectural Guidelines

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.
2. Exterior Colors. As part of the application for a building permit, exterior color selection shall be submitted and approved by the Architectural Review Board.

EXHIBIT 13 - Continued

3. Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber (Hardy-Plank or similar).
4. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.
5. Roof Overhang. Each single-family residence shall have eaves of a minimum 8" overhang.
6. Windows and Architectural Breaks. Detached single-family dwellings shall have windows on at least three (3) sides; provided, however, that in the event a side of a detached single-family dwelling within Parcel G or Parcel H does not have a window, it shall have at least two (2) architectural breaks such as a chimney or other corner break. The outermost corners of a dwelling unit shall not be considered architectural breaks.
7. Garages in Parcel G3. No more than twenty-five percent (25%) of the garage doors of the residences located in Parcel G3 shall face or be parallel to the abutting Internal Street, and all such garage doors shall be recessed from the attached residence. At least seventy-five percent (75%) of the garages within Parcel G3 shall be side or rear-loaded.

EXHIBIT 14

Development Standards and Architectural Guidelines - Attached Single Family Residential (Not Applicable to Apartments)

	50 AC Parcel I	15 AC Parcel J	15 AC Parcel K
Minimum residence set back from Internal Street	10'	10'	10'
Minimum set back from Internal Street for garages facing Internal Street	20'	20'	20'
Minimum building separation	12'	12'	12'
Minimum building set back from right-of-way of public street	20'	20'	20'
Permitted density	6 units per acre	10 units per acre	12 units per acre
Parcel size range*	40-60 acres	10-20 acres	10-20 acres
Maximum dwelling units	360**	260**	330**

- Maximum building height:
 - Primary: fifty (50) feet
 - Accessory, including clubhouse: fifty-five (55) feet
- While multiple buildings containing two or more single-family residences shall be permitted, no one building shall contain more than ten (10) attached single family residences.
- Minimum set back from External Street: This provision shall supersede any provisions of the Zoning Ordinance pertaining to proximity slope. The required set back from External Streets shall be based upon and determined by a 1:2 proximity slope requirement. In no case shall the set back be less than thirty (30) feet. The set back area shall be landscaped according to standards set forth in Section 10 of this Bridgewater PUD entitled "Landscaping".
- Dwelling units (i) in Parcel I shall be a minimum of 1,500 SF, (ii) in Parcel J shall be a minimum of one thousand two hundred (1,200) SF, and (iii) in Parcel K and K shall be a minimum of one thousand two hundred (1,200) SF; provided, however, that at least fifty percent (50%) of the dwelling units (i) in Parcel I shall be a minimum of one thousand seven hundred (1,700) SF, (ii) in Parcel J shall be

a minimum of one thousand two hundred (1,200) SF, and (iii) in Parcel K shall be a minimum of one thousand three hundred fifty (1,350) SF. Square footage shall be calculated excluding porches, terraces, carports, and garages.

- * Parcels I, J, and K may vary in size, as indicated.
- ** Provided, however, that the maximum number of attached single family dwellings in Parcels I, J, and K1, combined, shall not exceed 630, less any Apartments, Bed and Breakfast rooms or suites, and rooms within inns located within Area Y or within what is identified on the Concept Plan as Parcel N.

EXHIBIT 15

Street Scape Standards and Architectural Guidelines - Attached Single Family Residential

I. Street Scape Standards

1. **Dusk to Dawn Lights.** The builder on each lot shall supply and install a light on such lot at a location, having a height and of a type, style and manufacturer approved by the Architectural Review Board. Each such light shall either be pole mounted in the front yard of a lot or attached as a carriage light to the residence, and shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn. The yard light shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to one hundred sixty (160) watts for incandescent bulbs or an equivalent illumination for other types of bulbs.
2. **Mailboxes.** All mailboxes within any particular Parcel shall be uniform in design, coloring, lettering, and numbering.
3. **Street Lights.** Street lights will be installed at the intersections of Internal Streets. In the developer's discretion, custom and/or architectural street lights may be substituted for standard street lights specified in the Subdivision Control Ordinance of the Town of Westfield, Indiana. Such custom and/or architectural street lights shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.
4. **Street Number.** The number of the street address of each single-family dwelling shall be placed on both the single-family dwelling and the mailbox for that single-family dwelling. All such numbering shall be of uniform design, coloring, and numbering. The number attached to the single-family dwelling shall be etched in stone, concrete, or other brass type plate.
5. **Street Signage.** In the Developer's discretion, the Developer shall be permitted to substitute custom signage for standard street signage specified in the Subdivision Control Ordinance for the Town of Westfield, Indiana. Such custom signage shall be installed at the developer's expense and maintained by the owner of the area in which they exist or by the not-for-profit association for the area in which they exist.
6. **Gas Lights.** Gas lights may be used without shielding.

II. Architectural Guidelines

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.
2. Exterior Colors. As part of the application for a building permit, exterior color selection shall be submitted and approved by the Architectural Review Board.
3. Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber (Hardy-Plank or similar). Fifty percent (50%) cultured stone, brick, or stone for all buildings/structures in developments, excluding roofs and windows.
4. Roof Form. Roof form and design will include, where appropriate, varied pitches and ridge levels.
5. Roof Overhang. Each single-family residence shall have eaves of a minimum eight (8) inch overhang.
6. Windows and Architectural Breaks. Attached single-family buildings shall have windows on at least three (3) sides; provided, however, that in the event a side of an attached single-family building does not have a window, it shall have at least two (2) architectural breaks, such as a chimney or other corner break. Individual units within buildings shall have at least one (1) architectural break on each side of the unit having windows. The outermost corners of a dwelling unit shall not be considered architectural breaks.
7. Detached Garages. Detached garage structures, not to exceed eight (8) car bays per detached garage structure, shall be permitted, but must comply with the Architectural Guidelines in this Exhibit 15.
8. The following to Parcel K-3:
 - A. Town homes within Parcel K-3 shall not exceed two (2) stories in height;
 - B. Each town home in Parcel K-3 shall have an attached garage;
 - C. Vinyl fencing is prohibited in Parcel K-3;
 - D. The lighting on the exterior of all buildings in Parcel K-3 shall be dusk to dawn, and the lighting fixtures shall be of a residential style.
 - E. Town homes within Parcel K-3 shall contain a community pool.

EXHIBIT 16

DEVELOPMENT STANDARDS PERTAINING TO SHARED DRIVES, PRIVATE STREETS, PUBLIC STREETS, PATHS, TRAILS AND GATES

1. Street Standards. Streets may be either private or public.
2. Accessory Lane. An Accessory Lane (i) shall be a minimum of five feet (5') in width, (ii) may be located within the right-of-way of some or all public streets internal to the development as determined by Developer in Developer's sole discretion, (iii) shall be identified by striping and (iv) may be used by pedestrians, golf carts, and bicycles. The location and number of Accessory Lanes shall be determined by Developer in Developer's discretion.
3. Cart Paths. Cart Paths within the Golf Course shall be of size, dimensions, configurations, number, and location determined by the Developer. They shall be maintained by the Developer for use by golf club employees, authorized patrons of the golf club, and electric-powered golf carts associated with authorized golf patrons.
4. Cul-de-Sacs. In Developer's discretion, shared drives may stub and need not conclude in a cul-de-sac. Private Streets or Public Streets shall conclude in a cul-de-sac. There shall be no limitation on the length of a Cul-de-sac Street; provided, however, that if the length of a Cul-de-sac Street exceeds seven hundred fifty feet (750'), there shall be installed along such street a turn around of dimensions, configuration and location acceptable to the Department.
5. Curbing. Curbing shall not be required for Private Streets, Shared Drives, or parking lots within the clubhouse maintenance and storage areas of the Golf Course.
6. Entrances, Curb Cuts, and Road Cuts. Four (4) road cuts shall be permitted off of 161st Street, seven (7) road cuts shall be permitted off of Gray Road, four (4) road cuts shall be permitted off of 151st Street, and two (2) road cuts shall be permitted off of Carey Road. Road cuts from Public Streets internal to the development shall be determined during the DPR process. Road cuts from Private Streets shall be determined by the Developer in the Developer's sole discretion.
7. Faux Gates. Faux gates, or gates which do not function, shall be permitted on Shared Drives, Private Streets, or Public Streets, including the right-of-way. The number and location of Faux Gates shall be determined by the Developer in the Developer's sole discretion. Faux gates shall be maintained by the Developer and its successors or assigns.
8. Frontage. Homes adjacent to Private Streets need not have frontage on a public right-of-way.
9. Functioning Gates. Functioning gates shall be permitted on Private Streets and Shared Drives, only. The number and location of functioning gates shall be determined by the Developer in the Developer's sole discretion. Utility and emergency vehicles shall be assured access. Functioning gates shall be maintained by the Developer and its successors or assigns.
10. Greenway Trails. The Greenway Trail shall be (i) located in common areas or easements in the general area shown on the Concept Plan, and (ii) ten feet (10') wide, and may be used by pedestrians, golf carts, and bicycles.

11. Lanes. A Lane is a private way or easement located through the interior of a Parcel and providing vehicular, pedestrian, and service access to the side or rear of residential lots. Lanes (i) may, in the Developer's sole discretion, be located in what are identified on the Concept Plan as Parcel H, Parcel I, Parcel J, and Parcel K, and (ii) shall conform to the following requirements:
- (a) Any Lane shall be a perpetual easement or private drive and shall not be dedicated to the public. Lanes may be conveyed to the owner's association or may be dedicated as common easements across the rear portions of lots;
 - (b) The minimum width of a Lane shall be 24 feet;
 - (c) The minimum set back of garages on Lanes shall be 20 feet;
 - (d) No parking is permitted on either side of the cartway of a Lane, but is permitted on a drive, garage apron or other paved area between the cartway and the Lane easement lines;
 - (e) Curbing is not required; and
 - (f) Water and sewer utilities shall not be located in Lanes.
12. Multi-Use Paths. Multi-Use Paths shall conform to the Zoning Ordinance and Subdivision Control Ordinance; provided, however, that the Multi-Use Path along Carey Road may be installed, in the Developer's discretion, (i) entirely along the east side of Carey Road, (ii) entirely along the west side of Carey Road, or (iii) partially along the east side of Carey Road and partially along the west side of Carey Road, subject to the approval by Town Council of the final construction plans.
13. Private Streets. Private streets shall be 24' in width and need not be curbed. Private Streets shall (i) be maintained by an owner's association in accordance with provisions for such maintenance set forth in a declaration and (ii) be permitted in number and location as determined by the Developer in the Developer's sole discretion. Private Streets shall be constructed to depth and material standards set forth by the Town of Westfield. An owner's association shall maintain a reasonable reserve for the maintenance, repair and replacement of Private Streets within the District. Private Streets shall not be dedicated for public use and shall not be accepted for maintenance by the Town of Westfield, unless complying with Town Standards.
14. Public Streets. All Public Streets are to be dedicated for public use and accepted for maintenance by the Town of Westfield and shall be constructed to the standards of the Town of Westfield for depth and materials, except as otherwise provided in this Bridgewater PUD. The width of Public Streets, from back of curb to back of curb, shall be a minimum of 24'.
15. Shared Drive Width. A Shared Drive is a drive, extending from a Private Street, intended for pedestrian and motor vehicle use only by the Owners of residential lots having frontage on the Shared Drive. Shared Driveways shall be private, need not be curbed and shall be 24 feet in width. Shared driveways shall be permitted in number and location as determined by the Developer in the Developer's discretion.
16. Sidewalks. Sidewalks shall not be required on Private Streets or Shared Drives. Sidewalks shall be developed to Town standards and shall be installed within all segments of Public Streets, abutting residences, on the side of the street on which residences are located. Within those segments of Public Streets in which there are houses on neither side, the Developer shall install a sidewalk on either side but need not install a sidewalk on both sides. Developer may substitute Greenway Trails for sidewalks.

EXHIBIT 17

GENERAL ARCHITECTURAL STANDARDS - AREA Y

Village Marketplace General Architectural Guideline (The "Guideline")

Purpose-

The intent of the Village Marketplace at the Bridgewater Club is to create a traditionally styled neighborhood convenience center for residents of the Bridgewater Club and surrounding communities. The purpose of the Guideline is to promote a cohesive architectural appearance to the buildings.

Architectural Style-

To truly create a village atmosphere for the Village Marketplace, traditional architectural styles found in Indiana have been chosen for the Guideline. More specifically, those styles of architecture prevalent in central Indiana around the turn of the century have been selected to form the basis for architectural control.

Neo-traditional architectural styles were most commonly found throughout Indiana in the period following the Victorian era. Many, if not most, of the small town villages around central Indiana blossomed during this time and identified themselves with a mixture of these period styles. Storefronts around town squares today still reflect the charming character evident in the eclectic movement.

These neo-traditional styles include Colonial Revival (including Georgian and Federal), Neoclassical, Tudor, Beaux Arts, and French Eclectic. Whereas a corner bank may have aspired towards a Beaux Arts character, the adjoining offices and shops would likely been more Neoclassical or Colonial Revival in their style.

Application-

Without trying to predict the specific theme of the Village Marketplace, this neo-traditional envelope will control the architectural style of all its buildings. Indeed, the requirements set forth for building construction in the Bridgewater PUD lend themselves to these neo-traditional architectural styles. Once an appropriate theme for the Village Marketplace has been established by the Developer, the buildings will follow one or more of the prescribed architectural styles. The mixing of neo-traditional American based styles with neo-traditional European based styles will not be allowed.

Building Facades-

Each building along an External Street will have at least two (2) front facades, one (1) of which will be a faux front. Access to each building will be provided along the internal parking areas. The elevation of the building facing the External Street will therefore be designed as a faux front facade, with external architectural treatments similar to those found on the access side of the building. Examples of architectural treatments anticipated for the External Street side of each building include windows, doors, pilasters, pediments, rails, balustrades, cross gables, dormers, cupolas, awnings, water tables, quoins, and dentils. For all buildings in Area Y, design elements and detailing shall be contained completely around the structure.

Open Space-

A series of Open Spaces will be incorporated in the Village Marketplace to allow for seating, passive recreation, events, outdoor dining, and visual aesthetics. The primary open space will be a village park, with lawn areas, landscaping, and benches. As the focal point to the Village Marketplace, the village park will be a place where people can gather, relax, picnic, or play. Other Open Space opportunities within the Village Marketplace may include plazas, courtyards, and gardens. Together these open spaces will provide a pleasant pedestrian experience for shoppers, office workers, and residents.

Pedestrian Circulation-

The Village Marketplace has been planned to encourage pedestrian circulation. Parking areas will be located behind and between the buildings to allow for storefronts along sidewalks. The sidewalks themselves will be generously dimensioned to allow for shoppers, strollers, sidewalk displays, and outdoor dining. Open spaces will be incorporated to provide a sequence of respite sites for pedestrians. And most importantly, the sidewalk system will be continuous, accessible, and will connect into the larger Greenway Trail system, allowing numerous opportunities for pedestrian circulation.

Parcel M4 -

The following applies to all buildings having rear elevations which are parallel and adjacent to the eastern boundary of Parcel M4:

- A. The maximum building height of such building shall be one (1) story;
- B. The maximum vertical distance from grade to the eave of the rear elevation of such building shall not exceed 25 feet;
- C. All roof-mounted HVAC equipment must be screened from view;
- D. Drive-throughs and parking within the rear yard of such buildings shall be prohibited; and
- E. All trash dumpsters shall have a brick exterior and a roof, and shall be either connected to the primary building or located between buildings.

LANDSCAPING STANDARDS

Chapter 6. Landscaping Standards

WC 16.06.010 - General Landscaping Provisions

- A. Purpose and Intent - This Chapter establishes regulations for the preservation of natural features and minimum standards for the provision, installation, and maintenance of landscape materials. The regulations specified herein are intended to promote the health, attractiveness, and safety of the community; foster aesthetically pleasing and environmentally sensitive development that protects and preserves the appearance and character of the community; and encourages the preservation of natural areas such as mature tree stands and stream corridors.

This Chapter establishes standards to manage and control drainage and erosion; to increase the compatibility of development with the natural environment and adjacent developments; to encourage connectivity through the use of a pedestrian network; and to maintain and increase the value of land by requiring landscaping to be incorporated into developments. The standards set forth herein promote important physical and psychological benefits through the use of landscaping to reduce noise and lighting; promote innovative and cost conscious approaches to the design, installation, and maintenance of landscaping; and establish procedures and standards for the administration and enforcement of this Chapter.

B. Applicability

1. This Chapter shall apply to all zoning districts and all public, private, and institutional developments, except those approved prior to the enactment of this Chapter and those that have fulfilled filing requirements at the time of the enactment of this Chapter.
2. This Chapter shall apply to nonresidential uses, residential subdivisions, or other residential developments that require site development plan approval or a special exception.
3. This Chapter shall not apply to previously-authorized building permits, a previously-approved site development plans, or previously-approved subdivision plats.
4. This Chapter shall not apply to detached single-family residences not located within subdivisions.

C. Content of Landscape Plan - Landscaping plans shall comply with the following standards:

1. Landscape plans shall be submitted for all required green belt buffer areas, buffer yards, conservation easements, landscape easements, and areas owned in common within proposed developments. It is recommended that landscape plans be

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prepared by licensed landscape architects, nurserymen, or other professionals experienced in landscape design, installation, and maintenance. A narrative describing ownership, use, and maintenance responsibilities of these areas should be specified in the submittal.

2. Landscape plans shall show the entire project drawn to scale on standard sized sheets (minimum 24" x 36") and shall contain the following information:
 - a. Names and addresses of owners, developers, plan preparers, plan preparation dates, scale of drawings, and north arrows;
 - b. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, buffer yards, primary and secondary green space areas, and green belt space;
 - c. Locations, quantities, sizes, and names (botanical names and common names) - of planting materials;
 - d. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;
 - e. Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers;
 - f. Planting and installation details as necessary to ensure conformance with required standards;
 - g. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill; and
 - h. Tables clearly displaying relevant statistical information, including numbers of existing trees and numbers of trees preserved, for example.
 3. Standard size sheets at the same scale as landscape plans that display locations, sizes, and common names of existing individual trees that measure twelve (12) inches or more in caliper, areas of dense trees or shrubs, and other natural areas.
- D. Modifications - When a change in use occurs, or when modifications that require a building permit are made to existing structures, landscaping shall be required to be installed in a manner that is comparable in nature and extent to the impact of the proposed change or modification.

WC 16.06.020 - Preservation and Replacement of Trees

- A. Developers shall take reasonable measures to design and locate proposed structures in a manner that minimizes the destruction of significant tree specimens.
- B. Prior to site development plan approval or the issuance of a building permit, developers shall inventory all trees which possess a caliper measure of at least twelve (12) inches. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features. Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.
- C. The following considerations shall be made in regard to tree preservation efforts:
 - 1. The practicability of arranging site plan components around existing features. Plans for groups of structures should be designed so as to preserve areas of high tree concentrations, desirable individual tree specimens, and desirable stands of trees and shrubs;
 - 2. The condition of vegetation with respect to continued vitality;
 - 3. The possibility of preserving vegetation through pruning rather than removal.
 - 4. The desirability of a particular tree or species by reason of its appearance; historic or ecological significance; botanical characteristics; and the function the vegetation would fulfill as a site plan component;
 - 5. The practical and economic possibility of designing the location and grades of proposed structures and paving to preserve existing vegetation; and
 - 6. The potential for interference with utility services along the use of roads and walkways.
- D. Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the critical root zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.
- E. Should any tree designated for preservation die within five (5) years of project completion, the owner shall replace such tree with a tree (or trees) of equal tree preservation value within 180 days (see following paragraph for value calculation).
- F. Incentives to Preserve Trees - Existing trees that are preserved shall contribute to required on-site landscaping, based proportionally on their caliper measure. Certain "cull" species and deformed trees may not be permitted to be credited. Preserved trees under eight (8) inches in caliper shall be credited at the rate of one (1) times the caliper measure of such trees. However, trees with a caliper of less than two (2)

inches shall not qualify for credit. Preserved trees between eight (8) and sixteen (16) inches in caliper shall be credited at the rate of two (2) times the caliper measure of such trees. If preserved trees possess caliper measures of sixteen (16) inches or greater, credit shall be calculated at the rate of four (4) times the caliper measure of such trees. A qualifying six (6) inch caliper preserved tree shall be credited as three (3) required two (2) inch caliper trees. A qualifying fourteen (14) inch caliper preserved tree shall be credited as fourteen (14) required two (2) inch caliper trees. And, a qualifying eighteen (18) inch caliper preserved tree shall be credited as thirty-six (36) required two (2) inch caliper trees.

- G. Barriers shall be used to protect trees during site development. Barriers shall be specified on landscape plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.
- H. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

WC 16.06.030 - Selection, Installation, and Maintenance of Plant Materials

A. Selection

1. Shade Trees - Shade trees shall be a minimum of eight (8) feet in height and have a caliper measure of at least two (2) inches, measured twelve (12) inches above finished grade. Shade trees shall be of a variety that will attain an average mature spread greater than twenty (20) feet.
2. Evergreen Trees - Evergreen trees shall be a minimum height of six (6) feet.
3. Ornamental Trees - Ornamental trees shall have a minimum trunk size of two (2) inches in caliper, measured six (6) inches above finished grade.
4. Shrubs shall possess a minimum height of eighteen (18) inches at the time of planting.
5. Substitutions -- If plant substitutions become necessary due to seasonal planting problems or a lack of plant availability, revisions to planting plans shall be permitted based on the substitution list below. For on-site requirements only, substitutions may be made for up to one-half (50%) of required plants. If plant substitutions do not fulfill the following criteria, changes to previously-approved plans shall be resubmitted and reviewed for new approval.
 - a. 1 shade tree = 2 ornamental trees = 2 evergreen trees
 - b. 1 ornamental tree = 1 evergreen tree

B. Installation

1. Landscaping materials shall be installed in accordance with planting procedures established by the American Association of Nurseryman.
2. Required landscaping of development projects shall be completed prior to the issuance of Certificates of Occupancy for non-residential and multi-family projects, and prior to the issuance of building permits for more than fifty percent (50%) of the lots within each section of residential subdivisions. Landscaping installation may be delayed up to 120 days due to the following:
 - a. Periods of adverse weather, or
 - b. Conflicts between construction scheduling and proper planting conditions.

C. Maintenance

1. All newly planted vegetative material shall meet minimum American Standard for Nursery Stock Standards.
2. Landscaping shall be maintained in healthy growing condition. This includes:
 - a. Regular irrigation, weeding, fertilizing, pruning, mowing, and other maintenance of outside plant materials on the property;
 - b. Mature trees shall not be topped. They shall be pruned according to procedures established in the National Arborist Association Standards, published by the National Arborist Association;
 - c. Treating plant materials that exhibit evidence of insect pest or disease damage;
 - d. Replacement of dead or dying plant materials with specimens in good, healthy, growing condition. Replacement shall be completed using the same plant materials approved on landscape plans.
 - e. Replenishing natural landscape materials such as rock, stone, bark chips and shavings that no longer cover the area in which they were originally deposited.
 - f. Repairing, replacing, or maintaining structural landscaping features including, but not limited to fountains, reflecting pools, outdoor art work, screening walls, retaining walls, fences, benches or other street furniture elements, as necessary to maintain these items in good condition.
 - g. Any other action necessary to maintain landscaping installed in accordance with an approved landscape plan.
3. Plantings and landscaping features required by this Chapter shall be subject to inspection to verify continued compliance with this Chapter.

WC 16.06.040 - General Landscape Design Standards

- A. Consultation** - A landscape architect, nurseryman, or other professional experienced in the installation and care of plant materials shall be consulted to ensure that proposed plants are appropriate and will survive.
- B. Scale and Nature of Landscaping** - The scale and nature of landscaping materials shall be appropriate to the size of proposed structures. Large-scale buildings should be complemented by large-scale plants. Form, texture, color, pattern of growth, and adaptability to local conditions shall be considered when selecting plant materials.
- C. Clearance** - Trees shall be planted so that when they reach maturity, there will be a minimum of ten (10) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
- D. Materials** - Grass and other vegetative ground cover shall be used in all green space areas, including parking lot islands, except for decorative mulch planting beds containing trees and/or shrubs; and inert stabilization in areas subject to severe runoff or erosion.
- E. Lines of Sight** - Plantings in landscaped areas shall not obstruct sight lines as per WC 16.04.230 2.v).
- F. Energy Conservation** - Plantings shall be arranged to promote energy conservation wherever practical. This includes using deciduous trees on the south and west sides of buildings to provide shade from summer sun and planting evergreens on the north of buildings to insulate against winter winds.
- G. Noise Reduction** - Properties adjacent to highly trafficked roads or businesses shall arrange landscaping to reduce the intensity of noise by reflecting, deflecting, or absorbing sound. Some techniques to accomplish this include using earth berms, walls, fences, or plantings to provide physical separation and to absorb noise. When a berm is used to form a visual screen in lieu of or in conjunction with a hedge or wall, it shall not exceed a slope of thirty (30) degrees and shall be completely covered with shrubs, grass, or other living ground cover.
- H. Landscape plans** shall clearly identify areas where stone or other inert materials are to be used as ground cover. Areas not so designated shall be required to have grass or other vegetative ground cover.
- I. Trash and Loading Facilities** - Trash dumpsters, trash pads, loading areas consisting of two or more loading spaces, loading docks, service areas, and maintenance areas shall be screened from residential uses and public roads. Screening of such facilities shall be achieved by using a six (6) feet high, completely opaque fence or wall, a six (6) feet high berm, or a six (6) feet high evergreen screen planted nine (9) feet on center in a double staggered row.
- J. Heating and Cooling Facilities** - Ground-mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened.

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- K. Softening of Walls and Fences - Plant materials other than ground cover shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls, fences, and other barriers to create a softening effect. However, ground cover plants may supplement the plant materials required by this paragraph.
- L. Detention/Retention Basins and Ponds - Detention/retention basins and ponds shall be landscaped in a manner that replicates the natural form of ponds. Such landscaping shall include shade trees, ornamental trees, evergreens, shrubbery, hedges, and/or other plant materials.

WC 16.06.050 - On-Site and Street Frontage Landscaping Requirements

A. On-Site Standards

- 1. Yards, setback areas, and green space areas within development shall be landscaped with live vegetation.
- 2. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in Table 16.06.050-01.

Table 16.06.050-01: Minimum On-Site Requirements

Land Use	Plant Materials		
	Shade Trees	Evergreen or Ornamental Trees	Shrubs
Residential	4 per dwelling unit	2 per dwelling unit	4 per dwelling unit
Institutional Uses	2 per acre	3 per acre	10 per acre
Business Uses	10 per acre	10 per acre	25 per acre
Industrial Uses	5 per acre	5 per acre	25 per acre

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

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

B. Road Frontage Standards

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

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

WC 16.06.060 - Buffer Yard Requirements

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

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Table 16.06.060 – 01 : Minimum Required Buffer Yard

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

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

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

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

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

WC 16.06.070 - Parking Area Landscaping

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

A. Interior Parking Lot Landscaping

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

Table 16.06.070 - 01 : Percentage of Parking Lot Landscaping

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

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

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

2. Parking Lot Islands

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

B. Perimeter Parking Lot Landscaping

1. Application

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

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

WC 16.06.080 - Recommended Plant Materials

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

EXHIBIT 19

Development Phasing The Bridgewater Club

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

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

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

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

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

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

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

Kevin M. Todd, AICP

From: Neal Wixson <nwxn300@aol.com>
Sent: Monday, November 16, 2015 11:18 AM
To: Kevin M. Todd, AICP
Cc: Cindy Spoljaric; Council Members; Andy Cook
Subject: Parcel J Development

**Kevin Todd
Senior Planner
City of Westfield
130 Penn Street
Westfield, IN 46067**

Dear Mr. Todd:

As residents of the Bridgewater Lakes Garden Homes, we are writing regarding the continued development of the Townhome portion of the eastern most section of Bridgewater directly across Gray Road from Guerin High School. The developers realize that the current product offering for this area does not appear to be a viable solution for completing the development as originally set forth in the PUD. As a result of this lack of viability, they are submitting variance requests for their updated product and platting. We would like to provide you with direct feedback on our neighborhood's concerns with the variance request. Our neighborhood of 35 homes is immediately North of the proposed variances and, in fact, will be impacted with continuation of the main street through our neighborhood, Mystic Rock Drive, its planned completion.

As a framework for expressing our concerns, we understand that the developer would not have to seek any variance to continue the current development as originally planned. The developer recognizes the lack of marketability for this plan and desires to make effective changes. It should be noted that similar changes were made to Bridgewater Garden Homes. It was originally planned to be a collection of shared walled single story homes. When variances for our neighborhood were put in place to accommodate market demands, the development was completed with free standing single story homes. Although the scope of this variance in the Garden Homes changed the architectural flow, no consideration of the transitional area between the Garden Homes and Town Homes was addressed at that point in time. Now seems like a logical time to optimize this merging of what has become a more distinctly different plan than originally set forth.

Peter Wang organized a very informative meeting with his developers and presented us with his plans and thoughts regarding the continued development. There were representatives in attendance from Bridgewater Villas, Bridgewater Lakes and Bridgewater Townhomes. There was good dialogue and open discussion from all perspectives.

Below are the areas of adjustment that we expressed concern with upon reviewing the developer's current plan.

Street Completion

Mystic Rock Drive is planned to continue from a current dead end in our neighborhood and connect to the other end of Mystic Rock Drive which will complete a semi-circular street with two entrances into the neighborhoods from Market Center Drive. We believe a southbound spur off of Mystic Rock Drive on to Guerin Way would relieve traffic through both ends of the neighborhoods, create better flow for all residents and provide better flow for emergency vehicles.

Neighborhood to Neighborhood Transition

As a result of both ends of this neighborhood ending up with significantly different homes than originally planned there, should be a clear and significant transitional space between the Garden Homes and Townhomes.

1. Ideally a gate could be used to separate our community from the new community. Gates are used in almost all of the Bridgewater communities.
2. A community marker Brick Wall commensurate with the other end of the neighborhood should be erected
3. A cul-de-sac turnaround area could benefit all residents as well as service vehicles entering and exiting the area.

Density and Proximity

The plan we saw had suggested a change from 41 units to 36. Our concern lies more with proximity than density. Bridgewater Garden Homes also had to reduce density to adjust to free standing homes.

The proximity barrier of 20' between the Garden Homes southern most homes and the Townhomes northernmost homes is unacceptable. We believe there are two possible solutions for this.

1. Adjusting all green space to the North end of the Town Home plans to maximize the separation.
2. Reduce the density by one lot eliminating the northernmost lot and converting it to green space.

Architectural Diversity

The new plan calls for a change from fully bricked structures with identical facades to multiple styles and combinations of exterior surfaces with varying elevations.

1. This should make the streetscape more appealing as the garage entries facing the streets will look more like the front of a home than an alley entrance
2. We suggested that the end wall of end units be required to be fully bricked.
3. We were unsure of the current maximum height of the townhomes but feel that any new homes should not exceed the current height of any existing unit.

Proof of Concept

A big concern is a lack of proof of concept for this product. We asked if we could go to view an existing neighborhood with this product and received no answer. With no real assurance that the market will exist for a 22' wide free standing vertical living environment, we feel that all other aspects of the development need to be desirable beyond reproach. We received feedback that logical progression of this neighborhood would allow for proof of concept in the southwest quadrant of the development which would be built first. A planned assurance of not continuing to build further until demand is demonstrated would be desirable.

We look forward to seeing final plans delivered to the planning commission for variance. We will be in attendance at the public meetings and share our concerns. We are all very encouraged that the developer has realized the need to create a new product for completion of this area. We firmly believe a viable and amicable plan will be worked out to facilitate profitable completion for the developers and enhanced environments for the residents and not jeopardize the appearance of and traffic flow in our community.

We strongly encourage you to consider the above concerns so that this is resolved in everyone's satisfaction.

Thank you.

Very truly yours,

Neal and Donna Wixson

Mystic Drive resident

Kevin M. Todd, AICP

From: Doug Murray <indyrrdoug@gmail.com>
Sent: Wednesday, December 16, 2015 5:09 PM
To: Jim Ake; Steve Hoover; Robert Horkay; Chuck Lehman; Bob Smith; Cindy Spoljaric; Rob Stokes
Cc: david.mennel@thebridgewaterclub.com; dave_berman@yahoo.com; Russ Sanders; kathleen henderson; rlflood@yahoo.com; tkeller@butler.edu; Kevin M. Todd, AICP
Subject: 1511-PUD-23 BW Gardens Resident feedback

Council Members, City of Westfield, IN

As President of the Bridgewater Gardens HOA, I have been asked to provide you with our residents' collective position on the pending approval of 1511-PUD-23. After meeting with Peter Wang and his development team, and reviewing his updated plan for the "Cottages" at Bridgewater, we approve of the plan presented to us on the evening of December 10, 2015, at the Bridgewater Clubhouse. The only exception to the approval is the 5-slot parking area at the north end of the Cottages development. That piece of the plan has been rejected by a majority of the residents. Based on conversation with Peter Wang and David Mennel, Bridgewater Master HOA, this parking area is considered optional.

We are sincerely appreciative of Peter Wang's effort to accommodate our community's concerns, and look forward to the completion of the development. Please also extend our thanks to the Westfield Advisory Planning Commission and staff for their assistance in working through the process of evaluating and negotiated a win/win outcome.

If you have questions or require more information, please feel free to contact me directly.

Best regards,

Doug Murray
President, Bridgewater Gardens HOA
15465 Mystic Rock Drive
Carmel, IN 46033
317 319-7150

Cc: HOA Board Members, Bridgewater Gardens
Dave Berman
David Mennel
Kevin Todd



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

January 4, 2016
1601-DDP-01

Petition Number: 1601-DDP-01

Subject Site Address: 4420 East 146th Street

Petitioner: StorAmerica 146th LLC

Request: The Petitioner requests review of a Detailed Development Plan Amendment for a self-storage facility on approximately 6.776 acres +/-, located in the 146th Street Commerce Centre PUD District.

Current Zoning: 146th Street Commerce Centre PUD District (Ord. 10-09)

Current Land Use: Self-Storage Facility

Approximate Acreage: 6.77 acres +/-

Property History: 1103-DP-02 (Development Plan)
1103-SIT-01 (Site Plan)

Exhibits:

1. Staff Report
2. Location Map
3. Previously Approved Site Plan (1103-SIT-01)
4. Previously Approved Elevation (1103-SIT-01)
5. Proposed Elevations
6. Ordinance 10-09

Staff Reviewer: Jeffrey M. Lauer, Associate Planner

PROCEDURAL

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

This petition is scheduled to receive a public hearing at the January 4, 2016, Advisory Plan Commission (the "APC") meeting. Notice of the January 4, 2016 APC meeting was provided in accordance with Indiana law and the APC's Rules of Procedure.

PROJECT DESCRIPTION & HISTORY

The 6.77 acre +/- site is located at 4420 East 146th Street. The request is for approval of a Detailed Development Plan Amendment to permit additional square footage than that approved by 1103-DP-02 and 1103-SIT-01. On March 21, 2011, the Advisory Plan Commission (the "APC") approved 1103-DP-02



and 1103-SIT-01. The approved plans contemplate the construction of ten (10) self-storage structures, including an administration/wine storage building oriented towards 146th Street. To date, Building H (as identified on 1103-DP-02 and 1103-SIT-01) has not been constructed. However, Building H was approved as a one (1) story structure. The Petitioner has filed this Detailed Development Plan Amendment to permit Building H to be constructed as two (2) stories.

The applicable zoning district is the 146th Street Commerce Centre PUD District, pursuant to Ordinance 10-09, adopted by the Council on June 15, 2010 (recorded as Instrument No. 2010028293, in the Office of the Recorder of Hamilton County, Indiana on June 24, 2010). The PUD Ordinance establishes the GO: General Office ("GO") District as the underlying zoning district.

ZONING DISTRICT STANDARDS

The plans are compliant unless otherwise stated below.

Underlying Zoning District – *GO: General Office District (Article 4.12)*

- | | |
|---|----------------------|
| 1. <u>Minimum Lot Area:</u> | Three (3) acres |
| 2. <u>Minimum Lot Frontage:</u> | 250 feet |
| 3. <u>Minimum Building Setback Lines:</u> | |
| a. Front Yard: | 60 feet |
| b. Side Yard: | |
| i. Abutting a Street: | 60 feet |
| ii. Abutting a Residential District: | 60 feet |
| iii. All other: | 20 feet |
| c. Rear Yard: | |
| i. Abutting a Residential District: | 60 feet |
| ii. All other: | 20 feet |
| 4. <u>Maximum Building Height:</u> | 50 feet |
| 5. <u>Minimum Ground Area:</u> | No minimum |
| 6. <u>Maximum Lot Coverage:</u> | Eighty percent (80%) |

146TH STREET COMMERCE CENTRE PUD DISTRICT ORDINANCE (ORD. 10-09):

The plans are compliant unless otherwise stated below.

*Section 4 standards, where applicable, supersede GO zoning district standards outlined above.

- | | |
|---|-----------------------------------|
| 1. <u>Minimum Lot Area:</u> | One (1) acre |
| 2. <u>Minimum Lot Frontage:</u> | Two hundred and thirty (230) feet |
| 3. <u>Minimum Building Setback Lines:</u> | |
| a. South Property Line of Real Estate: | 60 feet |



- b. West Property Line of Real Estate: 45 feet
- c. East Property Line of Real Estate: 5 feet
- d. North Property Line of Real Estate: 60 feet
- 4. Ground Level Square Footage: No minimum and no maximum.

Development Plan Approval – Application Documentation and Supporting Information (Article 10.7(G))
The plans are compliant unless otherwise stated below.

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



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

generally detail perimeter areas, Buffer Yards, common areas, entryways and any other Open Space as deemed appropriate by the Plan Commission or Director. Landscape Plans for a Detailed Development Plan shall generally be site or Lot specific showing compliance with Parking Areas, Buffer Yards, and on-site or foundation requirements

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



DEVELOPMENT STANDARDS:

1. Architectural Standards (Ord. 10-09)
Comment: Staff is working with the Petitioner to ensure compliance.
2. Building Standards (Article 6.4)
3. Fence Standards (Article 6.5)
4. Height Standards (Article 6.6)
5. Landscaping Standards (Ord. 10-09)
6. Lighting Standards (Article 6.9)
Comment: Staff is working with the Petitioner to ensure compliance.
7. Lot Standards (Article 6.10)
8. Parking and Loading Standards (Article 6.14)
9. Performance Standards (Article 6.15)
10. Setback Standards (Article 6.16)
11. Vision Clearance Standards (Article 6.19)
12. Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO):

1. Block Standards (Article 8.1)
2. Easement Standards (Article 8.3)



- | | |
|--------------------------------------|----------------|
| 3. Monument and Marker Standards | (Article 8.5) |
| 4. Open Space and Amenity Standards | (Article 8.6) |
| 5. Pedestrian Network Standards | (Article 8.7) |
| 6. Storm Water Standards | (Article 8.8) |
| 7. Street and Right-of-Way Standards | (Article 8.9) |
| 8. Street Light Standards | (Article 8.10) |
| 9. Street Sign Standards | (Article 8.11) |
| 10. Surety Standards | (Article 8.12) |
| 11. Utility Standards | (Article 8.13) |

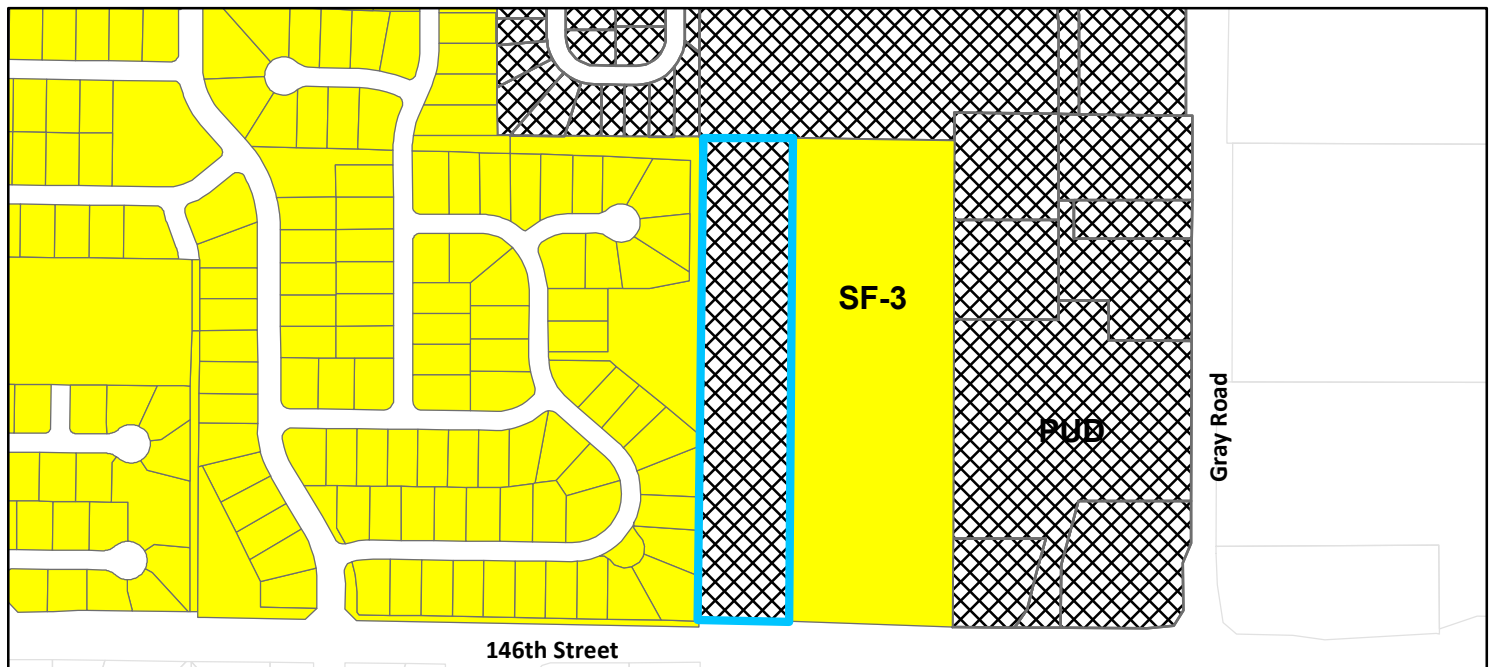
DEPARTMENT COMMENTS

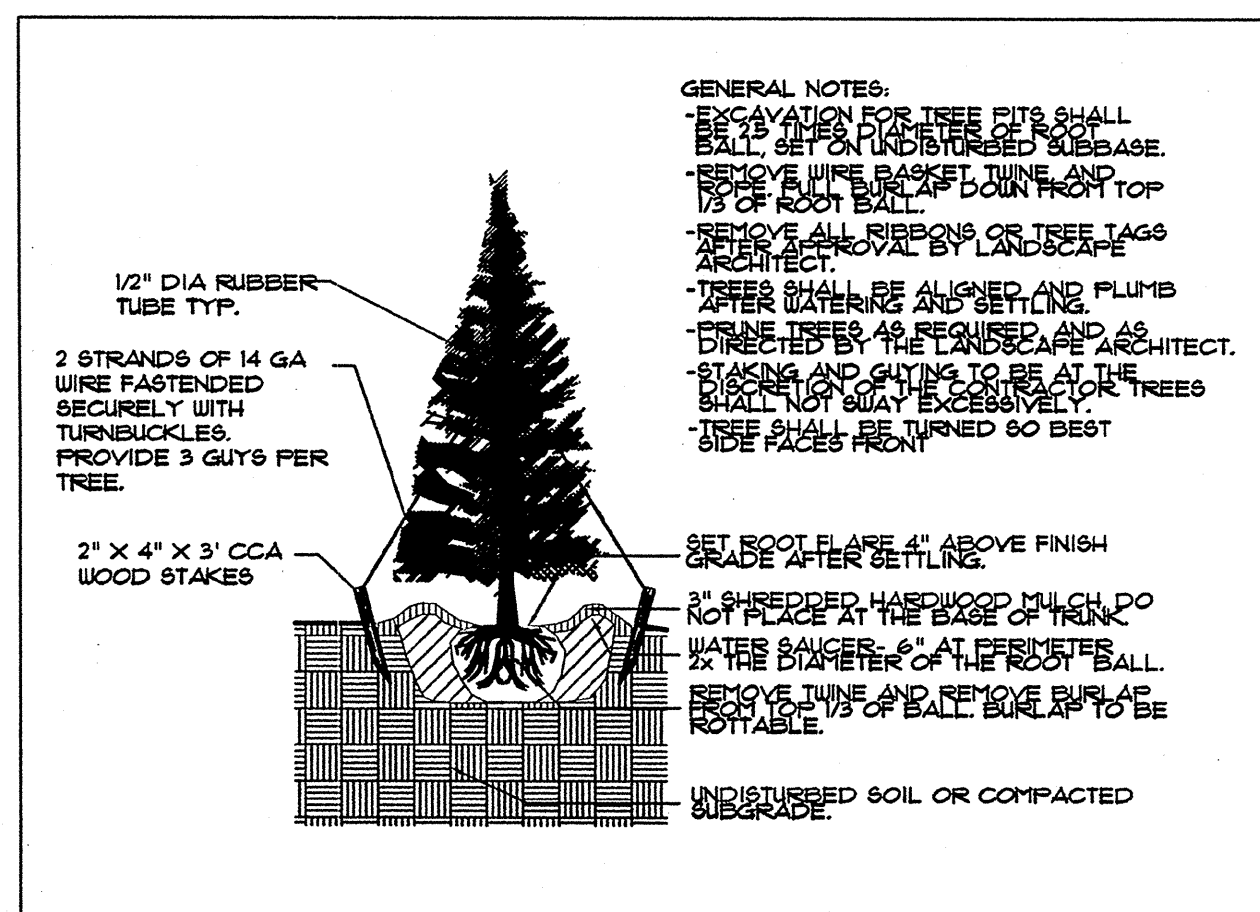
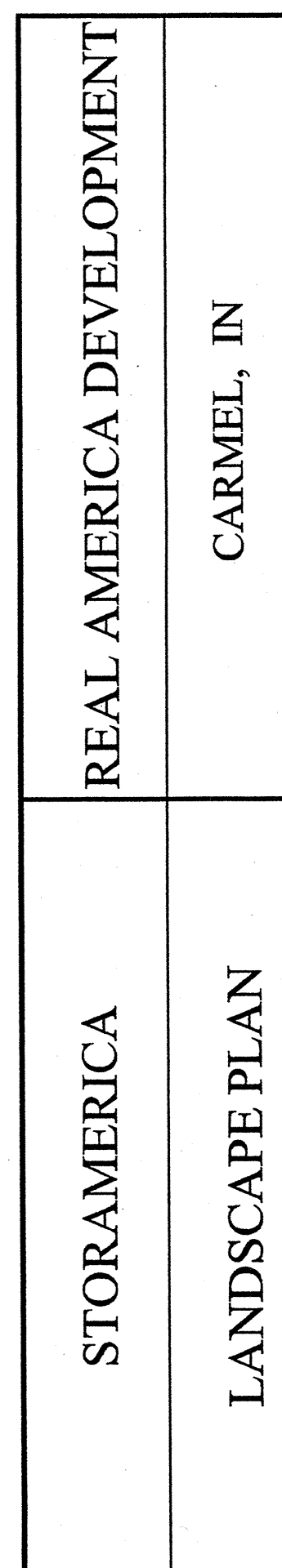
1. Hold a public hearing at the January 4, 2016, APC meeting.
2. Prior to final deposition, the Petitioner will make any necessary revisions to the proposal based on APC comments, public comments and any additional staff comments.
3. If any APC member has questions prior to the public hearing, then please contact Jeffrey M. Lauer at 317.910.2927 or jlauer@westfield.in.gov.

Aerial Location Map



Zoning Map





A cross-sectional diagram of a shrub being planted in a pit. The shrub has a rounded head and a root ball wrapped in burlap. The pit is filled with 3-inch shredded mulch. The burlap is being removed from the top 1/3 of the root ball. The bottom of the pit is made of undisturbed soil or compacted subgrade. A vertical scale on the left indicates a depth of 1 1/2 feet.

- SHRUB HEAD
- WATER SAUCER PLANT PIT 2x THE DIAMETER OF THE ROOT BALL
- 3" SHREDDED MULCH
- REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL. BURLAP TO BE ROTTABLE
- REMOVE TWINE AND ROPE
- UNDISTURBED SOIL OR COMPACTED SUBGRADE

4"-0" MIN.

1/2"

SEAL OFF TREE 24" ABOVE FINISH
 1" SHREDDER HAZARD FREE WHICH DO
 WATER BARRIER GATE FEET ROOT BALL
 REMOVE DURING OF PLANT BUREAU TO
 BE REMOVED

GENERAL NOTES:

- 1. PREPARATION FOR TREE FITS SHALL BALL SET ON UNDISTURBED SUBGRADE.
- 2. REMOVE WIRE FROM TRUNK AND TOP OF ROOT BALL.
- 3. REMOVE ALL RIBBON OR TREE TAGS ARCHITECT.
- 4. AFTER WATERBARRIER AND TRUNK FLIMS PLANT TREE 14" FROM BALL ARCHITECT.
- 5. BACKING AND GRADING TO BE AT THE TRUNK SHALL NOT SLAY EXCESSIVELY. TREES TURNED TO BEST SIDE FACES FRONT.
- 6. CONTRACTOR SHALL INSTALL TWO REINFORCED RUBBER HOSE SECTIONS WITH A DOUBLE STRAND OF 1/2" WIRE. WRAP WIRE A MINIMUM OF TWO TIMES AROUND EACH FOOT.

UNDISTURBED SOIL OR COMPACTED SUBGRADE

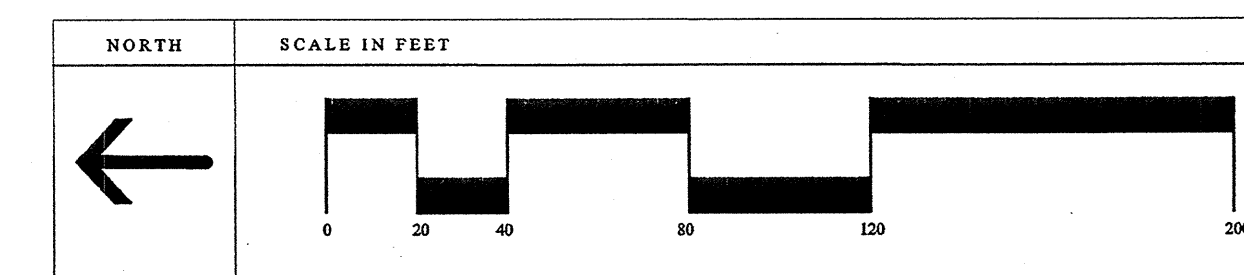
The diagram illustrates the Galveston Style - 8' high gate. It shows a cross-section of the gate with various components labeled A through F. The overall height is 8 feet. The gate is composed of several horizontal rails and vertical pickets. The top rail (A) is a 2" x 6" x 94-1/2" Classic Curve Deco Rail. The pickets (C) are 28 pieces of 7/8" x 7" x 42-1/4" Tongue & Groove. The mid rail (D) is a 2" x 6" x 94-1/2" Ribbed, channelled to accept pickets. The bottom rail (E) is a 2" x 6" x 94-1/2" Classic Curve Deco Rail. The gate is reinforced with steel reinforcement (F) and aluminum reinforcement (G). The post spacing (center to center) is 96-1/8". The gate is shown in a closed position, with the post centers labeled as 8 X 5 - 93 1/8".

