Westfield City Council Members
Mark Keen, President (District 1)
Steve Hoover (District 2)
Robert L. Horkay, (District 5)
Chuck Lehman, (District 4)
Joe Edwards (District 3)
Cindy L. Spoljaric (At Large)
Jim Ake Vice President (At Large)

CITY OF WESTFIELD, IN

CityCouncil_Meeting_Agenda_01_13_2014

Monday, January 13, 2014 at 07:00 PM

BOARD OR COMMISSION: **City Council Meeting**

MEETING DATE: **Monday, January 13, 2014 at 07:00 PM**

MEETING PLACE: **Westfield City Hall- Assembly Room**

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE COUNCIL

AGENDA

Pledge of Allegiance

Invocation

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:

Approval of City Council minutes of December 30, 2013 (special meeting)
Documents: Minutes- 12/30/13

Guests:

Residents who wish to address the Council on items not on the agenda may do so at this time.

Council Response to Guest Comments

Claims:

Approval of Claims
Documents: Claims

Miscellaneous Business/Special Recognition:

Miscellaneous Business: Nomination of President of 2014 City Council

Miscellaneous Business: Appointment of Vice-President of 2014 City Council

Miscellaneous Business: Chamber of Commerce Update

Miscellaneous Business: DWA Quarterly Update

Old Business:

~~Ordinance 13-34: Stormwater Fee Schedule~~
~~Council Introduction- November 11, 2013~~
~~Adoption Consideration- January 13, 2014~~*(Continued to Future Meeting)*

Ordinance 13-24: Chatham Hills PUD
Council Introduction- October 14, 2013
APC Public Hearing- November 4, 2013
APC Recommendation- December 16, 2013
Adoption Consideration- January 13, 2014
Documents: Exhibit 1- Staff Report | Exhibit 2- Aerial Location Map | Exhibit 3- Concept Plan | Exhibit 4- APC Certification | Exhibit 5- PUD District Ordinance 13-24

New Business:

Ordinance 13-36: 100% Voluntary Annexation of approximately 28 acres on the northwest corner of 199th Street & Tomlinson Road
Council Introduction- January 13, 2014
Public Hearing- January 13, 2014
Adoption Consideration- February 10, 2014
Documents: Ord. 13-36

Ordinance 14-01: Vacation of Public Right-of-Way within the SR 32 at US 31 Henke Center Plat
Council Introduction- January 13, 2014
Public Hearing- January 13, 2014
Adoption Consideration- February 10, 2014
Documents: Ord. 14-01 | Vicinity Map

Ordinance 14-02: Text Amendment to Bridgewater PUD- Woodland Terrace of Westfield
Council Introduction- January 13, 2014
APC Public Hearing- February 3, 2014
APC Recommendation- February 17, 2014

Adoption Consideration- March 10, 2014
Documents: Ord. 14-02 | Concept Plan | Proposed Building Elevations

Oak Park Rezone from AG-SF1 to SF-2
Council Introduction- January 13, 2014
APC Public Hearing- February 3, 2014
APC Recommendation- February 18, 2014
Adoption Consideration- March 10, 2014
Documents: Oak Park Concept Plan and Legal

City Council Comments

Mayor Comments

Adjourn

Executive Session: I.C. 5-14-1.5-6.1 (b) (2) (B): Legal Issues

ORDINANCE 13-36

AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

WHEREAS, the Westfield City Council (the "Council") has the authority and desires to annex lands into the municipality as defined by Indiana Code 36-4-3; and,

WHEREAS, one hundred percent (100%) of the owners of the parcels proposed for annexation as identified in **Exhibit A** and **Exhibit B** (the "Annexation Area") have filed a petition with the Council; and,

WHEREAS, the Council has conducted a public hearing as required by law with regard to the annexation of the Annexation Area; and,

WHEREAS, the Council has adopted a fiscal plan for the annexation of the Annexation Area in accordance with Indiana Code 36-4-3-3.1 (Resolution 13-120); and,

WHEREAS, the Annexation Area meets the contiguity requirements of Indiana Code 36-4-3-1.5; and,

WHEREAS, the Council now finds that the statutory criteria for annexation have been met; and,

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE OFFICIAL CITY MAP ADOPTED BY REFERENCE IN SECTION 2-515 OF THE WESTFIELD CODE BE MODIFIED AS FOLLOWS:

Section 1. The Annexation Area, generally located on the northwest corner of 199th Street and Tomlinson Road and adjacent to the existing corporate limits along the eastern boundary of the Annexation Area, is hereby annexed to and declared to be a part of the City.

Section 2. The Annexation Area is to further include the contiguous public highways and rights-of-way of the public highways which are adjacent to the annexation area per Indiana Code 36-4-3-2.5.

Section 3. The Annexation Area is hereby assigned to City Council District 3 and shall become a part thereof immediately upon the effective date of this Ordinance.

Section 4. This Ordinance shall be in full force and effect upon its passage by the Council, its publication, and upon the passage of any applicable waiting period, all as provided by the laws of the State of Indiana. All ordinances or parts thereof in conflict herewith are hereby repealed. Any portion of the Ordinance later to be found void or invalid shall not affect the remaining portions of this Ordinance.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF FEBRUARY, 2014.

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
_____	_____	_____
Charles Lehman	Charles Lehman	Charles Lehman
_____	_____	_____
Robert J. Smith	Robert J. Smith	Robert J. Smith
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 13-36** was delivered to the Mayor of Westfield

on the _____ day of _____, 2014, at _____ ____ m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 13-36

this _____ day of _____, 2014.

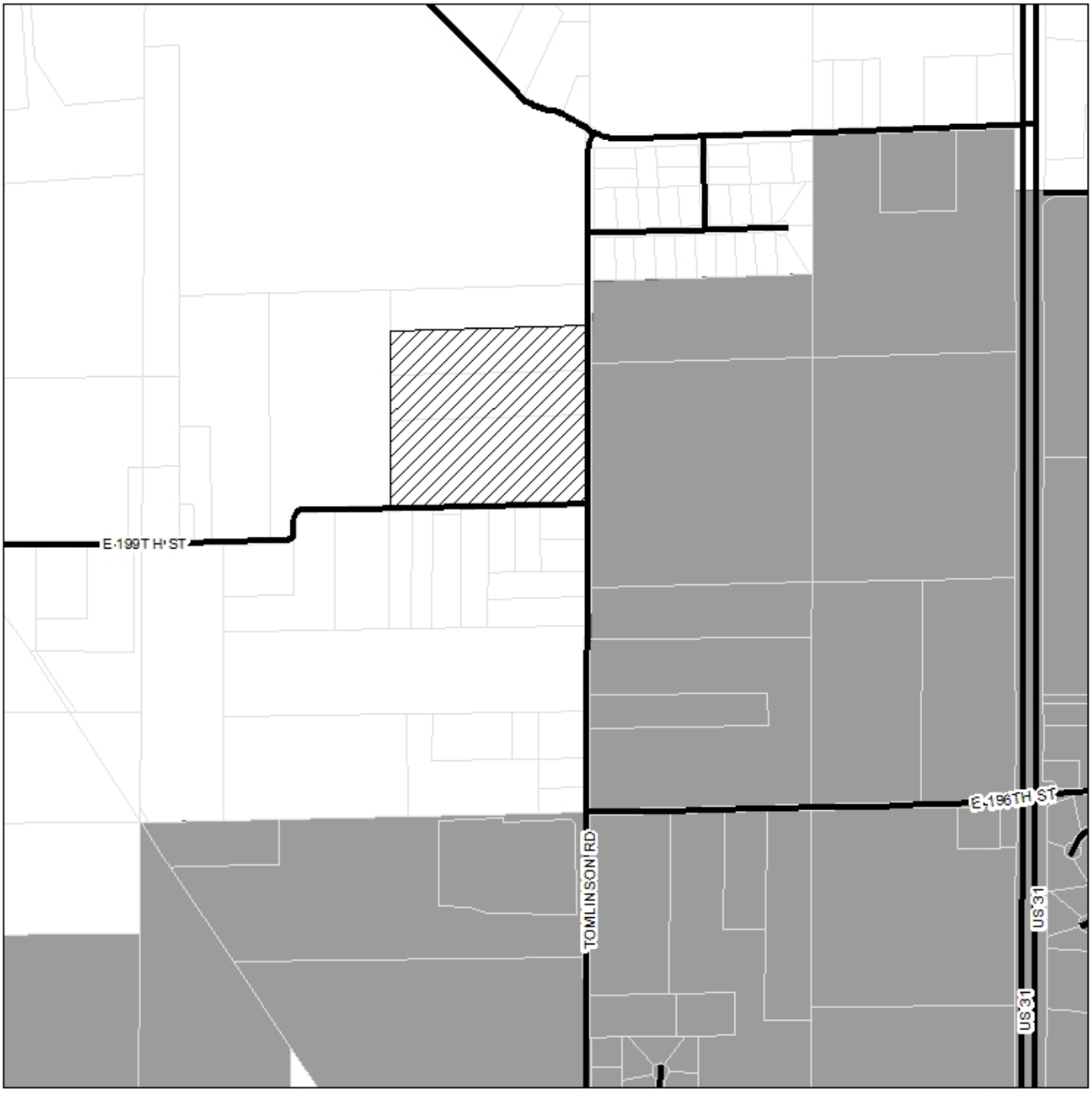
_____
J. Andrew Cook, Mayor

I hereby VETO Ordinance 13-36

this _____ day of _____, 2014.

_____
J. Andrew Cook, Mayor

EXHIBIT A
ANNEXATION AREA



Not To Scale

EXHIBIT LEGEND

ANNEXATION AREA

EXISTING CITY LIMITS

PARCELS

STREETS

N
W
E
S

<u>EXHIBIT B</u>
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes three (3) parcels of land:

Parcel No. 08-05-24-00-00-037.002
Parcel No. 08-05-24-00-00-037.003
Parcel No. 08-05-24-00-00-037.000

Part of the Northwest and Southwest Quarters of Section 24, Township 19 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Northeast Corner of said Southwest Quarter (Section Corner 19032405); thence N 00-17-00 E, 229.063 feet to the Southeast corner of the parcel described in Instrument Number 2011012100, on file in the Office of the Recorder of Hamilton County, Indiana; thence S 88-27-53 W, 1180.476 feet to the southwest corner of said parcel; thence S 00-08-40 E, 1045.596 feet to the Southwest corner of a 35-acre parcel described in Instrument Number 9609630806 on file in the Office of the Recorder of Hamilton County, Indiana, also being the centerline of E 199th St; thence along E 199th St, N 88-52-13 E, 1173.768 feet to the Southeast corner of said 35-acre parcel and also the centerline of Tomlinson Rd; thence N 00-11-27 E, 825.026 feet to the POINT OF BEGINNING. Containing 29.1 acres, more or less.

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of Tomlinson Road and East 199th Street.

Westfield City Council Report

Ordinance Number:	13-24
APC Petition Number:	1311-PUD-11
Requested Action:	Chatham Oaks, LLP requests a change in zoning from the Agriculture-Single Family Rural (AG-SF1) District to the Chatham Hills PUD District.
Current Zoning District:	Agriculture-Single Family Rural (AG-SF1) District
Current Land Use:	Agricultural / Residential / Undeveloped
Requested Zoning District:	Chatham Hills Planned Unit Development (PUD)
Exhibits:	1. Staff Report 2. Aerial Location Map 3. Concept Plan (Exhibit B of PUD District Ordinance) 4. APC Certification 5. PUD District Ordinance
Prepared by:	Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the October 14, 2013, City Council meeting. The petition received a public hearing at the November 4, 2013, Advisory Plan Commission (the "APC") meeting. The petition was continued from the November 18, 2013, and December 2, 2013, APC meetings to allow the Petitioner an opportunity to address comments received from the Economic and Community Development Department (the "Department") and interested parties at and following the public hearing. The APC forwarded the petition to the Westfield City Council (the "Council") with a unanimous favorable recommendation for approval at its December 16, 2013, meeting. The APC Certification is included at **Exhibit 4**.

PROCEDURAL

- Requests for a change in zoning are required to be considered at a public hearing, in accordance with Indiana Code 36-7-4-1511. The public hearing for this petition was held on November 4, 2013, at the APC meeting. Notice of the November 4, 2013, public hearing was provided in accordance with the APC Rules of Procedure.
- At its December 16, 2013, meeting, the APC issued a favorable recommendation (8-0) of the proposed change of zoning to the Council.
- The Council may take action on this item at its January 13, 2014, meeting.

PROJECT OVERVIEW

Location: This subject property (collectively, the "Property") is approximately seven hundred and forty-six (746) acres and includes property located on the west side of Horton Road and 206th Street, and then property located generally between the intersection of 199th Street and the Monon Trail and the intersection of U.S. Highway 31 and State Road 38 (see **Exhibit 2**). The Property is currently zoned AG-SF1 (Agriculture-Single Family Rural) District and consists of residential and agricultural uses.

Project Description: The Petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as "Chatham Hills", that would allow for a mixed-use golf course development. The PUD Ordinance establishes two (2) districts for the development of the Property, as generally illustrated on the Conceptual Plan at **Exhibit 3**:

> District I: Residential and Golf Course Areas: This area makes up the majority of the proposed development and allows for detached single-family residential uses, golf course uses (an 18-hole golf course and par-3 executive course are illustrated on the Conceptual Plan), development amenity areas, and a potential "farmstead" concept.
>
> District II: Mixed-Use Areas: This area is located at the northeast corner of the Property along SR 38 and US 31 and allows a mix of potential uses including those uses permitted in District I, but then also allows commercial, multi-family residential, and attached residential uses.

Default Standards: The PUD Ordinance defaults to the following underlying zoning districts (collectively, "Underlying Zoning Districts"): (i) the SF-4 (Single Family) District for single family and golf course uses; (ii) MF2 (Multi-family) District for multi-family uses; and (iii) the GB (General Business) District for non-residential uses.

Development Standards: As proposed, the PUD Ordinance establishes enhanced design standards and alternative development standards from the Underlying Zoning Districts. These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner's vision of a mixed-use, active golf course development consisting of residential neighborhoods, recreational corridors, and commercial areas. The development standards of note are briefly highlighted below:

> Bulk and Density Standards: The PUD Ordinance establishes a maximum of 1,500 dwelling units within District I, which would generally be developed around and intertwined throughout the golf course. The single family areas of District I would be permitted to be developed a variety of subareas with each subarea having its own set of development standards. The subareas allow lots that range from 60' wide (7,500 sq. ft.) to 150' wide (20,000 sq. ft.). Each subarea includes a maximum number of units that may be developed pursuant to those standards, but in no case may the total number exceed 1,500 dwelling units in District I.

The PUD Ordinance allows for District II to be developed for a variety of land uses; however, it establishes the following permitted maximums in District II: (i) 350 units for multi-family uses; (ii) 500 units for the following, collectively: detached single-family, attached single-family, mixed-use residential, and bed and breakfast rooms; and (iii) no maximum total intensity for commercial uses (would otherwise be restricted by the applicable development standards), however, as a result of comments at the APC, the PUD Ordinance includes a restriction that no single retail tenant may exceed 30,000 square feet.

Architectural and Design Standards: The PUD Ordinance establishes basic architectural and design standards, including restrictive façade variety standards for single-family homes. The PUD Ordinance also incorporates graphic depictions ("Character Exhibits") to more accurately establish a benchmark for the quality and character of the permitted buildings and streetscape.

Open Space Standards: The PUD Ordinance establishes a minimum of twenty percent (20%) of the Property shall be open space, which is roughly 150 acres of the 746-acre development. The Conceptual Plan illustrates the majority of the open space would include the golf course uses; however, the conceptual plan and PUD Ordinance also contemplate that the open space will consist of a network of trail corridors, perimeter buffer yards, and smaller park areas that would be integrated and connected throughout the development.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as primarily "New Suburban", with the areas of District II along US 31 and SR 38 identified as "Regional Commercial" and "Employment Corridor". The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, as proposed, Chatham Hills is consistent with the goals and objectives of the Comprehensive Plan as generally summarized below.

The development policies for "New Suburban" include: (i) design developments such that backyards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (ii) prevent monotony of design and color that applies to the collective impact of an entire development; (iii) encourage compatible and high quality "life span" housing; (iv) ensure proper land use transitions between dissimilar types of residential development; (v) ensure appropriate transitions of businesses located along US31 and SR38 and from adjoining large subdivisions; (vi) preserve existing older structures where possible; (vii) promote flexible design that maximizes open space preservation by regulating density rather than lot size; (viii) encourage development of bicycle and pedestrian facilities; (ix) encourage attractive streetscapes that minimizes front-loading garages, provides garage setbacks from front facades of homes, and minimizes design and material repetition; and (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space.

The development policies for "Regional Commercial" include: (i) reserve exclusively for regional commercial development; (ii) permit regional commercial uses only in planned centers with consistent design and architectural style for each center; (iii) require that buildings be designed to enhance the community character; and (iv) require the size, materials, color, and design of buildings to be unique to Westfield. "Franchise" architecture that represents no effort to create a unique design that fits Westfield-Washington Township is not acceptable.

The development policies for "Employment Corridor" (or Highway Corridor) include: (i) prohibit outdoor storage and operations; (ii) promote large-scale employment-generating office uses and related supporting service uses; (iii) permit retail or residential development in designated village locations, strip commercial development is not desired; (iv) encourage building materials and colors that are appropriate to setting and that are enhanced with stone or brick; (v) locate loading to sides and rears of building and screen to hide unattractive views; (vi) maintain attractive and appealing corridor through landscaping, setbacks and building design; and (vii) require parking areas to have interior landscaping and landscaping along street frontages with large asphalt expanses discouraged.

The development policies for "residential design standards" include: (i) encourage neighborhoods that do not have the appearance of "production" housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of "cookie cutter" subdivisions.

The development policies for "open space and recreation" include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

Thoroughfare Plan: The Council recently adopted an amendment to the City's Thoroughfare Plan at its October 14, 2013, meeting. The PUD Ordinance incorporates language that requires the dedication of right-of-way pursuant to the Thoroughfare Plan and Monon & Midland Trace Trail Master Plan. The following corridors are impacted by the development of the Property: (i) Local Road: 203rd Street; (ii) Collector Roads: 199th Street, 206th Street, Oak Ridge Road and Tomlinson Road; (iii) Secondary Arterial: US31 frontage road (Lindley Farm Road); (iv) Primary Arterial: Horton Road; and (v) Alternative Transportation Plan: includes the Monon Trail corridor, perimeter pathways along perimeter streets and sidewalks along internal streets.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states 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.

RECOMMENDATIONS / ACTIONS

Prior to its recommendation, the APC received comments regarding the proposed PUD Ordinance. Comments that were presented at the public hearing are summarized in the APC's November 4, 2013, meeting minutes. A summary of the written comments that were received by the Department, including ordinance revisions and responses to those comments, can be found in the Department's December 16, 2013, Staff Report to the APC.

On October 29, 2013, the Petitioner hosted a meeting for adjoining property owners (as required by WC 16.04.190(E)(2) for proposed PUD Districts) where over fifty (50) individuals attended, including a representative from the Department. In addition since filing, the Petitioner has met with numerous interested parties on-site. The Department has also responded to over two dozen inquiries regarding the petition. The meeting minutes and Staff Report referenced above reflect the comments that the Department received in these correspondences.

APC Recommendation

At its December 16, 2013, meeting, the APC forwarded a **favorable recommendation** of Ordinance No. 13-24 (APC Petition No. 1311-PUD-11) to the Council (Vote of: 8 in favor, 0 opposed).

City Council

Introduction: October 14, 2013

Eligible for Adoption: January 13, 2014

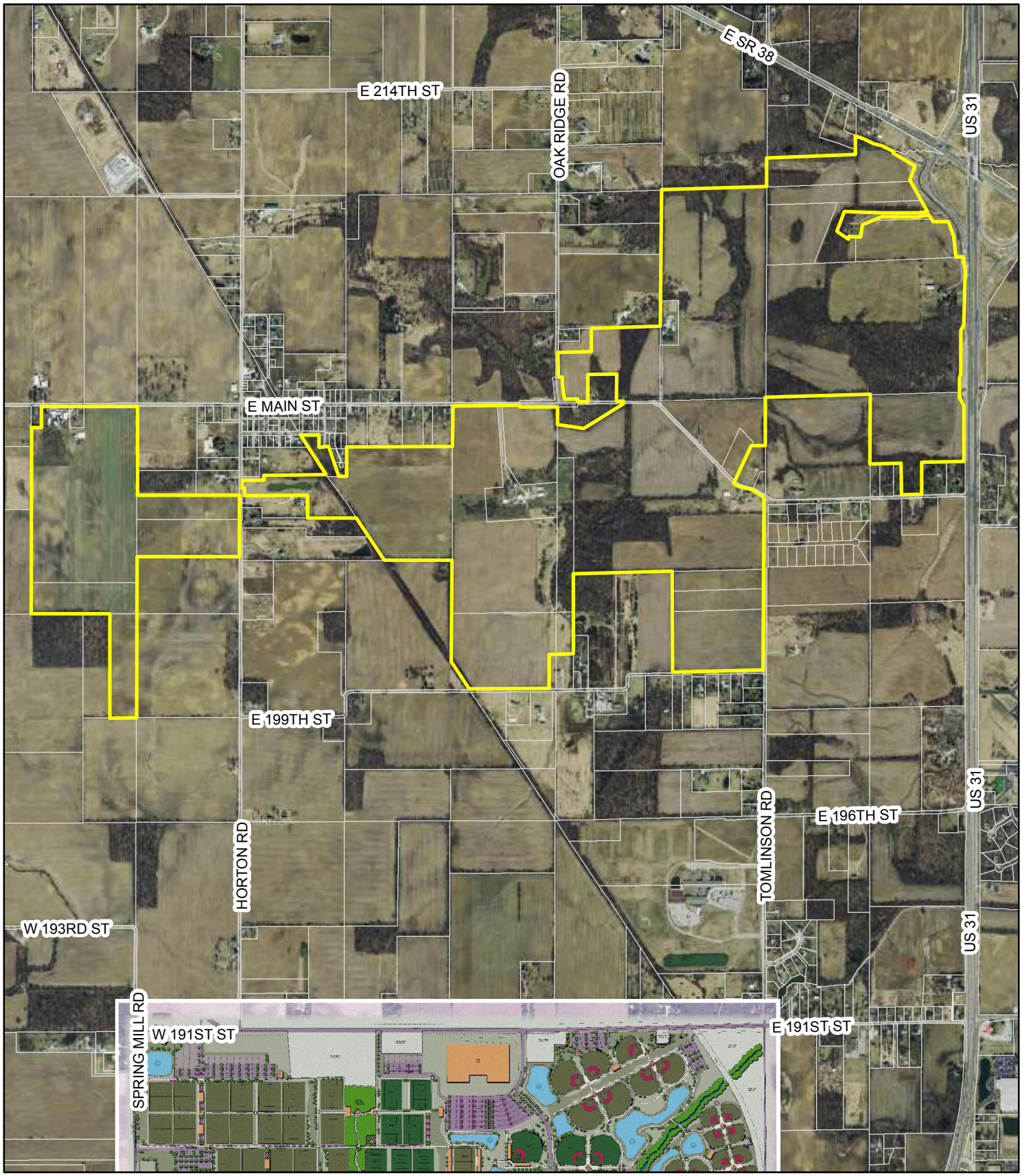
Submitted by: Jesse M. Pohlman, Senior Planner
Economic and Community Development Department

Aerial Location Map
Chatham Hills PUD District
Ordinance No. 13-24

Not To Scale

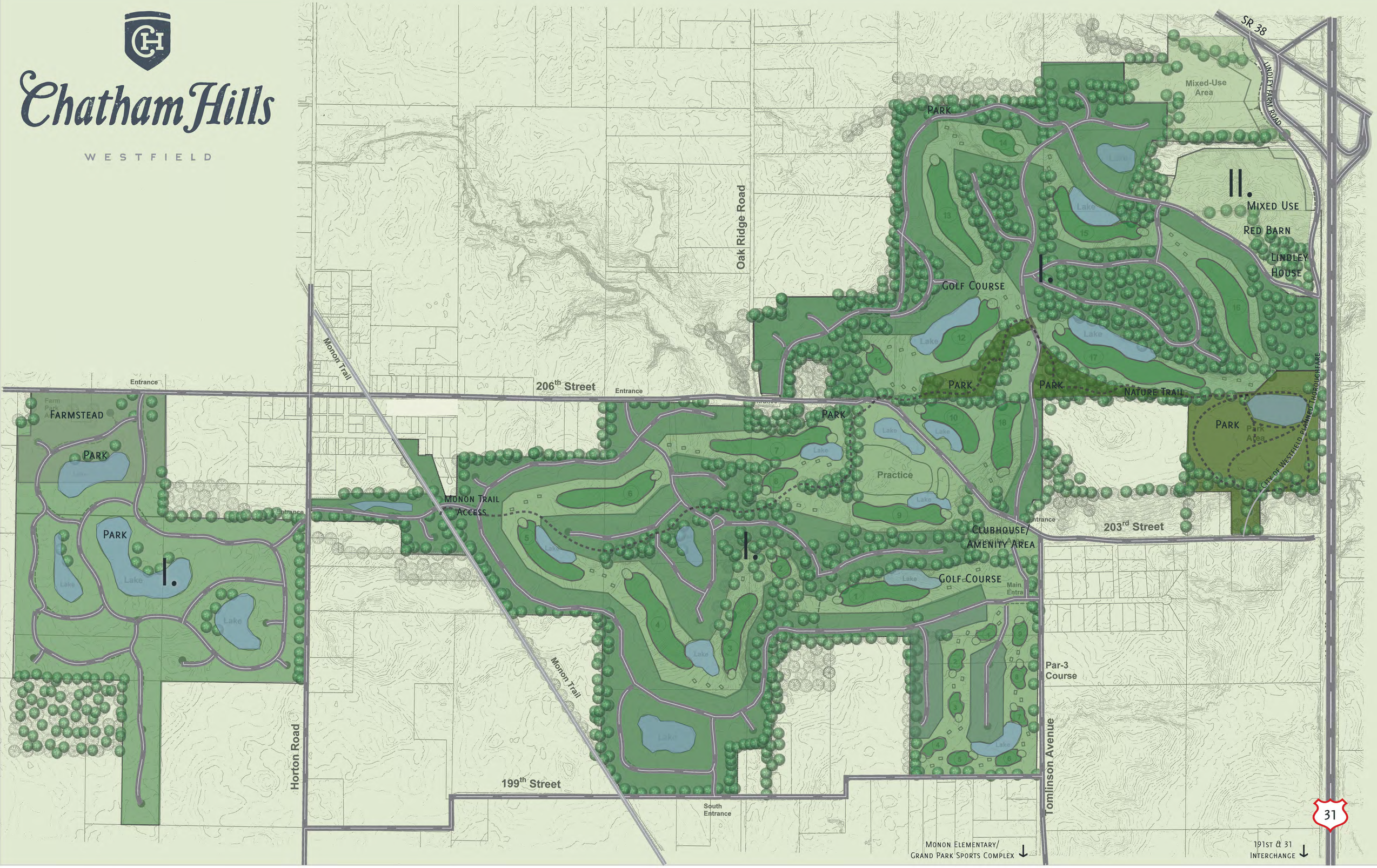
Aerial Location Map

Site



Chatham Hills

WESTFIELD



Chatham Hills

Westfield, Indiana

Concept Plan

Prepared for:
Henke Development Group

Prepared by:
HempDesign
land planning services

Scale in Feet:
0 150 300 450 600 900

September 16, 2013

North

WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION

The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, November 4, 2013, to consider the Chatham Hills Planned Unit Development (PUD) District Ordinance. Notice of the public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposal is as follows:

Case No.	1311-PUD-11
Petitioner	Chatham Oaks, LLP
Description	Petitioner requests a change in zoning of approximately 746 acres+/- from the Agriculture-Single Family Rural (AG-SF1) District to the Chatham Hills Planned Unit Development (PUD) District.

