

conceptual site plan



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SK-6

Douglas Realty Group

161st Street & Spring Mill Road Westfield, Indiana

Date: 7.13.07 Project Number: 030207

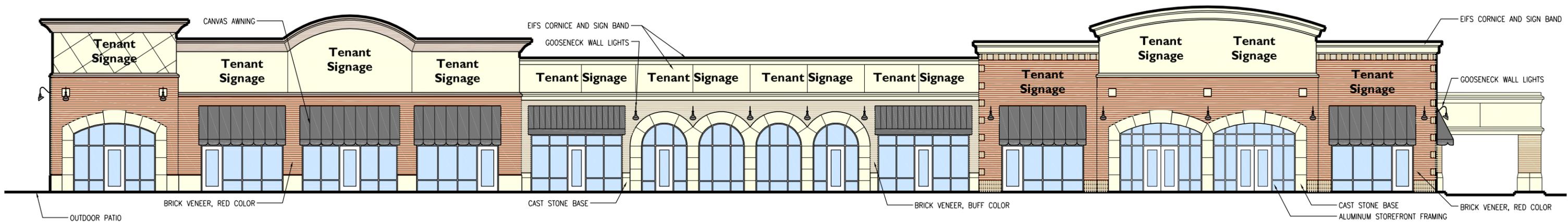
REMENSCHNEIDER ASSOCIATES, INC.

URBAN DESIGN SITE PLANNING LANDSCAPE ARCHITECTURE

212 West Tenth Street, Suite B435, Indianapolis, Indiana 46202-3007 317.955.9960 Fax 317.955.9961

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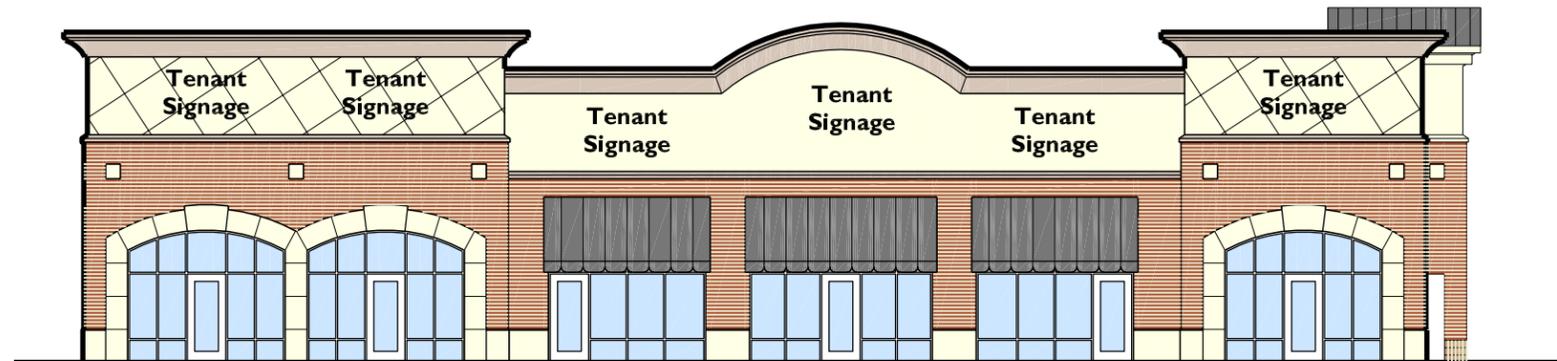
the shoppes at shamrock springs



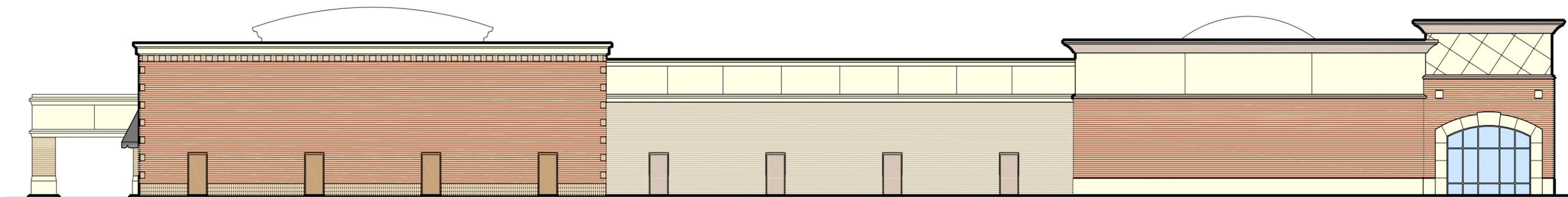
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ELEV-1.DWG