Component	Detail
Top Rail (A)	2" x 6" x 94-1/2" Classic Curve Deco Rail Ribbed, extruded with channel to accept pickets, includes reinforcing channel
Picket Spacing (B)	None
Pickets (C)	28 pieces of 7/8" x 7" x 42-1/4" Tongue & Groove
Mid Rail (D)	2" x 6" x 94-1/2" Ribbed, channelled to accept pickets, includes reinforcing channel
Bottom Rail (E)	2" x 6" x 94-1/2" Classic Curve Deco Rail Ribbed, extruded with channel to accept pickets, includes reinforcing channel
Steel reinforcement	Yes, channel located in all rails.
Aluminum reinforcement	No
Post (in-ground) (F)	6" x 5" x 14'4"
Post Spacing (center to center)	96-1/8"
Color(s)	Tan (add 10% for Tan)
Standard Walk Gate Actual Width	50-1/2"
Standard Walk Gate Opening Size	Add 1-3/4" distance between gate posts (allows for hardware)
Standard Walk Gate Hardware	self-closing hinges, self-latching latches
Standard Double Gate Actual Width	100"
Standard Double Gate Hardware	add drop pin kit
Misc.	External caps include screws, washers, & snap caps

Canopy Trees			
Common Name	Scientific Name	Quantity	Size
October Glory Maple	Acer rubrum 'October Glory'	13	2.5"
Serviceberry	Amelanchier grandiflora	1	2"
Red Oak	Quercus rubra	8	2.5"
Evergreen Trees			
Common Name	Scientific Name	Quantity	Size
Norway Spruce	Picea abies	20	6-7'
Colorado Spruce	Picea pungens glauca	9	6-7'
Shrubs			
Common Name	Scientific Name	Quantity	Size
Burning Bush	Euonymus alatus 'Compactum'	37	5 Gal.
Sea Green Juniper	Juniperus chinensis 'Sea Green'	34	18-24"
Diablo Ninebark	Physocarpus opulifolius 'Monlo'	20	5 Gal.
Anthony Water Spirea	Spirea bumalda 'Anthony Waterer'	15	3 Gal.
Dense Yew	Taxus media 'Densaformis'	25	18-24"
Koreanspice Viburnum	Viburnum carlesii	46	5 Gal.

1. EXISTING SITE INFORMATION SUPPLIED BY STOEFFELWERTH AND ASSOC. FISHERS, IN 46038. ALL QUANTITIES AND DESIGN BASED UPON SAME.
2. BEFORE ANY EXCAVATION ON THE SITE, CALL FOR A LOCATE ON ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CREATED BY SITE IMPROVEMENT OPERATIONS.
4. CAREFULLY MAINTAIN PERMIT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES, USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING EXCAVATION AND CONSTRUCTION MATERIALS WITHIN THE DRIF LINE.
5. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH THE WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS.
6. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL AFFLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.
7. LAYOUT OF ALL NEW PATHWAYS, CUREDS AND WALLS SHALL BE SMOOTH AND CONTINUOUS. ANY KINKY ALIGNMENT OR ABRUPT CHANGES WILL NOT BE ACCEPTED. LANDSCAPE ARCHITECT WILL REVIEW STAKED-OUT LAYOUT AND FORMWORK BEFORE CONSTRUCTION CONTINUES.

1. PLANT LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND REVIEWED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS COMMENCE. ADJUST AS REQUESTED TO AVOID UTILITY CONFLICTS.
2. NOTE THAT PLANT LIST QUANTITIES ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO SUBMITTING THEIR BID FOR THIS PROJECT.
3. ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 STANDARDS. LANDSCAPE ARCHITECT PRESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING INDUSTRY STANDARDS.
4. PLANTING BEDS SHALL RECEIVE A 3" LAYER OF SHREDDED BARK MULCH.
5. SEED AND STRAW MULCH ALL LAWN AREAS DISTURBED DURING CONSTRUCTION UNLESS NOTED OTHERWISE.
6. ALL PLANT MATERIAL TO BE 24" HEIGHT AT PLANTING AND BE MAINTAINED AT MINIMUM OF 36" HEIGHT.



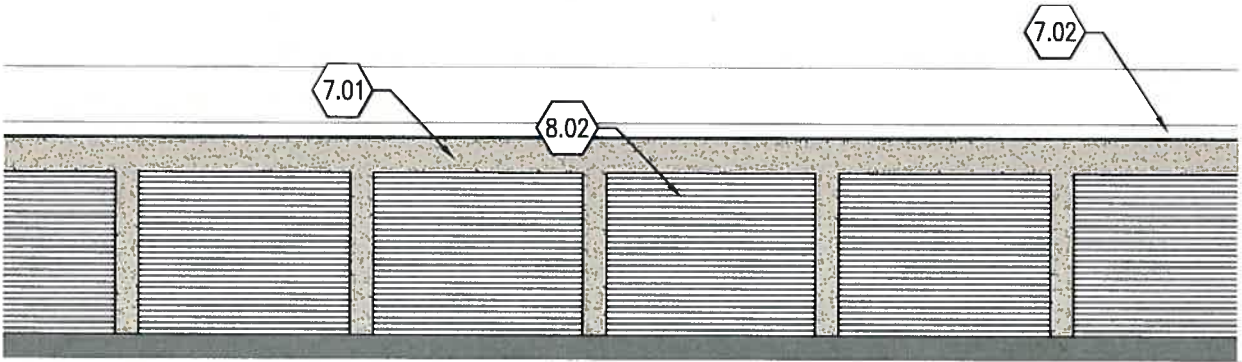
DATE	REVISIONS

SCALE	1"= 40'-0"
DATE	2/27/11
PROJECT NO.	
DRAWN BY	MB
CHECKED BY	NH

SHEET NO.
C-900

SPECIFIC NOTES:

- 4.01 BRICK VENEER
- 4.02 STONE VENEER OR EIFS (T.B.D.)
- 4.03 CONCRETE BLOCK
- 7.01 TEX-COTE
- 7.02 STANDING SEAM METAL ROOF
- 8.01 FIXED GLASS WINDOW
- 8.02 METAL OVERHEAD DOOR
- 8.03 FULL GLASS PASSAGE DOOR
- 8.04 SOLID PASSAGE DOOR



TYPICAL STORAGE BUILDING
PARTIAL
ELEVATION

1/8"=1' 8' 12'



TYPICAL STORAGE BUILDING
FRONT
ELEVATION

1/16"=1' 16' 24'

4420 E. 146th Street
Westfield, IN

Architect
RealAmerica Design, LLC
10711 America Way Suite 200
Fishers, Indiana 46038
(317) 815-5929



PRELIMINARY
NOT FOR CONSTRUCTION

[illegible]

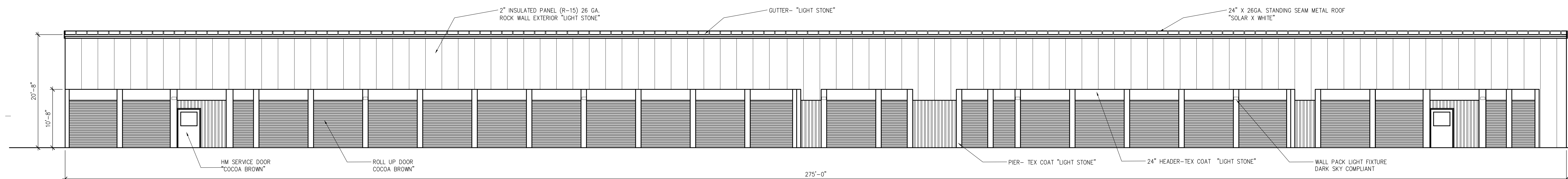
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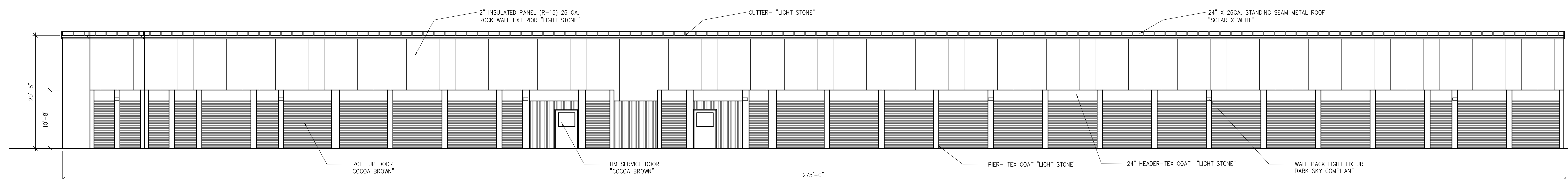
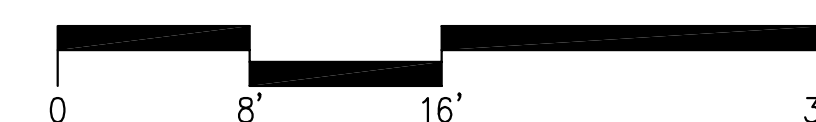
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**PROPOSED
BUILDING H
ELEVATIONS**

SHEET NUMBER

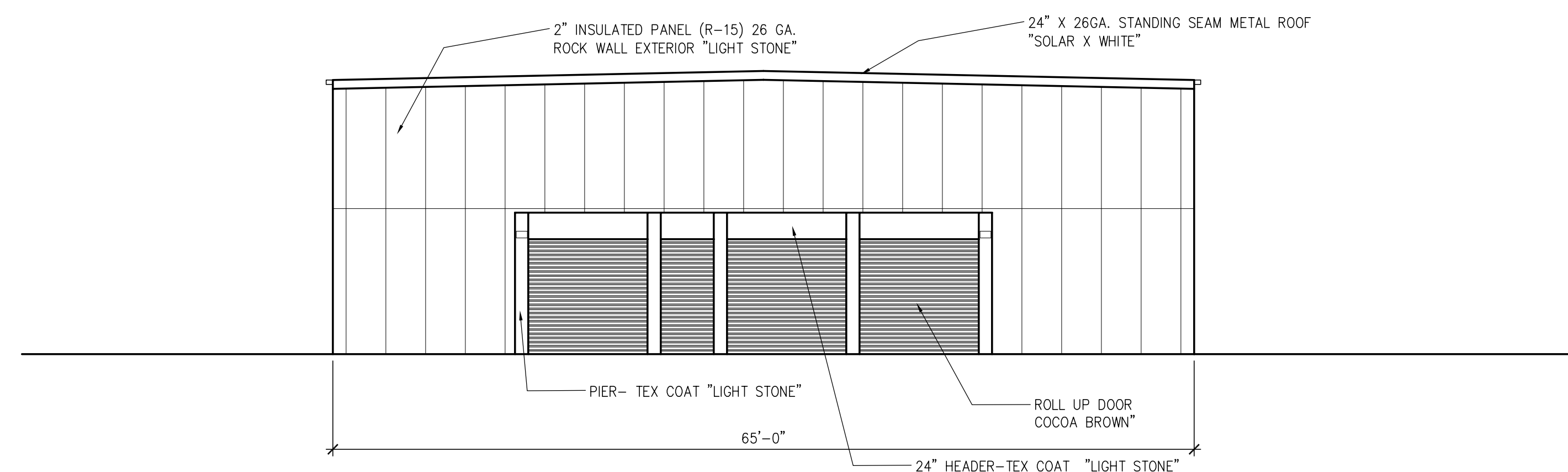
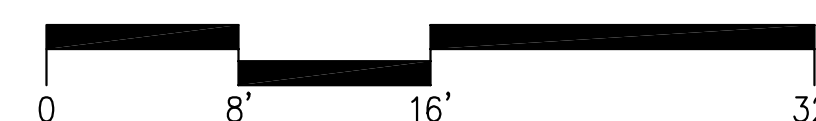
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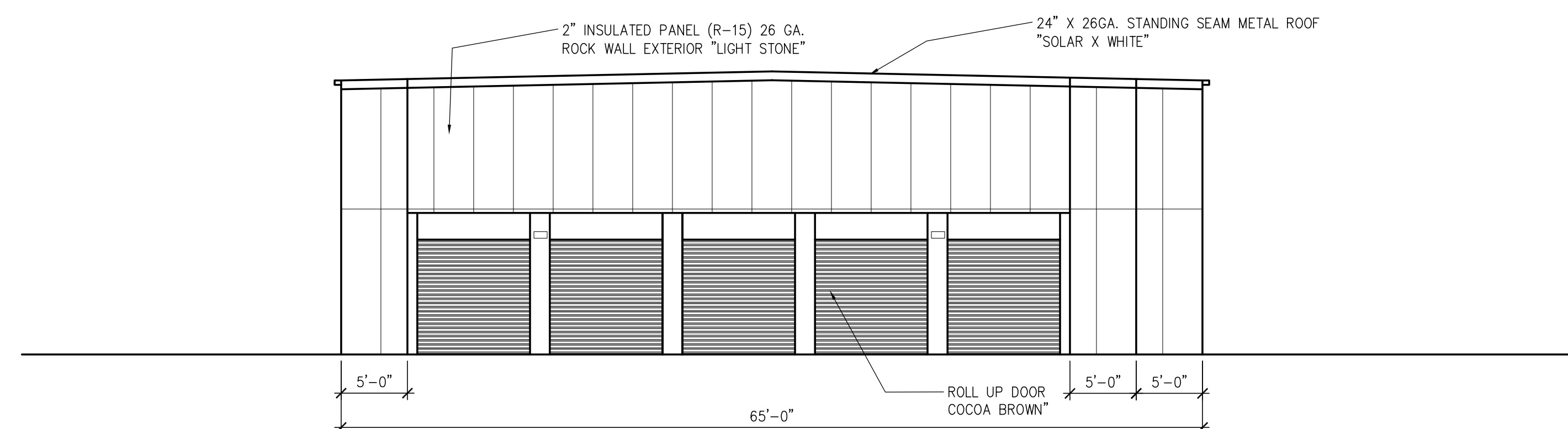
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Scale: AS SHOWN



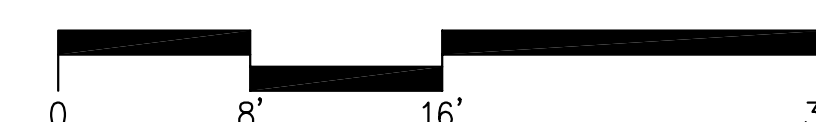
2 WEST ELEVATION
Scale: AS SHOWN



3 SOUTH ELEVATION
Scale: AS SHOWN



3 NORTH ELEVATION
Scale: AS SHOWN



146TH STREET COMMERCE CENTRE
PLANNED UNIT DEVELOPMENT DISTRICT

ORDINANCE NO. 10-09

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

This is an ordinance to amend the Westfield-Washington Township Zoning Ordinance (the "Zoning Ordinance") and the Westfield-Washington Township Zoning Map (the "Zoning Map") of the Town of Westfield, Washington Township, Hamilton County, Indiana, previously enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, IC 36-7-4 *et seq.*, as amended.

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") has conducted a public hearing, as required by law, in regard to the application filed by Herman & Kittle Properties, Inc. (the "Developer") for a change of zone district;

WHEREAS, under Docket Number 1003-PUD-03, on the Seventeenth day of May, 2010, the Plan Commission sent a favorable recommendation to the City of Westfield Common Council (the "Council") by a vote of seven (7) in favor and one (1) opposed;

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 PUD District Ordinance (this "Ordinance") applies to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate").
- 1.2 The underlying zoning district shall be the GO - General Office District (the "GO District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the GO District shall apply.
- 1.3 Section ("WC §") cross-references of this Ordinance shall hereafter refer to the Section as specified and referenced in the Zoning Ordinance.
- 1.4 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. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Zoning Ordinance in effect on the date of the enactment of this Ordinance.

- 2.1 Buffer Yard Illustration. An illustrative summary of the Real Estate's required minimum buffer yards, attached hereto as Exhibit I.
- 2.2 Concept Plan. A general plan for the development of the Real Estate attached hereto as Exhibit B.
- 2.3 Director. The person delegated the responsibility for the administration of the Zoning Ordinance's regulations, including the Director of Community Development's designees.
- 2.4 Façade, Primary. A perimeter facade that is located generally as shown on the exhibit attached hereto as Exhibit F.
- 2.5 Façade, Secondary. Any building facade not defined as a Primary Façade.
- 2.6 Illustrative Character Exhibit. A general representation of the intended architecture and character for the proposed development of the Real Estate attached hereto as Exhibit C.
- 2.7 Self-Storage Facility. A building or group of buildings consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of personal property. Facility shall include related accessory uses including, without limitation, any one or a combination of the following: (i) administrative offices; (ii) ancillary retail sales (e.g., moving and packing supplies); (iii) mail or delivery boxes; and (iv) any other facilities approved by the Director that compliment and are intended to serve such a facility.
- 2.8 Supplemental Planting Exhibit. A graphic representation, attached hereto as Exhibit H, of plantings intended to fill significant breaks within the Preservation Buffer, as defined below in Section 4.3(A)(i), in order to maintain a visual screen that is consistent with the existing vegetation in the Preservation Buffer and consistent with best management practices for new landscaping located within existing stands of trees.
- 2.9 Tree Inventory. An inventory of trees greater than four inches (4") in diameter at breast height located within the Preservation Buffer. A copy of the inventory, performed by Vine & Branch, Inc. on March 24, 2010, is attached hereto as Exhibit G.

Section 3. Permitted Uses. The following uses shall be permitted:

- 3.1 All uses permitted in the GO-General Office Zoning District; however, the following uses of the GO District shall be expressly prohibited:
 - A. Multi-family housing (3-units or more with MF1 standards)
 - B. Agriculture
 - C. Veterinarian Offices
- 3.2 Self-Storage Facility.
- 3.3 Accessory buildings and uses customarily incidental to any of the permitted uses.

Section 4. Development Standards.

- 4.1 General Regulations. The regulations of *WC § 16.04.050 Business Districts* applicable to the GO District shall apply except as modified herein:
 - A. Minimum Lot Area. One (1) acre.
 - B. Minimum Lot Frontage. Two hundred and thirty feet (230').
 - C. Minimum Setback Lines.
 - (i) South Property Line of Real Estate: 60'
 - (ii) West Property Line of Real Estate: 45'
 - (iii) East Property Line of Real Estate: 5'
 - (iv) North Property Line of Real Estate: 60'
 - D. Ground Level Square Footage. No minimum and no maximum.
- 4.2 Off-Street Loading and Parking. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.04.120*).
- 4.3 Landscaping and Screening. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.06.010*); however, the Real Estate's minimum buffer yards shall be as follows, which are illustratively summarized on the Buffer Yard Illustration:
 - A. West Property Line.
 - (i) The Real Estate's west property line shall consist of a forty-foot (40') wide buffer yard from 146th Street to the Real Estate's north property line, as generally shown on the Buffer Yard Illustration

(the "Preservation Buffer"), which shall be preserved in accordance with Section 4.4 of this Ordinance (the "Tree Preservation Standards").

- (ii) In addition, the buffer shall incorporate supplemental plantings as generally shown on the Supplemental Planting Exhibit.
- (iii) In order to maximize the preservation of the existing trees within the Preservation Buffer, no building foundation plantings shall be required along those buildings abutting the Preservation Buffer.
- (iv) A minimum eight-foot (8') tall solid vinyl or composite fence (wood not permitted) (the "Fence") shall be installed in any gaps between buildings abutting the Preservation Buffer, as shown on the Buffer Yard Illustration. In addition, a Fence shall be installed from the southwestern corner of the southernmost building extending towards 146th Street, as shown on the Buffer Yard Illustration, to further screen parking areas. The Fence shall be a subtle color that compliments the color of the buildings. A white fence shall not be permitted. Gates in the Fence shall be installed as required by the Fire Department at the time of site development plan approval; however, gates shall be locked at all times and used for emergency access only.

B. North Property Line.

- (i) The Real Estate's north property line shall consist of a sixty-foot (60') wide buffer yard with plantings in accordance with *WC § 16.06.060*. As permitted by *WC § 16.06.060*, evergreen trees shall be substituted in lieu of shrubbery on a 1:3 basis (tree: shrub) for sixty percent (60%) of the required shrubbery. This buffer yard may include storm water detention areas.
- (ii) In addition to the plantings required per Section 4.3(B)(i) above, one (1) evergreen tree per eighteen (18) lineal feet of building shall be planted along the north foundation of the northern most building (in satisfaction of *WC § 16.06.040(K)*).
- (iii) The evergreen trees required in Section 4.3(B)(i) and Section 4.3(B)(ii) above shall be Norway spruces and shall be planted in two staggered rows along the north foundation of the northern most building.

- C. East Property Line. One (1) evergreen tree per thirty (30) lineal feet of building shall only be required along the east foundation of the Real Estate's northern most building. No additional buffering shall be required.
 - D. South Property Line. The Real Estate's south property line buffer shall comply with the street frontage landscaping requirements of the Zoning Ordinance (*WC § 16.06.050*).
- 4.4 Tree Preservation Standards. Prior to the issuance of an Improvement Location Permit, a tree preservation plan (the "Tree Preservation Plan") shall be submitted for the Preservation Buffer. The Tree Preservation Plan shall include a site plan that details the locations, sizes, and common names of the Protected Trees as listed on the Tree Inventory, areas of dense tree or shrub concentrations, and other natural features which are to be preserved. This section shall replace and supersede *WC § 16.06.020*.
- A. In order to maintain the natural appearance, no clear cutting of the understory within the Preservation Buffer shall be permitted; rather, the Preservation Buffer shall be maintained in a natural condition.
 - B. No disturbance shall be permitted within the Preservation Buffer. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.
 - C. If any Protected Tree dies within five (5) years of project completion, then the property owner shall replace such tree with a tree (or trees) of equal tree preservation value (as provided by *WC 16.06.020(F)*) within one hundred and eighty (180) days.
 - D. Barriers shall be used to protect the Preservation Buffer during site development. Barriers shall be specified on landscape plans and shall be placed at or beyond the Preservation Buffer perimeter. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. Signs identifying the Preservation Buffer shall be posted during construction; however, no notices or other objects shall be nailed or stapled to trees within the Preservation Buffer.
- 4.5 Sign Standards. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.08.010*).
- 4.6 Lighting. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.07.010*).

4.7 Architectural Standards. The regulations of *WC § 16.04.165 Development Plan Review* applicable to the GO District shall apply except for those sections modified and/or enhanced by this Ordinance.

- A. All buildings shall be designed with respect to the general character of the Real Estate, and particularly, with consideration to the buildings located on lots that abut the Real Estate. The Illustrative Character Exhibit provides a general representation of the intended architecture and character for the Real Estate.
- B. Any building materials not specifically listed herein shall be prohibited, unless otherwise approved by the Director upon determination that the building materials are appropriate and compatible in quality and character as those materials otherwise permitted.
- C. Building Orientation.
 - (i) No loading spaces or loading docks shall be permitted to face a public street or adjoining Residential District.
 - (ii) All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served.
 - (iii) Heating, ventilation, and air conditioning (HVAC) equipment shall not be permitted to be located on the western side of a building facing the Real Estate's western property line.
- D. Primary Façade Building Materials.
 - (i) All Primary Facades on new buildings or building additions for the Real Estate shall use brick as the primary exterior building material as shown by the Illustrative Character Exhibit. The brick colors shall be substantially similar to the brick colors shown on the attached Exhibit E.
 - (ii) Storage buildings' Primary Facades shall be parapet walls with a brick pattern substantially similar to the pattern shown on Exhibit D.
 - (iii) The use of accent and trim elements (e.g., accent panels, banding, cornices, canopies, awnings) for building trim shall be incorporated to add visual interest and break down the scale of façades.

- (iv) Permitted building trim and secondary exterior building materials may include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain), architectural block (textured) and EIFS (Dryvit) wall systems.
- (v) Primary Facades shall incorporate multiple colors and multiple textures (e.g., rough, smooth, striated), as illustrated on Exhibits D and E.
- (vi) Colors used on Primary Facades must be complementary. Natural, muted colors should serve as the primary color, with brighter colors used as limited accents.

E. Secondary Façade Building Materials.

- (i) The following materials shall be permitted for Secondary Facades: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain), architectural block (textured) and EIFS (Dryvit) wall systems, steel and/or aluminum curtain wall systems.
- (ii) Colors used on Secondary Facades must be complementary to those used on the Primary Façade. Natural, muted colors should serve as the primary color, with brighter colors used as limited accents.

F. Roof Design.

- (i) Roofing materials for non-storage buildings with pitched roofs (e.g., office buildings) shall consist of a dimensional shingle and shall be a neutral color (e.g., gray, black).
- (ii) Storage buildings with Primary Facades (e.g., storage buildings with parapet walls abutting residential) shall have flat roofs.
- (iii) Roofing materials for storage buildings shall be either standing seam metal or shingle. The roof material color shall be a non-primary color (e.g., green not permitted).
- (iv) All roofs must incorporate appropriately pitched roofs, tall parapets or screen walls to architecturally conceal any roof-mounted equipment.
- (v) Rooftop equipment screens and rooftop penetrations (vents) shall be of a color compatible with the overall building or roof color (not an accent color).

G. Dumpsters. Dumpsters shall not be located in the established front yard. Dumpsters shall be located within an enclosure that is constructed with materials that: (i) match the architecture and materials of the building which the dumpster is serving; and (ii) measure six feet (6') in height or two feet (2') above the height of the dumpster, whichever is greater.

H. Overhead Doors.

(i) No overhead doors shall be oriented towards the public right-of-way or towards the perimeter of the Real Estate unless screened by another building.

(ii) All overhead doors on buildings located on the perimeter of the Real Estate shall be oriented towards the interior of the Real Estate.

(iii) Overhead doors shall be prohibited on Primary Facades.

4.8 Perimeter Path. An eight-foot (8') wide multi-use path shall be installed within the 146th Street right-of-way adjacent to the Real Estate, subject to approval by Hamilton County at the time of development plan approval. The path shall be constructed in accordance with the Hamilton County Alternative Transportation Plan.

Section 5. **Approval.** Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this _____ day of June, Two Thousand and Ten.

COMMON COUNCIL OF THE CITY OF WESTFIELD

AYE

NAY

_____	Tom Smith, President	_____
_____	John Dippel, Vice President	_____
_____	Steve Hoover	_____
_____	Robert Horkay	_____
_____	Ken Kingshill	_____
_____	Bob Smith	_____
_____	Rob Stokes	_____

Approved and signed by the Mayor of the City of Westfield, Hamilton County, Indiana,
this _____ day of _____, 2010.

Andy Cook, Mayor
City of Westfield, IN

ATTEST

Cindy Gossard, Clerk Treasurer

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

SCHEDULE OF EXHIBITS

Exhibit A	Legal Description
Exhibit B	Concept Plan Exhibit
Exhibit C	Illustrative Character Exhibit
Exhibit D	Parapet Wall Brick Pattern Exhibit
Exhibit E	Brick Color Exhibit
Exhibit F	Primary Façade Exhibit
Exhibit G	Tree Inventory of Preservation Buffer
Exhibit H	Supplemental Planting Exhibit
Exhibit I	Buffer Yard Illustration Exhibit

EXHIBIT A

REAL ESTATE

Legal Description
4420 East 146th Street

A part of the West Half of the Southeast Quarter of the Southeast Quarter of Section 17, Township 18 North, Range 4 East, being more particularly described as follows:

Beginning at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 17, Township 18 North, Range 4 East; thence northerly on the West line of said Quarter-Quarter a distance of 1320 feet, more or less to the Northwest corner of said Quarter-Quarter; thence easterly on the North line of said Quarter-Quarter a distance of 230 feet, more or less, to the Northwest corner of the real estate described in the Deed Book 329, Page 695 (Carmel 146th Street Substation) in the Office of the Recorder of Hamilton County, Indiana; thence southerly on the West line of said real estate a distance of 1320 feet, more or less, to the Southwest corner of said real estate, said point also being on the South line of said Quarter-Quarter; thence westerly on said South line a distance of 230 feet, more or less, to the point of beginning, containing 7 acres, more or less.

EXCEPT:

A part of the Southeast Quarter of the Southeast Quarter of Section 17, Township 18 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right-of-way line depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "A" in Instrument recorded as Instrument Number 2000-024018, in the Office of the Recorder of Hamilton County, Indiana, described as follows:

Beginning at the Southwest corner of said Quarter-Quarter Section; thence North 00 degrees 08 minutes 41 seconds East 16.501 meters (54.14 feet) along the West line of said Quarter-Quarter Section to point "401" designated on plat recorded as Instrument Number 2000-024081, in the Office of the Recorder of Hamilton County, Indiana; thence parallel to the South line of said Quarter-Quarter Section South 89 degrees 22 minutes 12 seconds East 70.964 meters (231.94 feet) to point "402" designated on plat recorded as Instrument Number 2000-024081, in the Office of the Recorder of Hamilton County, Indiana and the East line of the grantor's land; thence South 00 degrees 09 minutes 37 seconds West 16.501 meters (54.14 feet) along said East line to the South line of said Quarter-Quarter Section; thence North 89 degrees 22 minutes 12 seconds West 70.690 meters (231.92 feet) to the point of beginning and containing 0.1166 hectares (0.288 acres), more or less, inclusive of the presently existing right-of-way which contains 0.0355 hectares (0.088 acres), more or less.

EXHIBIT B CONCEPT PLAN

40' TREE
PRESERVATION AREA

DETENTION AREA

STORAGE BUILDINGS

OFFICE BUILDINGS



PRL-3

JOB #:

LU-09-K-1345-B



THE RABCO CORPORATION

8410 CHINA FARM CIRCLE, SUITE 100, FT. LAUDERDALE, FL 33307
813-969-6125 • FAX 813-969-6125 • WWW.RABCO.COM

HKP INC.
INFINITE SELF STORAGE
WESTFIELD, IN

DRAWN BY:

DATE

TM

5-17-10

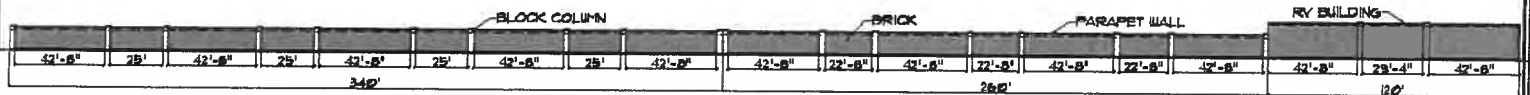
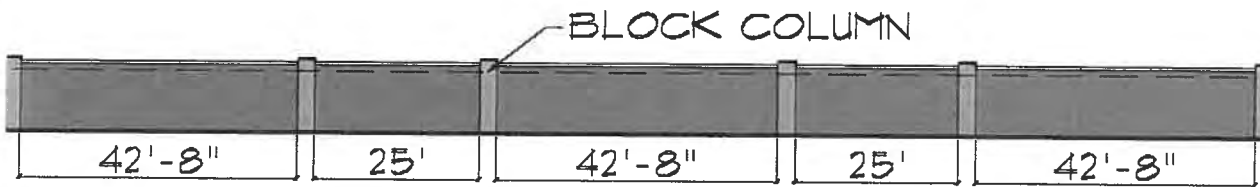
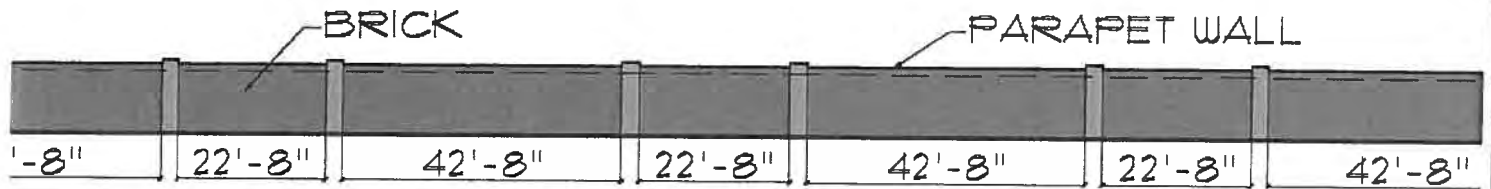
EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT

ILLUSTRATIVE OFFICE BUILDING



This exhibit illustrates the design and style of the proposed office buildings; however, please note that (1) the office building roofs shall be dimensional shingles with a neutral color (e.g., black, gray); and (2) the brick color shall be substantially similar to the brick color illustrated on Exhibit E.

EXHIBIT D
PARAPET WALL BRICK PATTERN EXHIBIT



1 BUILDING ELEVATION - 95% BRICK
 PRL-3 SCALE: NOT TO SCALE

EXHIBIT E
BRICK COLORS EXHIBIT

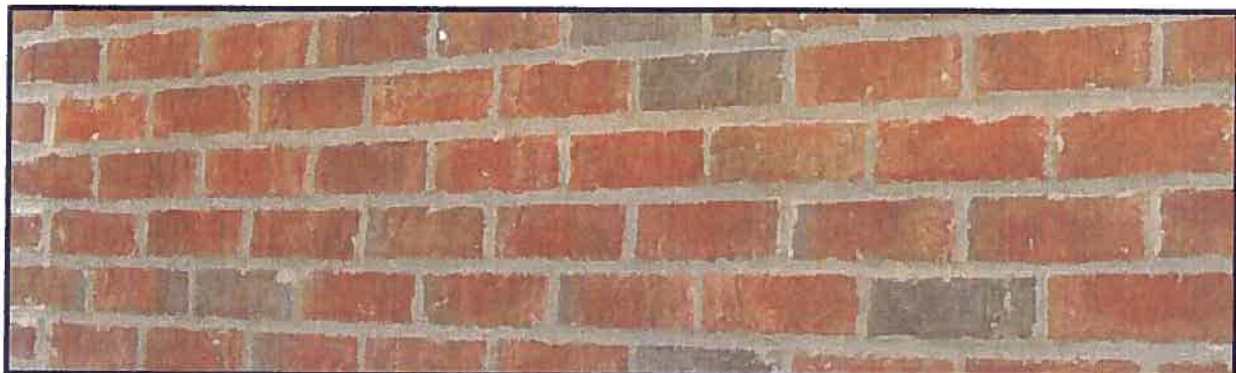


EXHIBIT F
PRIMARY FACADES EXHIBIT

 PRIMARY FACADES

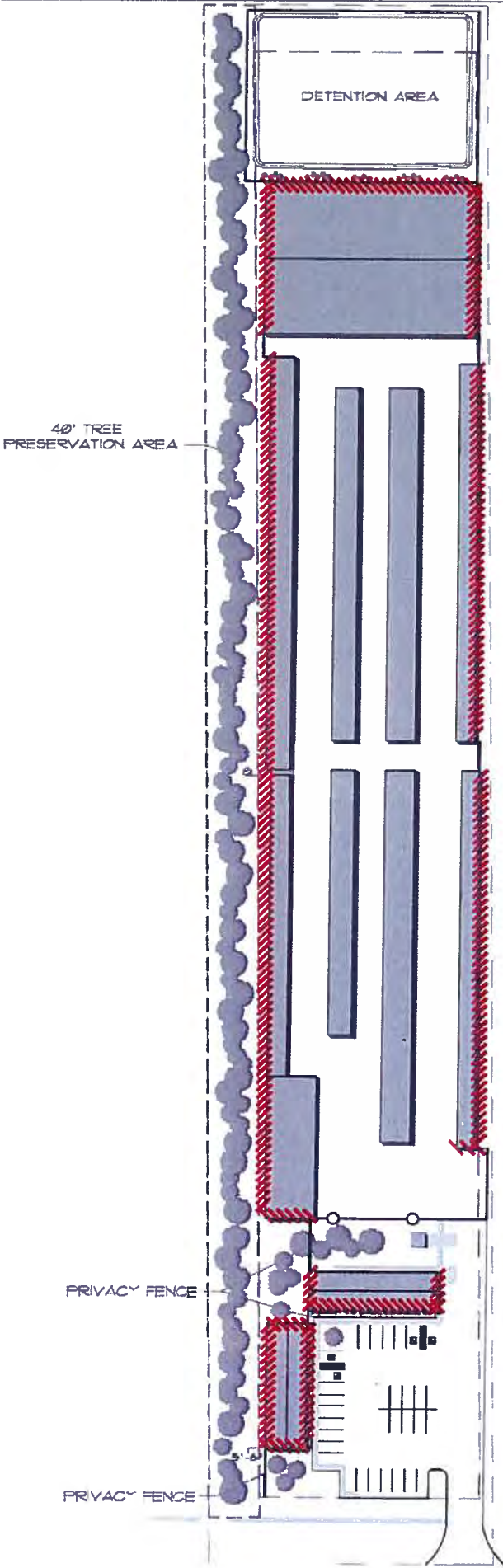


EXHIBIT G

Herman & Kittle Tree Inventory: West Property Line Preservation Buffer

For:
Erika E. Scott
Development Director
Herman & Kittle Properties, Inc.
500 East 96th Street, Suite 300
Indianapolis, IN 46240



By: Judson R. Scott
Registered Consulting Arborist #392
American Society of Consulting Arborists
and
Amanda Thalhammer
ISA Certified Arborist, IN-3321A
Indiana Accredited Horticulturist
B.S. Wildlife Science, Purdue University

March 25, 2010

March 25, 2010

Erika E. Scott
Development Director
Herman & Kittle Properties, Inc.
500 East 96th Street, Suite 300
Indianapolis, IN 46240

Re: Tree Inventory of West Property Line Preservation Buffer

We have recently completed the requested tree inventory for the west property line preservation buffer that backs up to Setters Run neighborhood. Field work was conducted March 24, 2010. The procedures and limitations for this work has been provided in the following report.

The inventoried area contains a total of 200 trees greater than 4" in diameter. Mature white pine trees make up the majority of this buffer area, comprising nearly 60% of all the identified trees. Other common species include black locust, mulberry, hackberry, and red oak.

A spread sheet of the inventoried trees has been provided, along with a list of general comments about the site. Photographs of the site have also been included to provide a visual overview of the area.

If you have any questions or concerns about the inventory, feel free to contact us via e-mail at treeconsultant@aol.com or call our office at 317-845-3778.



Judson R. Scott
President, Vine & Branch Inc.
Registered Consulting Arborist #392
American Society of Consulting Arborists



Amanda Thalhammer
Indiana Accredited Horticulturist
ISA Certified Arborist, IN-3321
B.S. Wildlife Science

EXHIBIT G

Location

A tree inventory was performed for the 40-foot west property line preservation buffer along the area of proposed development. This area is located north of 146th street, directly east of Setters Run subdivision. The total inventoried area was approximately 55,500 square feet.



EXHIBIT G

Procedures and Limitations

The buffer area was inspected and inventoried on foot. The exact location of the buffer was determined by measuring 40 feet out from the west property line. The west property line was assumed to be a wire fence that ran along the majority of the site (photo below left). At intervals where the fence was absent, judgment calls were used to determine the property line. Each tree in the buffer greater than 4 inches in diameter was identified and measured at standard height (4.5 feet). Each tree was numbered and marked with blue flagging and a yellow tag (photo below right). The numbers on these tags correspond to the numbered trees on the Tree Inventory Sheet provided at the end of this report. General observations about the site were also noted and the condition of each tree was recorded using the following scale:

- 1- Excellent tree
- 2- Good-healthy; only minor problems
- 3- Fair-moderate problems
- 4- Poor-serious problems
- 5- Dead or structurally unsound

Although the conditions of these trees were recorded, it should be noted that no trees were individually assessed to determine their hazard risk potential. This is something that should be considered before the commencement of any construction activities.



Wire fence used to determine property line



Blue flagging and yellow tags used to identify the inventoried trees

EXHIBIT G

We certify that all the statements of fact in this report are true, complete and correct to the best of our knowledge and belief, and that they are made in good faith.



Judson R. Scott
President, Vine & Branch Inc.
Registered Consulting Arborist #392
American Society of Consulting Arborists



Amanda Thalhammer
Indiana Accredited Horticulturist
ISA Certified Arborist, IN-3321
B.S. Wildlife Science, Purdue University

EXHIBIT G

Inventory Photographs



Brush pile at the southern portion of the buffer area



Dead pine trees in southern portion of buffer

EXHIBIT G



Open area in the middle portion of the buffer



Dense area behind pines on the northern portion of the buffer

EXHIBIT G



Large open-grown ash in the middle of the buffer



Row of red oaks

EXHIBIT G



Northern rows of white pine trees



Ax damage on trunk

EXHIBIT G



Client: Herman & Kittle Properties

Inspector: Amanda Thalhammer

Date: March 24, 2010

Tree Inventory Summary Sheet

Total Number of Trees: 200

Number of Species Identified: 16

Total diameter inches: 2,178

Species:	# of Trees	% of Total
White pine (<i>Pinus strobus</i>)	116	58.0
Black locust (<i>Robinia pseudoacacia</i>)	21	10.5
Hackberry (<i>Celtis occidentalis</i>)	15	7.5
Mulberry (<i>Morus sp.</i>)	15	7.5
Red oak (<i>Quercus rubra</i>)	12	6.0
Black cherry (<i>Prunus serotina</i>)	8	4.0
Boxelder (<i>Acer negundo</i>)	2	1.0
Pear (<i>Pyrus sp.</i>)	2	1.0
Sweetgum (<i>Liquidambar styraciflua</i>)	2	1.0
Ash (<i>Fraxinus sp.</i>)	1	0.5
Northern white cedar (<i>Thuja occidentalis</i>)	1	0.5
Red maple (<i>Acer rubrum</i>)	1	0.5
Redbud (<i>Cercis canadensis</i>)	1	0.5
Silver maple (<i>Acer saccharinum</i>)	1	0.5
Tuliptree (<i>Liriodendron tulipifera</i>)	1	0.5
White oak (<i>Quercus alba</i>)	1	0.5

TOTAL: 200

EXHIBIT G



Client: Herman & Kittle Properties

Inspector: Amanda Thalhammer

Date: March 24, 2010

Protected Trees

#	Species	Scientific Name	Size*	Cond.	Observations
2	Black cherry	<i>Prunus serotina</i>	4	3	
4	Hackberry	<i>Celtis occidentalis</i>	28	2	
5	White pine	<i>Pinus strobus</i>	6	2	
6	White pine	<i>Pinus strobus</i>	8	2	
7	Hackberry	<i>Celtis occidentalis</i>	19	3	
8	Hackberry	<i>Celtis occidentalis</i>	14	3	fence growing in trunk
9	Red oak	<i>Quercus rubra</i>	14	2	codominant
10	White pine	<i>Pinus strobus</i>	8	3	
11	White pine	<i>Pinus strobus</i>	10	3	
12	Hackberry	<i>Celtis occidentalis</i>	4	3	
13	Hackberry	<i>Celtis occidentalis</i>	4/6	3	codominant
14	White pine	<i>Pinus strobus</i>	7	3	
15	White pine	<i>Pinus strobus</i>	18	2	
16	White pine	<i>Pinus strobus</i>	16	2	
17	White pine	<i>Pinus strobus</i>	14	2	
18	White pine	<i>Pinus strobus</i>	13	3	
19	White pine	<i>Pinus strobus</i>	13	2	
20	White pine	<i>Pinus strobus</i>	13	2	
21	White pine	<i>Pinus strobus</i>	13	2	
22	White pine	<i>Pinus strobus</i>	12	2	
23	White pine	<i>Pinus strobus</i>	11	2	
24	White pine	<i>Pinus strobus</i>	16	2	
28	White pine	<i>Pinus strobus</i>	11	3	
29	Hackberry	<i>Celtis occidentalis</i>	7	3	
30	White pine	<i>Pinus strobus</i>	15	3	
31	White pine	<i>Pinus strobus</i>	17	2	
32	White pine	<i>Pinus strobus</i>	19	2	
33	White pine	<i>Pinus strobus</i>	5	2	
34	Red maple	<i>Acer rubrum</i>	10	2	
35	Sweetgum	<i>Liquidambar styraciflua</i>	8	2	
42	Hackberry	<i>Celtis occidentalis</i>	4	3	
43	Hackberry	<i>Celtis occidentalis</i>	4	3	
64	NO TAG	n/a	n/a	n/a	
72	NO TAG	n/a	n/a	n/a	
73	Black locust	<i>Robinia Pseudoacacia</i>	14	3	

EXHIBIT G

78	Mulberry	<i>Morus sp.</i>	5/3	3	codominant
80	Black locust	<i>Robinia Pseudoacacia</i>	8	3	
81	Black locust	<i>Robinia Pseudoacacia</i>	7	3	
82	Red oak	<i>Quercus rubra</i>	11	1	
83	Red oak	<i>Quercus rubra</i>	11	3	
84	Hackberry	<i>Celtis occidentalis</i>	16	2	
85	Sweetgum	<i>Liquidambar styraciflua</i>	5	2	
86	Black cherry	<i>Prunus serotina</i>	8/4	3	codominant
87	Red oak	<i>Quercus rubra</i>	8	2	
88	Hackberry	<i>Celtis occidentalis</i>	12	2	
89	White pine	<i>Pinus strobus</i>	10	3	
90	White pine	<i>Pinus strobus</i>	6	3	
91	White pine	<i>Pinus strobus</i>	7	3	
95	White pine	<i>Pinus strobus</i>	11	3	
96	White pine	<i>Pinus strobus</i>	10	3	
97	White pine	<i>Pinus strobus</i>	10	3	
98	White pine	<i>Pinus strobus</i>	10	3	
100	White pine	<i>Pinus strobus</i>	8	3	
101	White pine	<i>Pinus strobus</i>	12	3	
107	Black cherry	<i>Prunus serotina</i>	5	3	
108	Silver maple	<i>Acer saccharinum</i>	50	2	
110	Black locust	<i>Robinia Pseudoacacia</i>	5	1	nails in trunk
111	Black locust	<i>Robinia Pseudoacacia</i>	12	2	
112	Black locust	<i>Robinia Pseudoacacia</i>	10	3	
116	Black locust	<i>Robinia Pseudoacacia</i>	7	3	
120	Red oak	<i>Quercus rubra</i>	14	1	
121	Red oak	<i>Quercus rubra</i>	14	1	
122	Red oak	<i>Quercus rubra</i>	15	1	
123	Red oak	<i>Quercus rubra</i>	5/4	3	codominant
124	Red oak	<i>Quercus rubra</i>	12	1	
125	Red oak	<i>Quercus rubra</i>	14	1	
126	Red oak	<i>Quercus rubra</i>	14	2	leaning
128	Hackberry	<i>Celtis occidentalis</i>	6	3	
129	Mulberry	<i>Morus sp.</i>	6	2	
130	White pine	<i>Pinus strobus</i>	8	2	
131	White pine	<i>Pinus strobus</i>	10/10	3	codominant
132	White pine	<i>Pinus strobus</i>	14	2	
133	White pine	<i>Pinus strobus</i>	10	2	
134	White pine	<i>Pinus strobus</i>	15	1	
135	White pine	<i>Pinus strobus</i>	14	2	
136	White pine	<i>Pinus strobus</i>	14	2	
137	White pine	<i>Pinus strobus</i>	10	1	
140	White pine	<i>Pinus strobus</i>	18	2	

EXHIBIT G

141	White pine	<i>Pinus strobus</i>	11	1	
142	White pine	<i>Pinus strobus</i>	12	1	
143	White pine	<i>Pinus strobus</i>	11	1	
144	White pine	<i>Pinus strobus</i>	4	3	
145	White pine	<i>Pinus strobus</i>	12	1	
146	White pine	<i>Pinus strobus</i>	15	1	
147	White pine	<i>Pinus strobus</i>	4	1	
148	White pine	<i>Pinus strobus</i>	12	1	
149	White pine	<i>Pinus strobus</i>	8	3	
150	Black cherry	<i>Prunus serotina</i>	10	3	
151	White pine	<i>Pinus strobus</i>	10	1	
152	White pine	<i>Pinus strobus</i>	16	1	
153	White pine	<i>Pinus strobus</i>	10	2	
154	White pine	<i>Pinus strobus</i>	6	2	
155	White pine	<i>Pinus strobus</i>	5	2	
156	White pine	<i>Pinus strobus</i>	4	3	
157	White pine	<i>Pinus strobus</i>	16	1	
158	White pine	<i>Pinus strobus</i>	10	1	
159	White pine	<i>Pinus strobus</i>	13	3	
160	White pine	<i>Pinus strobus</i>	8	2	
161	White pine	<i>Pinus strobus</i>	14	2	
162	White pine	<i>Pinus strobus</i>	6	3	
163	White pine	<i>Pinus strobus</i>	8	2	
164	White pine	<i>Pinus strobus</i>	12	2	
165	White pine	<i>Pinus strobus</i>	12	1	
166	White pine	<i>Pinus strobus</i>	13	1	
167	White pine	<i>Pinus strobus</i>	10	2	
168	White pine	<i>Pinus strobus</i>	11	2	
169	White pine	<i>Pinus strobus</i>	17	2	
170	White pine	<i>Pinus strobus</i>	9	2	
171	White pine	<i>Pinus strobus</i>	13	3	
172	Black cherry	<i>Prunus serotina</i>	18	3	codominant
173	Black cherry	<i>Prunus serotina</i>	16	3	
174	Black cherry	<i>Prunus serotina</i>	22	2	codominant
175	Tuliptree	<i>Liriodendron tulipifera</i>	7	3	
176	White pine	<i>Pinus strobus</i>	6	2	
177	White pine	<i>Pinus strobus</i>	15	2	
178	White pine	<i>Pinus strobus</i>	10	2	
180	White pine	<i>Pinus strobus</i>	6	2	
181	White pine	<i>Pinus strobus</i>	12	3	
182	White pine	<i>Pinus strobus</i>	7	3	
183	White pine	<i>Pinus strobus</i>	14	2	
184	White pine	<i>Pinus strobus</i>	7	3	

EXHIBIT G

185	White pine	<i>Pinus strobus</i>	17	2	
193	Hackberry	<i>Celtis occidentalis</i>	5/4	3	codominant
197	Mulberry	<i>Morus sp.</i>	17	3	
199	Mulberry	<i>Morus sp.</i>	17	3	
202	White pine	<i>Pinus strobus</i>	6	3	

Total Number of Trees: 124

Number of Species Identified: 10

Total diameter Inches: 1401

Species:	# of Trees	% of Total
White pine (<i>Pinus strobus</i>)	78	39.0
Black locust (<i>Robinia pseudoacacia</i>)	7	3.5
Hackberry (<i>Celtis occidentalis</i>)	12	6.0
Mulberry (<i>Morus sp.</i>)	4	2.0
Red oak (<i>Quercus rubra</i>)	11	5.5
Black cherry (<i>Prunus serotina</i>)	7	3.5
Boxelder (<i>Acer negundo</i>)	0	0.0
Pear (<i>Pyrus sp.</i>)	0	0.0
Sweetgum (<i>Liquidambar styraciflua</i>)	2	1.0
Ash (<i>Fraxinus sp.</i>)	0	0.0
Northern white cedar (<i>Thuja occidentalis</i>)	0	0.0
Red maple (<i>Acer rubrum</i>)	1	0.5
Redbud (<i>Cercis canadensis</i>)	0	0.0
Silver maple (<i>Acer saccharinum</i>)	1	0.5
Tuliptree (<i>Liriodendron tulipifera</i>)	1	0.5
White oak (<i>Quercus alba</i>)	0	0.0

Potentially Impacted Trees

#	Species	Scientific Name	Size*	Cond.	Observations
26	Mulberry	<i>Morus sp.</i>	5	3	
36	Mulberry	<i>Morus sp.</i>	4	3	
38	Mulberry	<i>Morus sp.</i>	5	3	
39	Mulberry	<i>Morus sp.</i>	4	3	
41	Hackberry	<i>Celtis occidentalis</i>	13	3	codominant
44	White pine	<i>Pinus strobus</i>	12	3	
45	White pine	<i>Pinus strobus</i>	4	3	
46	Hackberry	<i>Celtis occidentalis</i>	8	3	
47	White pine	<i>Pinus strobus</i>	7	3	
48	White pine	<i>Pinus strobus</i>	5	3	
49	White pine	<i>Pinus strobus</i>	13	3	
50	White pine	<i>Pinus strobus</i>	5	2	
51	White pine	<i>Pinus strobus</i>	9	3	
52	White pine	<i>Pinus strobus</i>	9	3	

EXHIBIT G

53	White pine	<i>Pinus strobus</i>	10	3	
55	White pine	<i>Pinus strobus</i>	14	2	
56	White pine	<i>Pinus strobus</i>	12	2	
57	White pine	<i>Pinus strobus</i>	8	3	
58	White pine	<i>Pinus strobus</i>	6	3	
59	White pine	<i>Pinus strobus</i>	9	3	
60	White pine	<i>Pinus strobus</i>	11	2	
61	Black locust	<i>Robinia Pseudoacacia</i>	5	3	
62	White pine	<i>Pinus strobus</i>	12	2	
63	White pine	<i>Pinus strobus</i>	9	3	
65	White pine	<i>Pinus strobus</i>	8	3	
66	White pine	<i>Pinus strobus</i>	6	3	
67	Black locust	<i>Robinia Pseudoacacia</i>	10	3	
68	Black locust	<i>Robinia Pseudoacacia</i>	11	3	
69	Black locust	<i>Robinia Pseudoacacia</i>	10	3	
70	Black locust	<i>Robinia Pseudoacacia</i>	14	3	
106	Black locust	<i>Robinia Pseudoacacia</i>	11	3	
109	White oak	<i>Quercus alba</i>	6	2	
115	Black locust	<i>Robinia Pseudoacacia</i>	7/9	3	codominant, fence growing in trunk
119	Ash	<i>Fraxinus sp.</i>	40	3	open grown
127	White pine	<i>Pinus strobus</i>	10	2	
138	Pear	<i>Pyrus sp.</i>	5	2	
139	Boxelder	<i>Acer negundo</i>	6	2	
186	White pine	<i>Pinus strobus</i>	15	2	
187	White pine	<i>Pinus strobus</i>	12	2	
188	White pine	<i>Pinus strobus</i>	7	2	
189	White pine	<i>Pinus strobus</i>	17	2	
190	White pine	<i>Pinus strobus</i>	11	3	
191	Redbud	<i>Cercis canadensis</i>	5/5/4/3	3	multi-stemmed
192	Mulberry	<i>Morus sp.</i>	4	3	