On December 16, 2013, a motion was made and passed to send a favorable recommendation to the City Council regarding Petition No. 1311-PUD-11 (Vote: 8 in favor and 0 opposed).

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

Matthew S. Skelton, Secretary

December 17, 2013
Date

ORDINANCE NUMBER 13-24

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1311-PUD-11**), requesting an amendment to the Zoning Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1311-PUD-11** 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 December 17, 2013;

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 Zoning Ordinance and Zoning Map are hereby amended as follows:

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Exhibit A Real Estate (Legal Descriptions)
Exhibit B Conceptual Plan
Exhibit C Lindley House and Red Barn Exhibit
Exhibit D Character Exhibit: Detached Single Family Residential
Exhibit E Character Exhibit: Attached Single Family Residential
Exhibit F Character Exhibit: Multi-Family Residential Development
Exhibit G Character Exhibit: Clubhouse
Exhibit H Character Exhibit: Non-Residential
Exhibit I Character Exhibit: Single-Family Façade Exhibit

Section 1. **Applicability of Ordinance.**

1.1 The Zoning Ordinance is hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Chatham Hills PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Zoning Ordinance as set forth herein, unless specifically modified by the terms of this Ordinance.

1.3 All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **District Intent.** Nestled among tree-adorned rolling hills and meandering creeks, Chatham Hills emerges—unlike any terrain familiar to Central Indiana. This is a special place, carved out by Mother Nature herself. Chatham Hills has a story, many stories in fact, filled with history and preserved land. This land has been passed down for seven generations, originally purchased as part of the Northwest Territory. Indiana's beloved poet James Whitcomb Riley recited stories in fireside readings, children explored the creeks and hills, families farmed the fields, and memories have been made around fire pits tucked beneath the tree canopies. It seems like a world away, but it has been here, in Westfield, all along. Residents of the District and members of the club alike will be able to enjoy the natural surroundings, with miles of nature trails, paths and parks, as well as enjoy an all-encompassing, active lifestyle featuring a Pete Dye-designed 18-hole championship golf course, a 9-hole executive par-3 course, tennis, swimming, casual dining and community involvement, as well as businesses along US Highway 31. Chatham Hills invites one to create, reinvent, and live their story—to share with generations to come.

Section 3. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Zoning Ordinance.

3.1 Architectural Review Committee (ARC): The committee as set forth in Sections 20 and 21 of this Ordinance. The ARC is not a committee of the City of Westfield or any other related governmental entity.

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

3.3 Chatham Hills: District's name pertaining to the Real Estate and may be used interchangeable with "The Club at Chatham Hills," "Chatham Hills Club," or a similar variation as determined by the Master Developer or its assigns.

3.4 Character Exhibit(s). The illustrative exhibits attached hereto and incorporated by reference as **Exhibit D** through **Exhibit H**. The exhibits are a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

3.5 Color Package: A combination of the color of the following exterior elements of a building: the primary siding, brick or stone, the trim, and an optional accent color (e.g. board/batten, shake).

3.6 Community Garden: Land designated within a subdivision common area for use by residents of the District for the growing of plants, including fruits, vegetables and flowers. These areas may be segmented off for use by designated individual residents.

3.7 Conceptual Plan: The plan attached hereto and incorporated herein by reference as **Exhibit B**.

3.8 Developer: Any individual, corporation, partnership or entity engaged in the improvement of a parcel of land or construction of a building within the District.

3.9 Developer, Master: Chatham Oaks, LLP, until such time as it transfers, or assigns, in writing its rights as Master Development. Such rights may be transferred by the Master Development, in its sole discretion, in whole or in part, but only by written instrument signed by the Master Developer. A copy of any executed transfer shall be provided to the Department.

3.10 Development Amenities: Community features that provide comfort, convenience, pleasure, and increased quality of life within the District which may include, but are not limited to: the Clubhouse, Golf Course and Club, Trails, Farmstead, lakes and aquatic recreation, non-motorized lake recreation and rentals, parks, shared common area, private or public dog parks, gyms or fitness facilities, community event barns, basketball courts, ball-fields (soccer, football, etc.), disc golf course, outdoor tented patio, theater facility; restaurant and dining, outdoor grill area, equestrian trails and stables; picnic or barbecue areas or pavilions, playgrounds, tree houses, sand volleyball courts, bocce, outdoor yoga terrace and racquetball courts, and other similar uses as determined by the Director.

3.11 District Area: A discrete geographic area within the District, as identified on the Conceptual Plan. The District contains two (2) District Areas: Area I: Residential Districts and Area II: Mixed Use District. The size, dimension, and

acreage of subareas within Area I: Residential Districts may be increased or decreased by up to fifteen percent (15%) as long as the gross number of residential dwelling units does not exceed the maximum permitted by this Ordinance.

3.12 Entertainment Facility, Commercial: A commercial use conducted for profit and open to the general public that offers active recreational opportunities and is predominantly conducted in enclosed or screened facilities. Commercial Recreation Facilities may include, but are not limited to: performance training facility, miniature golf, ice skating rink or cooking school.

3.13 Farmstead Uses: The uses of the land that include existing or future improvements for an active and operational farm, processing, packaging, merchandising, sale and distribution of beverage and food items on-site and off-site, including but not limited to dairy, herbs and spices, vineyard or brewery for production/sale of spirits, wine or beer, produce or creamery. Uses may also entail private gardens or gardening plots, co-operative garden or farm for picking produce, animal interaction (i.e. pony rides, petting zoo), educational experiences or tours, indoor/outdoor dining, grilling or tasting rooms. Farmstead may comprise a main building for customer interaction or offices, as well as ancillary buildings or barns for storage, operations, warehousing, distribution, refrigeration, animals or other related operations, including equestrian riding academies and stables or petting zoos, dairy bars, drive-in restaurants, food bars, burger stands, hot dog stands, lunch bars, and refreshment stands are permitted, as well as diners, dining rooms, grills, lunch counters, pizza parlors, pizzerias, restaurants, soda fountains, submarine sandwich shops, delicatessen, ice cream parlors, frozen custard stands, bakeries, coffee shops or coffee cafes, and tea rooms.

3.14 Frontage Place: A permanent public or private way situated parallel to a District II street or a boulevard in order to provide access to one or more lots.

3.15 Golf Course and Club Uses: (collectively, "Golf Course Uses") Land comprising a public or privately owned golf course and club facilities, together with its related ancillary and accessory uses, improvements, and structures, catering to patrons of the facility, rather than the general public. Facilities include, but are not limited to:

A. Golf Course: The eighteen (18) hole championship golf course, the nine (9) hole executive golf course, including all elements of the course (i.e. fairways and surrounding corridors, greens, tee boxes, bunkers, hazards, natural features (i.e. creeks, woods, lakes)), common areas, restrooms or park pavilions, bridges, pathways, practice facility, driving range, short game area, instructional area, cart paths, golf bag storage and drop-off, golf cart parking and golf cart use on cart paths, golf cart-related services (indoor/outdoor storage, rental, service, sales, cleaning, re-fueling/charging, maintenance).

B. Clubhouse(s): The main building or accessory pavilions comprising welcome center or sales offices, indoor/outdoor fitness and training facilities, practice areas, private or group training or instruction, simulation or technology, retail sales, meeting space, event facilities and rental, locker rooms, spa, dog washing station, babysitting/daycare, cooking instruction, professional offices, club rental/service or sales, concession stands on the course, food and beverage services/sales and associated business uses, snack bars, private bars, coffee bars, catering, commissary, instructional schools, outdoor/terrace dining and grilling, score and leader boards.

C. Recreational Facilities: Tennis and paddle tennis courts, indoor or outdoor swimming pools, recreational practice fields, basketball or racquetball courts, outdoor sand volleyball, playgrounds, cart paths, Development Amenities, Trails, outdoor event/tent facility, picnic pavilions, outdoor fire pits, small amphitheater or outdoor movie screen, tree house and security house.

D. Maintenance Facilities: Repair and storage facilities primarily for the maintenance and repair of golf carts and other related equipment for the course and facilities, pump house, maintenance facilities, barns, sheds and related buildings, outdoor storage, equipment repair/refueling/cleaning, public address/storm signaling system, solar or alternative energy panels, small warehouses or barns for indoor storage of maintenance or construction equipment and shall be consistent with overall design theme and may be included in the Clubhouse or may be separate structure(s);

E. Food and Beverage Uses: Dairy bars, food bars, burger stands, hot dog stands, lunch bars, and refreshment stands are permitted as well as diners, dining rooms, grills, lunch counters, pizza parlors, pizzerias, restaurants, soda fountains, submarine sandwich shops, delicatessen, ice cream parlors, frozen custard stands, bakeries, brewery or vineyard, coffee shops or coffee cafes and tea rooms as well as temporary food trucks or mobile concession carts.

3.16 Lindley House: The historical, red-brick home located south of the Red Barn, as identified and depicted on the exhibit attached hereto as **Exhibit C**.

3.17 Lot Frontage: The length of the Front Lot Line.

3.18 Lot Line: The property line bounding a Lot.

3.19 Lot Line, Front: A Lot Line abutting a public or private street, or an access easement if approved by the Department in coordination with the Fire Department. A Through Lot and Corner Lot will have multiple Front Lot Lines and Front Yards.

3.20 Herein: Shall mean and refer to the entirety of, and anywhere within, this PUD,

and shall not be restricted to a particular paragraph or section in which "herein" appears.

3.21 Masonry: Shall include brick, limestone, natural stone, cultured stone, or a combination of the same, bonded together with a mortar to form a wall, buttress, or similar mass.

3.22 Monon Trail: The trail that will be extended through the District by the City, as depicted on the City's Alternative Transportation Plan, and as generally labeled on the Conceptual Plan.

3.23 Open Space (or Green Space): Land used for recreation, resource protection, amenity, and/or screening. Open Space may include Natural Areas, Golf Course Uses, Parks, Development Amenities, Recreational Facilities, Farmstead Uses (only those areas maintained as a Development Amenity for residents of the District), Trails, detention and retention areas, wetlands, and buffer yards. Open Space does not include rights-of-way, medians in rights-of-way or any area of land included on a Lot used for another primary use.

3.24 Red Barn: The barn located along US31 as identified and depicted on the exhibit attached hereto as **Exhibit C**.

3.25 Street, External: Tomlinson Road, 199th Street, Cox Avenue, 203rd Street, Horton Road, 206th Street, Oak Ridge Road, Lindley Farm Road and US31.

3.26 Street, Internal: A public or private street or shared drive other than an External Street.

3.27 Trails: Any pedestrian or nature trail, that may be paved or maintained in a natural state (e.g., gravel, rock or mulch), used by pedestrians, hikers, cyclists, pets, golf carts or other fitness or golf-related equipment throughout the District. A trail may: (i) be private (including gated or secured) or public, (ii) be permitted in non-vehicular areas (i.e. woods), (iii) comprise or feature elevated ropes/obstacle or fitness courses, tree houses, dog washing station, educational or historical themes; and (iv) include ancillary uses such as trail heads, restrooms, pump houses, signage, bike racks.

3.28 Underlying Zoning District: The Zoning District of the Zoning Ordinance that shall govern the development of the District and its various subareas, as set forth in this Ordinance.

Section 4. **District Areas.** The District is hereby divided into areas and further divided into subareas, as set forth below and illustrated on the Conceptual Plan. Development of each District area shall be regulated as set forth in this Ordinance:

4.1 **District I: Residential Districts**: This area is intended for detached single family residential, Golf Course and Club Uses, Farmstead, Development

Amenities, and limited attached residential uses, as generally shown on the Conceptual Plan, and as further regulated by this Ordinance.

4.2 **District II: Mixed-Use Area**: This area is intended for commercial, retail, office, attached or detached and multi-family residential, Farmstead Uses, Golf Course and Club Uses, Lindley House, Red Barn and Development Amenities.

Section 5. **Conceptual Plan.** The Conceptual Plan provides a general vision for the development of the District which illustrates one possible layout of internal drives, uses, green space, thoroughfares, and buildings that are permitted by this Ordinance. The Conceptual Plan is only conceptual. The final layouts and sites plans shall be subject to the terms and conditions of this Ordinance and may vary from the Conceptual Plan.

Section 6. **Underlying Zoning Districts.** Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District, as set forth below, shall apply. Section (*"WC §"*) cross-references of this Ordinance shall hereafter refer to the Section as specified and referenced in the Zoning Ordinance.

6.1 District I: Residential Districts: The Underlying Zoning District for District I: Residential Districts shall be the SF4 – Single Family Residential District.

A. Farmstead Uses in District I: If property within District I is maintained and/or developed for Farmstead Uses, as set forth in this Ordinance, and is maintained as a Development Amenity for residents of the District, then the Underlying Zoning District for that portion of District I shall also be the SF4 – Single Family Residential District; however, if Farmstead Uses (or a portion thereof) are not maintained as a Development Amenity for residents of the District, then the GB – General Business District standards, as modified herein, shall apply to the development of that area of the Farmstead Use.

6.2 District II: Mixed-Use District:

A. Non-Residential Uses: If property within District II is developed for non-residential uses or mixed-use buildings, then the Underlying Zoning District for that portion of District II shall be the GB – General Business District.

B. Multi-Family Uses: If property within District II is developed for multi-family residential uses, as set forth in this Ordinance, then the Underlying Zoning District for that portion of District II shall be MF2 – Multi-family District.

C. Residential Uses in District II: If property within District II is developed for single family residential uses, then the Underlying Zoning District for

that portion of District II shall be the SF4 – Single Family Residential District.

Section 7. **Permitted Uses.** The uses permitted in each District Area shall be as set forth below.

7.1 All uses permitted in the Underlying Zoning District shall be permitted in their respective District Area.

7.2 Additional District I Uses: The following additional uses shall be permitted within District I:

A. Development Amenities;

B. Golf Course and Club Uses;

C. Farmstead Uses;

D. Model dwellings, design centers and sales offices therein and temporary trailers from which lot and dwelling sales activities may be conducted with outside sales persons;

E. Tents, pavilions, patios and related equipment or displays (e.g., leaderboards) which are ancillary uses to the Golf Course and Club Uses (e.g., weddings, social events, golf demonstration or training tents) or Farmstead Uses (e.g., agricultural product sales tent), shall be deemed permanent as an ongoing ancillary use to existing operations and shall not require a temporary use permit, unless otherwise determined by the Director due to the unique nature and/or scale of a proposed temporary use or event;

F. Bed and Breakfasts/Inns, together with incidental or accessory conference and food, subject to the quantity limitations specified herein;

G. Home occupations per the terms and conditions of the Zoning Ordinance with the following additional restrictions: (i) home garage sales shall not exceed one (1) day per year, (ii) home-based schools shall be limited to eight (8) or less full-time or part-time students, including residents of the home, (iii) personal motor vehicle sales are prohibited and (iv) professional offices of a technology-related service, interior design or graphic design shall be permitted; and

H. Wireless Communication Service Facilities shall be permitted as a Special Exception in accordance with the Zoning Ordinance.

7.3 Additional District II Uses: The following additional uses shall be permitted within District II:

A. All uses permitted in District I;

B. Multi-family dwellings;

C. Mixed-use buildings (residential located above the ground floor of any building where the main floor is used for non-residential purposes);

D. Assisted living facilities;

E. Boat and trailer sales and service for non-motorized watercrafts (e.g., kayaks, paddle boats) without outdoor storage or display;

F. Home design center (including related general offices and showroom(s));

G. Kennel with outdoor runs may be permitted only as a Special Exception, complying with Zoning Ordinance standards and any conditions otherwise imposed by the Board of Zoning Appeals;

H. Brewery or vineyard (including the production, sale and consumption of alcohol (and gross sales from food sales may be less than 50%) and tasting room);

I. One (1) automobile service station (e.g., tire and auto service center, car wash) or fuel/gas station (e.g., the sale of gasoline and other automotive petroleum products and retail consumer goods) shall be permitted. Body work and major mechanical services are prohibited; however, routine maintenance shall be permitted; and

J. Entertainment Facility, Commercial.

7.4 <u>District II Prohibited Uses:</u> The following uses shall be prohibited in District II:

A. Outdoor storage;

B. Outdoor display (except as otherwise specifically permitted herein);

C. The following uses that would otherwise be permitted in District II by the Underlying Zoning District shall be prohibited: auto sales; exterminators; motorcycle sales; motorcycle service or repair;

D. Any business that would emit a foul-smelling by-product, gas, smoke or other unpleasant smell or sound; and

E. Any building or structure that would compromise the views, residential and golf experience in District I.

Section 8. **General Regulations.** The regulations of the Underlying Zoning District shall apply to the development of the District.

8.1 The US Highway 31 Overlay Zone (*WC § 16.04.070*) shall not apply to the Real Estate.

Section 9. **Bulk and Density Standards.** The regulations of the Underlying Zoning District shall apply, except as otherwise provided below.

9.1 Single-family Detached Residential Uses: The standards of the Underlying Zoning District, as set forth herein, shall apply to all single-family residential uses in the District, except as otherwise set forth below. The District subarea standard to apply to a specific area of the Real Estate shall be determined by the Developer at the time of the primary plat for that particular area of the Real Estate.

District Subarea	Minimum Lot			Minimum Setbacks				Max. Bldg. Height[1]	Maximum Number of Dwelling Units in Subarea[2]
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation		
1-A	150’	30’	20,000	25’	8’	30’	16’	45’	1,500
1-B	120’	30’	15,000	25’	8’	30’	16’	45’	1,500
1-C	110’	30’	12,500	25’	8’	30’	16’’	45’	1,500
1-D	105’	30’	12,500	25’	8’	30’	16’	45’	1,500
1-E	90’	30’	10,000	25’	8’	25’	16’	40’	1,500
1-F	80’	25’	10,000	25’	8’	25’	16’	40’	975
1-G	70’	20’	7,750	20’	5’	10’	10’	35’	750
1-H	65’	20’	7,750	20’	5’	10’	10’	35’	600
1-I	60’	20’	7,500	20’	5’	10’	10’	35’	600

[1] The clubhouse and similar or ancillary Golf Course Use and Development Amenity buildings shall not exceed fifty-five (55’) in height.
[2] However, pursuant to Section 9.5, in no case shall the total number of dwelling units in District I exceed 1,500 dwelling units.

9.2 Single-family Attached Residential Uses: The standards of the Underlying Zoning District shall apply to attached residential uses, except as otherwise set forth below:

Attached Residential Type	Minimum Building Setbacks				Minimum Dwelling Unit Size (SF)	Maximum Density	Max. Bldg. Height[3]
	Private Street	Public Street	Garage from Street	Building Separation			
Duplex	10’	20’	20’	12’	1,500	6 du/acre	50’
Triplex	10’	20’	20’	12’	1,500	10 du/acre	50’
Quadraplex	10’	20’	20’	12’	1,500	10 du/acre	50’
Townhome	10’	20’	20’	12’	1,200	12 du/acre	50’[4]
Condo-minimum	10’	20’	20’	12’	1,200	12 du/acre	50’

9.3 Nonresidential and Mixed-Uses: The standards of the Underlying Zoning District shall apply to mixed and nonresidential uses, except as otherwise set forth below:

A. Minimum Lot Area: No minimum.

B. Maximum Square Footage for a Single Retail Tenant: 30,000 square feet

C. Minimum Lot Width at Building Line: Fifty (50) feet

D. Minimum Lot Depth: None

E. Minimum Lot Frontage on Road: No minimum; however, direct or indirect (e.g., access easement, private street) access to a public right-of-way shall be required.

F. Minimum Setback Lines:

i. US 31 Frontage Road: Thirty (30) feet; however, this setback may be decreased by the Director or the Plan Commission to ensure a consistent streetscape with existing buildings (e.g., Lindley Home, Red Barn).

ii. All other streets: Twenty (20) feet

iii. Side Yard: No minimum

iv. Rear Yard: Twenty (20) feet, unless abutting a

[3] The clubhouse and similar or ancillary Golf Course Use and Development Amenity buildings shall not exceed fifty-five (55’) in height.
[4] In no case shall a Townhome exceed three (3) stories in height.

shared parking area, in which case no setback is required

G. Maximum Building Height: Sixty (60) feet

H. Maximum Impervious Surface: Ninety Percent (90%)

9.4 District II Multi-family Uses: The standards of the Underlying Zoning District shall apply to multi-family uses, except as otherwise set forth below:

A. Maximum Number of Dwelling Units per Structure: Twenty-four (24) units.

B. Minimum Square Footage per Dwelling Unit (excluding porches, terraces, garage and carport): Six hundred and fifty (650) square feet.

C. Minimum Setback: Ten (10) feet from all internal driveways and parking and parking areas.

D. Minimum Distance between Structures: Twenty (20) feet

9.5 Maximum Density:

A. District I: The maximum number of single-family residential dwellings within an individual subarea of District I shall be as set forth in Section 9.1 of this Ordinance; however, in no case shall the number of single family residential dwellings in District I exceed one thousand five hundred (1500) dwelling units.

B. District II: The maximum number of dwelling units within District II shall not collectively exceed five hundred (500) for the following: (i) detached single family dwellings; (ii) attached single family dwellings; and (iii) Apartments, Bed and Breakfast rooms.

C. District II Multi-family Uses: The maximum number of multi-family dwellings shall not exceed three hundred and fifty (350) dwelling units and a gross density of twenty-four (24) dwelling units per acre.

D. Assisted Living Facility: Units within an Assisted Living Facility shall not be considered dwelling units for purposes of calculating density within the District.

9.6 Variations: The Plan Commission may approve a fifteen percent (15%) reduction in any minimum development standard or fifteen percent (15%) increase in any maximum development standard specified in this Section, excluding maximum density standards.

