



Ordinance Number: 15-29

APC Petition Number: 1510-PUD-20

Petitioner: Justus at Bridgewater, LLC

Requested Action: A text amendment to modify the multi-family development and architectural standards for Parcel M2 of the Bridgewater Planned Unit Development (PUD).

Current Zoning: Bridgewater PUD District (Parcel M2 of Area Y)

Current Land Use: Vacant

Exhibits:

1. Location Map
2. Concept Plan
3. Ordinance 15-29: PUD Amendment Ordinance
4. Elevations
5. APC Certification

Prepared by: Amanda Rubadue, Associate Planner

PETITION HISTORY

This petition was introduced at the September 14, 2015, City Council Meeting. The proposal received a public hearing at the October 5, 2015, Advisory Plan Commission (the "APC") meeting. The APC forwarded this petition with a favorable recommendation at its October 5, 2015, meeting. The petition is eligible for adoption consideration at the October 12, 2015, Council meeting.

PROCEDURAL

Public Hearing: Amendments to PUD Districts are required to be considered at a public hearing by the APC. The public hearing for this petition was held at the October 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 Bridgewater Planned Unit Development (PUD) District Ordinance No. 06-49 (the "PUD Ordinance") for the 12.03 acres located on the southwest corner of 151st Street and Gray Road (see **Exhibit 1**).

Project Description: The proposal is to modify the multi-family development standards to what is identified on the Concept Plan as Parcel M2 (see **Exhibit 2**), of the Bridgewater PUD (the "Proposal"). Parcel M2 is located in Area Y of the Bridgewater PUD and apartments are a permitted use. The Proposal would permit apartments to occupy all floors of all buildings with a maximum of twelve (12) apartment units per building. The current standards restrict apartments to the second and third floors. A full summary of the proposal can be found in Exhibit "A" of the proposed PUD amendment (see **Exhibit 3**).

RECOMMENDATIONS / ACTIONS

APC Recommendation

At its October 5, 2015, meeting, the APC forwarded a favorable recommendation of this petition to the Council (Vote of: 9 in favor, 0 opposed) (see **Exhibit 6 – APC Certification**).