1" = 20'

7/12/07

**PROPOSED RETAIL BUILDING
SW CORNER 161ST STREET AND SPRINGMILL ROAD
WESTFIELD, INDIANA**

802 MULBERRY STREET
NOBLESVILLE, INDIANA 46060
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**DOUGLAS
REALTY
GROUP**

permitted uses

WC 16.04.180 Figures: Commercial Businesses

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Advertising and Business Signs, Fabrication		X	X	X
Amphitheaters	X	X		
Antiques	X	X		
Apartment-Hotels, Motels, Hotels		X		
Art School	X	X		
Artisan School	X	X	X	
Assembly Halls	X	X	X	X
Auction Rooms		X	X	
Auditoriums		X		
Auto Parts Sales		X	X	
Auto Rental		X	X	
Auto Repair Garages			X	
Auto Rustproofing			X	
Auto Storage			X	
Auto Sales, New or Used, Service and Repair		X		
Bakeries	X	X	XP	
Banks and Savings & Loan Assn.	X	X		
Barber and Beauty Schools	X	X		
Barber and Beauty Shops	X	X		
Bicycle Sales, Rental & Service	X	X		
Billiard Parlor		X		
Blueprinting, Photocopying Job Printing		X	X	
Boat and Trailer Sales & Service		SP. EX.		X
Book Stores	X	X		
Bowling Alley		X		
Business and Clerical Schools		X		
Bus Stations		X	X	
Camera Stores	X	X		
Car Wash (Indoor)	SP. EX.	X	X	X
Caskets and Casket Supplies (Mortuary)		X	X	
Cemetery Monument Sales		X	X	X
Cemetery Monuments & Tombstones Manufacture (Including Engraving)			X	X
Charitable Donation Pick-Up Station	X	X	X	X
Charitable Institutions		X		
China and Glassware Shops	X	X		
Churches	X	X	X	X
Civic Centers	X	X	X	X
Civic Clubs	X	X		
Coin Shops	X	X		
Commercial Parking Lots and Structures, Public	X	X	X	
Commissary, Food Catering Serv.		X	X	
Concrete Contractors - Heavy Commercial			X	X
Consumer Service Offices	X	X		

permitted uses (cont.)

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Crating and Packaging Service			X	
Credit Union Offices	X	X		
Custard Stands	X	X		
Dancing Schools	X	X		
Delicatessen	X	X		
Dentists	X	X		
Department Stores - Under 10,000 Sq. Ft.	X	X		
Department Stores - Over 10,000 Sq. Ft.		X		
Discount Stores - Under 10,000 Sq. Ft.	X	X		
Discount Stores - Over 10,000 Sq. Ft.		X		
Distributors - Inside Storage			X	
Distributors - Outside Storage				X
Drive-In Food and Beverage		X		
Drug Stores	X	X		
Dry Cleaning & Laundry Pickup	X	X		
Educational Institutions - Public and Private	X	X		
Electrical Contractors, Heavy Commercial			X	X
Electrical Supply Store		X	X	
Embalming School		X	X	
Employment Agencies	X	X	XP	
Exhibition Halls	X	X		
Exterminators		X	X	
Fabric Shops	X	X		
Farm Implement Sales & Service		X	X	X
Feed Stores		X	X	
Fire Stations	X	X	X	X
Floor Coverings	X	X		
Florists	X	X		
Frozen Food Stores & Lockers		X	X	
Fruit Stands, Permanent	X	X		
Fruit Stands, Temporary	S.P.EX.	X		
Furniture Stores	X	X		
Furrier Shops	X	X		
Galleries	X	X		
Garden and Lawn Materials and Supply Stores	X	X	X	
Gasoline Service Station	S.P.EX.	X		
General Construction Company		S.P.EX.	X	X
Gift Shops	X	X		
Glass Fabrication & Installation			X	
Government Offices - Universities	X	X	XP	
Greenhouses, Retail		X		
Grocery Stores (<i>less than 10,000 SF GFA</i>)	X	X		
Health, Fitness, and Exercise Center		X		
Hardware Stores	X	X		
Hobby Shops	X	X		
Home Remodeling Company		X	X	

permitted uses (cont.)