Section 10. **Off-Street Loading and Parking.** The parking and loading standards of the Zoning Ordinance (*WC § 16.04.120*) shall apply, except as provided below:

10.1 Required parking may be provided as on-street (subject to approval by the Department of Public Works) and/or off-street parking spaces. Parking spaces immediately adjacent to the frontage of a building adjacent to Internal Streets, with parking bays, shall be included in the required parking calculation. Minimum parking spaces accessory to designated uses shall be provided as follows:

A. Office Uses: Two (2) parking spaces for each one-thousand (1,000) square feet of floor area.

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

C. Inn or Bed and Breakfast: One (1) parking space for each rental sleeping unit. If, in addition to sleeping units, there are other accessory uses located within or operated in conjunction with the inn or Bed and Breakfast, additional parking spaces, calculated based upon the parking requirements for that specific use, shall be provided.

D. Apartments: One (1) parking space for each Dwelling Unit and two (2) parking spaces for Dwelling Units with two (2) or more bedrooms.

10.2 Golf Cart Parking: When applicable and approved by the Master Developer, parking spaces for golf carts may be included in the overall parking lot plan.

10.3 Location: All loading and off-street parking areas shall be in rear yard or side yards and shall be screened as set forth herein; however, parking shall be permitted to exist in front yards of buildings located partially or wholly within or along Golf Course Uses (so as to prevent any parking visible or bordering the Golf Course) or Farmstead Uses (so as to enable farming operations or farmland to be located in rear yards of related buildings). Any parking areas located in an established front yard shall be required to be screened from the right-of-way in accordance with the Zoning Ordinance for Perimeter Parking Lot Landscaping (*WC § 16.04.070(B)*).

10.4 Drive-through Facilities: All drive-through facilities shall be restricted to rear or side yards only and shall be screened as set forth herein. Drive-through facilities located in a side yard shall be limited to one (1) lane and facilities in a rear yard shall be limited to two (2) lanes; however, financial institutions may have up to four (4) lanes. Any drive-through facilities located in yards adjacent to a residential use shall be screened from the residential use in accordance with the Zoning Ordinance for Perimeter Parking Lot Landscaping (*WC § 16.04.070(B)*) and any buffer yard otherwise required herein.

10.5 Parking Surface: Parking lots may include limited grass, rock, gravel or other natural (i.e. mulch) parking surfaces, if at the Master Developer's discretion, such surfaces are consistent with: (i) the District's environmental preservation intent; (ii) the dining type; and (iii) the District's development theme. Unpaved or temporary parking areas shall not require interior parking lot landscaping. Such areas shall be delineated and reviewed as part of a Lot's Development Plan approval and shall be subject to review and approval by the Department of Public Works to ensure appropriate erosion control and drainage measures are in place. Cement wheel stops shall not be required in parking lots of Golf Course and Clubhouse Uses or Development Amenities

10.6 Loading Berths: Loading berths shall comply with the Zoning Ordinance (*WC § 16.04.120* and *WC § 16.06.040(I)*). In addition, the following shall apply:

A. Loading berths shall be oriented in a manner so that they are not visible from the US 31 Frontage Road.

B. Loading berths shall be oriented in a manner that minimizes their visibility from all other public rights-of-way and adjacent residential uses.

C. The use of loading berth enclosures shall be utilized where appropriate in order to accomplish the design objectives set forth above.

D. Loading berths shall comply with the following standards:

i. All loading berths shall be adjacent to the primary structure and shall be located entirely within the side or rear yards of lots.

ii. Loading berths shall be screened, to the extent reasonably necessary to accomplish the design objectives set forth above by installing solid, opaque walls or fences. Special attention shall be given to minimize the visibility of loading berths from adjacent properties or rights-of-way.

iii. A chain link fence or a variation of a chain link fence shall not constitute an acceptable screen.

iv. Loading berth walls or fences shall be softened by installing the following landscaping materials adjacent to such screens, except no landscaping shall be required where access/delivery doors or gates are present: (i) ornamental or evergreen tree every 30 feet; and (ii) 5 shrubs every 30 feet.

10.7 Bicycle Parking:

A. Number of Spaces: A minimum of one (1) bicycle parking space shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any principal building.

B. Proximity to Principal Structure: The bicycle parking spaces shall be located in close proximity to a main entryway into the principal building or be located inside the principal building.

C. Rack Requirement: A bicycle rack shall be installed on a hard dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.

D. Pedestrian Ways: Bicycle parking areas shall be designed such that when in use, the bicycles shall not obstruct an adjacent sidewalk, path, or other pedestrian way and located to provide a minimum of five (5) feet of clearance behind the bicycle to allow for room to maneuver.

E. Exemptions: Single-Family Residential Dwellings and Attached Residential Dwellings shall be exempt from this section. In addition, the Plan Commission or Director may exempt certain uses from this section where it can be clearly demonstrated that the use is not a destination for the general public utilizing bicycles (e.g., day care centers, drive up establishments, and other auto-oriented uses as determined by the Director).

Section 11. Landscaping and Screening. The District's landscaping and screening shall comply with the Zoning Ordinance (*WC § 16.06)*, except as otherwise provided below.

11.1 Preservation of Trees: The Developer shall only be required to provide a tree inventory for those trees of which tree preservation credits are being requested by the Developer; provided, however, that tree stands shall be generally outlined on any Development Plan.

11.2 Installation of Landscaping: The installation of landscaping required by this Ordinance may be delayed, at the Director's determination, due to: (i) periods of adverse weather; (ii) availability of plant material; (iii) conflicts between construction scheduling (e.g., Golf Course construction, completion of Development Amenities or infrastructure) and proper planting conditions; and/or (iv) if required landscaping is dependent on tree preservation credits to be further determined (e.g., from the Golf Course).

11.3 Road Frontage Standards: The road frontage landscaping requirements of the Zoning Ordinance (*WC § 16.06.050*) shall apply; however, it shall not apply along Golf Course areas adjoining or located along Internal or External Streets.

11.4 Buffer Yards: The buffer yard requirements of the Zoning Ordinance (*WC § 16.06.060*) shall apply, except as provided below:

A. Buffer yards shall not be required along Golf Course areas adjoining or located along Internal or External Streets.

B. Buffer yards shall not be required between District Areas and shall not be required adjacent to Development Amenities, except as otherwise required herein.

C. A minimum twenty (20) foot wide buffer yard shall be required between residential use(s) and any adjoining General Business (GB) District use. The buffer yard shall be landscaped in accordance with the Zoning Ordinance.

D. A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single Family (AG-SF1) District. The buffer yard shall be landscaped in accordance with the Zoning Ordinance.

E. A Masonry wall or a combination of masonry and wood or iron fencing (which is entirely opaque and consistent with the design theme of other fencing or entrances in the District) may be substituted and replace any required buffer yard between uses or External Streets if said wall is: (i) a minimum height of six (6) feet; (ii) located within a minimum ten (10) foot wide easement, and (iii) supplemented with landscaping consistent with the Zoning Ordinance's requirement for the softening of walls and fences (*WC § 16.06.040(K)*).

Section 12. Open Space and Amenity Standards.

12.1 Natural Areas: The preservation of the natural landscape, terrain, topography and natural features of the Real Estate shall be preserved when possible and shall be a priority when constructing all residential, infrastructure, amenities and other aspects of the development.

12.2 Minimum Open Space: The District shall provide a minimum of twenty percent (20%) of the Real Estate to be set aside for Open Space, which shall replace and superseded any open space or green belt space requirement of the Zoning Ordinance. All Open Space in the District shall be owned by the Master Developer, unless otherwise approved and transferred by the Master Developer to an Owners' Association.

12.3 District Amenity Standards: The District may include, but shall not be limited to, the Development Amenities described herein.

A. Development Amenities shall be maintained and owned by the Master Developer, unless otherwise approved or assigned in writing by the Master Developer.

B. Development Amenities and privately owned common areas shall be made available to residents as determined and approved by Master Developer.

C. Multi-family amenities shall be provided in accordance with the

Underlying Zoning District for any multi-family development; however, a maximum of two (2) amenities may be credited if access to the District's other Development Amenities is provided and approved by Master Developer.

Section 13. **Sign Standards.** The District's signs shall comply with the Zoning Ordinance (*WC § 16.08.010*), except as provided below:

13.1 Permitted Signs: The following additional signs shall be permitted:

A. Signs advertising construction projects shall not exceed seventy-five (75) square feet.

B. Decorative street signs and traffic control devices may differ from the City's standards if approved by the City's Department of Public Works and if it conforms to the Indiana Manual on Uniform Traffic Control Devices. Such signage and devices shall be consistent with the development theme and shall be installed at the expense of the Developer and maintained by the Owners' Association.

C. Electronic signage for Golf Course Uses shall be permitted to include scoring or leader board signage with manual or digital changeable copy area, which shall not be counted toward total sign display area square footage or towards total allotted sign area; scoring or leader boards shall be located in the rear or side yards and shall not be visible from public rights-of-way or adjoining residential properties. Outdoor televisions screens shall not be visible from public rights-of-way or adjoining residential properties, and shall not be considered signs.

D. Signs including the logo, trademark, directions and website for the District shall be permitted to be painted or placed in a similar aesthetic, to scale, on the front or side elevations or roof of the Red Barn and may include two (2) signs.

E. Message or announcement boards mounted to the Clubhouse or other Golf Course Use buildings or Development Amenities shall not count toward total allotted sign area and shall not be visible from public rights-of-way or adjoining residential properties.

F. All signage may be illuminated and shall comply with the Lighting Standards of the Zoning Ordinance, as amended herein.

G. All temporary or permanent signs related to tours or layout of the Golf Course or Amenities (e.g., hole numbers, description of area or directional signs for tours) shall not count towards allotted real estate signs.

13.2 Prohibited Signs: The following additional signs shall be prohibited:

A. Signs facing the Golf Course, Clubhouse or other Development Amenities except for way-finding, scoring or other informational purposes as approved by the Master Developer and otherwise permitted by this Ordinance.

B. Signs painted or mounted upon the exterior side or rear walls of any building or structure, except as otherwise permitted by this Ordinance.

13.3 Identification with the City of Westfield: Title signs shall comply with the Zoning Ordinance; however, for Golf Course Uses and residential subarea or use transition areas, identification with Westfield shall only be required at the entrances along External Streets.

13.4 Residential Signs: The following additional signs shall be permitted for residential subdivisions and shall not count against the permitted total Sign Area Allocation:

A. Two (2) entrance signs indicating the name of the development, the name of the residential section, subdivision and/or Development Amenity shall be permitted at each entrance and at each start of a particular section of the subdivision or area of the District. Each sign shall not exceed seventy-five (75) square feet.

13.5 District Identification Signs:

A. Monument Signs: Signs identifying the District shall be permitted at the intersections of: (i) 199th Street and Tomlinson Road; (ii) along Lindley Farm Road, just south of State Road 38; (iii) 203rd Street and Tomlinson Road; (iv) 206th Street and Horton Road; (v) along 206th Street at the Farmstead; and (vi) all planned or new entrances as determined by the Master Developer. Each sign shall be incorporated into a landscape feature, wall, fence or other decorative feature, as determined by the Director, and shall not exceed thirty-two (32) square feet in sign area.

B. Wall or Roof Signs: Signs may be painted on the roof or side of an existing building or structure (at the time of adoption of this Ordinance) shall be permitted (e.g., Red Barn, Farmstead). Such signs shall only include the District's name or logo and shall be scaled, preserved and integrated into the architectural character of the structure and the District's design theme. Such signs shall be a maximum of seventy-five (75) square feet.

Section 14. **Lighting Standards.** The District's lighting shall comply with the Zoning Ordinance (*WC § 16.07.010*) with the following exceptions:

14.1 Architectural lighting may be directed upward on Golf Course Use buildings for the softening of walls and entryways and shall be directed in a manner as to direct light away from residential adjacent property and public rights-of-way and shall otherwise comply with the lighting standards of the Zoning Ordinance.

14.2 Architectural lighting may be located below and directed upward or onto the surface(s) of the Red Barn or Lindley House and shall not be required to be shielded but shall be permitted for the softening of the buildings and to highlight architectural details and shall otherwise comply with the lighting standards of the Zoning Ordinance.

14.3 Dusk to Dawn Lights for Single-family Residential Uses: A light shall be installed on each home lot at a location, height, type, style and manufacturer approved by the Owners' Association Architectural Review Committee. The light may be either pole mounted in the front yard or attached as a carriage light to the residence. The light shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn and shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to one hundred sixty (160) watts for incandescent bulbs or an equivalent illumination for other types of bulbs.

14.4 Decorative street lights may differ from the City's standards if approved by the Department of Public Works. Decorative street lights shall be consistent with the development theme and shall be installed at the expense of the Developer and maintained by the Owners' Association.

14.5 Real or faux gas lights may be used without shielding.

14.6 Lighting (e.g., pole lighting) of the Golf Course for playing a round of golf at night shall be prohibited (does not include lighting for pathways, security or practice areas).

Section 15. **Pedestrian and Bicycle Connectivity.**

15.1 Pedestrian and bicycle access shall be provided throughout the District to permit and encourage pedestrian movement within the District and surrounding developments to: (i) provide an alternative for people to get where they are going without using their vehicles; (ii) provide a means for people to safely and practically get to local destinations; and (iii) provide for fitness and general recreational opportunities.

15.2 The District's pedestrian and bicycle network shall comply with the Zoning Ordinance and the City's construction standards, unless otherwise approved by the Department of Public Works. To the maximum extent practicable, land uses,

amenities, parks, trails and other open spaces should be organized to create integrated systems of open space that connect both internal to the District and to development surrounding the District.

15.3 Golf carts shall be permitted on streets, Trails and amenities within the District. The operation of golf carts on public rights-of-way shall be subject to the City's Code of Ordinances (see Chapter 58-1), as amended, and any requirements of the Department of Public Works and Department of Parks and Recreation.

Section 16. **Single-Family Architectural and Streetscape Design Standards.** The procedures and regulations of *WC § 16.04.165 Development Plan Review* applicable to the Underlying Zoning District shall apply to detached and attached single family dwellings within the District, except as provided below:

16.1 Character Exhibit. Character illustrations indicating conceptually the intended architecture, quality and appearance of single family detached homes are provided in the Character Exhibit, attached hereto as **Exhibit D**.

16.2 Character Exhibit. Character illustrations indicating conceptually the intended architecture, quality and appearance of single family attached homes are provided in the Character Exhibit, attached hereto as **Exhibit E**.

16.3 Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, roof overhangs, roof pitch, trim detailing, and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided. Multiple architectural elements (including but not limited to quoins, pilasters, solder courses, lintels, friezes, cornices, dentils, architraves, wood or fiber cement siding varieties or breaks) shall be incorporated to achieve variation in terms of footprint and architectural elevations.

16.4 Exterior Surfaces.

A. Aluminum and vinyl siding shall be prohibited; however, vinyl clad windows and soffits shall be permitted.

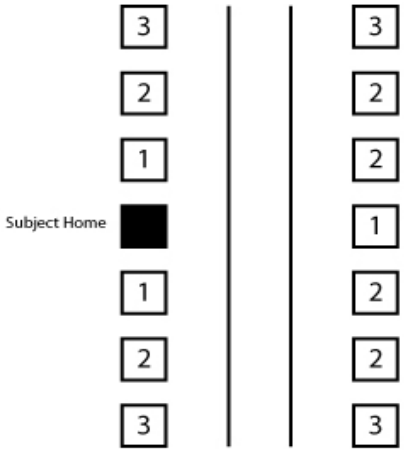
B. Permitted exterior materials shall include EIFS, synthetic stucco, cultured stone, brick, stone, wood, fiber cement siding or comparable materials. Masonry shall not be required; however, a combination of exteriors (i.e. patterns, textures, horizontal fiber cement siding and shake-shingle style fiber cement siding) shall be required. If both EIFS and stucco are used, then a third exterior building material shall be incorporated.

16.5 Windows and Architectural Breaks. Windows shall be provided on at least three (3) sides of the home; provided, however, that in the event a side façade does not have a window, then that facade shall have at least two (2) architectural breaks, such as a chimney or other corner break. The outermost corners of a building shall not be considered architectural breaks. All dwellings located along a right-of-way

shall have windows on all facades visible from the right-of-way. Windows required herein shall be a minimum size of fifteen (15) square feet; or, windows less than fifteen (15) square feet each may meet this requirement if the collective size of multiple windows on a given facade is at least fifteen (15) square feet.

16.6 <u>Façade Variety Standards:</u>

A. The following Façade Variety Standards shall apply to ensure variations in home elevations and in the overall streetscape of for single-family dwellings in the District:



1 Homes shall be a different floor plan or model than subject home. At the time of the issuance of the Certificate of Occupancy, homes shall have a different primary siding color and at least one of the other three Color Package elements shall be a different color than the subject home.

2 Homes may have the same or variation of the same floor plan or model as the subject home; however, the home's front elevation may not be identical and shall incorporate multiple variations to the front elevation (e.g., entryway treatment, window style and treatment, building materials and patterns/textures, roofline treatment, garage door treatment or orientation). At the time of the issuance of the Certificate of Occupancy, homes shall have a different primary siding color and at least one of the other three Color Package elements shall be a different color than the subject home.

3 Homes may have the same or variation of the same floor plan or model as the subject home; however, the home's front elevation may not be identical. Homes may have the same primary siding color as the subject home; however, at least one Color Package element shall be a different color.

B. The Plan Commission may consider variations or grant waivers to the

Façade Variety Standards for sections of the District where the intent of the streetscape for that section is to establish a uniform architectural theme for homes within that section of the District (e.g., empty-nester or active adult enclave). Character illustrations indicating conceptually the intended architecture, quality and appearance of homes that fit this uniform architectural theme concept are provided in the Character Exhibit, attached hereto as **Exhibit I**. Homes shall otherwise comply with the other architectural standards set forth herein and any alternative standards approved by the Plan Commission in granting variations or waivers of the Façade Variety Standards.

16.7 Attached Residential. The following additional standards shall also apply to attached residential buildings:

i. Townhomes shall not exceed three (3) stories in height.

ii. Each townhome shall have an attached garage.

iii. Vinyl and chain link fencing shall be prohibited.

Section 17. Multi-family Architectural and Streetscape Design Standards. The procedures and regulations of *WC § 16.04.165 Development Plan Review* applicable to the Underlying Zoning District shall apply to multi-family development within the District, except as otherwise provided below:

17.1 Character Exhibit. Character illustrations indicating conceptually the intended architecture, quality and appearance of multi-family residential development buildings are provided in the Character Exhibit, attached hereto as **Exhibit F**.

17.2 Design Elements. Design elements and detailing shall be continued completely around the structure and shall be consistent and complimentary to all buildings in a multi-family development. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, balconies, courtyards, entryways, signage and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided. Multiple architectural elements (including but not limited to quoins, pilasters, solder courses, lintels, friezes, cornices, dentils, architraves, wood or fiber cement siding varieties or breaks) shall be incorporated to achieve variation in terms of footprint and architectural elevations.

17.3 Exterior Surfaces:

A. Aluminum and vinyl siding shall be prohibited; however, vinyl clad windows and soffits shall be permitted.

B. Permitted exterior materials include EIFS, synthetic stucco, cultured stone, brick, stone, wood, fiber cement siding or comparable materials. Masonry shall be required on a minimum of ten percent (10%) of each

building façade.

C. All structures shall utilize a minimum of two (2) exterior building materials (excluding window, door and roofing materials).

17.4 Windows and Architectural Breaks. Multi-family buildings shall have windows on all sides and shall have architectural break(s) consistent with the Design Elements required above. The outermost corners of a dwelling unit shall not be considered architectural breaks.

17.5 Detached Garages. Detached garage structures shall be permitted and shall comply with the following standards:

A. The exterior design and building materials of the structures shall be consistent with the primary buildings;

B. Flat roofs shall not be permitted and the roof design and materials shall be consistent with the primary buildings;

C. A single structure shall not exceed eight (8) vehicular bays; and

D. Structures shall not be located in an established front yard or in a side or rear yard adjacent to a single family residential use.

17.6 Elevations. Building elevations of similar floor plans shall have a variety in style, massing and use of materials and detailing of elements. The same elevation may occur as buildings are grouped together if each building plan has at least two (2) different styles.

17.7 Roof Vents. Roof vents shall be located to on an area of the building to minimize the visibility from the Golf Course, rights-of-way and adjacent single-family residential properties, when possible and shall be painted to match the roofing material, black, or left natural if metal.

17.8 ARC Approval. Structures shall be architecturally compatible and cohesive, as approved by the ARC. Such letter of approval shall be submitted with a development plan and/or building permit application.

Section 18. Non-Residential Architectural and Streetscape Design Standards. The procedures and regulations of *WC § 16.04.165 Development Plan Review* applicable to the Underlying Zoning District shall apply to non-residential uses within the District, except as otherwise provided below:

18.1 Clubhouse Character Exhibit. Character illustrations indicating conceptually the intended architecture, quality, and appearance of the Clubhouse and related buildings are provided in the Character Exhibit, attached hereto as **Exhibit G.**

18.2 Non-Residential Character Exhibit. Character illustrations indicating conceptually

the intended architecture, quality, exterior building materials, and appearance of non-residential buildings within the District are provided in the Character Exhibit, attached hereto as **Exhibit H**.

18.3 Alternative Architectural Styles. Variations to the Architectural Design Standards of this section may be approved by the Plan Commission or Director for buildings that are substantially similar in architectural style and character to those depicted in the Character Exhibits in **Exhibit C**, **Exhibit G** and **Exhibit H**.

18.4 Design Elements. Overall design details, architectural style, design theme, exterior materials, colors or other related design elements shall be consistent with overall design theme of the District or surrounding buildings.

18.5 Building Facades.

A. All building facades shall be encouraged to have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated cornice.

B. Building facades which are ninety (90) feet or greater in length shall be designed with aggregate offsets (projecting or recessed) of not less than ten (10) percent of the building length. Offsets shall be constructed at intervals of not greater than sixty (60) feet.

C. All buildings shall be constructed with the same quality of building materials and the same level of architectural detail on all building facades.

D. Gutters and downspouts shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials used.

E. Main Entrances:

i. Building entrances shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, and other design elements appropriate to the architectural style and details of the building as a whole.

ii. The location, orientation, proportion and style of doors shall complement the architectural style of the building.

F. Awnings:

i. Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details.

ii. Awnings shall be made of a non-reflective material.

iii. All awnings shall be kept in good repair.

iv. Awnings that are installed in order to comply with the requirements of this Ordinance shall not be removed unless the building would otherwise comply without the awnings.

18.6 Exterior Building Materials.

A. Masonry shall be the preferred exterior building material. Vinyl clad windows and soffits shall be permitted; however, vinyl and metal siding shall be prohibited with the following exception: Metal or aluminum siding may be permitted for ancillary structures used as Maintenance Facilities or that compliment Farmstead Uses if the building's design is architecturally compatible with and designed to be sensitive to the surrounding context in which the building is situated.

B. A minimum of twenty percent (20%) of each building façade (exclusive of windows, faux windows and glazing, doors and loading berths) of the primary building(s) shall be Masonry.

C. The use of Masonry to create a wainscot or wrap effect around buildings shall be encouraged.

D. Increased and enhanced use of Masonry and other architectural ornamentation shall be required around building entrances and on building facades visible from the US Highway 31 public right-of-way in order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture.

18.7 Windows and Openings.

A. Design elements shall be organized such that openings on a facade (including, but not limited to, windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings and are arranged in a balanced, relatively uniform fashion.

B. Exceptions to these standards may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and building site.

C. All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows (e.g., shutters, keystones, ledges, etc.) shall be consistent with and complementary to the architectural style of the building.

D. Window trim and other architectural design elements designed to accent the windows (e.g., shutters, keystones, ledges, etc.) shall be required for all windows unless, by determination of the Director and Master Developer, such trim or design elements would detract from the design objectives of this Ordinance.

18.8 Roofs.

A. Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips. Pitched roofs shall be clad in wood shingles, slate, composition shingles, clay tiles or standing seam panels.

B. If asphalt composition shingles are used for pitched roofs, then the shingles shall be: (i) gray, black, dark blue, dark green, barn red or dark brown; (ii) of the dimensional asphalt shingle grade; and (iii) made of a non-reflective material.

C. If standing seam panels are used, then the panels shall be: (i) gray, black, dark blue, dark green, barn red or dark brown; and (ii) made of a non-reflective material.

D. Flat roofs are permitted if edged by architectural moulding, an articulated cornice feature or a decorative parapet wall.

E. Parapet walls shall be fully integrated into the architectural design of buildings to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include roof-mounted equipment screening).

F. Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings.

G. Dormers shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs.

H. All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (i) painted to match the color of the roof, flat black or left natural if metal; and (ii) oriented to minimize their visibility from adjacent residential properties, public rights-of-way and the Golf Course thoroughfares.

18.9 Dumpsters.

A. Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities shall be completely and permanently screened from view of public rights-of-way and adjoining properties.