City Council

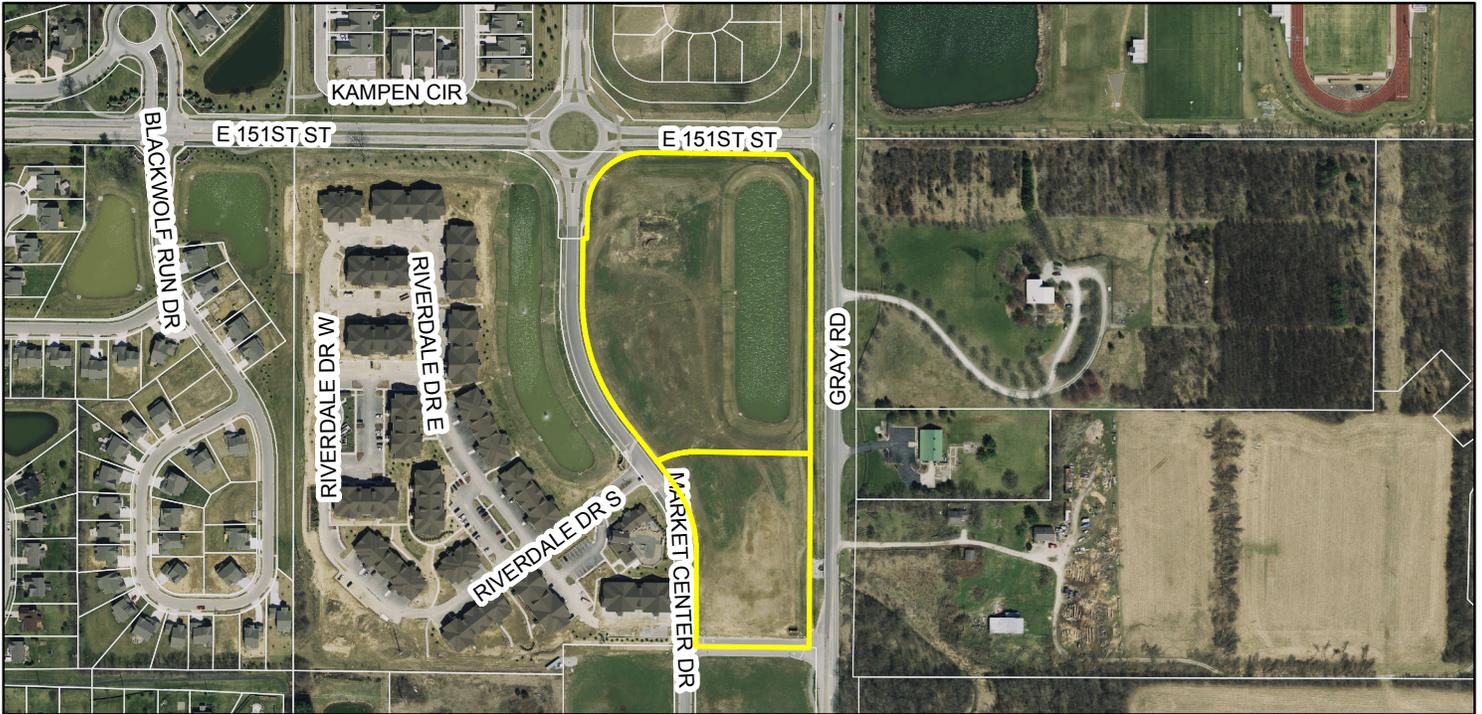
Introduction: September 14, 2015

Eligible for Adoption: October 12, 2015

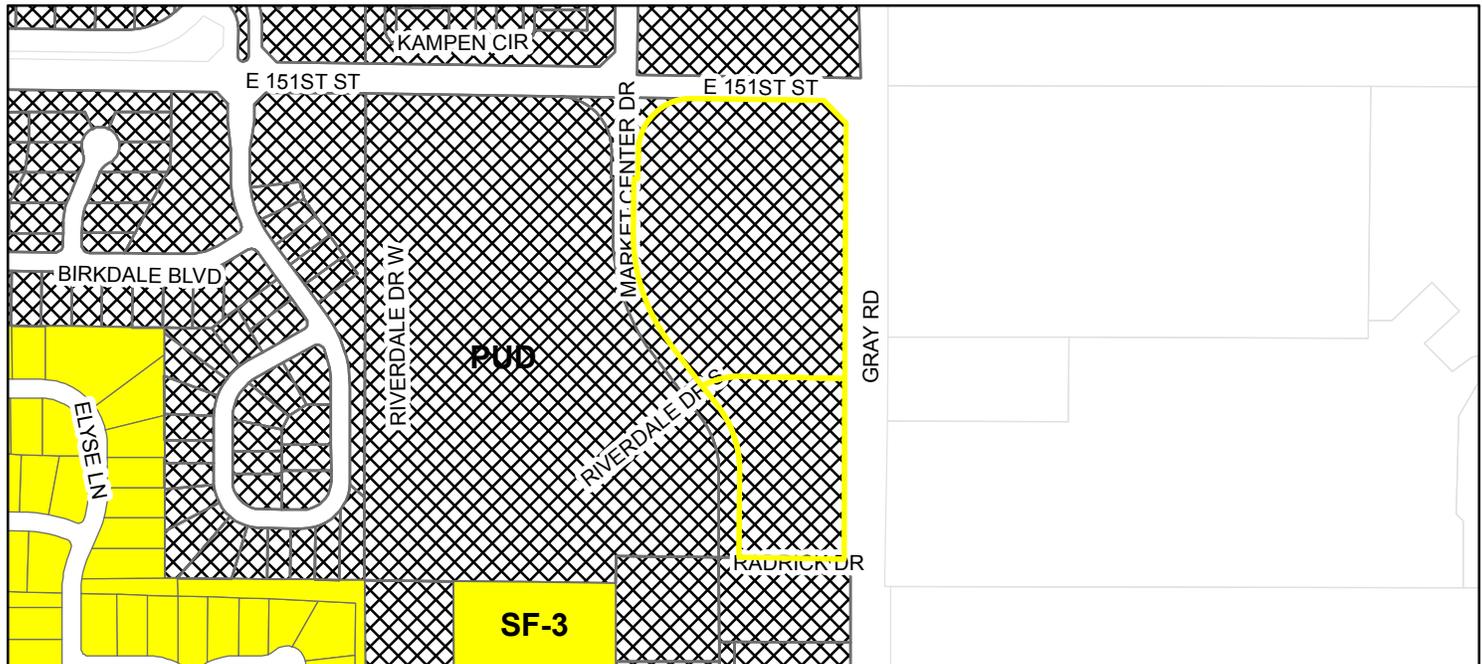
Submitted by: Amanda Rubadue
Economic and Community Development Department
arubadue@westfield.in.gov , 317.432.6663

Aerial Location Map

 Site



Zoning Map



Zoning

 PUD (Planned Unit Development)

 SF-3 (Single Family - 3)

 Parcel



151 st Street

Fenced Dog
Park Area

Market
Center Drive

Amenity Area
with Grills,
Pergolas, and
Firepit

Gray Road

Brick Entry Wall

Trash Enclosure
and
Mail Kiosk

Existing
Bridgewater
Apartments

Market
Center Drive

Future Medical
Office Building

ORDINANCE 15-29

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE BRIDGEWATER CLUB PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 06-49, ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-05, ORDINANCE 10-08, ORDINANCE 10-19, ORDINANCE 11-01, ORDINANCE 12-10, ORDINANCE 13-03, ORDINANCE 13-06, ORDINANCE 13-08, ORDINANCE 14-02, ORDINANCE 14-16, ORDINANCE 14-44 AND TITLE 16 - LAND USE CONTROLS

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Docket 1409-PUD-15), filed with the Commission requesting an amendment to Ordinance 06-49, enacted by the Town Council on October 9, 2006 , and amended by (i) Ordinance 08-05, enacted by the City Council on February 11, 2008 (ii) Ordinance 09-17, enacted by the City Council on September 14, 2009; (iii) Ordinance 10-01, enacted by the City Council on February 8, 2010; (iv) Ordinance 10-05, enacted by the City Council on April 12, 2010; (v) Ordinance 10-08, enacted by the City Council on May 24, 2010; (vi) Ordinance 10-19, enacted by the City Council on September 13, 2010; (vii) Ordinance 11-01, enacted by the City Council on January 10, 2011; (viii) Ordinance 12-10, enacted by the City Council on April 9, 2012; (ix) Ordinance 13-03, enacted by the City Council on February 11, 2013; (x) Ordinance 13-06, enacted by the City Council on March 11, 2013; (xi) Ordinance 13-08, enacted by the City Council on March 25, 2013; (xii) Ordinance 14-02, enacted by the City Council on February 24, 2014 Ordinance 14-02; (xiii) Ordinance 14-16, enacted by the City Council on May 12, 2014 and (xiv) Ordinance 14-44, enacted by the City Council on September 22, 2014 (collectively, the “Bridgewater PUD Ordinance”);

WHEREAS, the Commission took action to forward said petition (Docket 1510-PUD-20) to the Westfield City Council (the “Council”) with a favorable recommendation (by a vote of 9 in favor and 0 opposed) in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505, on October 5, 2015;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on October 6, 2015; and

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

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE BRIDGEWATER PUD ORDINANCE AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. The Bridgewater PUD Ordinance is hereby amended so that the standards established in what is attached hereto and incorporated herein by reference as Exhibit “A” are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit “B” (the “Real Estate”). In all other respects, the Bridgewater PUD Ordinance shall remain in effect and unchanged.

SECTION 2. Upon motion duly made and seconded, this Ordinance 15-29 was fully passed by members of the Council this __ day of _____, 2013. Further, this Ordinance 15-29 shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict with this Ordinance 15-29 are hereby amended. To the extent that this Ordinance 15-29 conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 15-29 shall prevail.

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Chuck Lehman

Chuck Lehman

Chuck Lehman

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk-Treasurer

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

I hereby certify that ORDINANCE No. 15-29 was delivered to the Mayor of Westfield
on the _____ day of _____, 2015, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 15-29

This _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 15-29

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

Prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenberger
550 Congressional Blvd, Carmel, IN 46032, (317) 844-0106

Bridgewater - Justus - TA Ordinance 100615

EXHIBIT “A”

DEVELOPMENT STANDARDS FOR APARTMENT USES. The below terms, conditions, and provisions shall apply only to the use and development of Apartments on Parcel M2 of the Bridgewater PUD Ordinance.

