Westfield City Council Report

Ordinance Number:	14-55
APC Petition Number:	1501-PUD-01
Petitioner:	Estridge Development Management, LLC
Requested Action:	A text amendment to modify the architectural and open space standards applicable to the Single-Family District of the Harmony Planned Unit Development (PUD) District.
Current Zoning:	Harmony PUD District (Ordinance 12-14)
Current Land Use:	Residential / Agricultural
Exhibits:	1. Concept Plan Exhibit 2. PUD Ordinance Excerpts 3. Amendment Ordinance 4. Exhibit B: Cottage Collection Homes 5. Open Space Exhibit 6. APC Certification
Prepared by:	Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the December 8, 2014, City Council meeting. The petition received a public hearing at the January 5, 2015, Advisory Plan Commission (the "APC") meeting. The APC forwarded this petition with a unanimous favorable recommendation at its January 20, 2015, meeting. This petition is eligible for adoption consideration at the January 26, 2015, Council meeting.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the APC. The public hearing for this petition was held at the January 5, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

Statutory Considerations:

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

1. The Comprehensive Plan.

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

PROJECT OVERVIEW

Project Location: The Petitioner is requesting an amendment to the Harmony Planned Unit Development (PUD) District Ordinance No. 12-14 (the "PUD Ordinance") for the "Single Family Residential District" of the Harmony PUD District, which is located along the west side of Ditch Road, both north and south of 151st Street (collectively, the "Property") (see **Exhibit 1**). An exhibit (Exhibit B) has been incorporated into the amendment ordinance to specifically identify which lots would be subject to this amendment.

Amendment Request: The Petitioner is requesting an amendment to the architectural standards and open space standards applicable to the Property, as further described below.

1. Architectural Standards: The PUD Ordinance currently requires that homes comply with one of two sets of architectural standards[1]: "defined architectural designs" or "conventional design guidelines" (see PUD Ordinance excerpts at **Exhibit 2**).

    a) Rear-Loading Lots: Since the adoption of the PUD Ordinance, the Petitioner has designed a series of homes called the "cottage collection homes" (see **Exhibit 4**) for rear-loading lots.

    The Cottage Collection Homes, which are rear-loading homes, don't neatly meet the standards of either the "defined architectural designs" or "conventional design guidelines". As a result, this amendment will allow a third option for homes on rear-loading lots to be substantially similar to the "cottage collection homes" (incorporated as Exhibit B of the proposed amendment ordinance).

    b) Conventional Design Guidelines: The proposed amendment also incorporates additional qualifying characteristics and architectural features for the rear façade requirements for homes complying with the conventional design guidelines of the PUD Ordinance. The additional features are similar to those offered in the UDO's requirements[2] for side and rear building facades for homes on the perimeter lots of a development.

2. Open Space Standard: The PUD Ordinance requires a minimum of sixty-nine (69) acres of Open/Green Space ("Open Space") throughout the District[3]. When the PUD Ordinance was adopted, the zoning ordinance required a twenty-foot (20') wide buffer yard along single-family lots abutting AG-SF1 District properties. As a result, the Petitioner anticipated these buffer yards (see **Exhibit 5**) would be placed in a common area, so the PUD Ordinance included this buffer yard in the minimum Open Space requirement.

    Since the adoption of the PUD Ordinance, however, the City adopted the Unified Development Ordinance (the "UDO") which now requires a minimum thirty-foot (30') wide buffer yard instead of twenty-feet (20'). In order to accommodate this wider buffer yard without reducing lot sizes or

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[1] *Section 3.4(A) Architectural Standards* of the PUD Ordinance.
[2] *Article 6.3(C)(1)(b) Architectural Standards; Single-family Districts (Residential Uses); Perimeter Lots; Rear/Side Building Façade Enhancements* of the UDO.
[3] *Section 1.3 General Provisions; Open/Green Space* of the PUD Ordinance.

buffer yard requirements, the Department recommended the Petitioner place the required buffer yard in a landscape easement rather than in common area.

The Petitioner was amicable to this change; however, it would predicate the adjustment of the PUD Ordinance's minimum Open Space requirement because these buffer yards would no longer be in common area but rather on individual lots. As a result, this amendment adjusts the minimum Open Space acreage requirement accordingly (see effected areas in **Exhibit 5**).

PUBLIC HEARING COMMENTS

At the December 8, 2014, Council introduction, the Council shared a concern about the side elevation of homes that face a street or open space. In response to that concern, the Petitioner modified the ordinance, as presented at the January 5, 2015, Plan Commission public hearing, to require the side elevation of the homes with the outdoor living area to be oriented towards the street.

At the January 5, 2015, public hearing, the Plan Commission commented there were specific plans that had side elevations (outdoor living area side) that were of a concern if they were oriented towards the street. The Plan Commission's suggestion was to either prohibit the plans on corner lots or enhance those side elevations. Following the public hearing, the Department identified the following specific plans that were noted as being of concern: EH-1030, EH-1045, EH-1060, EH-1075 and EH-1090.

In response and in working with the Department, the Petitioner has modified the proposed amendment (see **Exhibit 4**) to require additional windows be provided for those specific plans. In addition, an exhibit (Exhibit B) has been incorporated into the amendment ordinance to identify which lots this amendment applies to, and then to also identify which lots qualify as end lots that would be subject to the orientation and enhanced window requirements.

RECOMMENDATIONS / ACTIONS

APC Recommendation

At its January 20, 2015, meeting, the APC forwarded a unanimous favorable recommendation of this petition to the Council (Vote of: 7 in favor, 0 opposed) (see **Exhibit 6**).

City Council

Introduction: December 8, 2014

Eligible for Adoption: January 26, 2015

Submitted by: Jesse M. Pohlman, Senior Planner
Economic and Community Development Department

EXHIBIT B

ENHANCED END LOT MAP

HARMONY PUD ORDINANCE 12-14
EXCERPT APPLICABLE TO TEXT AMENDMENT

Section 3.4. Architectural Standards.

A. Architectural Design Standards. Each single family detached dwelling unit located on a Mew Lot, 42' Alley-load Lot, or 50' Alley-load Lot shall comply with one of the defined architectural designs detailed in Section 3.4,A,3. Each single family detached dwelling unit located on a 60' Front-load Lot, 70' Front-load Lot, or 80' Front-load Lot shall meet one of the following standards:

1. Comply with one of the defined architectural designs detailed in Section 3.4,A,3, or

2. Comply with the conventional design guidelines identified in Section 3.4,A,4.

3. Defined Architectural Designs. The following architectural designs of homes are permitted to be constructed within Harmony:

   Adam (Colonial)
   Georgian
   Italianate
   Shingle
   Folk Victorian
   Colonial Revival
   Tudor
   Craftsman

Architectural Detailing on the side and rear elevations of the building shall be consistent with the design of the Front Elevation.

a. Adam (Colonial) – See Exhibit E, Figures 101, 102, 108, 109, and 110 for examples of qualifying Adam houses.

   i. Identifying features – A minimum of three (3) items below shall be present on the Front Elevation in order to qualify as an Adam.

      1. Semi-circular or elliptical fanlight over front door. See Exhibit E, Figure 103 for examples of Adam Semi-circular or elliptical fanlight over front door. At least one of the types shown in Figure 103 shall be present in order to qualify.

      2. Cornice. See Exhibit E, Figure 104 for examples of Adam cornices. At least one of the types shown in Figure 104 shall be present in order to qualify.

      3. Windows. See Exhibit E, Figures 105 and 106 for examples of Adam windows. At least one of the types shown in Figures 105 and 106 shall be present in order to qualify.

      4. Windows aligned horizontally and vertically in symmetrical rows. See Exhibit E, Figures 101 and 102 for examples of Adam fenestration.

   ii. Building Massing and Roof Types. One shall be present in order to qualify as an Adam house – See Exhibit E, Figure 107 for examples of Adam building massing and roof types.

      1. Side-gabled roof. See Exhibit E, Figure 108 for examples of Adam side-gabled roof houses.

      2. Hipped roof, two-story. See Exhibit E, Figure 109 for examples of Adam hipped roof, two-story houses.

      3. Centered gable. See Exhibit E, Figure 110 for examples of Adam centered gable houses.

b. Georgian – See Exhibit E, Figures 201, 202, 211, 212, 213, and 214 for examples of qualifying Georgian houses.

i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Georgian house.

1. Paneled front door. See Exhibit E, Figure 203 for examples of Georgian entryways.

2. A row of small rectangular panes of glass beneath the crown, either within the door or in a transom just above. See Exhibit E, Figure 204 for examples of Georgian use of glass at the front door. At least one of the types shown in Figure 204 shall be present in order to qualify.

3. Cornice. See Exhibit E, Figure 205 for an example of a Georgian cornice. At least one of the types shown in Figure 205 shall be present in order to qualify.

4. Windows having small panes. See Exhibit E, Figure 206 for examples of Georgian windows. At least one of the types shown in Figure 206 shall be present in order to qualify.

5. Windows aligned horizontally and vertically in symmetrical rows. See Exhibit E, Figure 207 for examples of Georgian fenestration. At least one of the types shown in Figure 207 shall be present in order to qualify.

6. A central chimney or paired chimneys. See Exhibit E, Figure 208 for examples of Georgian chimneys. At least one of the types shown in Figure 208 shall be present in order to qualify.

7. Roof with an open side gable, gambrel, pedimented side gable, pent, hipped, or double-hipped configuration. See Exhibit E, Figure 209 for examples of Georgian roofs. At least one of the types shown in Figure 209 shall be present in order to qualify.

ii. Building Massing and Roof Types. One shall be present in order to qualify as a Georgian house – See Exhibit E, Figure 210 for examples of Georgian building massing and roof types.

1. Side-gabled roof. See Exhibit E, Figure 211 for examples of Georgian side-gabled roof houses.

2. Gambrel roof. See Exhibit E, Figure 212 for examples of Georgian gambrel roof houses.

3. Hipped roof. See Exhibit E, Figure 213 for examples of Georgian hipped roof houses.

4. Centered gable. See Exhibit E, Figure 214 for examples of Georgian centered gable houses.

c. Italianate – See Exhibit E, Figures 301, 302, 309, 310, 311, 312, and 313 for examples of qualifying Italianate houses.

i. Identifying features – A minimum of five (5) items below shall be present on the Front Elevation in order to qualify as a Italianate house.

1. Two stories. See Exhibit E, Figure 302 for examples of Italianate building heights.

2. Low-pitched roof with widely overhanging eaves having decorative brackets beneath. See Exhibit E, Figure 301 for an example of Italianate roof detailing.

3. Tall, narrow windows. See Exhibit E, Figure 303 for examples of Italianate windows. At least one of the types shown in Figure 303 shall be present in order to qualify.

4. Window crowns. See Exhibit E, Figure 304 for examples of Italianate window crowns. At least one of the types shown in Figure 304 shall be present in order to qualify.

5. A square cupola or tower. See Exhibit E, Figures 301 and 302 for examples of Italianate cupolas or towers. At least one of the types shown in Figures 301 and 302 shall be present in order to qualify.

6. A cornice line dominated by large eave brackets. See Exhibit E, Figure 305 for examples of Italianate cornices. At least one of the types shown in Figure 305 shall be present in order to qualify.

7. A single-story porch. See Exhibit E, Figure 306 for examples of Italianate porches. At least one of the types shown in Figure 306 shall be present in order to qualify.

8. Doorways in the same shapes as windows (rectangular, arched, segmentally arched) with elaborate enframements above doors that are similar to those over the windows. See Exhibit E, Figure 307 for examples of Italianate doorways. At least one of the types shown in Figure 307 shall be present in order to qualify.

ii. Building Massing and Roof Types. One shall be present in order to qualify as a Italianate house – See Exhibit E, Figure 308 for examples of Italianate building massing and roof types.

1. Simple hipped roof. See Exhibit E, Figure 309 for examples of Italianate simple hipped roof houses.

2. Centered gable. See Exhibit E, Figure 310 for examples of Italianate center gable houses.

3. Asymmetrical. See Exhibit E, Figure 311 for examples of Italianate asymmetrical houses.

4. Towered. See Exhibit E, Figure 312 for examples of Italianate towered houses.

5. Front-gabled roof. See Exhibit E, Figure 313 for examples of Italianate front-gabled roof houses.

d. Shingle – See Exhibit E, Figures 401, 402, 407, 408, 409, 410, and 411 for examples of qualifying Shingle houses.

i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Shingle house.

1. Wall cladding and roofing of continuous wood or composition shingles (shingled wall may occur on second story only). See Exhibit E, Figures 401 and 402 for examples of Shingle wall cladding and roofing.

2. Shingled walls without interruption at corners (no corner boards). See Exhibit E, Figure 401 for an example of Shingle walls.

3. Asymmetrical elevation with irregular, steeply pitched roof line. See Exhibit E, Figure 402 for an example of a Shingle asymmetrical elevation.

4. Roofs having intersecting cross gables and multi-level eaves. See Exhibit E, Figures 401 and 402 for examples of Shingle roofs;

5. Extension porches. See Exhibit E, Figure 403 for examples of Shingle porches. At least one of the types shown in Figure 403 shall be present in order to qualify.

6. Window surrounds using bay windows, multiple windows, walls curving into windows, and Palladian windows. See Exhibit E, Figure 404 for an example of a Shingle window. At least one of the types shown in Figure 404 shall be present in order to qualify.

7. Dormers with geometric, angular, or curved roof. See Exhibit E, Figure 405 for an example of Shingle dormers. At least one of the types shown in Figure 405 shall be present in order to qualify.

ii. Building Massing and Roof Types. One shall be present in order to qualify as a Shingle house – See Exhibit E, Figure 406 for examples of Shingle building massing and roof types.

1. Hipped roof with cross gables. See Exhibit E, Figure 407 for examples of Shingle hipped roof with cross gables houses.

2. Side-gabled roof. See Exhibit E, Figure 408 for examples of Shingle side-gabled roof houses.

3. Front-gabled roof. See Exhibit E, Figure 409 for examples of Shingle front-gabled roof houses.

4. Cross-gabled roof. See Exhibit E, Figure 410 for examples of Shingle cross-gabled roof houses.

5. Gambrel roof. See Exhibit E, Figure 411 for examples of Shingle gambrel roof houses.

e. Folk Victorian – See Exhibit E, Figures 501, 503, 504, 505, 506, and 507 for examples of a qualifying Folk Victorian house.

   i. Identifying features – A minimum of two (2) items below shall be present on the Front Elevation in order to qualify as a Folk Victorian house.

      1. Porches with spindlework detailing or flat, jig-saw cut trim. See Exhibit E, Figure 501 for an example of a Folk Victorian porch.

      2. Symmetrical elevation (except gable-front-and-wing subtype).

      3. Cornice-line brackets. See Exhibit E, Figure 501 for an example of a Folk Victorian cornice-line bracket.

   ii. Building Massing and Roof Types. One shall be present in order to qualify as a Folk Victorian house – See Exhibit E, Figure 502 for examples of Folk Victorian building massing and roof types.

      1. Front-gabled roof. See Exhibit E, Figure 503 for examples of Folk Victorian front-gabled roof houses.

      2. Gable front and wing. See Exhibit E, Figure 504 for examples of Folk Victorian gable front and wing houses.

      3. Side-gabled-roof, one-story. See Exhibit E, Figure 505 for examples of Folk Victorian side-gabled-roof, two-story houses.

      4. Side-gabled-roof, two-story. See Exhibit E, Figure 506 for examples of Folk Victorian side-gabled-roof, two-story houses.

      5. Pyramidal. See Exhibit E, Figure 507 for examples of Folk Victorian pyramidal houses.

f. Colonial Revival – See Exhibit E, Figures 601, 605, 606, 607, 608, 609, 610, 611, and 612 for examples of a qualifying Colonial Revival house.

i. Identifying features – A minimum of two (2) items below shall be present on the Front Elevation in order to qualify as a Colonial Revival house.

1. Accentuated front door. See Exhibit E, Figure 602 for examples of Colonial Revival accentuated front doors. At least one of the types shown in Figure 602 shall be present in order to qualify.

2. Overhead fanlights or sidelights. See Exhibit E, Figure 602 for examples of Colonial Revival overhead fanlights or sidelights. At least one of the types shown in Figure 602 shall be present in order to qualify.

3. Symmetrically balanced windows and center door. See Exhibit E, Figure 603 for examples of Colonial Revival fenestration. At least one of the types shown in Figure 603 shall be present in order to qualify.

ii. Building Massing and Roof Types. One shall be present in order to qualify as a Colonial Revival house – See Exhibit E, Figure 604 for examples of Colonial Revival building massing and roof types.

1. Asymmetrical. See Exhibit E, Figure 605 for examples of Colonial Revival asymmetrical houses.

2. Hipped roof with full-width porch. See Exhibit E, Figure 606 for examples of Colonial Revival hipped roof with full-width porch houses.

3. Hipped roof without full-width porch. See Exhibit E, Figure 607 for examples of Colonial Revival hipped roof without full-width porch houses.

4. Side-gabled roof. See Exhibit E, Figure 608 for examples of Colonial Revival side-gabled roof houses.

5. Centered gable. See Exhibit E, Figure 609 for examples of Colonial Revival centered gable houses.

6. Gambrel roof. See Exhibit E, Figure 610 for examples of Colonial Revival gambrel roof houses.

7. Second-story overhang. See Exhibit E, Figure 611 for examples of Colonial Revival second-story overhang houses.

8. One-story. See Exhibit E, Figure 612 for examples of Colonial Revival one-story houses.

g. Tudor – See Exhibit E, Figures 701, 702, 710, 711, 712, 713, and 714 for examples of qualifying Tudor houses.

i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Tudor house.

1. Steeply pitched roof. See Exhibit E, Figures 701 and 702 for examples of Tudor roofs.

2. Elevation dominated by one or more prominent cross gables. See Exhibit E, Figure 703 for examples of Tudor cross gables. At least one of the types shown in Figure 703 shall be present in order to qualify.

3. Decorative (i.e., not structural) half-timbering. See Exhibit E, Figure 704 for examples of Tudor decorative half-timbering. At least one of the types shown in Figure 704 shall be present in order to qualify.

4. Tall, narrow windows. See Exhibit E, Figure 705 for examples of Tudor windows. At least one of the types shown in Figure 705 shall be present in order to qualify.

5. Massing chimneys. See Exhibit E, Figure 706 for examples of Tudor massing chimneys. At least one of the types shown in the Figure shall be present in order to qualify.

6. Gables with decorated vergeboards or parapeted gables. See Exhibit E, Figure 707 for examples of Tudor gables. At least one of the types shown in Figure 707 shall be present in order to qualify.

7. Doorways with cut stone projecting into surrounding brickwork giving a quoin-like effect, simple round-arched doorways with heavy board-and-batten doors, or Tudor (flattened pointed) arches. See Exhibit E, Figure 708 for examples of Tudor doorways. At least one of the types shown in Figure 708 shall be present in order to qualify.

ii. Building Massing and Roof Types. One shall be present in order to qualify as a Tudor house – See Exhibit E, Figure 709 for examples of Tudor building massing and roof types.

1. Stucco wall cladding. See Exhibit E, Figure 710 for examples of Tudor stucco wall cladding houses.

2. Brick wall cladding. See Exhibit E, Figure 711 for examples of Tudor brick wall cladding houses.

3. Stone wall cladding. See Exhibit E, Figure 712 for examples of Tudor stone wall cladding houses.

4. Wooden wall cladding. See Exhibit E, Figure 713 for examples of Tudor wooden wall cladding houses.

5. Parapeted gables. See Exhibit E, Figure 714 for examples of Tudor parapeted gables houses.

h. Craftsman – See Exhibit E, Figures 801, 802, 806, 807, 808, and 809 for examples of qualifying Craftsman houses.

i. Identifying features – A minimum of three (3) items below shall be present on the Front Elevation in order to qualify as a Craftsman house.

1. Low-pitched, gabled or hipped roof with wide, unenclosed eave overhang. See Exhibit E, Figures 801 and 802 for examples of a Craftsman roof.

2. Exposed roof rafters. See Exhibit E, Figure 803 for examples of Craftsman roof rafters.

3. Decorative (false) beams or braces added under gables; porches, either full- or partial-width, with roof supported by tapered square columns. See Exhibit E, Figure 803 for examples of Craftsman decorative (false) beams or braces.

4. Columns or pedestals extend to ground level. See Exhibit E, Figure 804 for examples of Craftsman columns or pedestals. At least one of the types shown in Figure 804 shall be present in order to qualify.

ii. Building Massing and Roof Types. One shall be present in order to qualify as a Craftsman house – See Exhibit E, Figure 805 for examples of Craftsman building massing and roof types.

1. Front-gabled roof. See Exhibit E, Figure 806 for examples of Craftsman front-gabled roof houses.

2. Cross-gabled roof. See Exhibit E, Figure 807 for examples of Craftsman cross-gabled roof houses.

3. Side-gabled roof. See Exhibit E, Figure 808 for examples of Craftsman side-gabled roof houses.

4. Hipped roof. See Exhibit E, Figure 809 for examples of Craftsman hipped roof houses.

4. Conventional Design Standards. Each dwelling not following a defined architectural design as established in Section 3.4, A, 3 shall conform with the following design standards. Roof designelements shall contribute to no more than two (2) of the required architectural elements for the same elevation. An architectural element used to meet the standards for one elevation shall not contribute as an element on other elevations.

   a. Front Elevation. Each dwelling shall utilize a minimum of six (6) of the following architectural elements on the Front Elevation:

      i. Side load, rear load, or angled (>15°) garage;

      ii. Covered front porch at least six (6) feet in width and four (4) feet in depth;

      iii. Roofline direction change or roofline height change greater than sixteen (16) inches on the dwelling and attached garage (dormers and porches shall not qualify to meet this standard);

      iv. Wood, concrete fiber board, trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;

      v. Decorative shutters or other Enhanced Architectural Window Treatment on all windows, where feasible (a minimum of three (3) windows with shutters are required to meet this provision);

      vi. Architectural Break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the Front Elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more Architectural Breaks shall be deemed to have met two (2) of the element requirements);

      vii. Primary Roof Pitches of 8/12 or greater and Secondary Roof Pitches of 10/12 or greater;

      viii. Masonry, EIFS, stucco, cultured stone material on a minimum of the first floor or twenty-five percent (25%) of the total elevation, exclusive of windows and doors;

      ix. Separate overhead garage door for each car space;

      x. Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, or two (2) or more roof planes;

xi. Architecturally-treated Entranceways (for homes without a front porch) consistent with the architectural design of the home;

xii. Bay window(s);

xiii. Transom window(s);

xiv. Veranda/balcony;

xv. Architecturally-enhanced Articulated Trim Moldings (e.g. fipons above windows); or

xvi. Exterior chase Masonry fireplace.

b. Side Elevation. Each dwelling shall utilize a minimum of three (3) of the following architectural elements on each side elevation. Side elevations that face Public Ways on corner lots, or Open/Green Space on Mew Lots, shall utilize a minimum of five (5) of the following architectural elements on said side elevation:

i. Side load, rear load, or angled (>15°) garage;

ii. Hip roof;

iii. Roofline direction change OR roofline height change greater than sixteen (16) inches OR two or more roof planes;

iv. Architectural Break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more Architectural Breaks shall be deemed to have met two (2) of the element requirements);

v. Masonry, EIFS, stucco, cultured stone material a minimum of eighteen (18) inches in height the entire length of the elevation or a five (5) foot return on the first floor;

vi. Three (3) or more windows on the elevation;

vii. Side yard landscaping to include at least one (1) tree a minimum of six (6) feet in height at the time of planting and three (3) shrubs three (3) feet in height at the time of planting;

viii. Bay window(s);

ix. Transom window(s);

x. Veranda/balcony;

xi. Architecturally-enhanced Articulated Trim Moldings (e.g. fipons above windows);

xii. Exterior chase fireplace;

xiii. Architectural Treatment on Gable Ends; or

xiv. Sunroom or screened porch.

c. Rear Elevation. Each dwelling shall utilize a minimum of three (3) of the following architectural elements on the rear elevation. Rear elevations that face exterior Public Ways, and which are located within fifty (50) feet of that Public Way, shall utilize a minimum of five (5) of the following architectural elements on said rear elevation:

i. Covered open or screened porch (minimum size ten (10) foot by ten (10) foot, includes porches with arbor or similar roof treatments);

ii. Shutters on all windows, where they can fit (a minimum of three (3) windows with shutters are required);

iii. Architectural Break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the rear elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more Architectural Breaks shall be deemed to have met two (2) of the element requirements);

iv. Masonry, EIFS, stucco, cultured stone material a minimum of eighteen (18) inches in height the entire length of the elevation or a five (5) foot return on the first floor;

v. Hip roof;

vi. Elevated deck a minimum of twenty-four (24) inches above finish grade;

vii. Roofline direction change OR roofline height change greater than sixteen (16) inches OR two (2) or more roof planes;

viii. Bay window(s);

ix. Transom window(s);

x. Veranda/balcony;

xi. Rear yard landscaping to include at least two (2) trees, one of which shall be an evergreen tree (a minimum of six [6] feet in height at the time of planting) and at least one of which shall be a deciduous tree (a minimum of 2" caliper 12 inches above finished grade) and five (5) shrubs (a minimum of three [3] feet in height at the time of planting).

xii. Architecturally-enhanced Articulated Trim Moldings (e.g. fipons above windows);

xiii. Exterior chase fireplace; or

xiv. Architectural Treatment on Gable Ends.

d. Garage Doors. A maximum of 120 dwellings that follow the Conventional Design Standards detailed in Section 3.4,A,4 may have garage doors that are not Architectural Garage Doors. All other dwellings that follow the Conventional Design Standards shall have Architectural Garage Doors.

B. The following architectural standards apply to all dwellings within the Single Family Residential District.

1. On homes with front load garages, the garage door shall be recessed behind the primary plane of the Front Elevation of the home a minimum of two (2) feet.

2. Building Materials. Permitted exterior building materials shall include: cultured stone, Masonry, wood, EIFS, stucco, and concrete fiber board. Vinyl or aluminum clad windows with wood (or wood composite material) exterior trim shall be permitted. Vinyl and aluminum siding are prohibited.

3. Windows.

   a. A dwelling shall have a minimum of three (3) windows on the Front Elevation of the structure.

   b. A dwelling shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirements of one window.

   c. A dwelling shall have a minimum of three (3) windows on the rear elevation.

   d. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.

4. The minimum slope of the Primary Roof Pitch shall be 6/12. Secondary Roof Pitches such as porches, bays, walkways, etc., may be covered with a lower roof pitch.

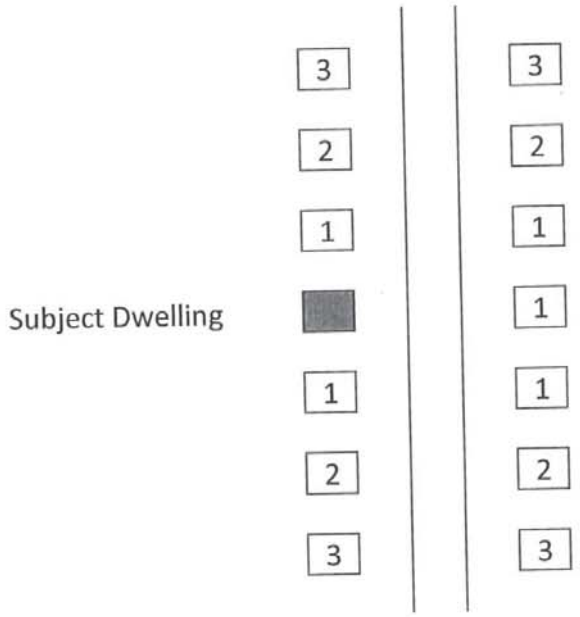
5. Roof overhangs shall be required and shall be a minimum of 8 inches. Elements such as porches, bays, walkways, etc. may be covered with fewer inches of overhang.

6. Roof vents shall be located to the rear of the dwelling. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural or painted to match the roofing material.

Section 3.5. Additional Standards.

A. The maximum number of single family detached dwellings shall be seven hundred ten (710).

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



Dwelling	May be Same Front Elevation as Subject Dwelling	May be Same Color Package as Subject Dwelling
1	No	No
2	Yes	No
3	Yes	Yes

ORDINANCE NUMBER 14-55

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

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 Council enacted Ordinance No. 12-14, the Harmony Planned Unit Development District (the "Harmony PUD Ordinance"), on January 14, 2014;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1501-PUD-01)**, requesting an amendment to the Harmony PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1501-PUD-01** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (8-0) 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 January 21, 2015;

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

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

Section 1. Applicability of Ordinance.

1.1 This Ordinance shall amend the Harmony PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the Harmony PUD Ordinance, as amended by 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 the Harmony PUD Ordinance, as amended.

1.2 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.

1.3 All other provisions of the Harmony PUD Ordinance shall remain in effect with the adoption of this 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 the Harmony PUD Ordinance, as amended.

Section 2. Architectural Standards. The standards of *Section 3.4: Architectural Standards* of the Harmony PUD Ordinance shall apply to the development of the District, except as otherwise modified by the Harmony PUD Ordinance and below.

2.1 Architectural Design Standards: *Section 3.4(A) Architectural Design Standards* shall be amended to provide that single-family detached dwelling units on a Mew Lot or 42' Alley-load Lot shall either: (i) comply with one of the defined architectural designs detailed in *Section 3.4(A)(3) Defined Architectural* Designs; or (ii) shall be substantially similar to the homes depicted in **Exhibit C** attached hereto (the "Cottage Collection Homes").

A. Enhanced End Lots: Enhanced End Lots are identified in **Exhibit B**. In order to enhance the architectural interest of the streetscape, a Cottage Collection Home on an Enhanced End Lot shall be subject to the following:

1) Orientation: The outdoor living area on the side Building Façade (the courtyard area between the main living area and the garage, as depicted in **Exhibit C**) (the "Outdoor Living Area") shall be oriented towards the Street.

2) Specific Plan Enhancements: The following plans (as included in the **Exhibit C**) shall incorporate the following additional architectural enhancements on the Side Building Façade with the Outdoor Living Area, when oriented towards the Street:

i. Plan EH-1030: Incorporate a minimum of one (1) additional

window in the garage façade and two (2) additional windows in the dwelling façade, with at least one (1) of the windows located on the second floor level of the dwelling.

ii. Plan EH-1045: Incorporate a minimum of one (1) additional window in the garage façade and two (2) additional windows on the first floor level of the dwelling.

iii. Plan EH-1060: Incorporate a minimum of one (1) additional window in the garage façade and two (2) additional windows in the dwelling façade. At least one (1) of the windows shall be located on each the first and second floor level of the dwelling.

iv. Plan EH-1075: Incorporate a minimum of one (1) additional window on the first floor level of the dwelling façade and add a trim band located between the first and second floor levels.

v. Plan EH-1090: Incorporate a minimum of one (1) window in the garage façade.

vi. Minimum Window Size: The additional windows required by this subsection (the "Additional Windows") shall each be a minimum size of ten (10) square feet. However, smaller-sized windows may be incorporated to satisfy the Additional Window requirement if the collective size of the smaller windows meets or exceeds the collective total square footage of the Additional Window(s) otherwise required.