B. Solid wall or fence enclosures used for screening shall be of a material that matches or complements the primary structure to which it is associated.

C. Dumpster enclosures which are structurally connected to the primary use on a given parcel shall be encouraged, but not required.

D. Man-doors which do not include swinging, moveable doors shall be encouraged in order to provide daily access to dumpsters for waste disposal.

E. Dumpster enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

F. Direct access to dumpster enclosures from within primary structures shall be encouraged.

18.10 Mechanical Equipment.

A. Mechanical equipment for buildings, satellite dishes and other similar improvements (except for equipment or speakers pertaining to safety, weather (e.g., storm siren), security, maintenance, monitoring and other similar devices) shall be completely and permanently screened from view of public rights-of-way and adjoining residential properties.

B. When attached to the ground, screening methods shall include a berm or an opaque wall or fence enclosure of a material that matches or complements the primary structure to which it is appurtenant.

C. When roof mounted, screening methods shall include parapet walls, enclosures or other similar architectural treatment that matches or complements the primary structure to which it is appurtenant.

18.11 Accessory Structures.

A. All detached accessory structures shall be architecturally compatible with the primary building(s) with which they are associated.

B. Ancillary structures for Golf Course and Clubhouse Uses and Development Amenity buildings may be excluded from the requirements of this section if the building's size and use do not physically allow for or do not generally constitute the need for specific architectural enhancements (e.g., no windows on a pump house), as determined by the Master Developer and Director.

18.12 ARC Approval. Structures shall be architecturally compatible and cohesive, as approved by the ARC.

18.13 Additional Standards. The additional design standards applicable to non-residential or mixed-use buildings shall be as set forth below:

A. Restaurant Uses. Outdoor cafes and eating areas shall be permitted in accordance with the Zoning Ordinance. Permanent outdoor cafés and eating areas shall be delineated and reviewed as part of a Lot's Development Plan approval.

B. Automobile Service Stations. Any vehicular fuel pumps or canopies shall be located at least ten (10) feet farther away from the US 31 Frontage Road right-of-way line than the elevation of the primary structure, to which the fuel pumps or canopies are appurtenant or associated, that is nearest to said right-of-way line. All service bay doors shall face interior parking areas and shall not be oriented towards public rights-of-way.

C. Sidewalk Displays. Retail uses shall be permitted to have sidewalk displays of retail merchandise, subject to obtaining the necessary approvals if located within a public right-of-way, and subject to the following:

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

ii. Displays shall be permitted only during normal business hours and shall be removed at the close of business or between the hours of 9:00 p.m. and 8:00 a.m., whichever is more restrictive. Cardboard boxes or pallets shall not be used for sidewalk displays.

iii. Sidewalk displays shall maintain a clean, litter-free, and well-kept appearance at all times.

D. Outdoor Displays. Outdoor displays for Golf Course and Clubhouse Uses (e.g., golf club demonstration tents) or Farmstead Uses (e.g. sale of agricultural or related products or goods) shall be permitted; however, displayed items shall be stored inside a building outside of the use's hours of operation or between the hours of 9:00 p.m. and 8:00 a.m., whichever is more restrictive. Seasonal agricultural items (e.g., pumpkins, Christmas trees, corn stalks, and straw bales) shall not be required to be stored indoors.

Section 19. **Fences Standards.** The standards of the Zoning Ordinance shall apply (*WC § 16.04.100(3)*) to both residential and non-residential uses, except as otherwise provided below:

A. Open wire mesh or chain-link fencing surrounding tennis courts and Golf Course practice areas may be erected to a height that meets national regulations for the sport or an increased height specified by the Department of Public Works, so as to protect any nearby traffic or buildings.

B. Privacy fencing in buffer yards adjacent to residential areas, the Monon Trail, Farmstead Uses, surrounding Maintenance Facilities or other similar areas as determined by the Master Developer, shall not exceed eight (8) feet in height

Section 20. **Infrastructure Standards.**

20.1 The District's infrastructure shall comply with the Zoning Ordinance and the City's Construction Standards, unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

20.2 The District shall comply with the Thoroughfare Plan. For portions of the Real Estate that adjoin or include existing streets or alternative transportation corridors (e.g., Monon Trail) that do not conform to the minimum right-of-way dimensions established in the Thoroughfare Plan, the Developer shall dedicate additional width along either one or both sides of such streets and/or alternative transportation corridors sufficient to meet the requirements of the Thoroughfare Plan and the Monon & Midland Trace Trail Master Plan.

A. In addition to the fifty (50) foot half right-of-way required to be dedicated along 199th Street, pursuant to the Thoroughfare Plan, the Developer shall dedicate an additional twenty (20) feet of right-of-way (for a total right-of-way dedication of seventy (70) feet north from the centerline of 199th Street) for portions of the Real Estate that are located between the centerline of Tomlinson Road and a point approximately one thousand one hundred and seventy feet (1,170') west along 199th Street.

Section 21. **Owners' Association and Declaration(s) of Covenants.**

21.1 Declarations of Covenant(s) shall be prepared by the Master Developer and recorded with the Recorder's Office of Hamilton County, Indiana. There may be multiple Declaration(s) of Covenants applicable to the different areas of the Real Estate, and multiple corresponding Owners' Association(s) and may contain standards that may be stricter than the standards of this Ordinance.

21.2 Owners' Association(s) shall be established and responsible for the ongoing upkeep and maintenance of any privately owned common grounds, structures, signs, etc., as outlined in the association documents and any other specific development improvements noted as their responsibility by this Ordinance.

21.3 The Declaration(s) of Covenants shall establish an Architectural Review Committee ("ARC"). The organization and procedures of the ARC shall be set forth in the Declaration of Covenants. There may be a separate ARC for each Owners' Association(s) or a single ARC for multiple Owners' Association(s). The ARC shall be established to review and approve all proposed development within the District, as well as any proposed changes to an existing building.

Section 22. Master Developer and Architectural Review Committee Consent.

22.1 Master Developer Consent: A written consent by the Master Developer or its assigns shall accompany any permit or approval request pertaining to the Real Estate by a Developer, user, owner, or tenant. Permits or approvals may include, but are not limited to:

A. Improvement Location Permit for any improvements within the District;

B. Sign permit for any signs within the District;

C. Building permits for any Buildings within the District;

D. Development Plan, or Primary or Secondary Plat approvals for any part of the District; and

E. Any text amendment or other requests for variations to the terms and conditions of this Ordinance.

22.2 Architectural Review Committee Approval: A letter of support for construction or modification of a structure from the Owners' Association Architectural Review Committee shall accompany any building permit or development plan application to the City for the construction or modification of a structure. Such letter shall also specify its approval for compliance with any standard set forth by this Ordinance that requires ARC approval. The Department shall further review and confirm compliance with said standard(s), as may be deemed necessary by the Department in its continued administration of this Ordinance and subsequently filed applications and permits.

Section 23. Annexation.

23.1 The Real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate.

ALL OF WHICH IS ORDAINED/RESOLVED THIS 13TH DAY OF JANUARY, 2014.

WESTFIELD CITY COUNCIL

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

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 13-24** was delivered to the Mayor of Westfield

on the _____ day of January, 2014, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 13-24**

this _____ day of January, 2014.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 13-24**

this _____ day of January, 2014.

_____
J. Andrew Cook, Mayor

This document prepared by: Elizabeth K. Garfield, Henke Development Group, LLC,
1 South Rangeline Road, Suite 400, Carmel, Indiana 46032

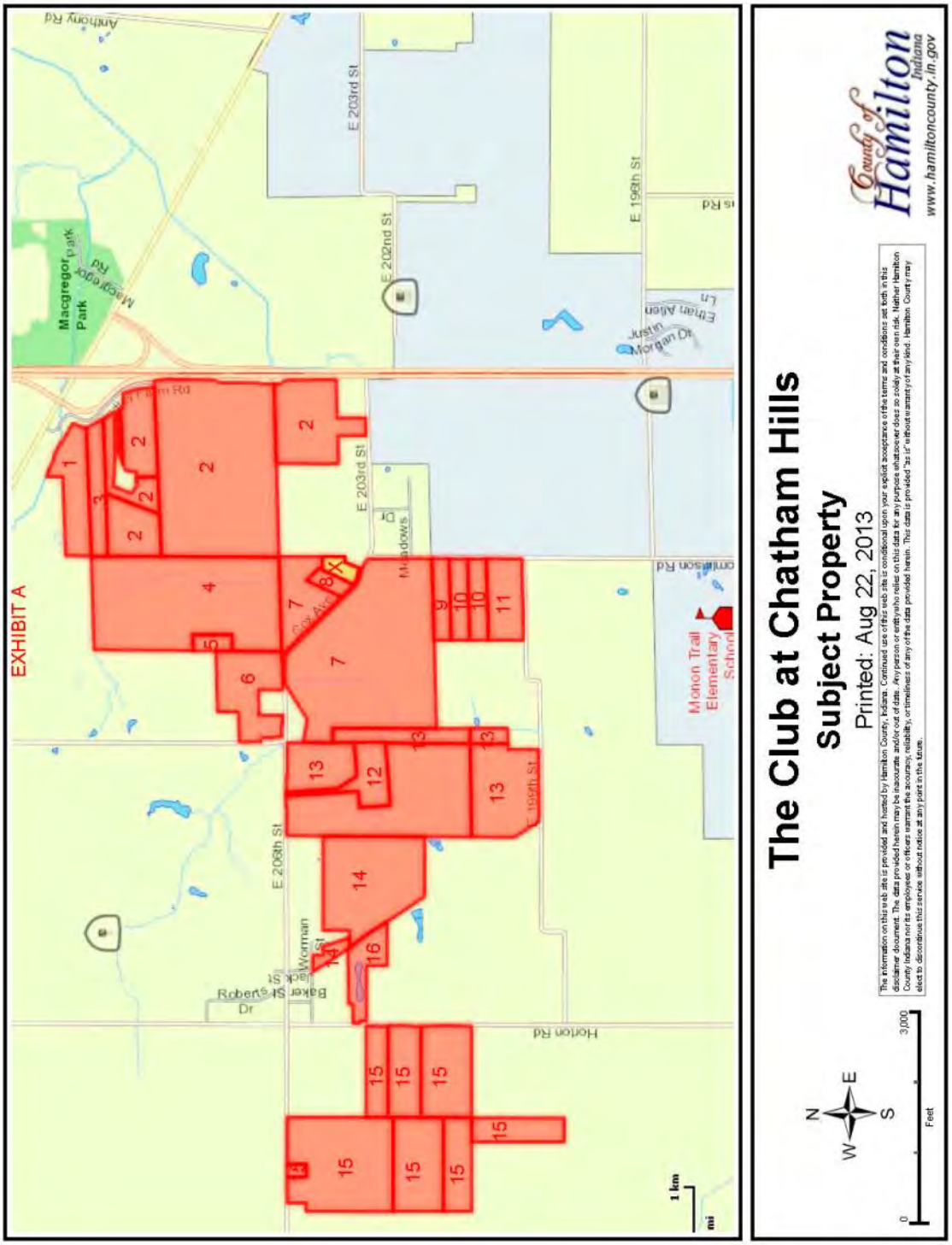
SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Descriptions)
Exhibit B	Conceptual Plan
Exhibit C	Lindley House and Red Barn Exhibit
Exhibit D	Character Exhibit: Detached Single Family Residential
Exhibit E	Character Exhibit: Attached Single Family Residential
Exhibit F	Character Exhibit: Multi-Family Residential Development
Exhibit G	Character Exhibit: Clubhouse
Exhibit H	Character Exhibit: Non-Residential

EXHIBIT A

REAL ESTATE / LEGAL DESCRIPTIONS

The Real Estate shall include the following descriptions. The numbered parcels on the map below correspond with the numbered legal descriptions that follow herein this exhibit.



<u>Legal Description:</u> **<u>1</u>**
Deeded Owner: **Maley, Janet**
Acreage: **16.36 Acres per Hamilton County GIS (15.995 Surveyed Acres)**
Parcel No: *08-05-13-00-00-022.000*

File No.: 201323026

A part of the Northeast quarter of Section 13, Township 19 North, Range 3 East, Hamilton County, Indiana, bounded as follows: Beginning on the Quarter Section line 61 rods West of the Southeast corner of the Northeast Quarter of said Section, Township and Range and run thence West 98.39 rods to the Southwest corner of said Quarter Section, thence North 20,55 rods, thence East 68.39 rods, thence North 40 rods to the middle of the Noblesville and Lafayette State Road, thence in a Southeasterly direction along the middle of said Road to a point due North from the place of beginning, thence South 42 rods and 9 links to the place of beginning, containing 18.39 acres.

Also, Commencing at the Southeast corner of the Northeast Quarter of Section 13, Township 19 North, Range 3 East, Hamilton County, Indiana, running thence West 61 rods, thence North 42 rods and 13 links to the middle of the State Road, thence Southeast along the middle of said road to the southwest corner of the Northwest quarter of Section 19, Township 19 North, Range 4 East, thence South 6 rods to the place of beginning, containing 9.24 acres, more or less.

EXCEPT: TRACT "A": Part of the Northeast Quarter of Section 13, Township 19 North, Range 3 East in Washington Township, Hamilton County, Indiana, more particularly described as follows: Beginning 684.6 feet measured (660 feet deed) North of a stone which is 339.075 feet North and 1128.485 feet East by deed of the Southwest corner of the Northeast Quarter of Section 13, Township 19 North, Range 3 East, in the centerline of State Road #38; thence Southeasterly on and along said centerline of State Road #38 425.6 feet; thence South 369.5 feet to the center of a stream; thence on and along the centerline of said stream to a point 428.6 feet South of the place of beginning, thence North 428.6 feet to the place of beginning, containing 3.35 acres, more or less.

ALSO EXCEPT: TRACT "B": Part of the Northeast Quarter of Section 13, Township 19 North, Range 3 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows: Beginning 684.6 feet measured (660 feet deed) North and 425.6 feet Southeast of a stone which is 339.075 feet North and 1128.435 feet East by deed of the Southwest corner of the Northeast Quarter of Section 13, Township 19 North, Range 3 East, in the centerline of State Road #38; thence Southeasterly on and along said centerline of State Road #38 859.8 feet to the centerline of a stream; thence Westerly on and along the centerline of said stream to a point 369.5 feet South of the place of beginning, thence North 369.5 feet to the place of beginning, containing 3.35 acres, more or less.

ALSO EXCEPT that portion of real estate conveyed to the State of Indiana by Warranty Deed recorded December 22, 2010 as Instrument No. 2010069599, in the Office of the Recorder of Hamilton County, Indiana, more particularly described as follows: A part of the Northeast Quarter of Section 13, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows: Beginning at a point on the south line of said Quarter Section South 87 degrees 46 minutes 34 seconds West 125.81 feet from the southeast corner of said quarter section, which point of beginning is on the west boundary of U.S. 31, thence continuing South 87 degrees 46 minutes 34 seconds West 697.59 feet along said line; thence North 28 degrees 59 minutes 58 seconds West 11.08 feet to point "149" on said plat; thence North 20 degrees 40 minutes 36 seconds East 192.83 feet to point "190" on said plat; thence North 59 degrees 46 minutes 45 seconds West 321.09 feet to point "194" on said plat, thence North 14 degrees 53 minutes 48

seconds East 18.64 feet to the center line of Thomas Lindley Ditch; thence Northeasterly following the meanderings of said center line approximately 636.68 feet to the southwestern boundary of S.R. 38; thence South 57 degrees 48 minutes 51 seconds East 98.44 feet along said boundary; thence South 58 degrees 19 minutes 10 seconds East 258.79 feet along said boundary to the west boundary of said U.S. 31; thence South 0 degrees 11 minutes 25 seconds West 115.57 feet along said boundary to the point of beginning and containing 4.935 acres, more or less

TOGETHER with the permanent extinguishment of all right and easements of ingress and egress to, from, and across the limited access facility (to be known as U.S. 31 and as Project 0710215), to and form the grantors' abutting lands, along the line described as follows: Beginning at the western end of the eastern 567.99 feet of the 697.59 foot course described above; thence Northeasterly 102.94 feet along an arc to the right having a radius of 179.00 feet and subtended by a long chord having a bearing of North 14 degrees 38 minutes 28 seconds East and a length of 101.52 feet to a point "121" on said plat; thence North 31 degrees 06 minutes 56 seconds East 79.12 feet to point "122" on said plat; thence Northwesterly 189.65 feet along an arc to the left having a radius of 122.00 feet and subtended by a long chord having a bearing of North 13 degrees 53 minutes 04 seconds West and a length of 171.12 feet to point "123" on said plat; thence North 58 degrees 53 minutes 04 seconds West 36.20 feet and terminating on the center line of said Thomas Lindley Ditch. This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.

NOTE: Acreage in the legal description of the subject real estate is solely for the purposes of identifying and describing the insured land and should not be construed as insuring the quantity of land as set forth in said description.

Legal Description:	**2**	
Deeded Owners:	**Bray, Philip D & Helen L & Marjorie A Maley Huffman, Toni K Maley, Joseph B Maley, Jeffrey Thomas Rainwater, Charles David Updegraff, Kevin Updegraff, Michael Updegraff**	
Acreage:	**167.77 Acres per GIS**	
	(158.911 Surveyed Acres, represents land sold to INDOT)	
Parcel No:	*2a.*	*08-05-13-00-00-025.000 (99.1 Acres per GIS)*
	2b.	*08-05-13-00-00-024.000 (27.81 Acres per GIS)*
	2c.	*08-05-13-00-00-023.000 (11.43 Acres per GIS)*
	2d.	*08-05-24-00-00-006.000 (29.43 Acres per GIS)*

Part of the Northeast Quarter of Section 24, Township 19 North, Range 3 East and part of the Southeast Quarter of Section 13, Township 19 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northwest corner of said Southeast Quarter; thence North 87 degrees 46 minutes 40 seconds East along the north line of said Southeast Quarter (assumed basis of bearings) 1,815.72 feet to the west right-of-way line of US 31 as defined in Instrument Numbers 2011024282 and 2011006538, on file in the Office of the Recorder of Hamilton County, Indiana; thence South 28 degrees 59 minutes 58 seconds East along said west right-of-way line 276.98 feet to the north line of the parcel conveyed to John and Lesley Lautenschlager in Instrument Number 9509660, on file in the Office of said Recorder, the following four (4) courses are along the north, west, south and east lines of said Lautenschlager parcel; 1)thence South 87 degrees 46 minutes 40 seconds West 1,041.94 feet; 2)thence South 22 degrees 35 minutes 01 second West 818.10 feet; 3)thence North 87 degrees 46 minutes 40 seconds East 562.54 feet; 4)thence North 02 degrees 13 minutes 20 seconds West 309.68 feet to the south line of Parcel 2 as described in Instrument Number 2010050848, on file in the Office of said Recorder, the following three (3) courses are along the south and east lines thereof; 1)thence South 87 degrees 35 minutes 23 seconds East 49.34 feet; 2)thence North 08 degrees 16 minutes 20 seconds East 155.16 feet; 3)thence North 65 degrees 39 minutes 48 seconds East 91.85 feet to the south line of said Lautenschlager parcel; thence North 87 degrees 46 minutes 40 seconds East along said south line 786.14 feet to said west right-of-way line of US 31, the following sixteen (16) courses are along said west right-of-way line as defined by

Instrument Numbers 2011006538, 2011024282 and 2012012117 and as shown on the Final Right-of-Way Plans for U.S. 31, INDOT Project Number 0710215, Code 5306; 1)thence South 28 degrees 59 minutes 58 seconds East 35.72 feet; 2)thence North 89 degrees 59 minutes 46 seconds East 197.53 feet; 3)thence South 19 degrees 21 minutes 02 seconds East 201.44 feet; 4)thence South 06 degrees 14 minutes 47 seconds East 260.67 feet; 5)thence North 87 degrees 46 minutes 43 seconds East 89.67 feet; 6)thence South 07 degrees 49 minutes 05 seconds East 174.34 feet; 7)thence South 00 degrees 11 minutes 28 seconds West 49.98 feet; 8)thence South 02 degrees 44 minutes 20 seconds West 246.03 feet; 9)thence South 00 degrees 07 minutes 14 seconds West 359.23 feet; 10)thence South 31 degrees 15 minutes 28 seconds West 81.78 feet; 11)thence South 00 degrees 07 minutes 19 seconds West 550.00 feet; 12)thence South 16 degrees 49 minutes 16 seconds West 52.20 feet; 13)thence South 00 degrees 07 minutes 19 seconds West 250.01 feet; 14)thence South 29 degrees 48 minutes 18 seconds East 115.39 feet; 15)thence South 00 degrees 00 minutes 57 seconds East 686.26 feet; 16)thence South 03 degrees 01 minutes 14 seconds West 45.57 feet to the south line of the parcel described in Instrument Number 8411319 (Book 344, Page 661), on file in the Office of said Recorder, the following six (6) courses are along the south, east and west lines of said parcel; 1)thence South 87 degrees 58 minutes 52 seconds West 532.83 feet; 2)thence South 00 degrees 02 minutes 47 seconds East 424.30 feet; 3)thence South 87 degrees 58 minutes 52 seconds West 254.03 feet; 4)thence North 00 degrees 00 minutes 53 seconds East 424.30 feet; 5)thence South 87 degrees 58 minutes 52 seconds West 400.29 feet; 6)thence North 00 degrees 00 minutes 32 seconds East 909.09 feet to the south line of the Southeast Quarter of said Section 13; thence South 87 degrees 54 minutes 03 seconds West along said south line 1,322.56 feet to the southwest corner of said Southeast Quarter; thence North 00 degrees 21 minutes 41 seconds East along the west line of said Southeast Quarter 2,654.14 feet to the POINT OF BEGINNING. Containing 158.911 acres, more or less.

Legal Description: 3
Deeded Owner: Lautenschlager, John & Lesley
Acreage: 7.5 Acres per GIS (8.837 Surveyed Acres)
Parcel No: 08-05-13-00-00-024.001

LAUTENSCHLAGER PARCEL I:
Part of the Southeast Quarter of Section 13, Township 19 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northwest corner of said Southeast Quarter; thence North 87 degrees 46 minutes 40 seconds East along the north line of said Southeast Quarter (assumed basis of bearings) 1,815.72 feet to the west right-of-way line of US 31 as defined in Instrument Numbers 2011024282 and 2011006538, on file in the Office of the Recorder of Hamilton County, Indiana; thence South 28 degrees 59 minutes 58 seconds East along said west right-of-way line 276.98 feet to the north line of the parcel conveyed to John and Lesley Lautenschlager in Instrument Number 9509660, on file in the Office of said Recorder, being the POINT OF BEGINNING; thence continuing South 28 degrees 59 minutes 58 seconds East along said west right-of-way line 168.62 feet the north line of Parcel 2 as described in Instrument Number 2010050848, on file in the Office of said Recorder, the following four (4) courses are along the north and west lines of said Parcel 2; 1)thence South 80 degrees 59 minutes 34 seconds West 109.67 feet; 2)thence North 89 degrees 45 minutes 00 seconds West 462.61 feet; 3)thence North 87 degrees 29 minutes 54 seconds West 475.43 feet; 4)thence South 02 degrees 30 minutes 06 seconds West 50.42 feet to the north line of Parcel 1 as described in said Instrument Number 2010050848, the following five (5) courses are along the north, west, south and east lines of said Parcel 1; 1)thence North 88 degrees 42 minutes 30 seconds West 9.23 feet; 2)thence South 22 degrees 52 minutes 23 seconds West 220.69 feet; 3)thence South 55 degrees 59 minutes 15 seconds East 176.32 feet; 4)thence North 12 degrees 13 minutes 24 seconds East 34.61 feet; 5)thence South 87 degrees 35 minutes 23 seconds East 102.75 feet to an east line of said Lautenschlager parcel, the following four (4) courses are along the east, south and west lines thereof; 1)thence South 02 degrees 13 minutes 20 seconds East 309.68 feet; 2)thence South 87 degrees 46

minutes 40 seconds West 562.54 feet; 3)thence North 22 degrees 35 minutes 01 second East 818.10 feet; 4)thence North 87 degrees 46 minutes 40 seconds East 1,041.94 feet to the POINT OF BEGINNING. Containing 8.073 acres, more or less.

