

ORDINANCE NO. 2016-51

**AN ORDINANCE AMENDING THE ZONING ORDINANCES OF THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA AS THEY PERTAIN TO TURNBERRY AT TRAIL CREEK.**

**WHEREAS**, IC 36-1-3-2 confers upon all local units the powers that they need for the effective operation of government as to local affairs; and

**WHEREAS**, the Town Council of the Town of Griffith, Lake County, Indiana, sees fit to update and revise its Zoning Ordinance and Zoning Map pursuant to recommendation by its Planning Commission;

**WHEREAS**, Westpark Development, Inc., doing business as Turnberry at Trail Creek, filed a petition with the Plan Commission of the Town of Griffith, Indiana (hereinafter the "Commission"), to re-subdivide certain real estate within the Town of Griffith and to cause it to be rezoned to Planned Unit Development - Residential, which real estate (hereinafter the "Real Estate") is described as follows:

A part of the Northeast Quarter and the Northwest Quarter of Section 11, Township 35 North, Range 9 West of the Second Principal Meridian in Lake County Indiana, and being more particularly described as follows:

Commencing at the Northeast corner of said Section 11; thence South 00° 33' 53" East, along the East line of said Section 11, a distance of 767.11 feet to the point of beginning; thence continuing South 00° 33' 53" East, along the East line of said Section 11, a distance of 422.44 feet; thence South 61° 52' 15" West, a distance of 649.94 feet to the Easterly line of a 99 foot wide right of way for Northern Indiana Public Service Company (previously known as the Chicago and Erie railroad right of way) as recorded in Deed Record #034038 in the Office of the Recorder of Lake County, Indiana; thence North 29° 03' 08" West, along said Easterly line, a distance of 977.06 feet; thence North 60° 56' 52" East, a distance of 210.00 feet; thence South 29° 03' 08" East, a distance of 37.36 feet; thence North 60° 56' 52" East, a distance of 120.00 feet; thence South 29° 03' 08" East, a distance of 654.98 feet; thence North 61° 52' 15" East, a distance of 20.05 feet; thence North 18° 00' 33" East, a distance of 232.27 feet to a point on a curve; thence Southeasterly along said curve, concave to the Northeast, having a radius of 75.00 feet (the chord of which bears South 76° 00' 21" East, a chord distance of 10.50 feet), an arc radius of 10.51 feet; thence North 00° 33' 53" West, a distance of 88.73 feet; thence North 89° 26' 07" East, a distance of 320.00 feet to the point of beginning containing 11.48 acres more or less, all in the Town of Griffith, Lake County, Indiana.

**WHEREAS**, the Plan Commission, after public hearing, has approved the Petitioner's re-subdivision and the final detailed plan which was submitted under Chapter 86 the Zoning Ordinance of the Town of Griffith (hereafter the "Development plan"), and has recommended that the Zoning Ordinance be amended commensurate therewith.

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Griffith, Lake County, Indiana, that its Zoning Ordinance is hereby amended and modified and that the Real Estate, all lying within the municipal corporate limits of the Town of Griffith, Lake County, Indiana, be re-zoned so as to be developed pursuant to the Final Development Plan as approved by the Plan Commission, to-wit:

All uses allowed in R-3 SINGLE- TO FOUR-FAMILY RESIDENCE DISTRICTS are permitted. Further, all ordinances and regulations pertaining to developmental, use and any other type of standards applicable to R-3 zoning districts, as they may be amended from time to time, will continue to apply to the Real Estate, except as specifically set forth below:

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- Front Setbacks: 25'  
Side Setbacks: 15' Total 7.5' on each side with the exception of all corner lots, Corner lots 1, 10, 11, 12, 14, 25, 45 may have side yard setback of 20' when not lined up with another front setback on adjacent corner. Corner lot 61 is to have a 25' setback on both the front and side yard facing street
- Rear Setbacks: 20'  
Public Walk: 5' Wide  
Mailboxes: Black vinyl mailboxes. Installed by homeowner after closing. CCR's will require that homeowners install a pre-approved black vinyl box per the attached exhibit A.
- Lighting: Builders, lot owners and developers will install a carriage light in the front yard within each lot. Carriage light will be an 8" black polypropylene light fixture on a black aluminum pole. The light will be on a photocell to ensure fixture is on at night to provide light throughout the community. The homeowner will be responsible for maintenance and replacement of the light. The light installed by the builder, owner and developer will be per the attached exhibit A. The CCR's will indicate responsibility and the approved style and material.
- Roof Pitches: Minimum 4:12 pitch  
Plan Sizes: Ranch - 1,000 sq. ft. minimum  
2 Story - 1,500 sq. ft. minimum  
1.5 Story - 1,700 sq. ft. minimum  
Exteriors: Vinyl Siding, Aluminum or vinyl soffit and fascia
- Building Height: 28' Maximum Building height
- Landscaping: Trees will be installed per attached exhibit A Species include Regal Prime Oak, Hornbeam, Cleveland Pear Trees, and/or Little Leaf Linden. Foundation & House Plantings per Lot Mulch bed in the front with the following plantings (Species may vary)
- (3) 1 gallon shrubs
  - (1) 36" B&B shrub
  - (3) 1 gallon perennials
- Signs: Four community signs sized 4X8 within the community (not to exceed 32 square feet per sign). One at entry Trail Creek Drive/Arbogast/Colfax, two at the model sales office (lot 1 in phase 1 of Trail Creek which will move to lot 17 in Turnberry at Trail Creek), one sign in ROW either on lot 1 or lot 25 in Turnberry at Trail Creek.

**NOW, THEREFORE, BE IT FURTHER ORDAINED**, that the Covenants and Restrictions ("CCR's") be produced by Westpark Development, Inc. and submitted to the Town of Griffith's Building Commissioner and for review and approval. Upon approval, Westpark Development, Inc. will duly record said CCRs in the Office of the Recorder of Lake County, Indiana.


**NOW, THEREFORE, BE IT FURTHER ORDAINED**, that any and all such Ordinances or parts of Ordinances of the Town of Griffith that are in conflict with the provisions of this Ordinance are hereby repealed and of no further force or effect.

**NOW, THEREFORE, BE IT FURTHER ORDAINED**, that this Ordinance shall be in full force and effect after its passage and posting in accordance with IC 36-5-2-10.

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**PASSED AND ADOPTED** by the Town Council for the Town of Griffith, Lake County, Indiana  
this 1<sup>st</sup> day of November, 2016.

COUNCIL MEMBERS OF THE TOWN OF  
GRIFFITH, LAKE COUNTY, INDIANA

  
Rick Ryfa, President

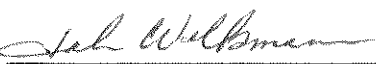
  
James Marker

  
Larry Ballah

  
Patricia Schaadt

  
Anthony Hobson

Attest:

  
John C. Volkmann  
Clerk-Treasurer

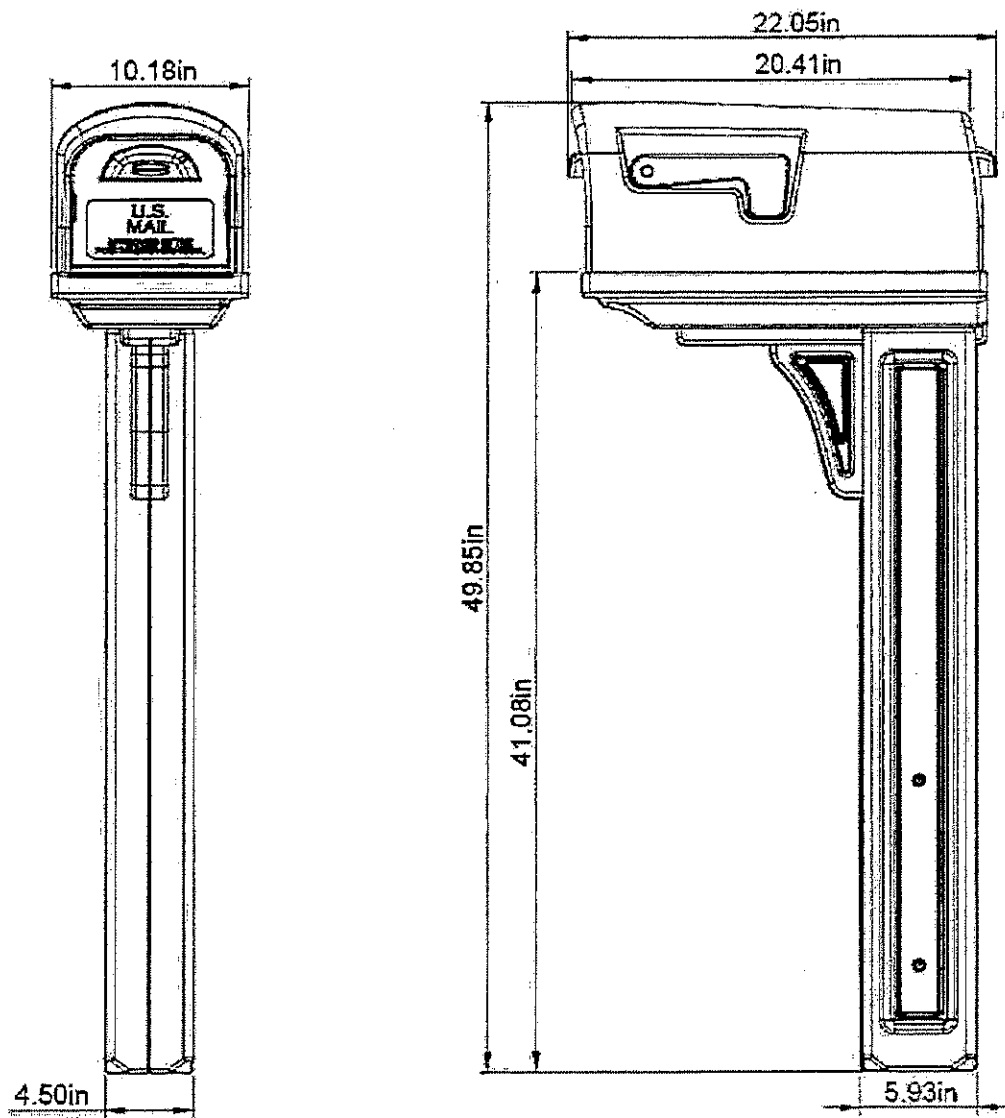
# Exhibit A

## Mailbox Exhibit

The Rubbermaid Classic Plastic Mailbox and Post Combo is built to last with double-wall plastic construction. The mailbox features a rear door for safe mail retrieval, keeping children and adults away from traffic, and is large enough for magazines to lie flat. Designed for quick and easy installation, the unit simply slides over a new or existing 4 x 4 post.

- 18-3/4 in. L x 9 in. W x 6-1/4 in. H opening provides ample space for mail delivery and retrieval
- Spacious interior lets most magazines lie flat
- Impact-resistant, double-wall plastic construction provides tough durability
- Rear door helps keep children and adults away from traffic for safe mail retrieval
- Black finish adds a sleek, classic look to your home's exterior
- Installation is easy: simply slide the unit over an existing 4 x 4 post
- Approved by the United States postal service postmaster general





SKU#497-814



DATE: \_\_\_\_\_ TYPE: \_\_\_\_\_

NAME: \_\_\_\_\_

PROJECT: \_\_\_\_\_

Incandescent

# P5414-31

## Mansard

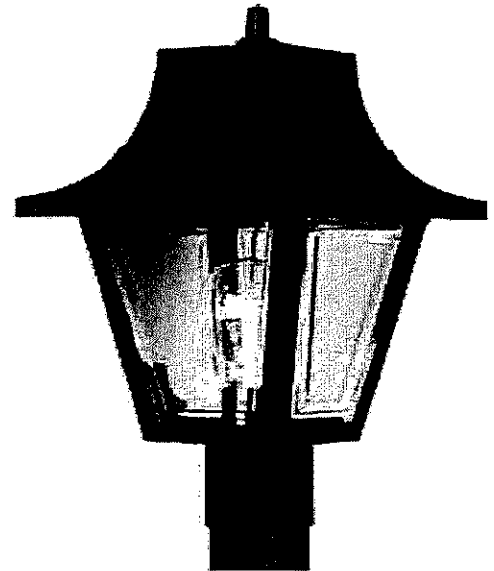
Post lantern with ribbed mansard roof. Beveled clear acrylic panels.