2.2 Conventional Design Standards; Rear Elevation: *Section 3.4(A)(4)(c) Conventional Design Standards; Rear Elevation* shall be amended to include the following additional architectural elements:

A. Single story dwelling.

B. The Dwelling is buffered from the External Street with enhanced landscaping that includes a Common Area or landscaping area along the entire rear or side Lot Line which is a minimum of fifty (50) feet in depth and includes a solid planting screen consisting of a minimum of eight (8) 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 five-foot (5') tall mound shall be required. (2 points)

C. Main Roof Design (a maximum of two (2) points from this subsection may qualify):

(1) Two (2) or more dormers.

(2) Twelve (12) inch overhangs around the entire Dwelling, as measured prior to the installation of Masonry Materials.

(3) A minimum roof pitch of 8:12 around the entire Dwelling.

(4) Two (2) or more gables.

D. A minimum of seventy-five (75) square feet of windows.

Section 3. **Open/Green Space.** The standards of *Section 1.3: Open/Green Space* of the Harmony PUD Ordinance shall apply; however, shall be modified to require a minimum sixty-three (63) acres of Open/Green Space.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS 26th DAY OF JANUARY, 2015.

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

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 14-55** was delivered to the Mayor of Westfield

on the_____day of _____, 2015, at _____.m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 14-55**

this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 14-55**

this _____ day of _____, 2015.

_____
J. Andrew Cook, Mayor

This document prepared by:
Bryan D. Stumpf, PLA, AICP
12965 Old Meridian Street
Carmel, IN 46032

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Enhanced End Lot Map

Exhibit C Cottage Collection Homes

EXHIBIT A

REAL ESTATE

LEGAL DESCRIPTION FOR THE RESIDENTIAL DISTRICT

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

BEGINNING at the northeast corner of said Northeast Quarter; thence South 00 degrees 00 minutes 00 seconds East (assumed basis of bearings) along the east line of said Northeast Quarter 2,630.58 feet to the northeast corner of said Southeast Quarter; thence South 00 degrees 12 minutes 08 seconds East along the east line of said Southeast Quarter 2,636.09 feet to the southeast corner thereof; thence South 89 degrees 25 minutes 04 seconds West along the south line of said Southeast Quarter 1,352.43 feet to the southwest corner of the East Half of said Southeast Quarter; thence North 00 degrees 18 minutes 09 seconds West along the west line of said East Half 2,633.15 feet to the southeast corner of the West Half of said Northeast Quarter; thence South 89 degrees 17 minutes 41 seconds West along the south line of said West Half 1,357.06 feet to the southeast corner of said Northwest Quarter; thence South 89 degrees 01 minute 52 seconds West along the south line of said Northwest Quarter 678.57 feet to the southwest corner of the East Half of the Southeast Quarter of said Northwest Quarter; thence North 00 degrees 11 minutes 39 seconds West along the West line of said East Half 1,315.85 feet to the northwest corner thereof; thence South 89 degrees 07 minutes 05 seconds West along the south line of the Northeast Quarter of said Northwest Quarter 679.24 feet to the southwest corner thereof; thence North 00 degrees 13 minutes 25 seconds West along the west line of the Northeast Quarter of said Northwest Quarter 823.62 feet to a point that is 493.24 feet South 00 degrees 13 minutes 26 seconds East from the northwest corner of the Northeast Quarter of said Northwest Quarter; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 794.85 feet; thence North 00 degrees 13 minutes 25 seconds West 3.82 feet; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 285.30 feet to an east line of the 119.55–acre tract described in Instrument Number 200300107178, on file in the Office of the Recorder of Hamilton County, Indiana, the following six (6) courses are along the east, south and west lines of said 119.55–acre tract; 1) thence South 00 degrees 09 minutes 53 seconds East 108.70 feet; 2) thence North 89 degrees 12 minutes 17 seconds East 279.15 feet to the west line of said Northeast Quarter; 3) thence North 89 degrees 16 minutes 38 seconds East 450.00 feet; 4) thence South 00 degrees 09 minutes 53 seconds East 57.15 feet; 5) thence North 89 degrees 16 minutes 38 seconds East 518.47 feet; 6) thence North 00 degrees 00 minutes 00 seconds West parallel with the east line of said Northeast Quarter 655.30 feet to a point in the north line of said Northeast Quarter that is 1,751.34 feet west of the northeast corner of said Northeast Quarter; thence North 89 degrees 16 minutes 38 seconds East along said north line 1,751.34 feet to the POINT OF BEGINNING. Containing 277.55 acres, more or less.

EXCEPT THEREFROM the following described real estate:

The Southeast Quarter of the Southeast Quarter of Section 16, Township 18 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southeast Corner of said Quarter Quarter Section, the following four (4) courses are along the south, west, north, and east lines thereof; (1) thence South 89 degrees 25 minutes 04 seconds West 1352.43 feet; (2) thence North 00 degrees 18 minutes 09 seconds West 1316.57 feet; (3) thence North 89 degrees 21 minutes 22 seconds East 1354.74 feet; (4) thence South 00 degree 12 minutes 08 seconds East 1318.04 feet to the POINT OF BEGINNING; containing 40.933, acres more or less.

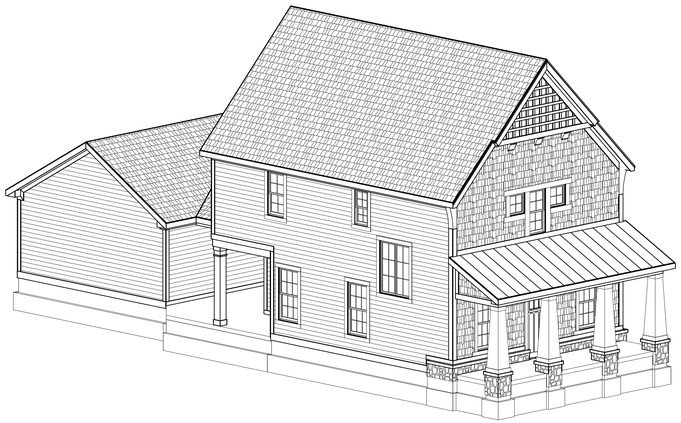
EXHIBIT B

ENHANCED END LOT MAP

EXHIBIT C

COTTAGE COLLECTION HOMES

[see following pages]



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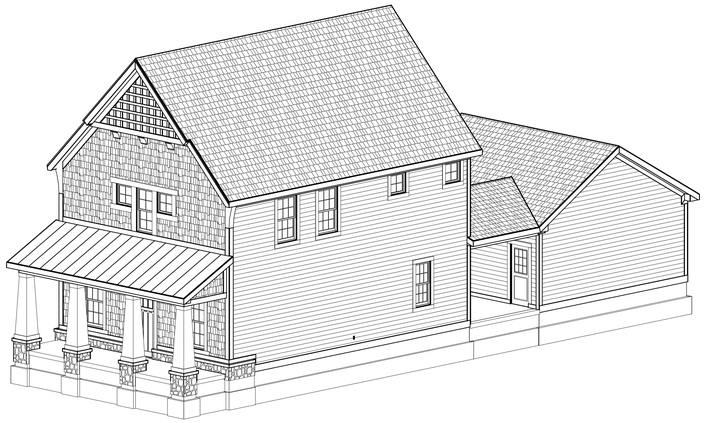

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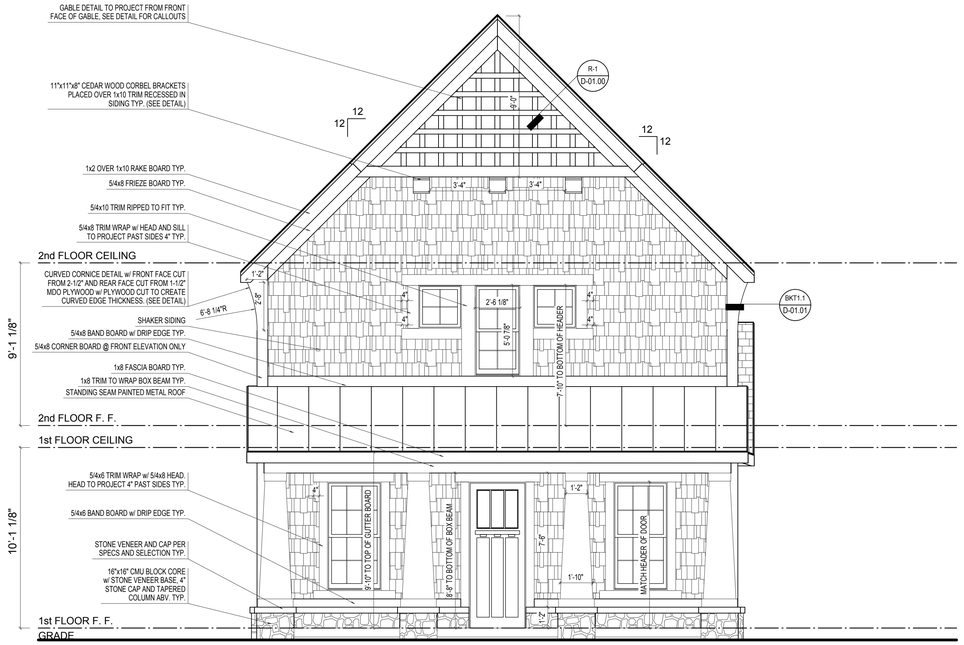

FRONT ELEVATION

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

ELEVATION 'A' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

PRINT DATE: 10/08/2014

EH_1000

FOR: Estridge Homes

LOCATION:

SHEET NUMBER

A-01

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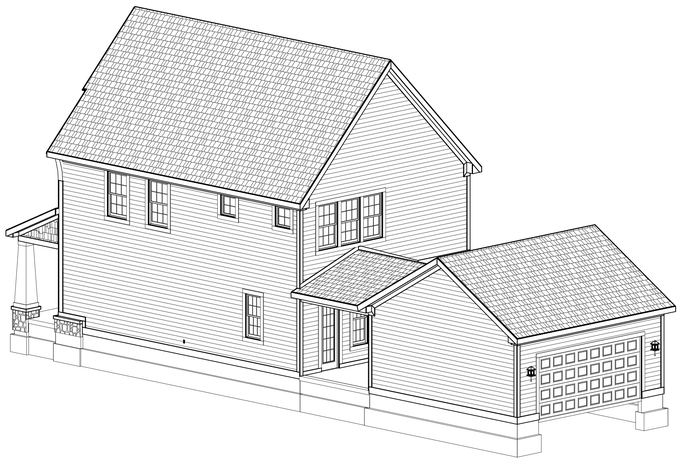

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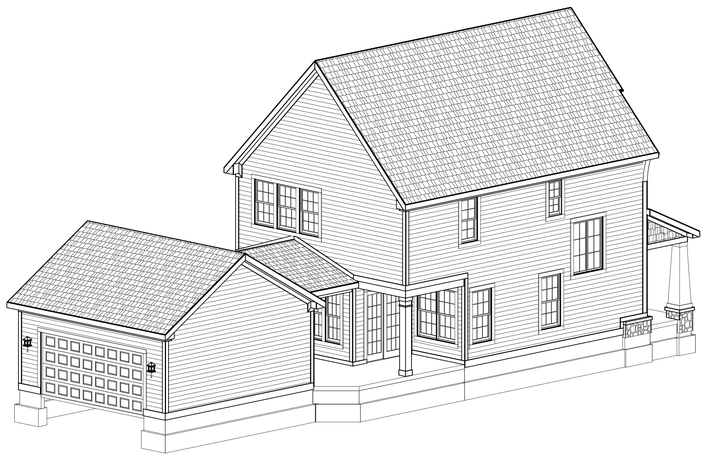

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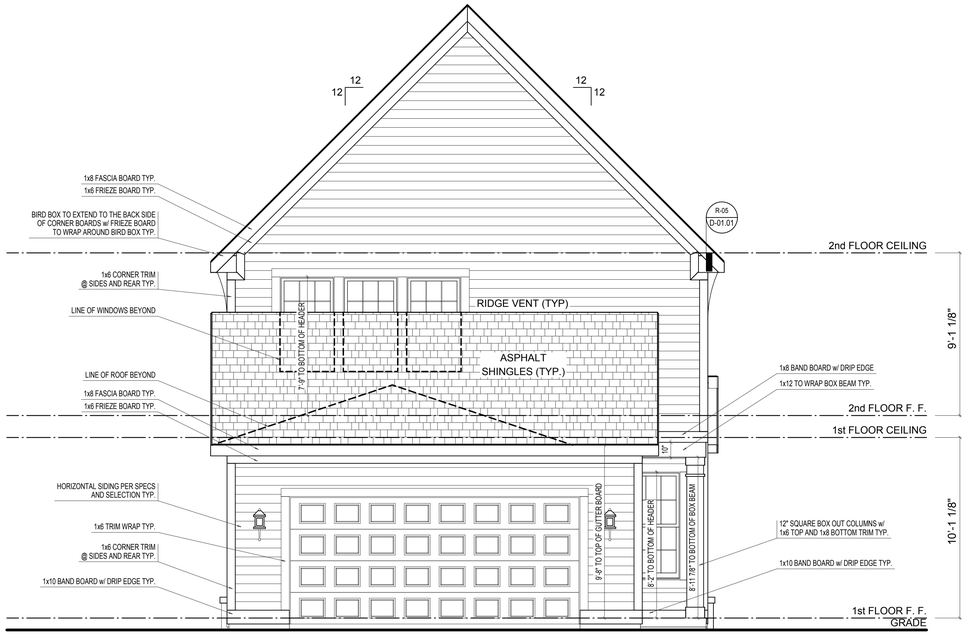

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ELEVATION 'A' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

PRINT DATE: 10/08/2014

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FOR: Estridge Homes

LOCATION:

SHEET NUMBER

A-02

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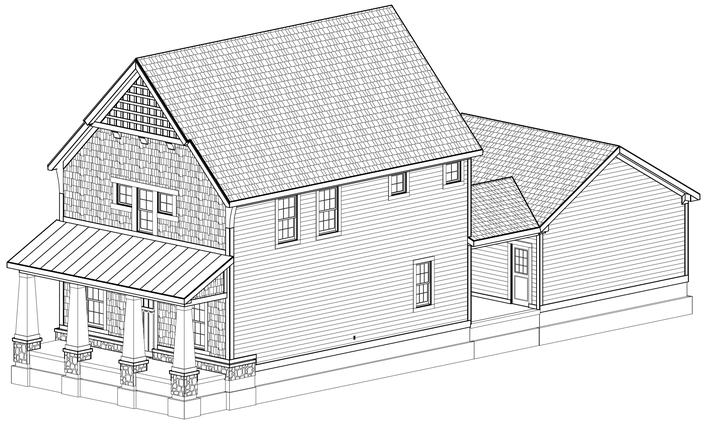

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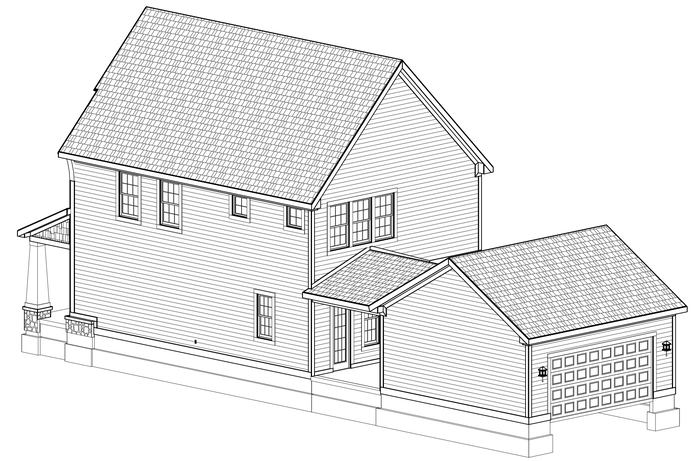

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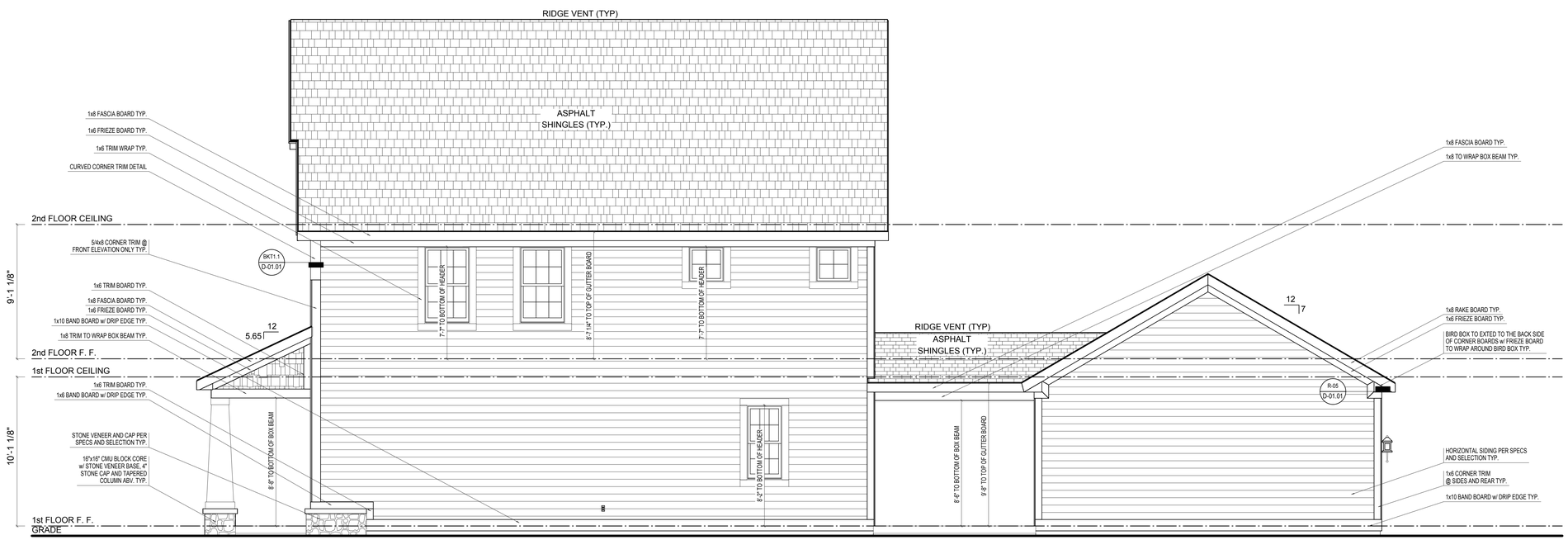

RIGHT ELEVATION

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ELEVATION 'A' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

PRINT DATE: 10/08/2014

EH_1000

FOR: Estridge Homes

LOCATION:

SHEET NUMBER

A-03

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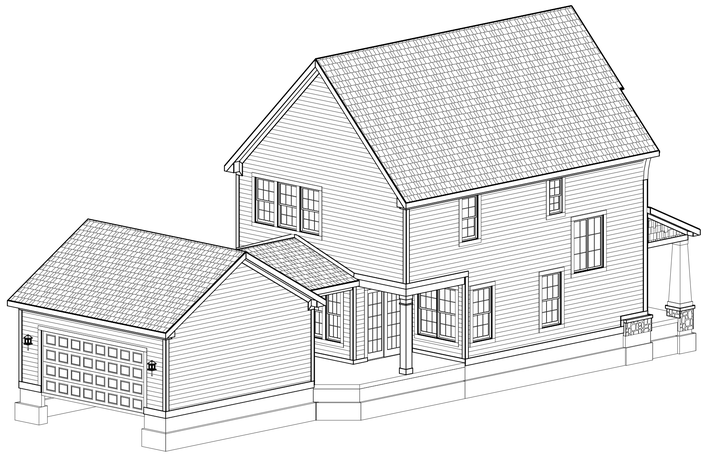

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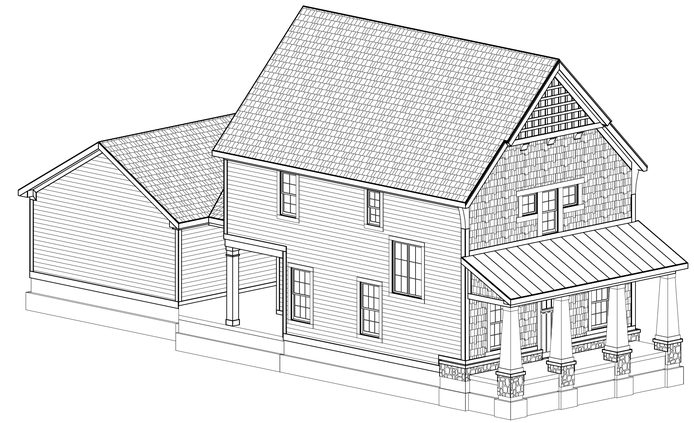

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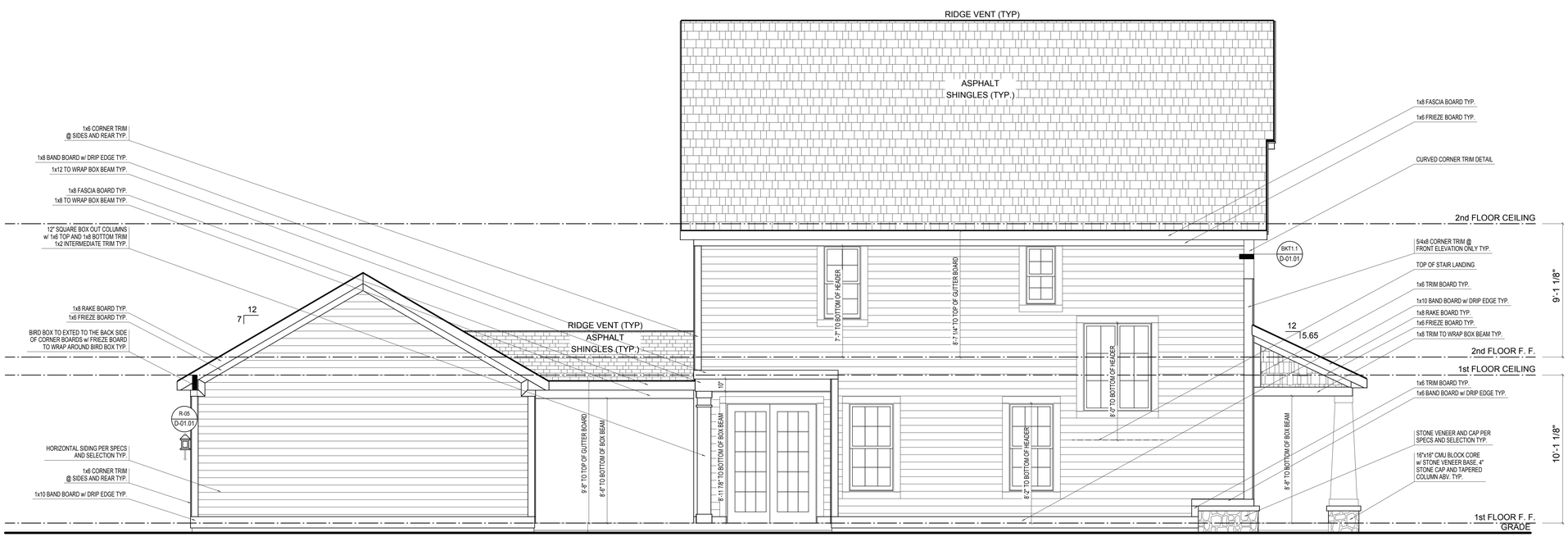

LEFT ELEVATION

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REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

PRINT DATE: 10/08/2014

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FOR: Estridge Homes

LOCATION:

SHEET NUMBER

A-04

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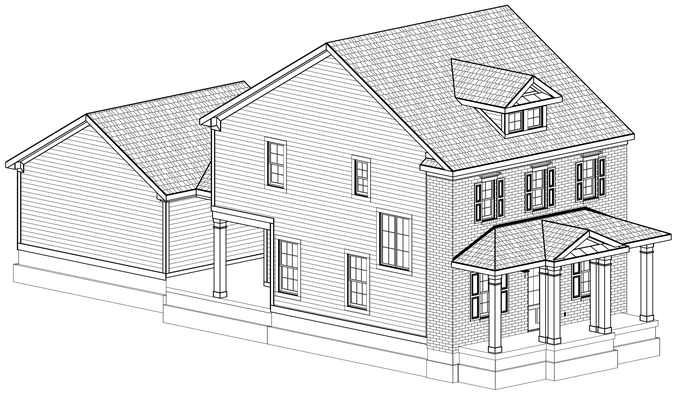

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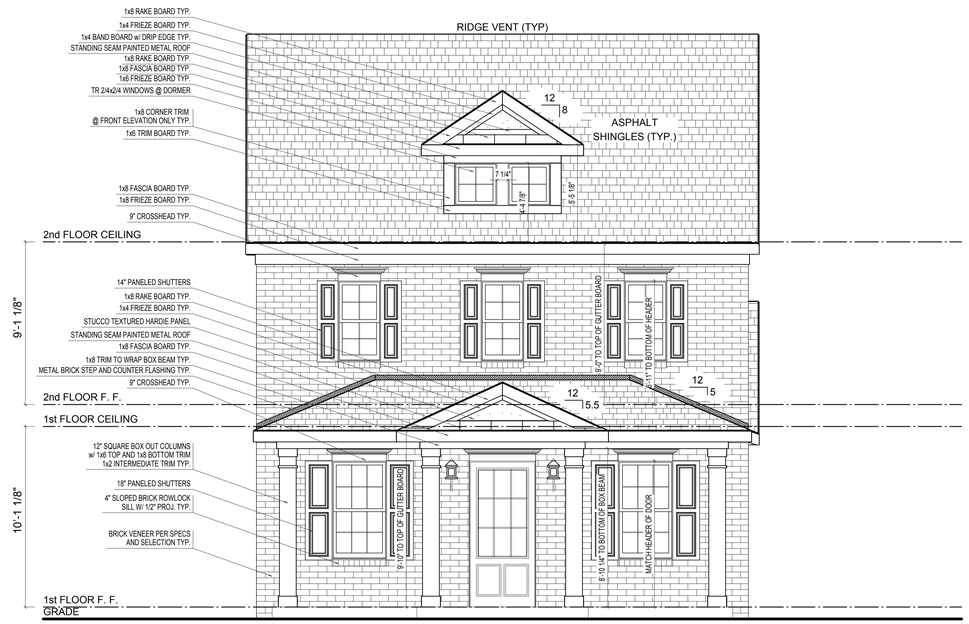

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ELEVATION 'B' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION B

GARAGE REAR

Estridge

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PRINT DATE:
09/12/2014

EH_1000

FOR:
Estridge Homes

LOCATION:

SHEET NUMBER

A-01

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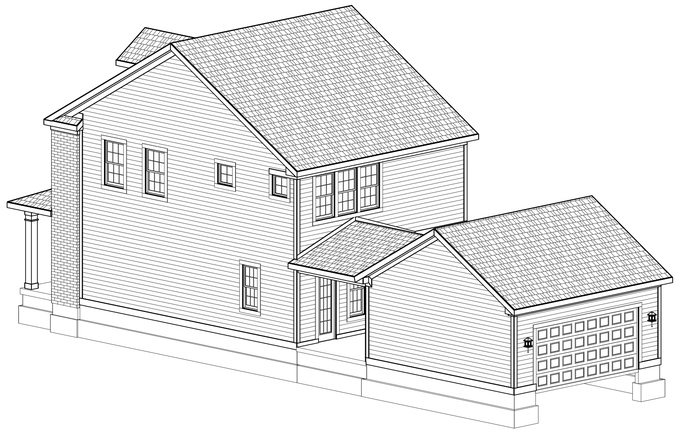

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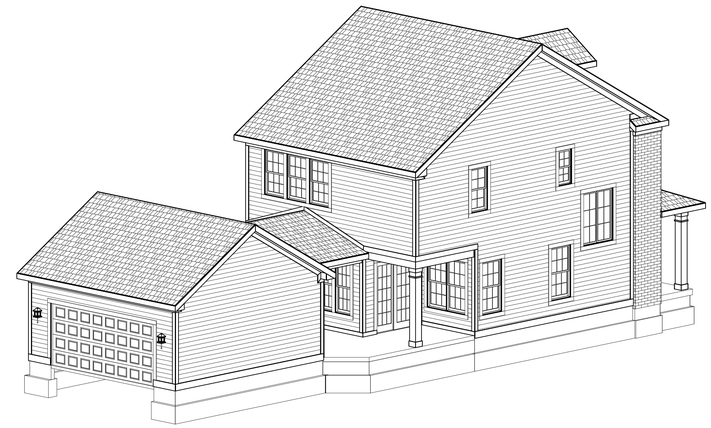

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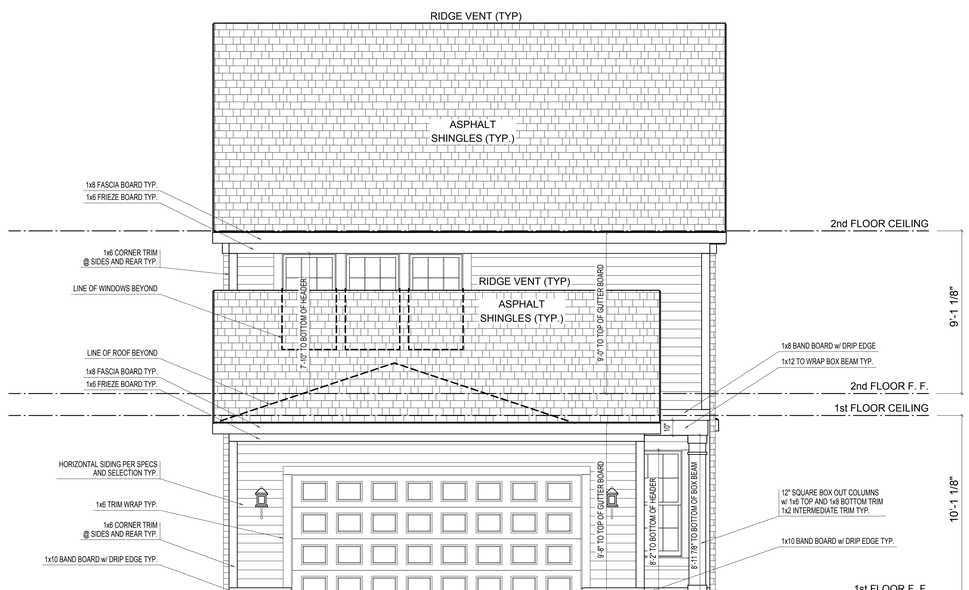

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ELEVATION 'B' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION B

GARAGE REAR

PRINT DATE:
09/12/2014

EH_1000

FOR:
Estridge Homes

LOCATION:

SHEET NUMBER

A-02

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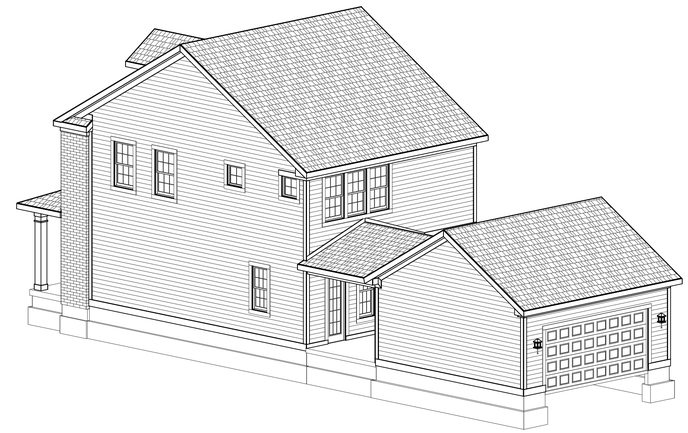

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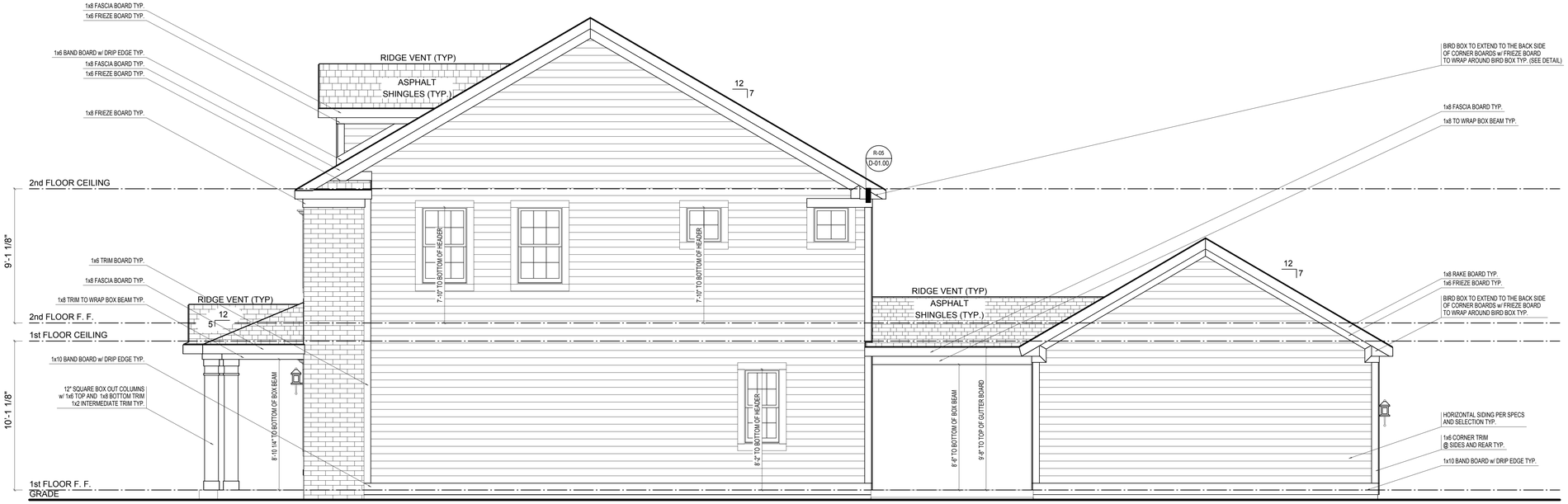

RIGHT ELEVATION

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ELEVATION 'B' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION B

GARAGE REAR

PRINT DATE: 09/12/2014

EH_1000

FOR: Estridge Homes

LOCATION:

SHEET NUMBER

A-03

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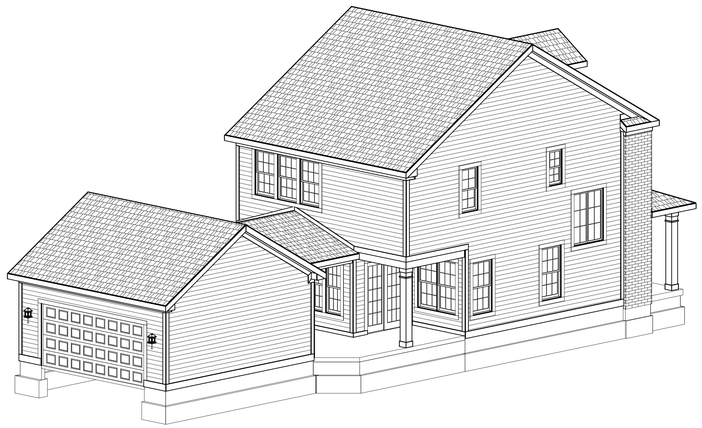

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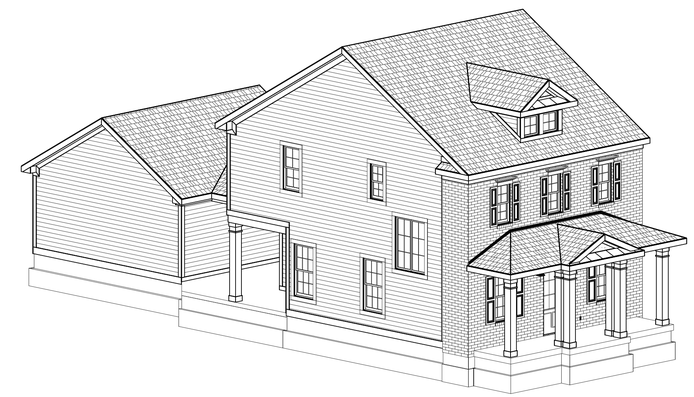

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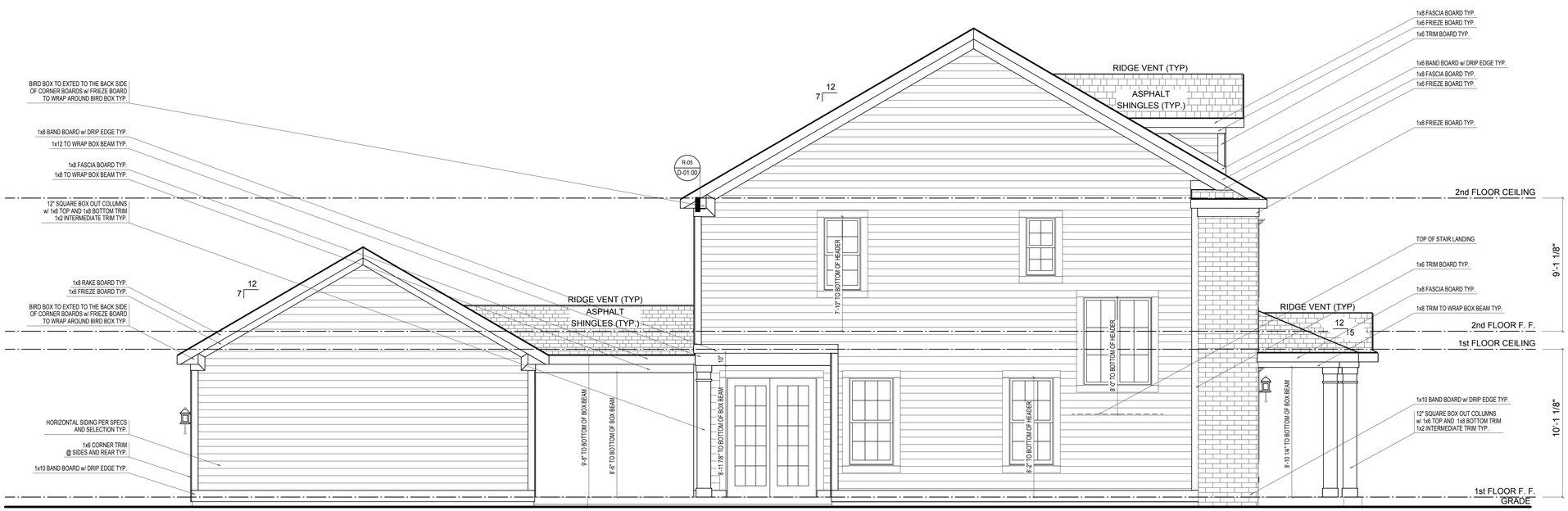

LEFT ELEVATION

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ELEVATION 'B' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION B

GARAGE REAR

PRINT DATE: 09/12/2014

EH_1000

FOR: Estridge Homes

LOCATION:

SHEET NUMBER

A-04

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1000 Plan

Elevation Concept C

SCALE 1/4″= 1′-0″

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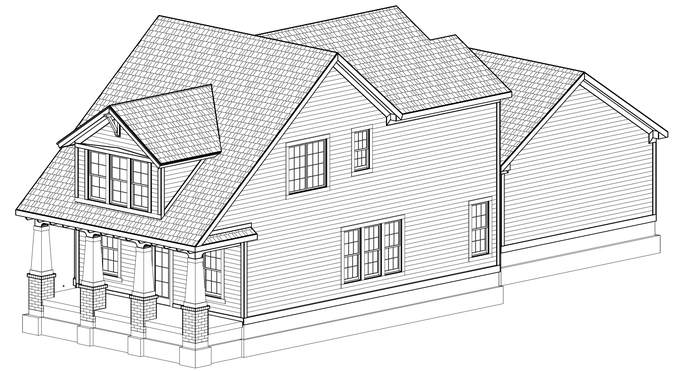

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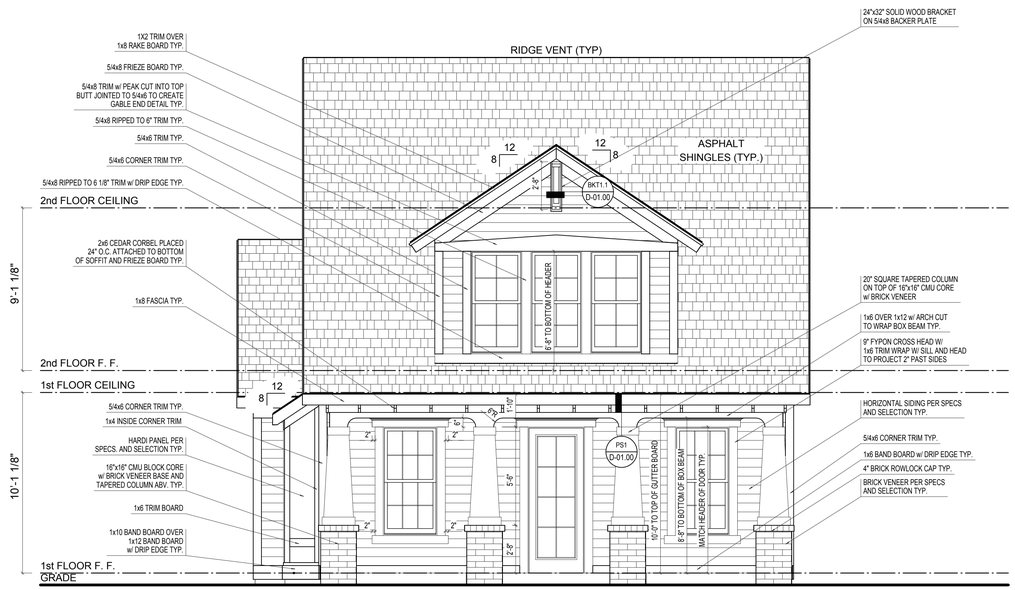

FRONT ELEVATION

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

REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

© Estridge Homes 09/11/2014

PRINT DATE: 09/11/2014

EH_1015

FOR: Estridge Homes

LOCATION:

SHEET NUMBER

A-01

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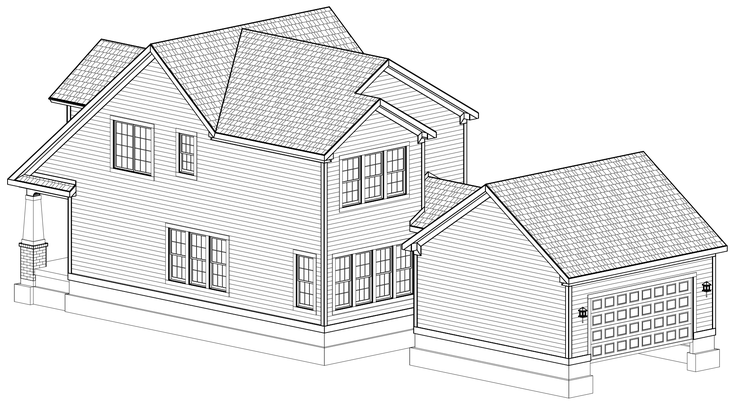

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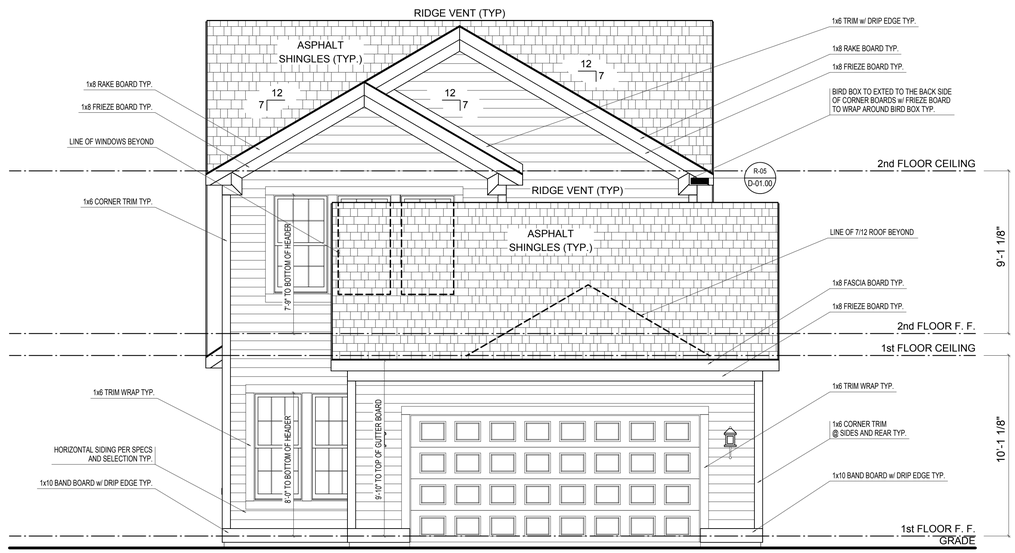

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REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

PRINT DATE: 09/11/2014

EH_1015

FOR: Estridge Homes

LOCATION:

SHEET NUMBER

A-02

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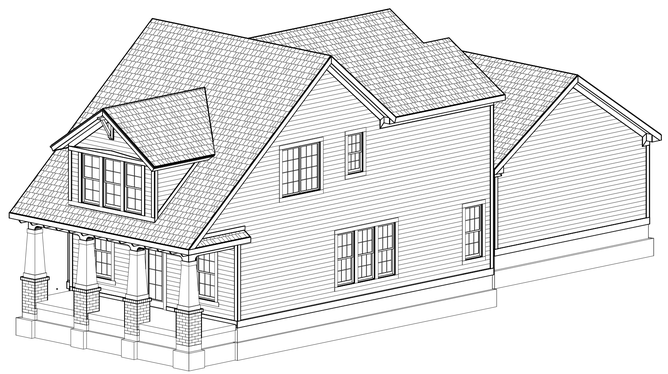

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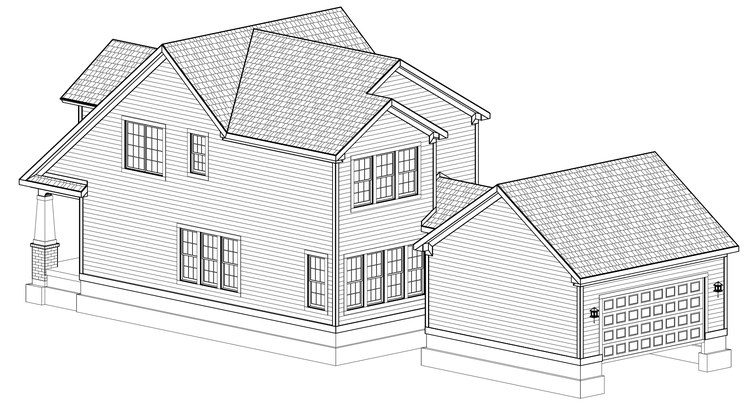

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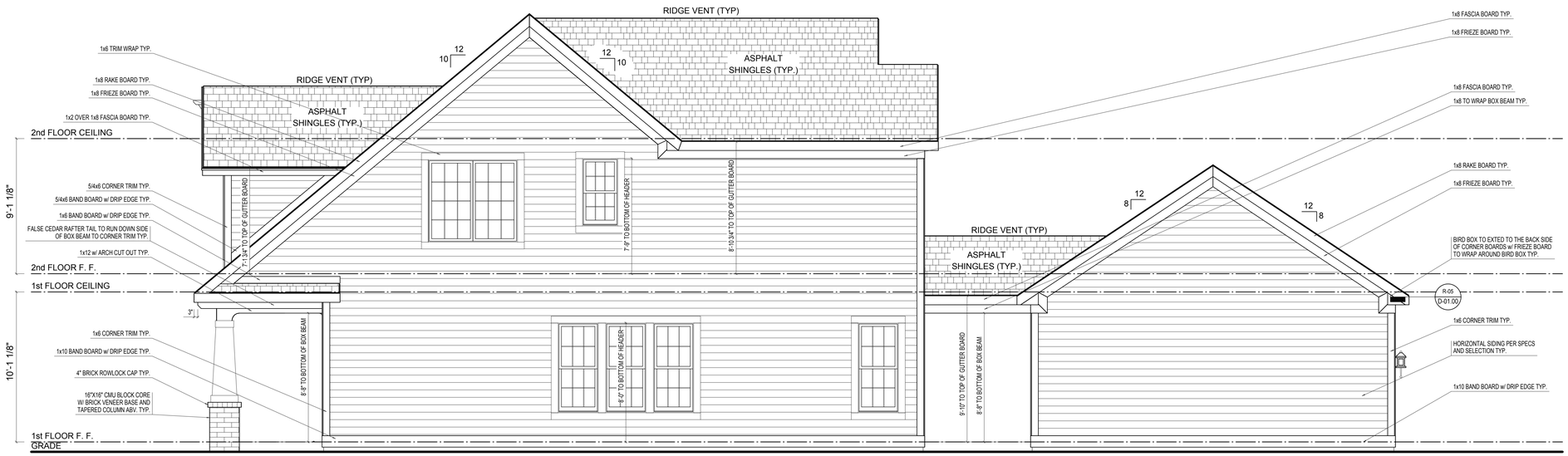

RIGHT ELEVATION

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

REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

PRINT DATE: 09/11/2014

EH_1015

FOR: Estridge Homes

LOCATION:

SHEET NUMBER

A-03

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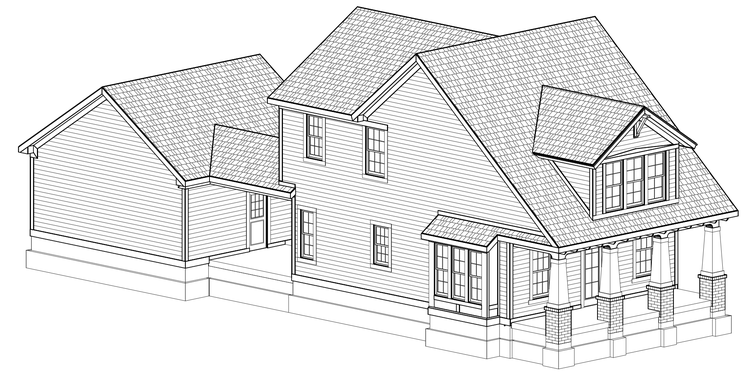
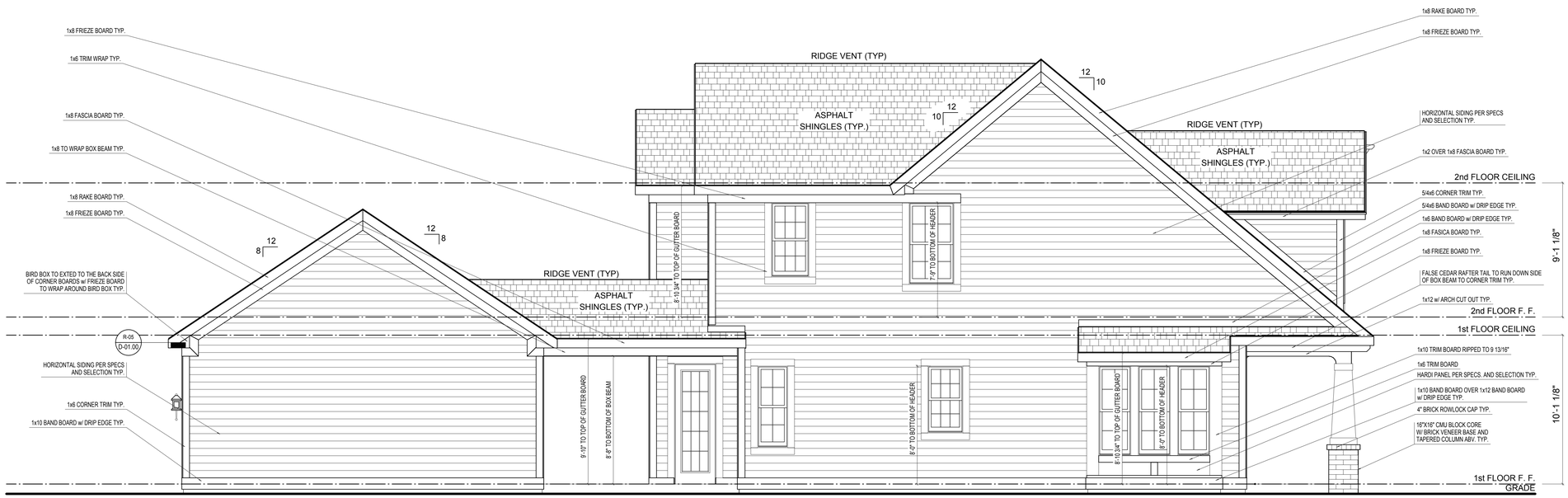
REAR-LEFT



FRONT-LEFT



LEFT ELEVATION

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

REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

PRINT DATE:
09/11/2014

EH_1015

FOR:
Estridge Homes

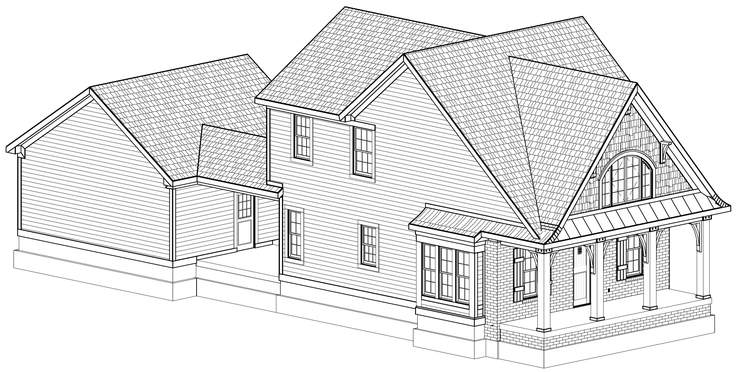
LOCATION:

SHEET NUMBER

A-04

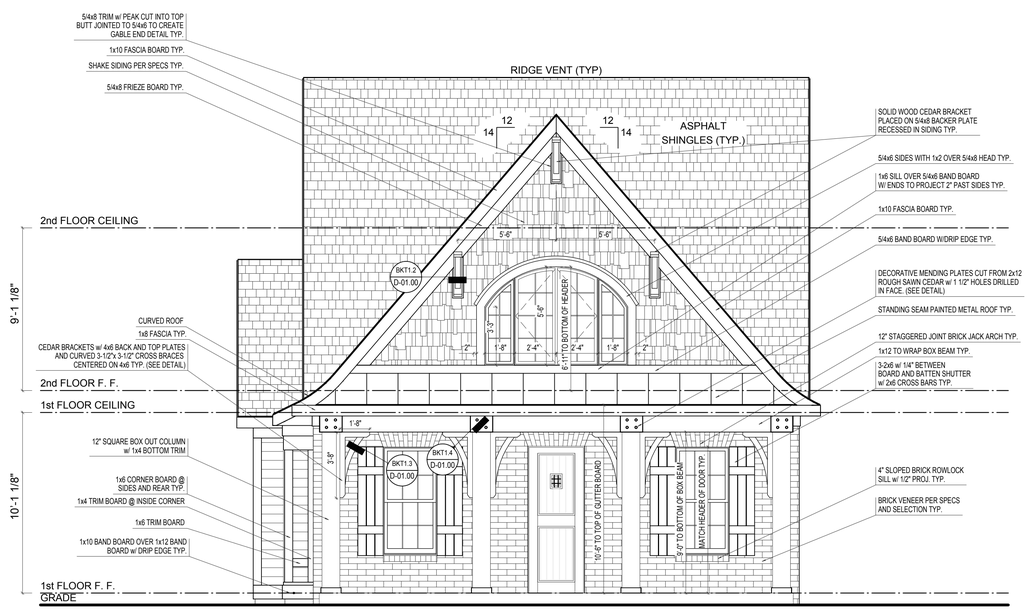
© Estridge Homes 09/11/2014

© CGVisions 2004 PLAN CREATION DATE 04/30/2014



FRONT-LEFT

FRONT-RIGHT



FRONT ELEVATION

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

ELEVATION 'B' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION B

GARAGE REAR

PRINT DATE: 10/10/2014

EH_1015

FOR: Estridge Homes

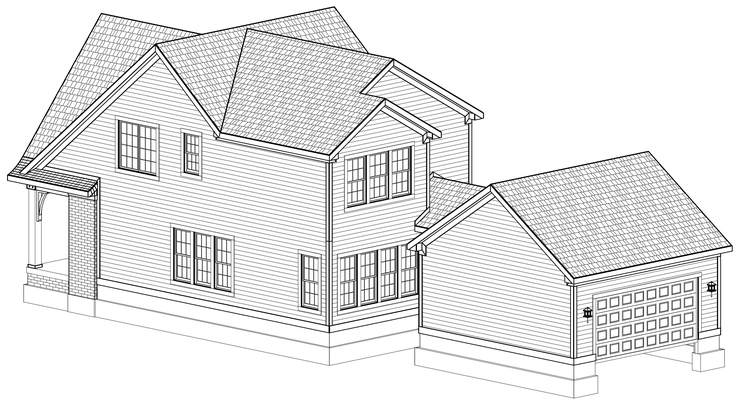
LOCATION:

SHEET NUMBER

A-01

© Estridge Homes 10/10/2014

© CGVisions 2004 PLAN CREATION DATE 04/30/2014



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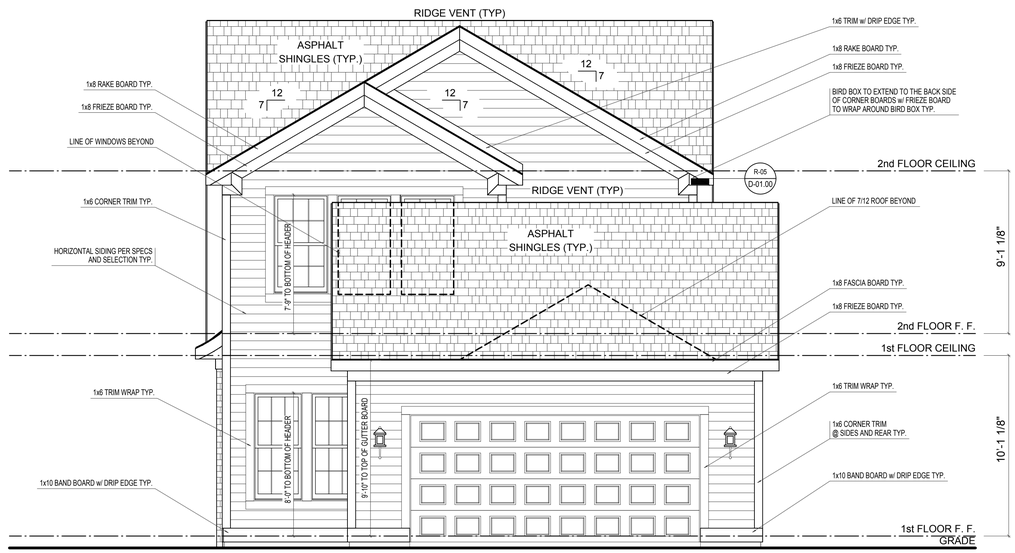
REAR-LEFT



REAR ELEVATION

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

ELEVATION 'B' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION B

GARAGE REAR

PRINT DATE: 10/10/2014

EH_1015

FOR: Estridge Homes

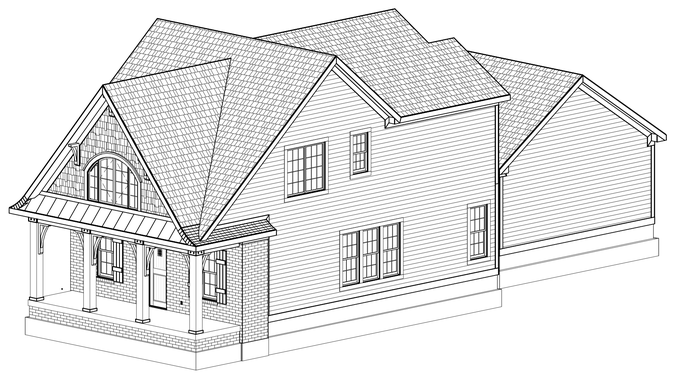
LOCATION:

SHEET NUMBER

A-02

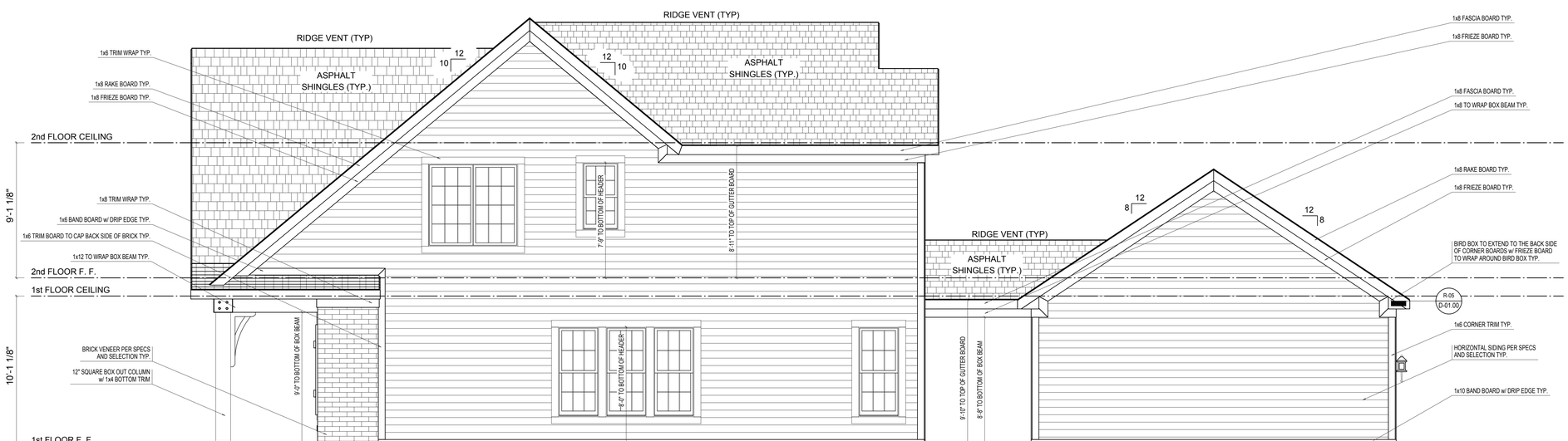
© Estridge Homes 10/10/2014

© CGVisions 2004 PLAN CREATION DATE 04/30/2014



FRONT-RIGHT

REAR-RIGHT



RIGHT ELEVATION

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

ELEVATION 'B' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION B

GARAGE REAR

PRINT DATE: 10/10/2014

EH_1015

FOR: Estridge Homes

LOCATION:

SHEET NUMBER

A-03

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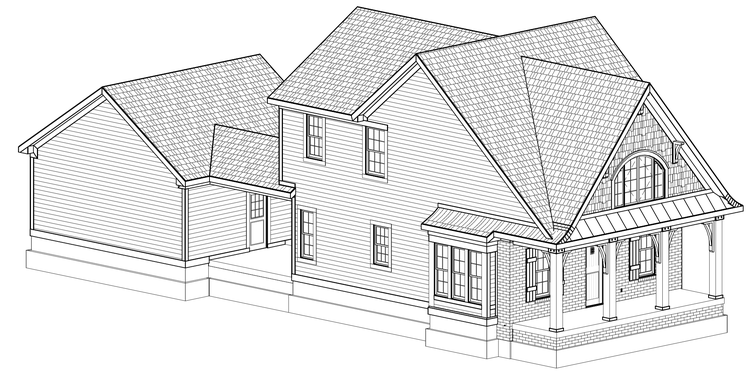
REAR-LEFT



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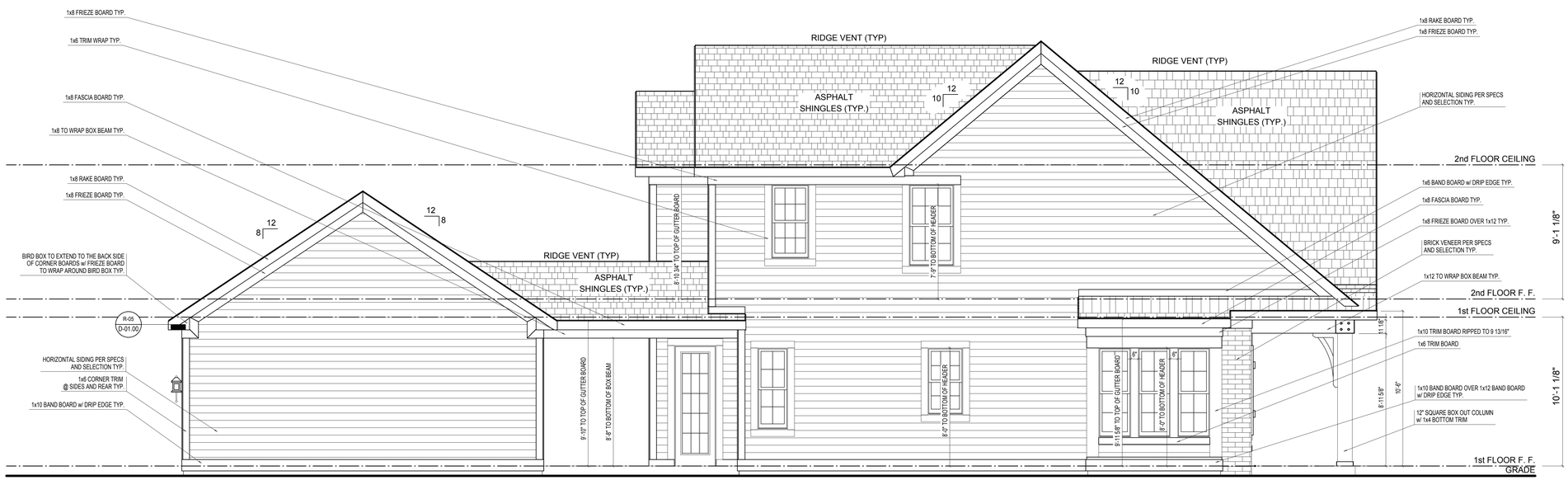


LEFT ELEVATION

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

ELEVATION 'B' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION B

GARAGE REAR

PRINT DATE:
10/10/2014

EH_1015

FOR:
Estridge Homes

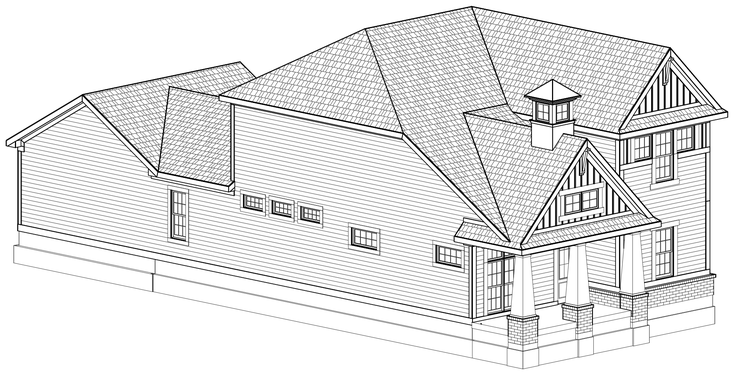
LOCATION:

SHEET NUMBER

A-04

© Estridge Homes 10/10/2014

© CGVisions 2004 PLAN CREATION DATE 04/30/2014



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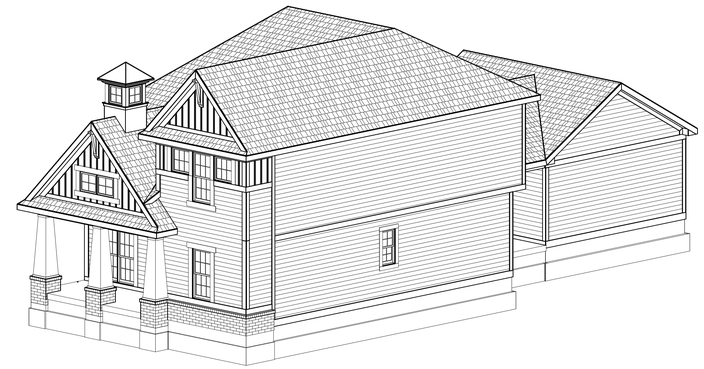

FRONT-RIGHT

FRONT ELEVATION

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

REVISIONS #2 CHECKSET
NOT FOR CONSTRUCTION

REV. NO.	DATE	REMARKS

ELEVATION A
GARAGE REAR

PRINT DATE:
07/11/2014

EH_1030

FOR:
Estridge Homes

LOCATION:

SHEET NUMBER

A-01

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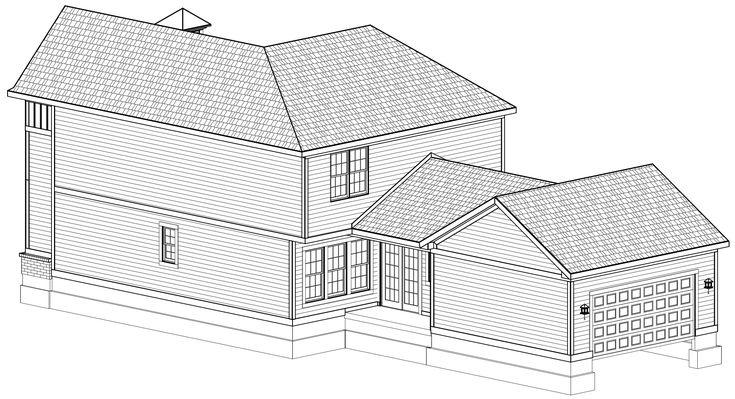
© CGVisions 2004 PLAN CREATION DATE 05/05/2014



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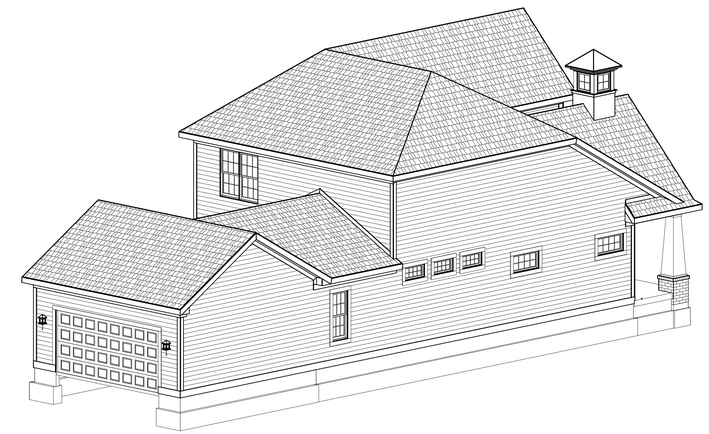

REAR-LEFT

REAR ELEVATION

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

REVISIONS #2 CHECKSET
NOT FOR CONSTRUCTION

REV. NO.	DATE	REMARKS

ELEVATION A
GARAGE REAR

Estridge

PRINT DATE:
07/11/2014

EH_1030

FOR:
Estridge Homes

LOCATION:

SHEET NUMBER

A-02

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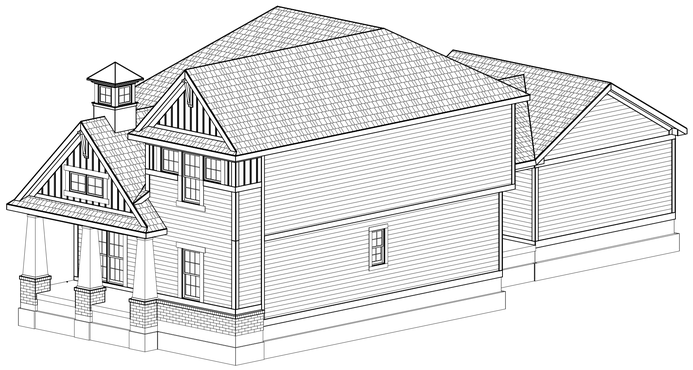
© CGVisions 2004 PLAN CREATION DATE 05/05/2014



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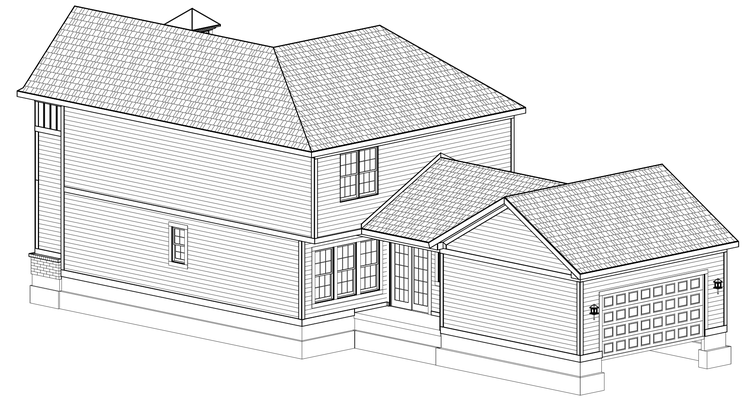

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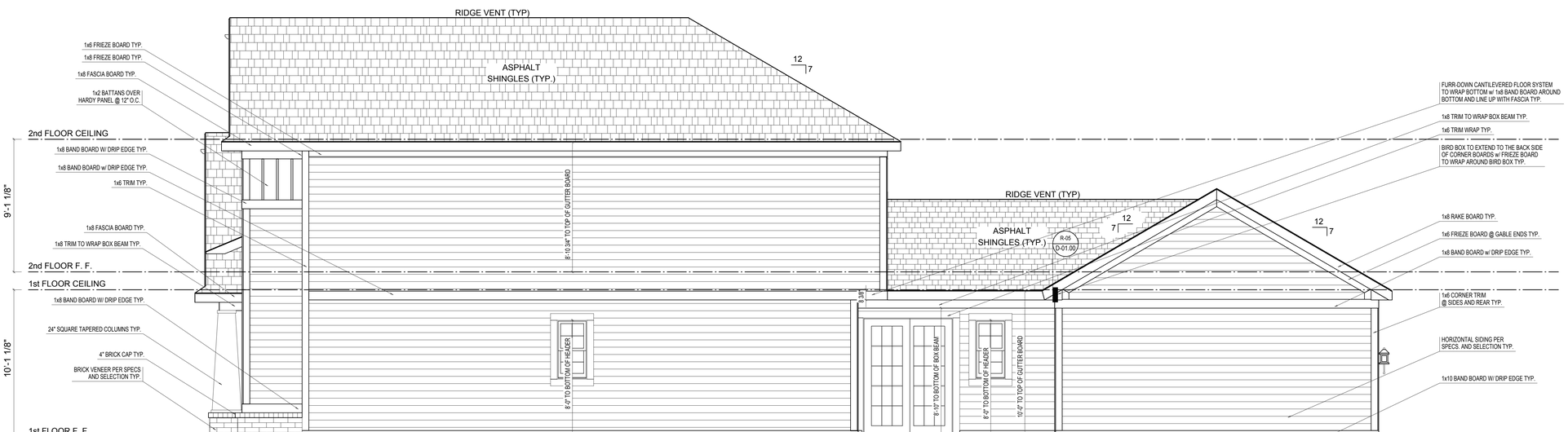


RIGHT ELEVATION

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

REVISIONS #2 CHECKSET
NOT FOR CONSTRUCTION

REV. NO.	DATE	REMARKS

ELEVATION A
GARAGE REAR

PRINT DATE:
07/11/2014

EH_1030

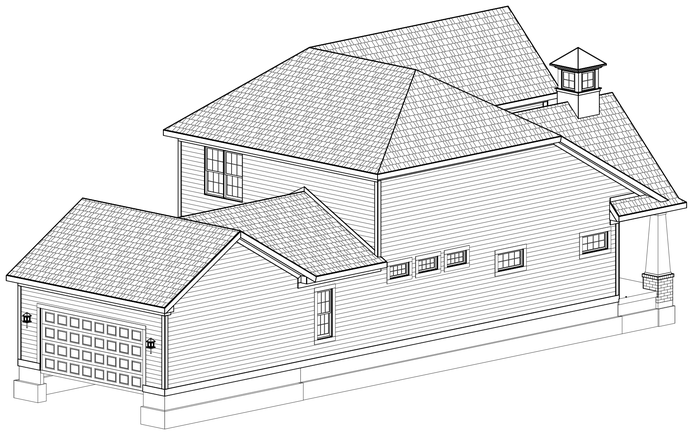
FOR:
Estridge Homes

LOCATION:

SHEET NUMBER

A-03

© Estridge Homes 07/11/2014
© CGVisions 2004 PLAN CREATION DATE 05/05/2014



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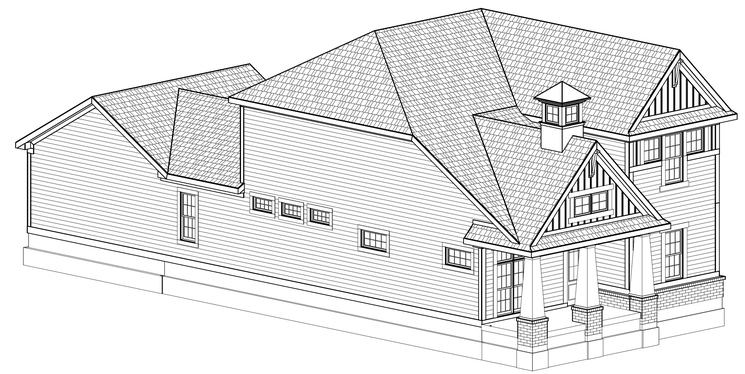

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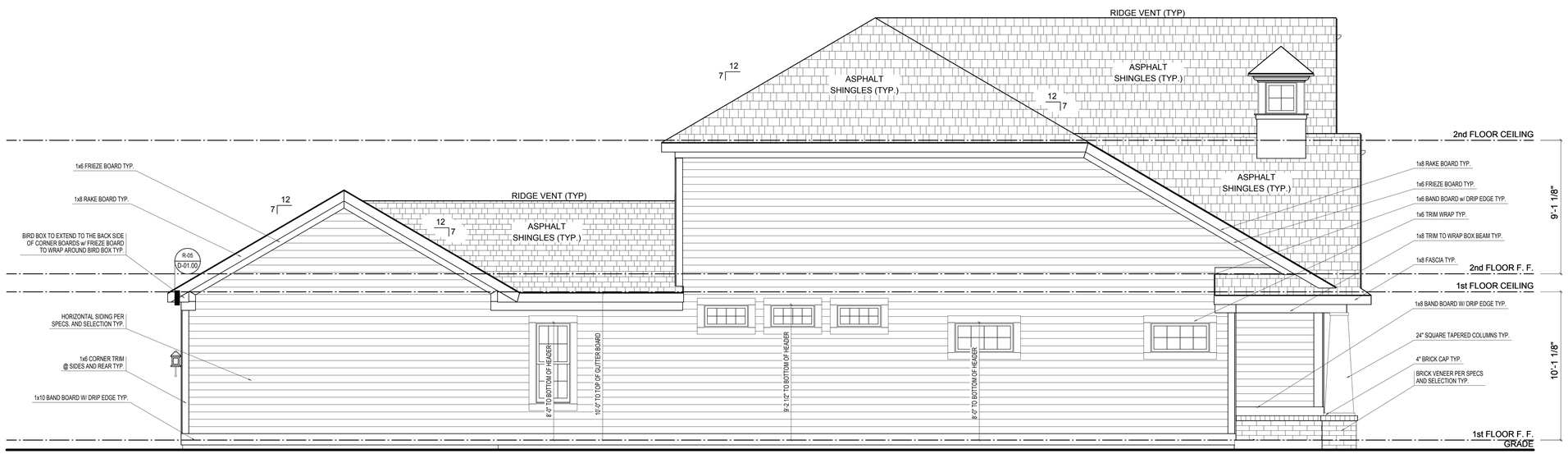


LEFT ELEVATION

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

REVISIONS #2 CHECKSET
NOT FOR CONSTRUCTION

REV. NO.	DATE	REMARKS

ELEVATION A
GARAGE REAR

Estridge

© Estridge Homes 07/11/2014

PRINT DATE:
07/11/2014

EH_1030

FOR:
Estridge Homes

LOCATION:

SHEET NUMBER

A-04

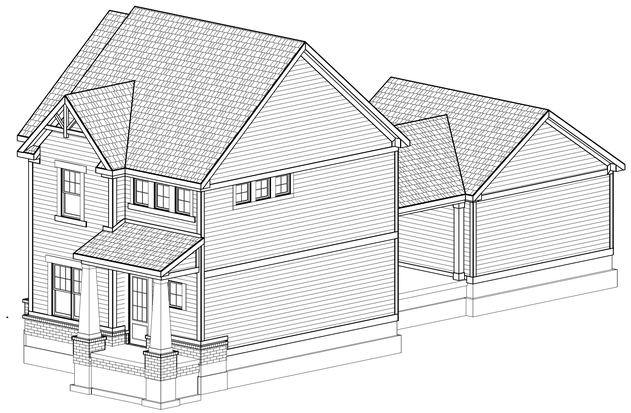
© CGVisions 2004 PLAN CREATION DATE 05/05/2014

1030 Plan

Elevation Concept B

SCALE 1/4″= 1′-0″

FRONT-LEFT



FRONT-RIGHT

FRONT ELEVATION

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

ELEVATION 'A' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

PRINT DATE: 10/08/2014

EH_1045

FOR: Estridge Homes

LOCATION:

SHEET NUMBER

A-01

© Estridge Homes 10/08/2014

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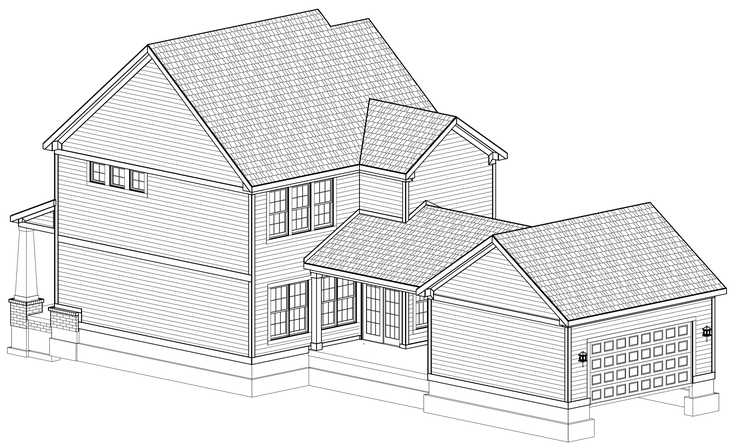
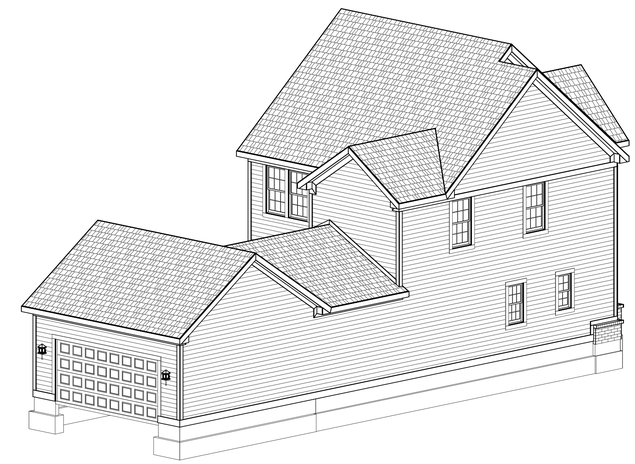


REAR-RIGHT



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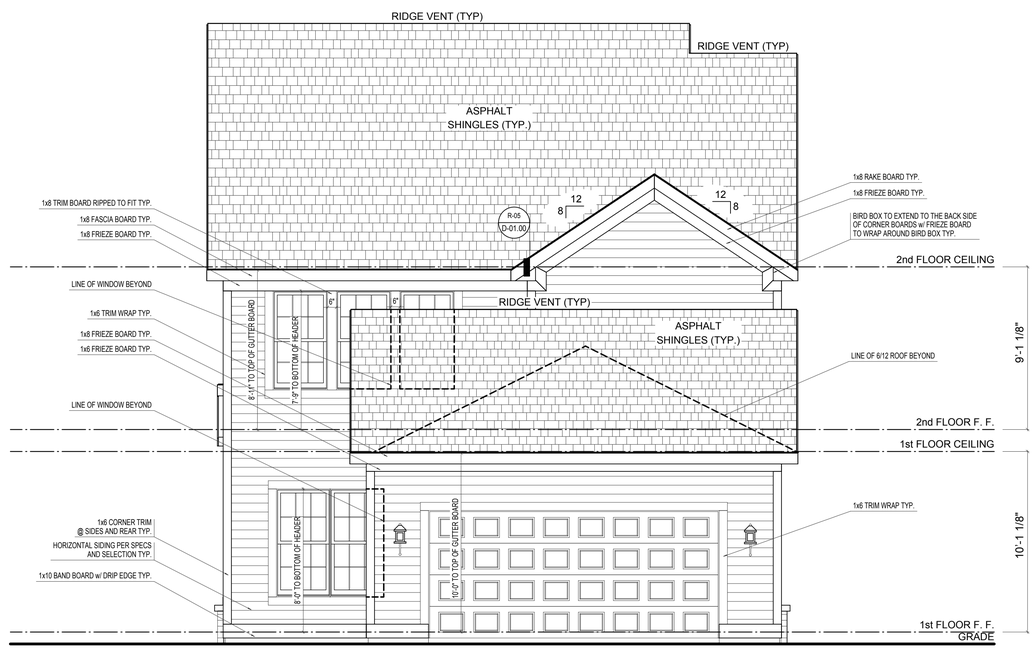


REAR ELEVATION

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

ELEVATION 'A' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

PRINT DATE:
10/08/2014

EH_1045

FOR:
Estridge Homes

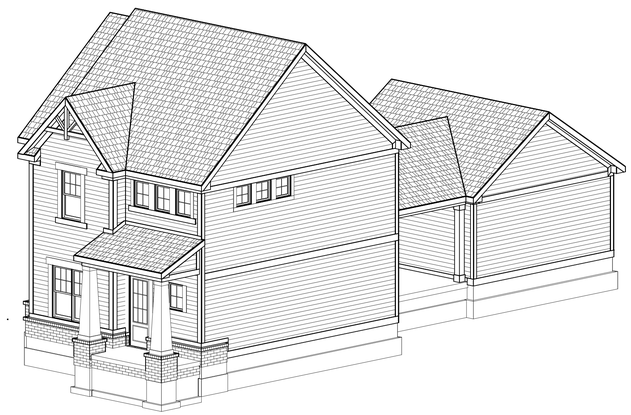
LOCATION:

SHEET NUMBER

A-02

© Estridge Homes 10/08/2014

© CGVisions 2004 PLAN CREATION DATE 05/07/2014



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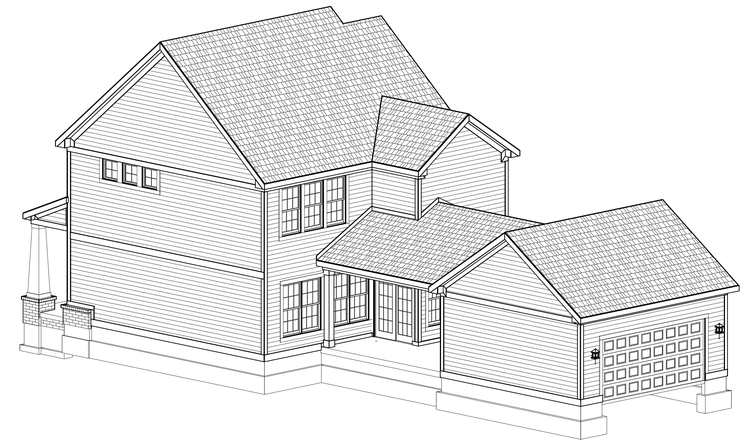

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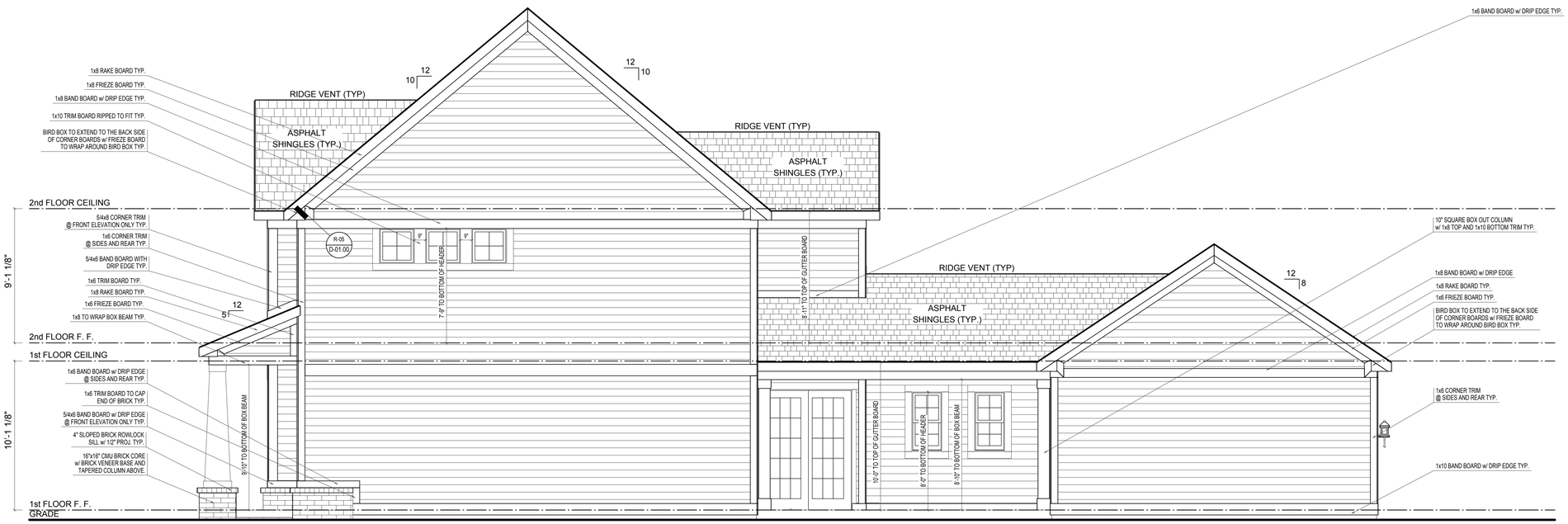

RIGHT ELEVATION

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

ELEVATION 'A' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

PRINT DATE: 10/08/2014

EH_1045

FOR: Estridge Homes

LOCATION:

SHEET NUMBER

A-03

© Estridge Homes 10/08/2014

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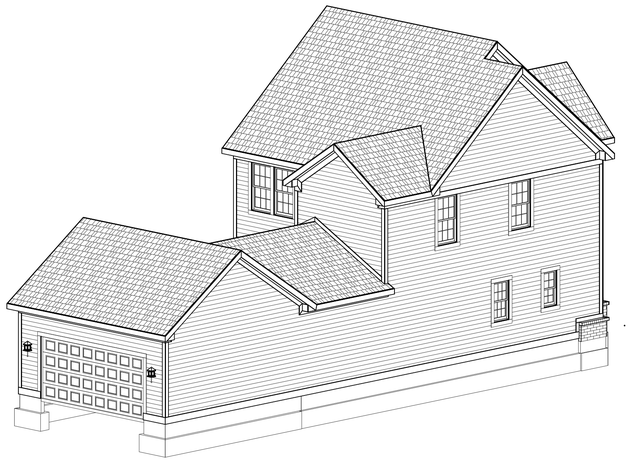

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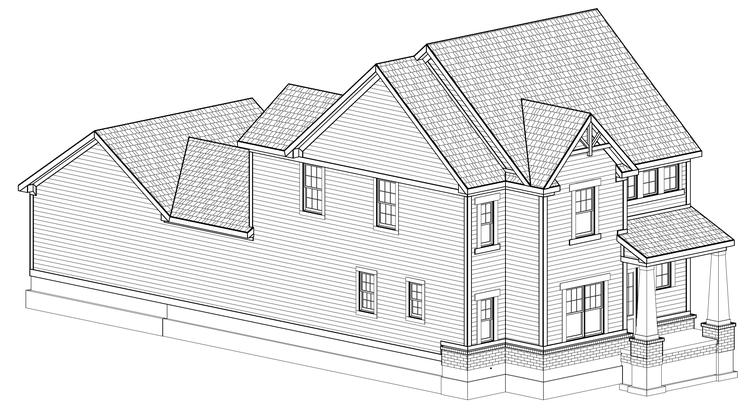