ALSO LAUTENSCHLAGER PARCEL II:
Part of the Southeast Quarter of Section 13, Township 19 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northwest corner of said Southeast Quarter; thence North 87 degrees 46 minutes 40 seconds East along the north line of said Southeast Quarter (assumed basis of bearings) 1,815.72 feet to the west right-of-way line of US 31 as defined in Instrument Numbers 2011024282, 2011006538, 2012027432 and 2011006538, on file in the Office of the Recorder of Hamilton County, Indiana; thence South 28 degrees 59 minutes 58 seconds East along said west right-of-way line 498.80 feet to the south line of Parcel 2 as described in Instrument Number 2010050848, on file in the Office of said Recorder, being the POINT OF BEGINNING; thence continuing South 28 degrees 59 minutes 58 seconds East along said right-of-way line 57.95 feet to the south line of the parcel conveyed to John and Lesley Lautenschlager in Instrument Number 9509660, on file in the Office of said Recorder; thence South 87 degrees 46 minutes 40 seconds West along said south line 786.14 feet to a southeast corner of Parcel 1 as described in Instrument Number 2010050848, on file in the Office of said Recorder; thence North 65 degrees 39 minutes 48 seconds East along an east line of said Parcel 1, a distance of 153.85 feet to the south line of Parcel 2 as described in said Instrument Number 2010050848, the following three (3) courses are along said south line; 1)thence South 87 degrees 29 minutes 54 seconds East 19.37 feet; 2)thence South 89 degrees 45 minutes 00 seconds East 467.65 feet; 3)thence North 80 degrees 59 minutes 34 seconds East 131.91 feet to the POINT OF BEGINNING. Containing 0.764 acres more or less. Containing, in both parcels, 8.837 acres, more or less.

Legal Description: 4
Deeded Owner: Stewart, Jeffery A & Catherine S Parker T/C
Acreage: 76.96 Acres per GIS (77.672 per Surveyed Acres)
Parcel No: 08-05-13-00-00-026.000

The East Half of the Southwest Quarter of Section 13, Township 19 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the SE corner of said Southwest Quarter, the following four (4) courses are along the south, west, north and east lines of said East Half; 1)thence South 87 degrees 57 minutes 50 seconds West (basis of bearings is the Indiana State Plane Coordinate System, East Zone) 1,322.01 feet; 2)thence North 00 degrees 16 minutes 25 seconds East 2,660.92 feet; 3)thence North 88 degrees 15 minutes 49 seconds East 1,325.81 feet; 4)thence South 00 degrees 21 minutes 41 seconds West 2,654.14 feet to the POINT OF BEGINNING.Containing 80.71 acres, more or less.

EXCEPT:

A part of the Southwest Quarter of Section 13, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana being described as follows:

Commencing at the Southwest comer of the Southeast Quarter of the Southwest Quarter of Section 13, Township 19 North, Range 3 East; thence North 00 degrees 02 minutes 56 seconds East, 700.42 feet on and along the West line of the Southeast Quarter of said Southwest Quarter to the POINT OF BEGINNING of this description; thence North 00 degrees 02 minutes 56 seconds East, 551.24 feet on and along the West line of the Southeast Quarter of Said Southwest Quarter to a fence; thence North 86

degrees 07 minutes 47 seconds East, 236.88 feet on and along said fence; thence South 00 degrees 00 minutes 26 seconds East, 567.43 feet; thence North 89 degrees 57 minutes 06 seconds West, 236.88 feet to the Point of Beginning. Containing 3.038 acres, more or less.

Containing, after Exception, 77.672 acres, more or less.

Legal Description: 5
Deeded Owner: Stewart, Jeffery A & Linda S
Acreage: 3.038 Acres
Parcel No: 08-05-13-00-00-026.001

A part of the Southwest Quarter of Section 13, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana being described as follows:

Commencing at the Southwest comer of the Southeast Quarter of the Southwest Quarter of Section 13, Township 19 North, Range 3 East; thence North 00 degrees 02 minutes 56 seconds East, 700.42 feet on and along the West line of the Southeast Quarter of said Southwest Quarter to the POINT OF BEGINNING of this description; thence North 00 degrees 02 minutes 56 seconds East, 551.24 feet on and along the West line of the Southeast Quarter of Said Southwest Quarter to a fence; thence North 86 degrees 07 minutes 47 seconds East, 236.88 feet on and along said fence; thence South 00 degrees 00 minutes 26 seconds East, 567.43 feet; thence North 89 degrees 57 minutes 06 seconds West, 236.88 feet to the Point of Beginning. Containing 3.038 acres, more or less.

Legal Description: 6
Deeded Owner: Godby, James L & B Ann Godby Trustee
Acreage: 21.45 Acres
Parcel No: 08-05-13-00-00-027.000

Part of the Southwest Quarter of Section 13, Township 19 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

Commencing at the southwest corner of said Southwest Quarter; thence North 00 degrees 11 minutes 12 seconds East along the west line of said Southwest Quarter (basis of bearings is the Indiana State Plane Coordinate System, East Zone) 335.44 feet to the northwest corner of the 0.467-acre parcel described in Instrument Number 200100054117, on file in the Office of the Recorder of Hamilton County, Indiana, being the POINT OF BEGINNING; thence continuing North 00 degrees 11 minutes 12 seconds East along the west line of said Southwest Quarter 307.26 feet to a point that is 148.13 feet south of the southeast corner of the 1.0-acre parcel described as Parcel II in Instrument Number 9419576, on file in the Office of said Recorder, the following two (2) courses are parallel with the south and east lines of said Parcel II; 1)thence North 88 degrees 25 minutes 07 seconds East 438.53 feet; 2)thence North 00 degrees 11 minutes 12 seconds East 298.13 feet to a point on the north line of Parcel I as described in said Instrument Number 9419576, said point being 148.13 feet east of the northeast corner of said Parcel II, the following two (2) courses are along the north and east lines of said Parcel I; 1)thence North 88 degrees 25 minutes 07 seconds East 873.47 feet; 2)thence South 00 degrees 40 minutes 12 seconds West 930.75 feet to the south line of said Southwest Quarter; thence South 87 degrees 57 minutes 50 seconds West along said south line 545.43 feet to the east line of the 3.00-acre parcel described in Instrument Number 9563173, on file in the Office of said Recorder, the following three (3) courses are along the east, north and west lines thereof; 1)thence North 00 degrees 11 minutes 12 seconds East 344.80 feet; 2)thence South 89 degrees 06 minutes 56 seconds West 363.00 feet; 3)thence South 00 degrees 11 minutes 12 seconds West 352.10 feet to the south line of said Southwest Quarter; thence South 87 degrees 57 minutes 50 seconds West along said south line 141.52 feet to the west line of said 0.467-acre parcel, the following

six (6) courses are along the west and north lines thereof; 1)thence North 00 degrees 10 minutes 28 seconds West 44.59 feet; 2)thence South 89 degrees 49 minutes 32 seconds West 165.62 feet; 3)thence North 09 degrees 13 minutes 08 seconds West 95.60 feet to the point of curve of a non tangent curve concave to the east, having a radius of 940.00 feet, the radius point of which bears North 80 degrees 46 minutes 53 seconds East; 4)thence northerly along said curve a distance of 154.30 feet to a point that bears North 89 degrees 48 minutes 49 seconds West from said radius point; 5)thence North 00 degrees 11 minutes 12 seconds East 34.10 feet; 6)thence North 89 degrees 48 minutes 48 seconds West 60.00 feet to the POINT OF BEGINNING. Containing 21.45 acres, more or less.

Legal Description: 7
Deeded Owner: Hazel V Scott Revocable Trust (Steele, Carl M Trustee/Hittle, Jack Trustee)
Acreage: 113.43 Acres
Parcel No: 08-05-24-00-00-002.004

Part of the Northwest Quarter of Section 24, Township 19 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Northwest Quarter; thence South 00 degrees 03 minutes 52 seconds West (basis of bearings is the Indiana State Plane Coordinate System, East Zone) 629.76 feet to the northeast corner of the 3.00-acre parcel described in Instrument Number 2009056686, on file in the Office of the Recorder of Hamilton County, Indiana, the following seven (7) courses are along the north, west and south lines of said 3.00-acre parcel; 1)thence North 89 degrees 56 minutes 08 seconds West 176.79 feet; 2)thence South 24 degrees 53 minutes 54 seconds West 504.88 feet; 3)thence South 56 degrees 46 minutes 35 seconds East 47.81 feet;4) thence South 65 degrees 09 minutes 25 seconds East 41.76 feet; 5)thence South 70 degrees 36 minutes 27 seconds East 22.55 feet; 6)thence South 76 degrees 34 minutes 05 seconds East 76.76 feet; 7)thence South 72 degrees 16 minutes 03 seconds East 62.11 feet; thence South 65 degrees 39 minutes 43 seconds East 45.00 feet; thence South 57 degrees 47 minutes 20 seconds East 135.50 feet to the east line of said Northwest Quarter; thence South 00 degrees 03 minutes 52 seconds West 916.84 feet to the southeast corner of the 91.59-acre parcel described in Instrument Number 9249819, on file in the Office of said Recorder, the following two (2) courses are along the south and west lines thereof; 1)thence South 88 degrees 24 minutes 37 seconds West 2,429.69 feet; 2)thence North 00 degrees 15 minutes 45 seconds East 1,472.26 feet to the south line of the 21-acre parcel described in said Instrument Number 9249819; thence South 87 degrees 57 minutes 50 seconds West along said south line 221.19 feet to the west line of said Northwest Quarter; thence North 00 degrees 15 minutes 45 seconds East along said west line 429.19 feet to the southwest corner of the 4.25-acre parcel described in Instrument Number 20070009175, on file in the Office of said Recorder, the following two (2) courses are along the south lines thereof; 1)thence South 81 degrees 22 minutes 15 seconds East 337.53 feet; 2)thence North 58 degrees 37 minutes 15 seconds East 663.74 feet to a point on the north line of said Northwest Quarter that is 899.73 feet east of the northwest corner thereof; thence North 87 degrees 57 minutes 50 seconds East along said north line 1,744.29 feet to the POINT OF BEGINNING. Containing 116.43 acres, more or less.

EXCEPT:

Part of the Northwest Quarter of Section 24, Township 19 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said Northwest Quarter; thence South 00 degrees 03 minutes 52 seconds West (basis of bearings is the Indiana State Plane Coordinate System, East Zone) 629.76 feet to the northeast corner of the 3.00-acre parcel described in Instrument Number 2009056686, on file in the Office of the Recorder of Hamilton County, Indiana, the following two (2) courses are along the north

and west lines of said 3.00-acre parcel; 1)thence North 89 degrees 56 minutes 08 seconds West 176.79 feet to the POINT OF BEGINNING; 2)thence South 24 degrees 53 minutes 54 seconds West 504.88 feet to the southwest corner of said 3.00-acre parcel; thence North 44 degrees 57 minutes 01 second West 250.00 feet; thence North 24 degrees 53 minutes 54 seconds East parallel with the west line of said 3.00-acre parcel 556.80 feet; thence South 44 degrees 57 minutes 01 second East 250.00 feet to the northerly extension of said west line; thence South 24 degrees 53 minutes 54 seconds West along said northerly extension 51.92 feet to the POINT OF BEGINNING. Containing 3.00 acres, more or less.

Containing, after Exception, 113.43 acres, more or less.

Legal Description: 8
Deeded Owner: Chatham Oaks, LLP
Acreage: 3.00 Acres
Parcel No: 08-05-24-00-00-002.000

Commencing at the northeast corner of said Northwest Quarter; thence South 00 degrees 03 minutes 52 seconds West (basis of bearings is the Indiana State Plane Coordinate System, East Zone) 629.76 feet to the northeast corner of the 3.00-acre parcel described in Instrument Number 2009056686, on file in the Office of the Recorder of Hamilton County, Indiana, the following two (2) courses are along the north and west lines of said 3.00-acre parcel; 1)thence North 89 degrees 56 minutes 08 seconds West 176.79 feet to the POINT OF BEGINNING; 2)thence South 24 degrees 53 minutes 54 seconds West 504.88 feet to the southwest corner of said 3.00-acre parcel; thence North 44 degrees 57 minutes 01 second West 250.00 feet; thence North 24 degrees 53 minutes 54 seconds East parallel with the west line of said 3.00-acre parcel 556.80 feet; thence South 44 degrees 57 minutes 01 second East 250.00 feet to the northerly extension of said west line; thence South 24 degrees 53 minutes 54 seconds West along said northerly extension 51.92 feet to the POINT OF BEGINNING. Containing 3.00 acres, more or less.

Legal Description: 9
Deeded Owner: Chatham Oaks, LLP
Acreage: 6.75 Acres
Parcel No: 08-05-24-00-00-037.001

Land situated in the County of Hamilton, State of Indiana, Part of the Northwest Quarter of Section 24, Township 19 North, Range 3 East Washington Township, Hamilton County, Indiana, being described as follows: Commencing at the Southeast corner of the Northwest Quarter of Section 24, Township 19 North, Range 3 East; thence on the East line of said Northwest Quarter North 00 degrees 03 minutes 31 seconds East (assumed bearing) 226.25 feet to a Mag Nail and the Point of Beginning of this description; thence South 88 degrees 24 minutes 39 seconds West 1172.80 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Survey" on the West line of a 35 acres tract of real estate described in Instrument No. 9609630806; thence on said West line North 00 degrees 03 minutes 41 seconds East 250.75 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Survey" on the North line of said 35 acres tract of real estate described in Instrument No. 9609630806; thence on said North line North 88 degrees 24 minutes 39 seconds East 1172.80 feet to a Mag Nail on the East line of said Northwest Quarter; thence on said East line South 00 degrees 03 minutes 41 seconds West 250.75 feet to the Point of Beginning, containing 6.75 acres more or less.

Legal Description: 10

Deeded Owner: **Chatham Oaks, LLP**
Acreage: **14.12 Acres**
Parcel No: ***10a. 08-05-24-00-00-037.002***
10b. 08-05-24-00-00-037.003

Part of the Northwest and Southwest Quarters of Section 24, Township 19 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Southwest Quarter, also being on the east line of the 35-acre parcel described in Instrument Number 9609630806, on file in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 21 minutes 24 seconds West along the east line of said Southwest Quarter (basis of bearings is the Indiana State Plane Coordinate System, East Zone) 35.92 feet; thence South 88 degrees 24 minutes 37 seconds West parallel with the north line of said 35-acre parcel 1,174.27 feet to the west line thereof; thence North 00 degrees 14 minutes 58 seconds East 262.20 feet along said west line to the south line of the parcel described in Instrument Number 2011012100, on file in the Office of said Recorder; thence North 88 degrees 24 minutes 38 seconds East along said south line 1,173.61 feet to the southeast corner of said parcel and the east line of said Northwest Quarter; thence South 00 degrees 03 minutes 52 seconds West along said east line 226.25 feet to the POINT OF BEGINNING. Containing 7.06 acres, more or less.

ALSO INCLUDING: Commencing at the northeast corner of said Southwest Quarter, also being on the east line of the 35-acre parcel described in Instrument Number 9609630806, on file in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 21 minutes 24 seconds West along the east line of said Southwest Quarter (basis of bearings is the Indiana State Plane Coordinate System, East Zone) 35.92 feet to the POINT OF BEGINNING; thence continuing South 00 degrees 21 minutes 24 seconds West along said east line 262.21 feet; thence South 88 degrees 24 minutes 37 seconds West parallel with the north line of said 35-acre parcel 1,173.78 feet to the west line thereof; thence North 00 degrees 14 minutes 58 seconds East along said west line 262.19 feet to a point that is 1,174.27 feet South 88 degrees 24 minutes 37 seconds West from the beginning point; thence North 88 degrees 24 minutes 37 seconds East parallel with the north line of said 35-acre parcel 1,174.27 feet to the POINT OF BEGINNING. Containing 7.06 acres, more or less.

Legal Description: 11
Deeded Owner: **Rasnake, Craig A and Gregory M**
Acreage: **14.12 Acres**
Parcel No: *08-05-24-00-00-037.000*

Part of the Southwest Quarter of Section 24, Township 19 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:
Commencing at the northeast corner of said Southwest Quarter, also being on the east line of the 35-acre parcel described in Instrument Number 9609630806, on file in the Office of the Recorder of Hamilton County, Indiana, the following four (4) courses are along the east, south and west lines of said 35-acre parcel; 1)thence South 00 degrees 21 minutes 24 seconds West along said east line 560.45 feet to the POINT OF BEGINNING; 2)thence continuing South 00 degrees 21 minutes 24 seconds West 262.45 feet; 3)thence South 88 degrees 24 minutes 37 seconds West 1,172.80 feet; 4)thence North 00 degrees 14 minutes 58 seconds East 262.43 feet to a point that is 1,173.29 feet South 88 degrees 24 minutes 37 seconds West from the beginning point; thence North 88 degrees 24 minutes 37 seconds East 1,173.29 feet to the POINT OF BEGINNING.

ALSO INCLUDING: Commencing at the northeast corner of said Southwest Quarter, also being on the east line of the 35-acre parcel described in Instrument Number 9609630806, on file in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 21 minutes 24 seconds West along said east line 298.13 feet to the POINT OF BEGINNING; thence continuing South 00 degrees 21 minutes 24 seconds West along said east line 262.32 feet; thence South 88 degrees 24 minutes 37 seconds West parallel with the north line of said 35-acre parcel 1,173.29 feet to the west line thereof; thence North 00 degrees 14 minutes 58 seconds East along said west line 262.30 feet to a point that is 1,173.78 feet South 88 degrees 24 minutes 37 seconds West from the beginning point; thence North 88 degrees 24 minutes 37 seconds East parallel with the north line of said 35-acre parcel 1,173.78 feet to the POINT OF BEGINNING. Containing 7.06 acres, more or less.

Containing 14.12 acres, more or less.

Legal Description: 12
Deeded Owner: Ogle, Larry S & Jerolyn
Acreage: 10.434 Acres
Parcel No: 08-05-23-00-00-012.00

A part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 19 North, Range 3 East in Washington Township, Hamilton County, more particularly described as follows:
Beginning at a point on the North line of the Northeast Quarter of Section 23, Township 19 North, Range 3 East, said point being N 90°00' 00" W (assumed bearing) 692.00 feet from the Northeast corner thereof, thence S 03°14' 20" E 732.38 feet, thence S 29° 14' 21" 317.08 feet, thence N 86° 45' 40" E 461 .28 feet, thence S 03° 14' 20" E 440.00 feet, thence S 86° 45' 40" W 872.23 feet, thence N 03° 14' 20" W 440.00 feet, thence N 86° 45' 40" E 222.00 feet, thence N 03° 14' 20" W 1018.79 feet to a point on the North line of said quarter, thence N 90° 00' 00" E along said North line 50.00 feet to the point of beginning and containing 10.434 acres, subject to all legal easements and rights of way of record. Subject to easements, agreements and restrictions of record.

Legal Description: 13
Deeded Owner: Godby, Barbara Ann Ogle & Larry Shaul Ogle
Acreage: 107.7 Acres per GIS (110.056 Surveyed Acres)
Parcel No: *13a. 08-05-23-00-00-013.000 (28.05 Acres per GIS)*
13b. 08-05-23-00-00-012.000 (66.85 Acres per GIS)
13c. 08-05-24-00-00-039.000 (2.8 Acres per GIS)
13d. 08-05-24-00-00-040.000 (10 Acres per GIS)

Part of the Northeast and Southeast Quarters of Section 23 and part of the Northwest and Southwest Quarters of Section 24, all in Township 19 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said Northeast Quarter; thence South 00 degrees 15 minutes 45 seconds West along the east line of said Northeast Quarter (basis of bearings is the Indiana State Plane Coordinate System, East Zone) 47.15 feet to the southeast corner of the 0.336-acre parcel described in Instrument Number 200100054118, on filed in the Office of the Recorder of Hamilton County, Indiana, being the POINT OF BEGINNING; thence continuing South 00 degrees 15 minutes 45 seconds West along the east line of said Northeast Quarter 636.35 feet to the northeast corner Parcel No. 08-05-24-00-00-40.00 (“Parcel 40”) as described in Instrument Number 9508535, on file in the Office of said Recorder, the following three (3) courses are along the north, east and south lines of said Parcel 40; 1)thence North 88 degrees 24 minutes 37 seconds East 222.50 feet; 2)thence South 00 degrees 15 minutes 45 seconds West 1,956.43 feet; 4)thence South 88 degrees 24 minutes 37 seconds West 1.52 feet to the

east line of Parcel No. 08-05-24-00-00-39.00 ("Parcel 39"), as described in said Instrument Number 9508535; thence South 00 degrees 15 minutes 45 seconds West along the east line of said Parcel 39 a distance of 540.33 feet to the north line of the 3.01-acre parcel described in Instrument Number 2007034241, on file in the Office of said Recorder, the following two (2) courses are along the north and west lines of said 3.01-acre parcel; 1)thence South 88 degrees 45 minutes 51 seconds West 294.37 feet; 2)thence South 00 degrees 10 minutes 40 seconds West 445.58 feet to the south line of Parcel No. 08-05-23-00-00-13.000 as described in said Instrument Number 9508535; thence South 89 degrees 51 minutes 00 seconds West along said south line 971.17 feet to the northeast right-of-way line of a railroad; thence North 33 degrees 22 minutes 47 seconds West along said railroad right-of-way line 508.24 feet to the west line of the East Half of said Southeast Quarter; thence North 00 degrees 16 minutes 52 seconds East along the west line of said East Half 560.81 feet to the southwest corner of the East Half of said Northeast Quarter; thence North 00 degrees 11 minutes 30 seconds East along the west line of the East Half of said Northeast Quarter 2,639.20 feet to the northwest corner of the East Half of said Northeast Quarter; thence North 89 degrees 49 minutes 09 seconds East along the north line of said Northeast Quarter 852.77 feet to the northwest corner of said 0.336-acre parcel, the following two (2) courses are along the west and south lines of said 0.336-acre parcel; 1)thence South 00 degrees 11 minutes 42 seconds East 47.27 feet; 2)thence North 89 degrees 48 minutes 18 seconds East 475.41 feet to the POINT OF BEGINNING. Containing 120.49 acres, more or less.

EXCEPT

A part of the Northeast Quarter of the Northeast Quarter of Section 23, Township 19 North, Range 3 East in Washington Township, Hamilton County, more particularly described as follows:
Beginning at a point on the North line of the Northeast Quarter of Section 23, Township 19 North, Range 3 East, said point being N 90°00' 00" W (assumed bearing) 692.00 feet from the Northeast corner thereof, thence S 03°14' 20" E 732.38 feet, thence S 29° 14' 21" 317.08 feet, thence N 86° 45' 40" E 461 .28 feet, thence S 03° 14' 20" E 440.00 feet, thence S 86° 45' 40" W 872.23 feet, thence N 03° 14' 20" W 440.00 feet, thence N 86° 45' 40" E 222.00 feet, thence N 03° 14' 20" W 1018.79 feet to a point on the North line of said quarter, thence N 90° 00' 00" E along said North line 50.00 feet to the point of beginning and containing 10.434 acres, subject to all legal easements and rights of way of record. Subject to easements, agreements and restrictions of record.

Containing, after Exception, 110.056 acres, more or less.

Legal Description:	**14**	
Deeded Owner:	**Chatham Oaks, LLP**	
Acreage:	**42.94 Acres per GIS (43.066 Surveyed Acres)**	
Parcel No:	*14a.*	*08-05-23-00-00-011.000 (40.47 Acres per GIS)*
	14b.	*08-05-23-01-03-014.000 (2.47 Acres per GIS)*

A PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 19 NORTH. RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 00 DEGREES 11 MINUTES 40 SECONDS WEST (ASSUMED BEARING) 532.00 FEET ALONG THE EAST LINE OF THE WEST HALF SAID NORTHEAST QUARTER TO THE NORTHEAST CORNER OF A 10 ACRE TRACT OF REAL ESTATE DESCRIBED IN MISCELLANEOUS RECORD 138, PAGE 456 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 11 MINUTIES 40 SECONDS WEST 1438.00 FEET

ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER TO THE SOUTHEAST CORNER OF A 29 ACRE TRACT OF REAL ESTATE DESCRIBED IN MISCELLANEOUS RECORD 138, PAGE 456; THENCE SOUTH 89 DEGREES 49 MINUTES 15 SECONDS WEST 853.78 FEET ALONG THE SOUTH LINE OF SAID 29 ACRE TRACT AND SAID SOUTH LINE EXTIENDED WESTERLY TO THE CENTERLINE OF THE ABANDONED MONON RAILROAD; THENCE NORTH 33 DEGREES 25 MINUTIES 35 SECONDS WEST 1897.30 FEET ALONG SAID CENTERLINE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF A 1.79 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT 9809817997; THENCE NORTH 89 DEGREES 47 MINUTES 54 SECONDS EAST 229.73 FEET ALONG SAID WESTERLY EXTENSION AND ALONG THE NORTH LINES OF SAID 1.79 ACRE TIRACT (THE FOLLOWING 3 COURSES ARE ALONG THE EASTERLY LINES OF SAID 1.79 ACRE TRACT); 1) THENCE SOUTH 00 DEGREES 07 MINUTES 27 SECONDS WEST 152.00 FEET; 2) THENCE NORTH 89 DEGREES 47 MINUTES 54 SECONDS EAST 123.75 FEET; 3) THENCE SOUTH 18 DEGREES 24 MINUTES 07 SECONDS EAST 386.27 FEET TO THE NORTH LINE OF SAID 29 ACRE TRACT; THENCE NORTH 89 DEGREES 49 MINUTES 15 SECONDS EAST 107.46 FEET ALONG THE NORTH LINE OF SAID 29 ACRE TRACT TO THE SOUTHWEST CORNER OF SAID 10 ACRE TRACT; THENCE NORTH DO DEGREES 11 MINUTIES 40 SECONDS EAST 370.00 FEET TO THE NORTHWEST CORNER OF SAID 10 ACRE TRACT; THENCE NORTH 89 DEGREES 49 MINUTES 15 SECONDS EAST 1320.00 FEET TO THE POINT OF BEGINNING. CONTAINING 43.066 ACRES, MORE OR LESS.