Category: Outdoor

Finish: Textured Black (painted)

Construction: Polypropelene construction construction

Glass: Clear beveled acrylic panels



Diameter: 8"  
Height: 12-19/32"

Glass: Top width 5-5/16", Bottom width  
3-1/8"  
Height: 5.28"

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Post top mounted Mounting strap for outlet box included	Pre-wired 6" of wire supplied 120V	Quantity: 1 60W Medium Base Medium phenolic socket	UL-CUL Wet location listed 1 year warranty Companion Post top lantern, Wall lantern fixtures are available



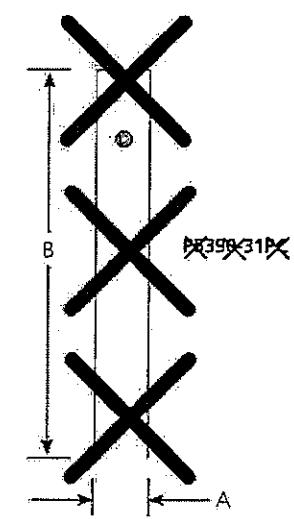
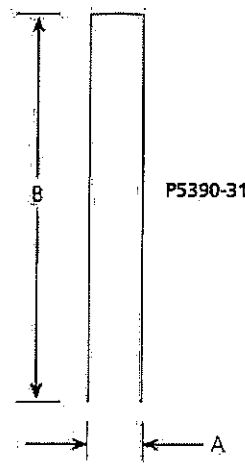
Accessories

Outdoor Posts

Outdoor

Catalog No.	Finish			Dimensions (Inches)	
	Antique Bronze	Black	Black	A	B
P5390	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3	84

Type  
 -31  
 -31C



**Specifications:**

General

- Aluminum construction
- Powdercoat Antique Bronze (-20) or Black (-31, -31PC) finishes
- Includes photocell -on at dusk, off at dawn (P5390-31PC)
- Designed to fit any Progress post top lantern
- Can be cut to desired height

Mounting

- In ground mount
- Recommend setting post in concrete fill
- Accepts any single lantern which fits a 3" post

Electrical

- 7/8" feed hole located 15" from bottom of post
- Maximum photocell load rating - 300w, 120V (P5390-31PC)