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Home Remodeling Supplies and Materials		X	X	
Hospitals (Minor), Medical and Dental Clinics and Labs	X	X	X	
Industrial Laundry and Dry Cleaning Plants			X	
Insurance Companies	X	X		
Interior Decorating	X	X		
Jewelry Stores	X	X		
Language Schools	X	X		
Laundromats and Self-Service Dry Cleaning	X	X		
Lawyers	X	X		
Libraries	X	X		
Liquor Stores	S.P.E.X.	X		
Loan Offices	X	X		
Locksmith Shops	X	X	S.P.E.X.	
Luggage Stores	X	X		
Lumber Yards - Including Millwork				X
Mail Order Store	X	X		
Major Appliance Store		X		
Millinery	X	X		
Miniature Golf, Archery, Driving Range, Trampoline Centers		X		
Mobile Home Sales			X	
Model Display Homes & Garages			X	
Mortuaries		X		
Motorcycle Sales, Service, Repair and Outdoor Display		X		
Museums	X	X		
Music, Records, Instruments	X	X		
Music Schools	X	X		
Newspaper Distribution Station		X	X	
Newspaper Publishing		X	X	
Nursery - Plants, Retail	X	X		
Optometrists	X	X		
Paint and Wallpaper Stores	X	X		
Painting and Decorating Contractors-Heavy Commercial			X	X
Pet Grooming	X	X		
Pet Obedience Schools		X		
Pet Shops	X	X		
Philanthropic Institutions	X	X		
Photography School	X	X		
Photography Studio	X	X		
Photography Supplies	X	X		
Physicians	X	X		
Picture Framing	X	X		
Plumbing Contractors - Heavy Commercial			X	X
Plumbing Showrooms and Shop		X	X	
Police Stations	X	X	X	X
Post Offices	X	X	X	X

permitted uses (cont.)

Type of Business	Local Business	General Business	Enclosed Industrial	Open Industrial
Printing and Photocopying, Small Jobs	X	X		
Professional & Technical Schools		X	X	
Radio and TV Service	X	X	X	
Real Estate Offices	X	X		
Recycling Collection Systems				X
Restaurants and Cafeterias Having More Than 50% of Gross Sales Derived From Food Sales Excluding Drive-Ins	X	X		
Restaurants and Cafeterias Having Less Than 50% of Gross Sales Derived From Food Sales Excluding Drive-Ins	SP. EX.	X		
Restaurants With Live Entertainment		X		
Roller & Ice Skating Rinks		X		
Roofing Contractors - Heavy Commercial			X	X
Root Beer Stands		X		
Self-Service Car Wash		X		
Semi-Automatic Car Wash	SPEX.	X		
Septic System Contractors			X	X
Sewing Machine Sales & Service	X	X		
Sheet Metal Contractors - Heavy Commercial			X	X
Shoe Repair	X	X		
Shoe Stores	X	X		
Sporting Goods	X	X		
Stationery Stores	X	X		
Storage and Transfer (Household Goods)			X	X
Storm Doors, Windows, Awnings, Siding Contractors - Manufacture			X	X
Taylor or Seamstress	X	X		
Taxidermist			X	
Tennis Facilities		X		
Testing Laboratories			X	
Theaters - Indoor		X		
Tire and Auto Service Center		X	X	
Tire Recapping			X	
Tobacco Shops	X	X		
Tool and Light Equipment Rental		X	X	
Toy Stores	X	X		
Trailer Rentals		SPEX.		X
Travel Bureaus	X	X		
Travel Trailer Sales & Rentals		SPEX.		X
Truck Cleaning, Service, Rental and Repair			X	X
Trucking Companies			X	X
Typewriter Sales, Rental and Service	X	X		
Upholsters	X	X	XP	
Veterinarians - Small Animals, No Outdoor Runs	X	X		
Warehouses - Inside Storage			X	X
Wearing Apparel & Accessory Shops	X			
Wholesalers - Inside Storage			X	X