- A. Definitions: The definitions of the capitalized terms, as they appear throughout this Ordinance 15-29, shall have the meanings set forth in the Bridgewater PUD Ordinance.
- B. Minimum lot area: Not applicable.
- C. Minimum lot frontage on road: Not applicable.
- D. Maximum number of Apartments: Sixty-six (66).
- E. Minimum Open/Green Space Area: Twenty percent (20%).
- F. Minimum distance between buildings: Twenty (20) feet.
- G. Minimum Setback Lines (applied to the perimeter of the Real Estate):
 - 1. Seventy (70) foot front yard along 151st Street.
 - 2. Thirty (30) foot front yard along Gray Road.
 - 3. Five (5) foot front yard along Internal Streets.
 - 4. Side Yard: Not applicable.
 - 5. Rear yard: Not applicable.
- H. Maximum building height: Forty (40) feet.
- I. Minimum Square footage per dwelling unit: Seven Hundred (700) square feet.
- J. Additional Standards:
 - 1. Apartments shall be permitted to occupy all floors of all buildings with a maximum of twelve (12) apartment units per building.
 - 2. The total building square footage and total building footprint of all building shall be permitted in addition to the total building square footage and building footprints permitted under Section 10.G.(1) of the Bridgewater PUD.
 - 3. The square footage of Apartments shall not be subject to Section 10.G.(7) of the Bridgewater PUD Ordinance.

K. Architectural Standards and Building Materials: Exhibit 17 – General Architectural Standards of the Bridgewater PUD shall be replaced and superseded by the following standards included in this Section K.

1. Building Elevations:

- a. Building Elevations shall be constructed in substantial compliance with the exhibits contained in the architectural character illustrations included in Exhibit “C” of this Ordinance (“Architectural Style”).
- b. Design detailing shall be continued completely around the structure consistent with the Architectural Style. Detailing elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials and shall be consistent with the Architectural Style.
- c. Permitted exterior materials shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, and concrete fiber siding. Aluminum and vinyl siding are prohibited. Metal garage doors and vinyl clad windows and soffits shall be permitted.
- d. Brick or stone shall be used on all elevations of each building as appropriate to the building Architectural Style.
- e. All structures shall utilize a minimum of two (2) exterior building materials (excluding window, door, and roofing materials) per elevation. Examples of materials: Brick, stone, concrete fiber siding.
- f. All structures shall utilize a minimum of three (3) exterior building material styles per elevation. Examples: Brick, stone and horizontal fiber cement siding, and/or shake style concrete fiber siding.

2. Windows: All windows shall have either (i) shutters, and/or (ii) casing, and/or (iii) a sill. For windows in brick façade, the treatment shall be of natural or masonry materials and be applied to the sill at a minimum. For windows in a non-brick façade, the windows shall be trimmed with a casing that shall be a minimum of 3½” in dimension.

3. Roof Pitch: Roof form and pitch design will include, where appropriate, varied pitches and ridge levels in accordance with the Architectural Style.

L. Parking:

1. Two (2) vehicle parking spaces per dwelling are required. Tandem parking spaces adjacent to individual garages shall meet this requirement provided that both the garage and adjacent space are dedicated to the same tenant.

2. All off-street parking shall be located outside of the 151st Street, Gray Road and Market Center Drive minimum setbacks.
 3. Bicycle Parking: Bicycle parking, designed to accommodate a minimum of six (6) bicycles, shall be installed at the Community Area and the Dog Park.
- M. Lighting: A system of pole lights and wall mounted lighting fixtures shall be installed to provide an adequate standard of illumination over the site. The style, design and illumination of site lighting shall be installed per the approved Development Plan for Apartment development on the Real Estate.
- N. Landscaping Requirements: Section 11 – Landscaping of the Bridgewater PUD Ordinance shall not apply to the Real Estate. Required landscaping shall comply with the Landscape Plan illustrated in what is attached hereto and incorporated herein by reference as Exhibit “E”.
- O. Signage: Section 14 – Signage of the Bridgewater PUD shall be applicable to all signs on the Real Estate. In addition (i) a Residential Complex Sign meeting the standards of Section 14.D.(2)(a) of the Bridgewater PUD Ordinance may be placed at the northeast corner of Market Center Drive and Riversdale Drive. This sign may include the name of the apartment use on Parcel M2 and (ii) a Residential Complex Sign meeting the standards of Section 14.D.(2)(a) of the Bridgewater PUD Ordinance may be placed at the southeast corner of the Real Estate and Gray Road. This sign may include the names of the apartment use on Parcel K2 and any use on the Real Estate.
- P. Required Amenities: The following Amenities will be distributed throughout the Real Estate, for use by residents of the Real Estate:
1. Dog Park
 2. Amenity Area including outdoor seating, fire pit and grilling station Justus to add specificity.
 3. Integrated trail and sidewalk system to be installed in substantial compliance with the Concept Plan attached hereto and incorporated herein as Exhibit “D”.
 4. All amenities shall be constructed as part of first phase of construction. The timing for the completion of the trails, paths and sidewalks will be in phases as the development is completed.
 5. In addition to the Amenities noted above all amenities on Parcel K2 shall be available to the residents of the Apartments.
- Q. Development Plan: The Real Estate shall be developed in substantial compliance with the Concept Plan attached hereto and incorporated herein by reference as Exhibit “D”.