Total Number of Trees: 44

Number of Species Identified: 9

Total diameter Inches: 435

Species:	# of Trees	% of Total
White pine (<i>Pinus strobus</i>)	25	12.5
Black locust (<i>Robinia pseudoacacia</i>)	7	3.5
Hackberry (<i>Celtis occidentalis</i>)	2	1.0
Mulberry (<i>Morus sp.</i>)	5	2.5
Red oak (<i>Quercus rubra</i>)	0	0.0
Black cherry (<i>Prunus serotina</i>)	0	0.0
Boxelder (<i>Acer negundo</i>)	1	0.5
Pear (<i>Pyrus sp.</i>)	1	0.5

EXHIBIT G

Sweetgum (<i>Liquidambar styraciflua</i>)	0	0.0
Ash (<i>Fraxinus sp.</i>)	1	0.5
Northern white cedar (<i>Thuja occidentalis</i>)	0	0.0
Red maple (<i>Acer rubrum</i>)	0	0.0
Redbud (<i>Cercis canadensis</i>)	1	0.5
Silver maple (<i>Acer saccharinum</i>)	0	0.0
Tuliptree (<i>Liriodendron tulipifera</i>)	0	0.0
White oak (<i>Quercus alba</i>)	1	0.5

Trees in poor condition

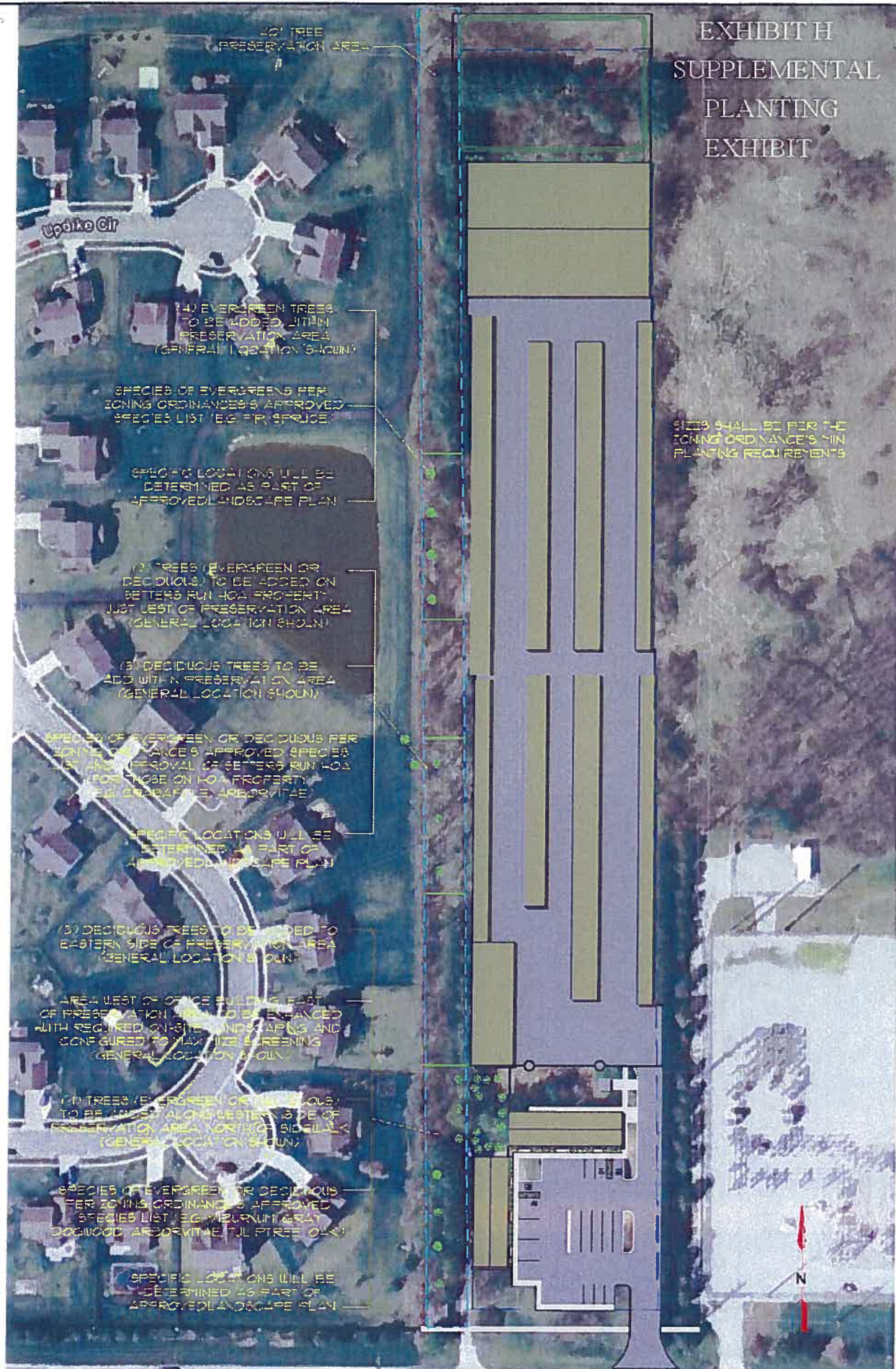
#	Species	Scientific Name	Size*	Cond.	Observations
1	White pine	<i>Pinus strobus</i>	7	4	tree topped; utility lines above
3	Hackberry	<i>Celtis occidentalis</i>	7	4	pushing against barn, fence growing in trunk
25	Mulberry	<i>Morus sp.</i>	5	4	
27	Northern white cedar	<i>Thuja occidentalis</i>	17	4	cracked trunk
37	White pine	<i>Pinus strobus</i>	10	5	dead
40	White pine	<i>Pinus strobus</i>	14	5	dead
54	White pine	<i>Pinus strobus</i>	8	5	dead
71	Black locust	<i>Robinia Pseudoacacia</i>	7	4	
74	Black locust	<i>Robinia Pseudoacacia</i>	6	5	dead
75	Black locust	<i>Robinia Pseudoacacia</i>	12/7	4	codominant
76	Black locust	<i>Robinia Pseudoacacia</i>	24	4	
77	Black locust	<i>Robinia Pseudoacacia</i>	9	5	dead
79	Black locust	<i>Robinia Pseudoacacia</i>	8/8	4	codominant
92	White pine	<i>Pinus strobus</i>	5	5	dead
93	White pine	<i>Pinus strobus</i>	8	4	
94	White pine	<i>Pinus strobus</i>	8	5	dead
99	White pine	<i>Pinus strobus</i>	10	5	dead
102	White pine	<i>Pinus strobus</i>	9	5	dead
103	White pine	<i>Pinus strobus</i>	12	5	dead
104	White pine	<i>Pinus strobus</i>	12	5	dead
105	White pine	<i>Pinus strobus</i>	11	5	dead
113	Black locust	<i>Robinia Pseudoacacia</i>	5/10/6	4	multi-stemmed
114	Boxelder	<i>Acer negundo</i>	8	4	epicormic sprouts; dead leader
117	Black cherry	<i>Prunus serotina</i>	8	5	dead
118	Mulberry	<i>Morus sp.</i>	28	4	
179	White pine	<i>Pinus strobus</i>	4	5	dead
194	Mulberry	<i>Morus sp.</i>	9	5	trunk has been girdled with ax
195	Red oak	<i>Quercus rubra</i>	6	5	trunk has been girdled with ax
196	Mulberry	<i>Morus sp.</i>	3/3/3	5	multi-stemmed, dead
198	Mulberry	<i>Morus sp.</i>	6	4	
200	Pear	<i>Pyrus sp.</i>	5	5	trunk has been girdled with ax
201	Mulberry	<i>Morus sp.</i>	4	5	trunk has been girdled with ax

EXHIBIT G

Total Number of Trees: 32
Number of Species Identified: 9
Total diameter Inches: 332

Species:	# of Trees	% of Total
White pine (<i>Pinus strobus</i>)	13	6.5
Black locust (<i>Robinia pseudoacacia</i>)	7	3.5
Hackberry (<i>Celtis occidentalis</i>)	1	0.5
Mulberry (<i>Morus sp.</i>)	6	3.0
Red oak (<i>Quercus rubra</i>)	1	0.5
Black cherry (<i>Prunus serotina</i>)	1	0.5
Boxelder (<i>Acer negundo</i>)	1	0.5
Pear (<i>Pyrus sp.</i>)	1	0.5
Sweetgum (<i>Liquidambar styraciflua</i>)	0	0.0
Ash (<i>Fraxinus sp.</i>)	0	0.0
Northern white cedar (<i>Thuja occidentalis</i>)	1	0.5
Red maple (<i>Acer rubrum</i>)	0	0.0
Redbud (<i>Cercis canadensis</i>)	0	0.0
Silver maple (<i>Acer saccharinum</i>)	0	0.0
Tuliptree (<i>Liriodendron tulipifera</i>)	0	0.0
White oak (<i>Quercus alba</i>)	0	0.0

EXHIBIT H SUPPLEMENTAL PLANTING EXHIBIT



PRL 3

JOB #:

111-CH-K-1115-K



SUN GARDEN CORPORATION
504 GARDEN PARK, WESTFIELD, INDIANA, IN 46074
800-833-6666 • FAX 317-747-0000

HKP INC.
INFINITE SELF STORAGE
WESTFIELD, IN

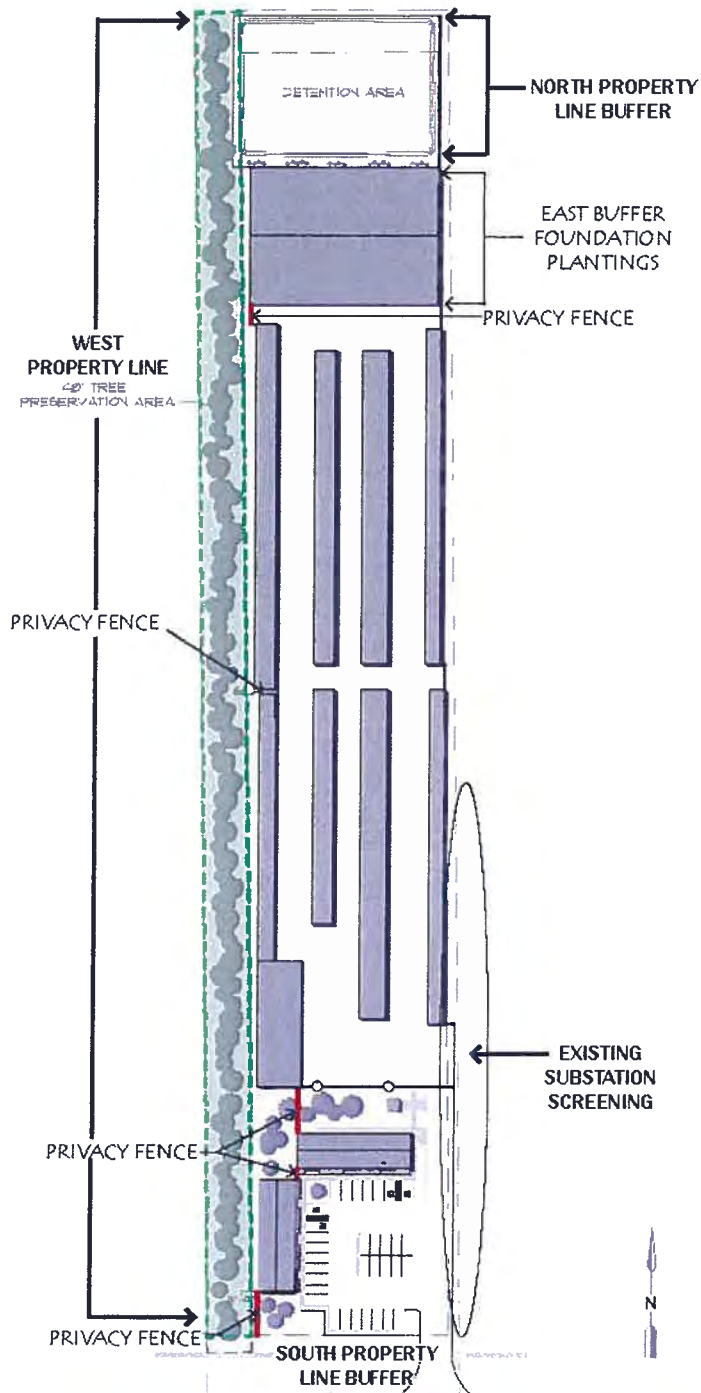
DRAWN BY:

JACT

TW

5-7-10

EXHIBIT I BUFFER YARD ILLUSTRATION



NORTH PROPERTY LINE

(abutting Bridgewater multi-family area)

- Minimum 60'-wide buffer
- Detention area
- 1 Norway spruce and 1 evergreen shrub per 15'
- Plus foundation plantings along north facade of building of 1 Norway Spruce per 18'
- Plantings will be located in two staggered rows along the north foundation of the northern most building's brick wall

SOUTH PROPERTY LINE

(abutting 146th Street)

- Tree plantings along street frontage per City's Zoning Ordinance (1 shade tree per 40')
- Installation of multi-use path

EAST PROPERTY LINE

(abutting Duke Energy substation)

- 1 evergreen tree per 30' of building is required along the east foundation of the northern most building
- No additional buffer required abutting the Duke Energy substation property. A substantial buffer (as shown below) currently exists on the substation property.

WEST PROPERTY LINE

(abutting Setters Run subdivision)

- 40'-wide preservation buffer extending from 146th Street to north property line
- Consisting of existing trees
- Supplemental plantings provided to fill any significant breaks within the preservation buffer (see Exhibit H)
- 8' tall vinyl or composite fence (no wood) required in gaps between the buildings and extending from the office building towards 146th Street

existing substation screening



example fence (white prohibited)



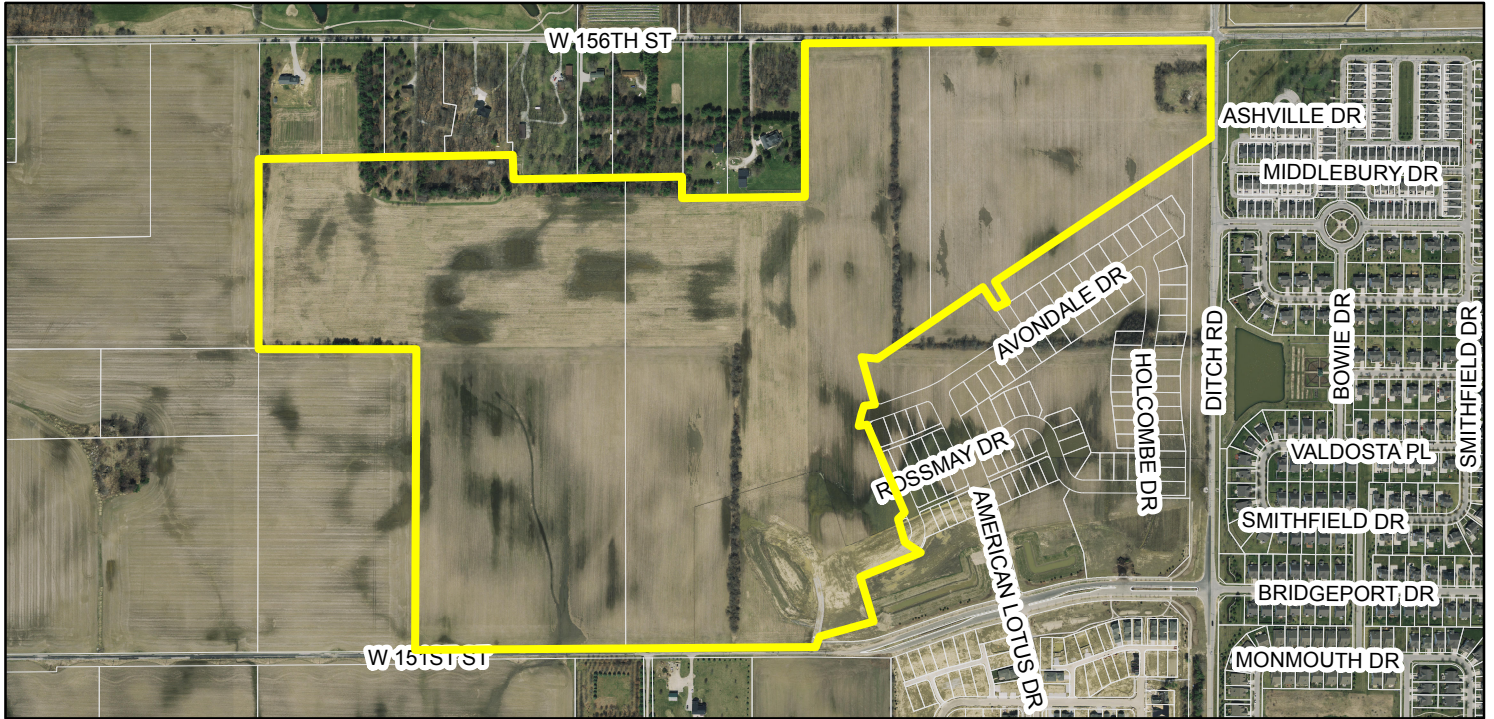


Property Location Map
Harmony Sections 4-7
1512-SPP25 & 1512-ODP-25



Aerial Location Map

 Subject Parcel



Zoning Map



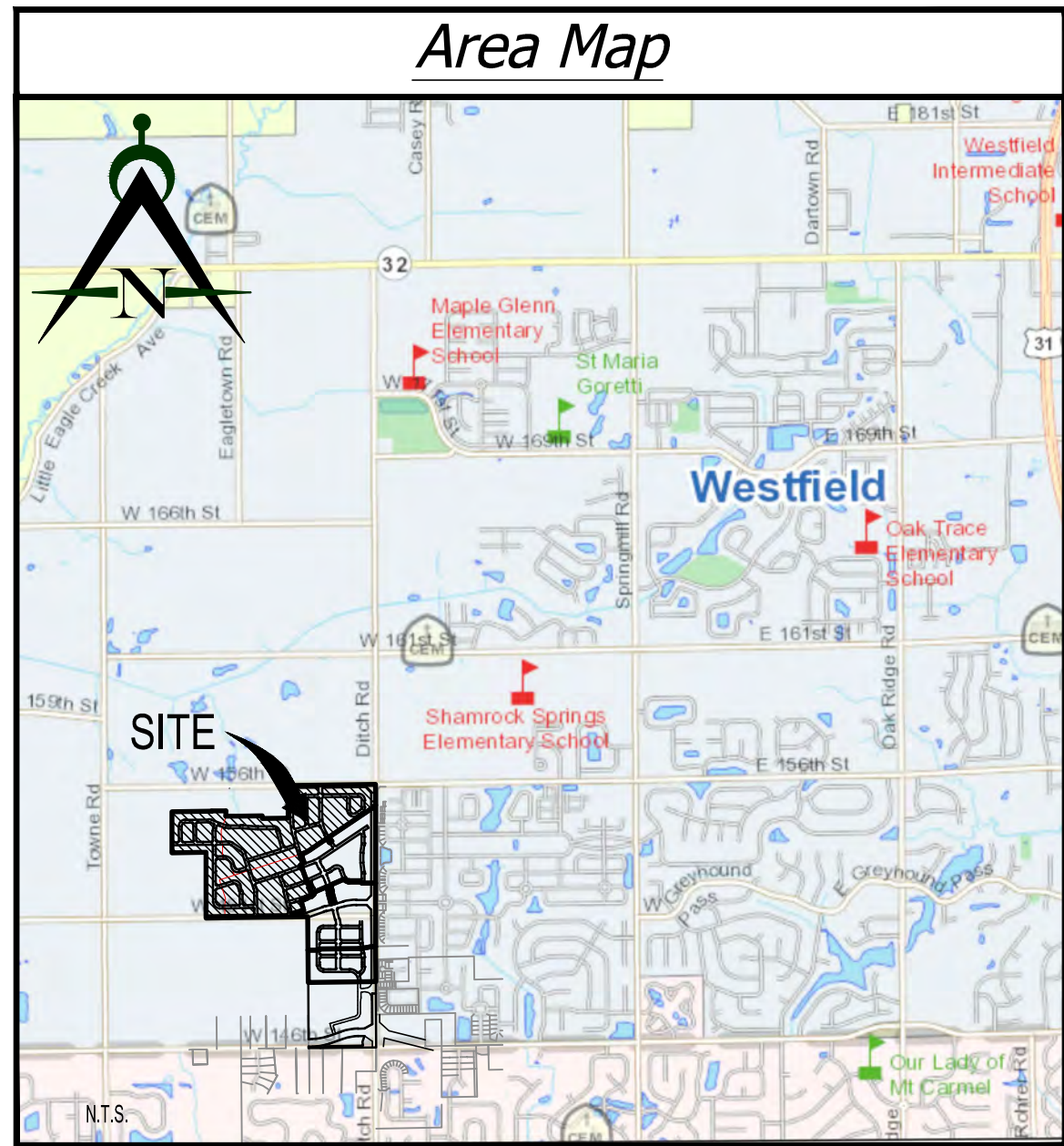
Zoning

- | | |
|---|--|
|  AG-SF1 (Agriculture - Single Family - 1) |  PUD (Planned Unit Development) |
|  SF-3 Cluster |  Parcel |

SECTION 16, T18N, R3E
WASHINGTON TOWNSHIP
HAMILTON COUNTY, WESTFIELD, INDIANA



commencing at the Northwest Corner of the East Half of the Southeast Quarter of said Section, thene South 89 degrees 17 minutes 41 seconds West on and along the line of said Southeast Quarter, also being on and along the boundary of Harmony Section One, a residential subdivision recorded as Instrument Number 201447702, in the office of the Recorder of Hamilton County, Indiana, the next twenty six (26) courses being on and along the boundary of said Section, thene South 41 degrees 45 minutes 41 seconds West on and along said solid line 1046.64 feet to the Northwest Corner of the Southwest Quarter of said Section; thene South 89 degrees 01 minute 52 seconds West on and along the north line of the Southwest Quarter of said Section, the next thirty three (33) courses being on and along the boundary of said Section, thene North 89 degrees 12 minutes 17 seconds East 79.845 feet; thene North 00 degrees 13 minutes 25 seconds West 3.82 feet; thene North 89 degrees 12 minutes 17 seconds East 265.30 feet; thene South 00 degrees 08 minutes 53 seconds East 108.70 feet; thene South 89 degrees 12 minutes 17 seconds East 450.00 feet; thene South 00 degrees 09 minutes 53 seconds East 57.15 feet; thene North 89 degrees 16 minutes 38 seconds East 518.47 feet; thene North 00 degrees 00 minutes 00 seconds East 655.30 feet; thene North 89 degrees 16 minutes 38 seconds East 134.34 feet; thene South 00 degrees 00 minutes 00 seconds East 655.30 feet to a point on the north line of the northeast corner of Harmony Section One, the next twenty six (26) courses being on and along the Boundary of said Harmony Section Three; (1) thene South 52 degrees 05 minutes 15 seconds West 12.765 feet; (2) thene South 56 degrees 03 minutes 19 seconds West 100.032 feet; (3) thene South 33 degrees 53 minutes 33 seconds East 10.000 feet; (4) thene South 52 degrees 05 minutes 15 seconds West 12.765 feet; (5) thene South 53 degrees 53 minutes 10 seconds West 99.99 feet; (6) thene South 55 degrees 56 minutes 34 seconds West 34.93 feet; (7) thene South 58 degrees 19 minutes 20 seconds West 102.96 feet; (8) thene South 72 degrees 20 minutes 15 seconds West 96.97 feet to a point on a non-tangent curve concave to the East having a central angle of 2 degrees 50 minutes 00 seconds and a radius of 77.50 feet; (9) thene southeasterly on and along said curve an arc distance of 38.16 feet (said arc being subtended by a chord having a bearing of South 65 degrees 06 minutes 30 seconds East and a length of 22.82 feet); (10) thene South 20 degrees 06 minutes 30 seconds East 148.83 feet; (11) thene South 69 degrees 53 minutes 30 seconds West 57.00 feet to a point on a non-tangent curve concave to the northwest having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 20.00 feet; (12) thene southeasterly on and along said curve an arc distance of 15.71 feet (said arc being subtended by a chord having a bearing of South 65 degrees 06 minutes 30 seconds East and a length of 22.82 feet); (13) thene South 69 degrees 53 minutes 30 seconds West 7.32 feet; (14) thene South 20 degrees 06 minutes 30 seconds East 57.00 feet to a point on a non-tangent curve concave to the south having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 10.00 feet; (15) thene on and along said curve an arc distance of 15.71 feet (said arc being subtended by a chord having a bearing of South 65 degrees 06 minutes 30 seconds East and a length of 22.82 feet); (16) thene South 24 degrees 00 minutes 19 seconds East 52.17 feet; (17) thene South 65 degrees 59 minutes 41 seconds West 2.99 feet; (20) thene South 23 degrees 57 minutes 04 seconds East 57.00 feet to a point on a non-tangent curve concave to the south having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 10.00 feet; (21) thene southeasterly on and along said curve an arc distance of 15.71 feet (said arc being subtended by a chord having a bearing of South 65 degrees 06 minutes 30 seconds East and a length of 22.82 feet); (22) thene South 24 degrees 00 minutes 19 seconds East 52.17 feet to a point on a tangent curve concave to the northwest having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 10.00 feet; (23) thene southeasterly on and along said curve an arc distance of 15.71 feet (said arc being subtended by a chord having a bearing of South 20 degrees 06 minutes 30 seconds East and a length of 22.82 feet); (24) thene South 24 degrees 00 minutes 19 seconds East 52.17 feet; (25) thene South 24 degrees 00 minutes 19 seconds East 120.07 feet; (26) thene South 49 degrees 28 minutes 4 seconds East 57.00 feet to a point on a non-tangent curve concave to the northwest having a central angle of 25 degrees 26 minutes 28 seconds and a radius of 128.50 feet (said point also being on the boundary of the aforesaid Harmony Section One); (27) thene South 49 degrees 28 minutes 4 seconds East 57.00 feet to a point on the boundary of the aforesaid Harmony Section One; (28) thene South 49 degrees 28 minutes 4 seconds East 57.00 feet to a point on the boundary of the aforesaid Harmony Section One; (29) thene southeasterly on and along said curve an arc distance of 57.06 feet (said arc being subtended by a chord having a bearing of South 53 degrees 16 minutes 27 seconds West and a length of 56.59 feet); (30) thene South 65 degrees 59 minutes 41 seconds West 102.69 feet to a point on a tangent curve concave to the northwest having a central angle of 90 degrees 00 minutes 00 seconds and a radius of 10.00 feet; (31) thene southeasterly on and along said curve an arc distance of 77.54 feet (said arc being subtended by a chord having a bearing of South 70 degrees 11 minutes 53 seconds West and a length of 77.48 feet); (32) thene South 74 degrees 24 minutes 05 seconds West 38.11 feet; (5) thene South 15 degrees 35 minutes 55 seconds East 202.00 feet; (6) thene South 74 degrees 24 minutes 05 seconds West 229.13 feet; (7) thene South 89 degrees 17 minutes 41 seconds West 25.88 feet; (8) thene South 45 degrees 42 minutes 42 seconds West 138.80 acres more or less.



Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209
Contact: Bryan Stumpf
Email: BryanStumpf@estridge.net



Innovative
Engineering &
Consulting, Inc.

3961 Perry Boulevard
Whitestown, IN 46075
Ph. 317-769-2916
Fax: 317-769-3890
Contact: Jerry Kittle
Email: jkittle@innovativeeci.com

1. 12/04/15 kwk Revise per November 2015 TAC, WPMO and Fire Department Comments

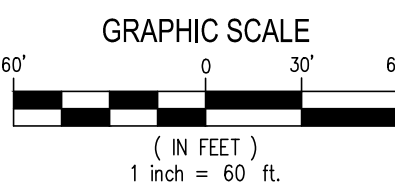
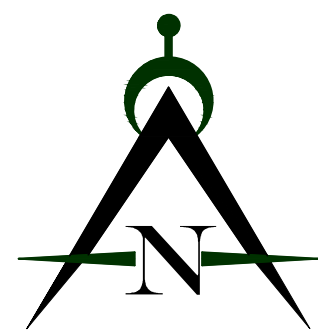
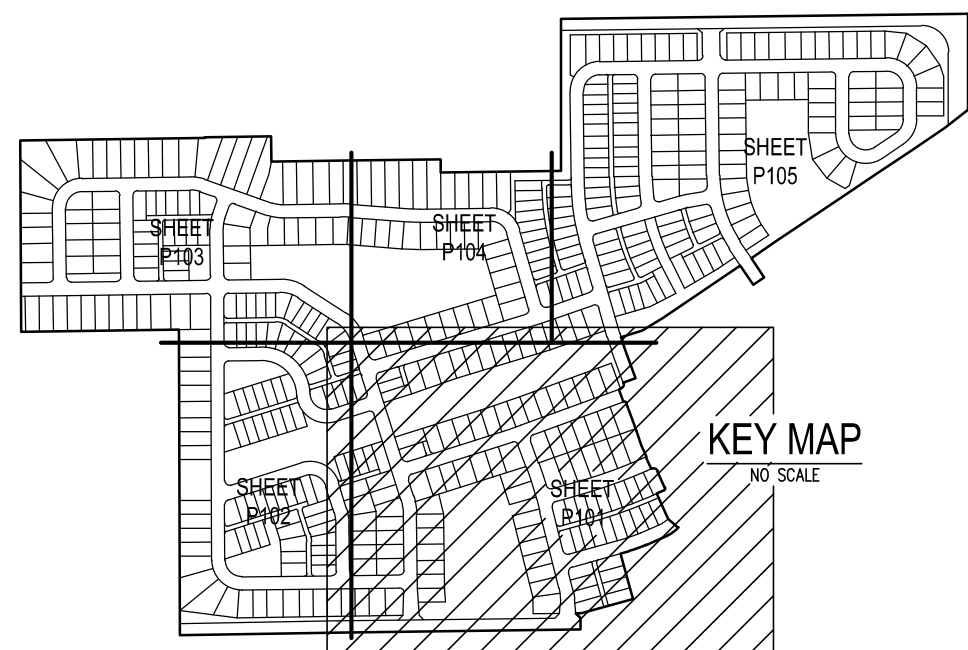


Estridge Development Management, LLC
 12905 Old Meridian Street
 Carmel, IN 46032
 317-669-6209

Harmony Sections 4, 5, 6 & 7
Primary Plat
Westfield, Indiana
Title Sheet

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:	
TE: 0/30/15	DRAWN BY: kwk
UJED:	CHECKED BY:
B NUMBER: <i>15115</i>	
EET # <i>P100</i>	



HARMONY SECTIONS 4, 5, 6 & 7 PRIMARY PLAT

PART OF SECTION 16, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD - ORDINANCE 12-14

Lot Width
M 42' MEW Lots
+ 42' Alley-Load Lots
M 50' MEW Lots
+ 50' Alley-Load Lots
60' Front-Load Lots
75' Front-Load Lots

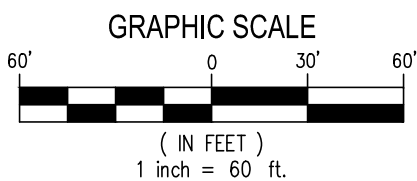
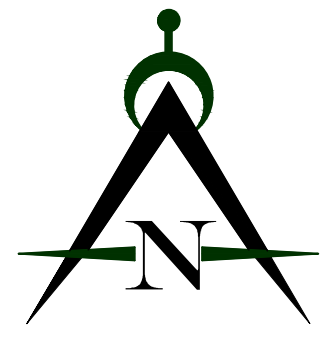
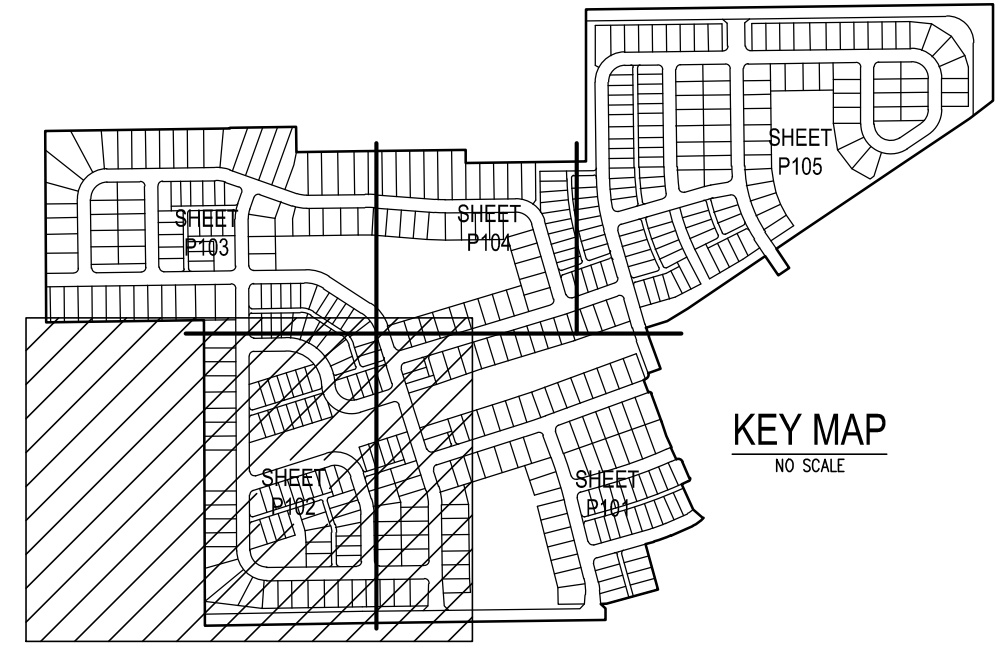
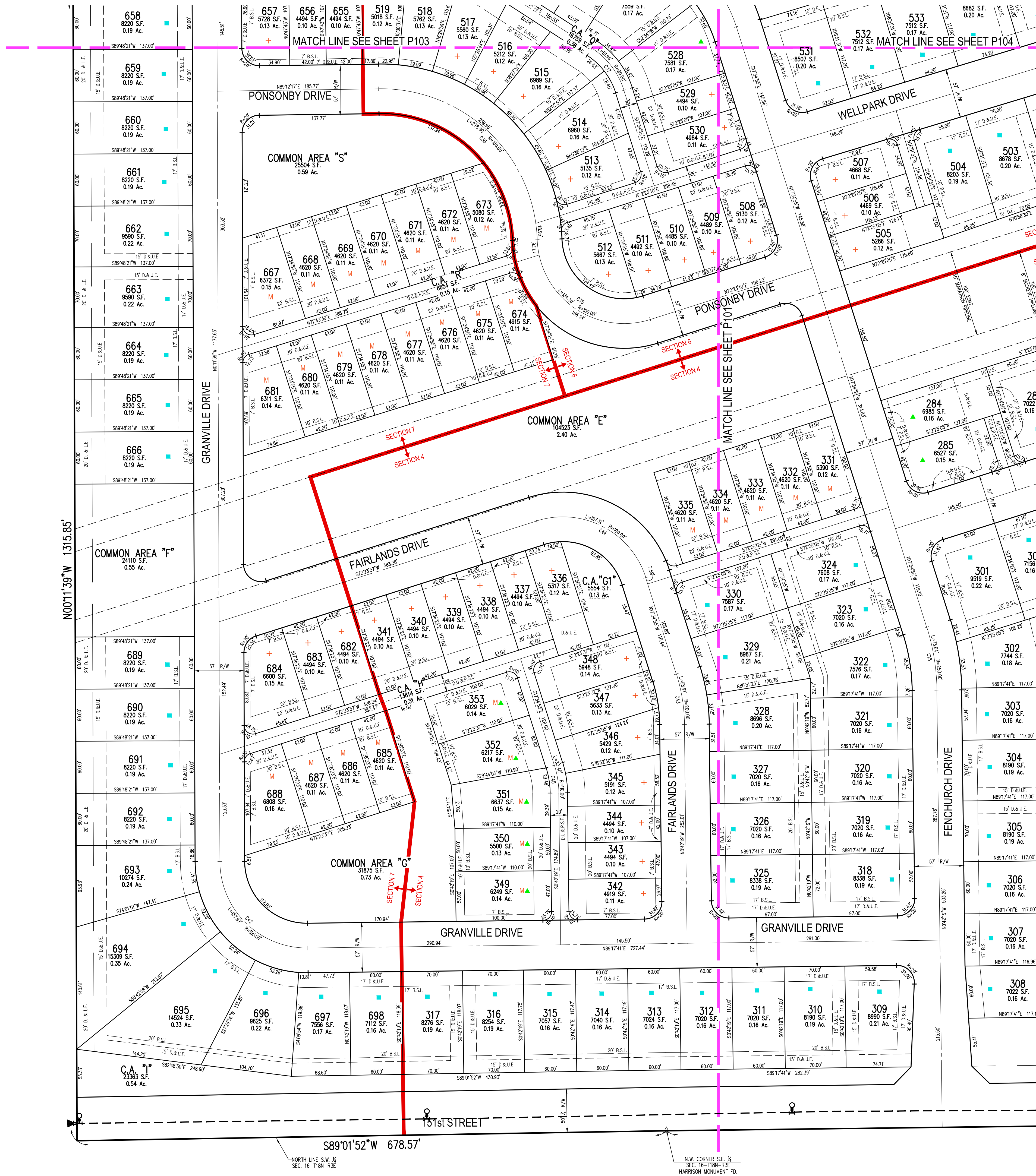
LEGEND
B.S.L. - BUILDING SETBACK LINE
D.&U.E. - DRAINAGE & UTILITY EASEMENT
R.D.E. - REGULATED DRAINAGE EASEMENT
D.U.&P.S.E. - DRAINAGE, UTILITY & PRIVATE STREET EASEMENT
D.U.&L.E. - DRAINAGE, UTILITY & LANDSCAPE EASEMENT
D.S.&L.E. - DRAINAGE, SEWER & LANDSCAPE EASEMENT

Developer/Owner:
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Engineer:
Innovative Engineering & Consulting, Inc.
3961 Perry Boulevard
Whitestown, IN 46075
317-769-2916



REVISIONS:
1. 12/04/15 kkw. Revises per November 2015 TAC, MEWD, and Fire Department Comments



HARMONY SECTIONS 4, 5, 6 & 7 PRIMARY PLAT

PART OF SECTION 16, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD - ORDINANCE 12-14

Lot Width
M 42' MEW Lots
+ 42' Alley-Load Lots
M 50' MEW Lots
+ 50' Alley-Load Lots
+ 60' Front-Load Lots
+ 75' Front-Load Lots

LEGEND
B.S.L. - BUILDING SETBACK LINE
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317-669-6209

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Whitestown, IN 46075
317-769-2916



REVISIONS:

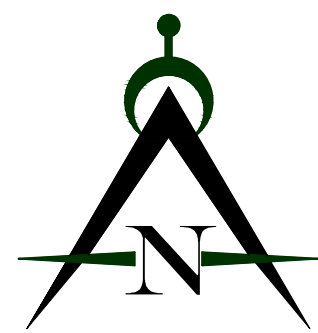
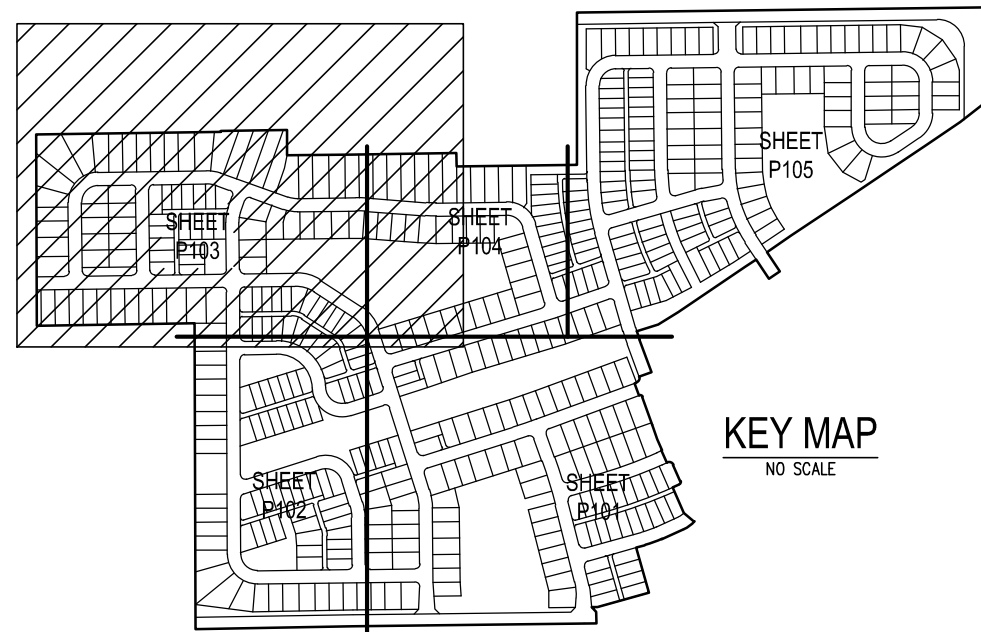
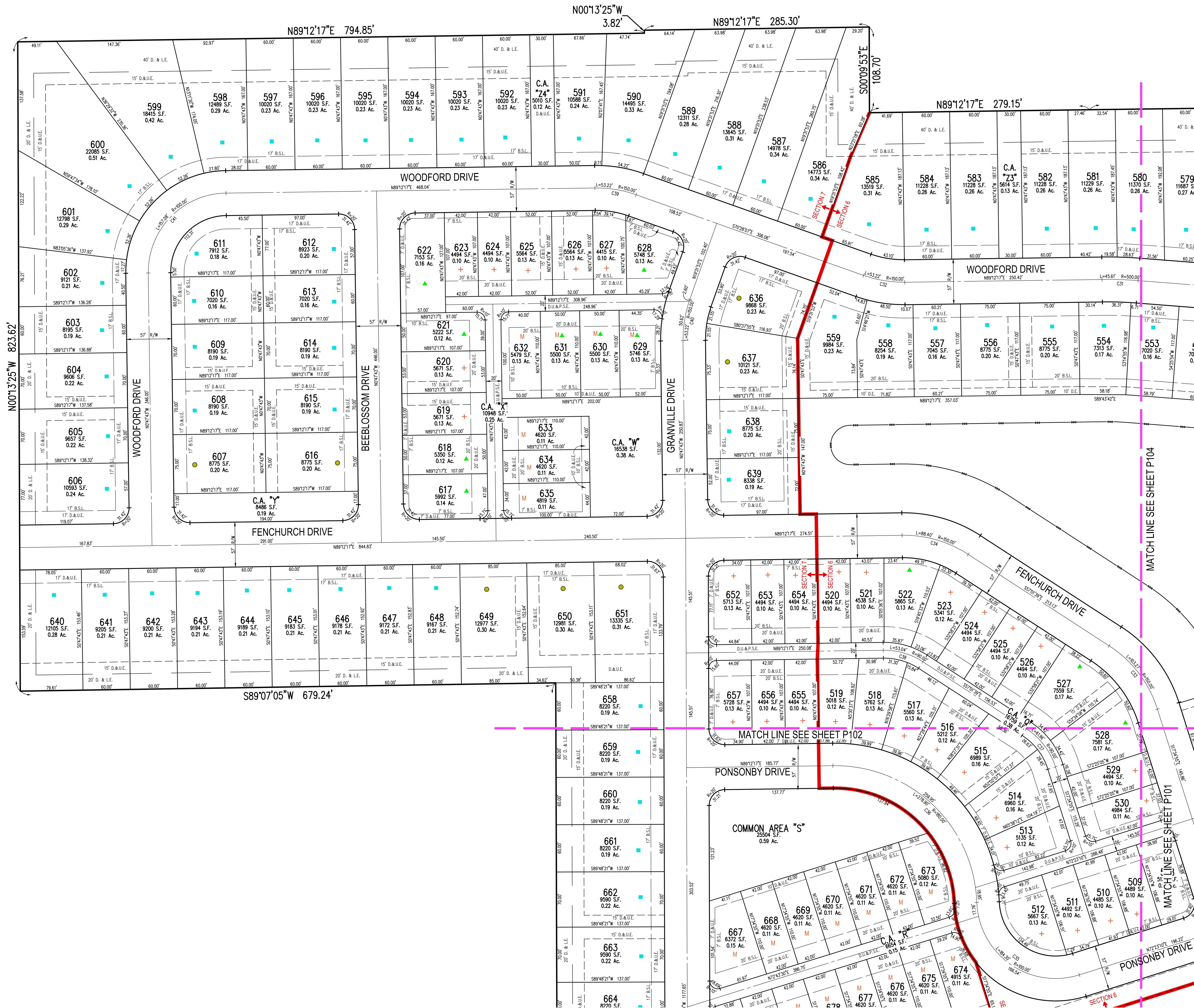
PREPARED FOR:

Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Harmony Sections 4, 5, 6 & 7
Primary Plat
Westfield, Indiana
Primary Plat

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE: 10/30/15
DRAWN BY: kww
ISSUED: CHECKED BY:
JOB NUMBER: 15115
SHEET # P102



HARMONY SECTIONS 4, 5, 6 & 7 PRIMARY PLAT

PART OF SECTION 16, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD - ORDINANCE 12-14

Lot Width
M 42' MEW Lots
+ 42' Alley-Load Lots
M 50' MEW Lots
+ 50' Alley-Load Lots
+ 60' Front-Load Lots
+ 75' Front-Load Lots

LEGEND

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D.U.E. - DRAINAGE & UTILITY EASEMENT
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Developer/Owner:
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Engineer:
Innovative Engineering & Consulting, Inc.
3961 Perry Boulevard
Whitestown, IN 46075
317-769-2916



REVISIONS:
1. 12/04/15 kkw. Revises per November 2015 TAC, MEW and Fire Department Comments

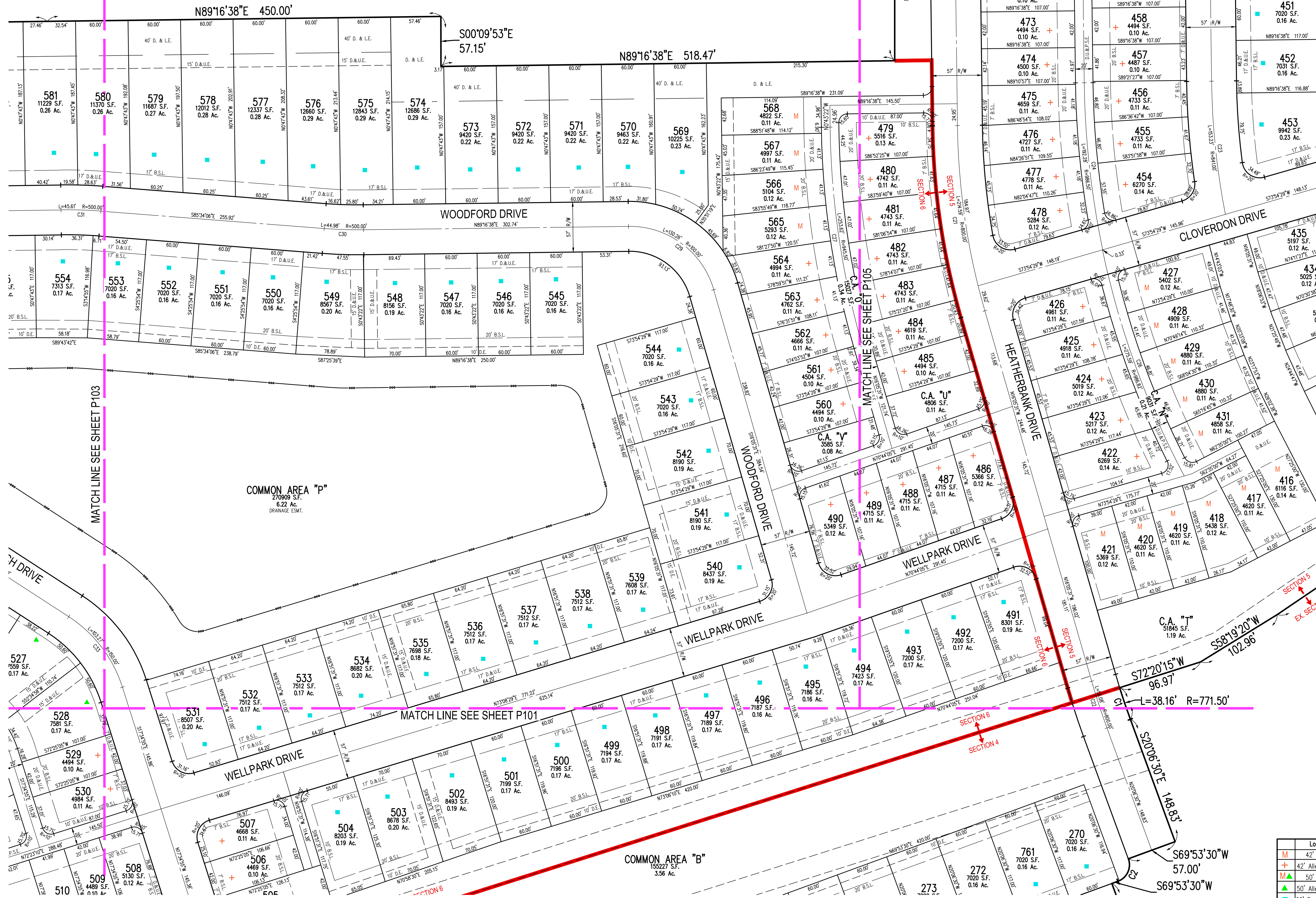
PREPARED FOR:

Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Harmony Sections 4, 5, 6 & 7
Primary Plat
Westfield, Indiana
Primary Plat

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:	DRAWN BY:
10/30/15	kwk
ISSUED:	CHECKED BY:
JOB NUMBER:	15115
SHEET #	P103



HARMONY SECTIONS 4, 5, 6 & 7 PRIMARY PLAT

PART OF SECTION 16, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

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75' Front-Load Lots

LEGEND

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Developer/Owner:
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12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Engineer:
Innovative Engineering & Consulting, Inc.
3961 Perry Boulevard
Whitestown, IN 46075
317-769-2916



REVISIONS:
1. 12/04/15, kkw, Revises per November 2015, TAC, MEWD, and Fire Department Comments.