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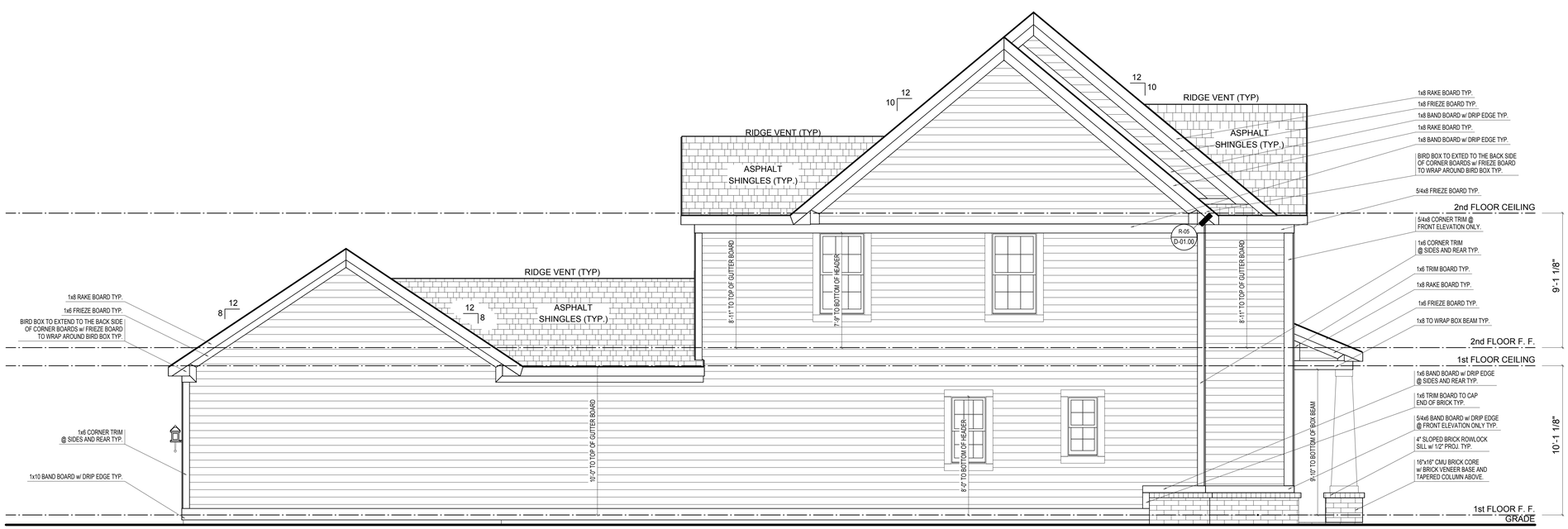

LEFT ELEVATION

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

ELEVATION 'A' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

PRINT DATE: 10/08/2014

EH_1045

FOR: Estridge Homes

LOCATION:

SHEET NUMBER

A-04

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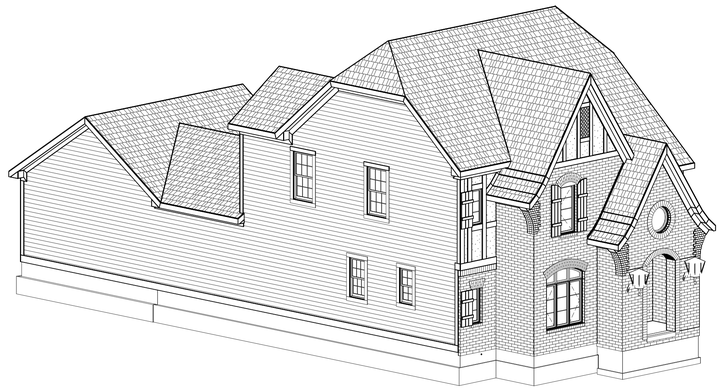
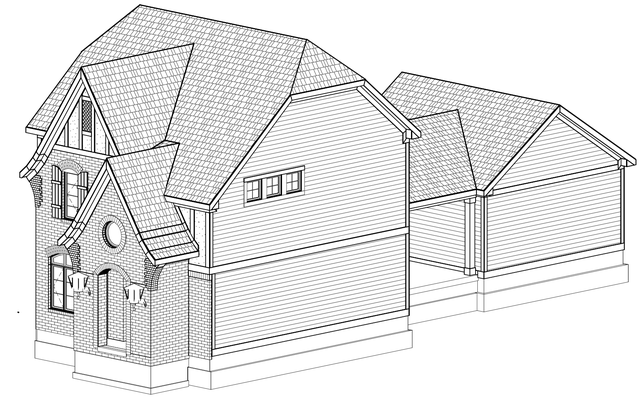


FRONT-LEFT



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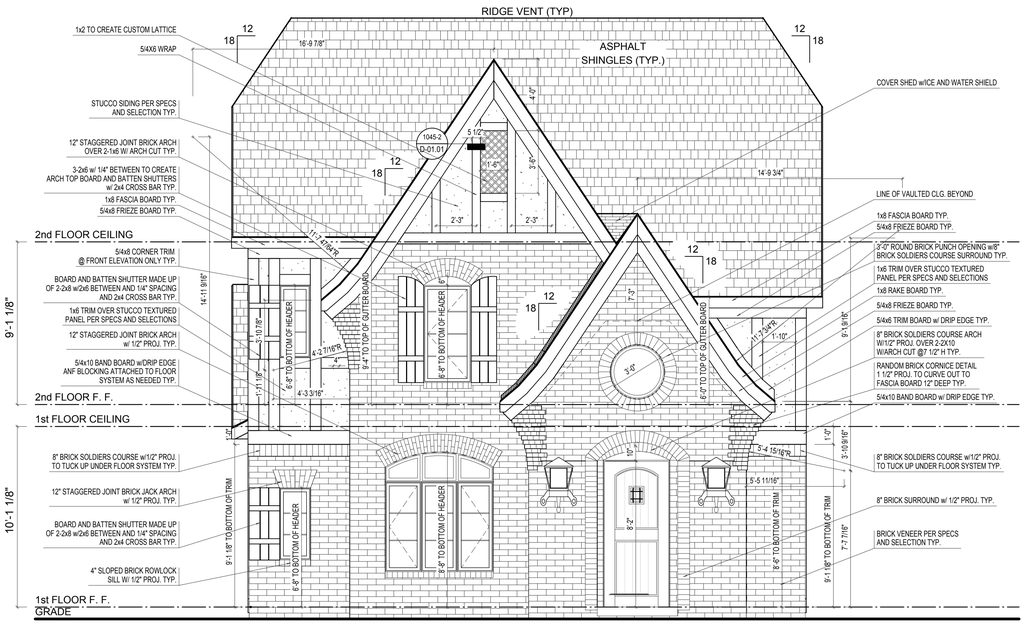

FRONT ELEVATION

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

ELEVATION B BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION B

GARAGE REAR

PRINT DATE: 09/11/2014

EH_1045

FOR: Estridge Homes

LOCATION:

SHEET NUMBER

A-01

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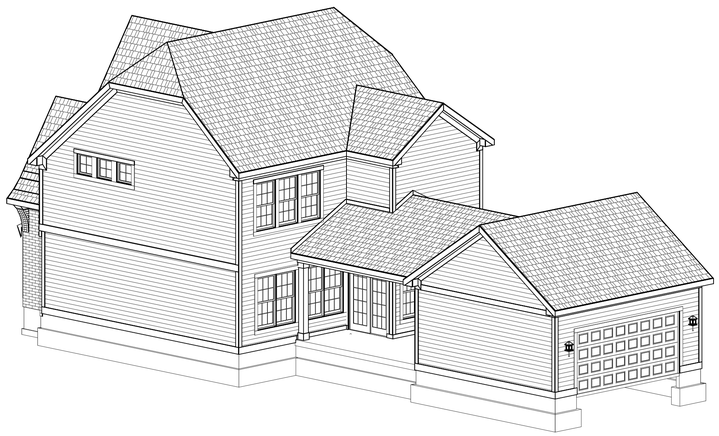

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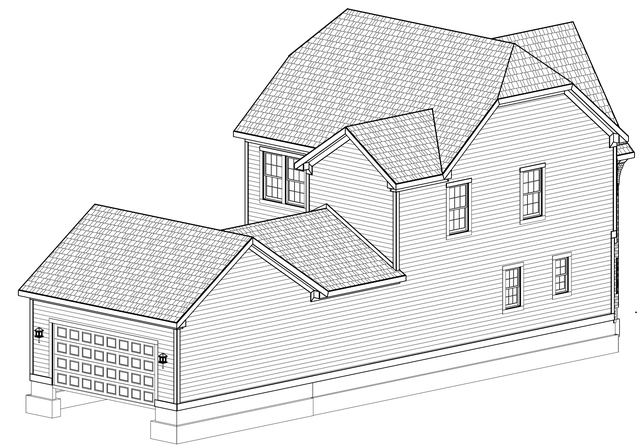

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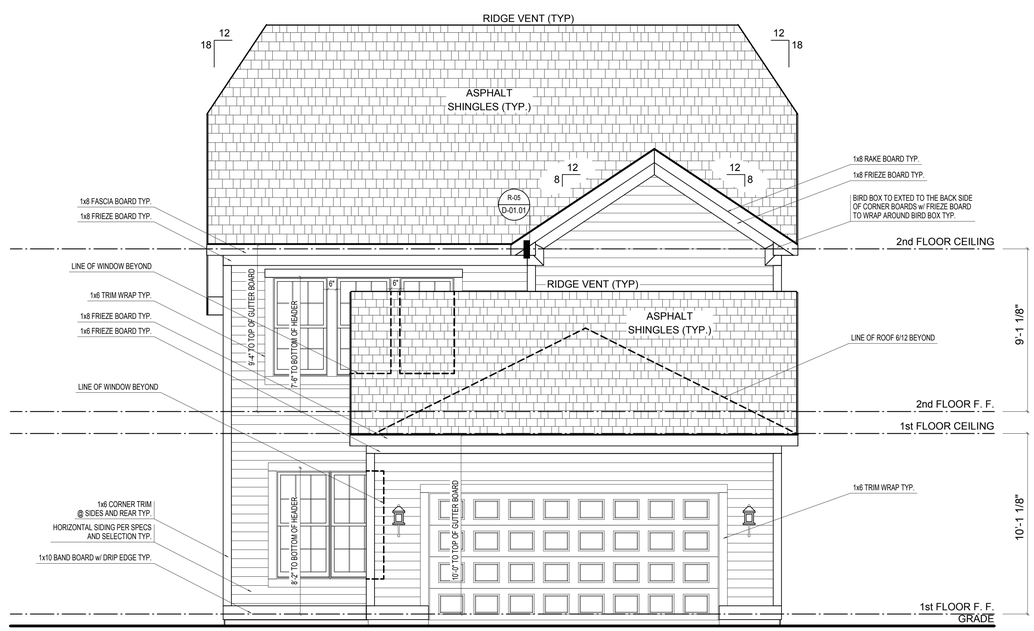

REAR ELEVATION

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

ELEVATION B BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION B

GARAGE REAR

PRINT DATE:
09/11/2014

EH_1045

FOR:
Estridge Homes

LOCATION:

SHEET NUMBER

A-02

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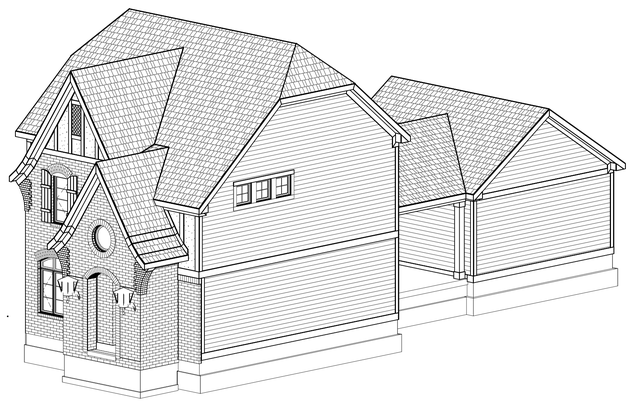
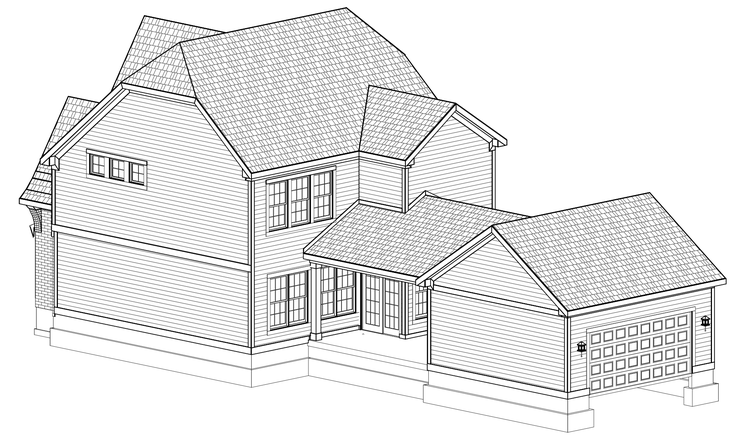
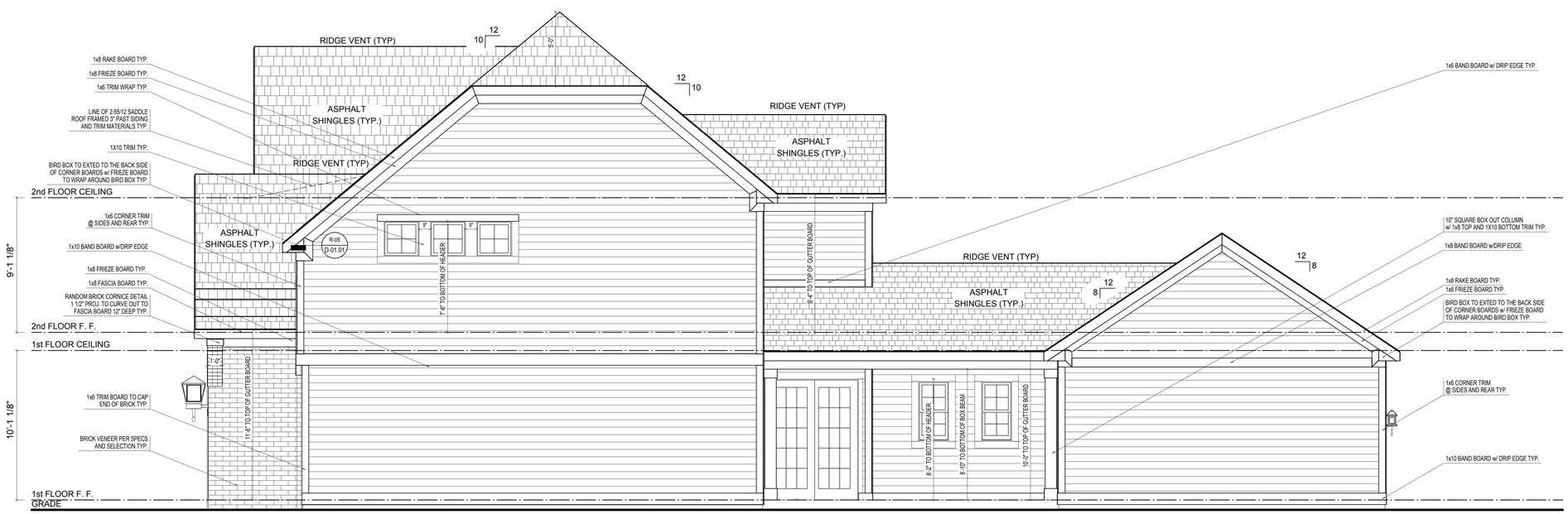


FRONT-RIGHT



REAR-RIGHT



RIGHT ELEVATION

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

ELEVATION B BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION B

GARAGE REAR

PRINT DATE: 09/11/2014

EH_1045

FOR: Estridge Homes

LOCATION:

SHEET NUMBER

A-03

© Estridge Homes 09/11/2014

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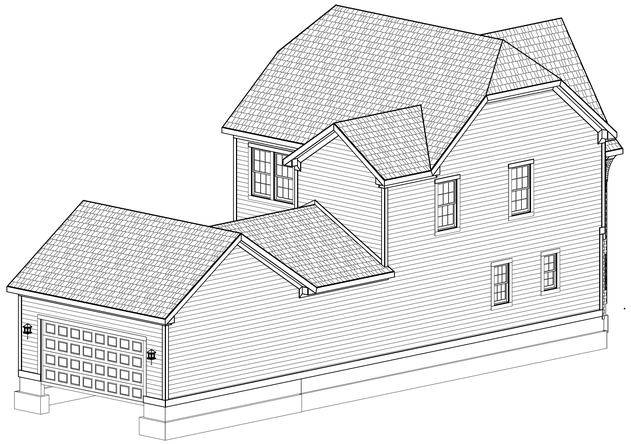

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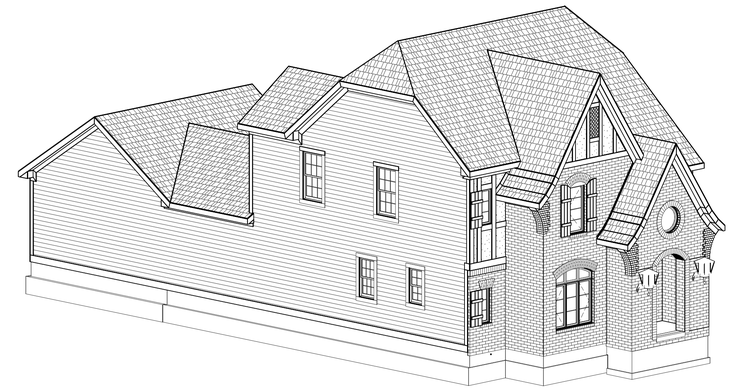

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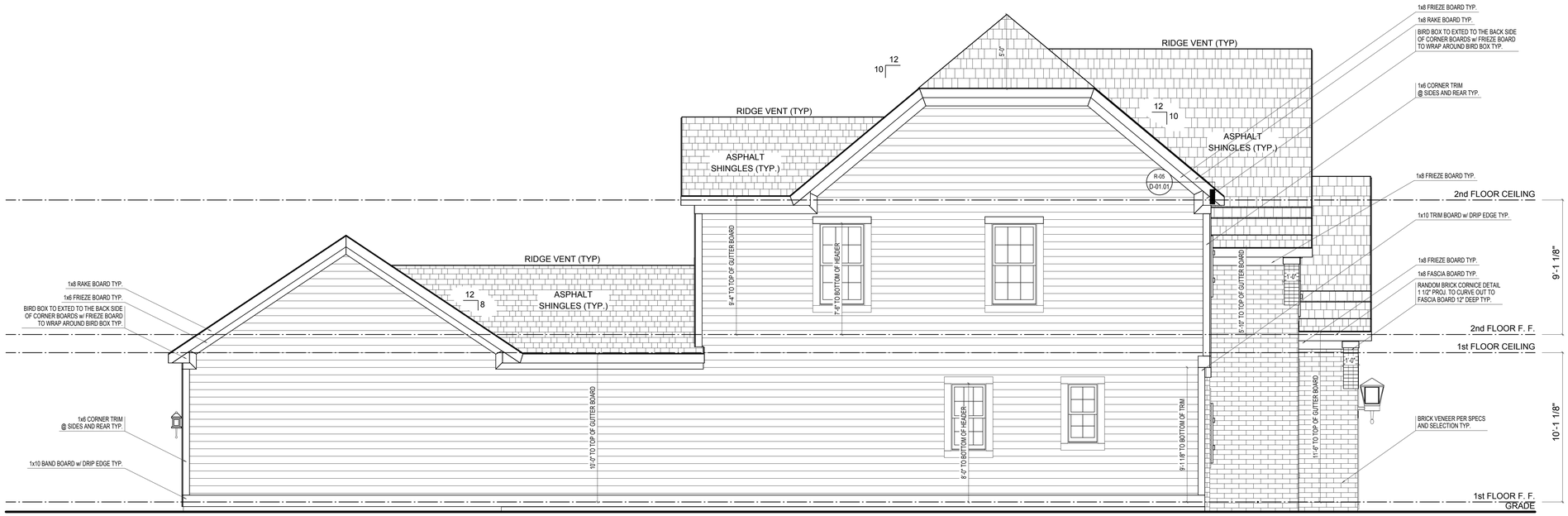

LEFT ELEVATION

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

ELEVATION B BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION B

GARAGE REAR

PRINT DATE: 09/11/2014

EH_1045

FOR: Estridge Homes

LOCATION:

SHEET NUMBER

A-04

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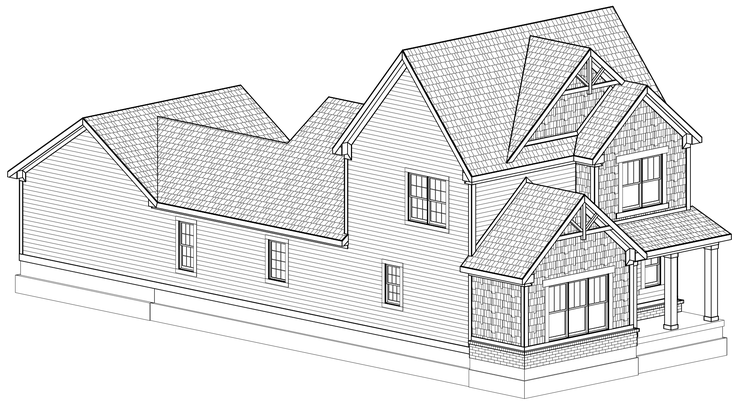

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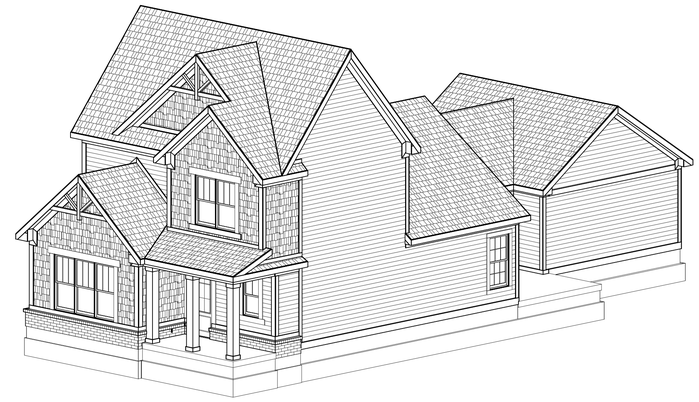

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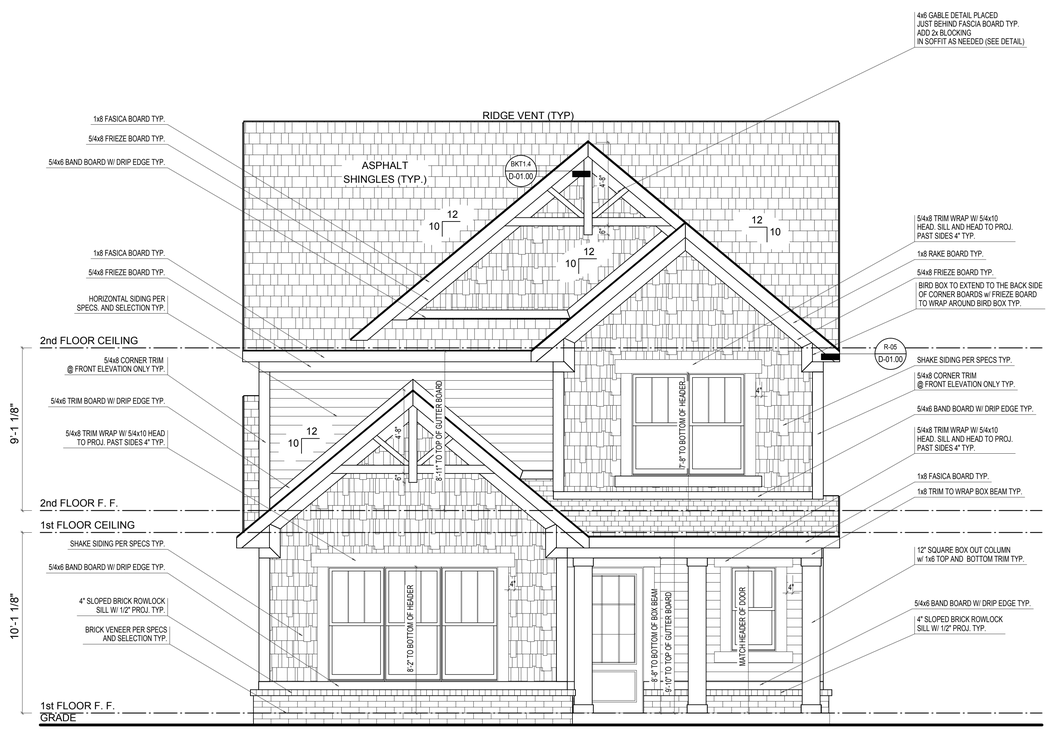

FRONT ELEVATION

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

ELEVATION 'A' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

PRINT DATE:
10/07/2014

EH_1060

FOR:
Estridge Homes

LOCATION:
1060

SHEET NUMBER

A-01

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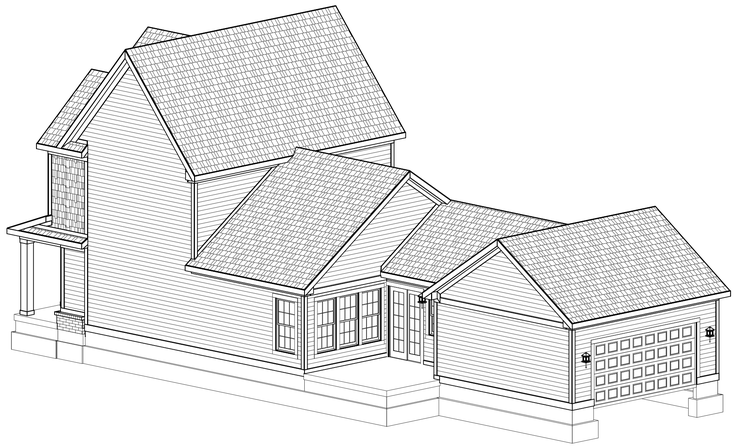

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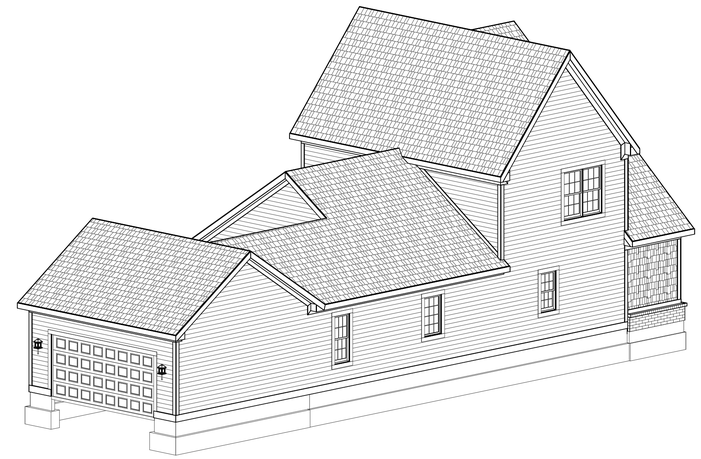

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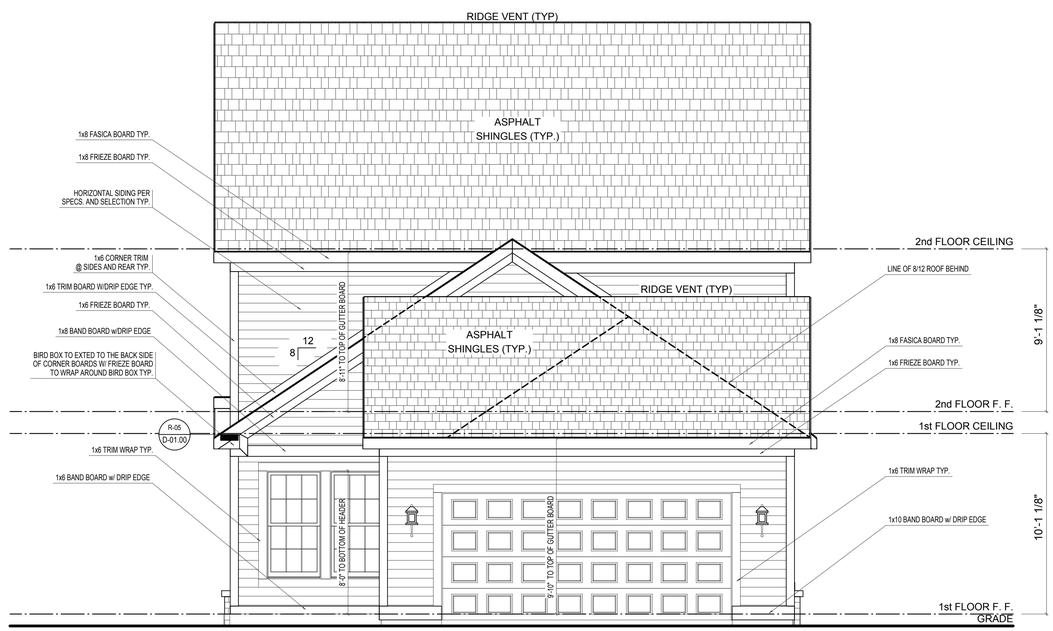

REAR ELEVATION

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

ELEVATION 'A' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

PRINT DATE: 10/07/2014

EH_1060

FOR: Estridge Homes

LOCATION: 1060

SHEET NUMBER

A-02

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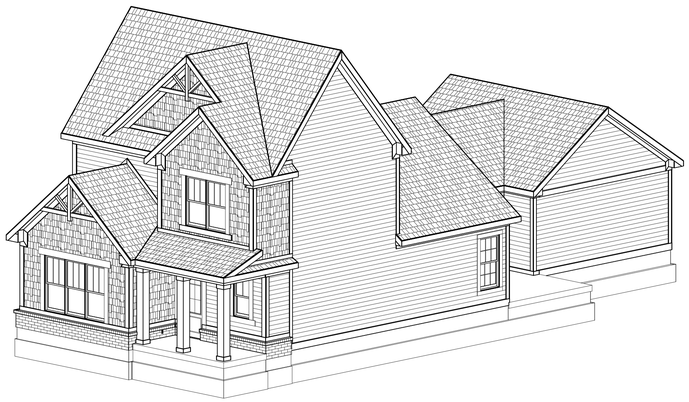

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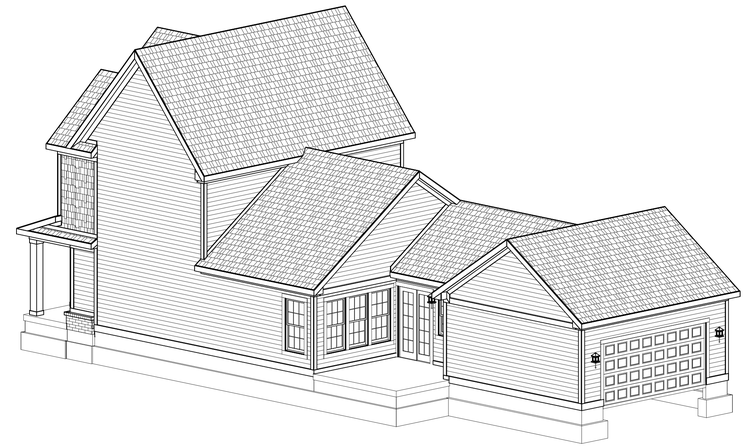