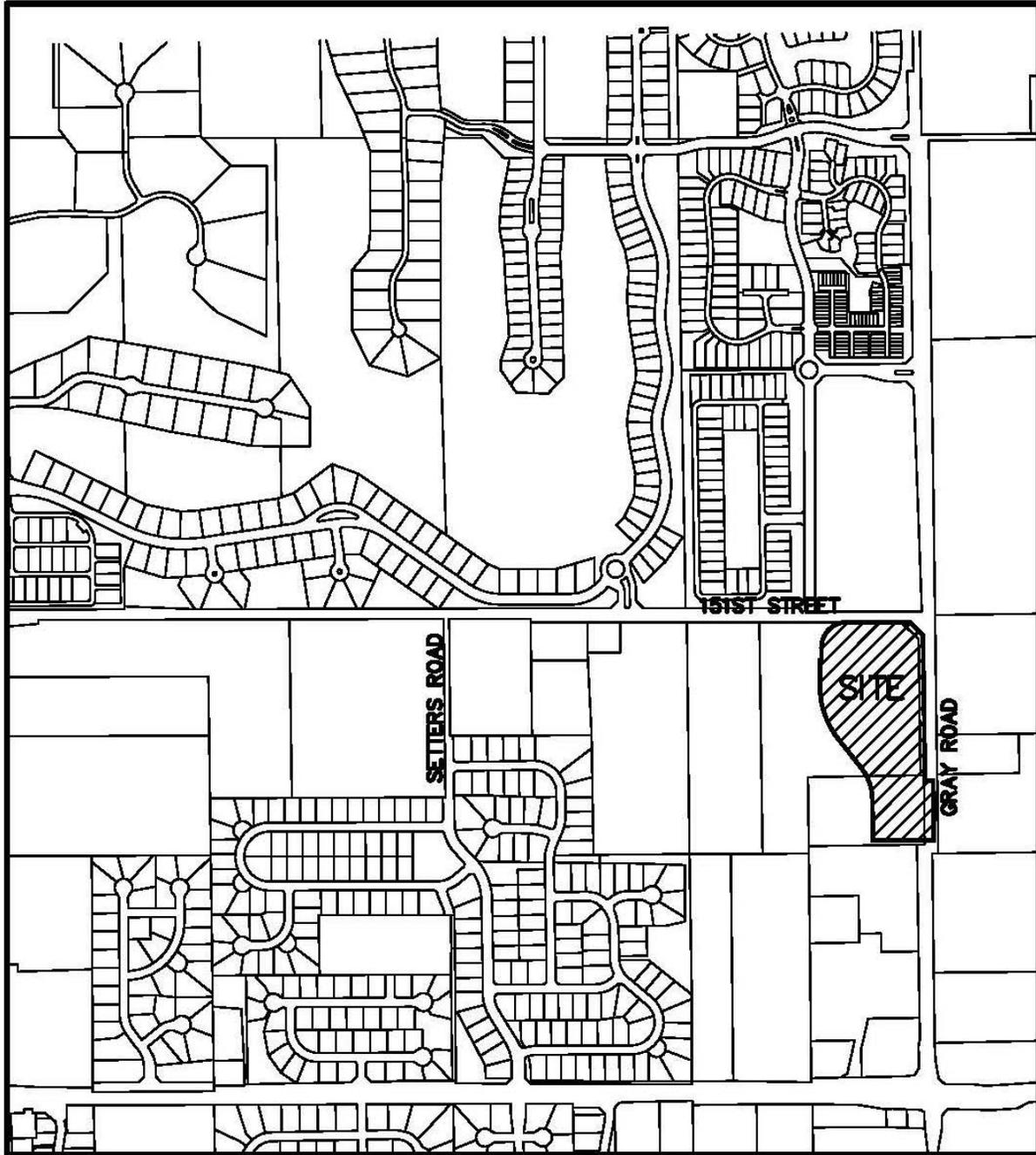
EXHIBIT “B”

(Legal Description)

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

Lot 2 and Lot 3 of Bridgewater Marketplace, Section 3 Recorded as Instrument No. 2013-048576, Plat Cabinet 5, Slide 108 in the office of the Recorder of Hamilton County, Indiana.

EXHIBIT "B"
(Legal Description)



LOCATION MAP
N.T.S.

EXHIBIT “C”
(Architectural Style)



**Bridgewater Apartments
Building A Front View
Justus at Bridgewater LLC**



**Bridgewater Apartments
Building A Rear View
Justus at Bridgewater LLC**



EXHIBIT “C”
(Architectural Style)



**Bridgewater Apartments.
Building D Front View
Justus at Bridgewater LLC**

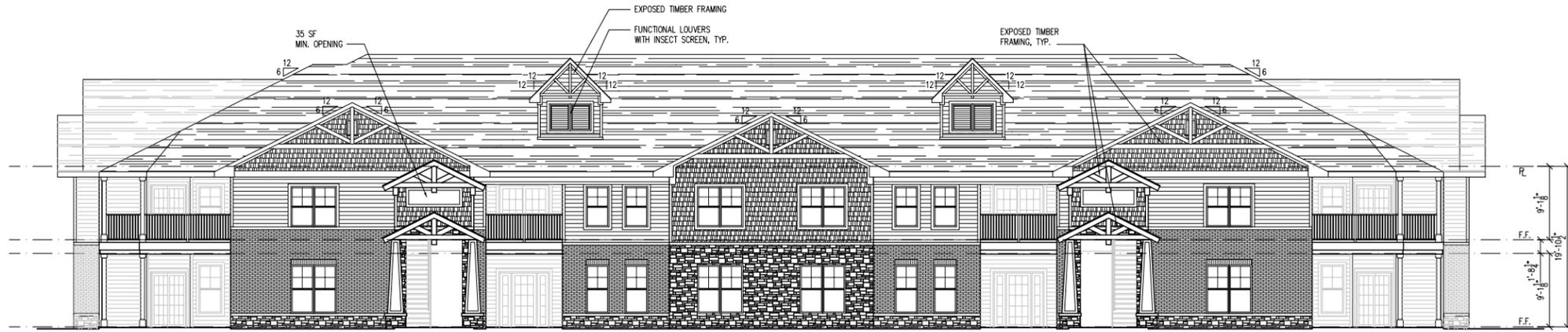


EXHIBIT “D”

(Concept Plan)



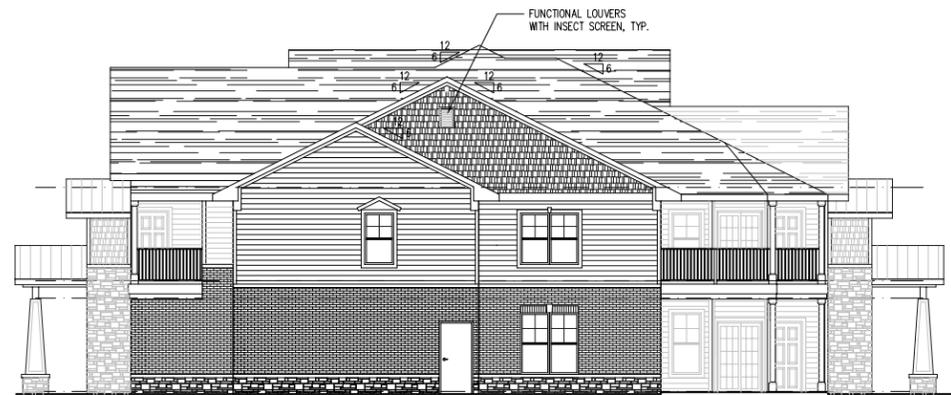
Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1510-PUD-20.