PREPARED FOR:

Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Harmony Sections 4, 5, 6 & 7
Primary Plat
Westfield, Indiana
Primary Plat

**PRELIMINARY
PENDING
AGENCY
APPROVAL**

DATE:	10/30/15	DRAWN BY:	kkw
ISSUED:		CHECKED BY:	
JOB NUMBER:	15115		
SHEET #	P104		

File Path Name: J:\2015\15115-Harmony Remaining Plat\Drawings\101-P105.dwg - Date: Dec 04, 2015 - 9:41am



HARMONY SECTIONS 4, 5, 6 & 7 PRIMARY PLAT

PART OF SECTION 16, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

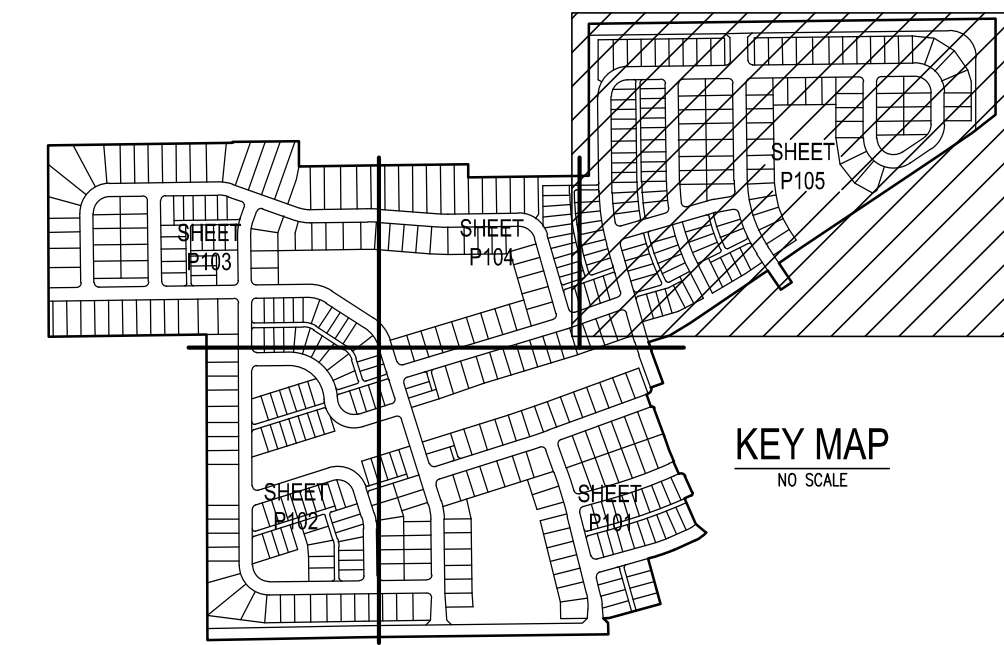
ZONED: PUD - ORDINANCE 12-14

Lot Width
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+ 50' Alley-Load Lots
60' Front-Load Lots
75' Front-Load Lots

- LEGEND**
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 - D.&U.E. - DRAINAGE & UTILITY EASEMENT
 - R.O.E. - REGULATED DRAINAGE EASEMENT
 - D.U.&P.S.E. - DRAINAGE, UTILITY & PRIVATE STREET EASEMENT
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Whitestown, IN 46075
317-769-2916



Innovative Engineering & Consulting, Inc.

3961 Perry Boulevard
Whitestown, IN 46075
Ph: 317-769-2916
Fax: 317-769-3880

REVISIONS:

1.	12/04/15	kw	Revised per November 2015 TAC, MEW and Fire Department Comments
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PREPARED FOR:

Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

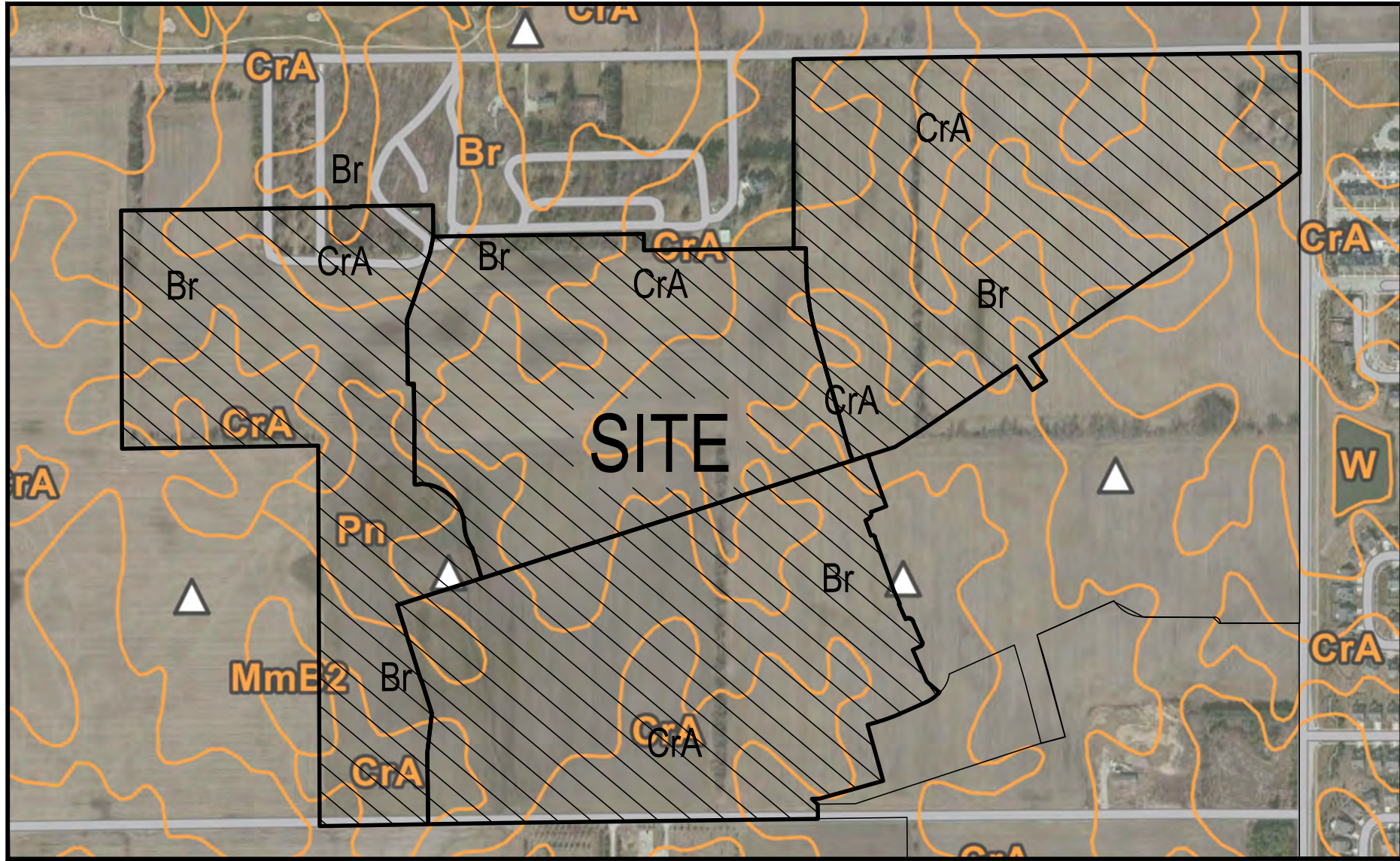
Harmony Sections 4, 5, 6 & 7
Primary Plat
Westfield, Indiana
Primary Plat

**PRELIMINARY
PENDING
AGENCY
APPROVAL**

DATE: _____

10/30/15
ISSUED: _____
JOB NUMBER: _____
SHEET #

DRAWN BY: **kwk**
CHECKED BY: _____
15115
P105



SOIL DESCRIPTIONS:

Br BROOKSTON SILTY CLAY LOAM

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

CrA CROSBY SILT LOAM, 0 TO 3% SLOPES

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

MmE2 MIAMI SILT LOAM 0 TO 6% SLOPES

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

SOILS MAP

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	38.16'	771.50'	2° 50' 02"	S18° 41' 29"E	38.16'	19.08'
C2	31.42'	20.00'	90° 00' 00"	N24° 53' 30"E	28.28'	20.00'
C3	15.71'	10.00'	90° 00' 00"	N65° 06' 30"W	14.14'	10.00'
C4	31.42'	20.00'	90° 00' 00"	N69° 00' 19"W	28.28'	20.00'
C5	15.71'	10.00'	90° 00' 00"	N20° 59' 41"E	14.14'	10.00'
C6	57.06'	128.50'	25° 26' 28"	N53° 16' 27"E	56.59'	29.01'
C7	77.54'	528.50'	8° 24' 24"	N70° 11' 53"E	77.48'	38.84'
C8	58.44'	250.00'	13° 23' 35"	N7° 24' 06"W	58.30'	29.35'
C9	73.36'	500.00'	8° 24' 24"	N70° 11' 53"E	73.30'	36.75'
C10	44.40'	100.00'	25° 26' 28"	N53° 16' 27"E	44.04'	22.57'
C11	314.80'	2145.50'	8° 24' 24"	N70° 11' 53"E	314.52'	157.68'
C12	293.45'	2000.00'	8° 24' 24"	N70° 11' 53"E	293.19'	146.98'
C13	201.48'	2000.00'	5° 46' 19"	N16° 59' 03"W	201.39'	100.83'
C14	110.23'	2500.00'	2° 31' 35"	N71° 09' 17"E	110.23'	55.13'
C15	73.64'	250.00'	16° 52' 36"	N9° 08' 37"W	73.37'	37.09'
C16	318.34'	550.00'	33° 09' 48"	S17° 18' 16"E	313.92'	163.77'
C17	158.34'	100.00'	90° 43' 22"	N45° 21' 41"W	142.31'	101.27'
C18	97.60'	100.00'	55° 55' 18"	N27° 57' 39"E	93.77'	53.08'
C19	216.56'	100.00'	124° 04' 42"	S62° 02' 21"E	176.65'	188.38'
C20	157.08'	100.00'	90° 00' 00"	S44° 16' 38"W	141.42'	100.00'

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C21	214.59'	800.00'	15° 22' 09"	S8° 24' 27"E	213.95'	107.94'
C22	56.08'	800.00'	4° 00' 59"	S18° 06' 01"E	56.07'	28.05'
C23	153.23'	841.00'	10° 26' 21"	S5° 56' 33"E	153.02'	76.83'
C24	192.28'	986.50'	11° 10' 04"	S6° 18' 24"E	191.98'	96.45'
C25	187.29'	695.50'	15° 25' 44"	S17° 50' 30"E	186.72'	94.21'
C26	275.59'	986.82'	16° 00' 03"	S19° 53' 33"E	274.70'	138.70'
C27	253.62'	945.50'	15° 22' 09"	S8° 24' 27"E	252.86'	127.58'
C28	21.20'	200.00'	6° 04' 28"	S76° 56' 43"W	21.19'	10.61'
C29	130.26'	100.00'	74° 37' 51"	N53° 24' 27"W	121.24'	76.22'
C30	44.98'	500.00'	5° 09' 16"	S88° 08' 44"E	44.97'	22.51'
C31	45.61'	500.00'	5° 13' 37"	N88° 10' 55"W	45.60'	22.82'
C32	53.22'	150.00'	20° 19' 36"	S80° 37' 55"E	52.94'	26.89'
C33	103.27'	150.00'	39° 26' 44"	N37° 18' 17"W	101.24'	53.77'
C34	88.40'	150.00'	33° 46' 04"	N73° 54' 41"W	87.13'	45.53'
C35	184.30'	100.00'	105° 35' 43"	S54° 48' 58"E	159.30'	131.73'
C36	278.90'	180.00'	88° 46' 37"	N46° 24' 25"W	251.83'	176.20'
C37	61.96'	90.00'	39° 26' 44"	N37° 18' 17"W	60.74'	32.26'
C38	53.04'	90.00'	33° 46' 04"	N73° 54' 41"W	52.28'	27.32'
C39	53.22'	150.00'	20° 19' 36"	N80° 37' 55"W	52.94'	26.89'
C40	53.22'	150.00'	20° 19' 36"	S9° 22' 05"W	52.94'	26.89'

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C41	157.08'	100.00'	90° 00' 00"	S44° 12' 17"W	141.42'	100.00'
C42	157.97'	100.00'	90° 30' 39"	S45° 26' 59"E	142.05'	100.90'
C43	58.91'	200.00'	16° 52' 36"	N9° 08' 37"W	58.70'	29.67'
C44	157.12'	100.00'	90° 01' 28"	N62° 35' 39"W	141.45'	100.04'
C45	32.40'	110.00'	16° 52' 36"	N9° 08' 37"W	32.28'	16.32'

UTILITY STATEMENTS:

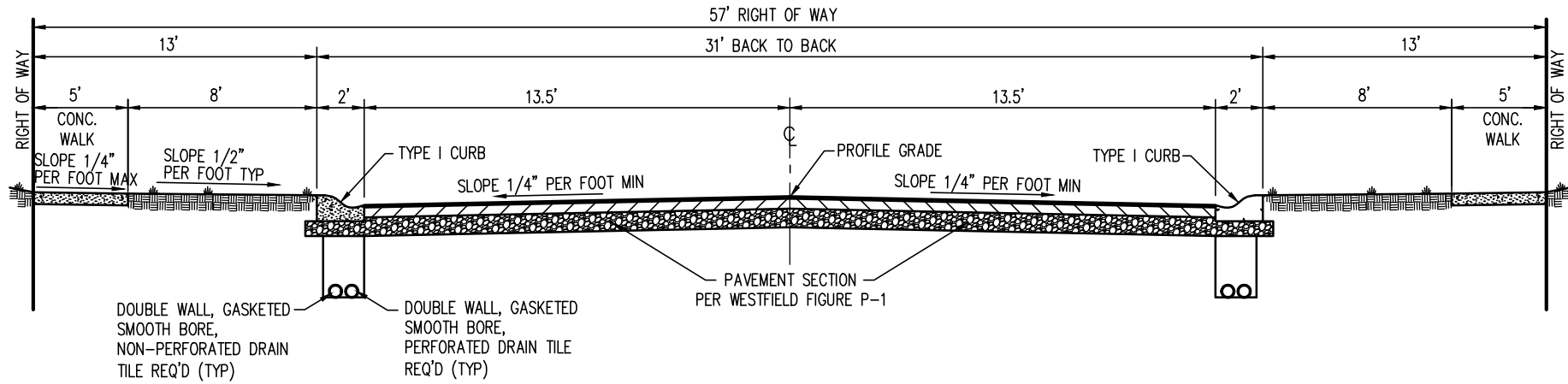
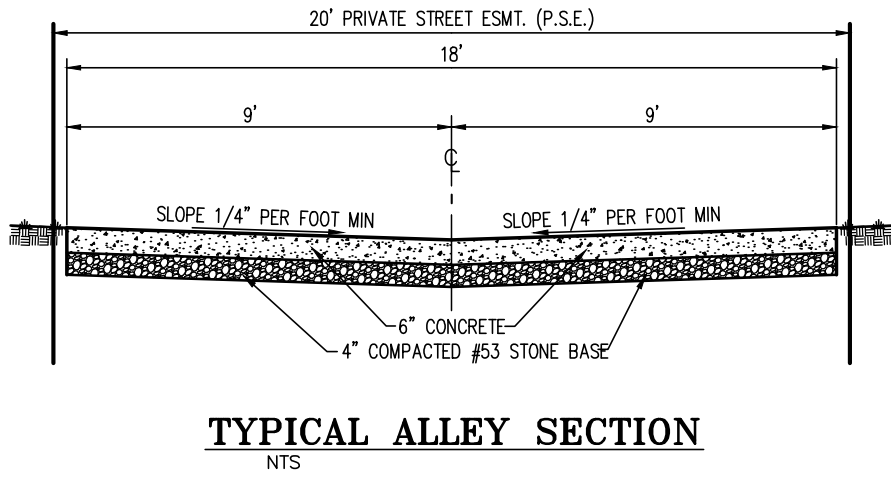
POTABLE WATER SERVICE
POTABLE WATER SERVICE WILL BE PROVIDED BY CITIZENS WATER. A TWELVE-INCH MAIN IS STUBBED OFF RELOCATED 151ST STREET AT AMERICAN LOTUS DRIVE. CONNECTIONS TO THIS EXISTING MAIN WILL BE MADE AND NEW MAINS CONSTRUCTED THROUGHOUT THE PROJECT. THE SIZE OF THE NEW MAINS WILL BE AS DETERMINED BY THE HYDRAULIC DESIGN DIVISION OF CITIZENS WATER.

SANITARY SEWER SERVICE
SANITARY SEWER SERVICE WILL BE PROVIDED BY CITIZENS ENERGY GROUP. A NEW INTERCEPTOR SEWER IS PROPOSED TO BE BUILT BY CITIZENS ENERGY GROUP ALONG 156th STREET TO SERVE THE AREA NORTH OF THE PIPELINE EASEMENTS. THE AREA SOUTH OF THE PIPELINE EASEMENTS WILL BE SERVED BY AN EXISTING INTERCEPTOR SEWER RUNNING ALONG 151st STREET. 8" MAINS WILL BE EXTENDED THROUGHOUT THE DEVELOPMENT TO PROVIDE SERVICE.

HAMILTON COUNTY REGULATED DRAINS
COORDINATION WITH THE HAMILTON COUNTY SURVEYORS OFFICE REGARDING THIS PROJECT HAS COMMENCED. A PETITION TO RELOCATE AND RECONSTRUCT THE REGULATED DRAINS HAVE BEEN APPROVED BY THE HAMILTON COUNTY DRAINAGE BOARD.

ROADWAYS
A MEETING WITH THE CITY OF WESTFIELD WAS CONDUCTED TO DISCUSS THE PROJECT AND NO KNOWN ROADWAY ISSUES WERE BROUGHT TO THE ATTENTION OF THE DESIGNERS. IT IS ASSUMED THAT NO EXISTING ROADWAY OR RIGHT OF WAY ISSUE OUTSIDE OF THOSE TYPICALLY A PART OF A LARGE RESIDENTIAL DEVELOPMENT WILL BE A FACTOR IN THIS PROJECT.

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



- NOTES:
- The curb and gutter shall be Type I or Type II as shown on the Curb & Gutter standard sheets.
 - Type II curb & gutter shall be used adjacent to, and in, non-residential or multi-family residential areas and on entrances of residential development along thoroughfares.
 - For curb and gutter details, see figure P-3.
 - 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield's street tree planting specifications for additional details. For approval of species, see Master Tree List.

TYPICAL STREET SECTION - LOCAL STREET

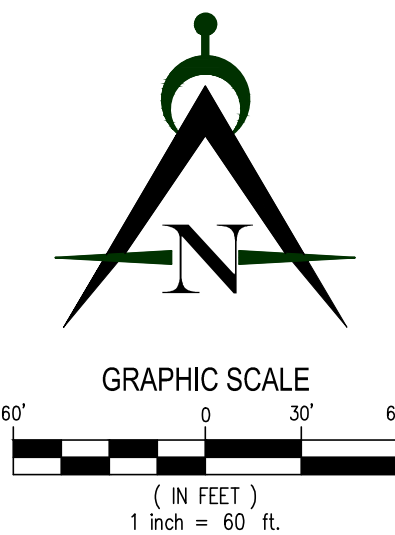
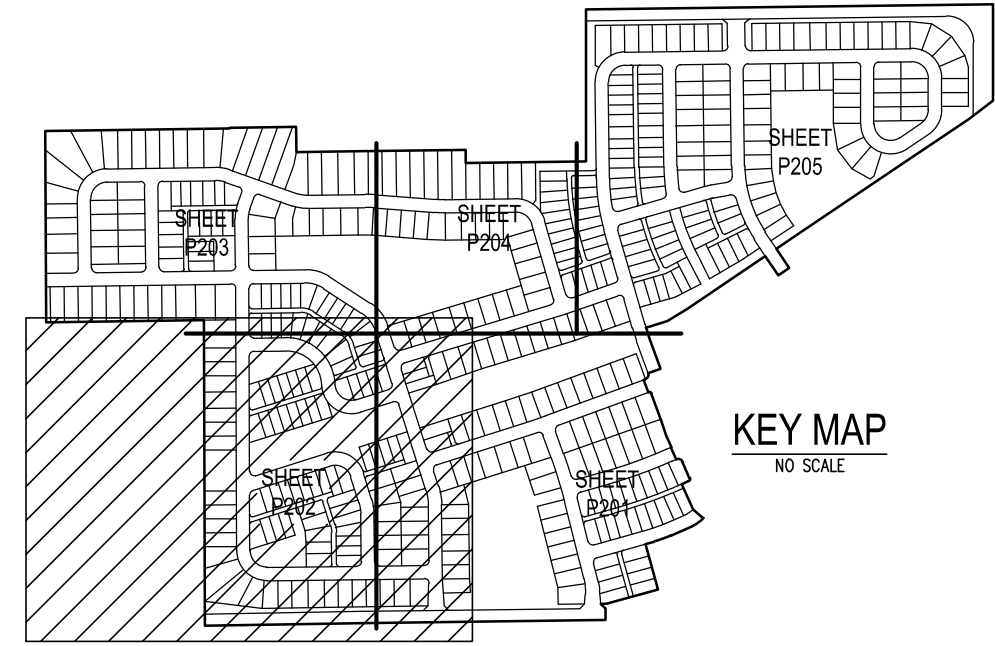
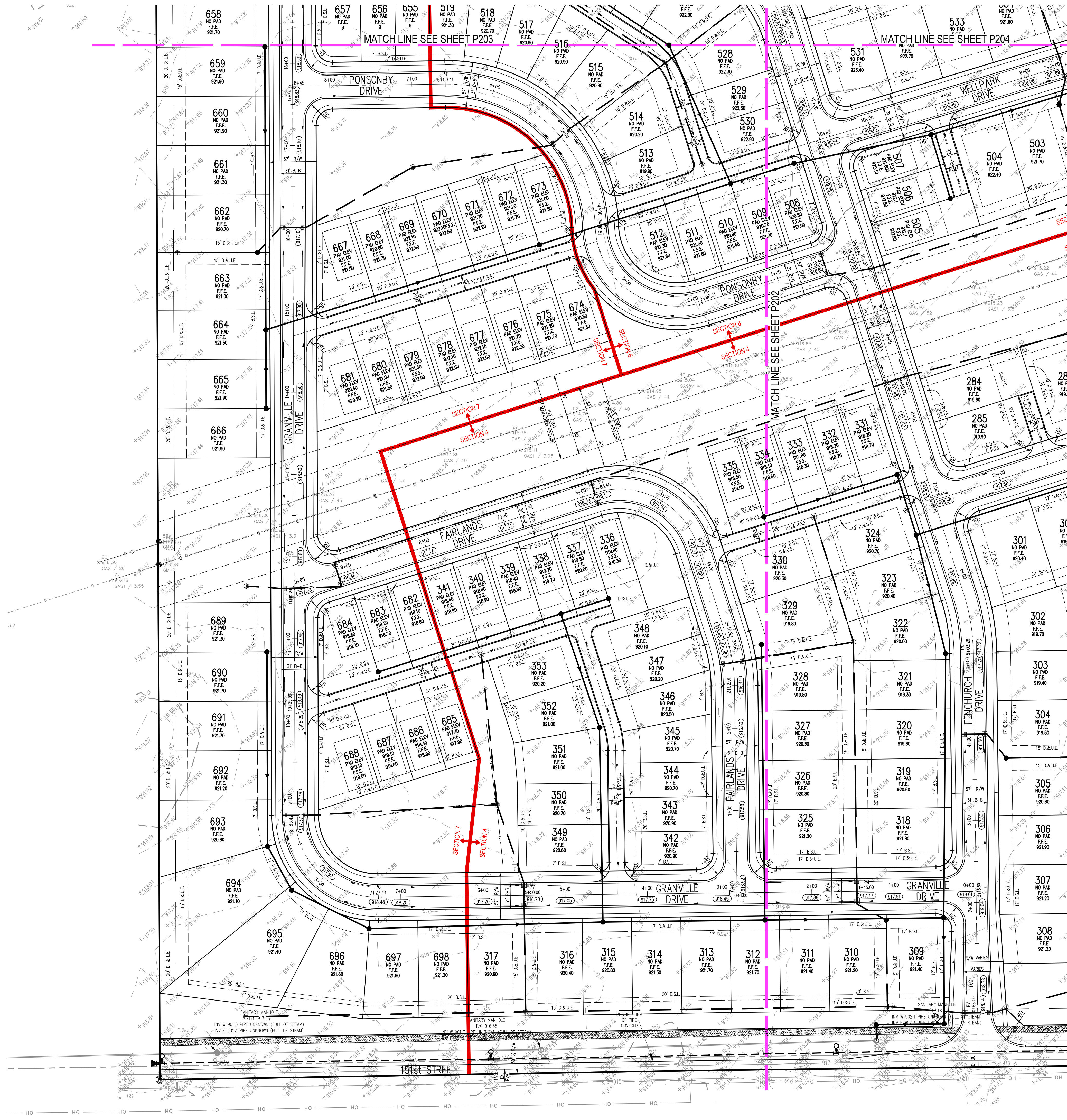
REVISIONS:
1. 12/04/15 kwk. Revises per November 2015 TAC, MWD and Fire Department Comments

PREPARED FOR:
Estridge
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Harmony Sections 4, 5, 6 & 7
Primary Plat
Westfield, Indiana
Primary Plat

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:
10/30/15
ISSUED:
15115
SHEET #
P106



- | | |
|-------------------------|---------------------------------|
| Existing Storm Sewer | Flow Arrow |
| New Storm Sewer | Road Slope |
| Existing Sanitary Sewer | Swale (S) |
| New Sanitary Sewer | Water Main |
| Existing Force Main | Existing Gas Main |
| New Force Main | Existing Telephone |
| Existing Contour | Existing Water Main |
| New Pavement Grade | Existing Flowline |
| All Other Finish Grades | Existing Overhead Utilities |
| Match Existing Grades | Proposed Finish Floor Elevation |
| Top of Curb | Sewer Flow Direction |
| Gutter | |

3861 Perry Boulevard
Whitestown, IN 46075
Ph. 317-769-2916
Fax: 317-769-3880

REVISIONS:

1.	12/04/15	Revise per November 2015 IAC, WED, and Fire Department Comments
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PREPARED FOR:

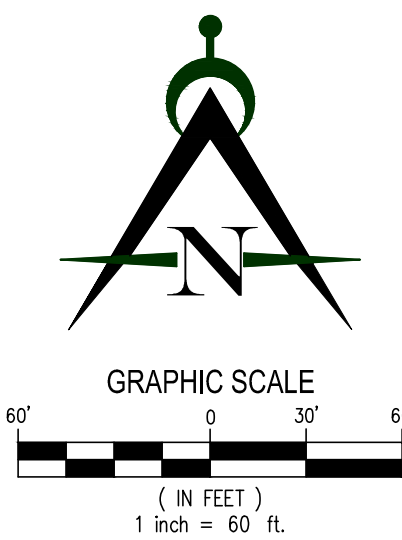
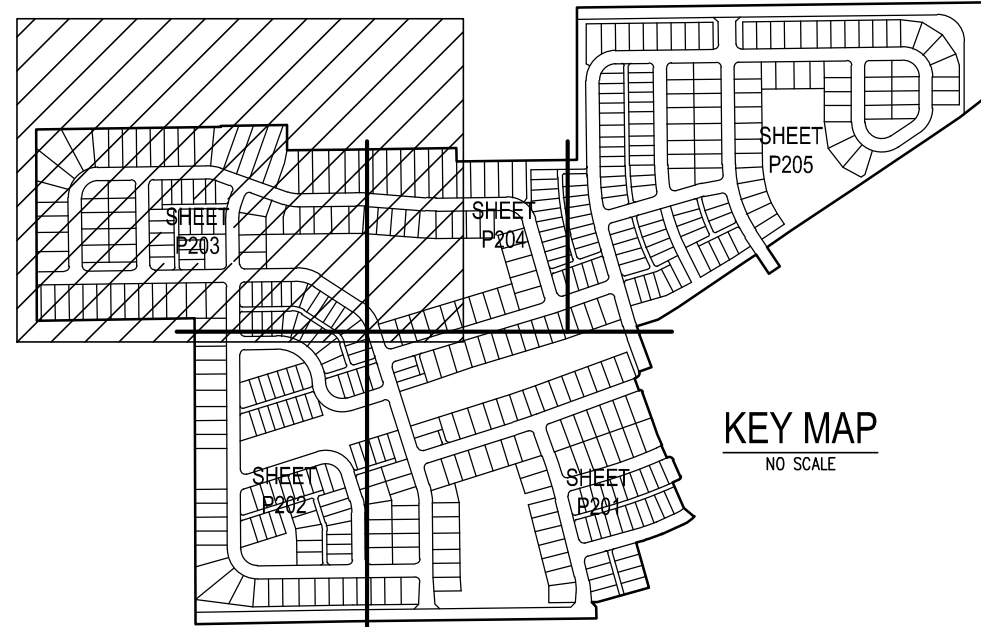
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Harmony Sections 4, 5, 6 & 7
Primary Plat
Westfield, Indiana
Detailed Development Plan

**PRELIMINARY
PENDING
AGENCY
APPROVAL**

DATE: 10/30/15
ISSUED: 10/30/15
JOB NUMBER: 15115
SHEET # P202

DRAWN BY: kww
CHECKED BY:



	Ring Storm Sewer		Flow Arrow
	New Storm Sewer		Road Slope
	Existing Sanitary Sewer		Swale (E)
	New Sanitary Sewer		Water Main
	Existing Force Main		Existing Gas Main
	New Force Main		Existing Telephone
	Existing Contour		Existing Water Main
	New Movement Grade		Existing Fireline
	All Other Finish Grades		Existing Overhead Utilities
	Match Existing Grades		Proposed Finish Floor Elevation
	Top of Curb		Sewer Flow Direction

Harmony Sections 4, 5, 6 & 7
Primary Plat
Westfield, Indiana
Detailed Development Plan

TO FOR:

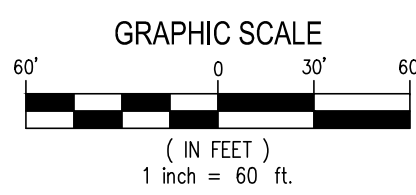
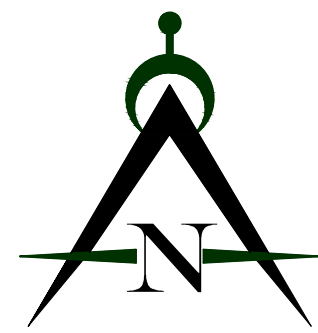
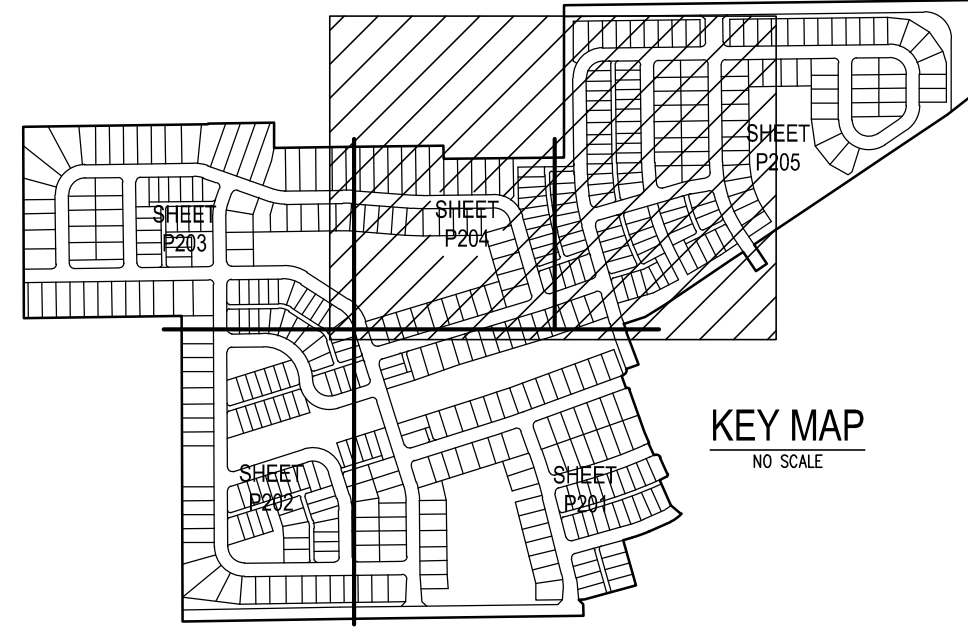
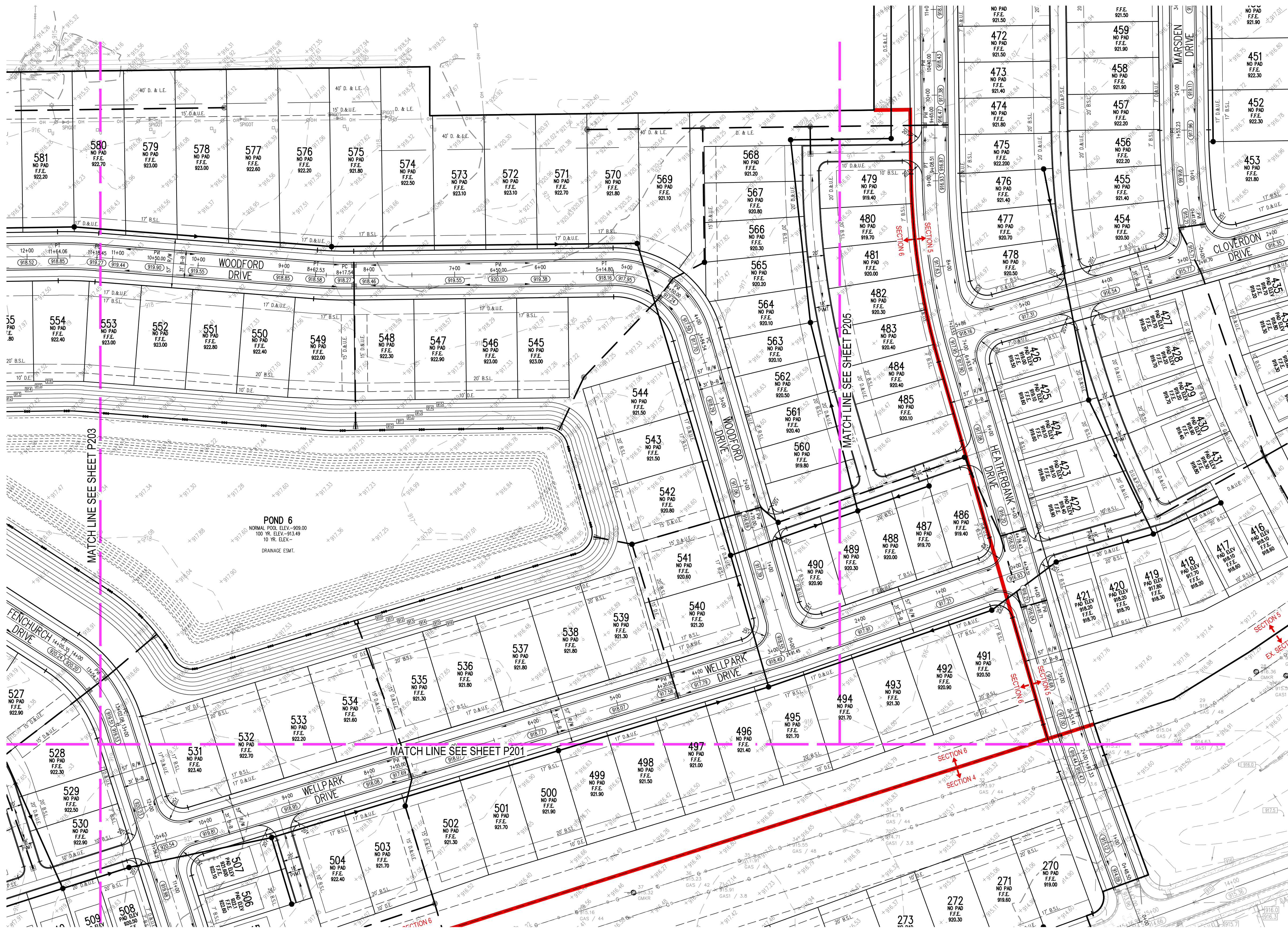
 Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

REVISIONS:
1. 12/04/15 kwk Revise per November 2015 IAC, WPWD and Fire Department Comments



Innovative
Engineering &
Consulting, Inc.

3061 Perry Boulevard
Whitestown, IN 46075
Ph. 317-769-2916
Fax: 317-769-3690



LEGEND

- | | |
|-------------------------|---------------------------------|
| Existing Storm Sewer | Flow Arrow |
| New Storm Sewer | Road Slope |
| Existing Sanitary Sewer | Swale (S) |
| New Sanitary Sewer | Water Main |
| FM Existing Force Main | Existing Gas Main |
| FM New Force Main | Existing Telephone |
| Existing Contour | Existing Water Main |
| New Pavement Grade | Existing Flowline |
| All Other Finish Grades | Existing Overhead Utilities |
| Match Existing Grades | Proposed Finish Floor Elevation |
| Top of Curb | Sewer Flow Direction |
| Gutter | |

3861 Perry Boulevard
Whitestown, IN 46075
Ph: 317-769-2916
Fax: 317-769-3880

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	12/04/15	kwk	Revised per November 2015 TAC, MEWA and Fire Department Comments

PREPARED FOR:

Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Harmony Sections 4, 5, 6 & 7
Primary Plat
Westfield, Indiana
Detailed Development Plan

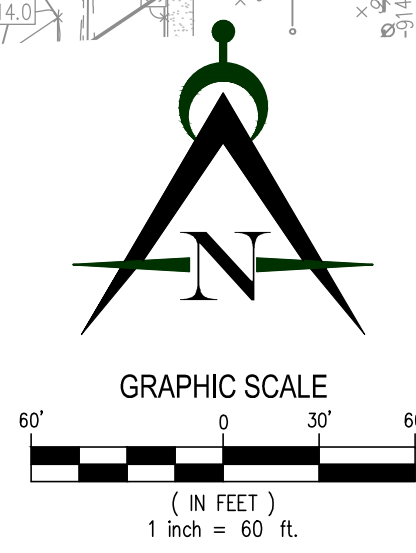
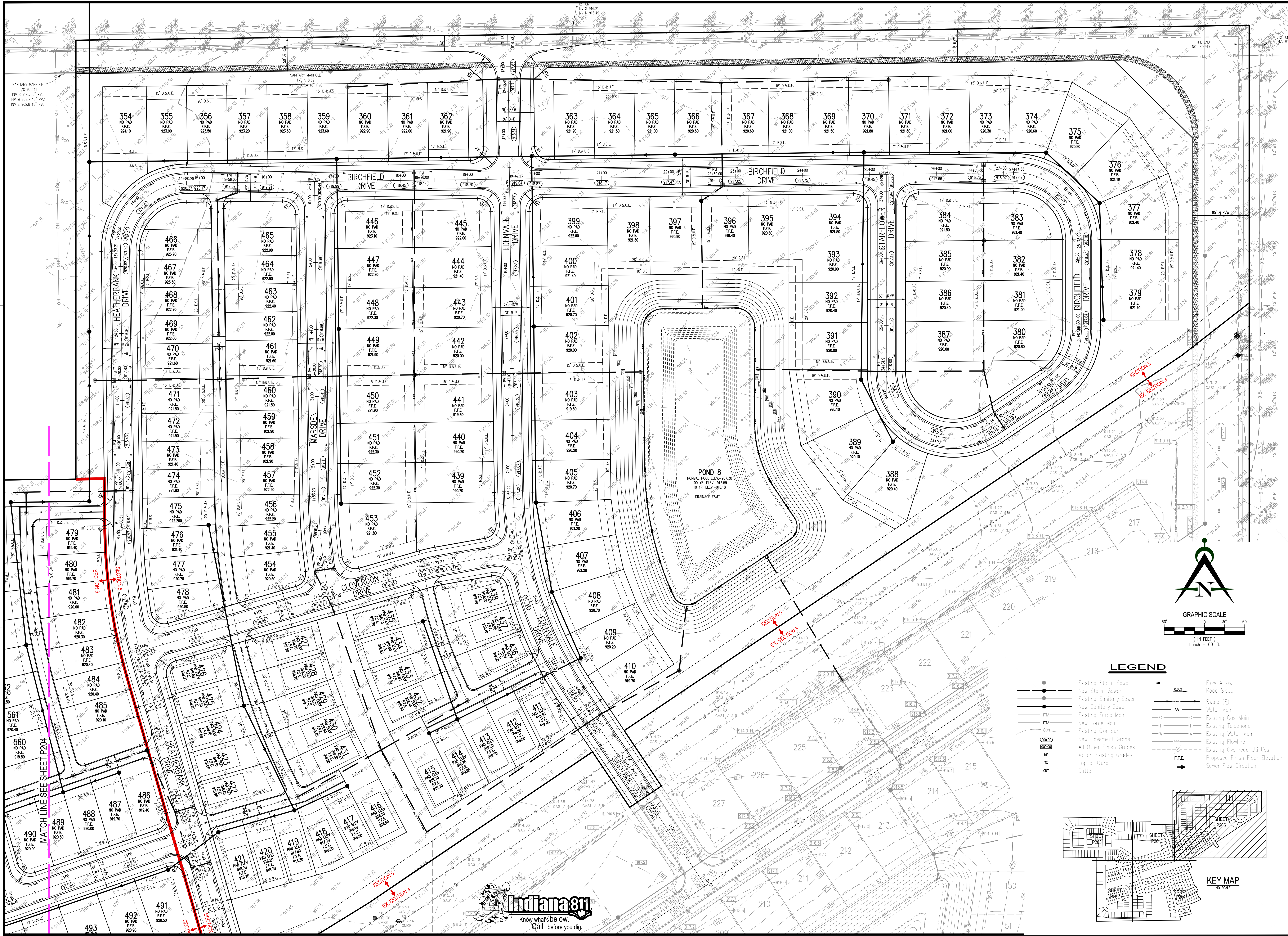
PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE: _____

DATE: 10/30/15	DRAWN BY: kwk
ISSUED: _____	CHECKED BY: _____

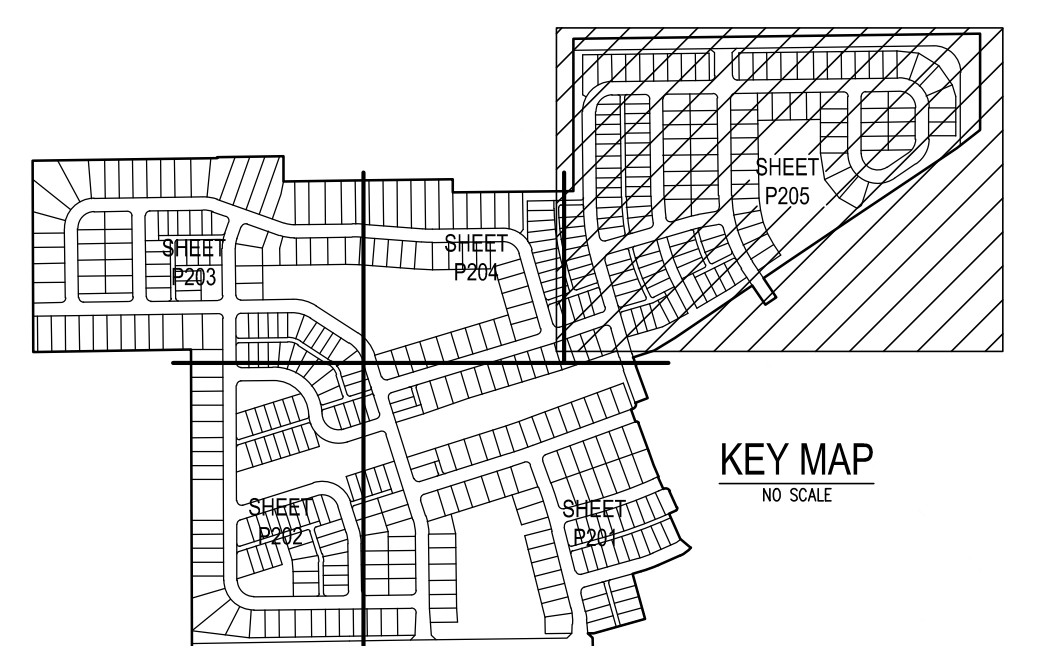
JOB NUMBER: 15115

SHEET # P204



LEGEND

- | | | | |
|-----|-------------------------|---|---------------------------------|
| —●— | Existing Storm Sewer | → | Flow Arrow |
| —○— | New Storm Sewer | — | Road Slope |
| —●— | Existing Sanitary Sewer | — | Swale (S) |
| —○— | New Sanitary Sewer | — | Water Main |
| —●— | Existing Force Main | — | Existing Gas Main |
| —○— | New Force Main | — | Existing Telephone |
| —●— | Existing Contour | — | Existing Water Main |
| —○— | New Pavement Grade | — | Existing Flowline |
| —●— | All Other Finish Grades | — | Existing Overhead Utilities |
| —○— | Match Existing Grades | — | Proposed Finish Floor Elevation |
| —●— | Top of Curb | → | Sewer Flow Direction |
| —○— | Gutter | | |



Innovative Engineering & Consulting, Inc.
3861 Perry Boulevard
Whitestown, IN 46075
Ph: 317-769-2916
Fax: 317-769-3880

REVISIONS:
1. 12/04/15 kkw. Revises per November 2015 IAC, MEWD, and Fire Department Comments.

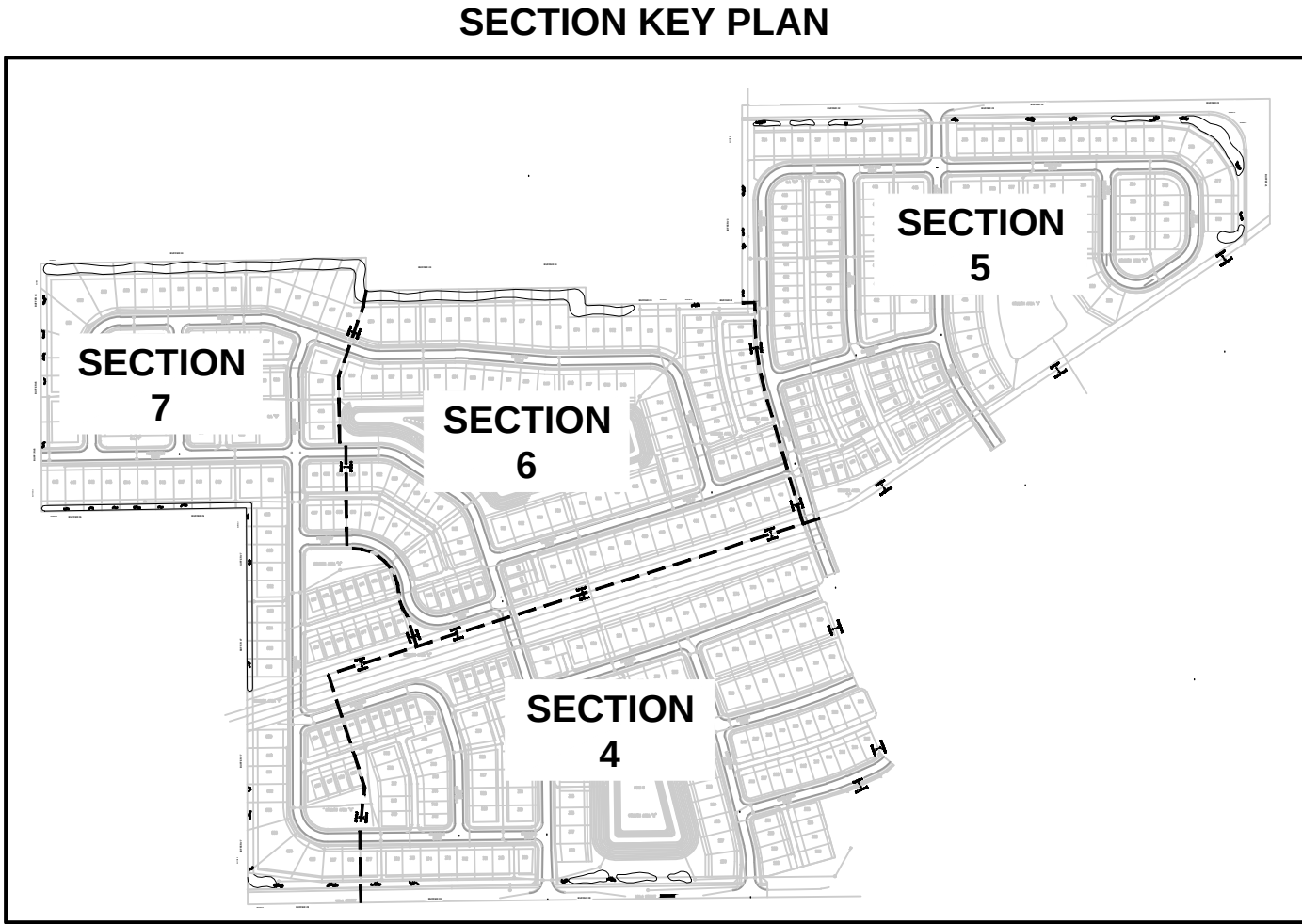
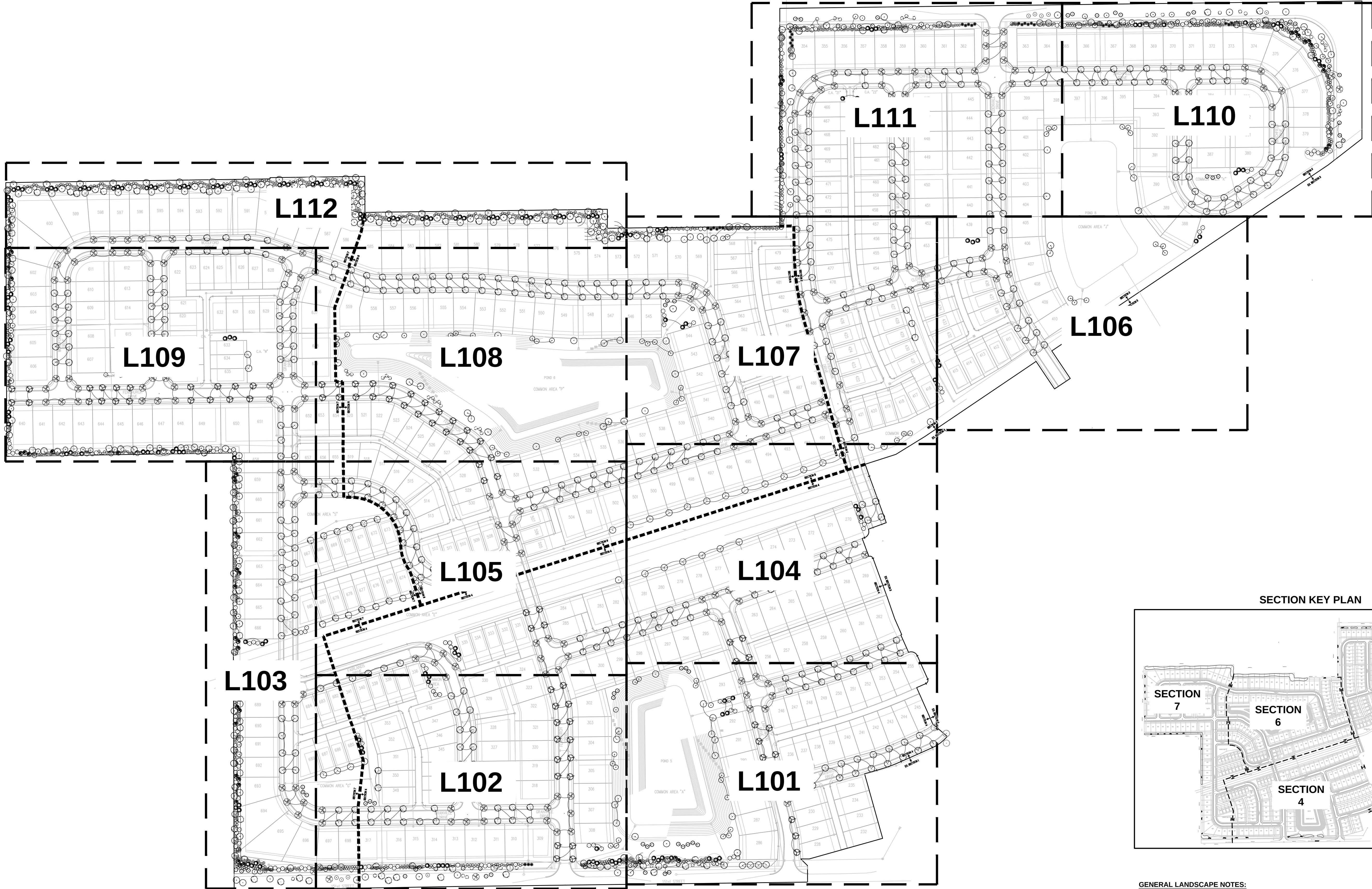
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

PREPARED FOR:
**Harmony Sections 4, 5, 6 & 7
Primary Plat**
Westfield, Indiana
Detailed Development Plan

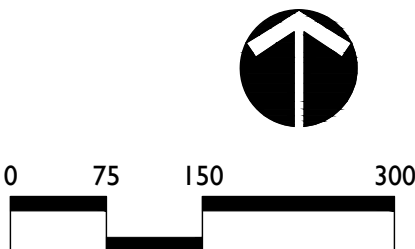
**PRELIMINARY
PENDING
AGENCY
APPROVAL**

DATE:
10/30/15
ISSUED:
JOB NUMBER:
15115
SHEET #
P205

DRAWN BY:
kww
CHECKED BY:



- GENERAL LANDSCAPE NOTES:**
- ALL DISTURBED AREAS SHALL BE SEEDED.
 - LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
 - IF DISCREPANCIES ARE FOUND BETWEEN PLANS AND ACTUAL FIELD CONDITIONS, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY FOR DECISION PRIOR TO COMMENCEMENT OF ANY WORK.
 - REFER TO SHEET L113 FOR PLANT SCHEDULES AND SHEET L114 FOR PLANTING DETAILS.
 - REFER TO SEPARATE SPECIFICATIONS FOR LANDSCAPE SPECIFICATIONS.