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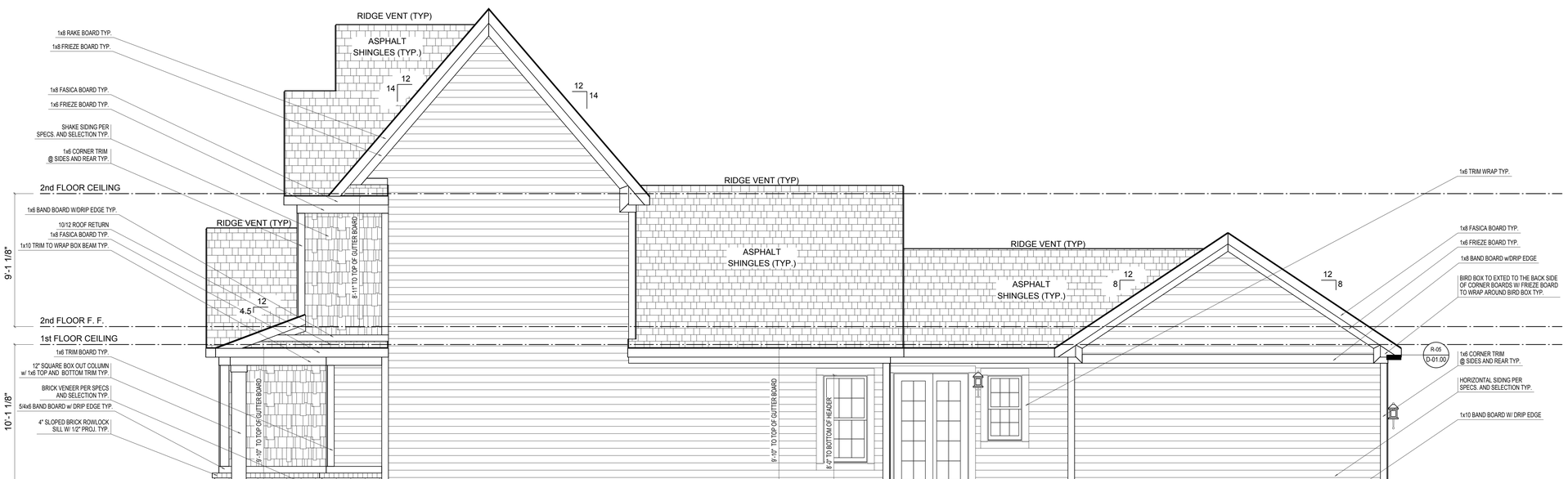

RIGHT ELEVATION

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

ELEVATION 'A' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

PRINT DATE: 10/07/2014

EH_1060

FOR: Estridge Homes

LOCATION: 1060

SHEET NUMBER

A-03

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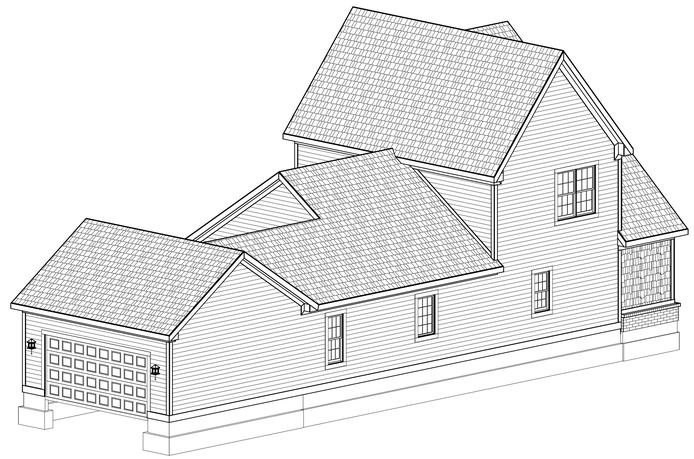

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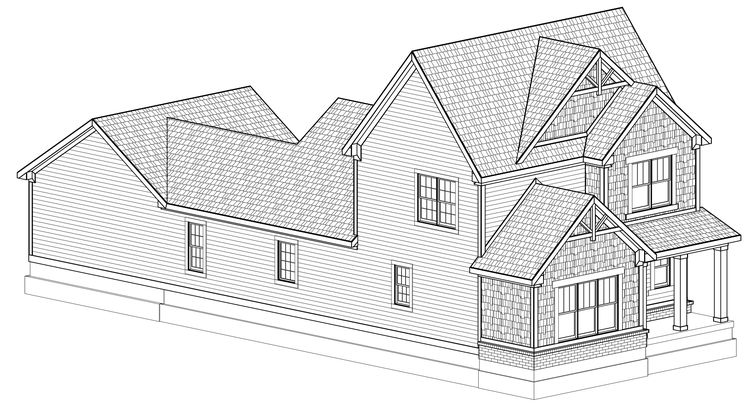

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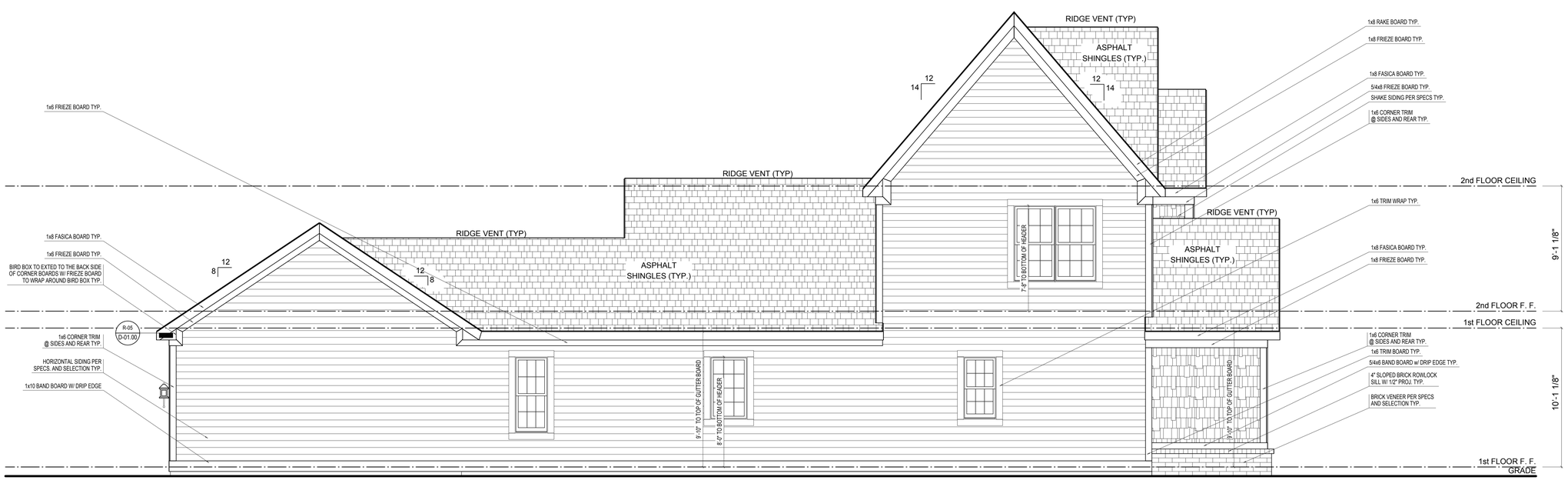

LEFT ELEVATION

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

ELEVATION 'A' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

PRINT DATE: 10/07/2014

EH_1060

FOR: Estridge Homes

LOCATION: 1060

SHEET NUMBER

A-04

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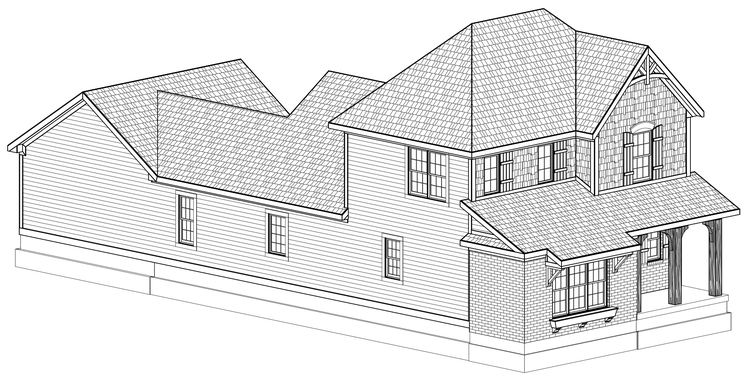

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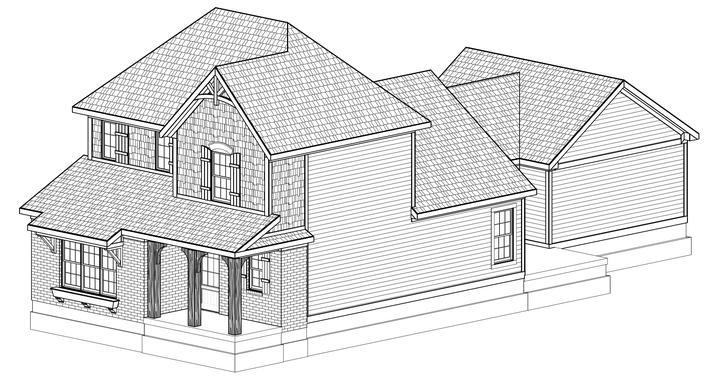

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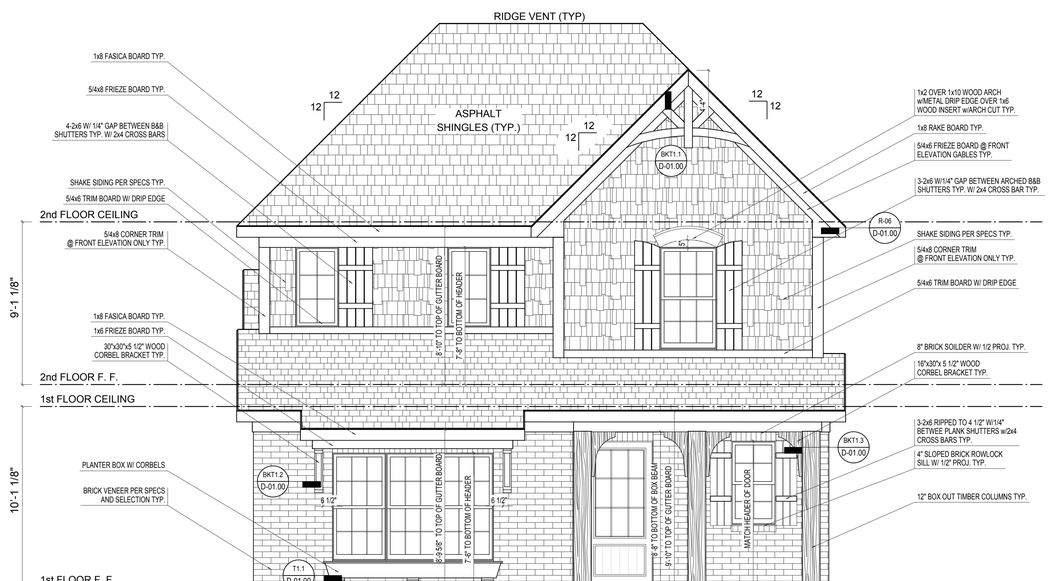

FRONT ELEVATION

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

ELEVATION 'B' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION B

GARAGE REAR

PRINT DATE: 09/10/2014

EH_1060

FOR: Estridge Homes

LOCATION: 1060

SHEET NUMBER

A-01

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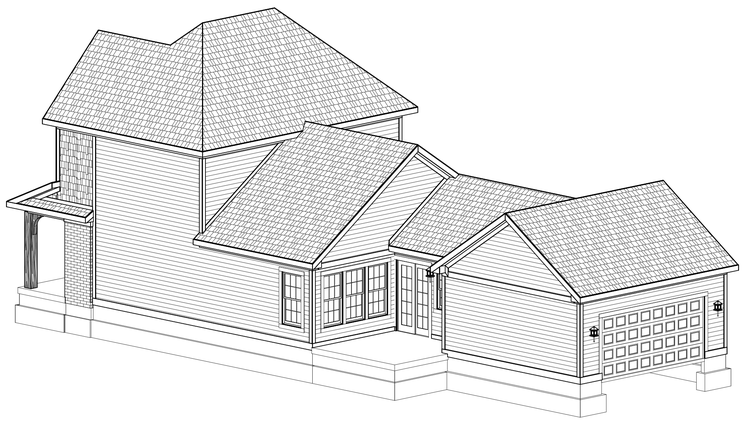

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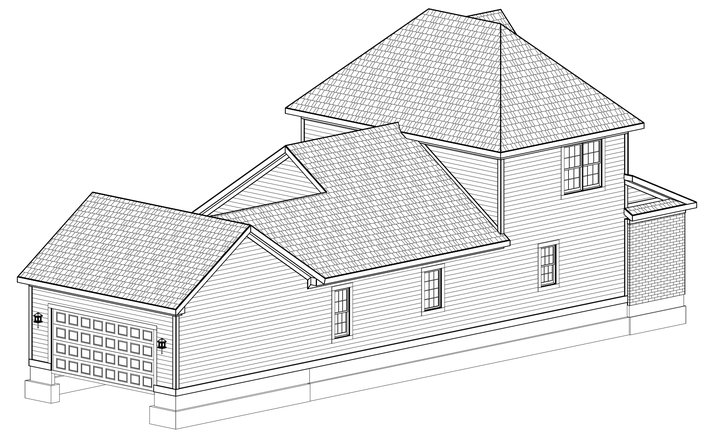

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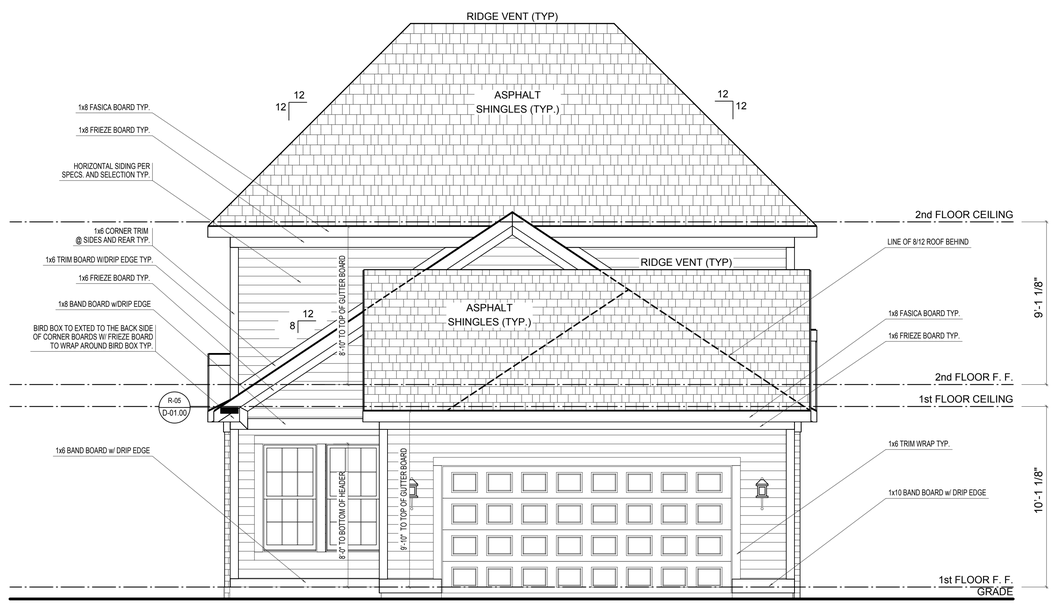

REAR ELEVATION

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

ELEVATION 'B' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION B

GARAGE REAR

Estridge

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PRINT DATE: 09/10/2014

EH_1060

FOR: Estridge Homes

LOCATION: 1060

SHEET NUMBER

A-02

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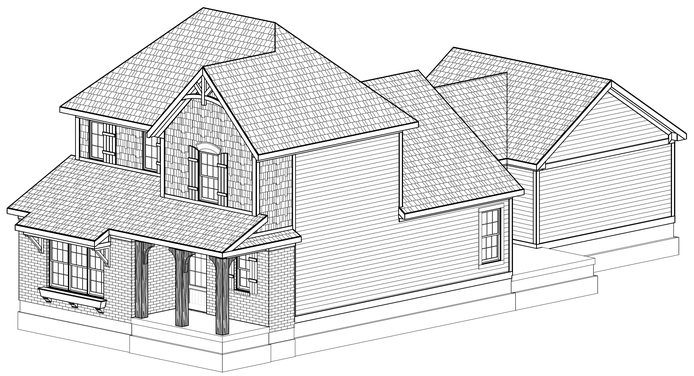

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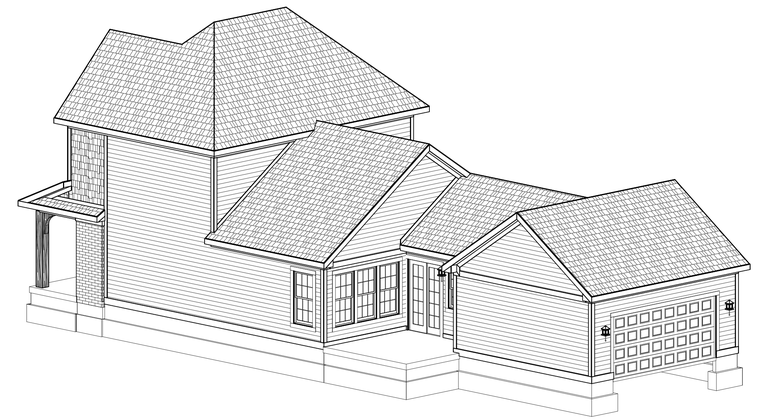

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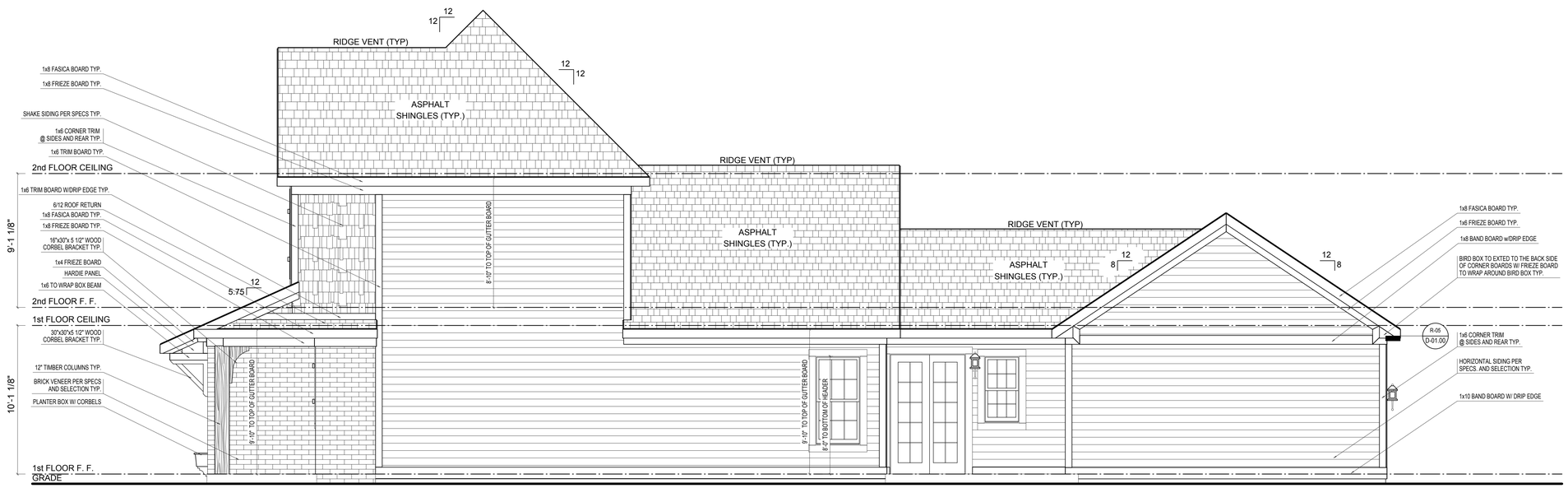

RIGHT ELEVATION

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

ELEVATION 'B' BASE FINAL

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REV. NO.	DATE	REMARKS

ELEVATION B

GARAGE REAR

PRINT DATE:
09/10/2014

EH_1060

FOR:
Estridge Homes

LOCATION:
1060

SHEET NUMBER

A-03

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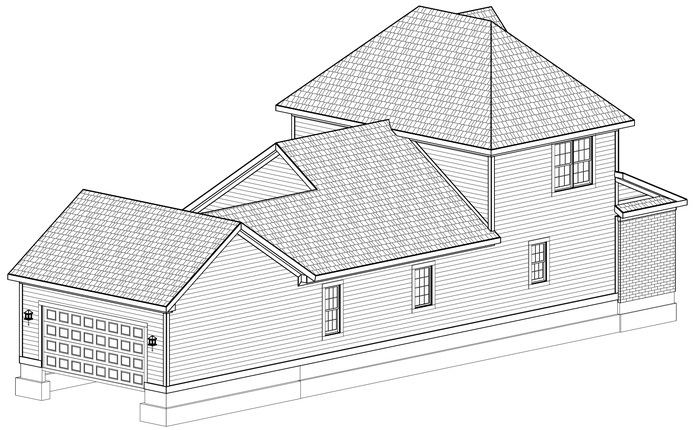

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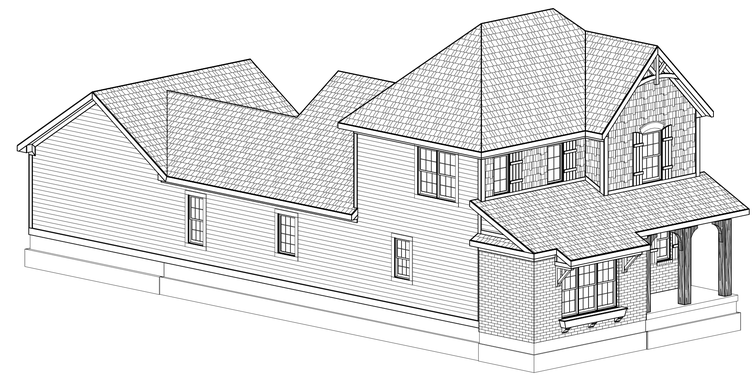

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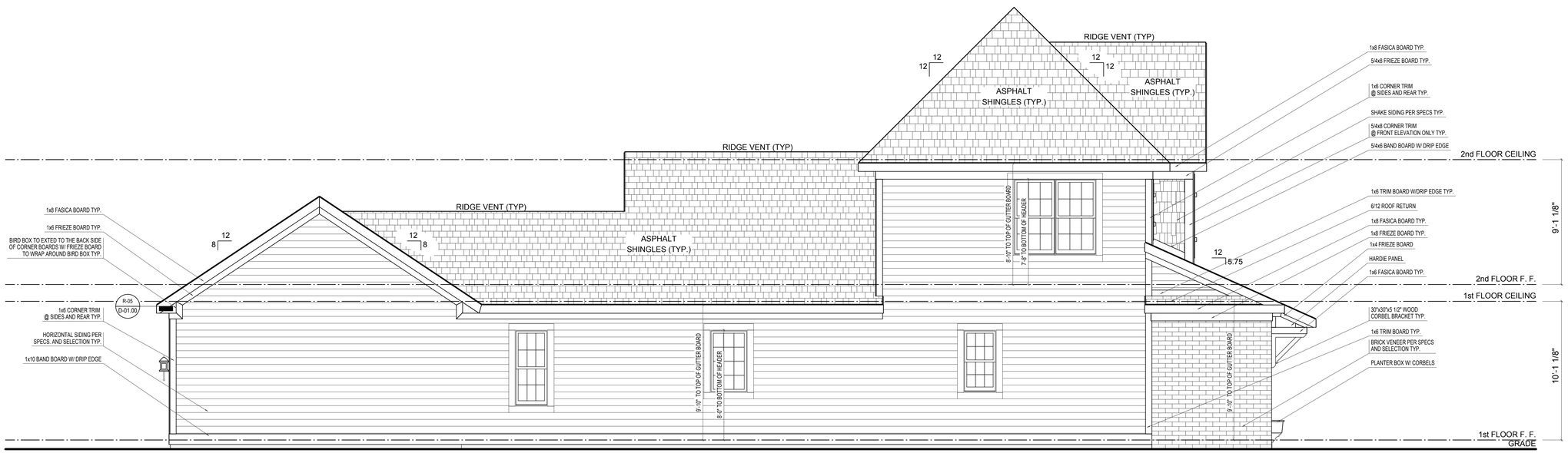

LEFT ELEVATION

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

ELEVATION 'B' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION B

GARAGE REAR

PRINT DATE: 09/10/2014

EH_1060

FOR: Estridge Homes

LOCATION: 1060

SHEET NUMBER

A-04

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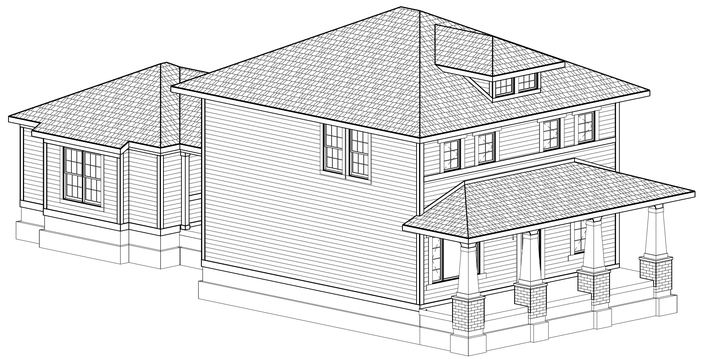

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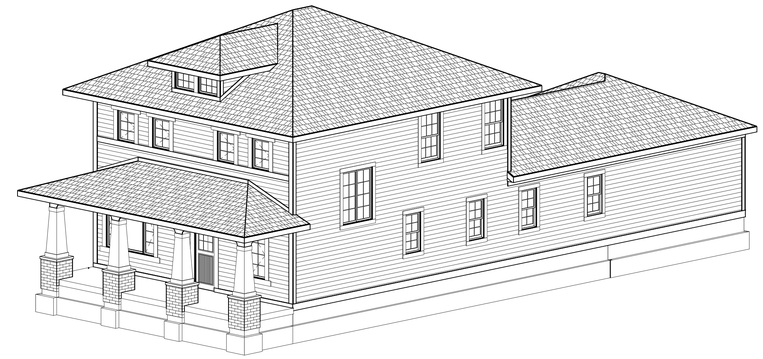

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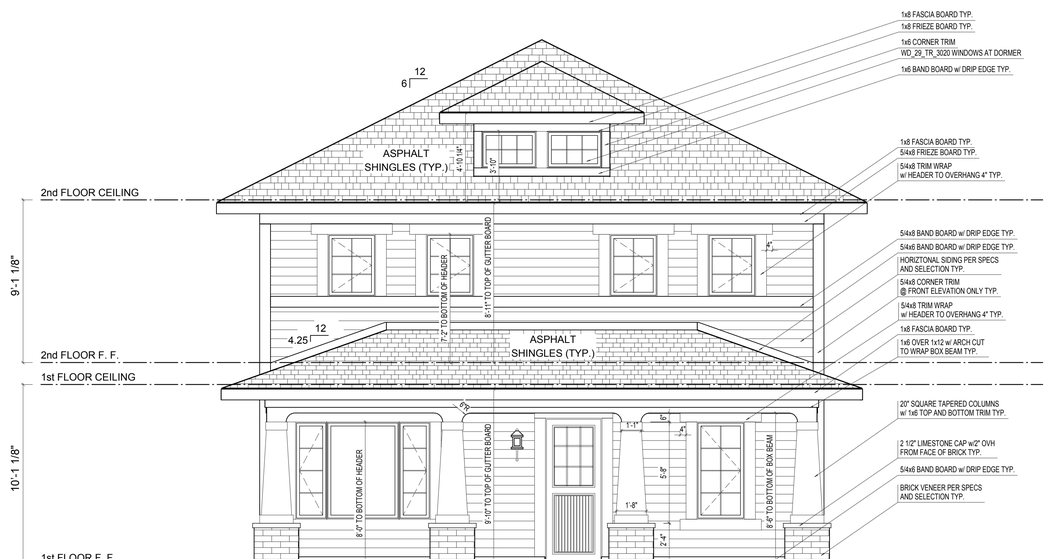

FRONT ELEVATION

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

ELEVATION 'A' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

PRINT DATE:
09/12/2014

EH_1075

FOR:
Estridge Homes

LOCATION:

SHEET NUMBER

A-01

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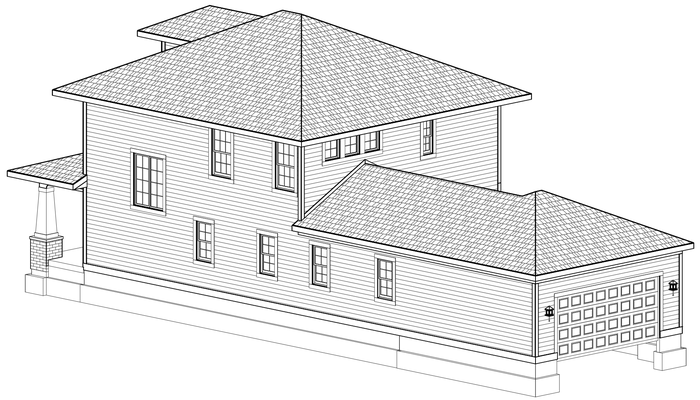

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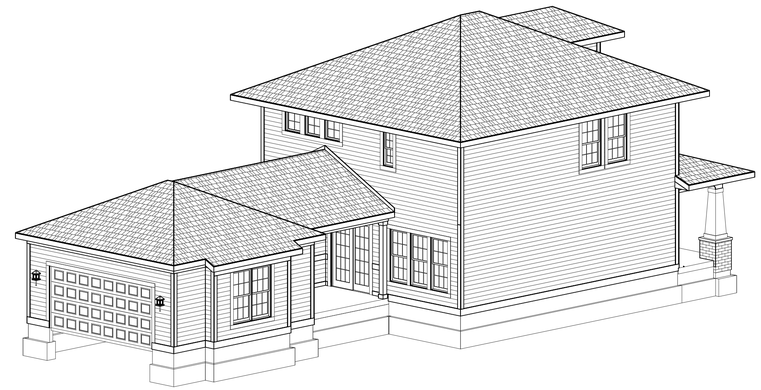