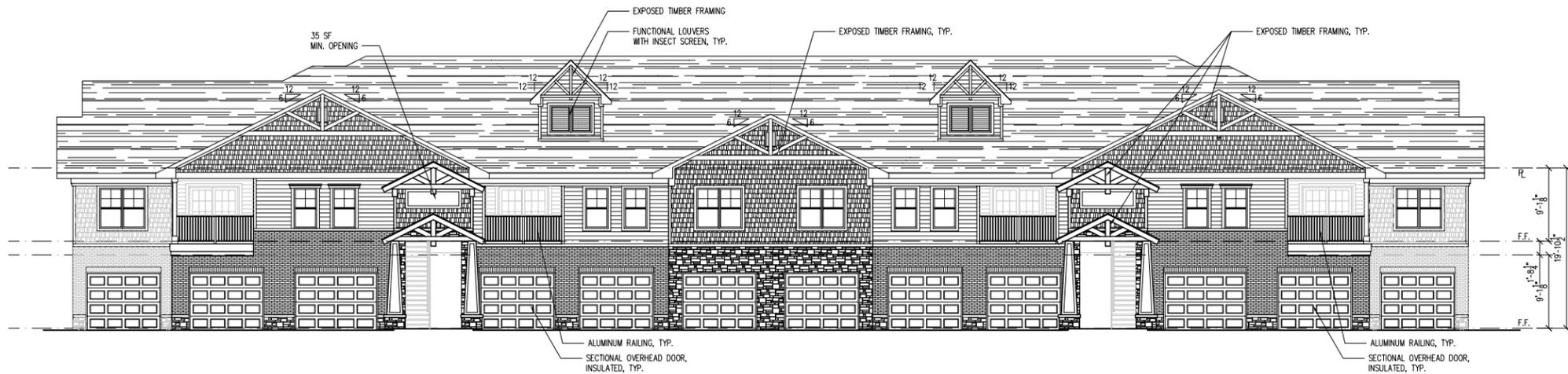
3 BUILDING A REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 PARTIAL BUILDING A REAR ELEVATION
SCALE: 1/8" = 1'-0"

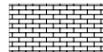
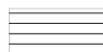


2 BUILDING A SIDE ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING A FRONT ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

-  ROOF SHINGLES
-  HARDIE PLANK HARDIESHINGLE
-  BRICK
-  STONE
-  HARDIE PLANK LAP SIDING
-  METAL ROOF

EXTERIOR FINISHES/COLORS

COLOR SCHEME "TAN" - BUILDINGS ALONG MARKET CENTER DRIVE
 HARDIE PLANK HARDIESHINGLE, COLOR: KHAKI BROWN
 HARDIE PLANK LAP SIDING, COLOR: COBBLE STONE
 ROOF SHINGLES: GAF, COLOR: BARKWOOD
 METAL ROOF: BERRIDGE, COLOR: DARK BRONZE
 STONE: ARTISAN WATERFRONT STONE, COLOR: SHELBY BLEND/MORTAR NATURAL
 BRICK: BRICKCRAFT, SIGNATURE BLEND/MORTAR NATURAL
 ENTRY DOORS: MILLIKEN WOODWORK, COLOR: TO MATCH SHERWIN WILLIAMS SW6222 RIVERWAY
 GARAGE DOORS: OVERHEAD DOOR, COLOR: SANDSTONE
 OPAQUE STAIN COLOR FOR EXPOSED BEAMS, TRIMS: TO MATCH SHERWIN WILLIAMS SW7509 TIKI HUT

COLOR SCHEME "YELLOW" - BUILDINGS ALONG LAKE
 HARDIE PLANK HARDIESHINGLE, COLOR: MONTEREY TAUPE
 HARDIE PLANK LAP SIDING, COLOR: AUTUMN TAN
 ROOF SHINGLES: GAF, COLOR: BARKWOOD
 METAL ROOF: BERRIDGE, COLOR: SIERRA TAN
 STONE: ARTISANWATERFORD, STONE COLOR, TBD/MORTAR NATURAL
 BRICK: BRICKCRAFT, MONTICELLO/MORTAR NATURAL
 ENTRY DOORS: TO MATCH SHERWIN WILLIAMS SW6207 RETREAT
 GARAGE DOORS COLOR: OVERHEAD DOOR, COLOR: SANDSTONE
 OPAQUE STAIN COLOR FOR EXPOSED BEAMS, TRIMS: TO MATCH SHERWIN WILLIAMS SW6151 QUIVER TAN

ALL BUILDINGS:
 MI WINDOWS: ENCOMPASS, COLOR: ALMOND
 HARDIE PLANK TRIM, COLOR: TIMBER BARK
 GUTTERS & DOWNSPOUTS, COLOR: SPECTRA METAL TERRATONE
 BALCONY PATIO RAILING, COLOR: ARABIAN BROWNSTONE
 BREZEWAY STAIR RAILING AND STRINGERS, COLOR: ARABIAN BROWNSTONE

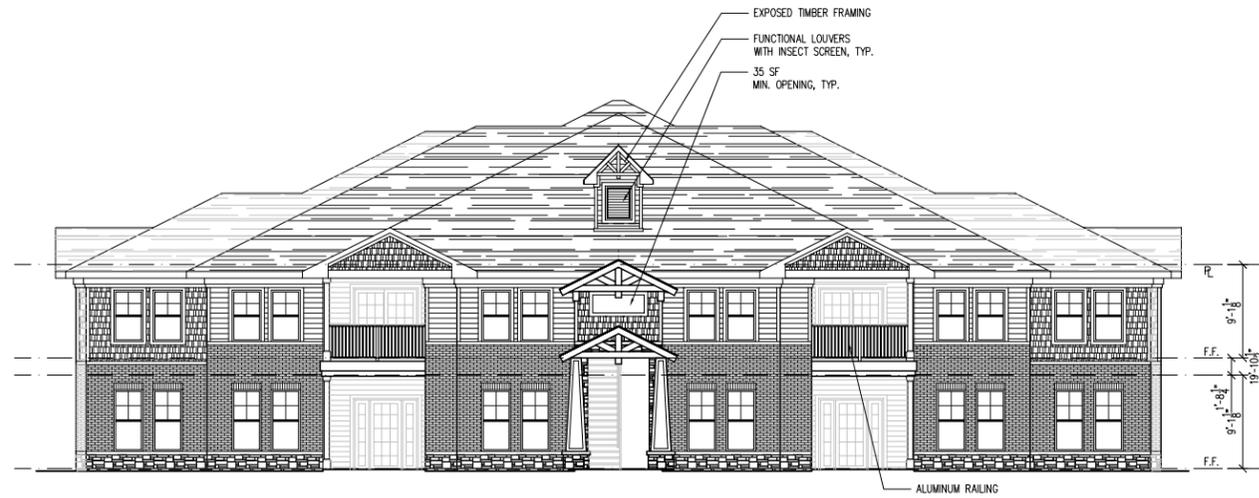
SEBREE Architects, Inc.
 97 Dover Street, Suite 400, Avon, Indiana 46123-7356
 Phone (317) 272-7800 E-Mail: sebreearchitects.com
 FAX (317) 272-7808 Web Site: <http://www.sebreearchitects.com>

BRIDGEWATER APARTMENTS 2
JUSTUS at BRIDGEWATER LLC
 0 MARKET CENTER DRIVE
 WESTFIELD, INDIANA

NO.	DATE	BY	DESCRIPTION

DATE: 08/28/2015 DRAWN BY: ABC
 PROJECT NO: 15035 CHECKED BY: KAS
 DRAWING SCALE: 3/16" = 1'-0" PLOT SCALE: 1:1
 FILE NAME: 15035 A5.1
 BUILDING A EXTERIOR ELEVATIONS
 SHEET NO. **A5.1**
 SHEET OF