COMMITMENTS CONCERNING THE USE AND DEVELOPMENT OF REAL ESTATE

Douglas Realty Advisors, Inc. / Douglas Realty Group (the “Developer”) make the following commitments to the Westfield City Council (the “City”) regarding the use and development of the following described real estate (the “Real Estate”) located in Hamilton County, Indiana:

Section 1. Description of Real Estate:

Begin 39 5/6 rods east of the southwest corner of the northeast quarter of the southeast quarter of Section 10, Township 18 North, Range 3 East, and run north 80 rods; east 40 1/6 rods to east line of said section; south 80 rods; west to beginning containing 20 acres more or less.

Section 2. Docket No.: 0709-REZ-04

Section 3. Statement of Commitments:

- A. Site Plan. The Real Estate shall be developed in a manner substantially consistent with the Site Plan, attached hereto as Exhibit "A" [see Tab 3].
- B. Maximum Gross Floor Area. The development shall consist of three (3) buildings. The maximum gross floor area for these buildings shall be as follows:
 - (1) The Corner Building, located directly on the corner of 161st Street and Spring Mill Road, shall be no greater than fifteen thousand (15,000) square feet;
 - (2) The West Building, located to the west of the Corner Building, shall be no greater than five thousand (5,000) square feet; and
 - (3) The South Building, located to the south of the Corner Building, shall be no greater than twenty-six thousand (26,000) square feet.
 - (4) The Corner and West Buildings may be occupied by a single tenant. The South Building shall be divided for multiple tenant spaces and be occupied by more than one (1) tenant.
- C. Development Amenities. The following site amenities shall be required:
 - (1) A large area of the Real Estate, as depicted on the Site Plan, shall be set aside and dedicated to the City as a park area (the "Park Area") that may include soccer fields and/or parking.
 - (2) The Real Estate shall include a “garden / fountain / community gathering area” (the "Garden Area") which shall be located on the south end of the Real Estate as depicted on the Site Plan. The Garden Area shall be maintained by the Developer.
- D. Building Elevations. The exterior finishing materials of all buildings on the Real Estate shall be substantially similar to the Illustrative Building Elevations, attached hereto as Exhibit “B” [see Tab 4].
- E. Landscaping / Pedestrian Pathways.
 - (1) The Developer shall commit to install substantial interior site landscaping of high grade material within the development.

- (2) The Developer shall work with the City of Westfield to make every effort possible to provide pedestrian connection to and from the Real Estate.
- F. Road Improvements. The Developer shall work with the City of Westfield in making improvements to the intersection of 161st Street and Spring Mill. The Developer shall install acceleration/deceleration lanes in the rights-of-way of Spring Mill Road and 161st Street that adjoin the Real Estate, subject to approval by the governing authority.
- G. Use Restrictions. The Real Estate's permitted uses shall include those uses permitted in the *LB Local and Neighborhood Business District* zoning classification of the Westfield – Washington Township Zoning Ordinance as identified on the attached Exhibit "C" [*see Tab 5*], however, those uses crossed out which would otherwise be permitted in the LB zoning district shall be prohibited.
- H. Project Lighting. The Developer shall use lighting elements that prevent “light pollution” from spilling over to adjacent properties.

Section 4. Binding Effect

- A. These commitments are binding upon the Developer, each subsequent owner of the Real Estate and each other person acquiring an interest in the Real Estate, unless modified or terminated.
- B. These commitments may be modified or terminated only by a decision of the Westfield City Council following a public hearing held by the Westfield Plan Commission wherein notice has been given as provided by the Plan Commission’s rules.

Section 5. Effective Date

The commitments contained herein shall be effective upon adoption of an ordinance by the City Council of Westfield, Indiana assigning the requested *LB Local and Neighborhood Business* zoning district classification to the Real Estate identified in Docket No. 0709-REZ-04.

Section 6. Recording

The undersigned hereby authorizes the City to record these commitments in the Office of the Recorder of Hamilton County, Indiana.