<u>Legal Description: 15</u>

Deeded Owner:	**Chatham Oaks, LLP**
Acreage:	**134.70 Acres per GIS (135.88 Surveyed Acres)**
Map Number/Parcel No:	*15a. 08-05-23-00-00-002.201 (9.45 Acres per GIS)*
	15b. 08-05-22-00-00-013.002 (22 Acres per GIS)
	15c. 08-05-23-00-00-002.001(14 Acres per GIS)
	15d. 08-05-23-00-00-002.101(22 Acres per GIS)
	15e. 08-05-22-00-00-013.001 (12 Acres per GIS)
	15f. 08-05-22-00-00-013.000 (43.75 Acres per GIS)
	15g. 08-05-22-00-00-014.000 (10 Acres per GIS)
	15h. 08-05-22-00-00-012.000 (1.5 Acres per GIS)

THE EAST HALF OF THE NORTHEAST QUARTER OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 3 EAST AND PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 00 DEGREES 11 MINUTES 21 SECONDS WEST (ASSUMED BEARING) 1149.38 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE NORTHWEST CORNER OF A 45.45 TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 9809872007; THENCE NORTH 89 DEGREES 47 MINUTES 37 SECONDS EAST 1326.94 FEET TO THE NORTHEAST CORNER OF SAID 45.45 ACRE TRACT; THENCE SOUTH 00 DEGREES 09 MINUTES 24 SECONDS WEST 1409.76 FEET ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 43 MINUTES 28 SECONDS WEST 1327.795 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER: THENCE SOUTH 00 DEGREES 11 MINUTES 21 SECONDS WEST (ASSUMED BEARING) 2641.76 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE SOUTH 00 DEGREES 02 MINUTES 03 SECONDS WEST 1321.84 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 45 MINUTES 09 SECONDS WEST 330.95 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 02 MINUTES 13 SECONDS EAST 1321.93 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 46 MINUTES 01 SECOND WEST 992.655 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 07 MINUTES 13 SECONDS EAST 2643.16 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 49 MINUTES 42 SECONDS EAST 1326.71 FEET TO THE POINT OF BEGINNING. CONTAINING 135.88 ACRES, MORE OR LESS.

Legal Description: 16

Deeded Owner: **Chatham Oaks, LLP**
Acreage: **9.34 Acres per GIS (9.257 Surveyed Acres)**
Parcel No: 08-05-23-00-00-007.001

A part of the East Half of the Northwest Quarter of Section 23, Township 19 North, Range 3 East, more particularly described as follows:

Beginning at a point on the West line of the East Half of the Northwest Quarter of Section 23, Township 19 North, Range 3 East, said point being South 00 degrees 05 minutes 36 seconds West (assumed bearing) 955.10 feet from a point marking the Northwest corner of the East Half of the said Quarter Section; thence North 89 degrees 44 minutes 20 seconds East on a line parallel with the North line of the said Quarter Section a distance of 279.8 feet; thence North 00 degrees 05 minutes 36 seconds East on a line parallel with the West line of the East Half of the said Quarter Section a distance of 50.00 feet; thence North 89 degrees 44 minutes 20 seconds East on a line parallel with the North line of the said Quarter Section a distance of 776.91 feet to a point on the Western right-of-way line of the Monon Railroad; thence South 33 degrees 29 minutes 09 seconds East along the Westerly right-of-way line of said Railroad a distance of 655.37 feet; thence North 89 degrees 46 minutes 55 seconds West (North 89 degrees 57 minutes 30 seconds West deed bearing) a distance of 572.72 feet; thence North 00 degrees 05 minutes 36 seconds East on a line parallel with the West line of the East Half of the said Quarter Section a distance of 293.41 feet; thence North 89 degrees 46 minutes 55 seconds West a distance of 796.49 feet; thence North 00 degrees 05 minutes 36 seconds East on a line parallel with the West line of the East Half of the said Quarter Section a distance of 92.00 feet; thence North 89 degrees 46 minutes 55 seconds West a distance of 50.00 feet to a point on the West line of the East Half of the said Quarter Section; thence North 00 degrees 05 minutes 36 seconds East along the West line of the East Half of the said Quarter Section a distance of 100.96 feet to the point of beginning, containing 9.257 acres, more or less.

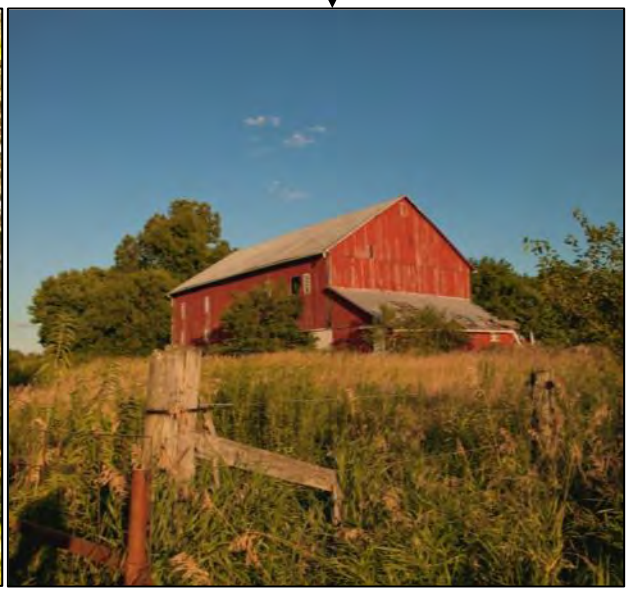
Together with the Westerly Half of the right of way of the former Monon Railway East of and adjacent thereto as set out in Instruments recorded December 24, 2003 as Instrument Number 200300126946 and February 10, 2005 as Instrument Number 200500008158 in the Office of the Recorder of Hamilton County, Indiana.

EXHIBIT B

CONCEPTUAL PLAN

EXHIBIT C

LINDLEY HOUSE and RED BARN



Above: Photo of Lindley House (2013)
Right: Red Barn (2013)

EXHIBIT D

CHARACTER EXHIBIT: SINGLE FAMILY DETACHED RESIDENTIAL

(Examples are primarily from The Bridgewater Club, Westfield, Indiana)

Examples of elevation and roof variations:

EXHIBIT E

CHARACTER EXHIBIT: SINGLE FAMILY ATTACHED RESIDENTIAL

EXHIBIT F

CHARACTER EXHIBIT: MULTI-FAMILY RESIDENTIAL DEVELOPMENT

Example of a multi-family residential development on a golf course (and corresponding community clubhouse building and swimming pool). *(The Pinehills, Plymouth, MA)*

Clubhouse &
Leasing Office

EXHIBIT G

CHARACTER EXHIBIT: CLUBHOUSE AND GOLF COURSE USES

Clubhouse and related uses (general design theme, architectural influence):

EXHIBIT H

CHARACTER EXHIBIT: NON-RESIDENTIAL BUILDINGS

Other non-residential buildings:

EXHIBIT I

CHARACTER EXHIBIT: SINGLE-FAMILY FAÇADE EXHIBIT

ORDINANCE NUMBER 14-01

Document Cross Reference No. 2013032164

AN ORDINANCE OF THE CITY OF WESTFIELD TO VACATE A PUBLIC WAY IN THE 32 AT 31 HENKE CENTER SUBDIVISION

WHEREAS, the City of Westfield, Indiana ("City") is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council ("Council");

WHEREAS, it is the duty and the responsibility of the Council to maintain public rights-of-way for the benefit of the citizens of the City and to vacate those no longer needed for the benefit of the public; and

WHEREAS, it has come to the attention of the Council that the item herein described is no longer necessary as a benefit to the general public and should be vacated.

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COMMON COUNCIL MEETING IN SESSION AS FOLLOWS:

SECTION 1. That pursuant to Ind. Code § 36-9-2-5, the City has the authority to vacate public rights-of-way and now finds that the public right-of-way identified in Exhibit "A" and legally described in Exhibit "B", attached hereto and incorporated by reference herein is no longer needed for the benefit of the public.

SECTION 2. That after a duly advertised and published public hearing, the Council finds that it is proper to vacate the public right-of-way identified in Exhibit "A" and Exhibit "B".

SECTION 3. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods and the approval of an amended secondary plat for the residual portions of the 32 at 31 Henke Center secondary plat shown in Exhibit "A" and Exhibit "B", all as provided by the laws of the State of Indiana.

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____DAY OF _____2014.

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 14-01 was delivered to the Mayor of Westfield

on the _____ day of _____, 2014, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 14-01

this _____ day of _____, 2014.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 14-01

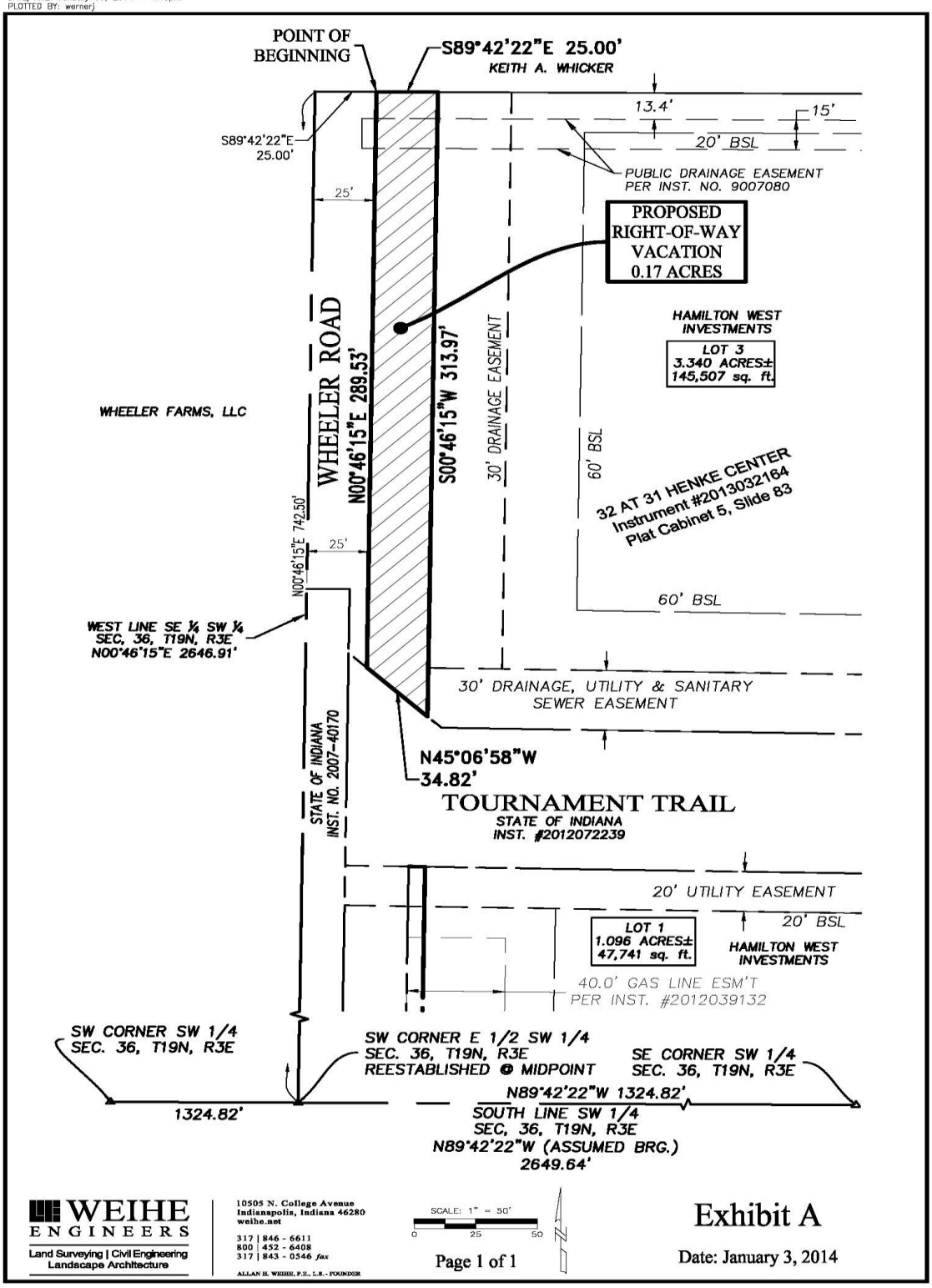
this _____ day of _____, 2014.

_____
J. Andrew Cook, Mayor

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Andrew P. Murray

This document prepared by
Andrew P. Murray
City of Westfield
(317) 379.9080

LOCATION: H:\2013\w130440\Surveying\Easements&Exhibits\W130440sv ROW EXHIBIT.dwg
DATE/TIME: January 03, 2014 – 1:43pm
PLOTTED BY: wernerj



Ord. 14-01
Vacation of Rights-of-Way
32 at 31 Henke Center Secondary Plat

LOCATION: H:\2013\w130440\Surveying\Easements&Exhibits\W130440sv ROW EXHIBIT.dwg
DATE/TIME: January 03, 2014 - 1:44pm
PLOTTED BY: wernerj

LEGAL DESCRIPTION

Part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast Corner of said Southwest Quarter; thence on the South line of said Southwest Quarter North 89 degrees 42 minutes 22 seconds West (assumed bearing) 1324.82 feet to the West line of the East Half of said Southwest Quarter; thence on said West line North 00 degrees 46 minutes 15 seconds East 742.50 feet to the Northwest Corner of 32 AT 31 HENKE CENTER per the plat thereof recorded as Instrument Number 2013032164 in Plat Cabinet 5, Slide 83 in the Office of the Recorder of Hamilton County, Indiana; thence on the North line of said 32 AT 31 HENKE CENTER South 89 degrees 42 minutes 22 seconds East 25.00 feet to the POINT OF BEGINNING; thence continuing on said North line South 89 degrees 42 minutes 22 seconds East 25.00 feet to the east right-of-way line of Wheeler Road per said plat; thence on said right-of-way line South 00 degrees 46 minutes 15 seconds West 313.97 feet to the North line of the land described in Instrument Number 2012072239 in the Office of said Recorder; thence on said North line North 45 degrees 06 minutes 58 seconds West 34.82 feet; thence parallel with the West line of said East Half North 00 degrees 46 minutes 15 seconds East 289.53 feet to the POINT OF BEGINNING, containing 0.17 acres, more or less.

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER

Exhibit B

Date: January 3, 2014

Westfield City Council December 30, 2013

The Westfield City Council met Monday December 30, 2013 at the Westfield City Hall. Members present were Jim Ake, Bob Horkay, Chuck Lehman, Bob Smith and Rob Stokes. Also present were Clerk-Treasurer Cindy Gossard and representing Legal Counsel Brian Zaiger.

Mayor Cook called the meeting to order at 9:00 a.m.

Approval of Minutes:

Bob Smith made the motion to approve the minutes for November 11, 2013 (regular meeting) as presented. Rob Stokes seconded. Vote: Yes-5; No-0. Motion carries.

Rob Stokes made the motion to approve the minutes for December 9, 2013 (regular meeting) as presented. Bob Horkay seconded. Vote: Yes-5; No-0. Motion carries.

Guest:

None

Claims:

Bob Horkay made a motion to approve the claims as presented. Bob Smith seconded. Vote: Yes-5; No-0. Motion carries.

Miscellaneous Business/Special Presentation

None

Old Business:

None

New Business:

Resolution 13-121: 2013 Encumbering Funds
Adoption Consideration – December 30, 2013

Brian Zaiger presented this item stating this is an annual Resolution encumbering funds by year end for the fiscal integrity of the City.

Rob Stokes made a motion to approve the Resolution. Bob Horkay seconded. Vote: Yes-5; No-0. Motion carries.

Resolution 13-122: 2013 Year End Transfers
Adoption Consideration – December 30, 2013

Brian Zaiger presented stating this is an annual Resolution giving the Clerk Treasurer authorization to allocate/transfer funds to maintain a positive balance at year end.

Bob Smith made a motion to approve Resolution 13-122 as presented. Rob Stokes seconded. Vote: Yes-5; No-0. Motion carries.

CITY COUNCIL COMMENTS:

Bob Smith commended the police and fire departments in their speed and manor of professionalism shown during the recent double murder investigation.

Jim Ake thanked everyone for their hard work and dedication in 2013

MAYOR COMMENTS:

Mayor Cook gave his appreciation to the PS department for their hard work and diligence during the devastating time for the Westfield community.

With no further business the meeting was adjourned at 9:10 a.m.

_____ _____

Clerk-Treasurer President

NELSON & FRANKENBERGER

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

JAMES J. NELSON
CHARLES D. FRANKENBERGER
JAMES E. SHINAVER
LAWRENCE J. KEMPER
JOHN B. FLATT
FREDRIC LAWRENCE
BRIAN K. TEKULVE

3105 EAST 98TH STREET, SUITE 170
INDIANAPOLIS, INDIANA 46280
PHONE: 317-844-0106
FACSIMILE: 317-846-8782

JANE B. MERRILL,
Of Counsel

JON C. DOBOSIEWICZ,
Land Use Professional

Date: **January 3, 2014**
To: **Westfield City Council Members**
From: **Jon Dobosiewicz, Nelson & Frankenberger**
RE: **Woodland Terrace of Westfield (151st Street and Gray Road) – Bridgewater PUD Text Amendment**

City Council Members,

Please find the following information included with this transmittal:

1. Cover letter to Sarah L. Reed, AICP dated January 3, 2014,
2. An application for Text Amendment,
3. A copy of the proposed Ordinance and exhibits thereto illustrating the standards of the text amendment,
4. An aerial map illustrating the area within the Bridgewater that is the subject of the text amendment,
5. A narrative overview of Woodland Terrace of Westfield, and
6. An Overall Color Concept Plan.

The applicant, Justus Home Builders, Inc. has filed the text amendment to amend the provisions applicable to the Real Estate as noted in Exhibit "A" to the proposed Ordinance.

We are filing at this time in order to be heard for introduction by the City Council on January 13th, TAC on January 21st, and the Plan Commission on February 3rd and 17th. We anticipate then returning to the City Council for adoption consideration.

If you have any questions or need any additional information please contact me at 317-428-8393.

Very truly yours,

NELSON & FRANKENBERGER, P.C.

Jon C. Dobosiewicz

NELSON & FRANKENBERGER

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

JAMES J. NELSON
CHARLES D. FRANKENBERGER
JAMES E. SHINAVER
LAWRENCE J. KEMPER
JOHN B. FLATT
FREDRIC LAWRENCE
BRIAN K. TEKULVE

3105 EAST 98TH STREET, SUITE 170
INDIANAPOLIS, INDIANA 46280
PHONE: 317-844-0106
FACSIMILE: 317-846-8782

JANE B. MERRILL,
Of Counsel

JON C. DOBOSIEWICZ,
Land Use Professional

January 3, 2014

Sarah L Reed, AICP
City of Westfield
2706 East 171st Street
Westfield, IN 46074

RE: Woodland Terrace of Westfield (151st Street and Gray Road)
Bridgewater PUD Text Amendment

Dear Sarah,

Please find enclosed (i) the necessary application for a Text Amendment for the Bridgewater PUD (Ordinance 06-49 as amended) and (ii) Development Plan Application for Woodland Terrace of Westfield. We are filing at this time in order to be heard for introduction by the City Council on January 13th, TAC on January 21st, and the Plan Commission on February 3rd and 17th with an anticipated return to the City Council after that based on the review process.

Please find the following information enclosed:

1. Completed Petition for Text Amendment with legal description,
2. Owner's consent form,
3. Copy of the proposed Text Amendment ordinance,
4. Site Location Exhibit / Aerial Photograph,
5. A narrative overview of Woodland Terrace of Westfield,
6. Overall Color Concept Plan, and
7. Proposed Development Plan with application (including check).

I will provide a check in the amount of the filing fee, and draft public notice next week after we determine specifics of the above items.

If you have any questions or need any additional information please contact me at 317-844-0106.

Very truly yours,

NELSON & FRANKENBERGER, P.C.

Jon C. Dobosiewicz

Date: 1-2-14

PETITION FOR TEXT AMENDMENT
TO PUD ORDINANCE NO. 06-49
THE BRIDGEWATER CLUB RESTATED AND CONSOLIDATED
PLANNED UNIT DEVELOPMENT DISTRICT

Name of Applicant: Justus Home Builders, Inc.
Address: 1398 N. Shadeland Ave., Indianapolis, IN 46219
Phone No.: (317) 353-8311

Name of Representative: James E. Shinaver and Jon C. Dobosiewicz
Address: 3105 East 98th Street, Ste 170, Indianapolis, IN 46280
Phone No.: (317) 844-0106

Name of Property Owner: Throgmartin-Henke Development, LLP

Premises Affected: The Real Estate which is the subject of this application is on the south side of 151st Street west side of Gray Road. The subject Real Estate is identified in the attached legal description and site location exhibit.

Metes and Bounds Description: See Exhibit "A"

Plot Size: 12.03 acres, more or less

Fronting On: 151st Street and Gray Road

Nature and Size of Improvement Now Existing on Plot: Vacant Parcel within the Bridgewater PUD.

Present Zoning: Mixed Use PUD (Ordinance 06-49)

Explanation of Text Amendment: The Text Amendment will amend the provisions applicable to an assisted living facility development (see attached project explanation) on the Real Estate. See Exhibit "A" of the proposed Ordinance.

Walter E. Justus, President
JUSTUS HOME BUILDERS, INC.

EXHIBIT "A"

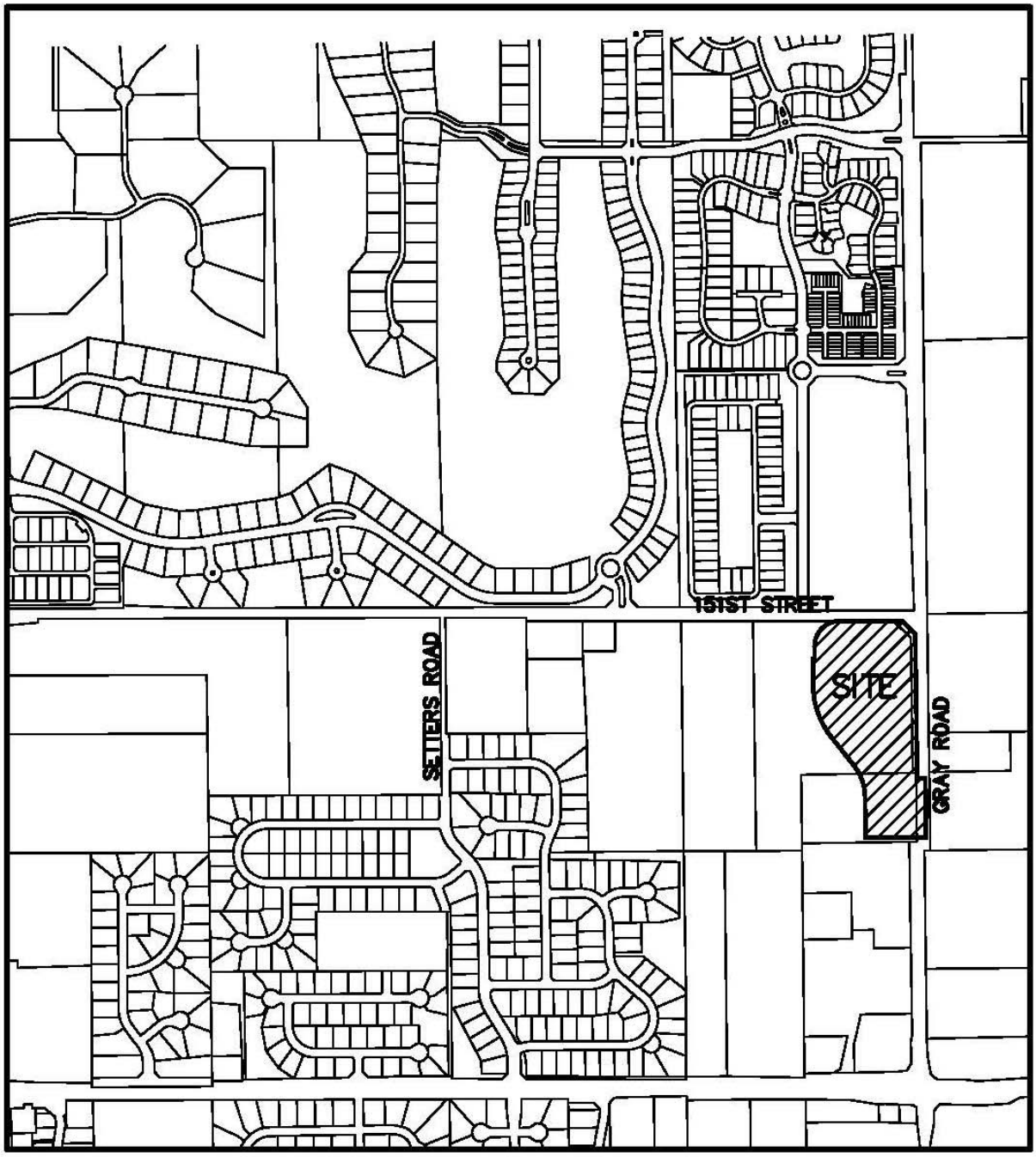
(Legal Description)

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 "A"

(Site Location Exhibit)



LOCATION MAP
N.T.S.