CERTIFIED BY



3 BUILDING C REAR ELEVATION
SCALE: 1/8" = 1'-0"

- EXTERIOR MATERIALS LEGEND
-  ROOF SHINGLES
 -  HARDIE PLANK HARDIESHINGLE
 -  BRICK
 -  STONE
 -  HARDIE PLANK LAP SIDING
 -  METAL ROOF



2 BUILDING C SIDE ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES/COLORS

COLOR SCHEME "TAN" - BUILDINGS ALONG MARKET CENTER DRIVE
 HARDIE PLANK HARDIESHINGLE, COLOR: KHAKI BROWN
 HARDIE PLANK LAP SIDING, COLOR: COBBLE STONE
 ROOF SHINGLES: GAF, COLOR: BARKWOOD
 METAL ROOF: BERRIDGE, COLOR: DARK BRONZE
 STONE: ARTISAN WATERFRONT STONE, COLOR: SHELBY BLEND/MORTAR NATURAL
 BRICK: BRICKCRAFT, SIGNATURE BLEND/MORTAR NATURAL
 ENTRY DOORS: MILLIKEN WOODWORK, COLOR: TO MATCH SHERWIN WILLIAMS SW6222 RIVERWAY
 GARAGE DOORS: OVERHEAD DOOR, COLOR: SANDSTONE
 OPAQUE STAIN COLOR FOR EXPOSED BEAMS, TRIMS: TO MATCH SHERWIN WILLIAMS SW7509 TIKI HUT

COLOR SCHEME "YELLOW" - BUILDINGS ALONG LAKE
 HARDIE PLANK HARDIESHINGLE, COLOR: MONTEREY TAUPE
 HARDIE PLANK LAP SIDING, COLOR: AUTUMN TAN
 ROOF SHINGLES: GAF, COLOR: BARKWOOD
 METAL ROOF: BERRIDGE, COLOR: SIERRA TAN
 STONE: ARTISANWATERFORD, STONE COLOR, TBD/MORTAR NATURAL
 BRICK: BRICKCRAFT, MONTICELLO/MORTAR NATURAL
 ENTRY DOORS: TO MATCH SHERWIN WILLIAMS SW6207 RETREAT
 GARAGE DOORS COLOR: OVERHEAD DOOR, COLOR: SANDSTONE
 OPAQUE STAIN COLOR FOR EXPOSED BEAMS, TRIMS: TO MATCH SHERWIN WILLIAMS SW6151 QUIVER TAN

ALL BUILDINGS:
 MI WINDOWS: ENCOMPASS, COLOR: ALMOND
 HARDIE PLANK TRIM, COLOR: TIMBER BARK
 GUTTERS & DOWNSPOUTS, COLOR: SPECTRA METAL TERRATONE
 BALCONY PATIO RAILING, COLOR: ARABIAN BROWNSTONE
 BREZEWAY STAIR RAILING AND STRINGERS, COLOR: ARABIAN BROWNSTONE



1 BUILDING C FRONT ELEVATION
SCALE: 1/8" = 1'-0"

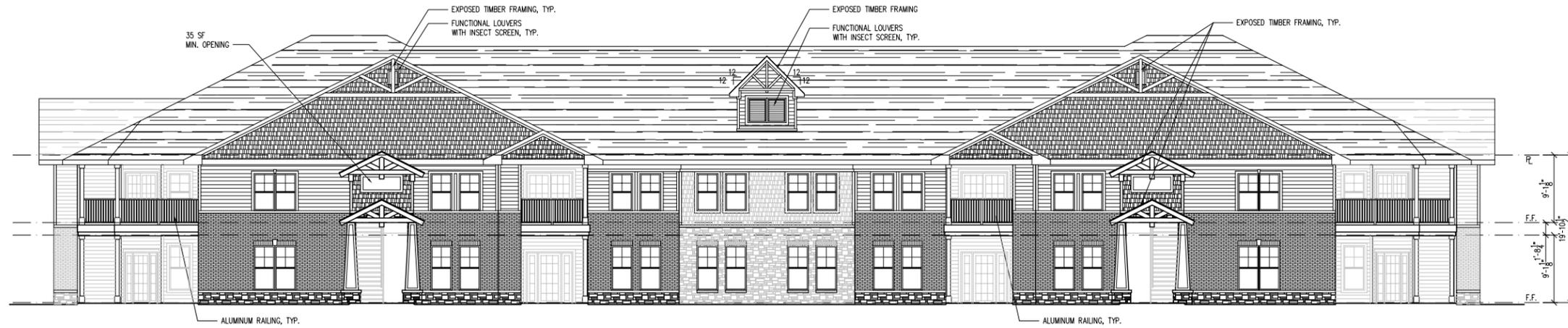
SEBREE Architects, Inc.
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 Phone (317) 272-7800 E-Mail: sebreearchitects.com
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BRIDGEWATER APARTMENTS 2
JUSTUS at BRIDGEWATER LLC
 0 MARKET CENTER DRIVE
 WESTFIELD, INDIANA

CERTIFIED BY

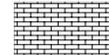
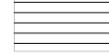
NO.	DATE	BY	DESCRIPTION

DATE	08/28/2015	DRAWN BY	ABC
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FILE NAME	15035 A5.2		
BUILDING C EXTERIOR ELEVATIONS			
SHEET NO.			
A5.2			
SHEET OF			