- LANDSCAPE NOTES:**
1. ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM UNDERGROUND PIPES, 8' FROM STRUCTURES AND 4' FROM SIDEWALKS.
 2. ALL STREET TREES SHALL BE PLANTED IN THE CENTER OF AN 8' MINIMUM PLANTING AREA BETWEEN THE CURB AND SIDEWALK. REFER TO ENGINEERING DRAWINGS FOR ROW DIMENSIONS.
 3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE WHEN INSTALLING BERMS. ADJUST AS NEEDED AFTER OBTAINING OWNER REPRESENTATIVE'S APPROVAL.
 4. BERMS ARE NOT ALLOWED ABOVE STORM PIPING.
 5. REFER TO SHEET L113 FOR OVERALL SITE PLANT SCHEDULE AND SHEET L114 FOR PLANTING DETAILS.

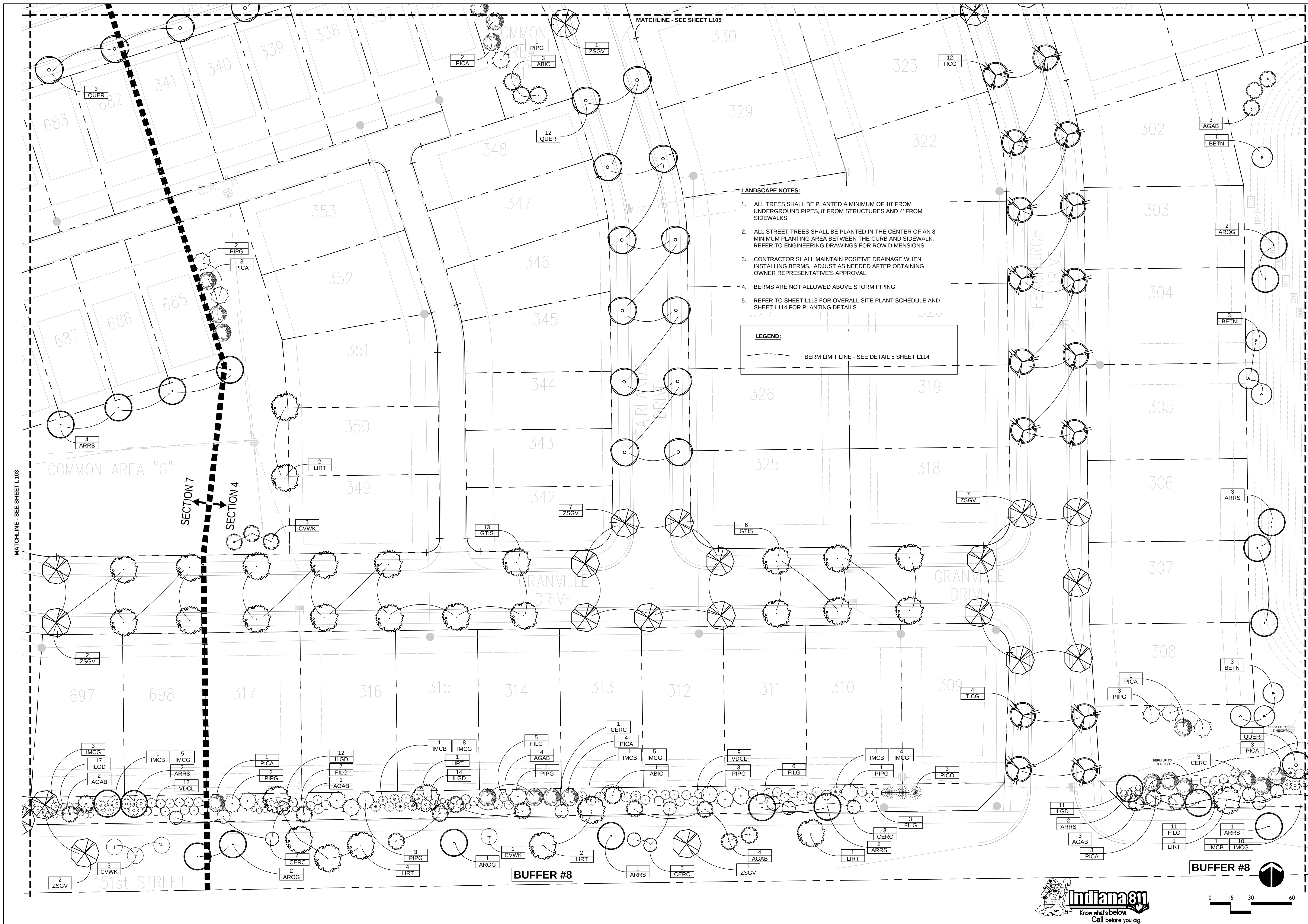
LEGEND:

--- BERM LIMIT LINE - SEE DETAIL 5 SHEET L114



HARMONY SECTIONS 4, 5, 6 & 7
WESTFIELD, INDIANA
ESTRIDGE HOMES

REVISIONS:	
DRAWING FILES:	
DATE:	DECEMBER 17, 2015
PROJECT NUMBER:	
DRAWN BY:	CHECKED BY:
RAF	RAF
SHEET TITLE:	LANDSCAPE PLAN
SHEET #:	L101





5085 East State Road 32 | Lebanon | Indiana | 46052
317.910.8164 | fischerdesign@us.net | www.fischerdesignllc.com

HARMONY SECTIONS 4, 5, 6 & 7

WESTFIELD, INDIANA

ESTRIDGE HOMES

REVISIONS:

DRAWING FILES:

DATE: DECEMBER 17, 2015

PROJECT NUMBER:

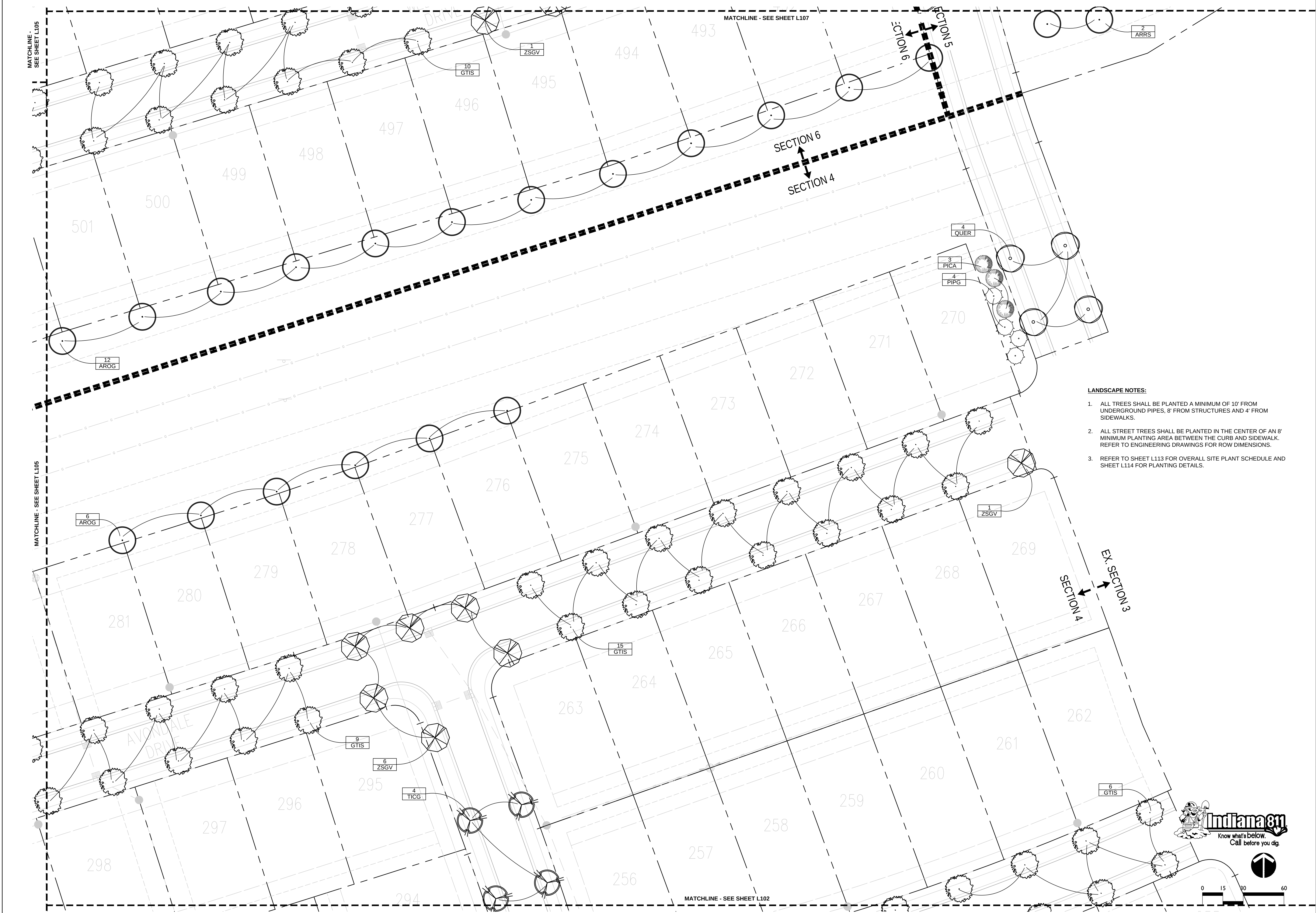
DRAWN BY: RAF

CHECKED BY: RAF

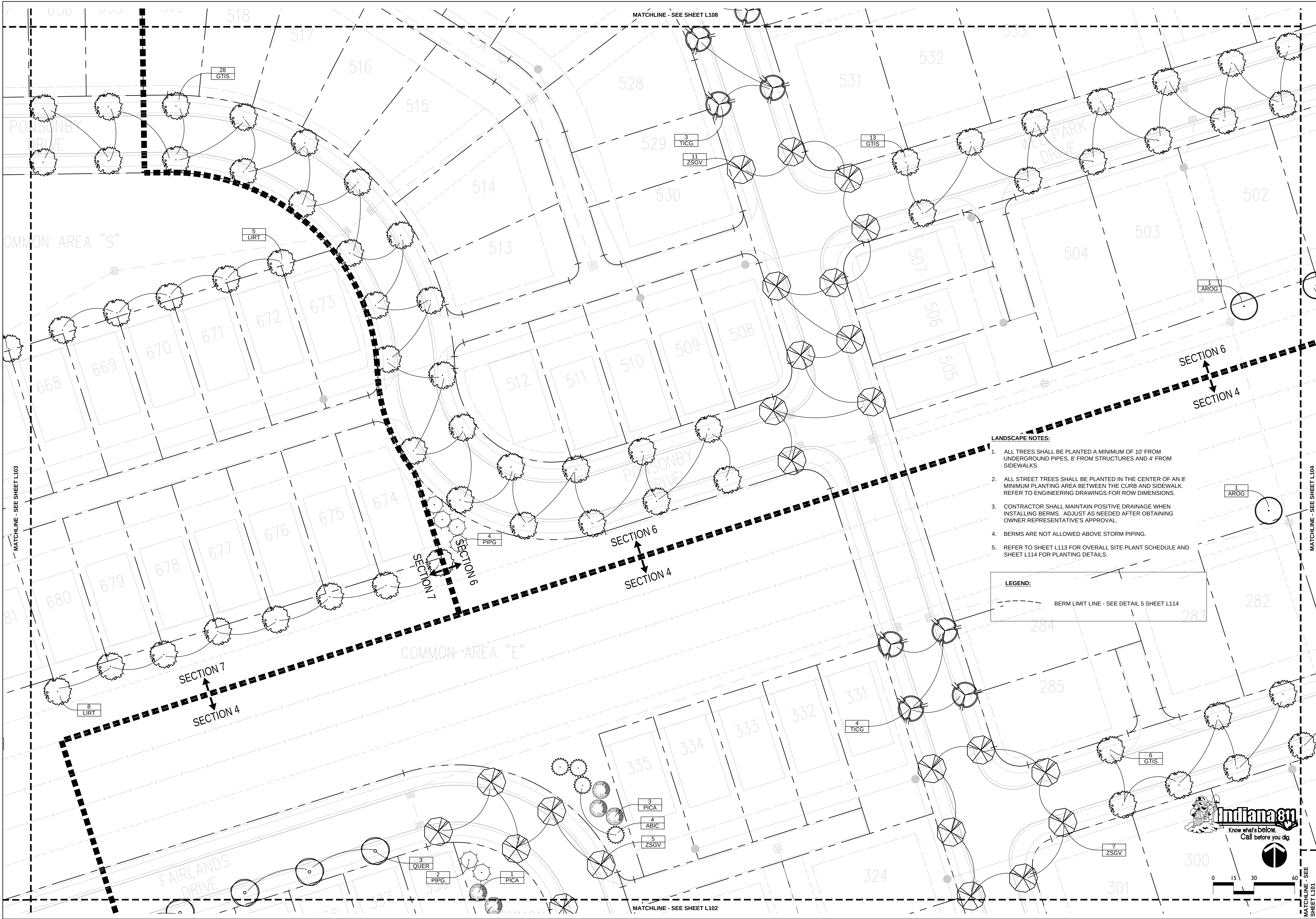
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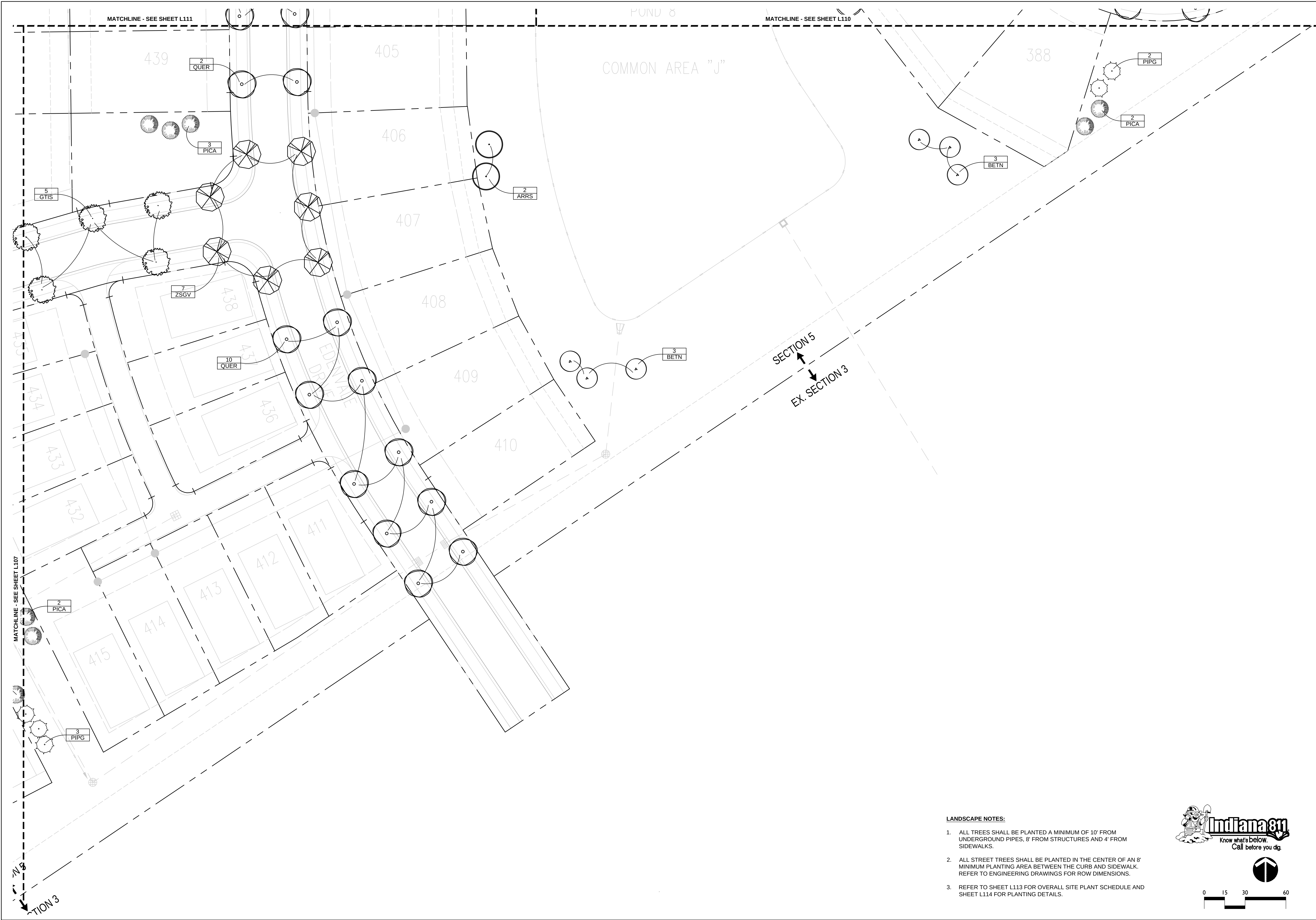
SHEET #:

L102



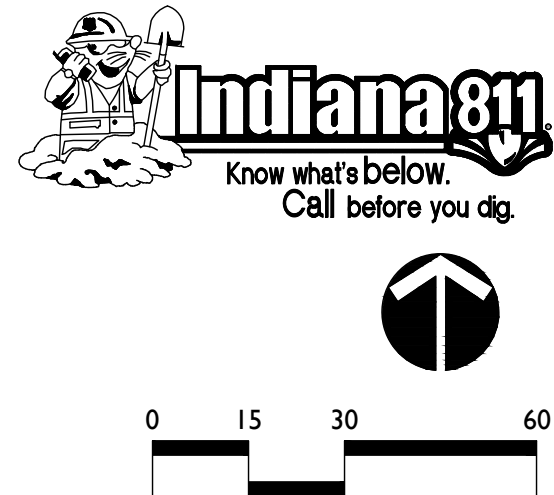
- LANDSCAPE NOTES:**
1. ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM UNDERGROUND PIPES, 8' FROM STRUCTURES AND 4' FROM SIDEWALKS.
 2. ALL STREET TREES SHALL BE PLANTED IN THE CENTER OF AN 8' MINIMUM PLANTING AREA BETWEEN THE CURB AND SIDEWALK. REFER TO ENGINEERING DRAWINGS FOR ROW DIMENSIONS.
 3. REFER TO SHEET L113 FOR OVERALL SITE PLANT SCHEDULE AND SHEET L114 FOR PLANTING DETAILS.

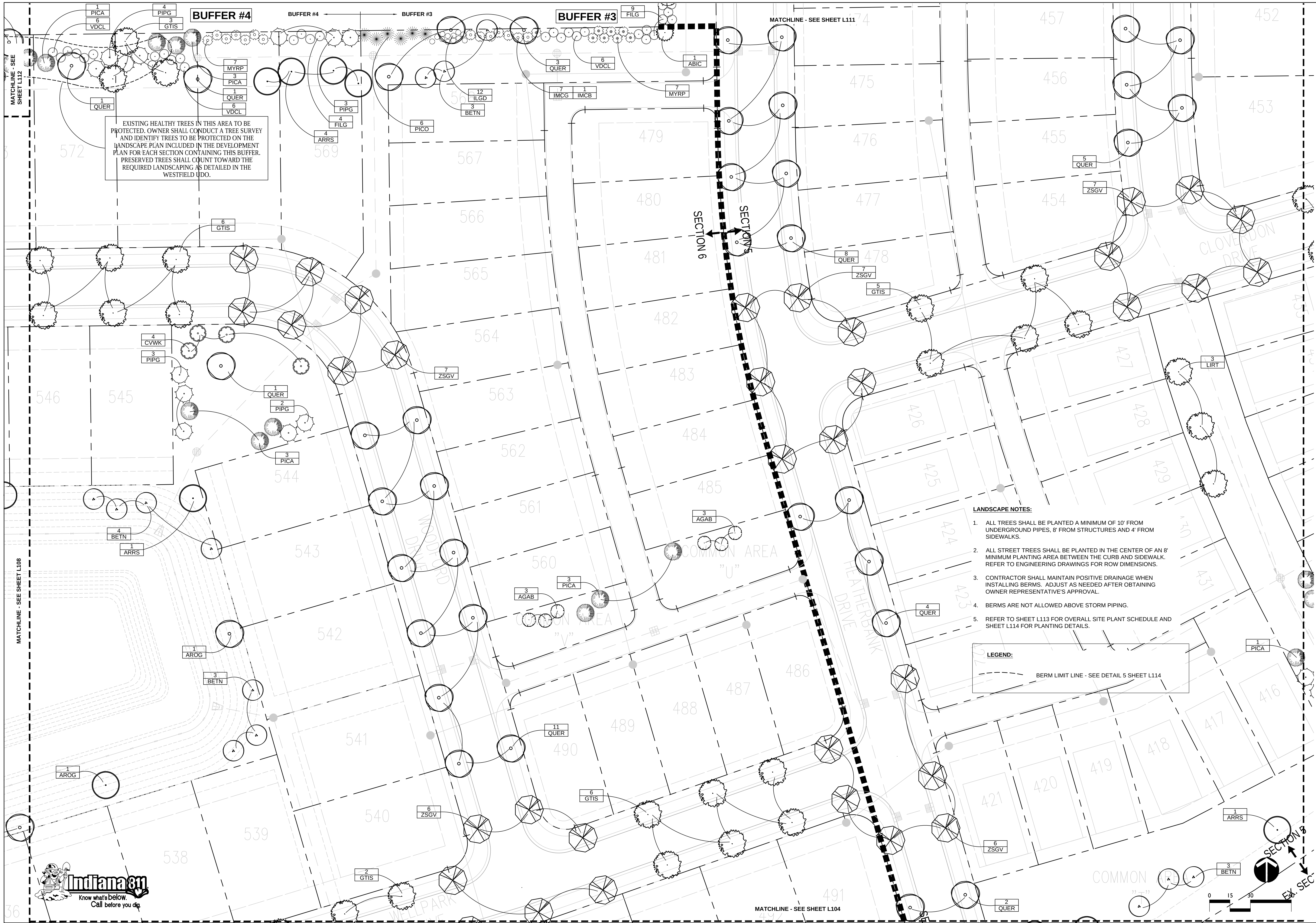




LANDSCAPE NOTES:

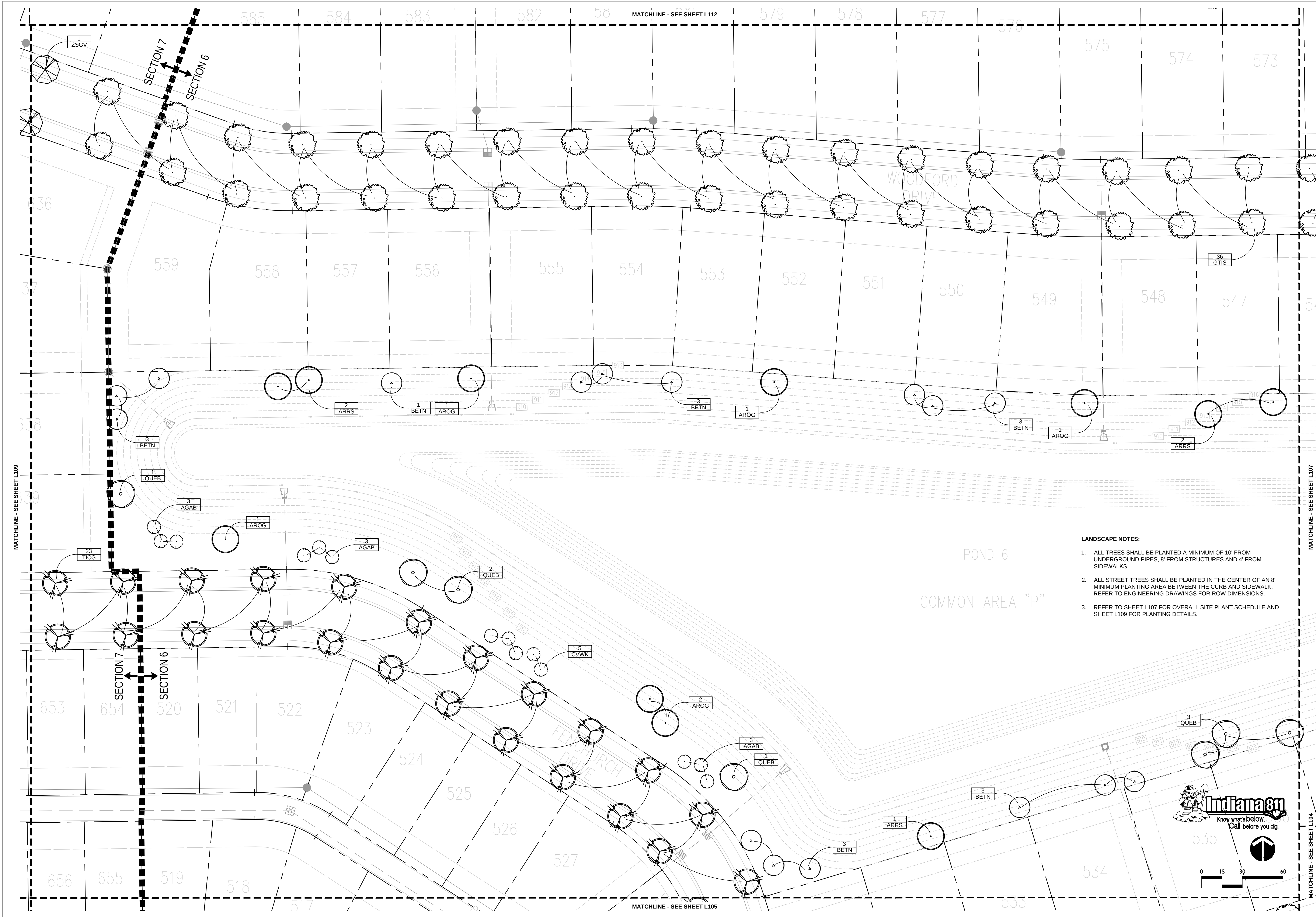
- ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM UNDERGROUND PIPES, 8' FROM STRUCTURES AND 4' FROM SIDEWALKS.
- ALL STREET TREES SHALL BE PLANTED IN THE CENTER OF AN 8' MINIMUM PLANTING AREA BETWEEN THE CURB AND SIDEWALK. REFER TO ENGINEERING DRAWINGS FOR ROW DIMENSIONS.
- REFER TO SHEET L113 FOR OVERALL SITE PLANT SCHEDULE AND SHEET L114 FOR PLANTING DETAILS.



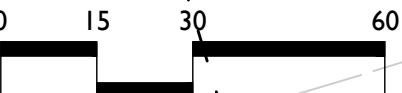


HARMONY SECTIONS 4, 5, 6 & 7
WESTFIELD, INDIANA
ESTRIDGE HOMES

REVISIONS:
DRAWING FILES:
DATE: DECEMBER 17, 2015
PROJECT NUMBER:
DRAWN BY: RAF
CHECKED BY: RAF
SHEET TITLE: LANDSCAPE PLAN
SHEET #: L107

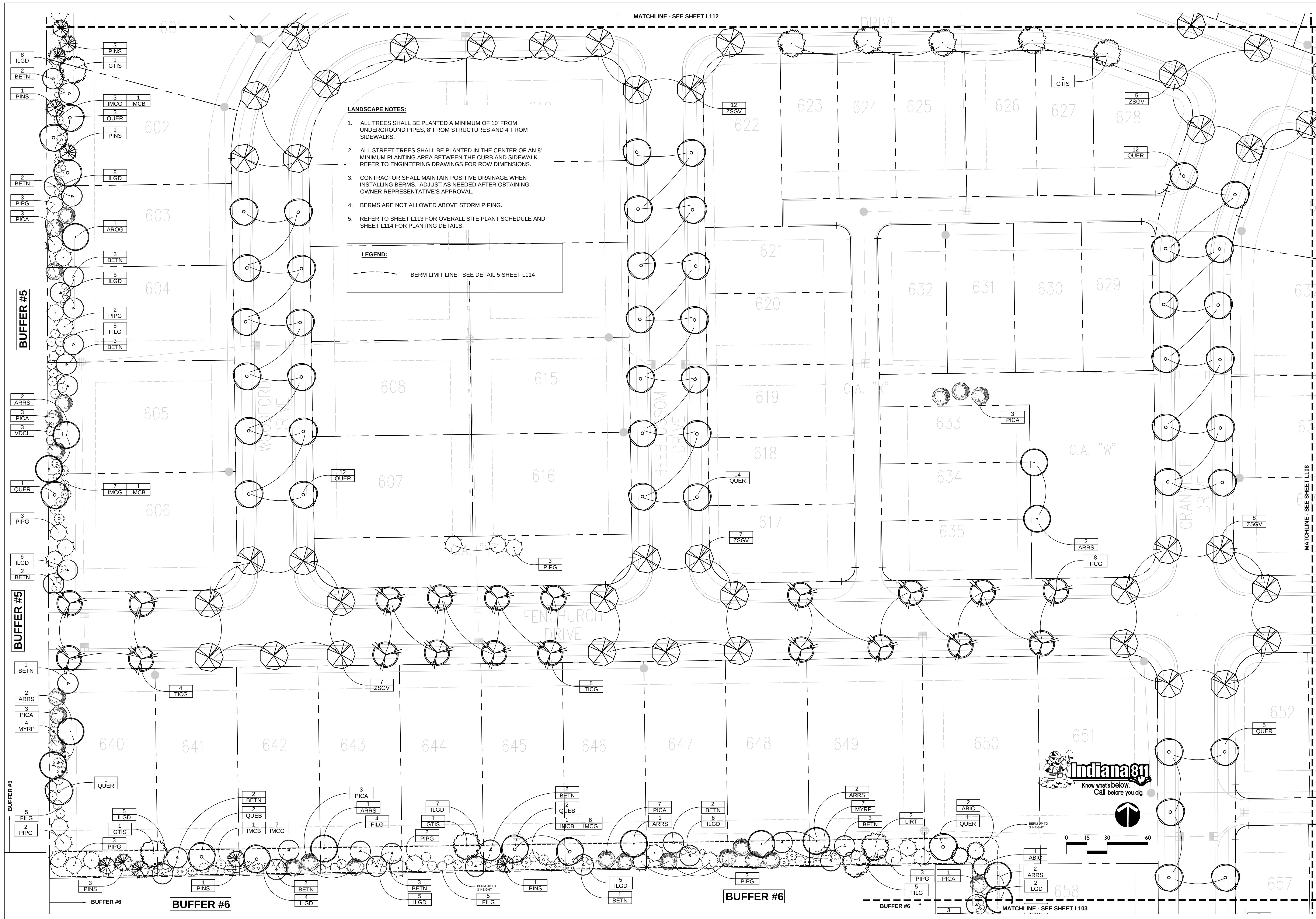


- LANDSCAPE NOTES:**
1. ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM UNDERGROUND PIPES, 8' FROM STRUCTURES AND 4' FROM SIDEWALKS.
 2. ALL STREET TREES SHALL BE PLANTED IN THE CENTER OF AN 8' MINIMUM PLANTING AREA BETWEEN THE CURB AND SIDEWALK. REFER TO ENGINEERING DRAWINGS FOR ROW DIMENSIONS.
 3. REFER TO SHEET L107 FOR OVERALL SITE PLANT SCHEDULE AND SHEET L109 FOR PLANTING DETAILS.



HARMONY SECTIONS 4, 5, 6 & 7
WESTFIELD, INDIANA
ESTRIDGE HOMES

REVISIONS:	
DRAWING FILES:	
DATE:	DECEMBER 17, 2015
PROJECT NUMBER:	
DRAWN BY:	CHECKED BY:
RAF	RAF
SHEET TITLE:	LANDSCAPE PLAN
SHEET #:	L108



- LANDSCAPE NOTES:**
1. ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM UNDERGROUND PIPES, 8' FROM STRUCTURES AND 4' FROM SIDEWALKS.
 2. ALL STREET TREES SHALL BE PLANTED IN THE CENTER OF AN 8' MINIMUM PLANTING AREA BETWEEN THE CURB AND SIDEWALK. REFER TO ENGINEERING DRAWINGS FOR ROW DIMENSIONS.
 3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE WHEN INSTALLING BERMS. ADJUST AS NEEDED AFTER OBTAINING OWNER REPRESENTATIVE'S APPROVAL.
 4. BERMS ARE NOT ALLOWED ABOVE STORM PIPING.
 5. REFER TO SHEET L113 FOR OVERALL SITE PLANT SCHEDULE AND SHEET L114 FOR PLANTING DETAILS.

LEGEND:

--- BERM LIMIT LINE - SEE DETAIL 5 SHEET L114

5085 East State Road 32 | Lebanon | Indiana | 46052
317.918.6164 | fischerdesign@us.net | www.fischerdesignllc.com

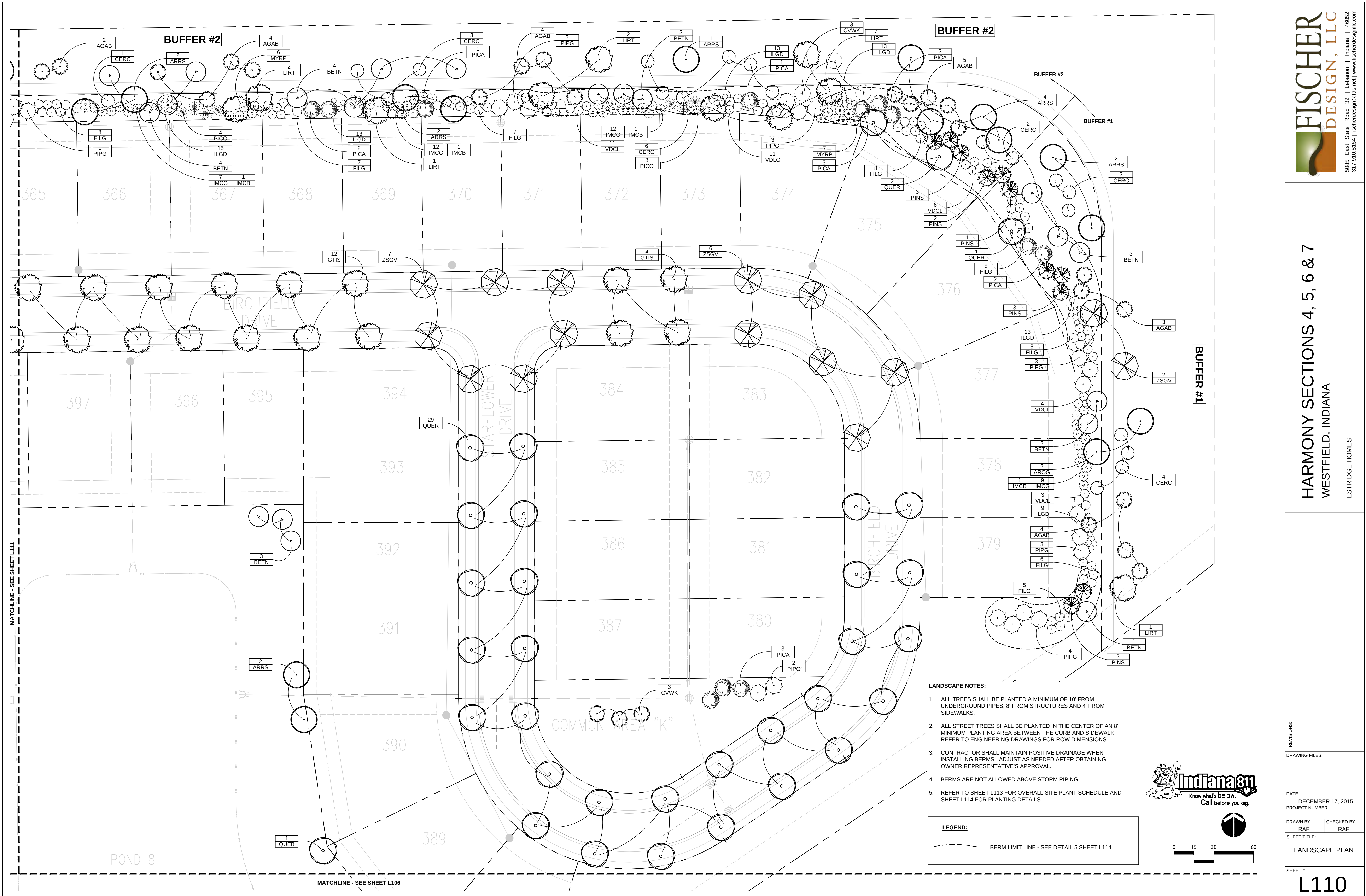
HARMONY SECTIONS 4, 5, 6 & 7

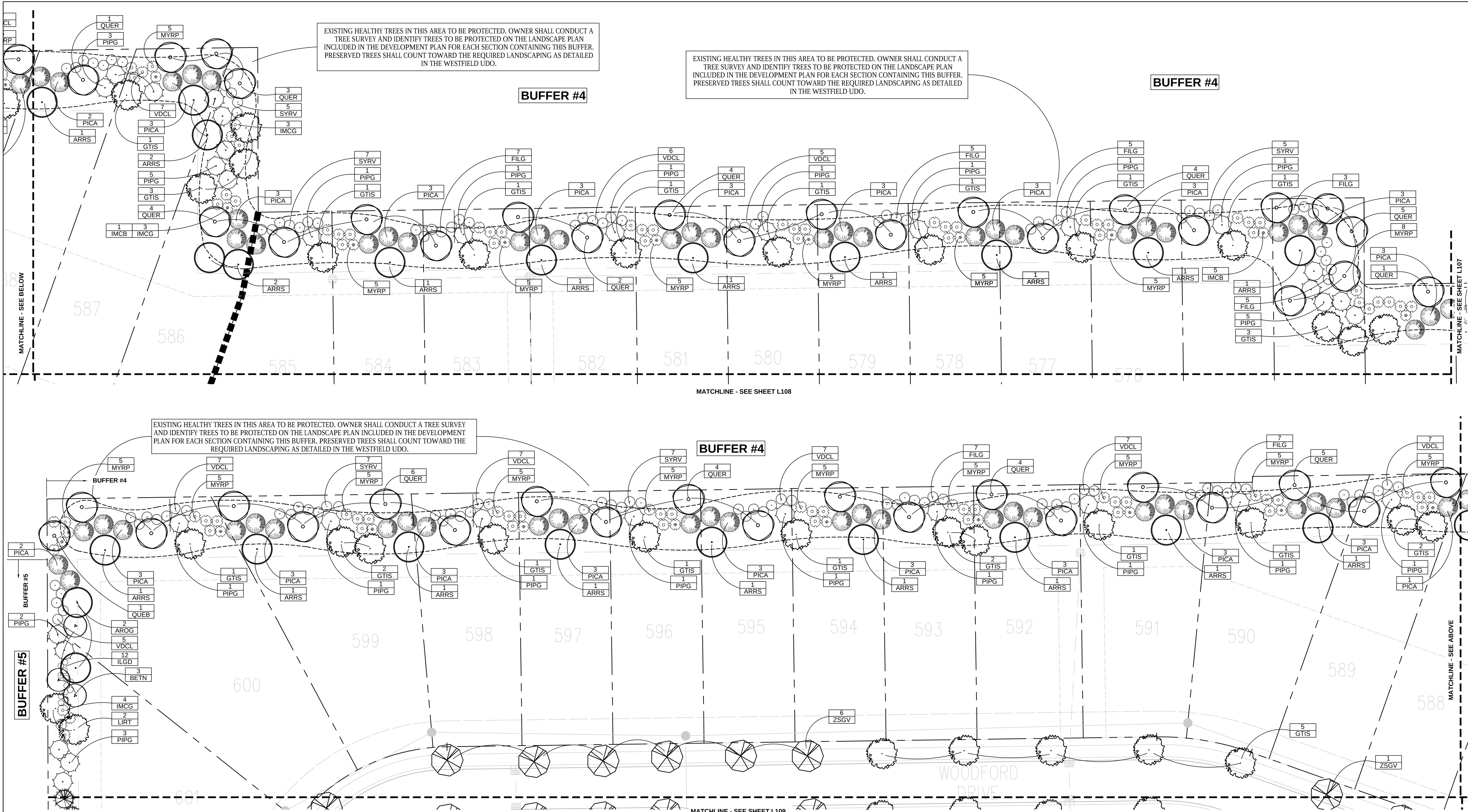
WESTFIELD, INDIANA

ESTRIDGE HOMES

REVISIONS:

DATE:	DECEMBER 17, 2015
PROJECT NUMBER:	
DRAWN BY:	RAF
CHECKED BY:	RAF
SHEET TITLE:	LANDSCAPE PLAN
SHEET #:	L109





EXISTING HEALTHY TREES IN THIS AREA TO BE PROTECTED. OWNER SHALL CONDUCT A TREE SURVEY AND IDENTIFY TREES TO BE PROTECTED ON THE LANDSCAPE PLAN INCLUDED IN THE DEVELOPMENT PLAN FOR EACH SECTION CONTAINING THIS BUFFER. PRESERVED TREES SHALL COUNT TOWARD THE REQUIRED LANDSCAPING AS DETAILED IN THE WESTFIELD UDO.

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LEGEND:

--- BERM LIMIT LINE - SEE DETAIL 5 SHEET L114

Indiana 811
Know what's BELOW.
Call before you dig.

0 15 30 60

FISCHER
DESIGN, LLC

5095 East State Road 32 | Lebanon, Indiana | 46052
317.910.8164 | fischerdesign@ids.net | www.fischerdesignllc.com

HARMONY SECTIONS 4, 5, 6 & 7
WESTFIELD, INDIANA
ESTRIDGE HOMES

REVISIONS:

DRAWING FILES:

DATE: DECEMBER 17, 2015
PROJECT NUMBER:

DRAWN BY: RAF
CHECKED BY: RAF

SHEET TITLE: LANDSCAPE PLAN

SHEET #: **L112**

CALCULATIONS:

BUFFER CALCULATIONS:

BUFFER #1

DITCH ROAD = 400 lf
(313.06'+86.94' CURVE)

	SHADE TREES	EVERGREEN TREES	ORNAMENTAL TREES	SHRUBS
	1/30 LF	1/30 LF	1/30 LF	5/30 LF
REQUIRED	14	14	14	67
PROVIDED	14	14	14	67

BUFFER #2

156th STREET = 1,529 lf
(587.09'+846.78'+95.15' CURVE)

	SHADE TREES	EVERGREEN TREES	ORNAMENTAL TREES	SHRUBS
	1/30 LF	1/30 LF	1/30 LF	5/30 LF
REQUIRED	51	51	51	255
PROVIDED	51	51	51	255

BUFFER #3

AROUND MCCARTHY PROPERTY = 804 lf
(585.5'+218.47') TYPE B BUFFER

	SHADE TREES	EVERGREEN TREES	SHRUBS
	4/100 LF	4/100 LF	10/100 LF
REQUIRED	27	27	134
PROVIDED	27	27	134

BUFFER #4

NORTH BEHIND LOTS = 2486 lf
(518.47'+450'+279.15'+285.30'+794.85'+140.7' JOG MINUS 40'+17.15' JOG MINUS 40') TYPE B BUFFER

	SHADE TREES	EVERGREEN TREES	SHRUBS
	4/100 LF	4/100 LF	10/100 LF
REQUIRED	100	100	249
PROVIDED	100	100	249

BUFFER #5

FAR WEST ALONG BCE PROP. = 764 lf TYPE B BUFFER

	REQUIRED SHADE TREES	REQUIRED EVERGREEN TREES	REQUIRED EVERGREEN SHRUBS
	4/100 LF	4/100 LF	10/100 LF
REQUIRED	31	31	77
PROVIDED	31	31	77

BUFFER #6

SOUTH ALONG BCE PROP. = 679 lf TYPE B BUFFER

	SHADE TREES	EVERGREEN TREES	SHRUBS
	4/100 LF	4/100 LF	10/100 LF
REQUIRED	28	28	68
PROVIDED	28	28	68

BUFFER #7

WEST ALONG BCE PROP. = 1,261 lf
(1,315.85'-55.33 BUFFER #8)

	SHADE TREES	EVERGREEN TREES	SHRUBS
	1/30 LF	1/30 LF	5/30 LF
REQUIRED	51	51	126
PROVIDED	51	51	126

BUFFER #8

151st STREET = 1,565 lf
604.41' EAST+960.11 WEST-MEASURED BACK OF EASEMENT

	SHADE TREES	EVERGREEN TREES	ORNAMENTAL TREES	SHRUBS
	1/30 LF	1/30 LF	1/30 LF	5/30 LF
REQUIRED	53	53	53	261
PROVIDED	53	53	54	261

TOTAL REQUIRED

TOTAL PROVIDED

355	355	118	1237
355	355	119	1237

LOT LANDSCAPING REQUIREMENTS

PER LOT REQUIREMENTS:

LOT SIZE	SHADE TREES	ORNAMENTAL OR EVERGREEN TREES	SHRUBS
42' LOTS	2	1	4
50' LOTS	2	1	4
60' LOTS	2	1	4
75' LOTS	4	2	4

OPEN SPACE/COMMON AREA MINIMUM LANDSCAPING REQUIREMENTS:

COMMON AREA	TREES REQUIRED
-------------	----------------

A	4.81	49	
B	3.57	36	
C			Alley
D			Alley
E	2.4	24	
F	0.55	6	
G	0.73	8	
G1	0.54	6	
H			Alley
J	5.6	56	
K	0.29	3	
L	1.19	12	
L1			Alley
M			Alley
N			Alley
O			Alley
P	6.22	63	
Q			Alley
R			Alley
S	0.59	6	
T	1.19	12	
U	0.11	2	
V	0.08	1	
W	0.38	4	
X			Alley
Y	0.19	2	
Z	0.17	2	
Z1	0.07	1	
Z2	0.09	1	

TOTAL 28.77 294 TREES REQUIRED

STREET TREES PLANT SCHEDULE:

SYMBOL	QUANTITY													BOTANICAL NAME	COMMON NAME	COND.	SIZE
	L101	L102	L103	L104	L105	L106	L107	L108	L109	L110	L111	L112	TOTAL				
GTIS	10	19	0	40	47	5	19	36	5	16	14	5	216	GLEDITSIA TRIACANTHOS 'INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	B&B	2" CAL./8' MIN. HT.
QUER	16	15	23	4	3	12	30	0	43	29	40	0	215	QUERCUS RUBRA	RED OAK	B&B	2" CAL./8' MIN. HT.
TICG	8	16	0	4	7	0	0	23	20	0	0	0	78	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLE LEAF LINDE	B&B	2" CAL./8' MIN. HT.
ZSGV	13	17	16	8	23	7	33	1	39	13	27	7	204	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	B&B	2" CAL./8' MIN. HT.
													713	TOTAL STREET TREES PROVIDED			

COMMON AREA PLANT SCHEDULE:

SYMBOL	QUANTITY													BOTANICAL NAME	COMMON NAME	COND.	SIZE	NOTES
	L101	L102	L103	L104	L105	L106	L107	L108	L109	L110	L111	L112	TOTAL					
TREES																		
ABIC	0	3	0	0	4	0	0	0	0	0	0	0	7	ABIES CONCOLOR	CONCOLOR FIR	B&B	6' HT.	EVERGREEN
AGAB	3	3	0	0	0	0	6	9	0	0	0	0	21	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B&B	2" CAL.	DECIDUOUS
AROG	6	2	0	18	2	0	2	6	0	0	0	0	36	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	B&B	2" CAL./8' HT.	DECIDUOUS
ARRS	3	7	0	2	0	2	2	5	2	2	1	0	26	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	B&B	2" CAL./8' HT.	DECIDUOUS
BETN	11	7	0	0	0	6	10	16	0	3	3	0	56	BETULA NIGRA	RIVER BIRCH	B&B	2" CAL./8' HT.	DECIDUOUS
CVWK	8	3	3	0	0	0	4	5	0	3	0	0	26	CRETAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	B&B	2" CAL.	DECIDUOUS
LIRT	0	2	1	0	13	0	3	0	0	0	0	0	19	LIRIODENDRON TULIPIFERA	TULIP TREE	B&B	2" CAL./8' HT.	DECIDUOUS
PICA	4	6	6	3	4	7	7	0	3	3	2	0	45	PICEA ABIES	NORWAY SPRUCE	B&B	6' HT.	EVERGREEN
PINS	0	0	0	0	0	0	0	0	0	0	0	0	0	PINUS STROBUS	WHITE PINE	B&B	6' HT.	EVERGREEN
PIPG	4	6	6	4	6	5	5	0	3	6	0	0	45	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	B&B	6' HT.	EVERGREEN
QUEB	0	0	0	0	0	0	0	0	7	0	1	1	9	QUERCUS BICOLOR	SWAMP WHITE OAK	B&B	2" CAL./8' HT.	DECIDUOUS
QUER	0	0	0	0	0	0	1	0	0	0	0	0	1	QUERCUS RUBRA	RED OAK	B&B	2" CAL./8' HT.	DECIDUOUS
291														TOTAL TREES PROVIDED				

BUFFERS PLANT SCHEDULE:

SYMBOL	QUANTITY													BOTANICAL NAME	COMMON NAME	SPACING	COND.	SIZE	NOTES	
	L101	L102	L103	L104	L105	L106	L107	L108	L109	L110	L111	L112	TOTAL							
SHADE TREES																				
AROG	1	3	4						1	2	3	2	16	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE		B&B	2" CAL./8' HT.	DECIDUOUS	
ARRS	6	8	12				4			10	11	14	21	86	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE		B&B	2" CAL./8' HT.	DECIDUOUS
BETN			12							28	17	15	3	78	BETULA NIGRA	RIVER BIRCH		B&B	2" CAL./8' HT.	DECIDUOUS
GTIS			8				3						26	40	GLEDITSIA TRIACANTHOS 'INERMIS' 'SKYCOLE'	SKYLINE HONEYLOCUST		B&B	2" CAL./8' HT.	DECIDUOUS
LIRT	6	9	10							2	10	3	2	42	LIRIODENDRON TULIPIFERA	TULIP TREE		B&B	2" CAL./8' HT.	DECIDUOUS
QUEB									4			6	1	11	QUERCUS BICOLOR	SWAMP WHITE OAK		B&B	2" CAL./8' HT.	DECIDUOUS
QUER	2	1	16				5			6	3		43	76	QUERCUS RUBRA	RED OAK		B&B	2" CAL./8' HT.	DECIDUOUS
ZSGV		3	1							6	2			6	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA		B&B	2" CAL./8' HT.	DECIDUOUS
355														TOTAL PROVIDED						
EVERGREEN TREES																				
ABIC		1	4				1		2		1			9	ABIES CONCOLOR	CONCOLOR FIR		B&B	6' HT.	EVERGREEN
PICA	7	11	7				4		20	9	6	62	126	PICEA ABIES	NORWAY SPRUCE	10' O.C.	B&B	6' HT.	EVERGREEN	
PICO		3					6			7	16		32	PICEA OMORICA	SERBIAN SPRUCE		B&B	6' HT.	EVERGREEN	
PINS	3		21						10	11	3		48	PINUS STROBUS	WHITE PINE		B&B	6' HT.	EVERGREEN	
PIPG	5	10	32				7		21	13	18	34	140	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE		B&B	6' HT.	EVERGREEN	
355														TOTAL PROVIDED						
ORNAMENTAL TREES																				
AGAB	8	14	3							22	8			55	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY		B&B	2" CAL.	DECIDUOUS
CERC	7	14	4								19	8		52	CERCIS CANADENSIS	EASTERN REDBUD		B&B	2" CAL.	DECIDUOUS
CVWK		4								3	5			12	CRETAEGUS VIRDIS 'WINTER KING'	WINTER KING HAWTHORN		B&B	2" CAL.	DECIDUOUS
119														TOTAL PROVIDED						
SHRUBS																				
FILG	10	32	13				13			24	58	13	37	200	FORSYTHIA INTERMEDIA 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	5' O.C.	CONT.	18" HT.	DECIDUOUS
ILGD	13	54	53				12			61	76	56	12	337	ILEX GLABRA 'DENSEA'	DENSEA COMPACT INKBERRY	4' O.C.	CONT.	18" HT.	EVERGREEN
IMCB	2	5	5				1			4	4	5	6	32	ILEX MESERVEAE 'CHINA BOY'	CHINA BOY BLUE HOLLY	5' O.C.	CONT.	18" HT.	EVERGREEN
IMCG	13	35	40				7			23	40	40	10	208	ILEX MESERVEAE 'CHINA GIRL'	CHINA GIRL BLUE HOLLY	5' O.C.	CONT.	18" HT.	EVERGREEN
MYRP	4		29				14			11	13	30	93	194	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	5' O.C.	CONT.	18" HT.	DECIDUOUS
SYRV			7									13	31	51	SYRINGA VULGARIS	COMMON LILAC	5' O.C.	CONT.	18" HT.	DECIDUOUS
VDCL	6	21	44				18			3	35	31	57	215	VIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE VIBURNUM	5' O.C.	CONT.	18" HT.	DECIDUOUS
1237														TOTAL PROVIDED						