ORDINANCE 14-__

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 10-08, ORDINANCE 10-19, ORDINANCE 11-01, ORDINANCE 12-10, ORDINANCE 13-03, ORDINANCE 13-06, ORDINANCE 13-08 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; and;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 14__-PUD-__), 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; (vii) Ordinance 12-10, enacted by the City Council on April 9, 2012; (viii) Ordinance 13-03, enacted by the City Council on February 11, 2013; (ix) Ordinance 13-06, enacted by the City Council on March 11, 2013; and (x) Ordinance 13-08, enacted by the City Council on March 25, 2013 (collectively, the "Bridgewater PUD Ordinance")

WHEREAS, on _____, 2014 the Commission took action to forward Docket Number 14__-PUD-__ to the Westfield City Council with a _____ recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505;

WHEREAS, on _____, 2014 the Secretary of the Commission certified the action of the Commission to the City Council; 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, but only with respect to (i) the standards applicable to an Assisted Living Facility use constructed on the real estate established in what is attached hereto and incorporated herein by reference as Exhibit "A" and (ii) 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 14-__ was fully passed by members of the Council this __ day of _____, 2014. Further, this Ordinance 14-__ 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 Ordinance14-__ are hereby amended. To the extent that this Ordinance 14-__ conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 14-__ shall prevail.

[Rest of page is intentionally left blank]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2014.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
Chuck Lehman	Chuck Lehman	Chuck Lehman
_____	_____	_____
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 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

_____
Signed

I hereby certify that ORDINANCE No. 14-__ was delivered to the Mayor of Westfield

on the _____ day of _____, 2014, at _____ _m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 14-__

This _____ day of _____, 2014.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 14-__

this _____ day of _____, 2014.

_____
J. Andrew Cook, Mayor

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

Prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenberger
3105 East 98th Street, Suite 170, Indianapolis, In. 46280, (317) 844-0106

Bridgewater - Justus AL - TA Ordinance 010314

EXHIBIT "A"

The below terms, conditions, and provisions shall apply only to the use and development of the Real Estate as an Assisted Living Facility, all of the development standards for Area Y, as set forth in the Bridgewater PUD Ordinance shall apply, subject only to the following amendments:

A. Area Y - Aggregate Maximum Square Footage and Parcel Coverage: The total building square footage of two-hundred and eighty-three thousand five hundred (283,500) and total building footprint of ninety-eight thousand (98,000) shall be added to the maximum building square footage and parcel coverage set forth in Section 10.G.(1) of the Bridgewater PUD Ordinance.

B. Minimum Setback Lines from External Streets: The minimum building setback shall be (i) seventy (70) feet from 151st Street and (ii) thirty (30) feet from Gray Road.

C. Tenant or Owner Occupied Space: In addition to the requirements of Section 10.G.(7) of the Bridgewater PUD Ordinance, one single tenant or owner occupied space in Area Y is permitted up to two-hundred and ninety thousand (290,000) square feet.

D. Signage: A Residential Complex Sign meeting the standards of Section 14.D.(2)(a) of the Bridgewater PUD Ordinance may be placed at the northwest corner of Radrick Drive and Gray Road. This sign may include the names of the apartment use on Parcel K2 and the assisted living use on the Real Estate.

E. Landscaping Requirements: The "Business Uses" land use type of the "Minimum On-Site Requirements" of Exhibit 18 – Landscaping Requirements of the Bridgewater PUD Ordinance shall apply.

F. Development Plan: The Real Estate shall be developed in substantial compliance with the Concept Plan attached hereto and incorporated herein as Exhibit "C".

EXHIBIT "B"

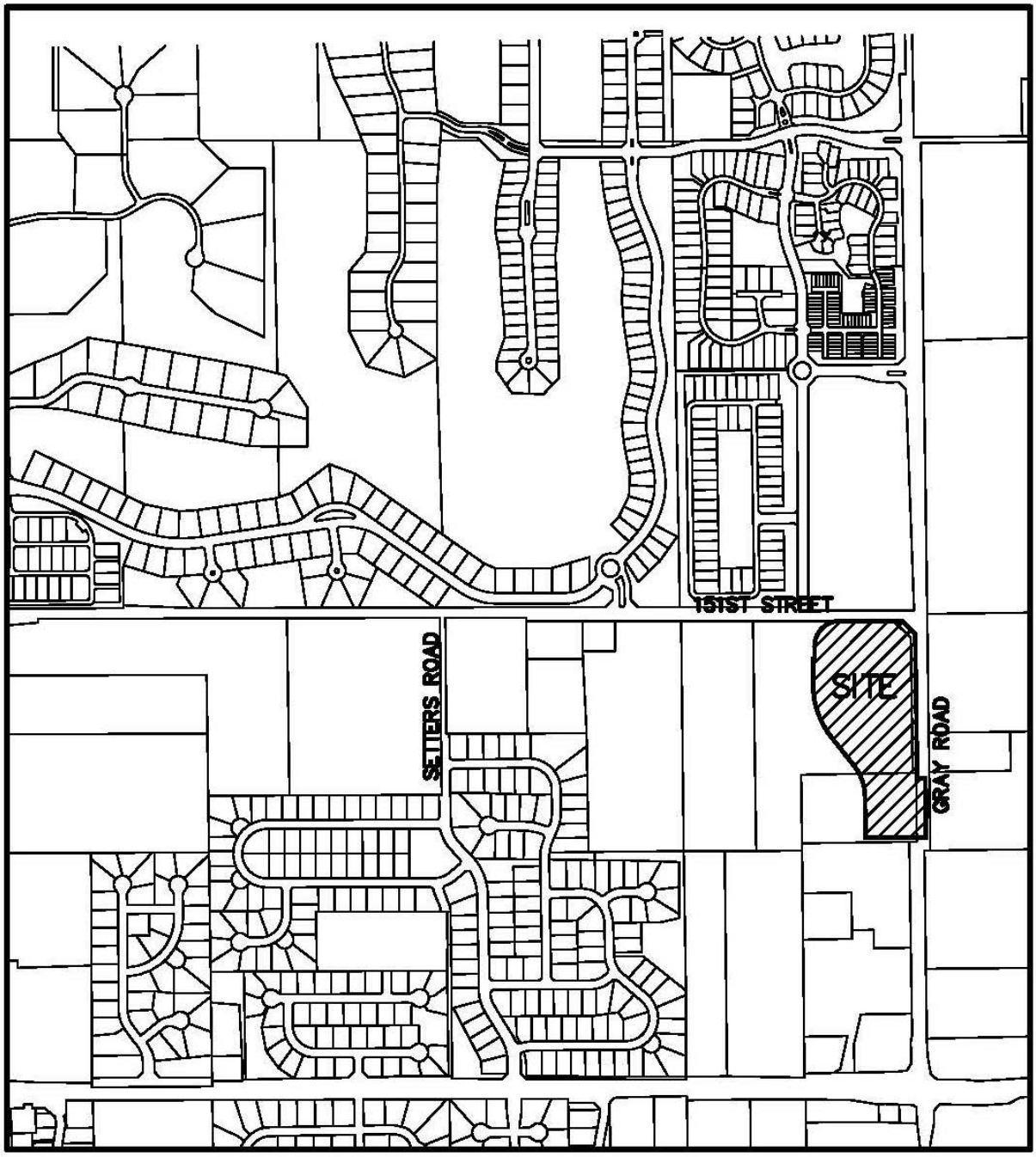
(Legal Description)

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"
Page 2 of 2

(Legal Description)



LOCATION MAP
N.T.S.

EXHIBIT "C"

(Concept Plan)

Woodland Terrace of Westfield

Site Location Map / Aerial Photograph

NARRATIVE OVERVIEW

Woodland Terrace of Westfield Senior Living

The Justus Companies is proposing to build their newest 165 unit senior living community, Woodland Terrace of Westfield, Senior Living, on approximately 13+/- acres located in the Bridgewater PUD near 151st and Gray Road, Westfield, Indiana. The estimated cost of said project will be $18,000,000 to $20,000,000, once completed, and will be constructed so all facets are compliant with the planning and architectural standards of the Bridgewater Community (PUD).

The company's closest Senior Community to the subject property is Crestwood Village North, a 300 unit senior community, located on the Monon Trail, near East 91st Street and College Avenue.

Woodland Terrace of Bridgewater, Senior Living Amenities

In order to carefully serve the diverse physical acuity of the aging resident population, Woodland Terrace of Westfield will offer state of the art services and luxury amenities.

Site and Design Amenities:

- 165 apartment homes, including one, two and three bedroom floor plans, and the project will completed in one phase
- Exceptionally large apartment suites (841-1341 gross square feet) comparatively to the surrounding market
- Subject will be constructed as a "Class A" Community, offering many luxury finishes and amenities. This will include Granite Solid Surface Counter Tops, Custom Kitchens, including Raised Dishwashers, Built-In Microwaves and Wall Ovens combinations, and Universal Design and (free) Wireless Technological features. Master (Garden) bathrooms will include walk in showers and therapy bathtubs
- 55 over-sized attached garages
- Subject is located within the Bridgewater (PUD) Market Place area, as well as in immediate proximity to a multitude of medical providers, local business and retailers.
- The exterior will include a high % of brick and stone masonry construction, and private balconies and patios will be incorporated into every home
- Subject exceeds the green space requirements by 60%.
- On-Site amenities will include paved walking trails and golf cart paths, sitting areas, entrance water feature, and the plan will meet or exceed the landscape requirements as set forth by the local municipalities
- Off-Site Pedestrian Connectivity to the community walking trail system, leading to the Market Place Shopping District, as well as to the Bridgewater residential community walking trail connections
- The project will provide up to three lit water features (fountains'), placed within the adjoining pond
- Appropriately sized "exterior" amphitheater, gazebo, and resident sitting areas

throughout Subject will include all applicable American Disability Act design features, including ADA elevator access and appropriately located stairwells, as well as interior mail delivery and trash disposal

- Emergency (immediate) response systems, including resident wireless technology response, and hardwired system

- Advanced technology integrated into every apartment home, networking all facets of the community, including administrative offices, onsite maintenance, wellness and resident informational portal

- Subject will be a non-smoking community

- Resident Wellness (attach Fresh Connections literature): The Justus Company operates a Resident Care, and Holistic and Wellness based program within their senior living communities, aptly named *"Fresh Connections"*. Fresh Connections is a consortium of three resident wellness components; Freedom Senior Services of Indiana, Freedom Home Health and Hospice of Indiana, and Health Crest. "Freedom Senior Services of Indiana, Inc." which offers a fully trained staff of Personal Services Agency (PSA) members, provides meals, daily bathing, housekeeping, transportation, laundry services and companionship. "Freedom Home Health and Hospice of Indiana, Inc." which is a Licensed (Medicare Certified) Home Health and Hospice Agency provides Physical Therapy, Occupational Therapy, Wound Care, Social Work and Nutritional Therapy. "Health Crest" is an "8 dimensional" resident wellness program consisting of physical, nutritional, spiritual, emotional, social, intellectual, environmental and community based programs. "Fresh Connections" have proven successful in allowing our residents to comfortably remain in their home by providing the support services mentioned, as an affordable option

- Dining: In addition to the "in home meal service" provided by the PSA, the community will offer an resident social hall, where meals will be provided on a scheduled basis

- Wellness: A "staffed" state of the art wellness facility will be provided offering a state of the art "Techno-Gym", as well as a water therapy component; pool and spa

- Social Hall: A designated social hall will be provided to facilitate an array of social gathering opportunities. This will include a library, internet café' and business center, dining space, and administrative offices for resident support

- Fitness Center, offering a state of the art "Techno-Gym" that includes an integrated approach combining technology and fitness for optimum restorative qualities

- Yoga Center, including the latest Audio and Video technology

- Outpatient Therapy Center, offering a Holistic environment of Physical and Occupational services, Rehabilitation and onsite Resident Wellness Programs

- Water Therapy Center, including an in-ground "Swim Spa" and resident Hot Therapy Spa

- Subject will be an enhancement to the city of Westfield and the community at large, and will not be a burden to the local school district, or other applicable pubic infrastructure

Woodland Terrace at Westfield Senior Living Assisted Living Analysis

If applicable, the proposed project will meet the state of Indiana's definition of Assisted Living, which reads as follows:

Residential Care and Housing with Services Establishments Definition and Explanation

- Two Indiana agencies have jurisdiction over the services generally described as assisted living. The Indiana Department of Health (ISDH), which regulates the licensure requirements for Residential Care Services, and the Indiana Family and Social Services Administration (FSSA), which through the Division of Aging, maintains a registry of establishments filing disclosures for Housing with Services Establishments.

- The Housing with Services Establishment Act also establishes certain requirements for contracts between Housing with Services establishments and residents. The act requires any ISDH- licensed and unlicensed Residential Care Facility to submit an annual disclosure and fees associated with the services they provide.

- The disclosure for Housing with Services Establishments requires specific contract leasing information between the establishment and the resident.

- Housing with Services establishments provide sleeping accommodations to at least five residents and offer or provide, for a fee, at least one regularly scheduled health related service, or at least two regularly scheduled supportive services, whether offered or provided directly by the establishment or by another person arranged for by the establishment.

- As related to Housing with Services Establishments, a health related service includes home health services as listed under IC 16-27-1-5(b) and IC 16-27-1-5(c), attendant and personal care services, professional nursing services, and the central storage and distribution of medication.

- A facility that provides services, such as room (living quarters), meals, laundry, activities, housekeeping, and limited assistance in activities of daily living, without providing administration of medication or residential nursing care is not required to be licensed.

concept plan

The Bridgewater Apartments

Woodland Terrace at Bridgewater

Lot 2 - 8.78Ac.±
Lot 3 - 3.25Ac.±
12.03Ac.±

Open Space - 6.97Ac.± (58%)

Total Parking - 199
(excluding garages and drives)

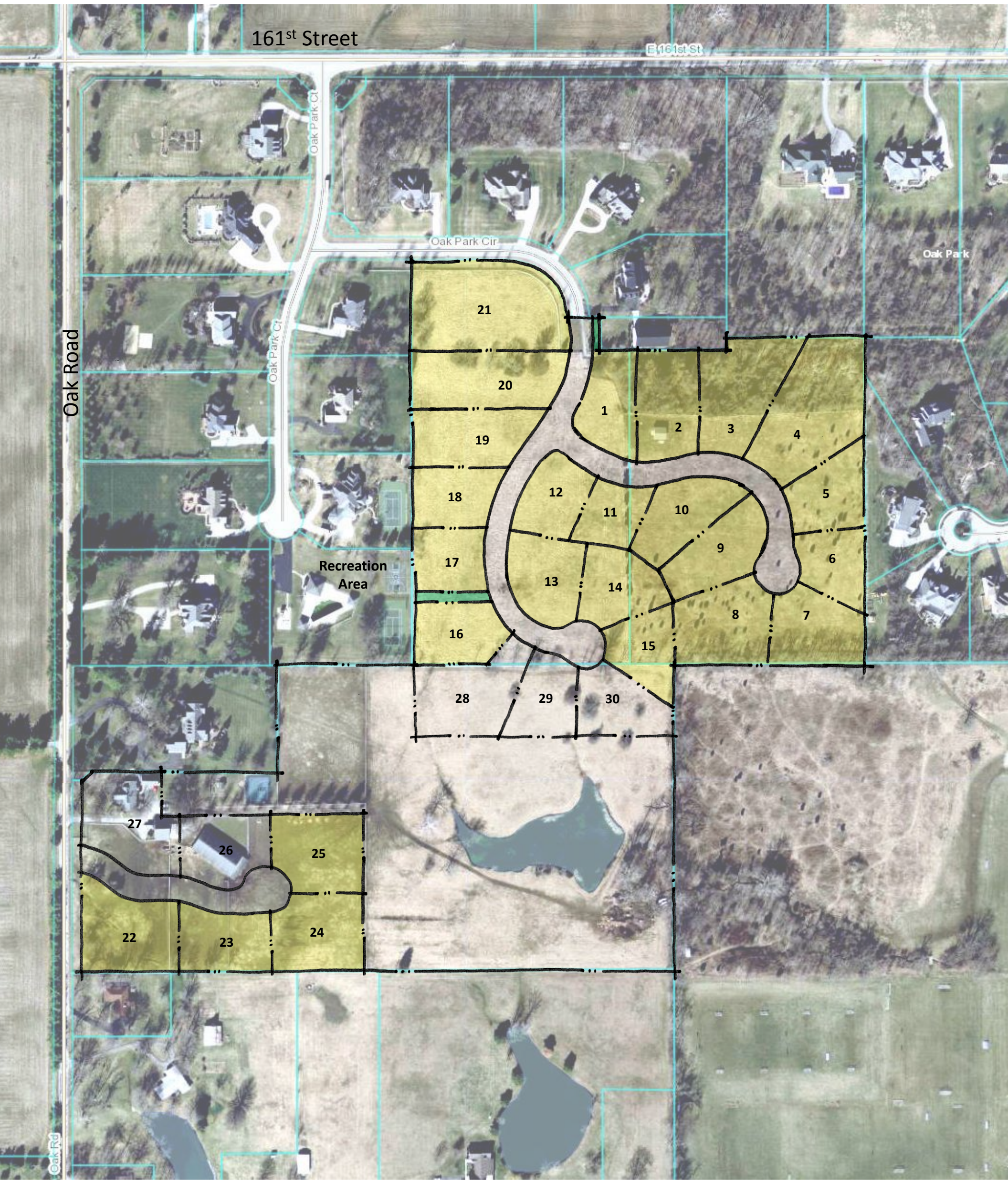
* Resident Wellness Center
leasing office / indoor pool
fitness center / pub / model apartment

(NTS)

STOEPPELWERTH

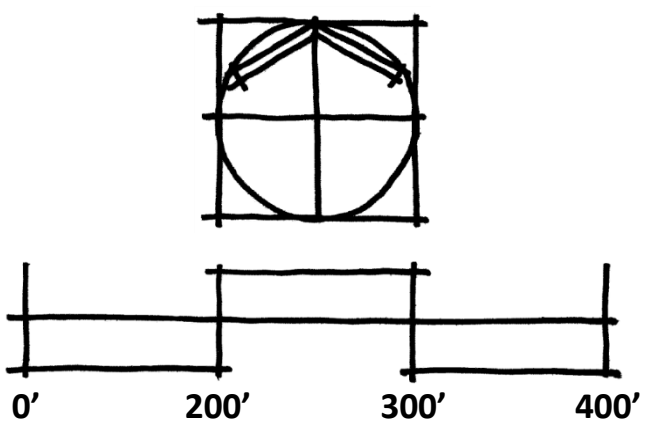
ofc: 317.849.5935
fax: 317.849.5942
7965 East 106th Street
Fishers, Indiana 46038-2505
www.stoeppelwerth.com

PLANNED BY JUSTUS - BUILT BY JUSTUS
Quality Builders Since 1910



Concept Summary
29 Estate Lots (min. size of 130' x 150')
1 Manor Lot

Homes on lots 26 through 30 will be constructed at a later date.



Oak Park

Conceptual Land Plan
Alternative L

December 31, 2013

Schneider

The Schneider Corporation

Historic Fort Harrison 8901 Otis Avenue Indianapolis, IN 46216-1037 Phone: 317.826.7100 Fax: 317.826.7200

LAND DESCRIPTION

Paul E. Estridge, Jr., Parcel No. 09-10-07-00-00-011.001
Paul E. Estridge, Jr., Parcel No. 09-10-07-00-00-011.000
Paul E. Estridge, Jr. and Judith A. Estridge, Parcel No. 08-10-07-00-00-014.000

Part of the Southeast Quarter of Section 7, Township 18, Range 4 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 7; thence North 89 degrees 51 minutes 17 seconds East (assumed bearing) along the North line of said Quarter Quarter and south line of Oak Park Section 1, the plat of which is recorded in Plat Cabinet 1, Slide 492 as Instrument No. 9447716 in the Office of the Recorder in Hamilton County, Indiana a distance of 470.00 feet to the **POINT OF BEGINNING**, (the following five (5) courses being along the easterly and southerly lines thereof); (1) continuing North 89 degrees 51 minutes 17 seconds East 290.00 feet (2) North 00 degrees 00 minutes 00 seconds West 883.23 feet; (3) North 90 degrees 00 minutes 00 seconds East 212.42 feet to a point on a tangent curve to the right having a radius of 125.00 feet, the radius point of which bears South 00 degrees 00 minutes 00 seconds East; (4) southeasterly along said curve an arc distance of 196.35 feet to a point which bears South 90 degrees 00 minutes 00 seconds East from said radius point; (5) North 90 degrees 00 minutes 00 seconds East 75.00 feet to the northwest corner of a tract of land recorded as Instrument No. 200300020298 in said Recorder's Office, (the following three (3) courses being along the westerly, southerly and easterly lines thereof); (1) South 00 degrees 00 minutes 00 seconds West a 72.00 feet; (2) North 90 degrees 00 minutes 00 seconds East 275.00 feet; (3) North 00 degrees 00 minutes 00 seconds West 28.00 feet to the south line of said Oak Park Section 1; thence North 89 degrees 51 minutes 41 seconds East along said south line a distance of 301.38 feet to the northwest corner of Oak Park Section 1A Final Plat Replat of Lots 19-22 Oak Park Section 1, the plat of which is recorded in Plat Cabinet 2, Slide 242 as Instrument No. 9909917815 in said Recorder's Office; thence South 00 degrees 08 minutes 19 seconds East along the west line of said Replat a distance of 712.45 feet to the north line of the Southeast Quarter of said Southeast Quarter Section and the north line of a tract of land recorded as Instrument No. 2010053567 in said Recorder's Office; thence South 89 degrees 51 minutes 16 seconds West along said north line a distance of 419.06 feet to the northwest corner of said Quarter-Quarter and the northeast corner of a tract of land recorded as Instrument No. 9441330 in said Recorder's Office, (the following two (2) courses being along the east and south lines thereof); (1) South 00 degrees 04 minutes 06 seconds East 668.96 feet; (2) South 89 degrees 51 minutes 41 seconds West 1332.30 feet to the West line of said Southeast Quarter; thence North 00 degrees 00 minutes 13 seconds East along said West line a distance of 416.81 feet to the southwest corner of a tract of land recorded as Instrument No. 9441329 in said Recorder's Office, (the following four (4) courses being along the southerly and easterly lines thereof); (1) North 89 degrees 51 minutes 17 seconds East 20.00 feet; (2) North 44 degrees 51 minutes 17 seconds East 31.47 feet; (3) North 89 degrees 20 minutes 46 seconds East 427.83 feet; (4) North 00 degrees 00 minutes 13 seconds East 253.71 feet to the **POINT OF BEGINNING**, containing 35.26 acres of land, more or less.

Note: The above described real estate was prepared from record deed and plat information without benefit of a field survey. The description is intended for land rezone purposes only and is not intended for transfer of title.