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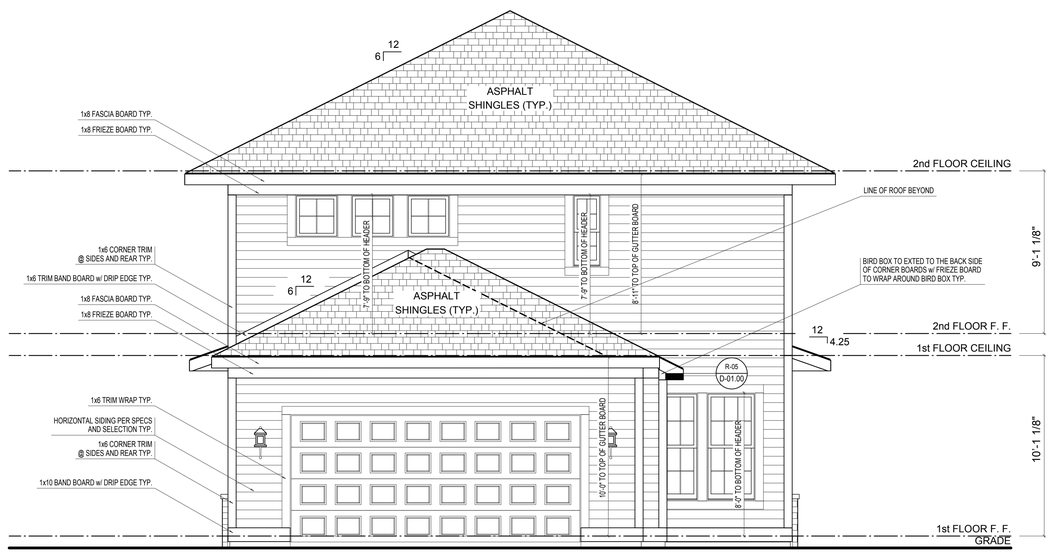

REAR ELEVATION

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

ELEVATION 'A' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

Estridge

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PRINT DATE:
09/12/2014

EH_1075

FOR:
Estridge Homes

LOCATION:

SHEET NUMBER

A-02

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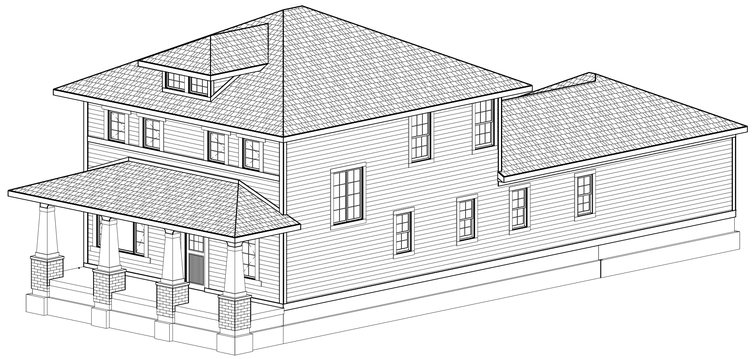

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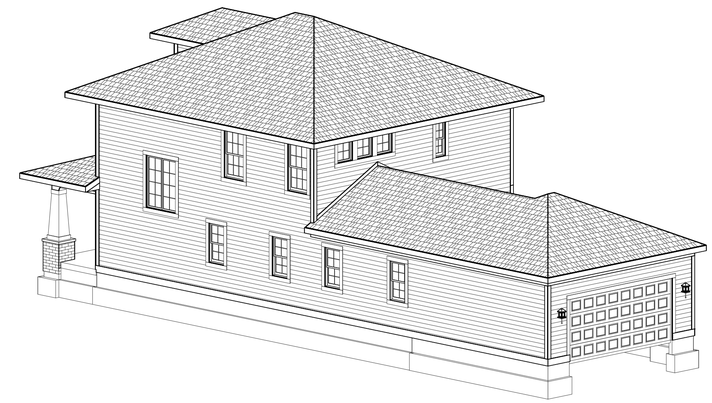

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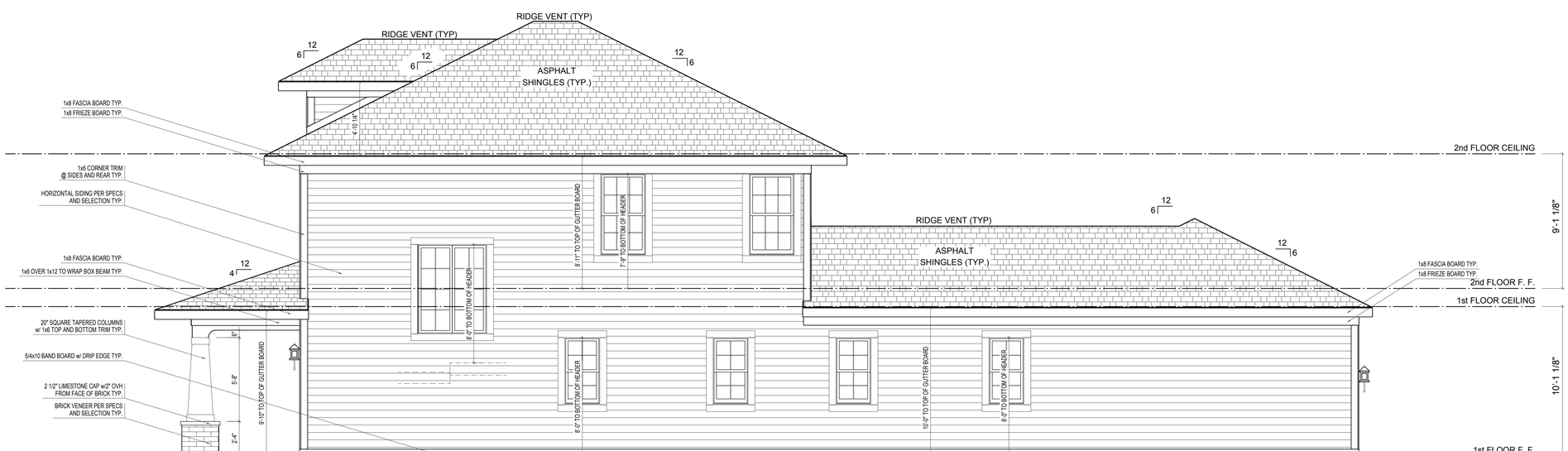

RIGHT ELEVATION

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

ELEVATION 'A' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

PRINT DATE: 09/12/2014

EH_1075

FOR: Estridge Homes

LOCATION:

SHEET NUMBER

A-03

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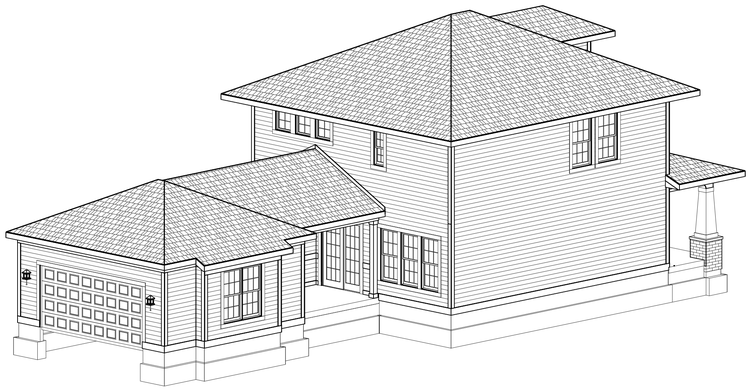

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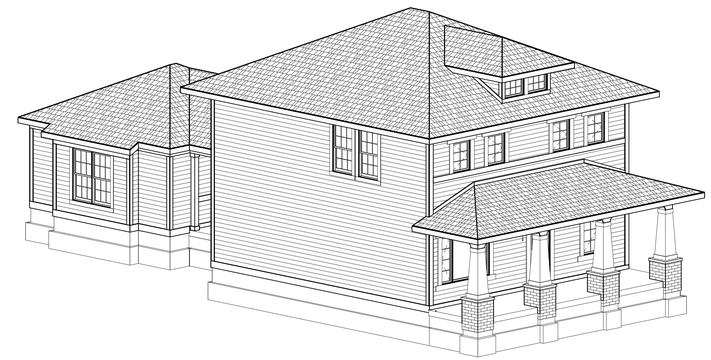

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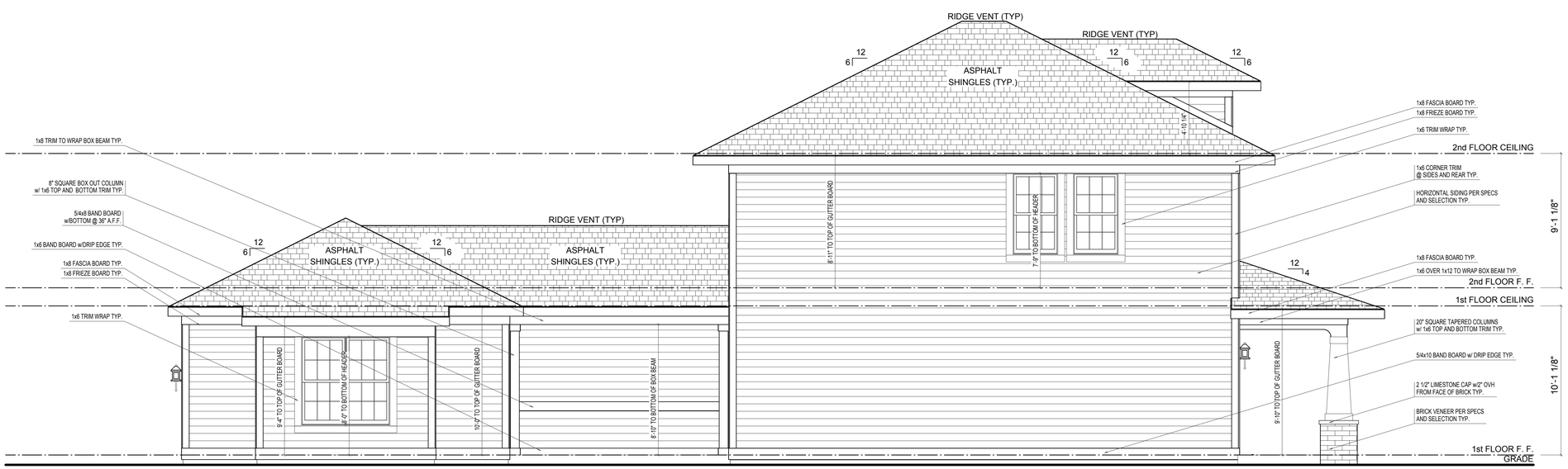

LEFT ELEVATION

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

ELEVATION 'A' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

PRINT DATE: 09/12/2014

EH_1075

FOR: Estridge Homes

LOCATION:

SHEET NUMBER

A-04

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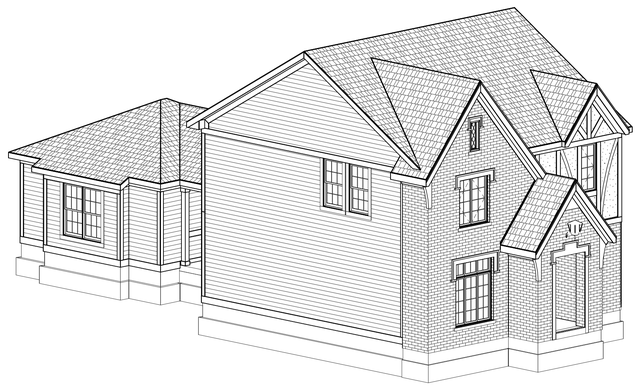

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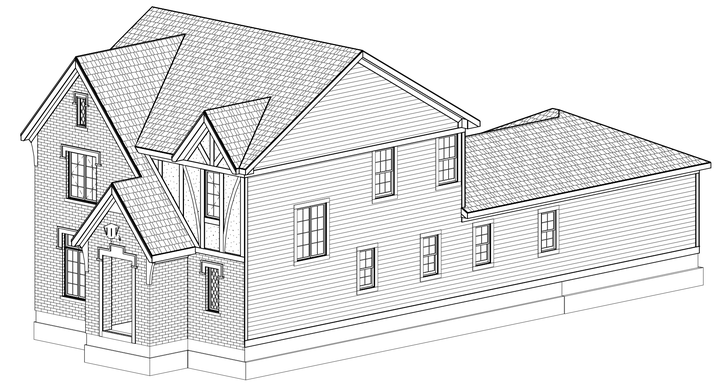

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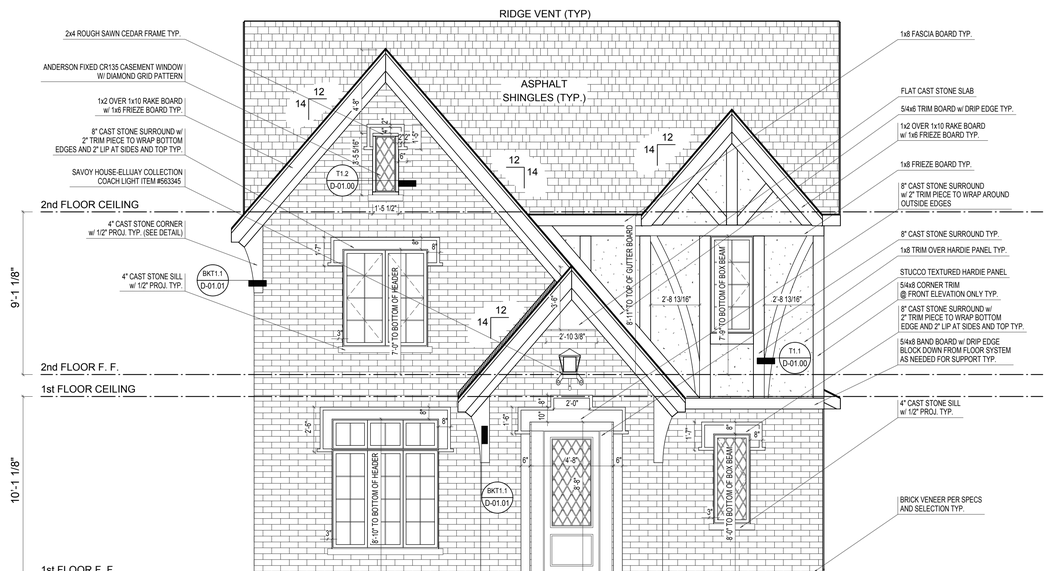

FRONT ELEVATION

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

ELEVATION 'B' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION B

GARAGE REAR

PRINT DATE: 10/08/2014

EH_1075

FOR: Estridge Homes

LOCATION:

SHEET NUMBER

A-01

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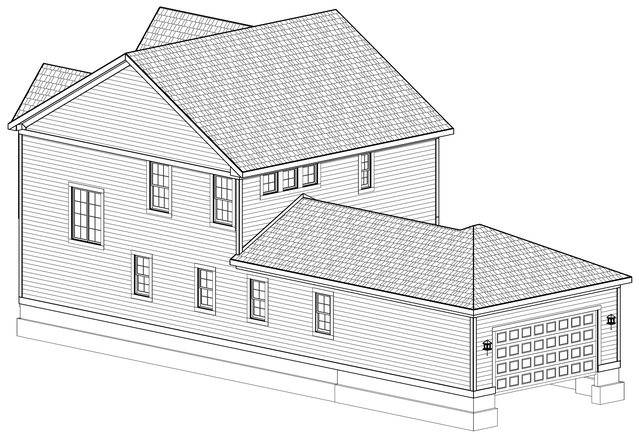

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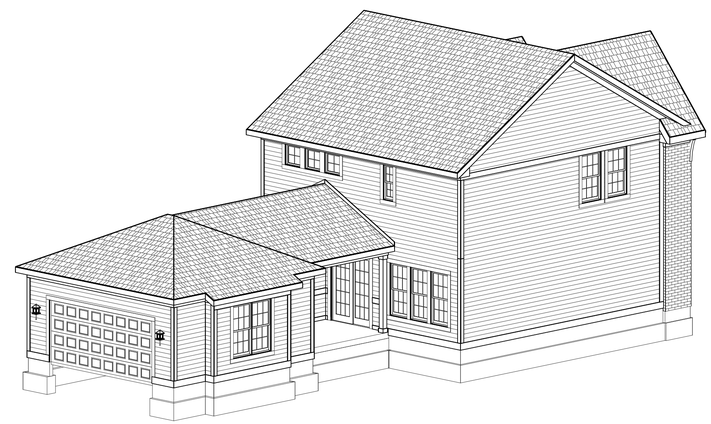

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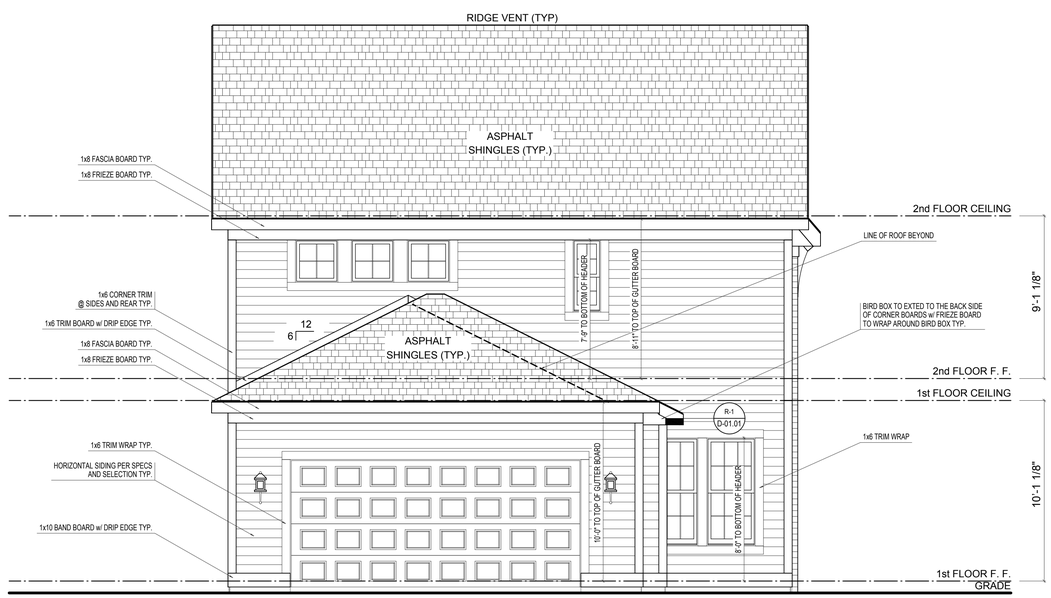

REAR ELEVATION

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

ELEVATION 'B' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION B

GARAGE REAR

PRINT DATE: 10/08/2014

EH_1075

FOR: Estridge Homes

LOCATION:

SHEET NUMBER

A-02

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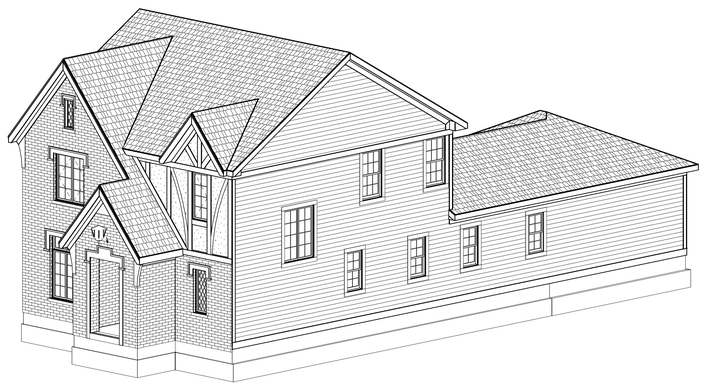

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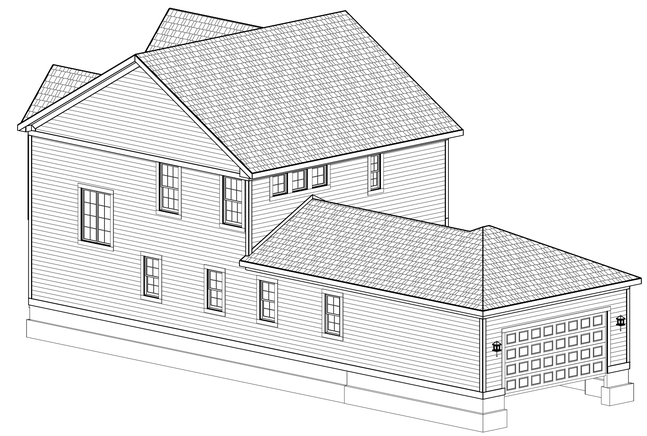

REAR-RIGHT

RIGHT ELEVATION

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

ELEVATION 'B' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION B

GARAGE REAR

PRINT DATE:
10/08/2014

EH_1075

FOR:
Estridge Homes

LOCATION:

SHEET NUMBER

A-03

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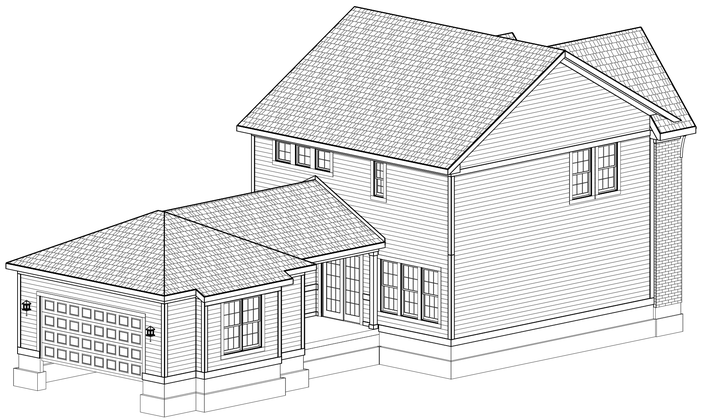

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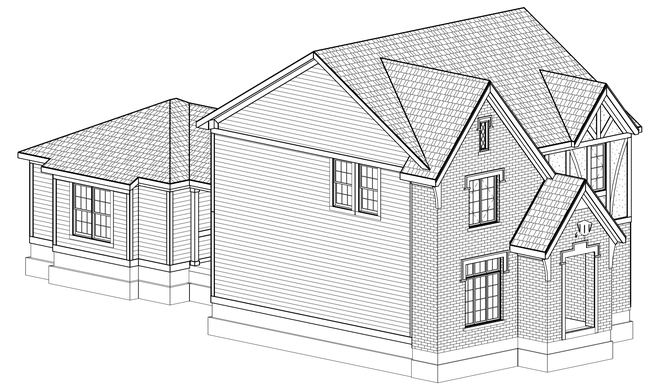

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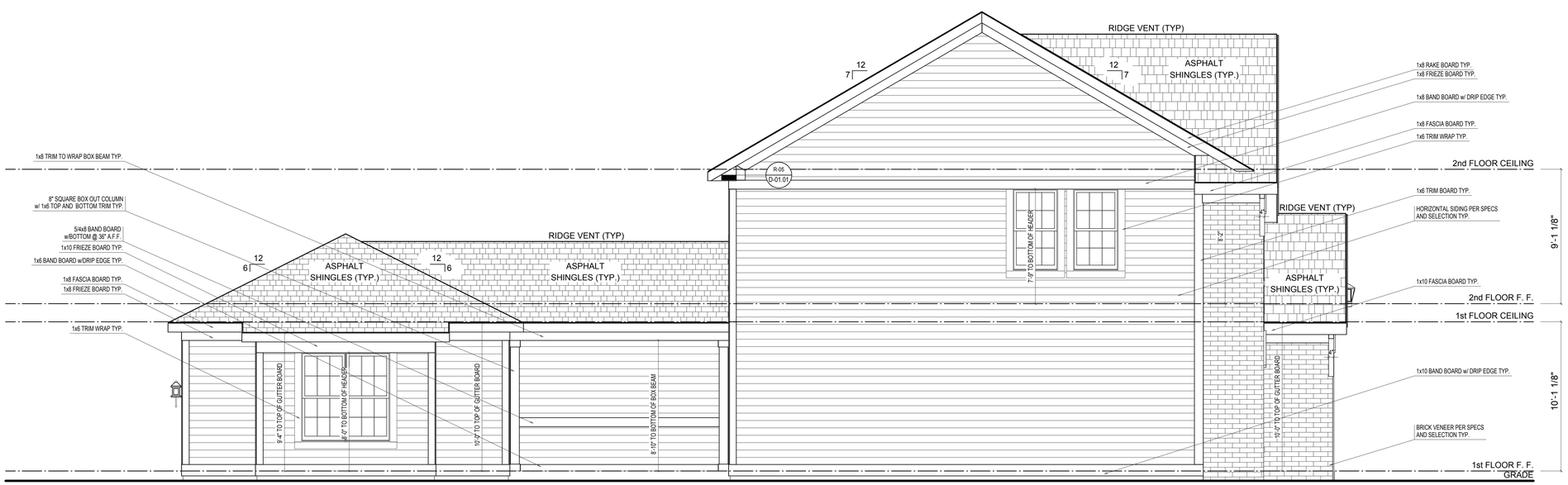


LEFT ELEVATION

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

ELEVATION 'B' BASE FINAL

REV. NO.	DATE	REMARKS

ELEVATION B

GARAGE REAR

PRINT DATE:
10/08/2014

EH_1075

FOR:
Estridge Homes

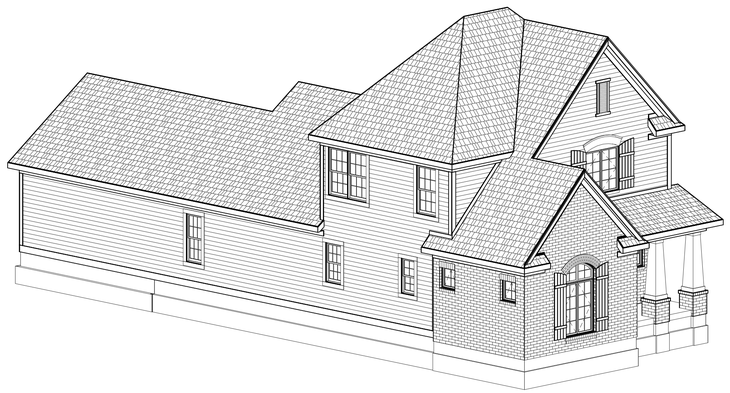
LOCATION:

SHEET NUMBER

A-04

© Estridge Homes 10/08/2014

© CGVisions 2004 PLAN CREATION DATE 05/06/2014



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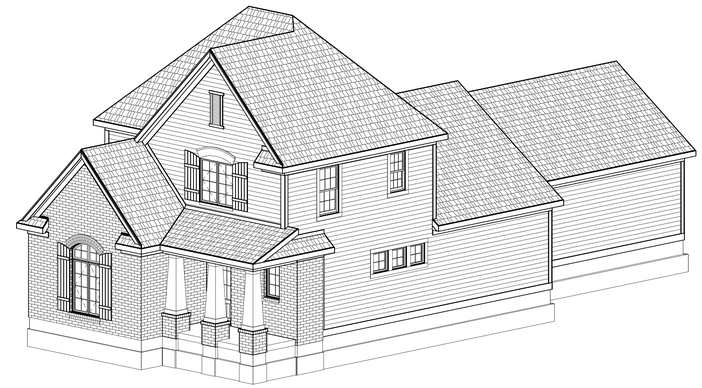

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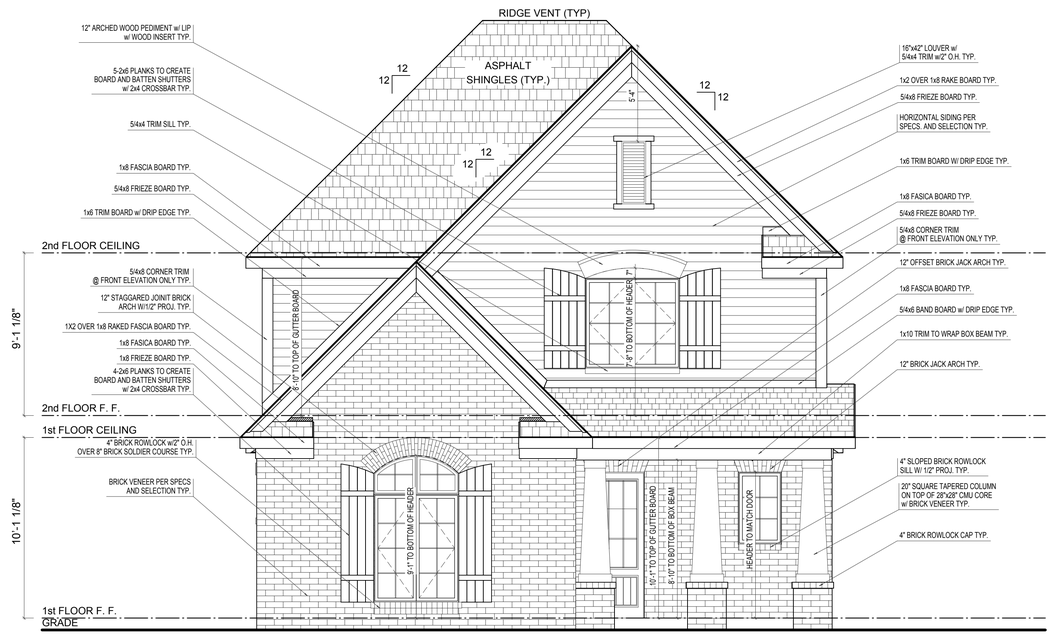


FRONT ELEVATION

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

ELEVATION REVIEW ONLY

REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

PRINT DATE: 08/01/2014

EH_1090

FOR: Estridge Homes

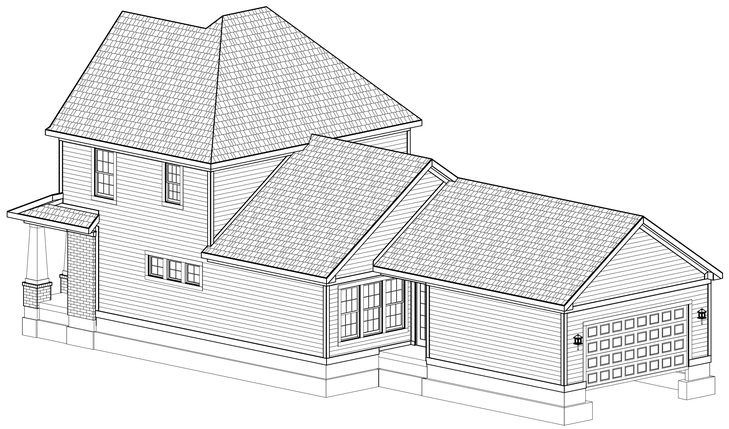
LOCATION:

SHEET NUMBER

A-01

© Estridge Homes 08/01/2014

© CGVisions 2004 PLAN CREATION DATE 04/25/2014



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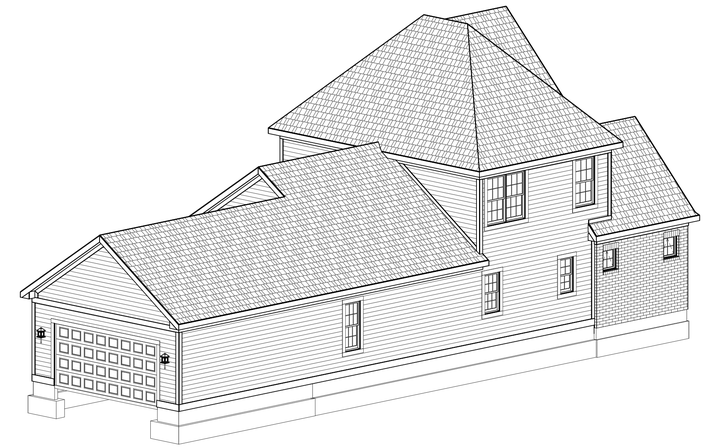