3 BUILDING E REAR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS LEGEND

-  ROOF SHINGLES
-  HARDIE PLANK HARDIESHINGLE
-  BRICK
-  STONE
-  HARDIE PLANK LAP SIDING
-  METAL ROOF



3 PARTIAL BUILDING E REAR ELEVATION
SCALE: 1/8" = 1'-0" AT BUILDING #3, #4



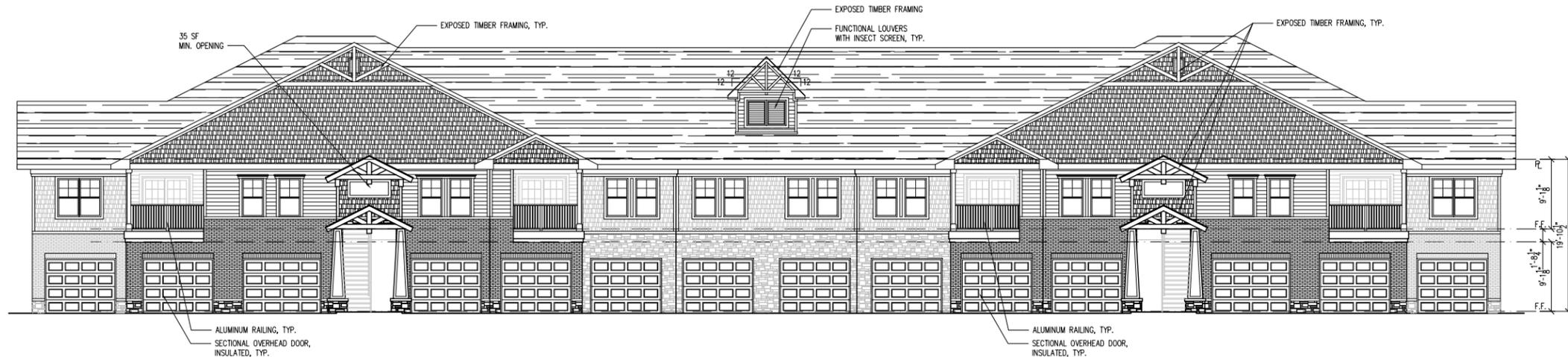
2 BUILDING E SIDE ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES/COLORS

COLOR SCHEME "TAN" - BUILDINGS ALONG MARKET CENTER DRIVE
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 HARDIE PLANK LAP SIDING, COLOR: COBBLE STONE
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ALL BUILDINGS:
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 GUTTERS & DOWNSPOUTS, COLOR: SPECTRA METAL TERRATONE
 BALCONY PATIO RAILING, COLOR: ARABIAN BROWNSTONE
 BREEZEWAY STAIR RAILING AND STRINGERS, COLOR: ARABIAN BROWNSTONE



1 BUILDING E FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SEBREE Architects, Inc.
 97 Dover Street, Suite 400, Avon, Indiana 46123-7356
 Phone (317) 272-7800 E-Mail: sebreesebreearchitects.com
 FAX (317) 272-7808 Web Site: <http://www.sebreesebreearchitects.com>
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BRIDGEWATER APARTMENTS 2
JUSTUS at BRIDGEWATER LLC
 0 MARKET CENTER DRIVE
 WESTFIELD, INDIANA

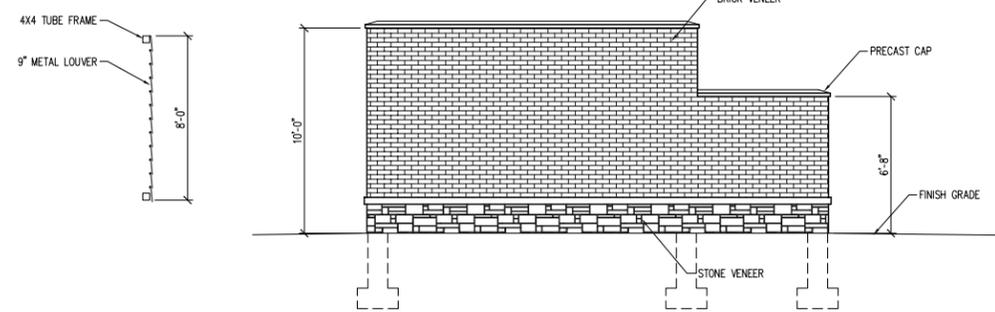
DESCRIPTION

NO. DATE BY

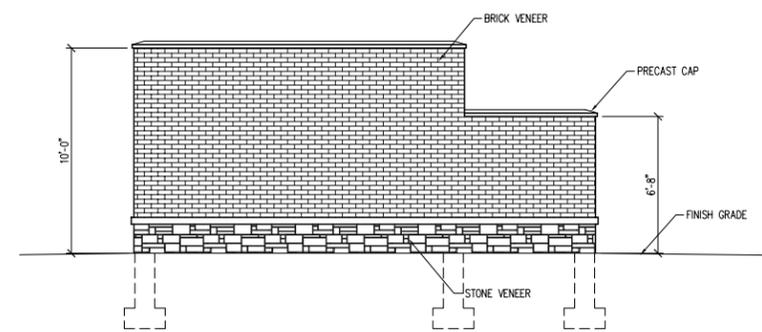
DATE: 08/28/2015 DRAWN BY: ABC
 PROJECT NO.: 15035 CHECKED BY: KAS
 DRAWING SCALE: 3/16" = 1'-0" PLOT SCALE: 1:1
 FILE NAME: 15035 A5.3

BUILDING C
 EXTERIOR
 ELEVATIONS
 SHEET NO.
A5.3
 SHEET OF

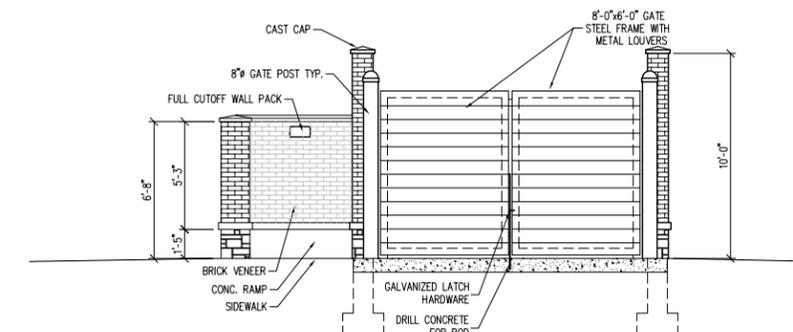
CERTIFIED BY



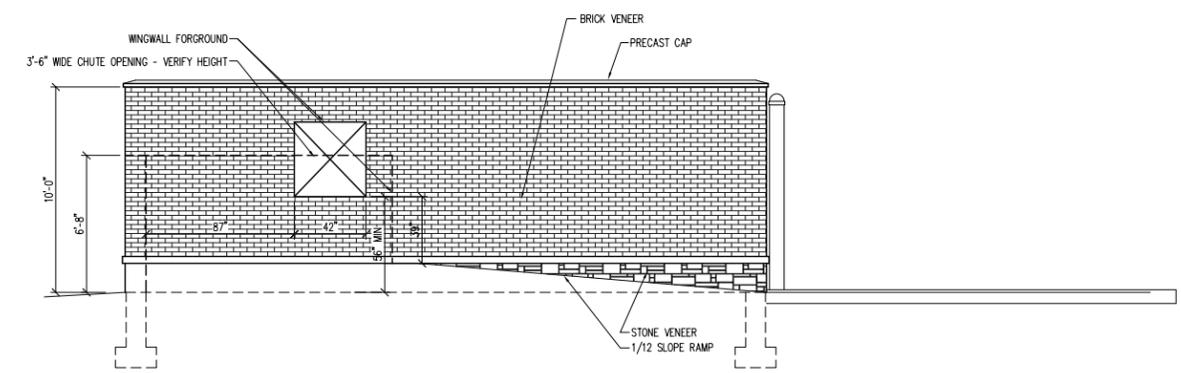
8 GATE SECTION
SCALE: 1/4" = 1'-0"