Progress Lighting  
 701 Millennium Blvd.  
 Greenville, South Carolina  
 29607

www.progresslighting.com

Rev. 01/14

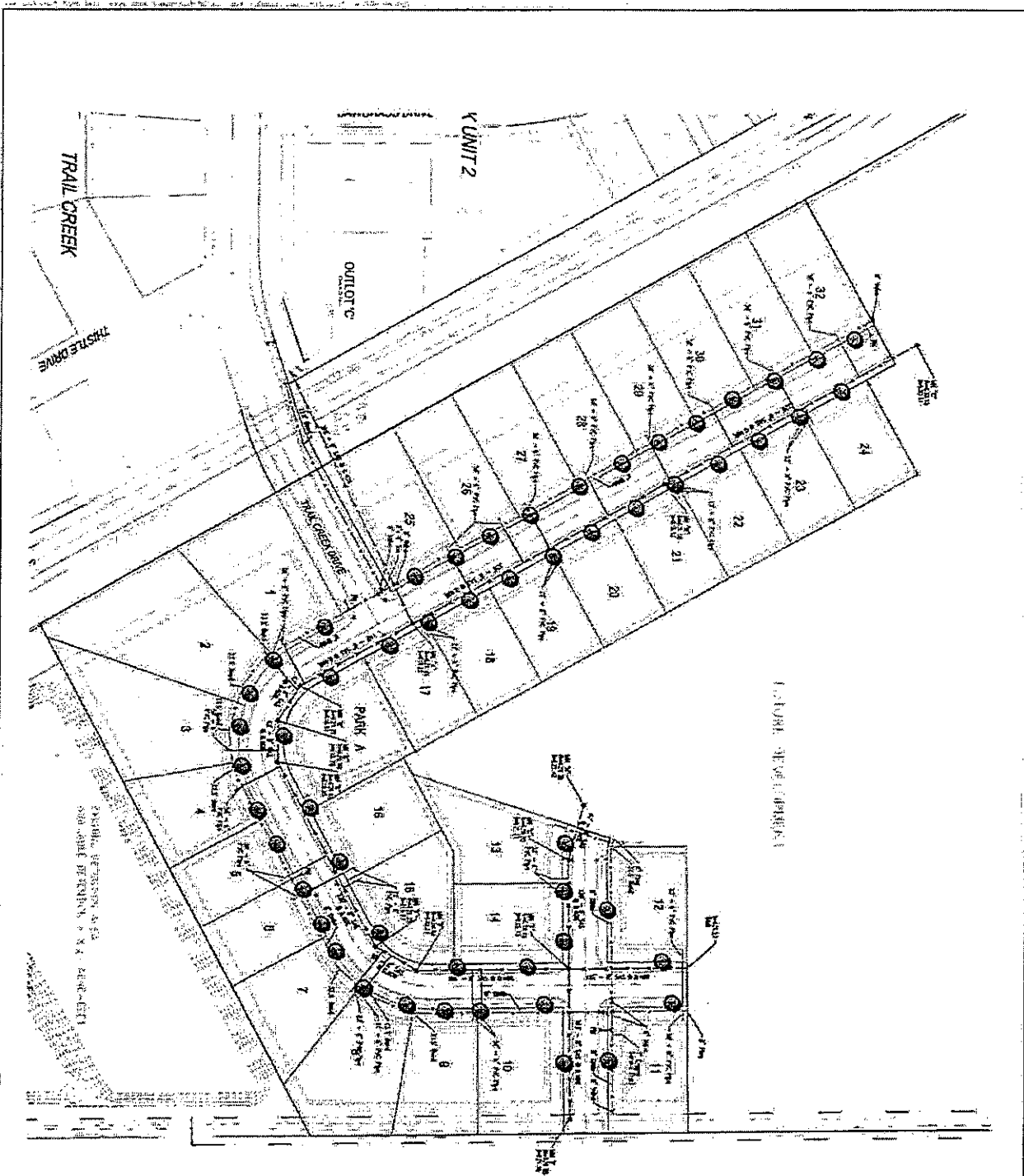
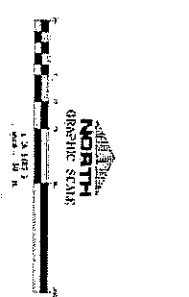


FIGURE 3 - TREE PLANTING PLAN



Tree Planting Plan  
 Prepared by Manford Consulting  
 10/08/15

AGENCE:  
 MANFORD CONSULTING  
 1011 N. 11th St.  
 Terre Haute, Indiana 47783  
 TEL: 812.233.5500  
 FAX: 812.233.5501  
 WWW: www.manfordconsulting.com

**Tree Planting Legend:**  
 Proposed Tree Location  
 (64) Total Trees Proposed  
 32 Lots x 1.6 Trees Per Lot = 48 Trees  
 1 Park Side = 3 Trees  
 3 Side Yards = 3 Trees

SHEET	C-3-0
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TRAIL CREEK UNIT 3 - PHASE 1  
 GRIFFITH, LAKE COUNTY, INDIANA  
 SANITARY SEWERS & WATER MAIN

**TORRENGA ENGINEERING, INC.**  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 907 RIDGE ROAD, MUMSTER, INDIANA 46521  
 Tel: 812.219.6500-8929      www.te-engineering.com





STOOP AND STEPS  
(DIM TBA )

OPTIONAL DECK/  
SUNROOM ABOVE

PROPOSED CONC  
STOOP AND STEP  
PROPOSED CONC  
STOOP AND STEP  
PROPOSED CONC  
STOOP AND STEP

OPTIONAL FIREPLACE

OPTIONAL STOOP

PROPOSED RESIDENCE MODEL  
JASMINE  
ELEV. B & C  
XXX BASEMENT-OPT.  
2564-3 CAR-GARAGE RIGHT  
G\F=( )  
F\G=( )

PROPOSED  
PORCH