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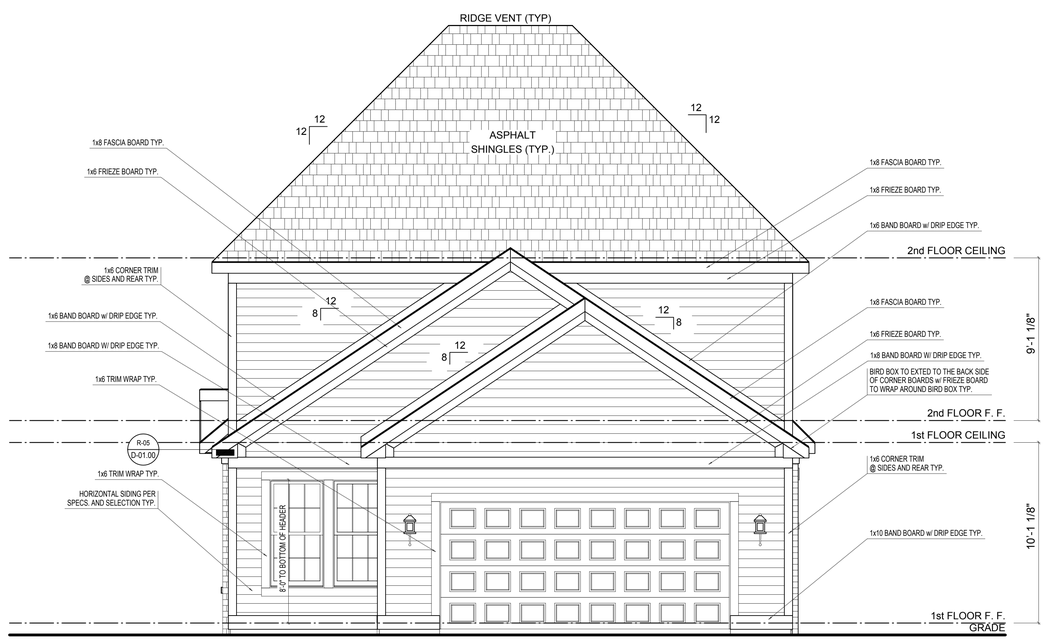


REAR ELEVATION

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

ELEVATION REVIEW ONLY

REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

PRINT DATE: 08/01/2014

EH_1090

FOR: Estridge Homes

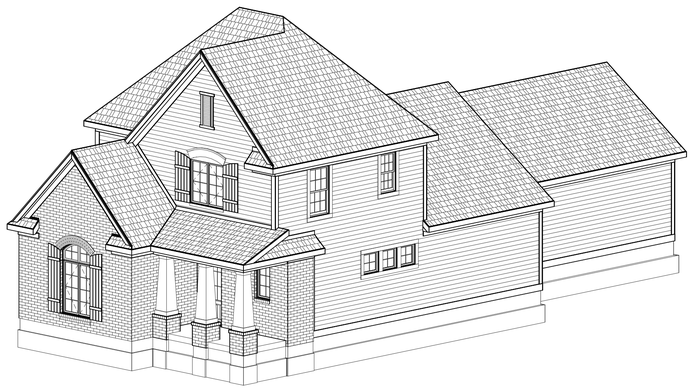
LOCATION:

SHEET NUMBER

A-02

© Estridge Homes 08/01/2014

© CGVisions 2004 PLAN CREATION DATE 04/25/2014



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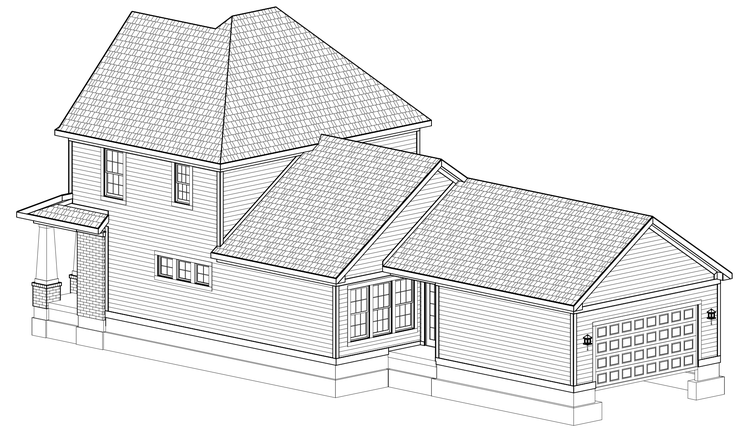

REAR-RIGHT

RIGHT ELEVATION

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

ELEVATION REVIEW ONLY

REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

PRINT DATE: 08/01/2014

EH_1090

FOR: Estridge Homes

LOCATION:

SHEET NUMBER

A-03

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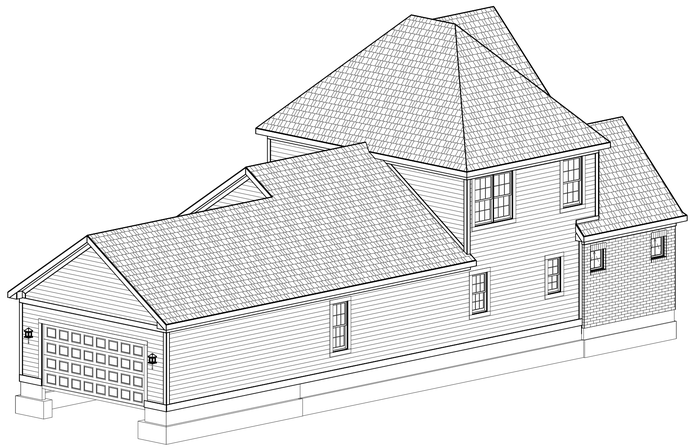

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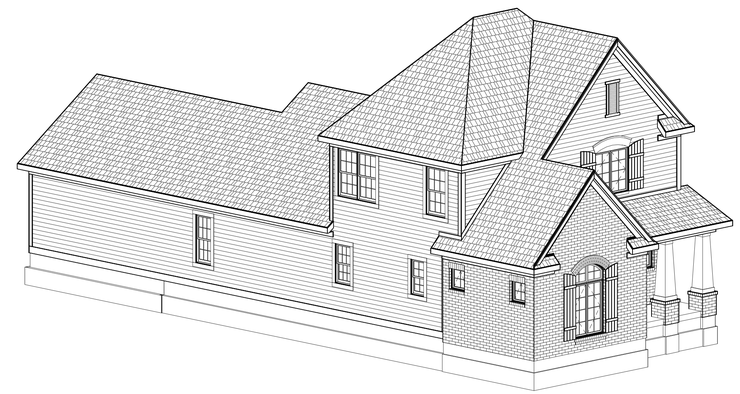

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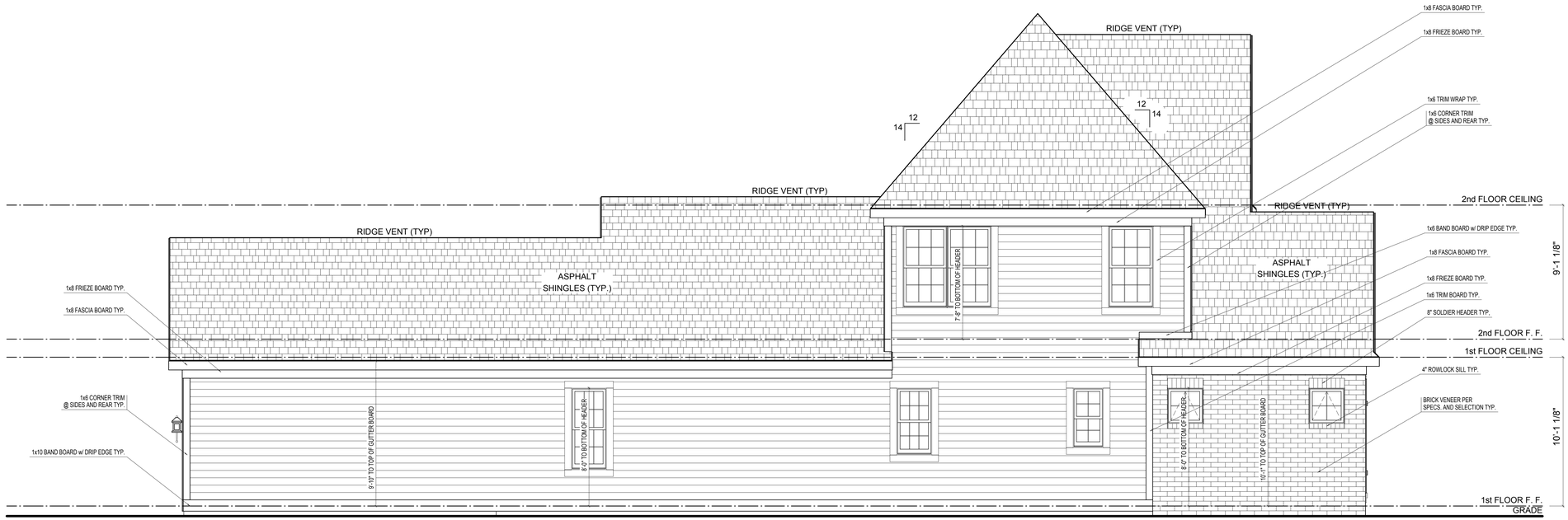

LEFT ELEVATION

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

ELEVATION REVIEW ONLY

REV. NO.	DATE	REMARKS

ELEVATION A

GARAGE REAR

PRINT DATE:
08/01/2014

EH_1090

FOR:
Estridge Homes

LOCATION:

SHEET NUMBER

A-04

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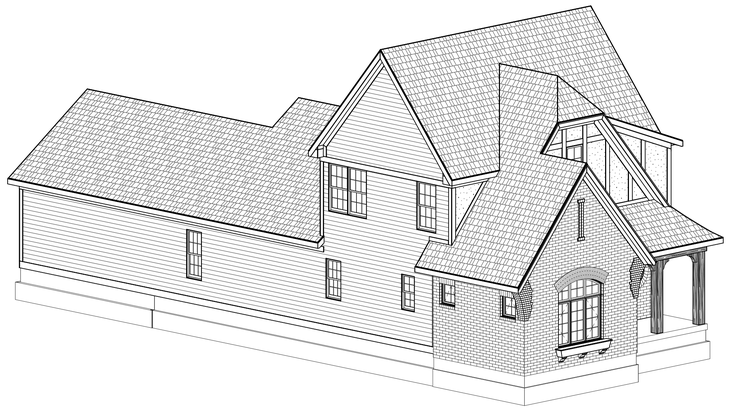

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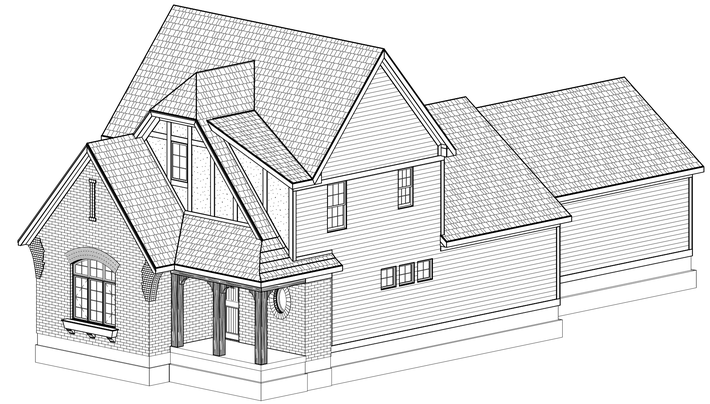

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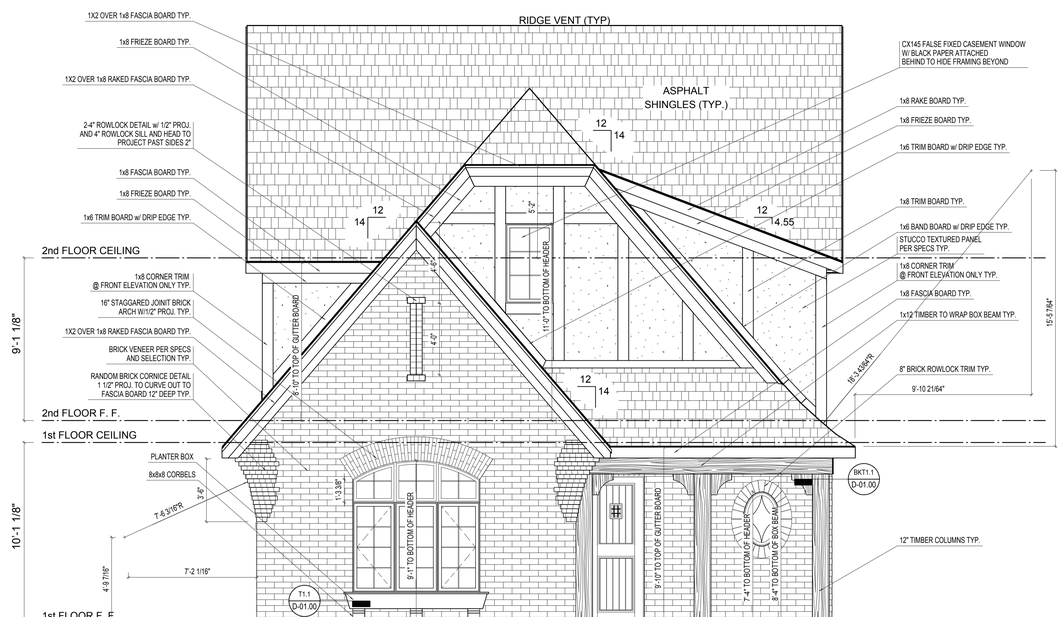

FRONT ELEVATION

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

REVISIONS #2 CHECKSET
NOT FOR CONSTRUCTION

REV. NO.	DATE	REMARKS

ELEVATION B
GARAGE REAR

PRINT DATE:
06/10/2014

EH_1090

FOR:
Estridge Homes

LOCATION:

SHEET NUMBER

A-01

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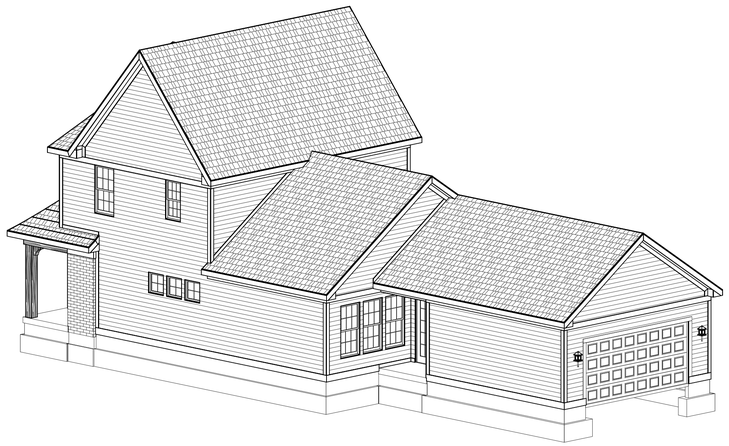
© CGVisions 2004 PLAN CREATION DATE 04/25/2014



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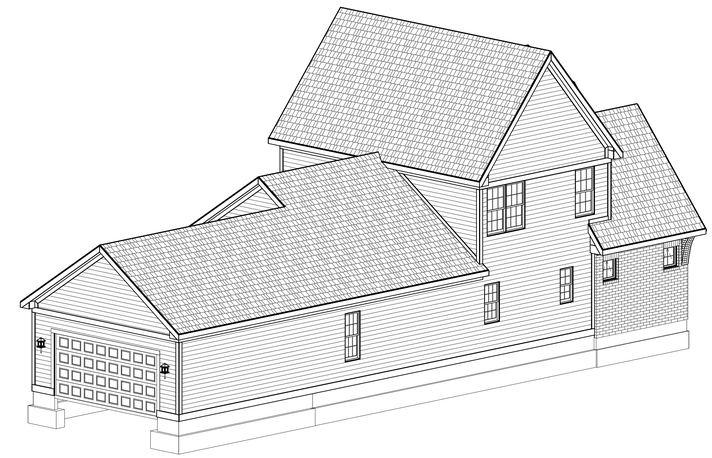

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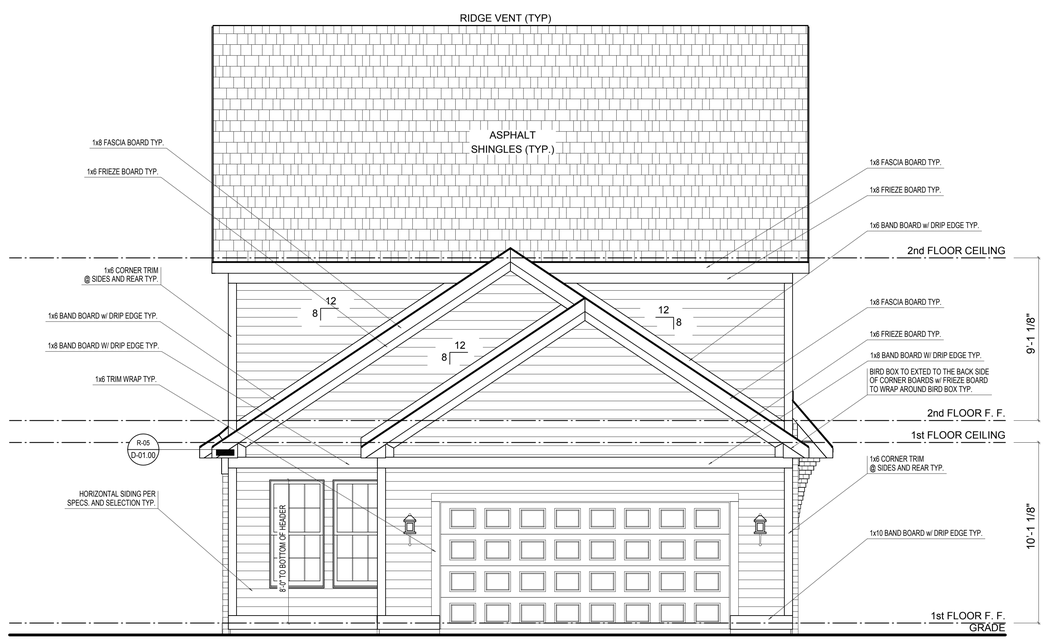

REAR ELEVATION

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

REVISIONS #2 CHECKSET
NOT FOR CONSTRUCTION

REV. NO.	DATE	REMARKS

ELEVATION B

GARAGE REAR

PRINT DATE:
06/10/2014

EH_1090

FOR:
Estridge Homes

LOCATION:

SHEET NUMBER

A-02

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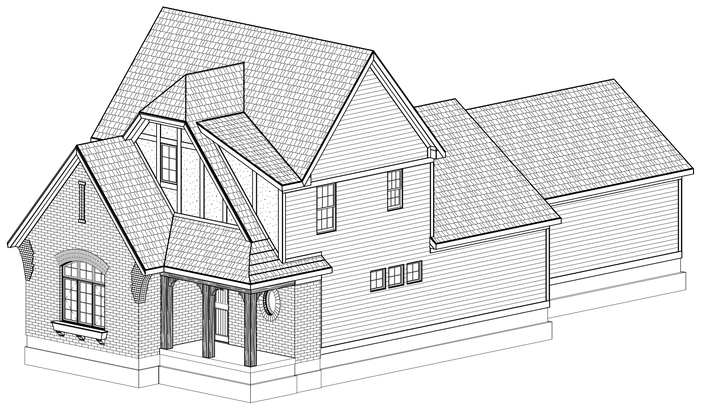
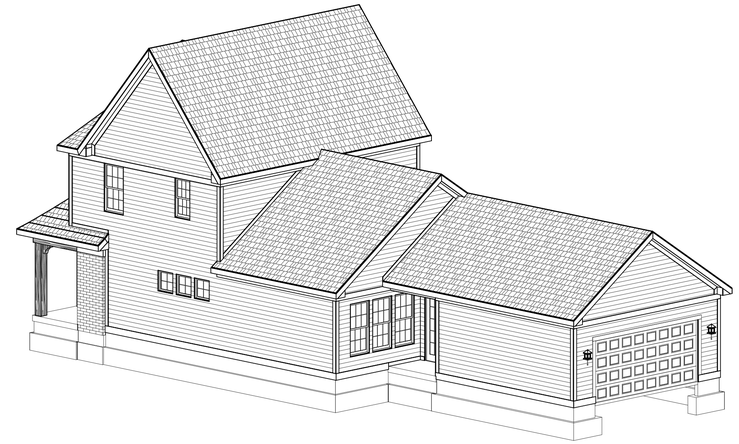


FRONT-RIGHT



REAR-RIGHT

RIGHT ELEVATION

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

REVISIONS #2 CHECKSET
NOT FOR CONSTRUCTION

REV. NO.	DATE	REMARKS

ELEVATION B

GARAGE REAR

PRINT DATE:
06/10/2014

EH_1090

FOR:
Estridge Homes

LOCATION:

SHEET NUMBER

A-03

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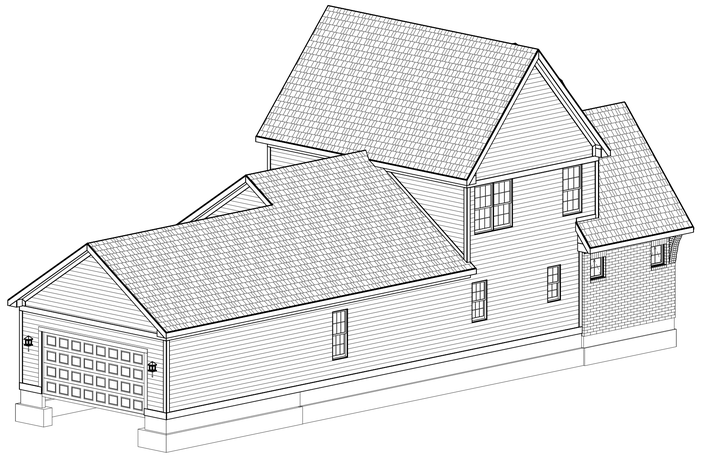

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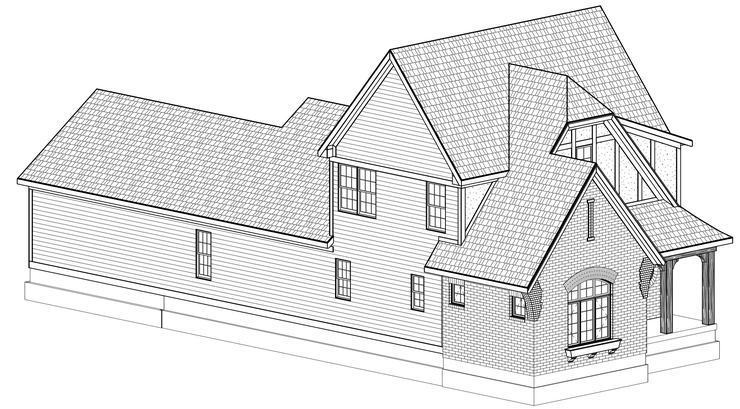

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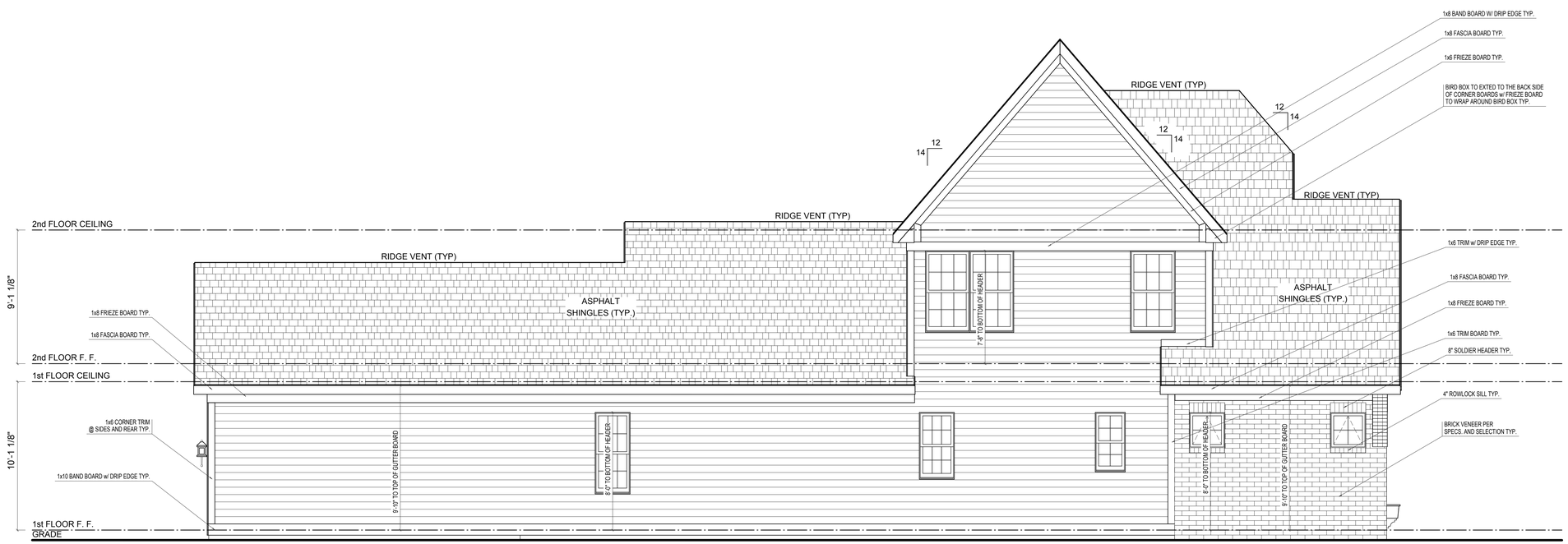

LEFT ELEVATION

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

REVISIONS #2 CHECKSET
NOT FOR CONSTRUCTION

REV. NO.	DATE	REMARKS

ELEVATION B
GARAGE REAR

PRINT DATE:
06/10/2014

EH_1090

FOR:
Estridge Homes

LOCATION:

SHEET NUMBER

A-04

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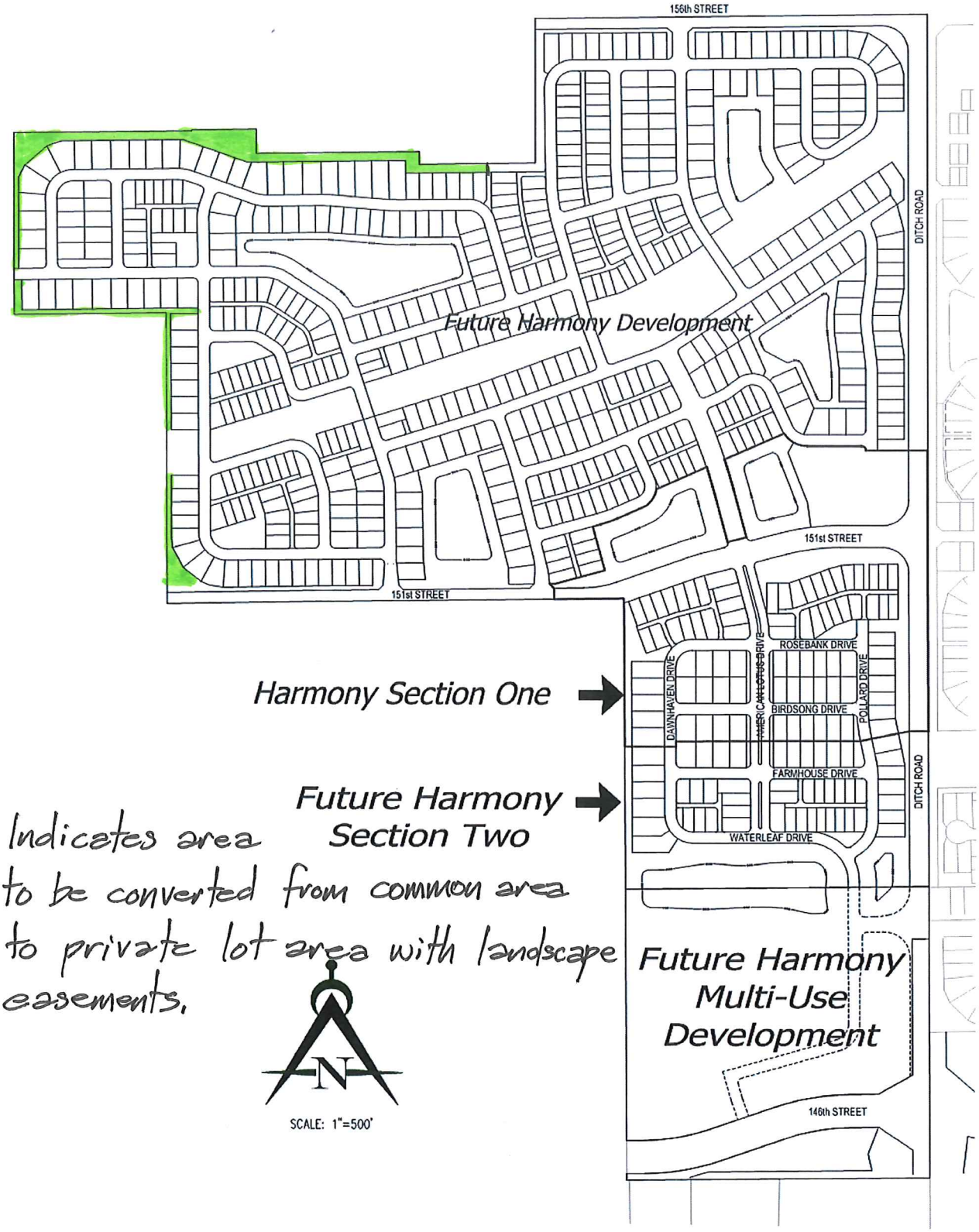
WESTFIELD, INDIANA



- Indicates area to be converted from common area to private lot area with landscape easements.

08 DEC 2014

mp\AcPublish_5028\overall layout exhibit.dwg – Date: May 03,2014 – 7:04am

Innovative 755 W. Carmel Drive

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, January 5, 2015, to consider an amendment to the Harmony Planned Unit Development District and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1501-PUD-01
Ordinance No.	14-55
Petitioner	Estridge Development Management, LLC
Description	Estridge Development Management, LLC requests a text amendment to modify the architectural and open space standards applicable to the Single-Family District of the Harmony Planned Unit Development (PUD) District.

On January 20, 2015, a motion was made and passed to send a unanimous favorable recommendation to the City Council regarding this petition (Vote: 8 in favor, 0 opposed).

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

Matthew S. Skelton, Secretary

January 21, 2015
Date