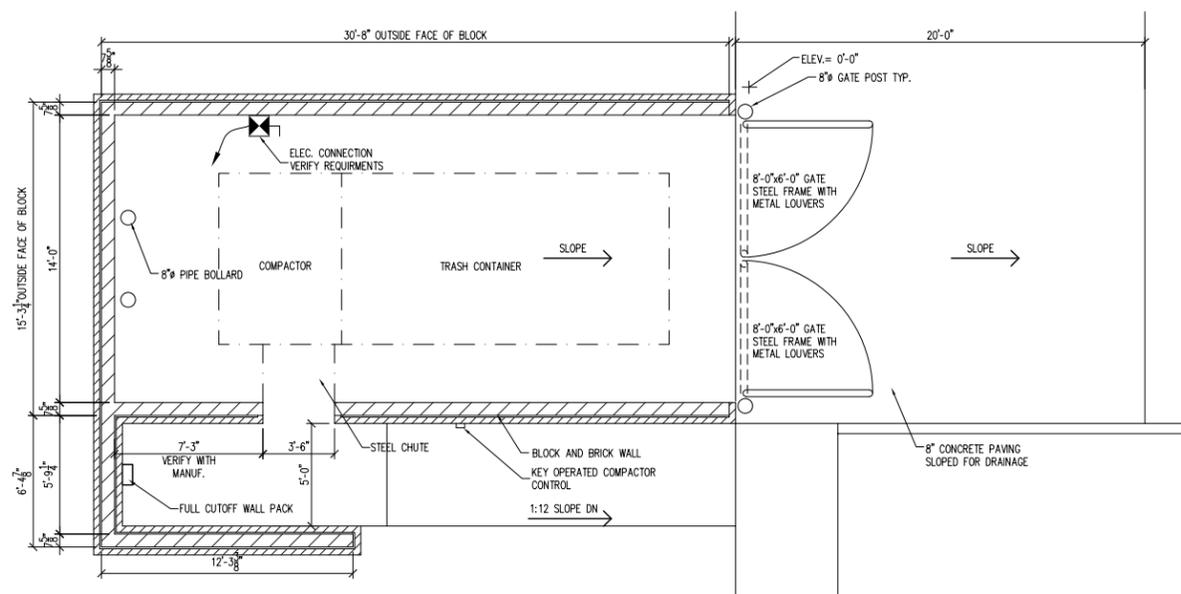
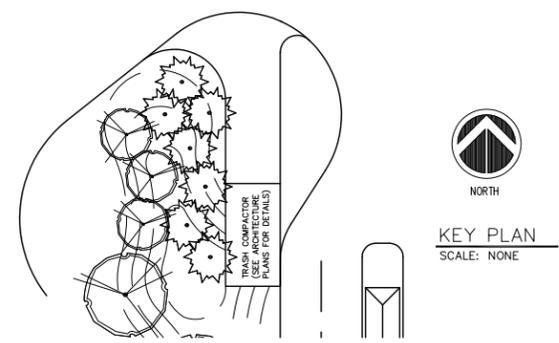
7 COMPACTOR ENCLOSURE REAR ELEVATION
SCALE: 1/4" = 1'-0"



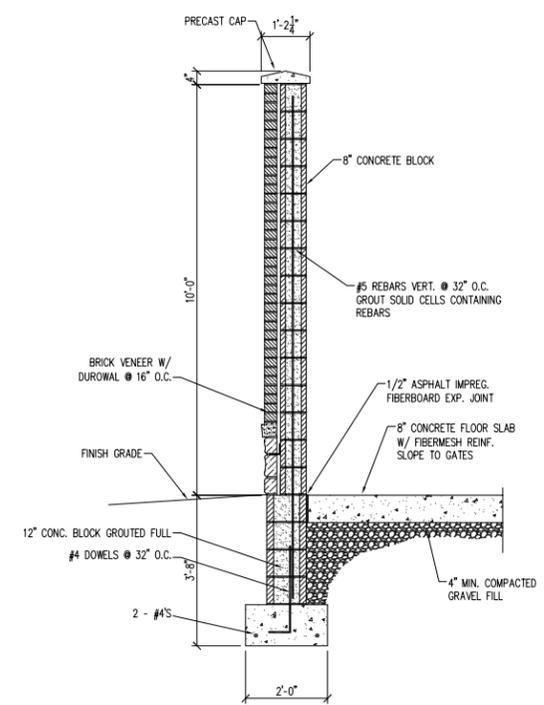
6 COMPACTOR ENCLOSURE GATE END ELEVATION
SCALE: 1/4" = 1'-0"



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



2 COMPACTOR ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



1 COMPACTOR ENCLOSURE WALL SECTION
SCALE: 1/2" = 1'-0"

GENERAL NOTE:
CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL COMPACTOR AND COMPACTOR ENCLOSURE DIMENSIONS WITH MANUFACTURER OF COMPACTOR TO BE INSTALLED.

SEBREE Architects, Inc.
97 Dover Street, Suite 400, Avon, Indiana 46123-7356
Phone (317) 272-7800 E-Mail: sebreesebreearchitects.com
FAX (317) 272-7808 Web Site: <http://www.sebreearchitects.com>
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BRIDGEWATER APARTMENTS 2
JUSTUS at BRIDGEWATER LLC
0 MARKET CENTER DRIVE
WESTFIELD, INDIANA

CERTIFIED BY

NO.	DATE	BY	DESCRIPTION

DATE: 08/28/2015
PROJECT NO: 15035
DRAWING SCALE: 3/16" = 1'-0"
PLOT SCALE: 1:1
FILE NAME: 15015CA1.1
TRASH COMPACTOR PLANS AND DETAILS

SHEET NO. **CA1.1**
SHEET OF

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

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, October 5, 2015, to consider an amendment to the Bridgewater 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.	1510-PUD-20
Ordinance No.	15-29
Petitioner	Justus at Bridgewater, LLC
Description	Justus at Bridgewater, LLC requests a text amendment to modify multi-family development and architectural standards applicable to Parcel M2 of the Bridgewater Planned Unit Development (PUD) District.

On October 5, 2015, a motion was made and passed to send a favorable recommendation to the City Council regarding this petition (Vote: 9 in favor, 0 opposed).

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



Matthew S. Skelton, Secretary

October 6, 2015

Date