HARMONY SECTIONS 4, 5, 6 & 7
WESTFIELD, INDIANA

ESTRIDGE HOMES

REVISIONS:

DRAWING FILES:

DATE: DECEMBER 17, 2015
PROJECT NUMBER:

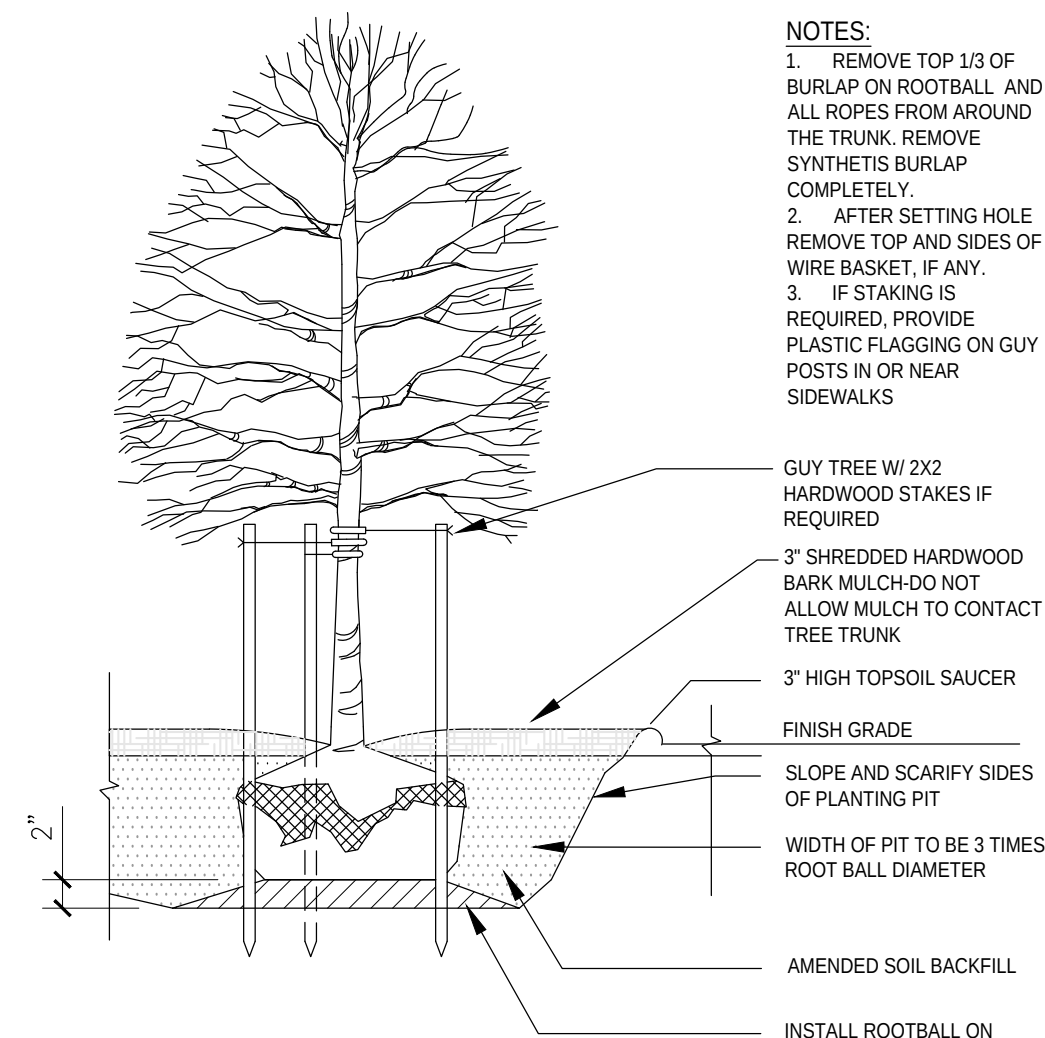
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CHECKED BY: RAF

SHEET TITLE:

CALCULATIONS &
PLANT SCHEDULES

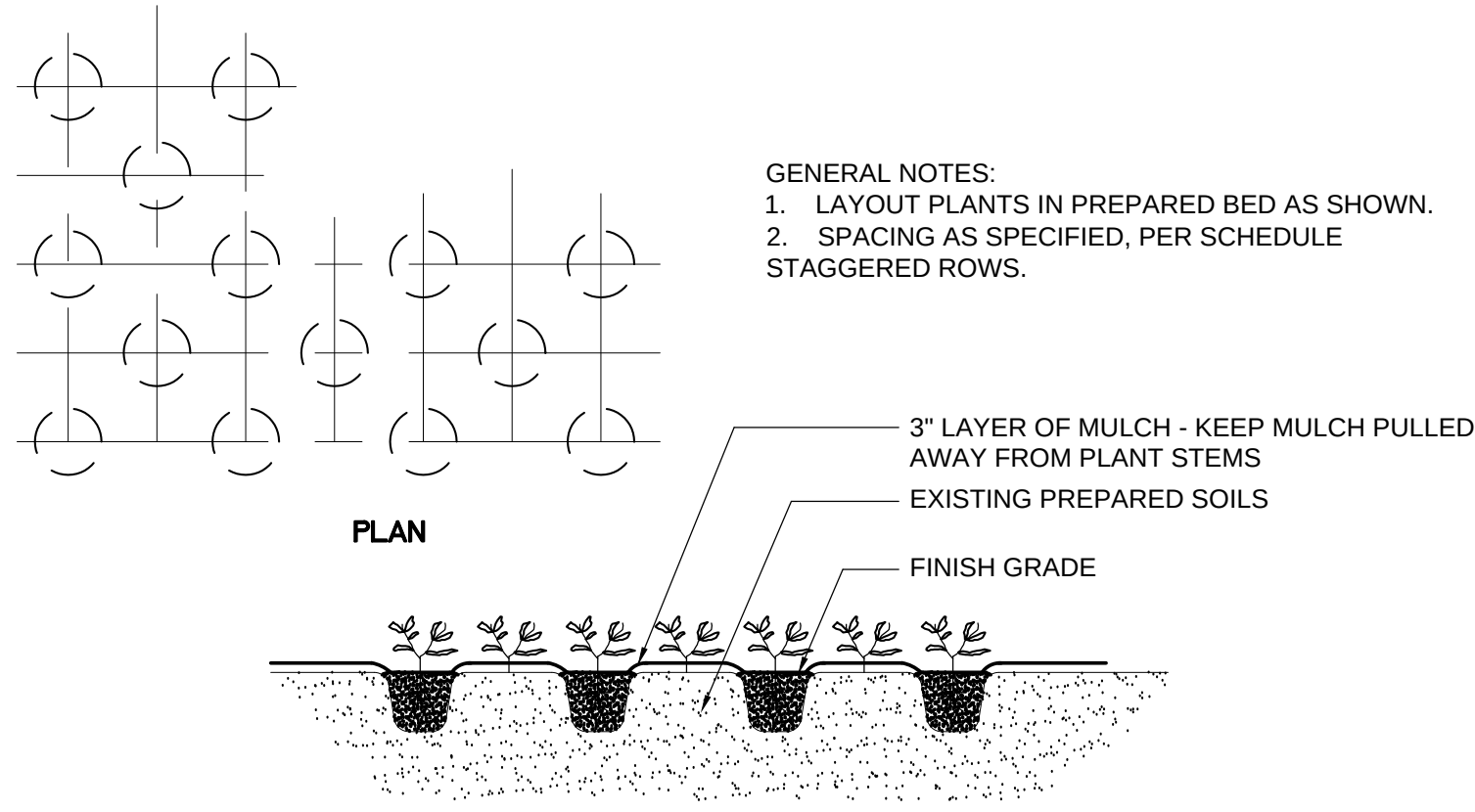
SHEET #:

L113



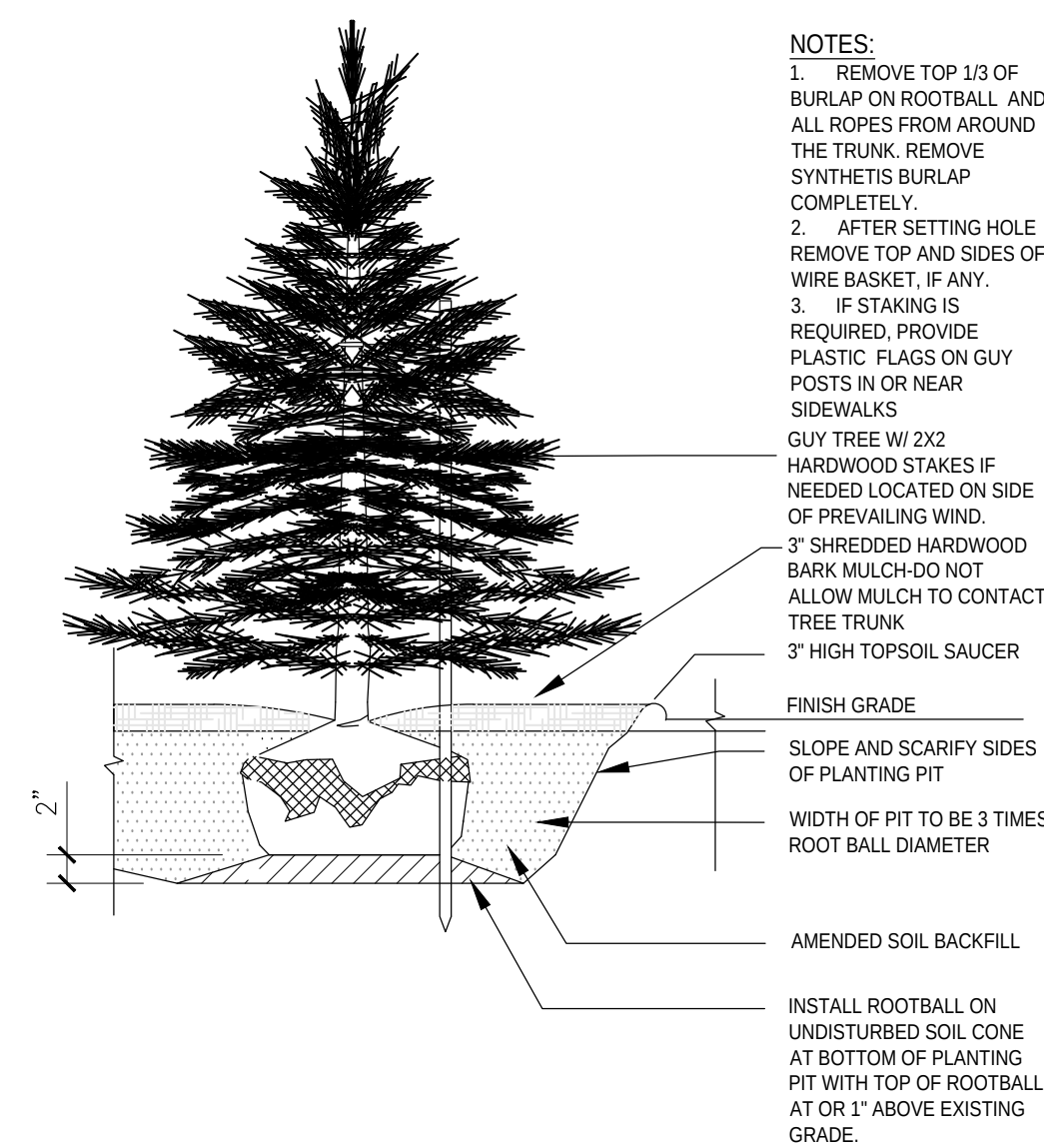
1 SHADE TREE PLANTING DETAIL
L114 SECTION

NTS



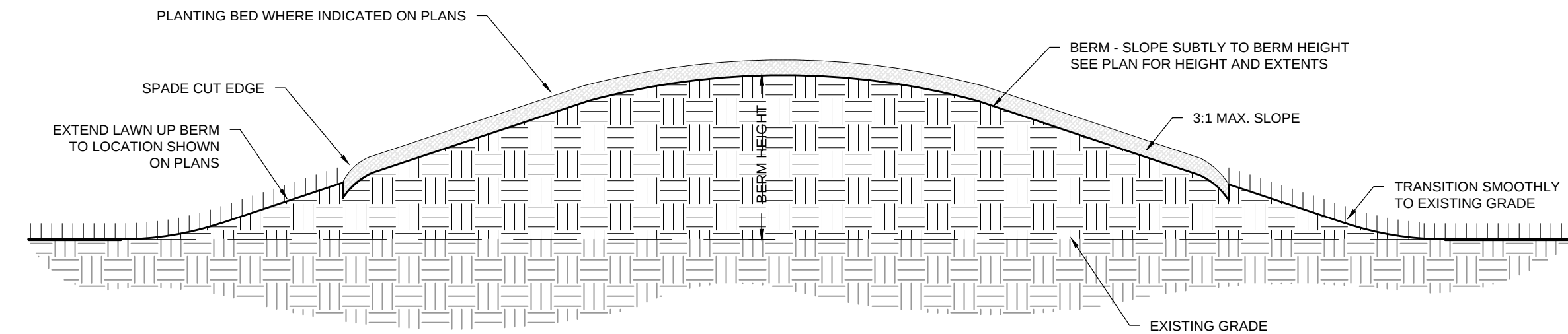
4 PERENNIAL & GROUNDCOVER PLANTING DETAIL
L114 SECTION

NTS



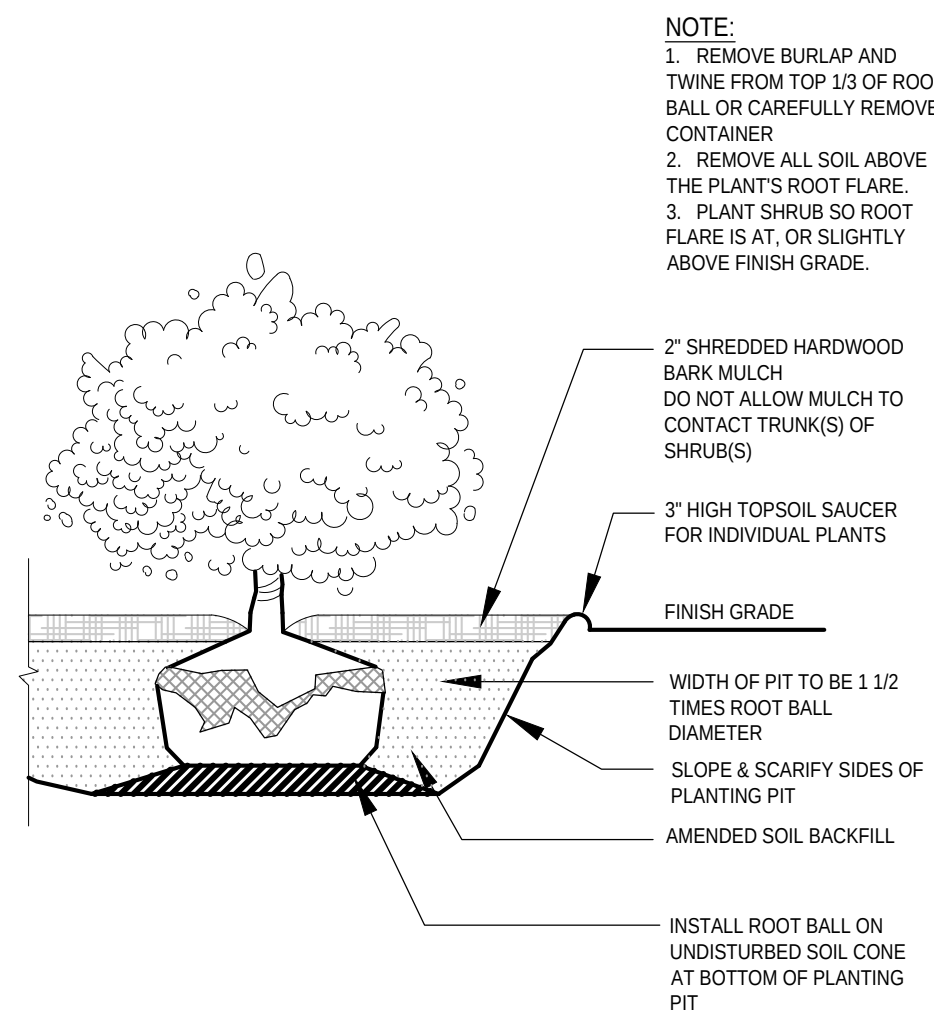
2 EVERGREEN TREE PLANTING DETAIL
L114 SECTION

NTS



5 LANDSCAPE BERM DETAIL
L114 SECTION

1/2" = 1'-0"



3 SHRUB PLANTING DETAIL
L114 SECTION

NTS

REVISIONS:

DRAWING FILES:

DATE: DECEMBER 17, 2015
PROJECT NUMBER:

DRAWN BY: RAF
CHECKED BY: RAF

SHEET TITLE: PLANTING DETAILS

SHEET #: L114

October 30, 2015

Messrs, Jeremy Lollar & Phil Sundling
Westfield Dept. of Public Works
2706 E 171st Street
Westfield, IN 46074

Re: Harmony Subdivision Sections 4, 5, 6 & 7, Primary Plat Application – Waiver Requests
IECI Job No. 14115

On behalf Estridge Development Group, LLC we are preparing the Harmony Subdivision Sections 4, 5, 6 & 7, Primary Plat Application for submittal. In conjunction with the Application we would like to request the following waivers:

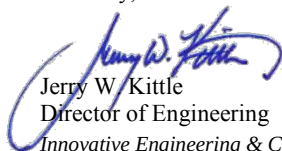
1. Centerline Radius – Section 02501 – Standards of Roadway Geometric Design
 - a. Section 1.1 B 4 a - Minimum radius required: 150.0 ft.
 - b. Proposed radius: 100.0 ft
2. Driveway Separation – Section 02501 - Standards of Roadway Geometric Design
 - a. Section 1.1 C 7 b - Minimum separation required: 75 ft
 - b. Proposed separation: 30 ft

Due to the size of this Primary Plat submittal, 471 lots, this situation occurs in several locations. As the design evolves with the Secondary Plat, lot numbers are highly likely to change. Therefore attached to this letter is a lay-out sketch; “Driveway Separation Variance Exhibit”, that shows the typical situation where the Variance will be applied.

3. Alley/Private Road – Section 02501 – Standards of Roadway Geometric Design
 - a. Section 1.1 A 1 g - per standard drawing G-10 – Minimum asphalt width 16 ft.
 - b. Proposed width: 18 ft of asphalt with no curb, with a 20 foot wide Private Street Easement as approved in Section 1.
4. This standard given on drawing G-10 is 16 ft. However no paved gutters and curbs are required on the G-10 drawing. This waiver will provide for an effective road with 18 ft of asphalt.
5. Site Distance Triangles – UDO Section 6.19-Vision Clearance Standards
 - a. Section A 1. Forty (40) feet from intersections of Collectors, Private or Local Streets, per IDM Fig. 42-1A.
 - b. Proposed twenty (20) feet.

These Variances were all applied for, approved, and are being implemented in Harmony Sections 1, 2 & 3. Should you have any questions or feel additional information is required feel free to contact me at anytime.

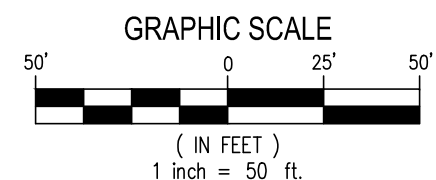
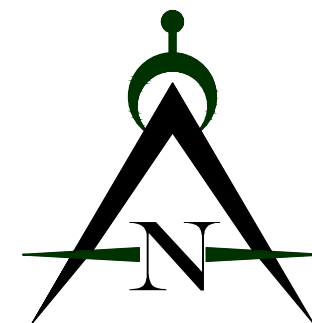
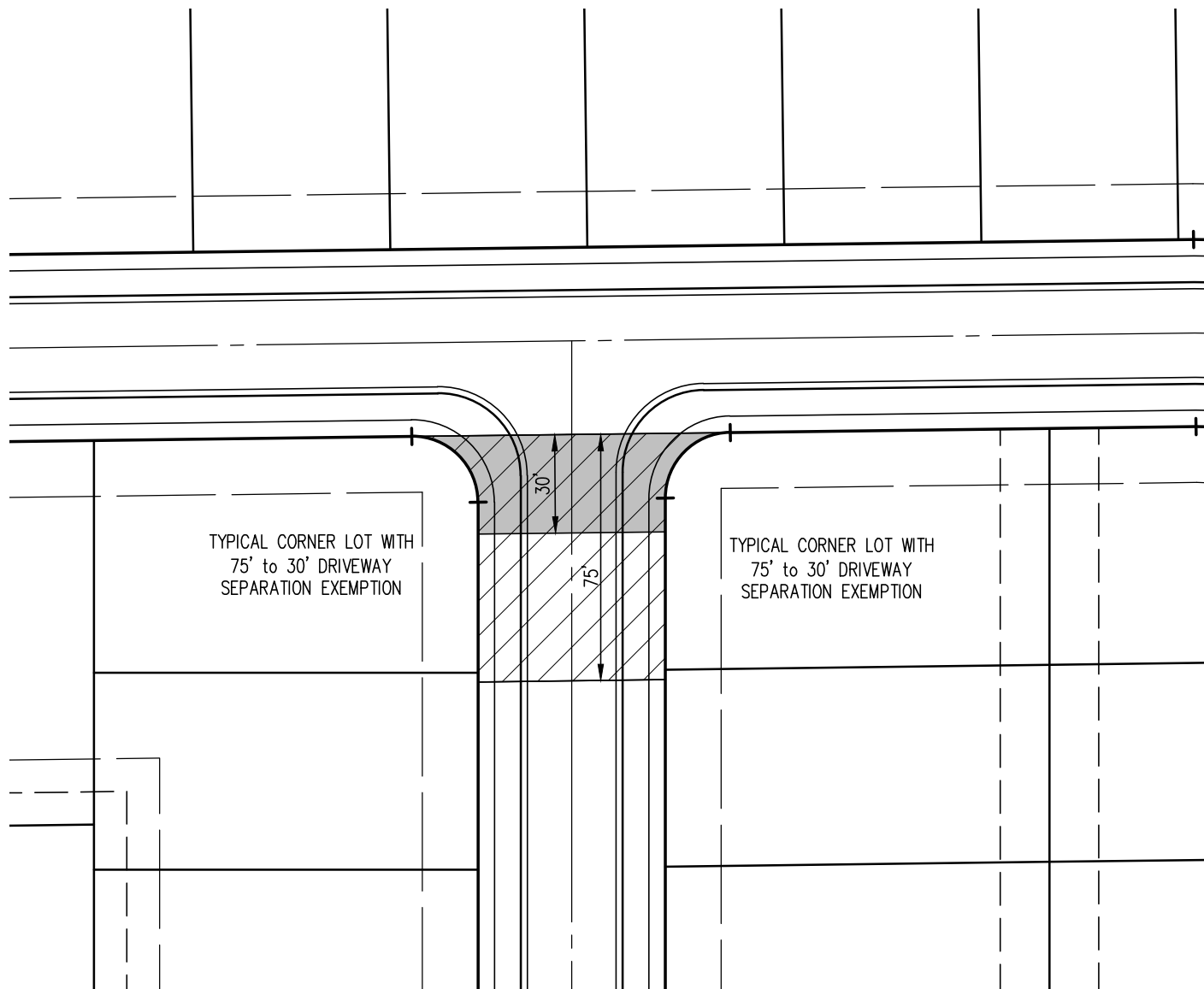
Sincerely,



Jerry W. Kittle
Director of Engineering

Innovative Engineering & Consulting, Inc.





HARMONY SECTIONS 4, 5, 6 & 7 DRIVEWAY SEPARATION VARIANCE EXHIBIT



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



December 14, 2015

Mayor
Andy Cook

City Council
Jim Ake
Steven Hoover
Robert L. Horkay
Chuck Lehman
Robert J. Smith
Cindy L. Spoljaric
Robert W. Stokes

Clerk Treasurer
Cindy J. Gossard

TO: Jerry W. Kittle
Director of Engineering – Innovative Engineering & Consulting, Inc.
755 West Carmel Drive, Suite 207
Carmel, IN 46032

RE: Harmony Subdivision Sections 4, 5, 6 and 7
Primary Plat Application – Waiver Requests – IECI Job No. 14115

In response to your letter dated October 30, 2015 requesting waivers for the above-mentioned project, see below:

- 1.) Centerline radius waiver – Public Works supports Estridge's request to design roadway centerlines with a minimum radius of 100 feet based on the assumption that the posted speed limits will be 20 mph.
- 2.) Driveway separation – Public Works supports Estridge's request to provide 30' of separation between driveways and roadway intersections. The 30' separation shall be measured from the intersection of the R/W, not the intersection of the centerline of the roadways. Also, no driveways shall be constructed within the limits of the ADA curb ramps.
- 3.) Alley details – Public Works supports Estridge's request to utilize Westfield Standard Drawing G-10 for Alley details. Please note that there are additional requirements per the Standard Drawing for different applications and the City shall review any additional waiver with respect to these requirements. Also, this standard shall not be applied to Private Roadways.
- 4.) N/A
- 5.) Sight Distance – Public Works is willing to support Estridge's waiver request given their consultant provides exhibits per Chapter 46 of the Indiana Design Manual proving that adequate intersection sight distance will be provided within the 20' cuts. If adequate sight distance cannot be provided, Public Work will not support this waiver request.

If you have any additional questions or need any clarification please do not hesitate to ask.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Sundling".

Phil Sundling, PE
Project Management Supervisor
City of Westfield Public Works Department
2706 E. 171st Street
Westfield, IN 46074
(317) 517-1945
psundling@westfield.in.gov

Public Works Department

(317) 804-3100 office
(317) 804-3190 fax

2706 East 171st Street
Westfield, IN 46074
westfield.in.gov





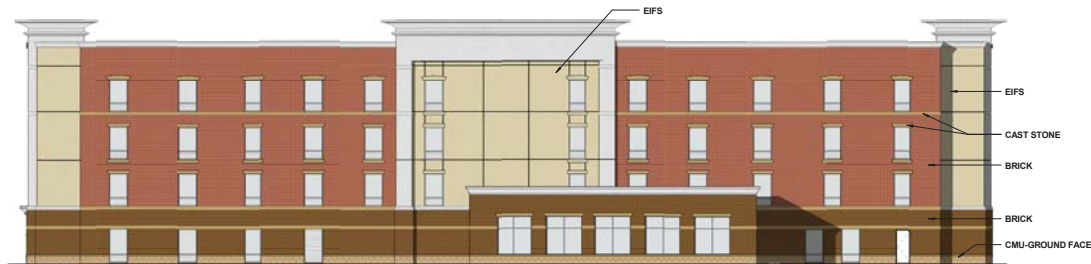
FRONT ISO



REAR ISO



1 OVERALL NORTH
3/32" = 1'-0"



3 OVERALL SOUTH
3/32" = 1'-0"



2 OVERALL EAST
3/32" = 1'-0"



4 OVERALL WEST
3/32" = 1'-0"

THE COTTAGES AT BRIDGEWATER LAKES

by Pyatt Builders

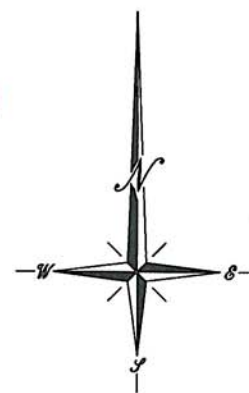


EXHIBIT A

SHEET 2 OF 4

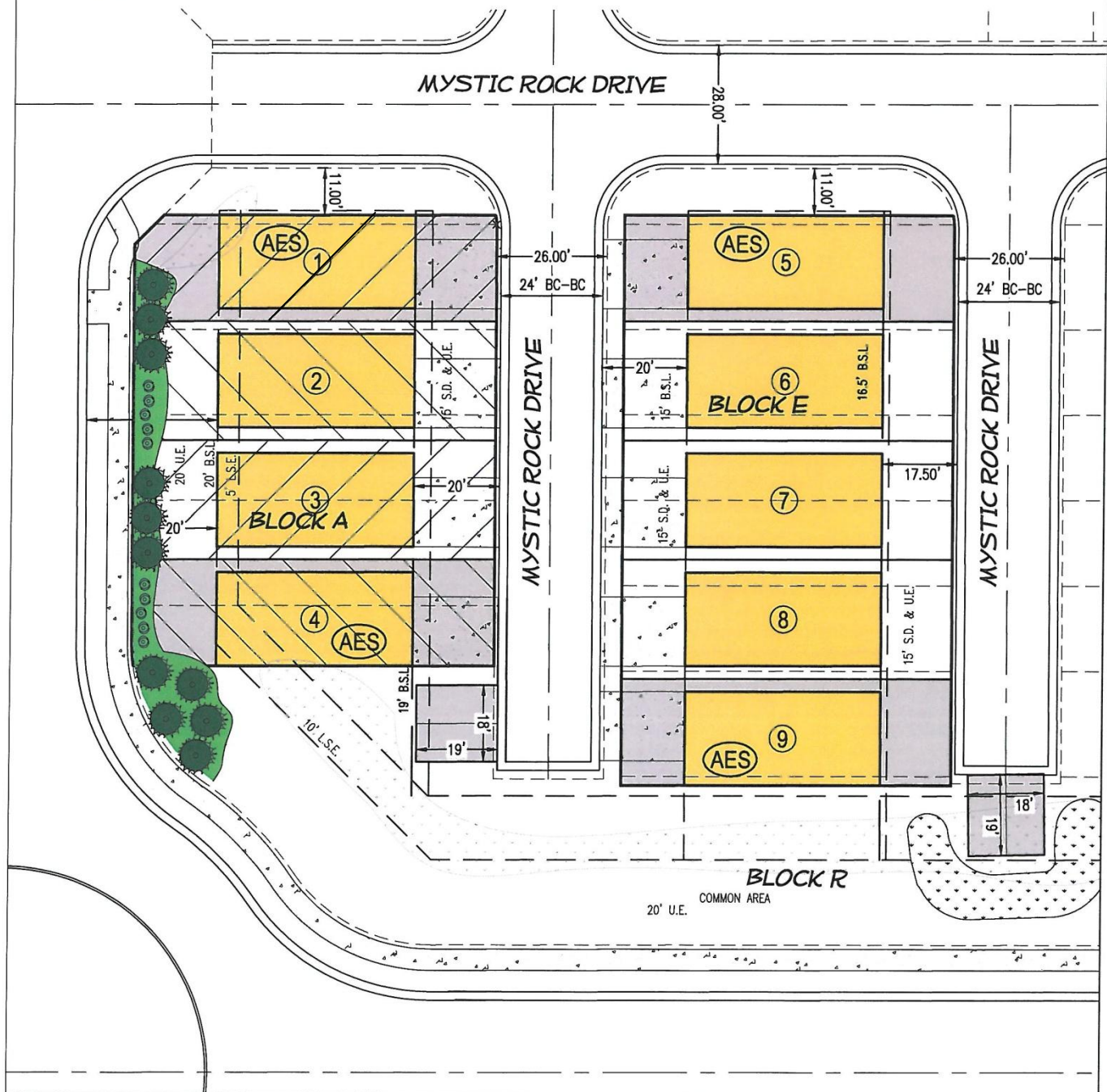
THE COTTAGES AT BRIDGEWATER CONCEPTUAL LAND USE PLAN



DENOTES ARCHITECTURALLY ENHANCED REAR



DENOTES ARCHITECTURALLY ENHANCED SIDE



SHEET 3 OF 4

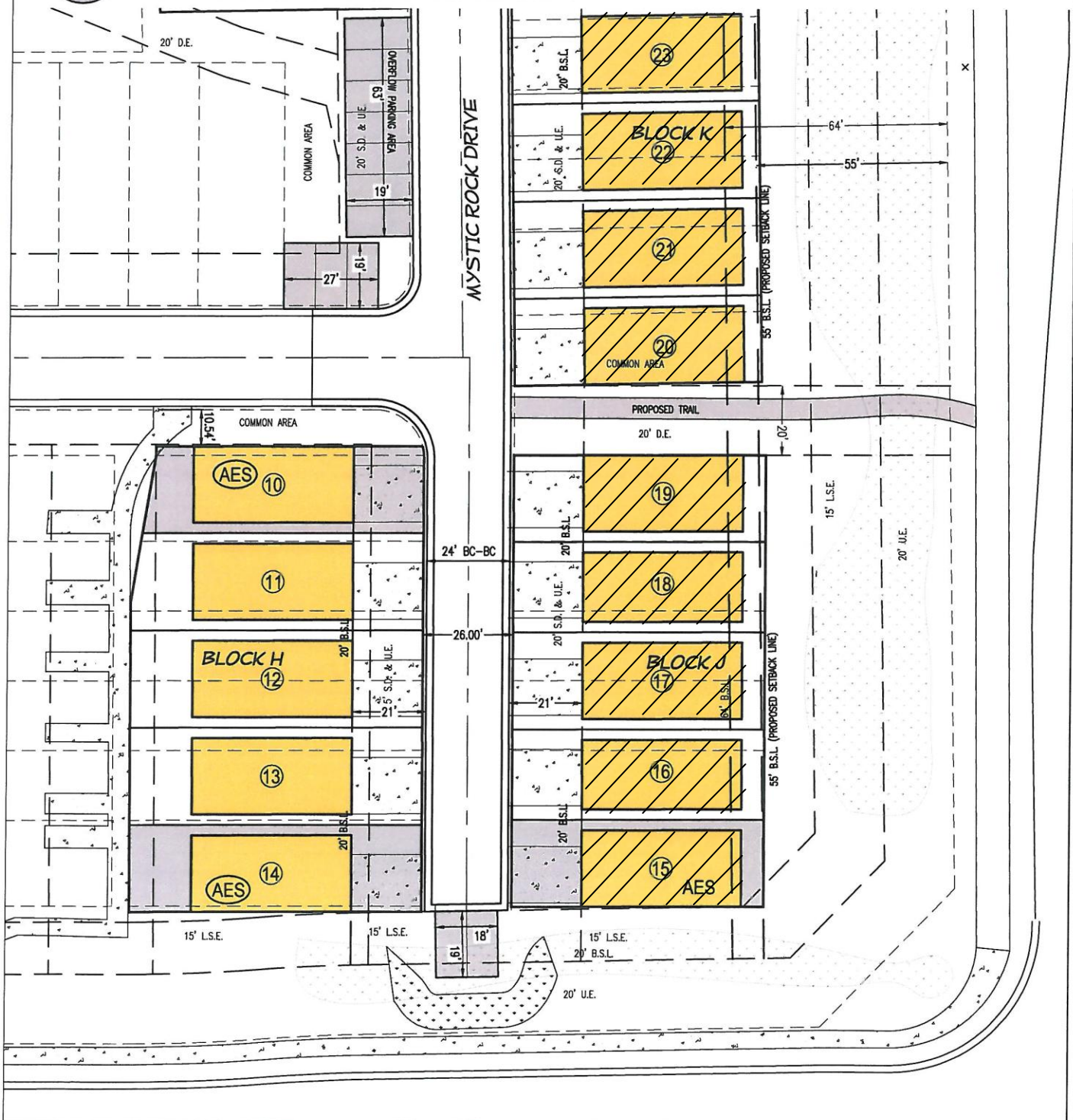
SHEET 3 OF 4

THE COTTAGES AT BRIDGEWATER CONCEPTUAL LAND USE PLAN

(AES) DENOTES ARCHITECTURALLY ENHANCED SIDE



**DENOTES ARCHITECTURALLY
ENHANCED REAR ELEVATION**



ORDINANCE NUMBER 15-36

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT AND CONCEPT PLAN OF THE BRIDGEWATER CLUB PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 06- 49, ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-05, ORDINANCE 10-08, ORDINANCE 10-19, ORDINANCE 11- 01, ORDINANCE 12-10, ORDINANCE 13-03, ORDINANCE 13-06, ORDINANCE 13-08, ORDINANCE 14-02, ORDINANCE 14-16 AND TITLE 16 – LAND USE CONTROLS

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1303-PUD-03), filed with the Commission requesting an amendment to Ordinance 06-49, enacted by the Town Council on October 9, 2006, and amended by (i) Ordinance 08-05, enacted by the City Council on February 11, 2008 (ii) Ordinance 09-17, enacted by the City Council on September 14, 2009; (iii) Ordinance 10-01, enacted by the City Council on February 8, 2010; (iv) Ordinance 10-05, enacted by the City Council on April 12, 2010; (v) Ordinance 10-08, enacted by the City Council on May 24, 2010; (vi) Ordinance 10-19, enacted by the City Council on September 13, 2010; (vii) Ordinance 11-01, enacted by the City Council on January 10, 2011; (viii) Ordinance 12-10, enacted by the City Council on April 9, 2012; (ix) Ordinance 13-03, enacted by the City Council on February 11, 2013; (x) Ordinance 13-06, enacted by the City Council on March 11, 2013; (xi) Ordinance 13-08 enacted by the City Council on March 25, 2013; (xii) Ordinance 14-02 enacted by the City Council on February 24, 2014; and (xiii) Ordinance 14-16 enacted by the City Council on May 12, 2014 by the City Council (collectively, "The Bridgewater PUD Ordinance")

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No.1511-PUD-23**), requesting an amendment to The Bridgewater PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit J** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No.1511-PUD-23** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ **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 _____, 2016;

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

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

Section 1. Applicability of Ordinance.

1.1 This Ordinance shall amend The Bridgewater PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by The Bridgewater PUD Ordinance, as amended by this Ordinance and its exhibits.

1.2 All other provisions of The Bridgewater PUD Ordinance shall remain in effect with the adoption of this Ordinance.

Section 2. Definitions. Words used in a special sense in this Ordinance are defined below. All other words shall have the meaning inferred from their context in this Ordinance or their ordinarily accepted definitions.

a. “Building Façade” - That portion of any exterior elevation on a building extending from grade to top of the parapet, wall, or eaves and the entire width of the building elevation.

b. “Masonry Material” - Brick, limestone, natural stone, manufactured stone (e.g., Cultured Stone®), or a combination of the same, bonded together with a mortar to form a wall, buttress, or similar mass. Fiber Cement Siding is not a Masonry Material for purposes of this Ordinance.

Section 3. Revised Concept Plan. The Real Estate shall be developed in substantial compliance with the concept plan attached hereto and incorporated herein as Exhibit A. The building pads shall be generally as those shown on Exhibit B.

(rest of page is intentionally left blank)

Section 4. Exhibit 12 of the Bridgewater PUD Ordinance (Ord. 06-49) Development Standards for Detached Single Family Residences within Blocks A, E, H, J, K, L, M, and N of Parcel J shall be amended to create new Development Standards for Multi-Story Detached Single Family Residences as follows: The development standards applicable to Multi-Story Detached single family residences in Blocks, A, E, H, J, K, L, M and N of Parcel J, shall be as follows:

**DEVELOPMENT STANDARDS FOR MULTI-STORY DETACHED
SINGLE FAMILY RESIDENCES**

MINIMUM LOT WIDTH AT THE BUILDING LINE	23'	
MINIMUM STREET FRONTAGE	23'	
MINIMUM LOT AREA	1,750 S.F	
MINIMUM FRONT YARD SETBACK ⁽¹⁾	20'	
MINIMUM SEPARATION BETWEEN BUILDINGS ⁽²⁾	6'	
MINIMUM REAR YARD SETBACK ⁽⁴⁾	5'	
MINIMUM SIDE YARD SETBACK ⁽⁴⁾	0'	
MAXIMUM BUILDING HEIGHT ⁽³⁾	41'	
MIN SETBACK FROM GRAY ROAD R/W	55'	
MINIMUM GROSS FLOOR AREA FOR GROUND FLOOR LEVELS	1000 S.F.	
MAXIMUM # OF DETACHED SINGLE FAMILY RESIDENTIAL UNITS	36	

Notes:

(1) The minimum front yard setback shall be as measured on a perpendicular line from the back of the concrete curb adjoining or parallel to the residence to the closest point of the exterior of the residence. The perpendicular line shall be allowed to pass through common area that occupies or adjoins the street. Overhangs, decks, wood patio's or other cantilevered components attached to the residence on or above the second (2nd) story shall be allowed to reduce this minimum as per the conceptual home plans included as Exhibit "C" and as approved by the architectural control committee;

(2) The land between abutting single family homes shall be classified a "Reciprocal Use Easement" with rights of use granted to each of the adjoining land owners and as more specifically defined on the recorded re-plat of this section of Parcel J.

(3) Building Height shall be measured (i) from the average ground level at the foundation of the residence facing the street (ii) to the highest point of the roof for a flat roof, to the deck line of a mansard roof; and to the mean height between eaves and ridges for gable, hip and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating heights.

(4) The minimum setback from a street to the wall of a structure considered a side or rear elevation shall be ten (10) feet as measured on a perpendicular line from the back of the concrete curb of the street adjoining or parallel to the side or rear of the residence to the closest point of the exterior of the residence. The perpendicular line shall be allowed to pass through common area that occupies or adjoins the street.

Section 5. Architectural Guidelines

5.1. Design Elements. Design elements and detailing shall be continued completely around the structure. It is intended that each structure, whether three (3) story or four (4) story shall be constructed in substantial compliance with those illustrated in Exhibit "D". Such design elements shall include, but are not limited to: windows, window placement, trim detailing and exterior wall materials. The use of long massive, unbroken exterior building walls shall be avoided, except for allowances per Section 5.2 of this ordinance.

5.2 . Walls abutting Reciprocal Use Easements. Walls abutting Reciprocal Use Easements may be allowed to be of exterior material without breaks in type or design and shall not be required to contain windows.

5.3. Architecturally Enhanced Side Elevations (AES). In order to give the appearance of a front elevation, the sides of the structures facing the street on Lots 1, 4, 5, 9, 10, 14, 15, 31 and 36 shall be constructed in substantial compliance with the illustration in Exhibit "E".

5.4. Architecturally Enhanced Rear Elevations (AER). The rear elevations of the residences on Lots 1, 2, 3, 4, and 15-36 shall be

constructed in substantial compliance with the illustration in Exhibit H-1. The rear elevations of the residences on Lots 5-14 shall be constructed in substantial compliance with the illustrations in Exhibit H-2

5.5. Brick/Masonry/Stone Minimum. Except for walls abutting Reciprocal Use Easements and the rear elevation of Lots 5 - 14, the exterior material for first floor walls shall contain a minimum of thirty (30) percent (%) "Masonry Material", exclusive of windows, doors and trim molding, to enable the character of the exterior to meet that as shown in the plan illustrations in Exhibit D..

5.6. Exterior Surfaces. Aluminum and vinyl siding are prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include "Masonry Material", fiber cement board and wood.

5.7. Roof form. Roof form and design shall be similar to those included with the illustrations in Exhibit "D and E ".

5.8. Roof Overhang. Each structure shall have eaves of a minimum eight (8) inch overhang, unless waived by the City of Westfield, Economic and Community Development Department Director, to provide for a specific architectural enhancement.

5.9. Garage Doors: All garage doors shall contain windows along the top of the door in substantial compliance with Exhibit I and be of a style from those shown on Exhibit I.

Section 6. Anti-Monotony.

All residential buildings constructed on the Real Estate shall comply with the following provisions.

- (1) Be a significantly different front Building Facade (i.e. architectural style, roof lines, window placement, proportion of siding materials) than the adjacent Lot. Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floor plan;
- (2) Have a different primary siding color than the adjacent Lot;
- (3) A building on a corner lot shall not be considered substantially similar to another building in the same block if the front elevations of the buildings face different streets, and
- (4) Have a different color from the adjacent Lot for at least one (1) of the following exterior elements: Masonry Material, the trim, any accent siding (e.g., board and batten, shake).

Section 7. Landscape Standards.

7.1 Site Landscaping. The existing perimeter landscaping shall remain in place except for the landscaping which will be removed at the south end of Lot 4 and

where the greenway trail is located between lots 19 and 20. The landscaping shall be replaced with similar plant material of quality, quantity and size along the west end of Lots 2, 3 and 4 proportioned in a manner which it existed prior to being removed in substantial compliance with Exhibit G, page 2.

7.2 Garden Homes Buffers. The area on either side of Mystic Rock Drive near the north lines of Lots 31 and 36 shall be landscaped, including the installation of the depicted monuments, according to the plan per Exhibit F within 180 days of completion of that portion of Mystic Rock Drive which adjoins Lots 31 – 36.

7.3 Minimum Lot Landscaping. Each lot shall be landscaped in substantial compliance with the landscaping plan shown on Exhibit G which includes minimum details for the following applications:

A. Interior Lots. Those lots not a corner lot or end lot.

B. Corner Lots. Lots numbered 1, 4, 5, and 10.

C. End Lots. Lots numbered 2, 3, 9, 14, 15, 31 and 36

7.4 Sides of Existing Townhomes: Within the area of Parcel J which currently includes townhomes which are constructed, there are sides of certain townhomes that are not landscaped causing the utility boxes attached to said sides to be openly visible. Those sides shall be landscaped in substantial compliance to Exhibit F, page 3.

Section 8. Off-Street Parking. Off-street parking shall be provided in substantial compliance with the parking lot sizes and locations depicted on Exhibit A.

(rest of page is intentionally left blank)

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 15-36** was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, _____ at ____m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-36**
this _____ day of _____, 2016.

I hereby VETO **ORDINANCE 15-36**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Peter H. Wang, Bridgewater Masters, LLC
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security
Number in this document, unless required by law: Peter H. Wang

EXHIBIT A

SHEET 2 OF 4

THE COTTAGES AT BRIDGEWATER CONCEPTUAL LAND USE PLAN



DENOTES ARCHITECTURALLY ENHANCED REAR



DENOTES ARCHITECTURALLY ENHANCED SIDE

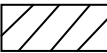


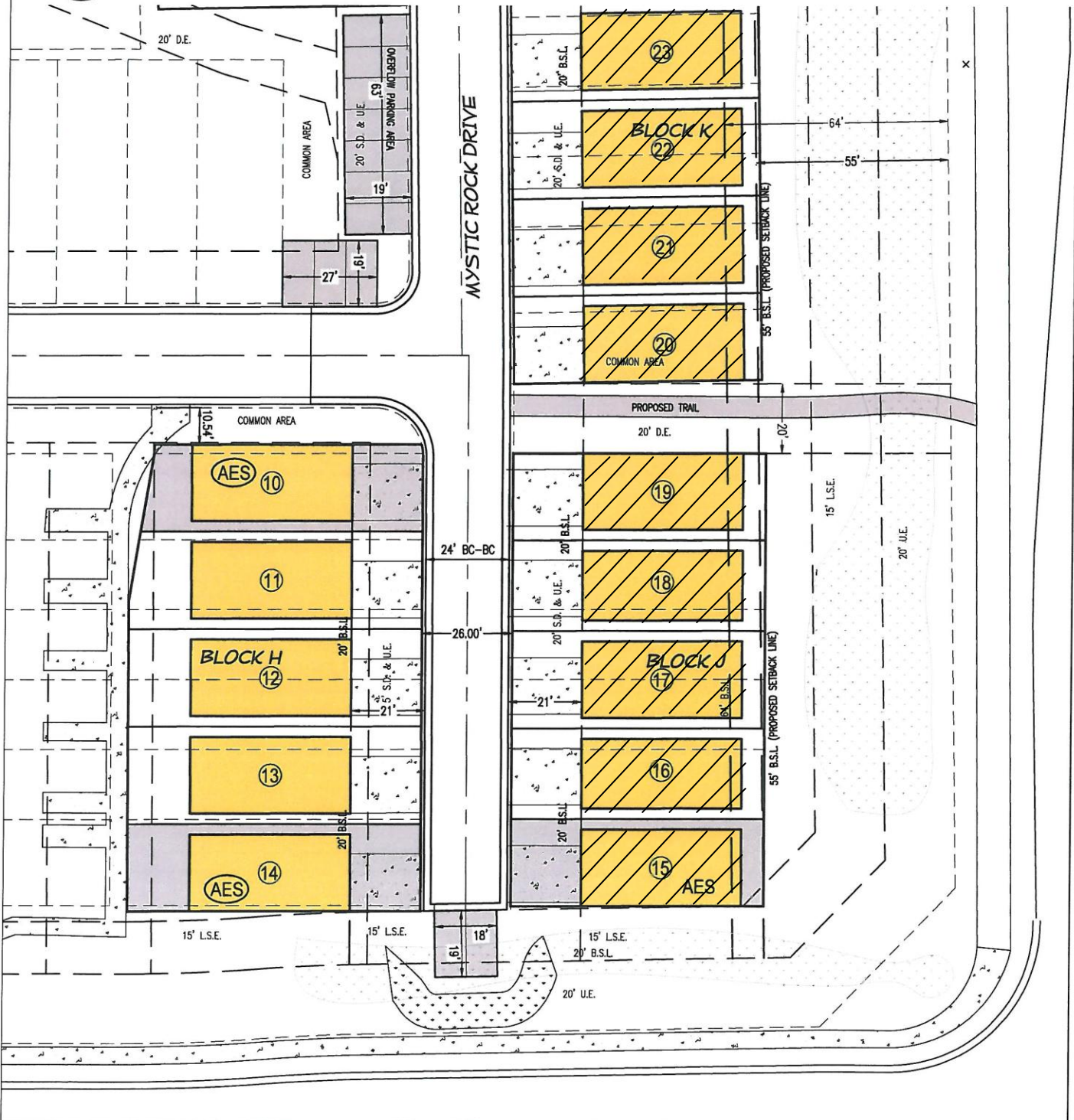
EXHIBIT A

SHEET 3 OF 4

THE COTTAGES AT BRIDGEWATER CONCEPTUAL LAND USE PLAN

(AES) DENOTES ARCHITECTURALLY ENHANCED SIDE

 DENOTES ARCHITECTURALLY ENHANCED REAR ELEVATION



SHEET 4 OF 4

THE COTTAGES AT BRIDGEWATER

CONCEPTUAL LAND USE PLAN

(AES) DENOTES ARCHITECTURALLY ENHANCED SIDE

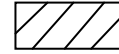
DENOTES ARCHITECTURALLY
ENHANCED REAR ELEVATION

EXHIBIT B

SHEET 1 OF 3

THE COTTAGES AT BRIDGEWATER

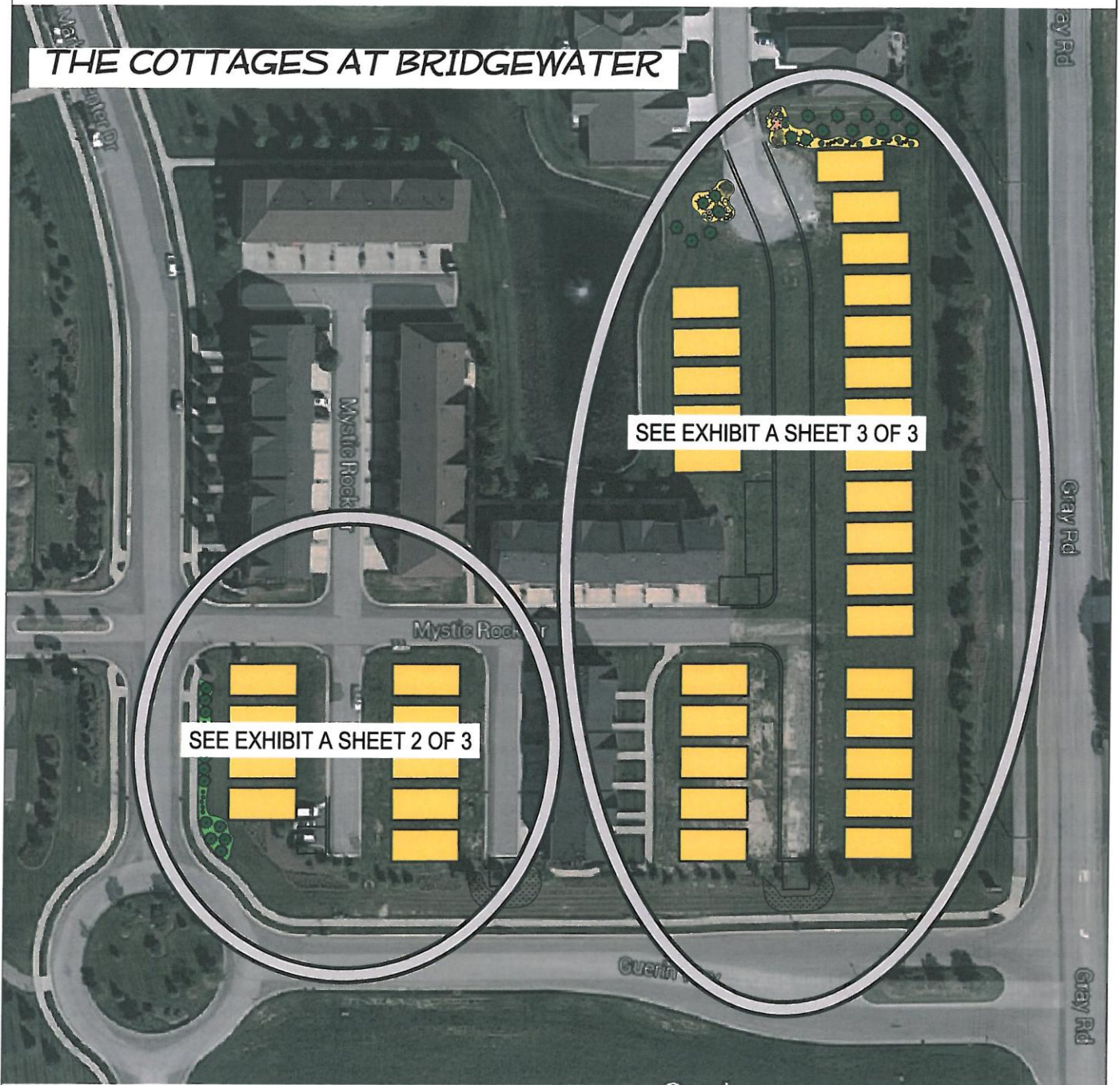


EXHIBIT B

SHEET 2 OF 3



EXHIBIT B

SHEET 3 OF 3



EXHIBIT C – Page 1 of 2

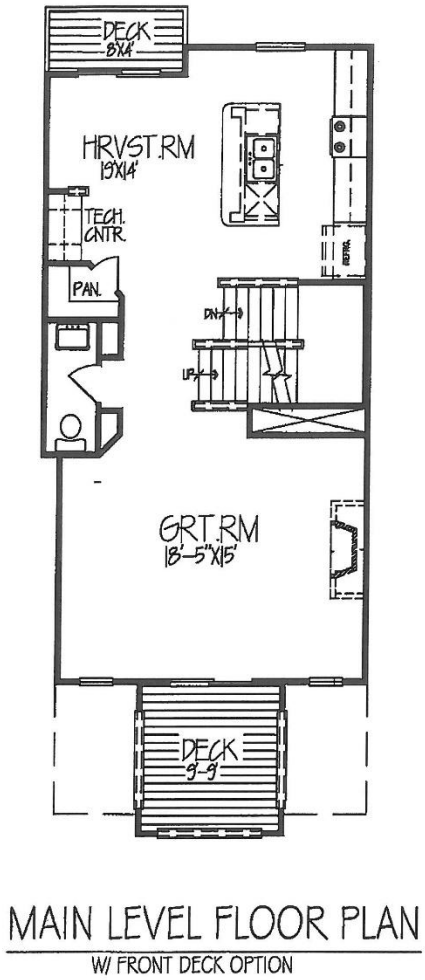
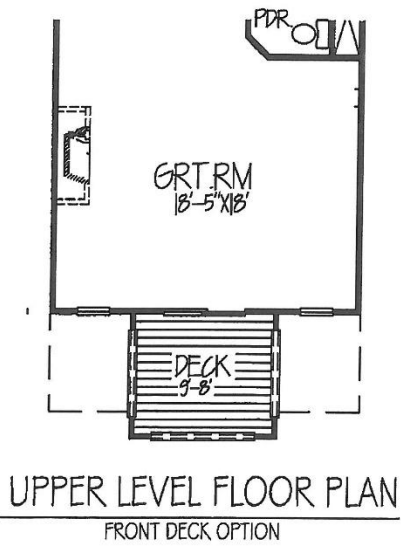
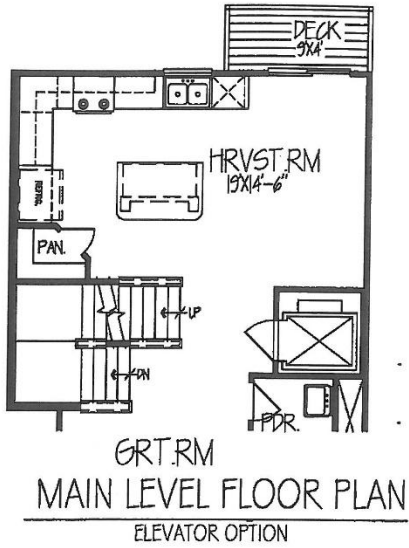
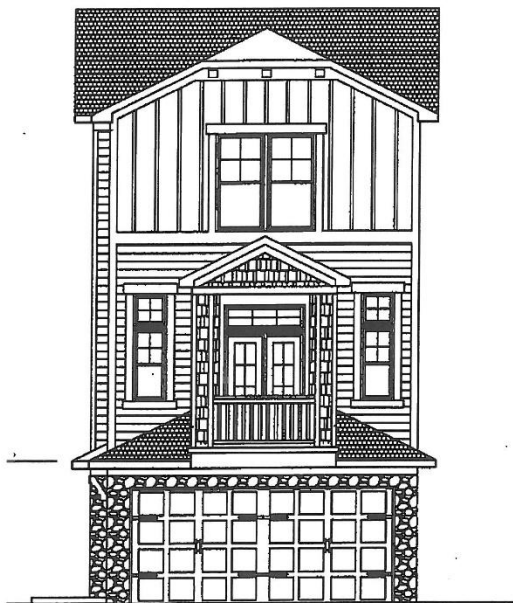


EXHIBIT C – Page 2 of 2

7



front elevation
w/ OPTIONAL FRONT DECK



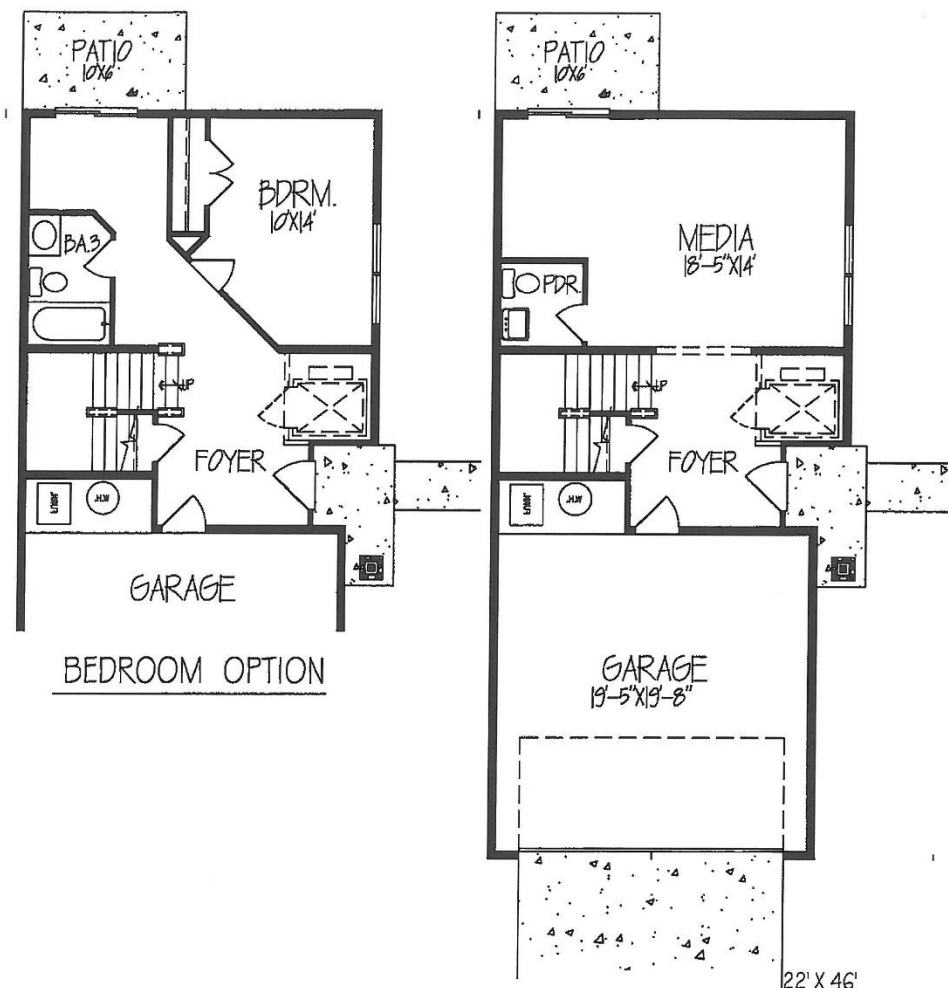
front elevation
w/ OPTIONAL FRONT DECK

EXHIBIT D – Page 1 of 22



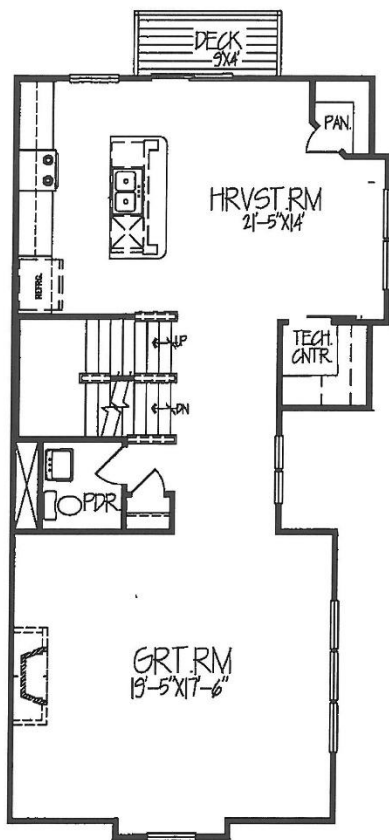
cottage 2351

EXHIBIT D – Page 2 of 22

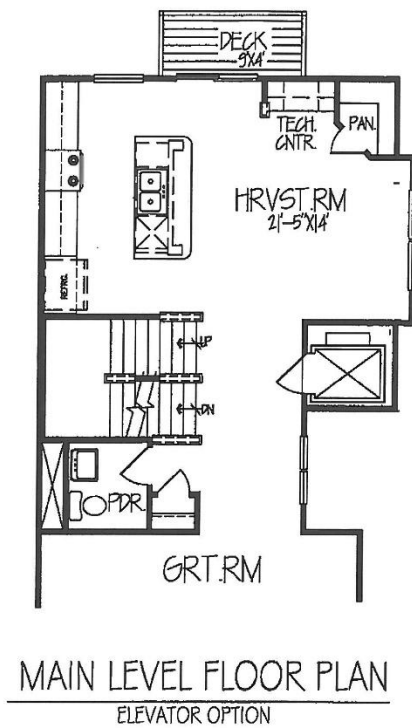


ENTRY LEVEL FLOOR PLAN
HEATED AREA = 512 S.F.
TOTAL HEATED AREA = 2,351 S.F.
cottage 2351

EXHIBIT D – Page 3 of 22



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



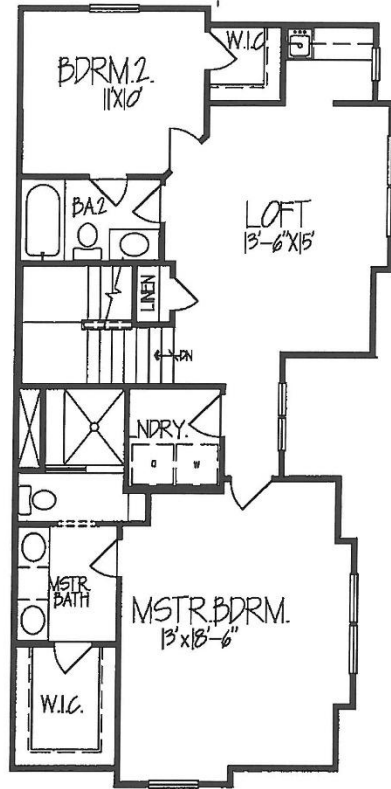
MAIN LEVEL FLOOR PLAN
ELEVATOR OPTION

cottage 2351

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

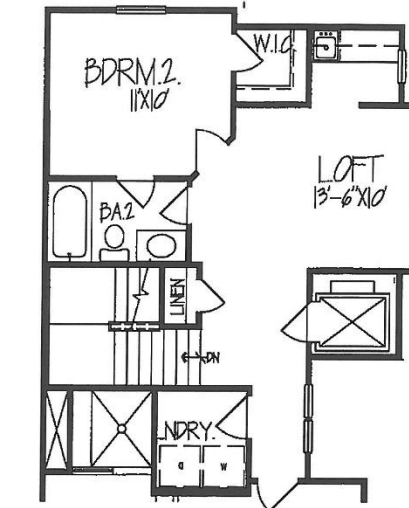
C2351

EXHIBIT D – Page 4 of 22

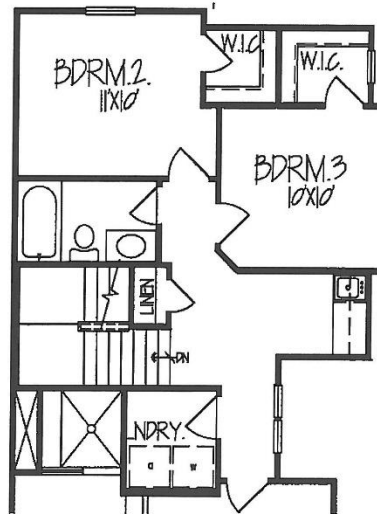


UPPER LEVEL FLOOR PLAN
HEATED AREA = 907 S.F.

cottage 2351

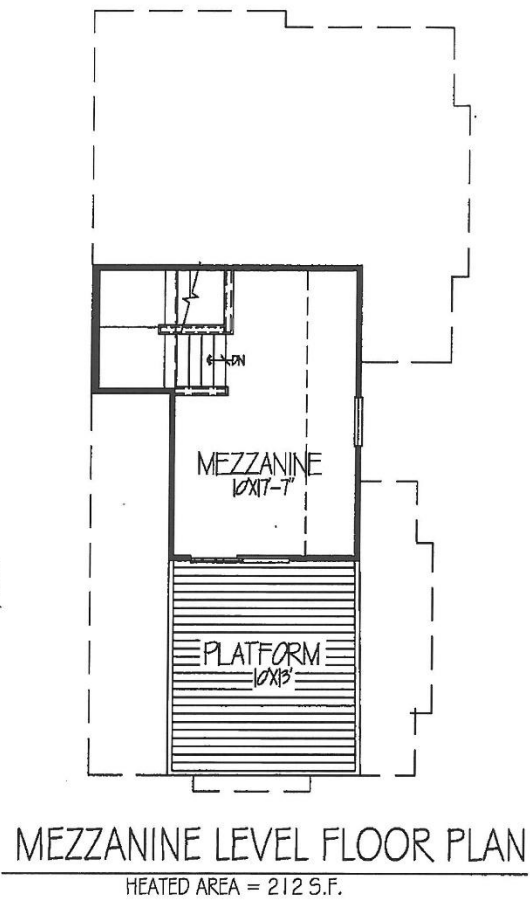
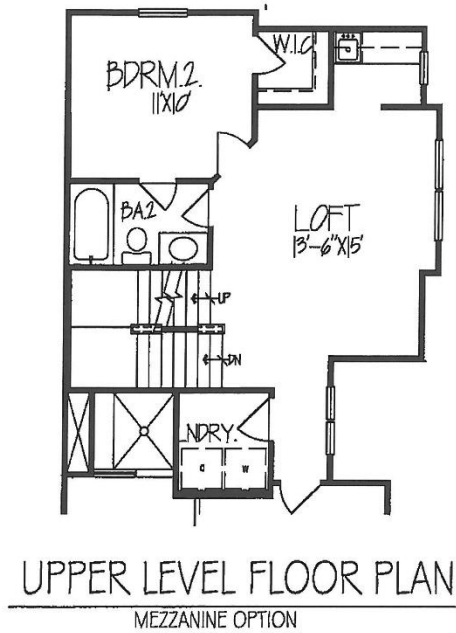


UPPER LEVEL FLOOR PLAN
ELEVATOR OPTION



BEDROOM 3 OPTION

EXHIBIT D – Page 5 of 22



cottage 2351

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	DRAWN BY: BEAN		

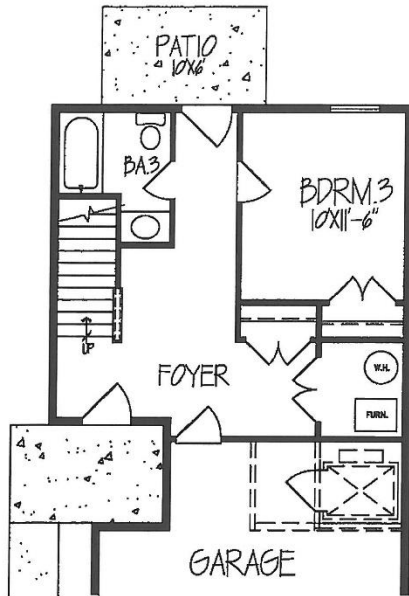
EXHIBIT D – Page 6 of 22



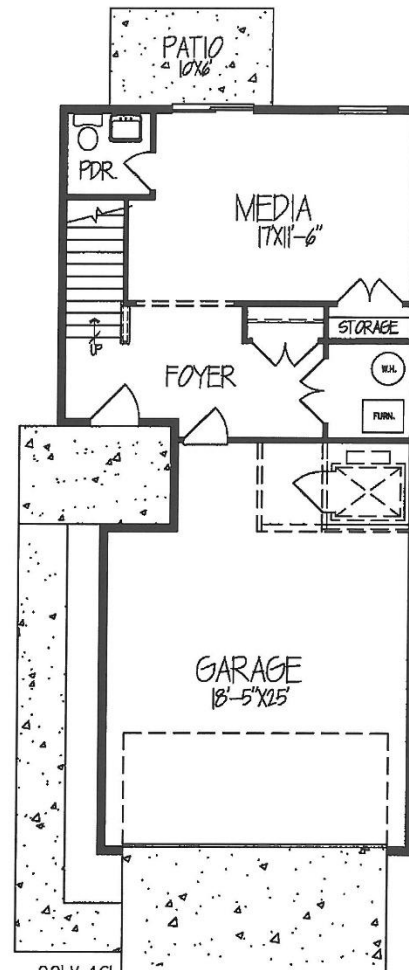
cottage 2295

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DRAWN BY: BEAN	C2277		

EXHIBIT D – Page 7 of 22



BEDROOM 3 OPTION



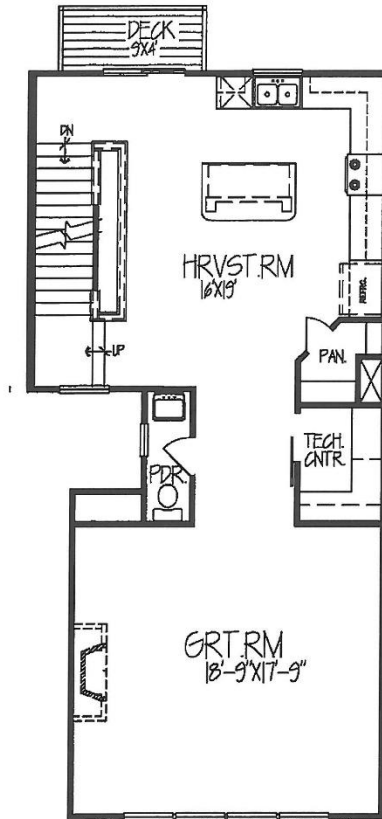
22' X 46'
ENTRY LEVEL FLOOR PLAN

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

cottage 2295

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

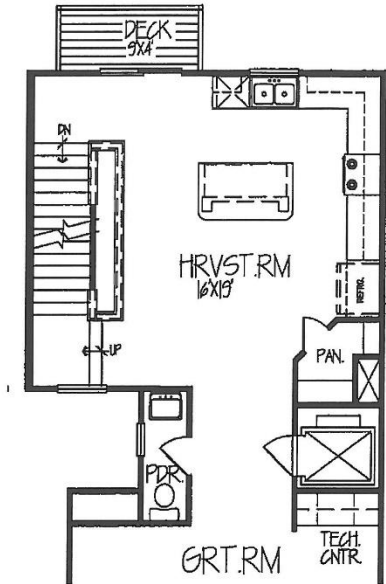
EXHIBIT D – Page 8 of 22



MAIN LEVEL FLOOR PLAN

HEATED AREA = 902 S.F.

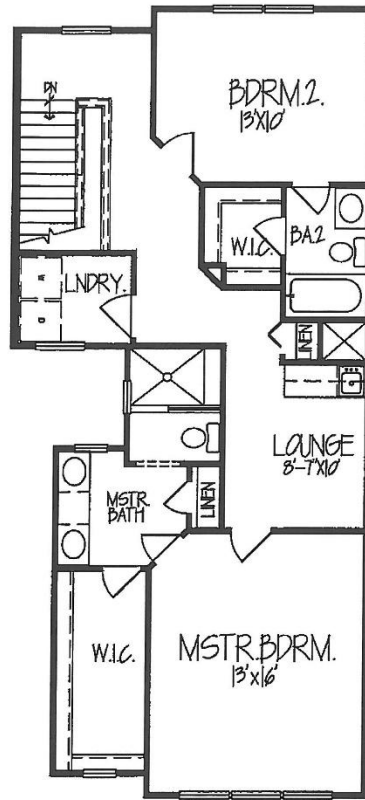
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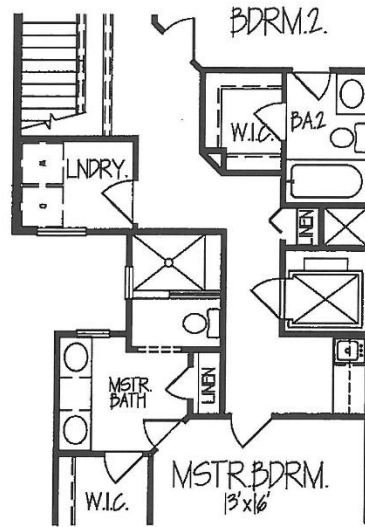
MAIN LEVEL FLOOR PLAN

ELEVATOR OPTION

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



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



UPPER LEVEL FLOOR PLAN
ELEVATOR OPTION

cottage 2295

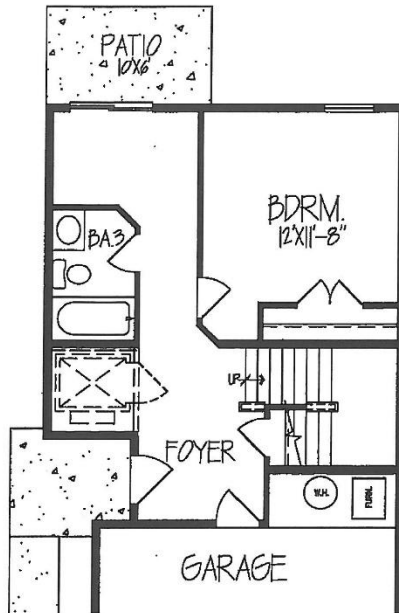
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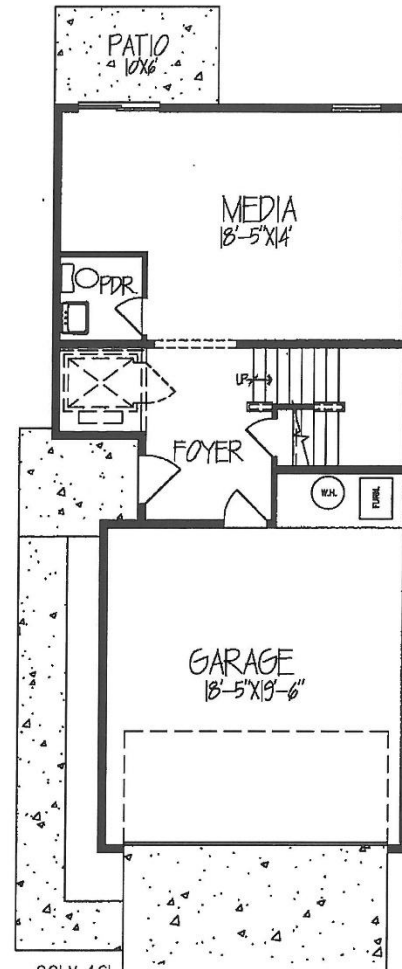
cottage 2277

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DRAWN BY: BEAN	C2277			

EXHIBIT D – Page 11 of 22



BEDROOM OPTION

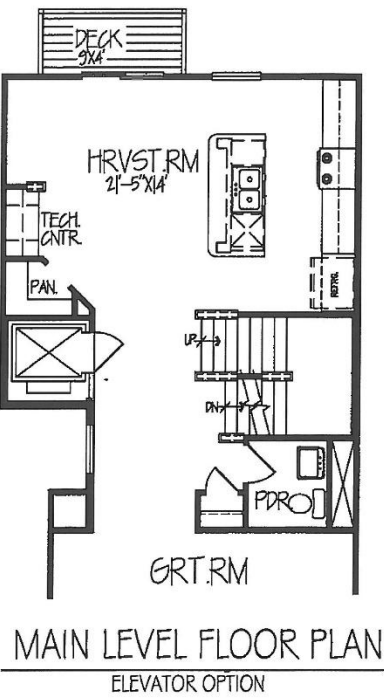
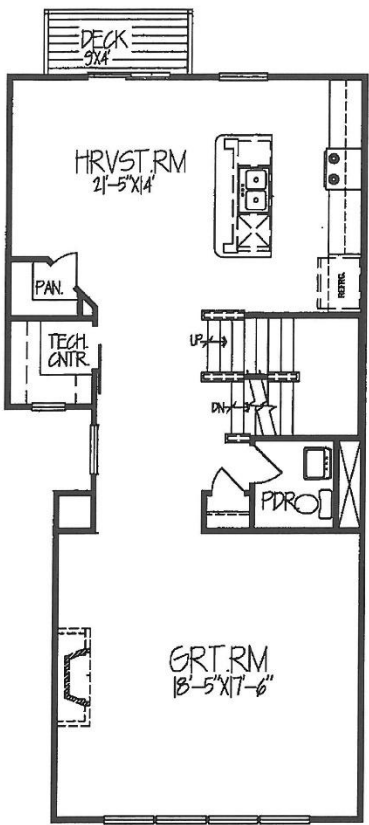


22' X 46'
ENTRY LEVEL FLOOR PLAN

HEATED AREA = 485 S.F.
TOTAL HEATED AREA = 2,277 S.F.

cottage 2277

SHEET NO: 1	DATE: 11/5/15	COTTAGE	 Pyatt Builders Noblesville, IN 46062 317-379-0184 PyattBuilders.com
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	C2277		

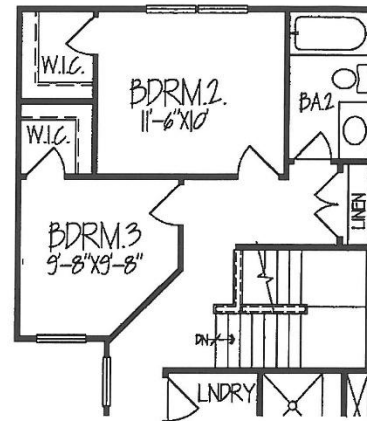
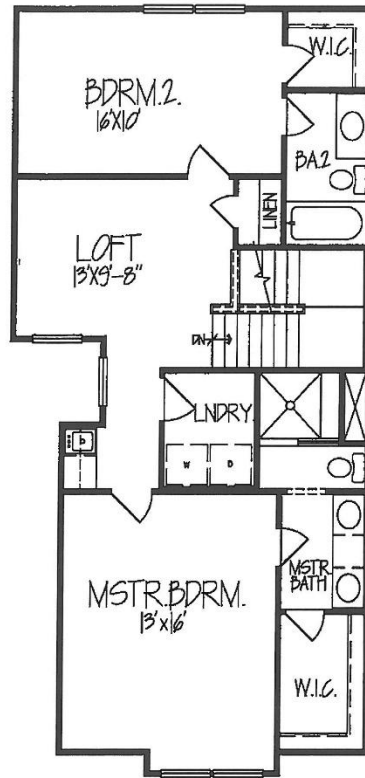


MAIN LEVEL FLOOR PLAN
HEATED AREA = 923 S.F.

cottage 2277

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

EXHIBIT D – Page 13 of 22



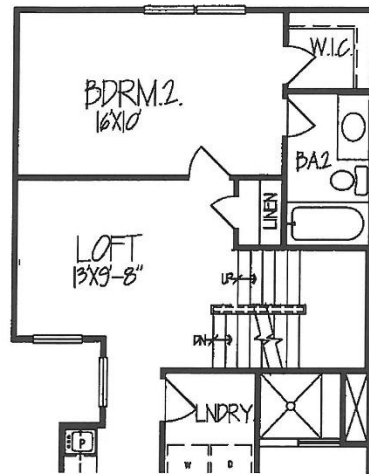
BEDROOM 3 OPTION

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

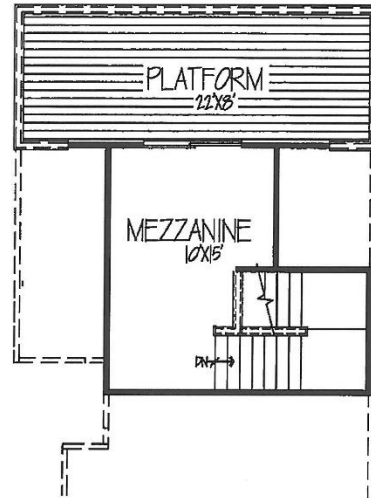
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SHEET NO: 3	DATE: 11/5/15	COTTAGE	 Pyatt Builders Noblesville, IN 46062 317-379-0184 PyattBuilders.com
	DRAWN BY: BEAN		

EXHIBIT D – Page 14 of 22



UPPER LEVEL FLOOR PLAN
MEZZANINE OPTION



MEZZANINE LEVEL FLOOR PLAN

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

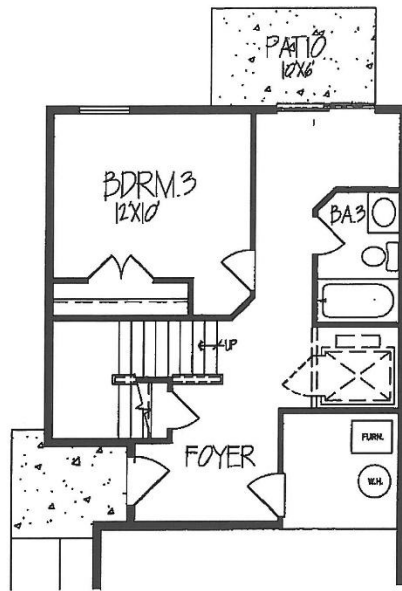
7



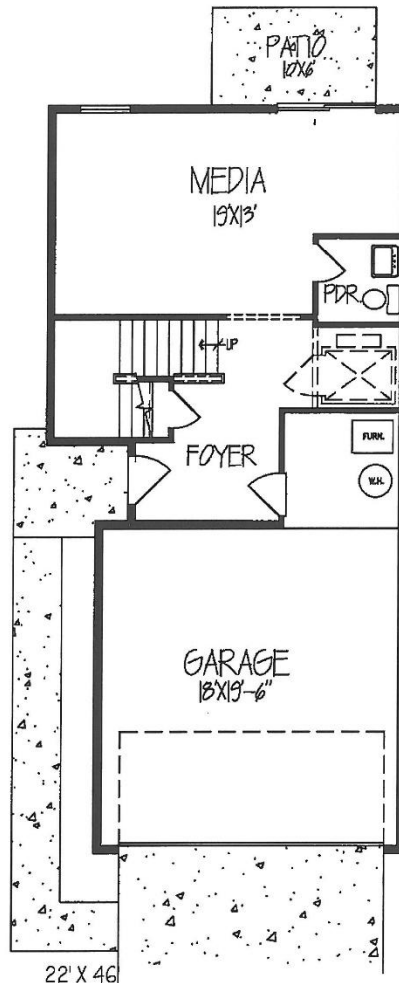
cottage 2043

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DRAWN BY: BEAN	C2043			

EXHIBIT D – Page 16 of 22



BEDROOM 3 OPTION



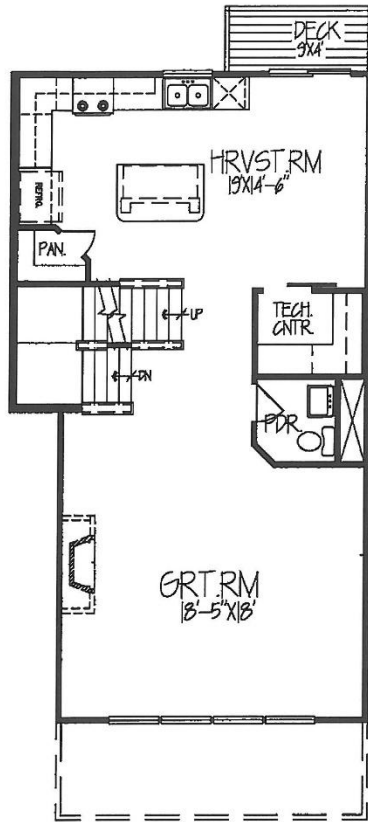
ENTRY LEVEL FLOOR PLAN

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

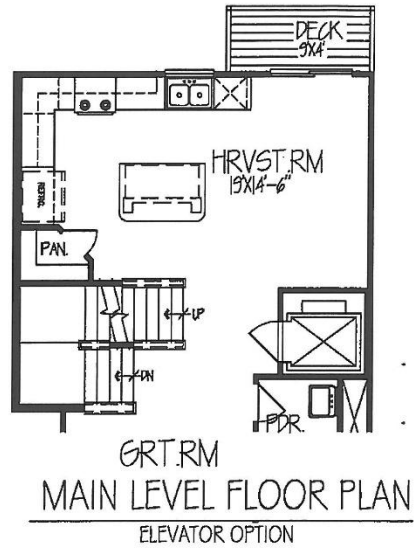
cottage 2043

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

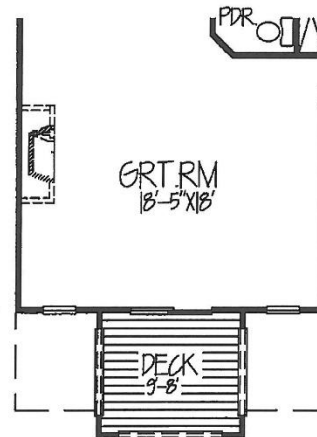
EXHIBIT D – Page 17 of 22



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



MAIN LEVEL FLOOR PLAN
ELEVATOR OPTION

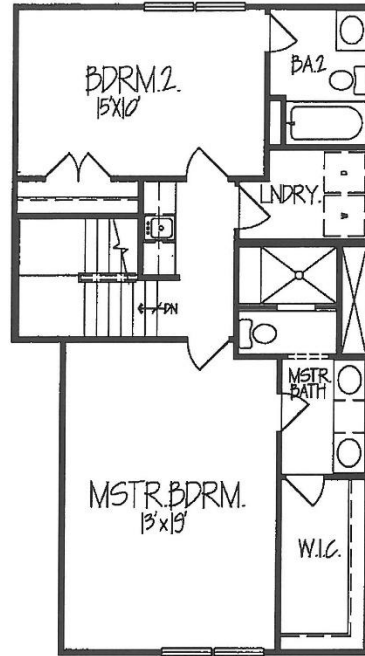


UPPER LEVEL FLOOR PLAN
FRONT DECK OPTION

cottage 2043

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DRAWN BY: BEAN	C2043		

EXHIBIT D – Page 18 of 22

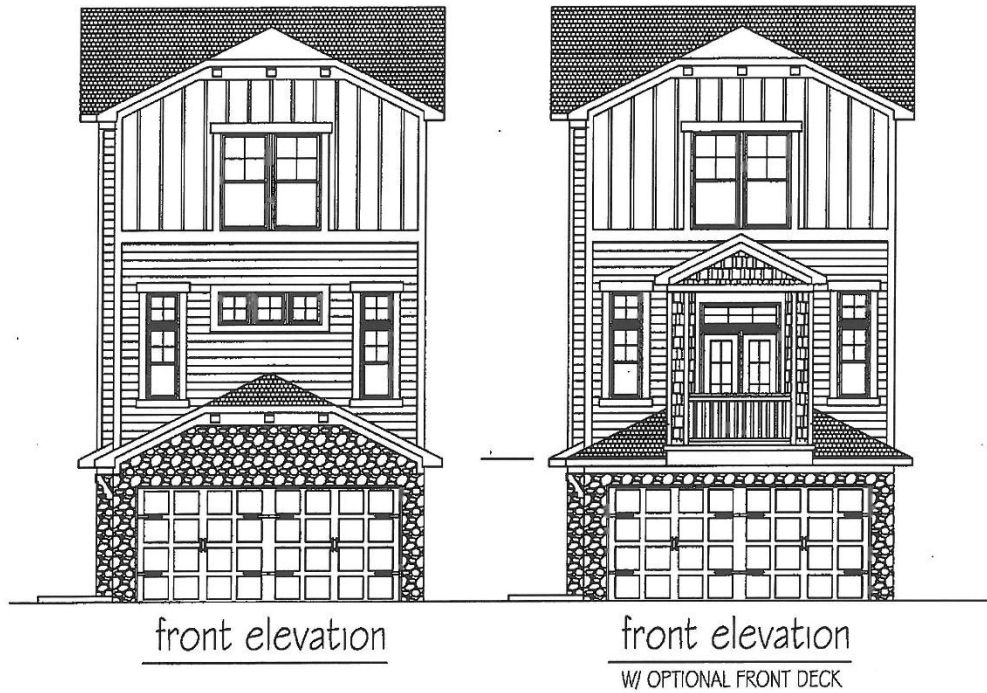


UPPER LEVEL FLOOR PLAN

HEATED AREA = 760 S.F.

cottage 2043

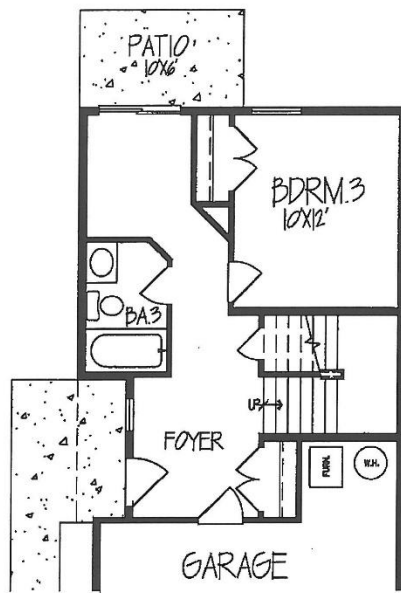
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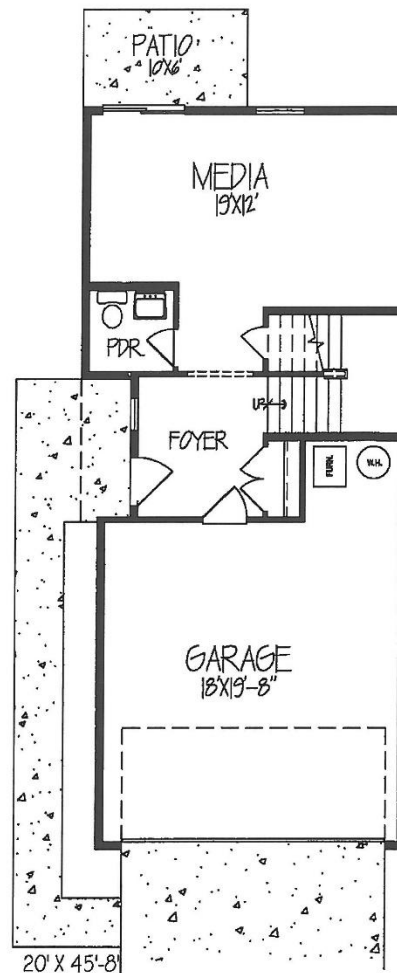
cottage 1865

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

EXHIBIT D – Page 20 of 22



BEDROOM 3 OPTION

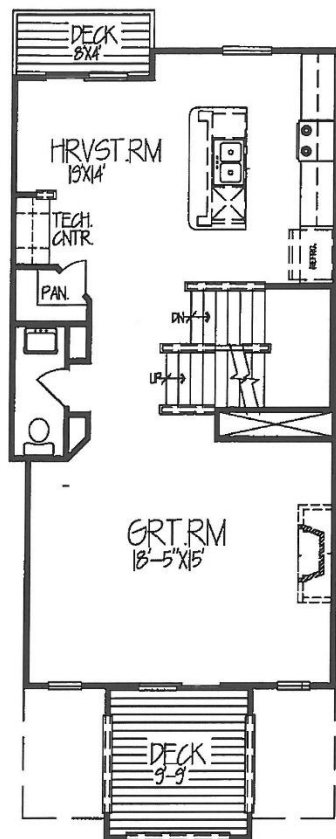


ENTRY LEVEL FLOOR PLAN

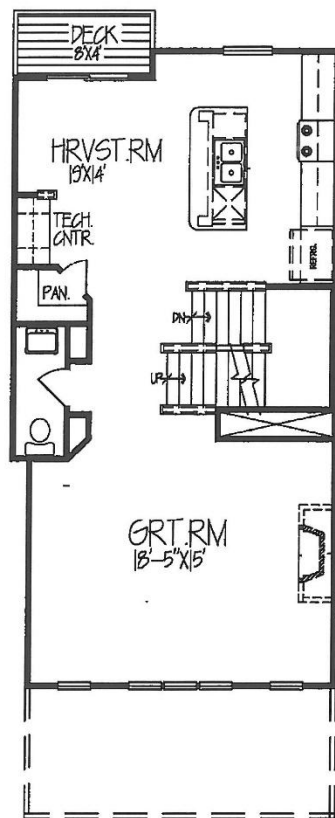
HEATED AREA = 452 S.F.
TOTAL HEATED AREA = 1,865 S.F.

cottage 1865

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



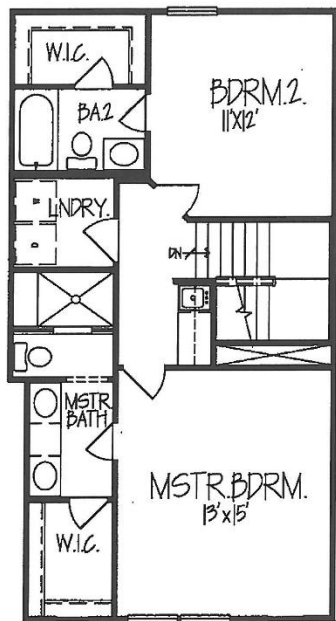
MAIN LEVEL FLOOR PLAN
W/ FRONT DECK OPTION



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

cottage 1865

SHEET NO.: 2	DATE: 11/5/15	COTTAGE		Pyatt Builders Noblesville, IN 46062 317-379-0184 PyattBuilders.com
	DRAWN BY: BEAN			
	C1865			



UPPER LEVEL FLOOR PLAN
HEATED AREA = 674 S.F.

cottage 1865

SHEET NO: 3	DATE: 11/5/15	COTTAGE		Pyatt Builders Noblesville, IN 46062 317-379-0184 PyattBuilders.com
DRAWN BY: BEAN	C1865			

EXHIBIT E



RIGHT SIDE ELEVATION

MEZZANINE OPTION

cottage 2351

SHEET NO:	DATE:	COTTAGE	 Pyatt Builders Noblesville, IN 46062 317-379-0184 pyattbuilders.com
6	11/5/15		
DRAWN BY:	BEAN	C2351	

EXHIBIT F -

Page 1 of 4

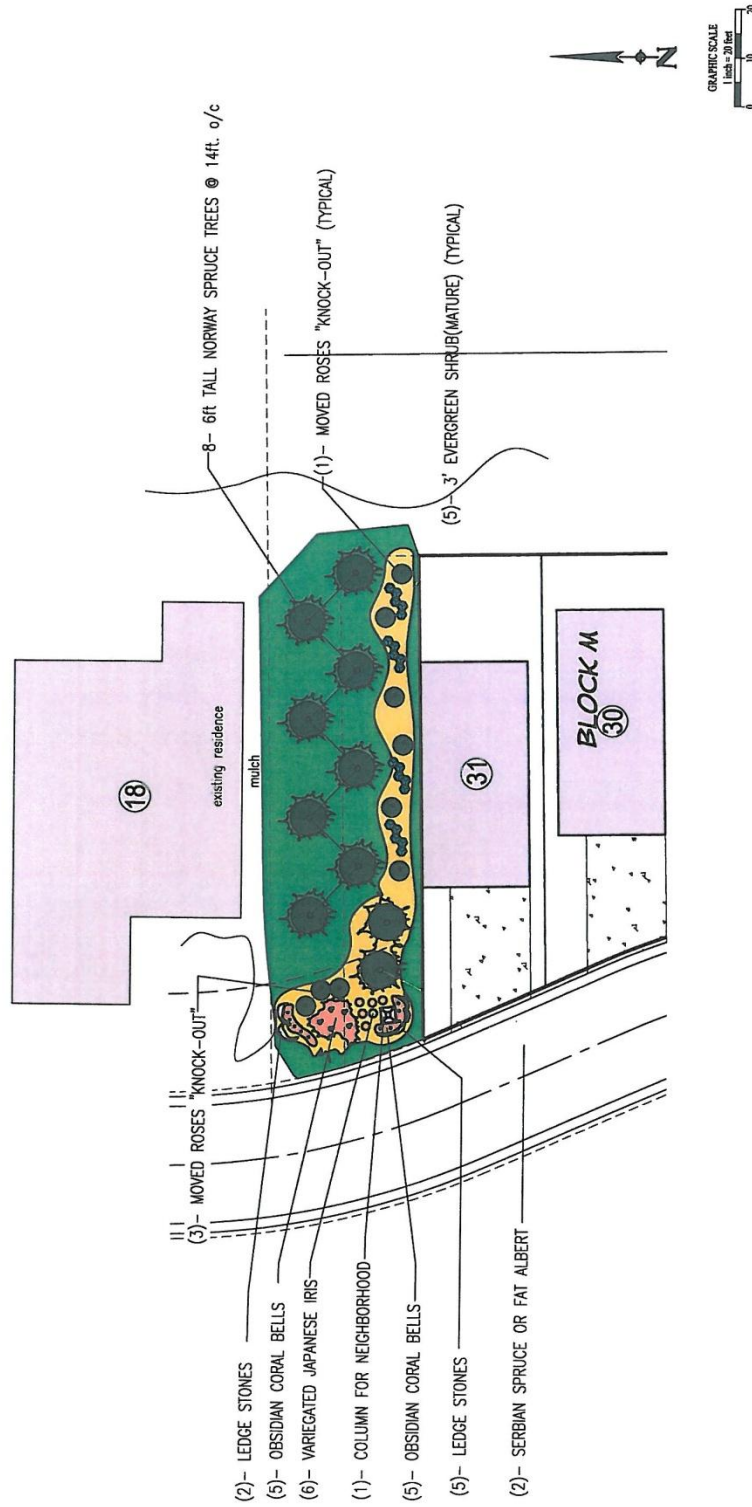
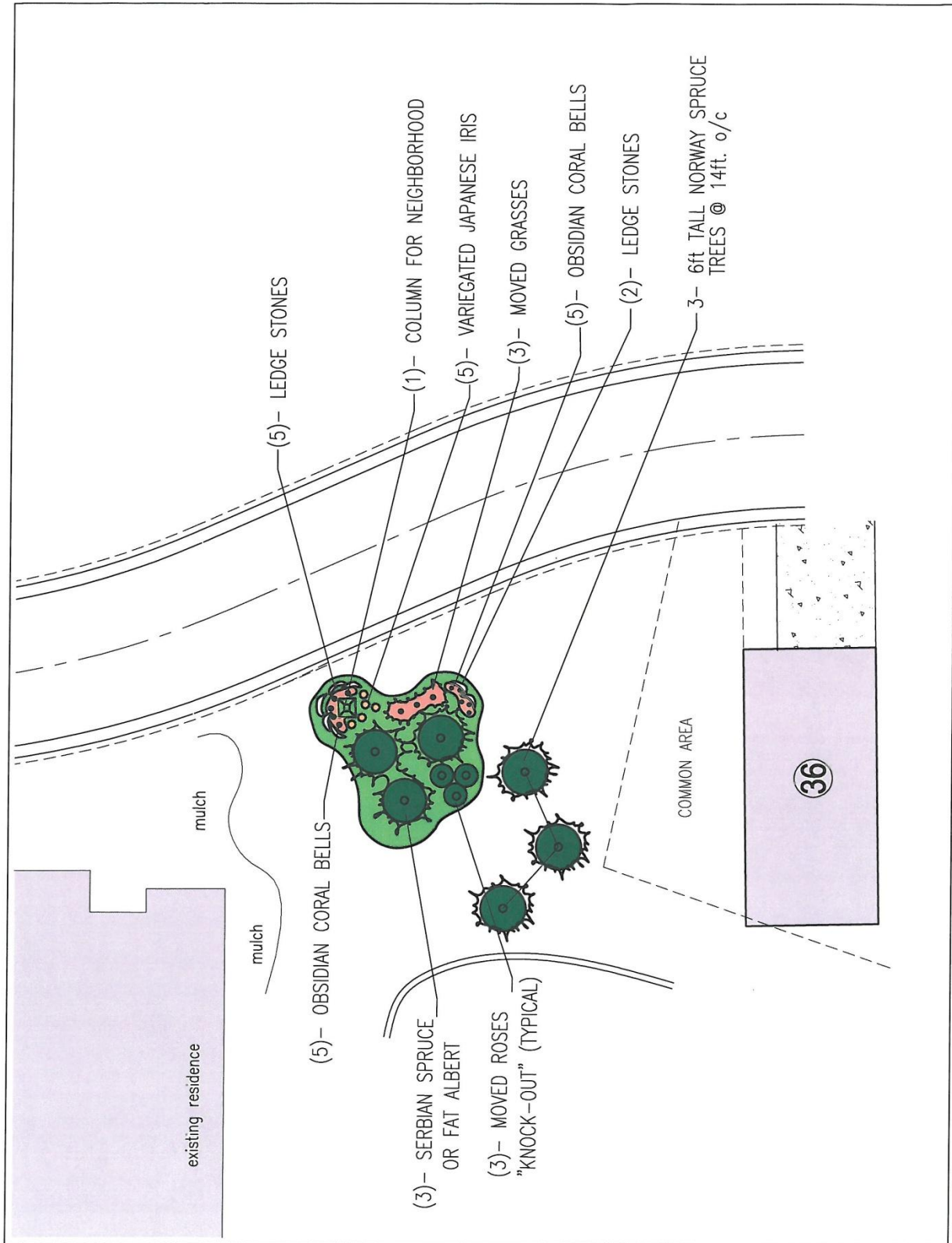
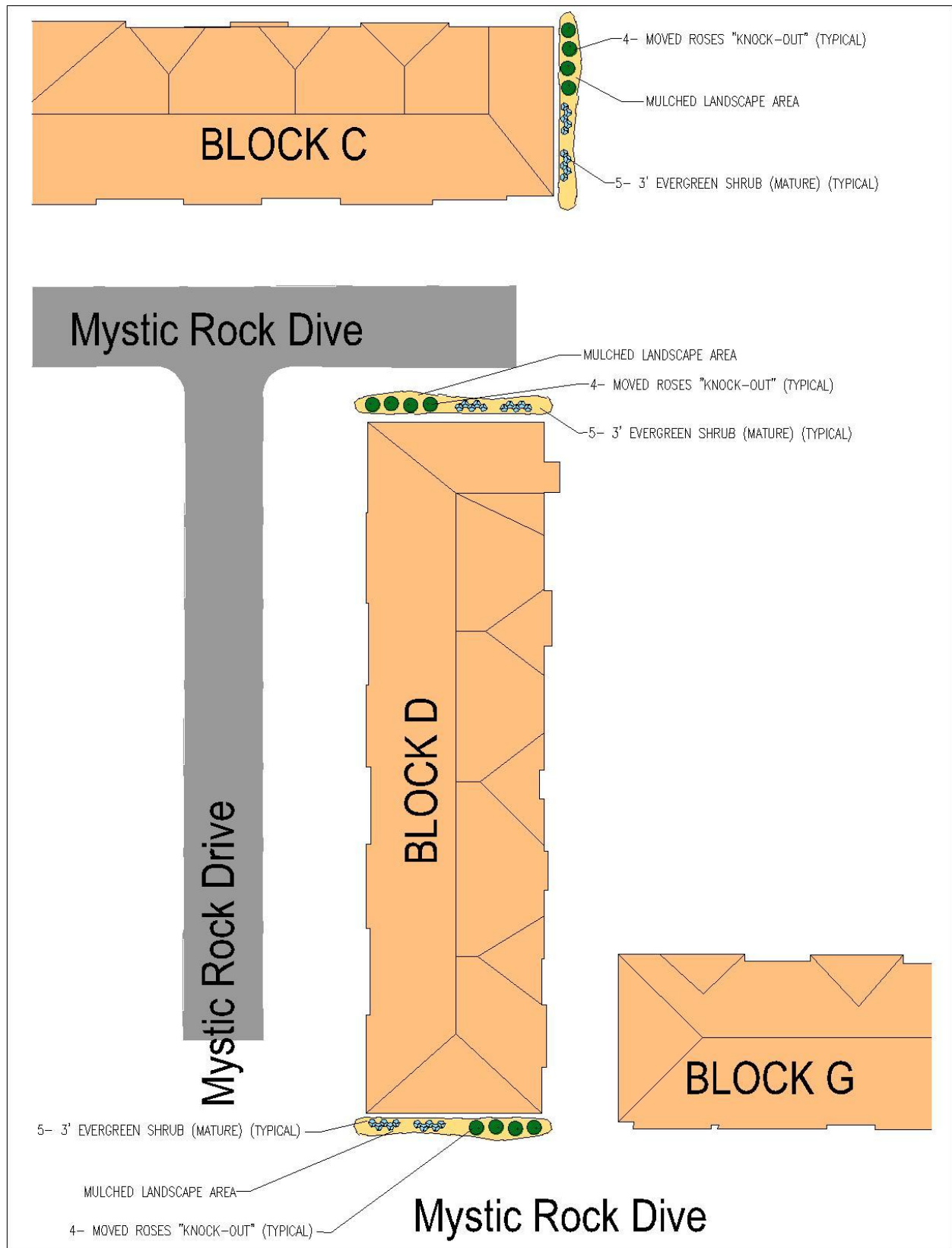


EXHIBIT F -
Page 2 of 4



**EXHIBIT F –
Page 3 of 4**

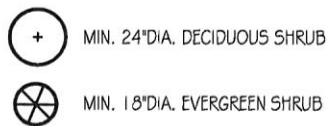
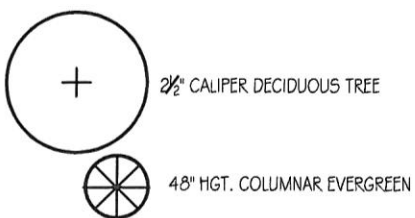
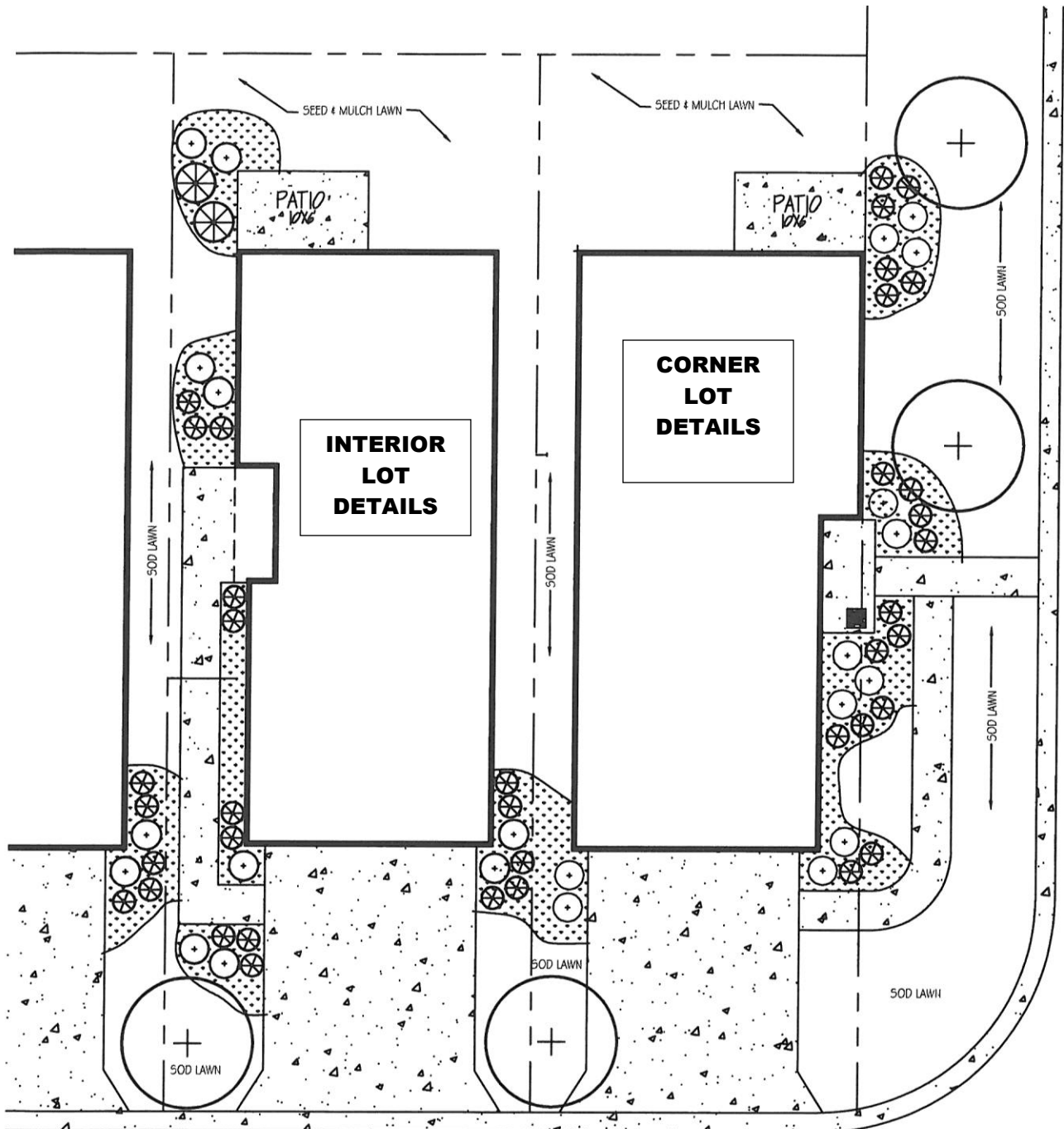


**EXHIBIT F –
Page 4 of 4**



TYPICAL NEIGHBORHOOD MONUMENT

EXHIBIT G –
Page 1 of 2



CONCEPTUAL LANDSCAPE PLAN
(NOT TO SCALE)

EXHIBIT G -

Page 2 of 2

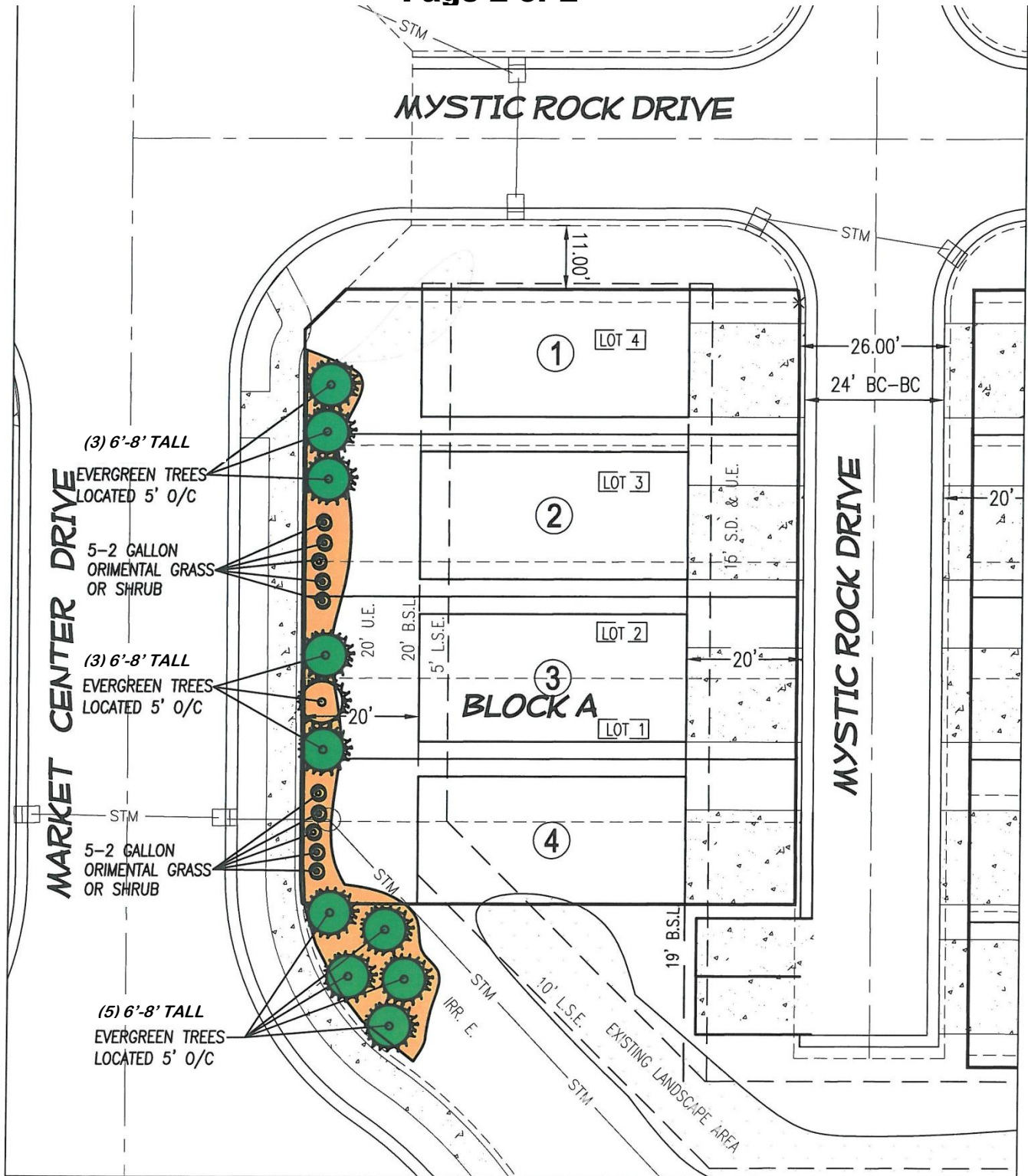


EXHIBIT H-1

COTTAGES @ BRIDGEWATER LAKES

by PYATT BUILDERS



**DETAIL OF ARCHITECTURALLY ENHANCED REAR ELEVATIONS
OF LOTS 1, 2, 3, 4 AND 15-36**

EXHIBIT H-2

COTTAGES @ BRIDGEWATER LAKES

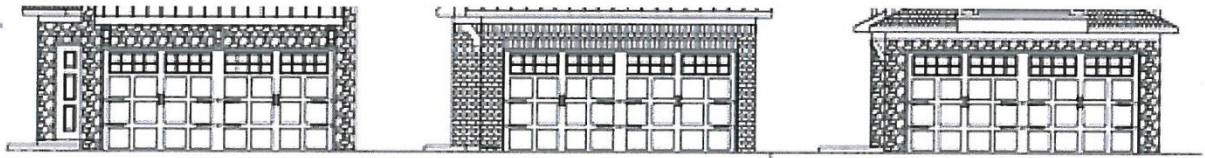
by PYATT BUILDERS



**DETAIL OF ARCHITECTURALLY ENHANCED REAR ELEVATIONS
OF LOTS 5 - 14**

EXHIBIT I

Garage Door Consistency w/ Variation



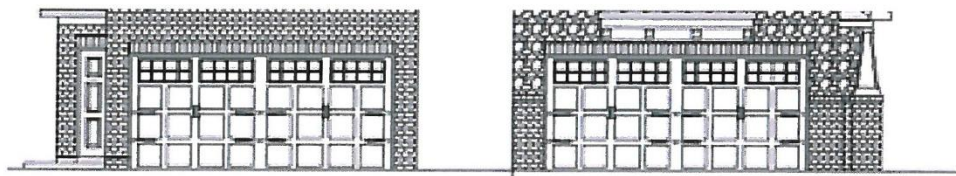
cottage 2277

cottage 2043

cottage 1865

MEZZANINE OPTION

FRONT DECK OPTION



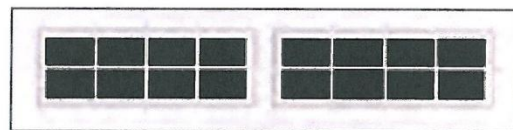
cottage 2295

cottage 2351

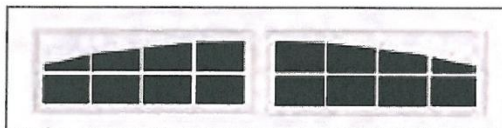
MEZZANINE OPTION



Stockbridge



Stockton

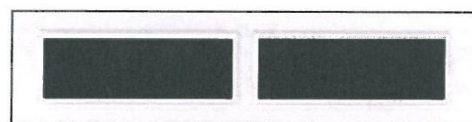


Somerton

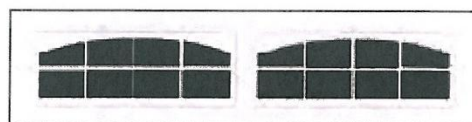


Wyndbridge

**Standard Garage Door:
Clear Long,
Stockbridge, Stockton
Arch, Somerton,
Wyndbridge**



Clear Long



Stockton Arch

EXHIBIT J

Page 1 of 3

LEGAL DESCRIPTION

(proposed amended BLOCK A):

Block A, and parts of Blocks Q and R as per the plat of The Bridgewater Club – Section J recorded as Instrument #200400074835 in the office of the Recorder of Hamilton County, Indiana; being more particularly described as follows:

BEGINNING at the northeast corner of said Block A; thence south $00^{\circ} 07' 13''$ east along the east line of said Block A and along the line of said Block R a distance of 103.00 feet; thence south $89^{\circ} 52' 47''$ west parallel with the south line of said Block A a distance of 84.67 feet to the west line of said Block R, said point being the point of curvature of a non-tangent curve concave northeasterly whose radius point bears north $88^{\circ} 54' 47''$ east a distance of 39.08 feet from said point of curvature; thence northwesterly along the arc of said curve and through a central angle of $07^{\circ} 31' 44''$ and along the west line of said Block R a distance of 5.12 feet to the end point of said curve; thence north $00^{\circ} 07' 13''$ west continuing along the west line of said Block R and along the west line of said Block A a distance of 93.89 feet to a corner of said Block A; thence north $44^{\circ} 52' 47''$ east along the northwesterly line of said Block A and along the west line of said Block Q a distance of 9.88 feet; thence north $89^{\circ} 52' 47''$ east parallel with the north line of said Block A a distance of 77.69 feet to the east line of said Block Q, said point being the point of curvature of a non-tangent curve concave southwesterly whose radius point bears south $77^{\circ} 30' 22''$ west a distance of 14.00 feet from said point of curvature; thence southeasterly along the arc of said curve and through a central angle of $12^{\circ} 22' 25''$ and along the east line of said Block Q a distance of 3.02 feet to the POINT OF BEGINNING. Containing 0.206 acres, more or less.

AND,

(proposed amended BLOCK E):

Block E and part of Block R as per the plat of The Bridgewater Club – Section J recorded as Instrument #200400074835 in the office of the Recorder of Hamilton County, Indiana; being more particularly described as follows:

BEGINNING at the northeast corner of said Block E; thence south $00^{\circ} 07' 13''$ east along the east line of said Block E and along the line of said Block R and a southerly extension of said line of Block R a distance of 131.00 feet; thence south $89^{\circ} 52' 47''$ west parallel with the south line of said Block E a distance of 77.50 feet to the southerly extension of the west line of said Block R; thence north $00^{\circ} 07' 13''$ west along said southerly extension and along the west line of said Block E and along a northerly extension of said west line a distance of 134.00 feet; thence north $89^{\circ} 52' 47''$ east parallel with the north line of said Block E a distance of 77.14 feet to the east line of said Block R, said point being the point of curvature of a non-tangent curve concave southwesterly whose radius point bears south $77^{\circ} 30' 22''$ west a distance of 14.00 feet from said point of curvature; thence southeasterly along the arc of said curve and through a central angle of $12^{\circ} 22' 25''$ and along the east line of said Block R a distance of 3.02 feet to the POINT OF BEGINNING. Containing 0.238 acres, more or less.

AND,

EXHIBIT J

Page 2 of 3

(proposed amended BLOCK H):

Block H and part of Block R as per the plat of The Bridgewater Club – Section J recorded as Instrument #200400074835 in the office of the Recorder of Hamilton County, Indiana; being more particularly described as follows:

BEGINNING at the northeast corner of said Block H; thence south 00° 07' 13" east along the east line of said Block H and along the line of said Block R and a southerly extension of said line of Block R a distance of 130.54 feet; thence south 89° 52' 47" west parallel with the south line of said Block H a distance of 89.37 feet to the southerly extension of the west line of said Block H; thence north 00° 07' 13" west along said southerly extension and along the west line of said Block H a distance of 88.94 feet to a corner of said Block H; thence north 09° 28' 22" east continuing along the west line of said Block H a distance of 42.66 feet to the northwest corner of said Block H; thence north 00° 07' 13" west parallel with the east line of said Block H a distance of 2.57 feet; thence north 89° 52' 47" east parallel with the north line of said Block H a distance of 76.43 feet to the northeasterly line of said Block R, said point being the point of curvature of a non-tangent curve, concave southwesterly, whose radius point bears south 74° 41' 40" west a distance of 14.00 feet from said point of curvature; thence southerly along the arc of said curve and along the northeasterly line of said Block R through a central angle of 14° 18' 33" a distance of 3.50 feet to the POINT OF BEGINNING. Containing 0.254 acres, more or less.

AND,

(proposed amended BLOCK J):

Block J and part of Block R as per the plat of The Bridgewater Club – Section J recorded as Instrument #200400074835 in the office of the Recorder of Hamilton County, Indiana; being more particularly described as follows:

BEGINNING at the northwest corner of said Block J; thence north 89° 52' 47" east along the north line of said Block J a distance of 72.44 feet to the northeast corner of said Block J; thence south 00° 07' 13" east along the east line of said Block J and along a southerly extension of said east line a distance of 130.00 feet; thence south 89° 52' 47" west parallel with the south line of said Block J a distance of 72.44 feet to the southerly extension of the west line of said Block J; thence north 00° 07' 13" west along the southerly extension said west line and along the west line of said Block J a distance of 130.00 feet to the POINT OF BEGINNING. Containing 0.216 acres, more or less.

AND,

(proposed amended BLOCK K, L and M):

Blocks K, L and M and part of Block R as per the plat of The Bridgewater Club – Section J recorded as Instrument #200400074835 in the office of the Recorder of Hamilton County, Indiana; being more particularly described as follows:

COMMENCING at the northeast corner of said Block M; thence south 01° 00' 50" east along the east line of said Block M a distance of 16.03 feet to the POINT OF BEGINNING of this description; thence continuing south 01° 00' 50" east along the east line of said Block M a distance of 73.59 feet; thence south 16° 25' 53" east a distance of 19.13 feet

EXHIBIT J

Page 3 of 3

to the northeast corner of said Block L; thence south 01° 00' 50" east along the east line of said Block L and a southerly extension of the east line of said Block L a distance of 89.62 feet to the southeast corner of said Block L; thence south 12° 06' 15" west a distance of 18.81 feet to the northeast corner of said Block K; thence south 01° 00' 50" east along the east line of said Block K and along a southerly extension of the east line of said Block K a distance of 130.03 feet; thence south 88° 59' 10" west parallel with the south line of said Block K a distance of 71.13 feet to the east line of Block O in said plat; thence north 00° 07' 13" west along the east line of said Block O a distance of 8.33 feet; thence north 01° 00' 50" west continuing along the east line of said Block O and along the west line of said Block K and along the west line of said Block R and along the west line of said Block L a distance of 220.19 feet to the point of curvature of a tangent curve concave southwesterly whose radius bears south 88° 59' 10" west a distance of 165.00 feet from said point of curvature; thence northwesterly along the arc of said curve and along the west line of said Block L and along the west line of said Block R and along the west line of said Block M and through a central angle of 22° 49' 43" a distance of 65.74 feet to the point of tangency of said curve; thence north 23° 49' 40" west along the west line of said Block M a distance of 40.13 feet to the point of curvature of a tangent curve concave northeasterly whose radius point bears north 66° 10' 20" east a distance of 135.00 feet from said point of curvature; thence northwesterly along the arc of said curve and continuing along the west line of said Block M a distance of 0.51 feet to the POINT OF BEGINNING. Containing 0.571 acres, more or less.

AND,

(proposed amended BLOCK N):

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

Containing in all 1.695 acres, more or less.

Cottages @ Bridgewater Lakes

Fall, 2015



Cottage 2277

Cottage 2043
w/ optional mezzanine

Cottage 1865
w/ optional front deck

Cottage 2295

Cottage 2351
w/ optional mezzanine

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



Example Cottage Style Homes

David Weekly – Indianapolis, IN (Fort Ben, Saxony)

Price Point: (High 200k – Mid 300K)

John Wieland Homes – Atlanta, GA

Price Point: (High 400k – Mid 500K)

Mics. Builders – Cincinnati, OH (River Front)

Price Point: (Mid- 800K)



David Weekly- Indianapolis (High 200's- Mid 300k)



David Weekly- Indianapolis (High 200's- Mid 300k)



David Weekly- Indianapolis (High 200's- Mid 300k)



The Peachwood (plan #5866)



5747 Buskirk Drive, Lawrence, IN 46216 | Ready 2/12/2016

\$236,408 | 1944 Sq. Ft. | 2 Stories | 3 Bedrooms | 2 Full Baths
1 Half Bath | 2 Car Garage

[Share / Email >](#) | [Save to My Plans >](#) | [Make an Appointment >](#)



The Hallcrest (plan #5867)



5755 Buskirk Drive, Lawrence, IN 46216 | Ready 2/5/2016

\$247,053 | 2245 Sq. Ft. | 2 Stories | 3 Bedrooms | 2 Full Baths
1 Half Bath | 2 Car Garage

[Share / Email >](#) | [Save to My Plans >](#) | [Make an Appointment >](#)



The Oakhaven (plan #5868)



5759 Buskirk Drive, Lawrence, IN 46216 | Ready 3/21/2016

\$253,048 | 2287 Sq. Ft. | 2 Stories | 3 Bedrooms | 2 Full Baths
1 Half Bath | 2 Car Garage

[Share / Email >](#) | [Save to My Plans >](#) | [Make an Appointment >](#)



The Millsbee (plan #5869)



5751 Buskirk Drive, Lawrence, IN 46216 | Ready 2/11/2016

\$253,127 | 2428 Sq. Ft. | 2 Stories | 4 Bedrooms | 3 Full Baths
1 Half Bath | 2 Car Garage

[Share / Email >](#) | [Save to My Plans >](#) | [Make an Appointment >](#)

David Weekly- Indianapolis (Mid – High \$200k)



John Wieland- Atlanta, Ga (High 400's)



John Wieland Homes- Atlanta, Ga. (Mid- 500k)



Cincinnati Cottage Homes- River Front (Mid- 800k)

* Remaining pictures- all Cincinnati



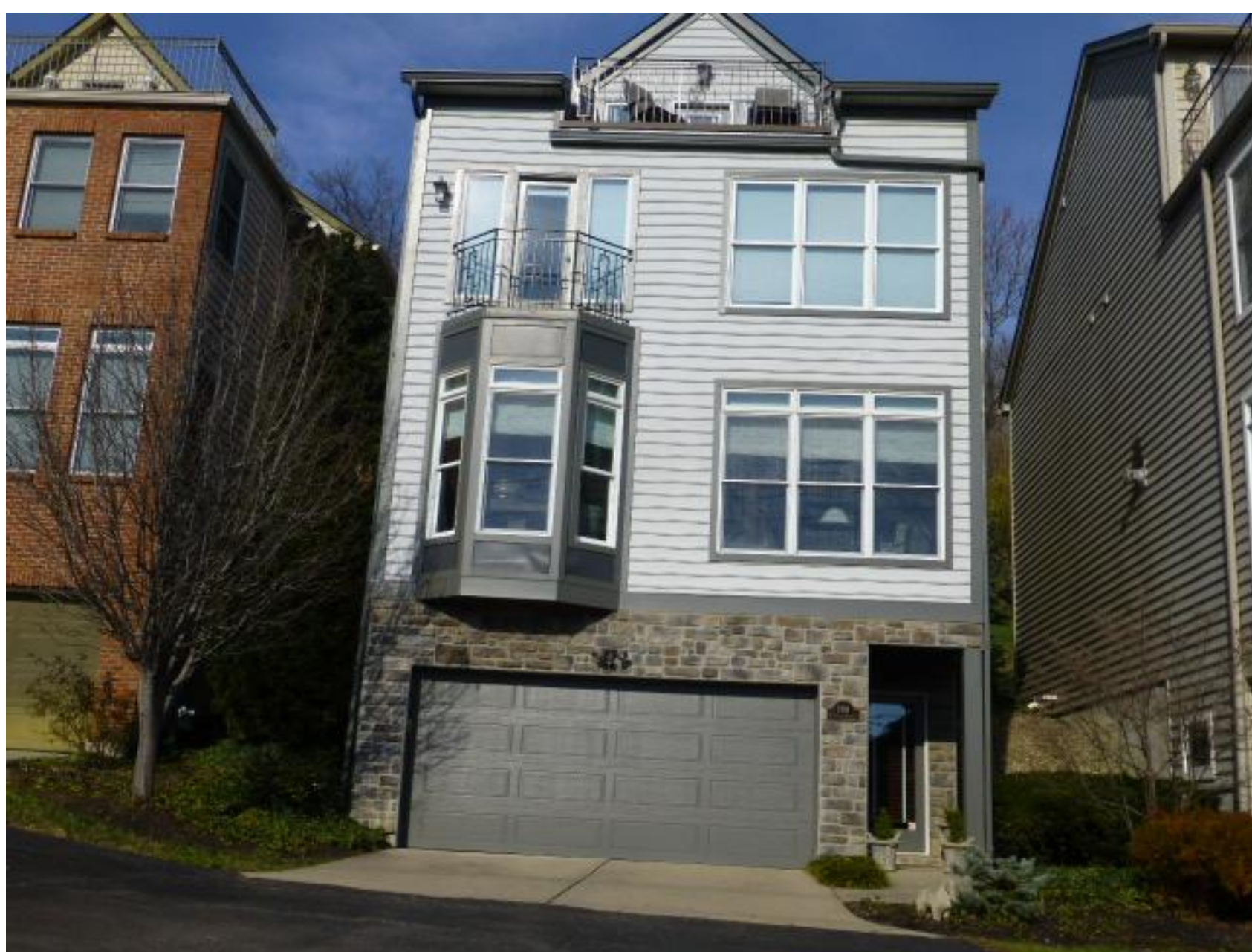












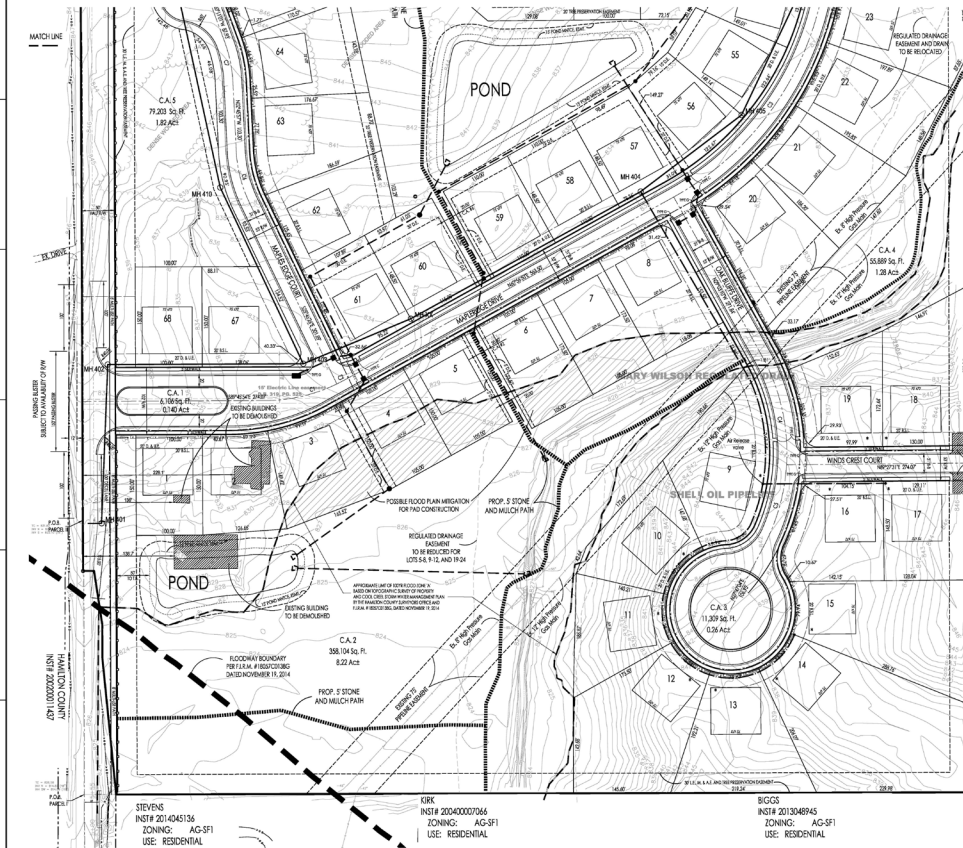




MAPLERIDGE

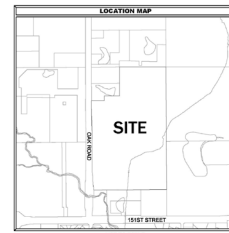
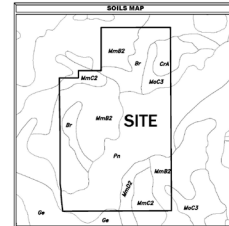
OVERALL DEVELOPMENT PLAN

(Basis of Bearings: Indiana State Plane Coordinate System - East Zone)



CURVE	RADIUS	LEN
C1	200.00	11
C2	200.00	14
C3	450.00	48
C4	300.00	17
C5	300.00	12
C6	200.00	8
C7	200.00	4

SEE SHEET P2 FOR
LAND DESCRIPTION

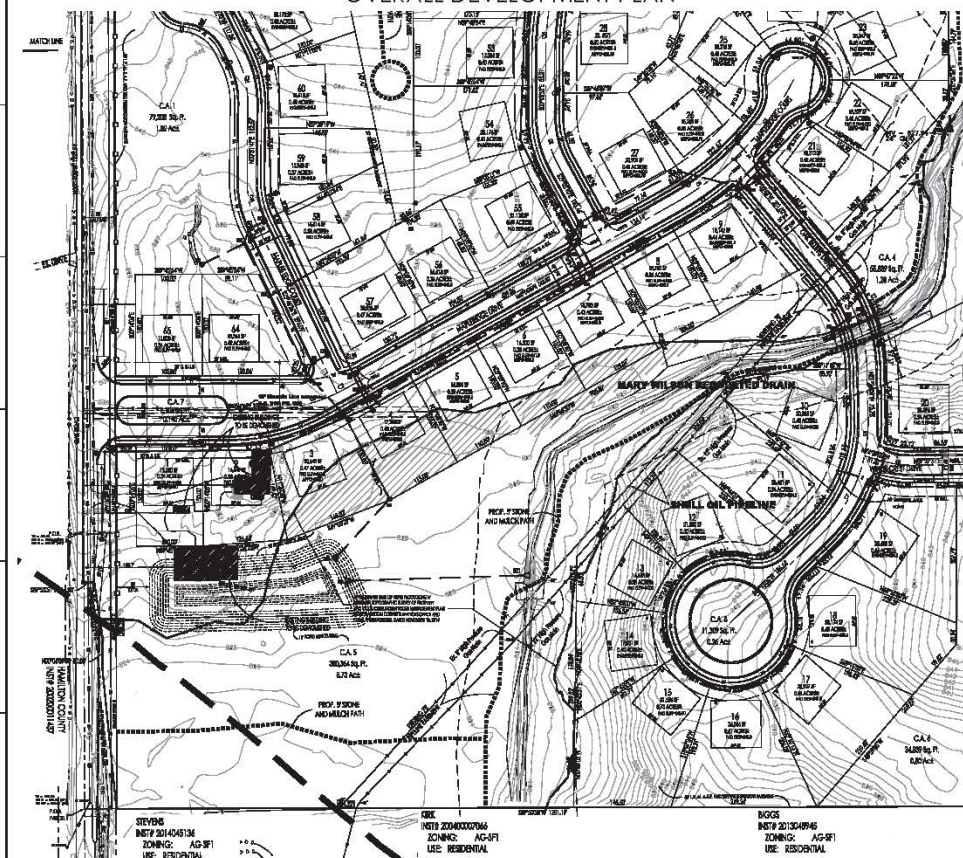


MAPLERIDGE
Langston Development, LLC
151st & Oak Road

DATE	
December 05, 2014	
PROJECT NUMBER	
1406027-1.001	
DRAWN BY	CHECKED BY
DTR	DKS
SHEET TITLE	
Overall Development Plan	
SHEET #	
DP1	
of 1	

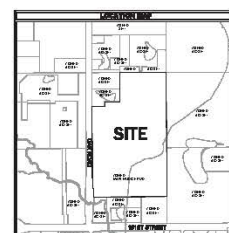
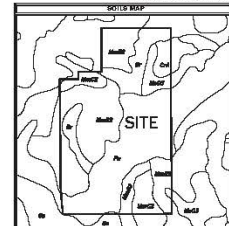
MAPLERIDGE
OVERALL DEVELOPMENT PLAN

Part of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana



CURVE	RAC
C1	150
C2	250
C3	350
C4	450
C5	715
C6	711
C7	714
C8	750
C9	794
C10	1000
C11	1000
C12	750
C13	250

**SEE SHEET P2 FOR
LAND DESCRIPTION**



1885

DATE:	
PROJECT NUMBER:	
DRAWN BY:	CHECKED BY:
SHEET TITLE: Overall Development Plan	
SHEET #: DP1	



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

January 4, 2016
1512-SPP-25 & 1512-ODP-25

Petition Number: 1512-SPP-25 & 1512-ODP-25

Subject Site Address: West of Ditch Road, between 151st and 156th

Petitioner: Estridge Development Management LLC

Request: Petitioner requests Development Plan and Primary Plat review for 471 single-family residential lots on approximately 138.8 acres+/- in the Harmony PUD District

Current Zoning: Harmony PUD District, Underlying Zoning is SF-4

Current Land Use: Agricultural

Approximate Acreage: 138.8 acres+/-

Property History: Harmony PUD Ordinance 12-14
Harmony PUD Text Amendment Ordinance 14-55
Harmony PUD Text Amendment Ordinance 15-18

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Detailed Development Plan
5. Landscape Plan
6. Waiver Requests
7. Waiver Response from WPWD

Staff Reviewer: Pam Howard, Associate Planner

History and Procedural

Requests for Overall Development Plan Review and Primary Plat review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the December 7, 2015 Advisory Plan Commission (the "APC") meeting. Public notice was given in compliance with all APC Rules of Procedure.



WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

The following underlying zoning standards of the UDO, as amended, apply to the Harmony PUD District.

The plans comply upon approval of the waiver requests and conditions.

Zoning Districts (Chapter 4)

SF-4 District (Article 4.7)

- **Staff Comment - All current SF-4 standards have been modified by the Harmony PUD Ordinance.**

Overlay Districts (Chapter 5)

Floodplain Overlay District (Article 5.5)

Wellhead Protection District Overlay (Article 5.7)

Development Standards (Chapter 6)

Landscaping Standards (Article 6.8)

1. Placement: Installed plantings shall comply with the following:

- a. Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
- b. Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.
- c. Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.
 - **Staff Comment—Coordinating with Public Works Department.**
- d. Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
- e. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.
- f. Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
- g. Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands.

2. Detention and Retention Areas:

a. Natural Appearance:

- Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
- Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
- Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

b. Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).

c. Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.

3. Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:

a. Requirement: Street Trees shall be required with all new or re-developed Local Streets (public or private) within Residential Districts. Street Trees shall only be required on one side of a Residential Frontage Road.

b. Location: Street Trees located within the Right-of-way shall be installed in accordance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). If the Street Tree is not planted within the Right-of-way, then the Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way; however, the Street Tree shall not be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.

c. Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty (20) feet.

4. Minimum Lot Landscaping Requirements

a. Single Family Residential (per Lot under 8,000 SF)

- Shade Trees – 2
- Ornamental or Evergreen Trees – 1

- Shrubs – 4
- b. Single-Family Residential (per Lot over 8,000 SF)
 - Shade Trees – 4
 - Ornamental or Evergreen Trees – 2
 - Shrubs – 4
- c. Open Space/Common Area (per acre)
 - Shade Trees, Ornamental, or Evergreen Trees – 10
 - Shrubs – 0
- 5. Foundation Plantings
- 6. External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.
 - a. Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage. Meandering mounds are encouraged.
 - **Staff Comment – Superseded by Harmony PUD**
 - b. Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.
 - c. Easements: Trees required to be planted along External Streets should be located outside drainage and utility easements that would otherwise prohibit the required landscaping and shall be located in a manner that mitigates interference with infrastructure located within such easements. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.
- 7. Buffer Yard Requirements
 - **Staff Comment - Superseded by Harmony PUD.**
- 8. Parking Area Landscaping

Lighting Standards (Article 6.9)



Lot Standards (Article 6.10)

1. All Lots shall abut on a Street or Private Street and shall have a minimum Lot Frontage as set forth by the Zoning District or Overlay District.
2. Residential Corner Lots shall be of sufficient width to permit appropriate Building Setback Lines and driveway setbacks from both Streets.

Setback Standards (Article 6.16)

- **Staff Comment - Not Applicable to DPR. To be reviewed at building permit stage.**

Sign Standards (Article 6.17)

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

Vision Clearance Standards (Article 6.19)

1. No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points: Forty (40) feet from intersections of Collectors, Private or Local Street; Seventy-five (75) feet from intersections of Expressways or Arterials; Ten (10) feet from intersections of Driveways or Alleys.
- **Staff Comment – Compliant if waiver is granted.**

Subdivision Regulations (Chapter 7)

Construction Standards (Article 7.3)

Design Standards (Chapter 8)

Block Standards (Article 8.1)

1. The maximum length of a block in a single-family residential Subdivision shall not exceed one thousand two hundred and fifty (1,250) feet; except where an Internal Street or Frontage Road parallels an Expressway or Arterial.

Easement Standards (Article 8.3)

1. **Drainage and Utility Easements:** All development submitted for approval under the provisions of this Ordinance shall allocate areas of suitable size and location, wherever necessary, for drainage and/or utility easements. All easements and corresponding utility location plans shall be complete and approved prior to the final approval of any plan. One-half (0.5) of the width of easements located along Lot Lines shall be taken from each Lot, unless otherwise approved by

the Public Works Department or the appropriate utility provider. Before determining the location of easements the plan shall be discussed with the local public utility companies to assure proper placement and installation of such services.

2. **Surface Drainage:** If any stream or necessary surface drainage course is located in the area to be developed, then an easement shall be established along all sides according to the County Surveyor or Indiana law if a legal drain or twenty (20) feet per side (measured from top of bank) if not a legal drain. The easement shall be allocated for the purpose of widening, deepening, sloping, improving or protecting said stream or surface drainage course.
3. **Other Easements:** Where an easement is required by this Ordinance but the standards for the easement type are not specified, or an easement is required per a commitment or condition of approval, then the Property Owner ("grantor") shall execute the easement instrument in favor of the appropriate party or entity ("grantee").
4. **Private Street Easement:** When required by this Ordinance, the Property Owner ("grantor") shall execute a Private Street easement instrument in favor of the owner of the Lot ("grantee") to which the private street provides access.

Monument and Marker Standards (Article 8.5)

- **Staff Comment - The Monument and Marker Standards will be reviewed at the subsequent Secondary Plat Review process for each section.**

Open Space and Amenity Standards (Article 8.6)

1. **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.
2. **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
3. **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.
4. **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.
5. Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance
6. **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development

Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.

7. **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.
8. A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.
9. Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.
10. Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.

Pedestrian Network Standards (Article 8.7)

1. All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.
2. Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
3. When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.
4. **Internal Pedestrian Network Standards:** The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
5. Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.

6. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
7. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
8. **Perimeter/External Pedestrian Network Standards:** All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.
9. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
10. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

Storm Water Standards (Article 8.8)

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

- **Staff Comment – Compliant if waiver is granted.**

Street Light Standards (Article 8.10)

Street Sign Standards (Article 8.11)

Surety Standards (Article 8.12)

Processes and Permits (Chapter 10)

Development Plan Review (Article 10.7)

1. **Overall Development Plan:** The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.

Primary Plat Review (Article 10.12, I)

1. Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:
 - a. Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i) Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners' names.
 - b. Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.
 - c. Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:
 - Proposed name of the subdivision.
 - Names and addresses of the owner, owners, land surveyor or land planner.
 - Title, scale, north point and date.
 - 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, 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 (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
 - 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.
 - A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
 - A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
 - If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
 - If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
 - If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- d. Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.

DEVELOPMENT PLAN REVIEW

Harmony PUD (Ordinance 12-14)(Amendments: Ordinance 14-55, Ordinance 15-18)

The plans comply.

Section 1.3. Open/Green Space. (As amended via Ordinance 14-55) A minimum of 63 acres of Open/Green Space shall be provided throughout the Real Estate. Development amenities as required in Section 2.4, N and Section 3.3, B and Active Recreation facilities shall be included as Open/Green Space for the purposes of calculating the quantity of Open/Green Space provided. Any Open/Green Space, Green Belt Space, or Green Space Area requirement in the Zoning Ordinance or in the Harmony PUD Ordinance shall apply toward the Open/Green Space requirement.

Section 1.4. The Real Estate shall develop in a manner substantially similar to the layout shown in Exhibit C-1 - Illustrated Site Development Plan.

Section 1.5. The Real Estate is expected, but is not bound, to develop in the order of the sections identified in Exhibit D - Construction Phasing Plan.



Section 3.1. Building Height. All residential dwellings are permitted to be a maximum of thirty (30) feet in height.

- **Staff Comment – Not Applicable to DPR. To be reviewed at building permit stage.**

Section 3.2. Permitted Uses. All uses permitted in the SF-4 District in the Zoning Ordinance.

Section 3.3. Development Requirements.

A. Lots and buildings within the Single Family Residential District shall comply with the following development standards based upon lot classification:

Mew Lots (Lots 331-335, 349-353, 411-421, 427-435, 565-568, 629-635, 667-681, 685-688)

1. Minimum Lot Width at Building Line – 42'
2. Minimum Lot Area – 3,780 SF
3. Minimum Lot Frontage on a Public Way – 0'
4. Minimum House Size (total square footage) – 1,400 SF
5. Minimum Ground Level Area (1-story) – 1,000 SF
6. Minimum Ground Level Area (2-story) – 750 SF
7. Minimum Front Yard Setback – 10'
 - a. The front yard setback for the Mew Lots shall be measured from the narrowest property line adjacent to a Mew.
8. Minimum Side Yard Setback – 5'
9. Minimum Rear Yard Setback – 20'

42' Alley-Load Lots (Lots 231, 235-238, 240-245, 247-255, 336-341, 342-348, 454-459, 462-469, 472-490, 505-521, 523-526, 529-530, 560-564, 621, 623-624, 627, 652-657, 682-684)

1. Minimum Lot Width at Building Line – 42'
2. Minimum Lot Area – 3,780 SF (reduced to 3,654 SF due to ROW increase)
3. Minimum Lot Frontage on a Public Way – 30'
4. Minimum House Size (total square footage) – 1,400 SF
5. Minimum Ground Level Area (1-story) – 1,000 SF
6. Minimum Ground Level Area (2-story) – 750 SF
7. Minimum Front Yard Setback – 10' (reduced to 7' due to ROW increase)
8. Minimum Side Yard Setback – 5'
9. Minimum Rear Yard Setback – 20'

50' Alley-Load Lot (Lots 228-230, 232-234, 239, 246, 284-285, 460-461, 470-471, 522, 527-528, 617-620, 622, 625-626, 628)

1. Minimum Lot Width at Building Line – 50'
2. Minimum Lot Area – 5,500 SF (reduced to 5,350 SF due to ROW increase)



3. Minimum Lot Frontage on a Public Way – 40'
4. Minimum House Size (total square footage) – 1,700 SF
5. Minimum Ground Level Area (1-story) – 1,000 SF
6. Minimum Ground Level Area (2-story) – 750 SF
7. Minimum Front Yard Setback (reduced to 7' due to ROW increase)– 10'
8. Minimum Side Yard Setback – 5'
9. Minimum Rear Yard Setback – 20'

60' Front-Load Lots (Lots 257-261, 264-268, 270-280, 283, 287-292, 294, 296, 299-300, 302-303, 306-308, 311-315, 318-328, 330, 354-365, 368-389, 392-393, 395, 398, 400-401, 404-410, 439-440, 443-444, 447-448, 451-452, 492-501, 504, 532-533, 535-539, 543-548, 550-554, 557-59, 569-581, 584, 586-590, 593-603, 610-611, 613, 641-648, 658-661, 664-666, 6889-698)

1. Minimum Lot Width at Building Line – 60'
 - a. Minimum Lot Area – 7,200 SF (reduced to 7,020 SF due to ROW increase)
2. Minimum Lot Frontage on a Public Way – 40'
3. Minimum House Size (total square footage) – 2,000 SF
4. Minimum Ground Level Area (1-story) – 1,200 SF
5. Minimum Ground Level Area (2-story) – 800
6. Minimum Front Yard Setback – 20' (reduced to 17' due to ROW increase)
7. Minimum Side Yard Setback – 5'
8. Minimum Rear Yard Setback – 20'

70' Front-Load Lots (Lots 281-282, 286, 293, 295, 297-298, 301, 304-305, 329, 309-310, 316-317, 366-367, 390-391, 394, 396-397, 399, 402-403, 441-442, 445-446, 449-450, 453, 491, 502-503, 531, 534, 540-542, 549, 555-556, 582-583, 585, 591-592, 604-609, 612, 614-616, 636-640, 649-651, 662-663)

1. Minimum Lot Width at Building Line
2. Minimum Lot Area – 8,400 SF (reduced to 8,190 SF due to ROW increase)
3. Minimum Lot Frontage on a Public Way – 40'
4. Minimum House Size (total square footage) – 2,200 SF
5. Minimum Ground Level Area (1-story) – 1,200 SF
6. Minimum Ground Level Area (2-story) – 800 SF
7. Minimum Front Yard Setback – 20' (Reduced to 17' due to ROW increase)
8. Minimum Side Yard Setback – 5'
9. Minimum Rear Yard Setback – 20'

B. Development Amenities.

1. A recreation area shall be located immediately north of 151st Street west of Ditch Road and 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. The community building shall meet

or exceed the architectural standards in Section 3.4. The recreation area shall contain a swimming pool with a minimum surface area of 3,000 square feet, a baby pool with a minimum surface area of 100 square feet, and a playground area.

2. Within the Open/Green Space located along the pipeline easements the following amenities shall be provided:
 - i. An eight (8) foot wide asphalt trail the entire length of the open/green space,
 - ii. A dog park with fenced enclosures and a shade pavilion,
 - iii. A playground, and
 - iv. A multi-purpose field with moveable soccer goals.

• **Staff Comment—To be submitted with future park plans.**

Additional Restrictions:

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.

Section 4.3. Bicycle Parking Facilities. Bicycle parking facilities shall be required as follows:

- A. A bicycle parking facility, that will accommodate a minimum of ten (10) bicycles, shall be provided at each of the following locations:
 1. The clubhouse within Area A of the Mixed Use District
 2. The recreation area within the Single Family Residential District, and
 3. Area B within the Mixed use district
- B. In addition to the bicycle parking facilities required under Section 4.3,A,3, bicycle parking facilities that will accommodate a minimum of two (2) bicycles each shall be provided at each building within Area B of the Mixed Use District.

Section 5.2. Buffer Yard Requirements.

- A. Buffer yards shall not be required internal to the Real Estate.
- B. Buffer yards shall not be required where the front of lots or dwellings face 146th Street, 151st Street, 156th Street or Ditch Road, except as required by Section 5.3.
- C. Where the rear yards of lots abut Ditch Road, a minimum 20 foot wide landscape buffer containing a minimum of one (1) evergreen tree, one (1) shade tree, one (1) ornamental tree, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed. For the area between 151st Street and the pipeline easements, the minimum width of the landscape easement shall vary from 20 feet to 40 feet as shown on Exhibit C-1.
- D. A minimum 40 foot wide landscape buffer shall be provided in the areas abutting the existing large lot residential parcels on the south side of 156th Street as shown on Figure #2.



Staff Comments

1. **Compliance:** The submitted Primary Plat and Overall Development Plan comply with the applicable zoning ordinances, except as otherwise noted herein with regard to the Petitioner's requested waivers, as further noted below:
 - a. Reduce the centerline radius from 150 feet to 100 feet;
 - b. Reduce the driveway separation requirement from 75 feet to 30 feet;
 - c. Reduce the alley width requirement from 20 feet to 18 feet; and
 - d. Reduce the vision clearance triangle distance from 40 feet to 20 feet, subject to approval by the Public Works Department upon its receipt and review of evidence and supporting documentation from the developer that adequate sight distances will be maintained.
2. **Waivers:** The Department recommends approval of the requested subdivision control waivers with the following findings (Article 7.3(C)):
 - a. Approve the reduction of the centerline radius from 150 feet to 100 feet;
 - b. Approve the waiver to reduce the driveway separation requirement from 75 feet to 30 feet with the condition that the measurement is from the edge of the driveway pavement to the edge of the intersecting right-of-way line at the lot line (not the street centerline);
 - c. Approve the waiver to reduce the alley width requirement from 20 feet to 18 feet with the condition that the reduction is only be valid upon approval by the Indiana Fire Prevention and Building Safety Commission to vary the fire apparatus access road width requirement of the Indiana Fire Code, Section 503.2.1; and
 - d. Approve the reduction in the vision clearance triangle distance from 40 feet to 20 feet, subject to approval by the Public Works Department upon its receipt and review of evidence and supporting documentation from the developer that adequate sight distances will be maintained.
3. **Primary Plat/Development Plan Approval:** If the Plan Commission has approved the requested subdivision control waivers, then the Department recommends approving the petition with the following conditions:
 - a. That all necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office, and Citizens Westfield prior to the issuance of an improvement location permit.
 - b. Approval of the landscape plan be delegated to staff in coordination with the Public Works Department.
4. If the waiver requests are not approved, then the plans do not comply with the applicable zoning ordinances. If this occurs, then the Department recommends continuing the petition to the next APC meeting to allow the petitioner an opportunity to revise the plans to bring them into compliance.
5. If any Plan Commission members have questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.



WAIVERS

1. Reduce the centerline radius from 150 feet to 100 feet;
 2. Reduce the driveway separation requirement from 75 feet to 30 feet;
 3. Reduce the alley width requirement from 20 feet to 18 feet; and
 4. Reduce the vision clearance triangle distance from 40 feet to 20 feet, subject to approval by the Public Works Department upon its receipt and review of evidence and supporting documentation from the developer that adequate sight distances will be maintained.
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CONDITIONS

1. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
2. Approval of the landscape plan be delegated to staff in coordination with the Public Works Department.