T:\0k\927\999\docs\LD_rezone description RGL 1-2-2014

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Administration Department								
12636	IACT	APP016998	12/30/2013	101001350	ADM-SUBSCRIPTIONS/DUE	2014 IACT dues	5,400.00		
13642	Westfield Fire Dept	APP017009	12/31/2013	101001349	ADM-SERVICES	Flu Shots	201.72		
11547	Sherwin-Williams	APP017015	12/31/2013	101001223	ADM-OFFICE SUPPLIES	Kristen's office	53.98		
11595	Staples	APP017016	12/31/2013	101001223	ADM-OFFICE SUPPLIES	Office supplies	49.20		
13660	Westfield-Washington Schools	APP017020	12/31/2013	101001223	ADM-OFFICE SUPPLIES	Paper for 11/26-12/17	53.99		
12199	Cave and Company Printing	APP017022	12/31/2013	101001347	ADM-PROMOTIONS	Where Connections Are Mad	249.22		
Subtotal for Administration Department							**6,008.11**		
Police Department									
13642	Westfield Fire Dept	APP017009	12/31/2013	101002349	POLICE-SERVICES	Flu Shots	336.20		
13566	US Uniform and Supply	APP017011	12/31/2013	101002229	POLICE- UNIFORMS	2 tac lite pants-Griffin	109.98		
13566	US Uniform and Supply	APP017012	12/31/2013	101002229	POLICE- UNIFORMS	Uniforms-Boots-Mitchell	421.80		
13660	Westfield-Washington Schools	APP017019	12/31/2013	101002360	POLICE-VEHICLE REPAIR	Fleet maint for November	391.87		
13660	Westfield-Washington Schools	APP017020	12/31/2013	101002223	POLICE-OFFICE SUPPLIES	Paper for 11/26-12/17	74.97		
Subtotal for Police Department							**1,334.82**		
Economic and Community Development Dept									
13642	Westfield Fire Dept	APP017009	12/31/2013	101003349	COMM.DEV-SERVICES	Flu Shots	151.29		
13660	Westfield-Washington Schools	APP017020	12/31/2013	101003223	COMM.DEV- OFFICE SUPPL	Paper for 11/26-12/17	24.99		
Subtotal for Economic and Community Development Dept							**176.28**		
Parks Department									
13642	Westfield Fire Dept	APP017009	12/31/2013	101005349	PARKS-SERVICES	Flu Shots	33.62		
Subtotal for Parks Department							**33.62**		
Informatics Department									
13642	Westfield Fire Dept	APP017009	12/31/2013	101007349	IT-SERVICES	Flu Shots	50.43		
13660	Westfield-Washington Schools	APP017019	12/31/2013	101007360	IT- VEHICLE REPAIR	Fleet maint for November	18.79		
13660	Westfield-Washington Schools	APP017019	12/31/2013	101007360	IT- VEHICLE REPAIR	Fleet maint for November	62.40		
VEN000731	Finley and Cook	APP017140	12/31/2013	101007389	IT- SOFTWARE LICENSING	Serenci NAV services	15,000.00		
VEN000160	Apparatus	APP017141	12/31/2013	101007331	IT-CONSULTING	Monthly billing for December	5,750.00		
VEN000160	Apparatus	APP017141	12/31/2013	101007331	IT-CONSULTING	Monthly billing for Jan	5,750.00		
VEN000160	Apparatus	APP017141	12/31/2013	101007331	IT-CONSULTING	Monthly billing for Feb	5,750.00		
Subtotal for Informatics Department							**32,381.62**		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Clerk Treasurer's Office								
12644	IIMC	APP016997	12/30/2013	101008350	CT-SUBSCRIPTIONS/DUES/	annual membership fee	735.00		
VEN001001	APT US AND C	APP017000	12/30/2013	101008350	CT-SUBSCRIPTIONS/DUES/	MEMBERSHIP DUES	185.00		
13642	Westfield Fire Dept	APP017009	12/31/2013	101008349	CT- SERVICES	Flu Shots	67.24		
11595	Staples	APP017016	12/31/2013	101008223	CT - OFFICE SUPPLIES	Office supplies	201.16		
13660	Westfield-Washington Schools	APP017020	12/31/2013	101008223	CT - OFFICE SUPPLIES	Paper for 11/26-12/17	49.98		
Subtotal for Clerk Treasurer's Office							**1,238.38**		
	Mayor's Office								
VEN001848	Indiana Conference of Mayors	APP017143	12/31/2013	101009347	MAYOR- PROMOTIONS	Hole Sponsor	200.00		
Subtotal for Mayor's Office							**200.00**		
	City Council								
13642	Westfield Fire Dept	APP017009	12/31/2013	101010349	CITY COUNCIL- SERVICES	Flu Shots	33.62		
VEN001452	Sesac Inc	APP017017	12/31/2013	101010347	CITY COUNCIL- PROMOTIO	2014 license balance due afte	250.33		
Subtotal for City Council							**283.95**		
Subtotal for Fund 101 General							**41,656.78**		
Fund No.	**Fund Name**								
202	**LR &S**								
	Public Works Department								
11601	Stello Products Inc	APP017010	12/31/2013	202001472	LR & S- EQUIPMENT	33- 45 MPH and 12- 40 MPG	1,012.50		
11601	Stello Products Inc	APP017010	12/31/2013	202001472	LR & S- EQUIPMENT	Freight	62.76		
Subtotal for Public Works Department							**1,075.26**		
Subtotal for Fund 202 LR &S							**1,075.26**		
Fund No.	**Fund Name**								
203	**Fire Operating Fund**								
	Fire Department								
13660	Westfield-Washington Schools	APP017019	12/31/2013	203001360	FIRE- VEHICLE MAINT	Fleet maint for November	62.40		
Subtotal for Fire Department							**62.40**		
Subtotal for Fund 203 Fire Operating Fund							**62.40**		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No.	**Fund Name**								
264	**Road & Street Imp.**								
	Public Works Department								
12013	American Structurepoint Inc	APP017144	12/31/2013	264001349	SERVICES	186th St Roundabout	62,340.00		
	Subtotal for Public Works Department						**62,340.00**		
Subtotal for Fund 264 Road & Street Imp.							**62,340.00**		
Fund No.	**Fund Name**								
306	**Construction Fund**								
	Administration Department								
11156	Meyer Najem Construction, LLC	APP017001	12/30/2013	306001474	CONSTRUCTION COSTS C	Extended Services June-Dec	28,000.00		
	Subtotal for Administration Department						**28,000.00**		
Subtotal for Fund 306 Construction Fund							**28,000.00**		
Fund No.	**Fund Name**								
313	**2012 COIT Ban Construction**								
	Administration Department								
VEN001355	West Coast Netting Inc	APP017002	12/30/2013	313001474	2012 COIT CONSTRUCTION	Grand Park	109,890.00		
13244	Rieth-Riley Construction	APP017003	12/30/2013	313001349	GRAND PK SPORT CAMPUS	Stone & Paving Grand Park	2,413,531.80		
VEN000880	Huston Electric	APP017004	12/30/2013	313001349	GRAND PK SPORT CAMPUS	Grand Park Phase IV	755,469.00		
VEN000706	Bullseye Fence Design Inc	APP017005	12/30/2013	313001474	2012 COIT CONSTRUCTION	Phase IV	33,253.20		
VEN001309	Penrod Lumber Co	APP017006	12/30/2013	313001349	GRAND PK SPORT CAMPUS	Grand Park Phase III	90,024.34		
VEN000880	Huston Electric	APP017007	12/30/2013	313001349	GRAND PK SPORT CAMPUS	Grand Park Phase II/contract	4,606.20		
VEN001307	Turf Solutions Group LLC	APP017008	12/30/2013	313001349	GRAND PK SPORT CAMPUS	Grand Park Phase IV Basebal	143,500.00		
VEN001306	Myers Construction Mgmt Inc	APP017142	12/31/2013	313001349	GRAND PK SPORT CAMPUS	Grand Park Phase V/Harry ge	495,430.60		
VEN001443	Daugherty Tegarden Partners	APP017145	12/30/2013	313001349	GRAND PK SPORT CAMPUS	Project 2 Grand Park Signage	5,050.00		
	Subtotal for Administration Department						**4,050,755.14**		
Subtotal for Fund 313 2012 COIT Ban Construction							**4,050,755.14**		
Fund No.	**Fund Name**								
601	**Water - Cash Operating Fund**								
11741	Unifirst Corporation	APP017029	12/31/2013	800635150	WATER - CONT SVS - ADMI	Mats	56.02		
	Subtotal for						**56.02**		
12407	Environmental Laboratories	APP017028	12/31/2013	800636120	WATER - LAB TESTING - TR	Nitrate, Coliform and E. Coli	162.50		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No.	**Fund Name**								
601	**Water - Cash Operating Fund**								
Subtotal for							**162.50**		
13660	Westfield-Washington Schools	APP017018	12/31/2013	800650150	WATER - TRANSPORTATIO	Diesel fuel for November	951.56		
13660	Westfield-Washington Schools	APP017018	12/31/2013	800650150	WATER - TRANSPORTATIO	Fleet maint for November	85.88		
10448	Don Hinds Ford Inc	APP017023	12/31/2013	800650150	WATER - TRANSPORTATIO	Switch	29.54		
Subtotal for							**1,066.98**		
13660	Westfield-Washington Schools	APP017021	12/31/2013	800667154	WATER - OFFICE SUPPLIES	Paper for 11/26-12/17	51.99		
12651	Imagery LLC	APP017149	12/30/2013	800667162	WATER - UNIFORMS	Uniforms for Zachary Davis	40.63		
Subtotal for							**92.62**		
Subtotal for Fund 601 Water - Cash Operating Fund							**1,378.12**		
Fund No.	**Fund Name**								
605	**Water - Construction**								
10729	HNTB-Great Lakes Division	APP017014	12/31/2013	800101180	WATER - CONSTR IN PROG	US 31 Utility relocations	4,855.67		
12013	American Structurepoint Inc	APP017150	12/30/2013	800101180	WATER - CONSTR IN PROG	Water Main Design	24,480.00		
Subtotal for							**29,335.67**		
Subtotal for Fund 605 Water - Construction							**29,335.67**		
Fund No.	**Fund Name**								
606	**Sewer - Cash Operating Fund**								
VEN001752	Teresa Metsker	APP017031	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 7977	79.38		
VEN001753	Virginia and Larry Salsman	APP017032	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 8953	81.59		
VEN001754	Steve Shrader	APP017033	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 10585	106.02		
VEN001756	Robert and Brenda O'Neal	APP017034	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 15522	76.35		
VEN001755	Shalom Strickland	APP017035	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 11254	96.89		
VEN001757	Robert Tibbs	APP017036	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 14697	9.87		
VEN001758	Karen Schloemer	APP017037	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 6422	14.45		
VEN001759	Josh Stromberg	APP017038	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 6181	16.17		
VEN001760	Melissa Asbury	APP017039	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 4886	27.17		
VEN001390	Hearth and Stone	APP017040	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 14834	37.67		
VEN001761	David Allen	APP017041	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 3952	7.85		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No.	**Fund Name**								
606	**Sewer - Cash Operating Fund**								
VEN001762	Brentwood Custom Homes	APP017042	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 16107	6.39		
VEN001763	Brenda Clark	APP017043	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 16400	54.00		
VEN001764	Shannon Dasgupta	APP017044	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 4291	48.48		
VEN001765	Paul Disborough	APP017045	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 3683	6.14		
VEN001766	Zach Dodd	APP017046	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 6382	8.11		
VEN001767	Timothy Fletcher	APP017047	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 5687	5.85		
VEN001768	Mark Forcum Realty	APP017048	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 16394	54.10		
VEN001769	Nikko Grant	APP017049	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 12478	6.75		
VEN001770	Joel Heidecker	APP017050	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 3111	6.52		
VEN000588	Homes by McKenzie	APP017051	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 3084	8.74		
12941	MI Homes	APP017052	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 12318	108.64		
12941	MI Homes	APP017052	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 16733	7.56		
12941	MI Homes	APP017052	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 16562	9.09		
VEN000588	Homes by McKenzie	APP017053	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 13725	51.58		
VEN000588	Homes by McKenzie	APP017053	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 15961	6.90		
VEN001771	James and Julie Kapotas	APP017054	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 12735	9.66		
VEN001772	Antoinette Mackey	APP017055	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 9698	5.28		
VEN001773	Suzie Martin	APP017056	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 242	6.28		
VEN001782	Lawrence and Reckel	APP017057	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 15446	6.17		
VEN001774	Katie Murphy	APP017058	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 3838	5.71		
VEN001534	Nova 29	APP017059	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 15695	6.61		
VEN001775	Omid Ranjbar	APP017060	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 5944	52.20		
VEN001776	Derrick Reed	APP017061	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 4448	6.00		
12941	MI Homes	APP017062	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 15253	9.01		
12941	MI Homes	APP017062	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 13447	6.19		
VEN001777	Chasity Sadowy	APP017063	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 1161	9.20		
VEN001778	Willard Vandenerg	APP017064	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 3089	48.00		
VEN001779	Shad Wendorf	APP017065	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 1837	8.25		
VEN001780	Cheryll Willock	APP017066	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 2511	5.33		
VEN001781	Martin Winter	APP017067	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 14664	7.90		
VEN001783	Alacart Realty	APP017068	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 15097	69.05		
VEN001784	Deanne Armentrout	APP017069	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 13551	75.96		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No.	**Fund Name**								
606	**Sewer - Cash Operating Fund**								
VEN001785	Kimberly Artman	APP017070	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 4666	69.05		
VEN001786	Margaret Shendan-Bannister	APP017071	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 15037	69.37		
VEN001787	Jennifer Buell	APP017072	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 11864	69.70		
VEN001788	Julie Emerson	APP017073	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 487	77.86		
VEN001789	Terry Gentry	APP017074	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 14644	72.58		
VEN001790	Matthew Goff	APP017075	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 2389	73.55		
VEN001791	David Hyde	APP017076	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 8943	69.37		
VEN001792	Penny Jacobson	APP017077	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 1442	77.08		
VEN001793	Richard Lundeen	APP017078	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 12350	73.45		
VEN001794	Ryan McCoy	APP017079	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 13979	71.30		
VEN001795	Kristin and Dustin Poole	APP017080	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 8057	74.65		
VEN001796	Wendy Henderson	APP017081	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 8787	6.77		
VEN001797	Michelle Kincer	APP017082	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 13921	6.98		
VEN001798	Allison Williams	APP017083	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 7634	7.11		
VEN001799	Jennifer Krug	APP017084	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 10279	7.32		
VEN001800	Jenni and Bill Lehman	APP017085	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 12900	7.60		
VEN001801	Scott Armstrong	APP017086	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 4604	8.13		
VEN001802	Justin Kay	APP017087	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 11776	8.15		
VEN001803	Andrew Johanson	APP017088	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 7481	8.22		
VEN001804	Ryan Foster	APP017089	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 5212	5.00		
VEN001805	Steve Miller	APP017090	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 1402	5.00		
VEN001806	Robert Robey	APP017091	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 13660	5.05		
VEN001809	ABCD Properties LLC	APP017092	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 13335	5.28		
VEN001807	Kevin Newby	APP017093	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 7639	5.12		
VEN000795	Fischer Homes	APP017094	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 15589	5.16		
VEN001808	John Ferguson	APP017095	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 10009	5.17		
VEN001810	Alan Waugh	APP017096	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 7112	5.35		
VEN001811	Cathy King	APP017097	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 9152	5.37		
VEN001812	Lauren Henderson	APP017098	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 13909	5.50		
VEN001813	Keith Arnett	APP017099	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 13297	5.57		
VEN001814	Mark Colgan	APP017100	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 5834	5.59		
VEN001815	John Masters	APP017101	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 459	5.64		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No.	**Fund Name**								
606	**Sewer - Cash Operating Fund**								
VEN001816	Jennifer Authur	APP017102	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 2865	5.75		
VEN001480	Keith Chamblin	APP017103	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 13914	5.86		
VEN001818	Charles Sawyer	APP017104	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 14082	5.92		
VEN001819	Patrick Craney	APP017105	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 15493	5.93		
VEN001820	Eric and Heather Swenson	APP017106	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 6714	6.08		
VEN001407	AH4RP	APP017107	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 17225	146.44		
VEN001407	AH4RP	APP017107	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 17225	158.05		
VEN000629	Westport Homes	APP017108	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 16872	63.64		
VEN001821	Bell Indiana LLC	APP017109	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 7497	76.77		
VEN001822	Investors Capitol	APP017110	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 16175	95.90		
VEN001666	David Weekley Homes	APP017111	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 16901	401.58		
VEN001823	James Calaway	APP017112	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 8173	168.38		
VEN001824	Minh Tran	APP017113	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 2396	73.06		
VEN000631	Freeman Custom Homes	APP017114	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 16453	7.47		
VEN001825	Mark and Melissa Hutson	APP017115	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 14740	150.63		
VEN001827	Teresa Fyffe	APP017116	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 313	15.56		
VEN001828	Harold Rafferty	APP017117	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 726	13.85		
VEN001829	Steve Smitherman	APP017118	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 12488	6.23		
VEN001830	Damion Oancea	APP017119	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 16618	86.00		
VEN001831	Nancy Jackson	APP017120	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 9631	44.96		
VEN001832	Ron Dekoker	APP017121	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 8917	5.99		
VEN000588	Homes by McKenzie	APP017122	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 12905	6.84		
VEN000753	Kensington Carriage Homes	APP017123	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 17551	6.58		
VEN001833	Carolyn Wheeler	APP017124	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 10802	108.97		
VEN001834	Greg Peters	APP017125	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 7400	118.42		
VEN001835	Nicholas and Jessica Treder	APP017126	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 12751	86.11		
VEN001836	Dan Gajus	APP017127	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 11995	84.52		
VEN001837	John Watson	APP017128	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 44	98.36		
VEN001838	Jeremy Zimmerman	APP017129	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 5846	153.14		
VEN001632	Safeguard Properties	APP017130	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 17213	39.53		
VEN001839	Tiffany Burns	APP017131	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 5738	43.40		
VEN001840	Shannan Blassarss	APP017132	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 4635	8.71		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Fund No.	**Fund Name**								
606	**Sewer - Cash Operating Fund**								
VEN001841	Patricia Cotton	APP017133	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 4671	86.09		
VEN001842	Rama and Patricia Jager	APP017134	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 5089	5.69		
VEN001843	Paula Kosiak	APP017135	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 7296	19.11		
VEN001844	Moua Lee	APP017136	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 13748	5.66		
VEN001845	Michael Morris	APP017137	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 16591	74.10		
VEN001847	Melissa Penwel	APP017138	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 15871	5.72		
VEN001407	AH4RP	APP017139	12/31/2013	900141600	SEWER - NORTH AR	Refund on acct 15745	103.03		
Subtotal for							**4,804.13**		
12072	B L Anderson	APP017025	12/31/2013	900620610	SEWER-MATERIAL & SUPPL	Tubing	729.78		
12432	Fastenal	APP017027	12/31/2013	900620610	SEWER-MATERIAL & SUPPL	Air Saw Kit	193.05		
12584	HD Supply Waterworks Ltd	APP017030	12/31/2013	900620620	SEWER-MATERIAL & SUPPL	Rubber washer/ring for WWT	471.28		
Subtotal for							**1,394.11**		
13485	The Overhead Door Co.	APP017024	12/31/2013	900625620	SEWER - REPAIRS - WTTP	Grit Room Door at WWTP rep	392.47		
13725	Brehob Electric Corp	APP017146	12/30/2013	900625620	SEWER - REPAIRS - WTTP	Repair 200 hp SBR blower m	2,330.00		
13725	Brehob Electric Corp	APP017146	12/30/2013	900625620	SEWER - REPAIRS - WTTP	freight	4.00		
Subtotal for							**2,726.47**		
13231	Ray's Trash Service	APP016999	12/30/2013	900635630	SEWER - CONTRACTUAL S	Service for 11/16-12/20	121,150.21		
11741	Unifirst Corporation	APP017029	12/31/2013	900635630	SEWER - CONTRACTUAL S	Mats	56.03		
Subtotal for							**121,206.24**		
13660	Westfield-Washington Schools	APP017018	12/31/2013	900650630	SEWER - TRANSPORTATIO	Diesel fuel for November	951.56		
13660	Westfield-Washington Schools	APP017018	12/31/2013	900650630	SEWER - TRANSPORTATIO	Fleet maint for November	85.88		
10448	Don Hinds Ford Inc	APP017023	12/31/2013	900650630	SEWER - TRANSPORTATIO	Switch	29.54		
Subtotal for							**1,066.98**		
13660	Westfield-Washington Schools	APP017021	12/31/2013	900667634	SEWER - OFFICE SUPPLIES	Paper for 11/26-12/17	51.98		
12651	Imagery LLC	APP017149	12/30/2013	900667644	SEWER - UNIFORMS	Uniforms for Zachary Davis	40.63		
12651	Imagery LLC	APP017149	12/30/2013	900667644	SEWER - UNIFORMS	Uniforms for Zachary Davis	-0.01		
Subtotal for							**92.60**		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount with Tax	Check No.	Check Date
Subtotal for Fund 606 Sewer - Cash Operating Fund							**131,290.53**		
Fund No.	**Fund Name**								
609	**Sewer - Construction**								
10729	HNTB-Great Lakes Division	APP017014	12/31/2013	900101650	SEWER - CONSTR IN PROG	US 31 Utility relocations	3,584.97		
13601	VS Engineering	APP017147	12/30/2013	900101650	SEWER - CONSTR IN PROG	Ridgewood Neighborhood Se	43,636.28		
13601	VS Engineering	APP017148	12/30/2013	900101650	SEWER - CONSTR IN PROG	Farr Hills Neighborhood Sewe	124,817.59		
Subtotal for							**172,038.84**		
Subtotal for Fund 609 Sewer - Construction							**172,038.84**		
Fund No.	**Fund Name**								
630	**Stormwater - Cash Revenue Fund**								
10311	Christopher Burke	APP017026	12/31/2013	900605640	STORMWATER-CONTRACT	CBBEL staff provided info rel	84.00		
Subtotal for							**84.00**		
Subtotal for Fund 630 Stormwater - Cash Revenue Fund							**84.00**		
Fund No.	**Fund Name**								
640	**PSB/Adm Cap Improvement**								
Sport Campus Operating									
VEN000022	Henke Development LLC	APP017013	12/31/2013	640015349	SPORT CAMPUS OPERATIN	Management of Park Operati	7,500.00		
Subtotal for Sport Campus Operating							**7,500.00**		
Subtotal for Fund 640 PSB/Adm Cap Improvement							**7,500.00**		
Fund No.	**Fund Name**								
701	**Payroll Fund**								
Clerk Treasurer's Office									
12444	Fire Fighters Credit Union	APP016996	12/30/2013	701001141	PAYROLL-UNION DUES	union dues	2,055.97	16130	12/30/2013
Subtotal for Clerk Treasurer's Office							**2,055.97**		
Subtotal for Fund 701 Payroll Fund							**2,055.97**		
Posted Invoices Total							**4,527,572.71**		

Un-Posted Invoices

Vendor No.	Vendor Name	Invoice No.	Date	GL Account	GL Account Description	Description	Amount with Tax	Status
Un-Posted Invoices Total								

Accounts Payable Voucher Register

Date: 01/10/14 03:30:57 PM

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Grouped by Account Code and Vendor

Sorted by Order Entered

For 01/10/14-Sewer Utility:JAN 2014 SEWER

Journal Code	Account Number	Description	Check Number	Check Date	Vendor Name	Debit Amount	Credit Amount	APV Number	Invoice Date	Invoice Number	Fund Name	No Pay	Due Date
Account Code :	**Sewer Utility**												
	655.63 - Sewer - Insurance	INS JAN	27596	01/02/14	DELTA DENTAL	925.67	0.00	21919	/ /			N	/ /
	631.63 - Sewer	WASTEWATER	0	/ /	HNTB- GREAT LAKES	3194.52	0.00	21924	/ /	440-38713-PL-		N	/ /
	141.60 - Sewer - Accounts	CR REFUND	0	/ /	T & H REALTY	20.00	0.00	21925	/ /			N	/ /
	635.63 - Sewer -	POSTAGE	0	/ /	PITNEY BOWES	90.00	0.00	21926	/ /	411946		N	/ /
	650.63 - Sewer -	FLOOR MATS	0	/ /	UNIFIRST	58.77	0.00	21927	/ /	08208266296		N	/ /
	635.63 - Sewer -	FLOOR MATS	0	/ /	UNIFIRST	195.18	0.00	21928	/ /	0744078		N	/ /
	635.63 - Sewer -	ELEVATOR PHONES	0	/ /	KINGS III AMERICA	44.47	0.00	21929	/ /	981719		N	/ /
	634.62 - Contractual	FLOOR MATS	0	/ /	UNIFIRST	634.62	0.00	21930	/ /	0823117		N	/ /
	635.63 - Sewer -	KEYMARK KEY BLANKS	0	/ /	Haley's Lock Safe &	23.25	0.00	21931	/ /	72751		N	/ /
	618.62 - Chemicals	CHEMICALS	0	/ /	Hach Company	1281.69	0.00	21932	/ /	8614333		N	/ /
	635.63 - Sewer -	TEMP HIRE	0	/ /	OFFICE TEAM	631.63	0.00	21933	/ /	39388436		N	/ /
	675.63 - Sewer -	REIMB DEP	0	/ /	JEFF DEAN	50.00	0.00	21934	/ /			N	/ /
	635.63 - Sewer -	MONTHLY TICKET FEE	0	/ /	IUPPS	514.80	0.00	21935	/ /	43606		N	/ /
	667.631 - Sewer -	MONTHLY SERVICE	0	/ /	FRONTIER	196.16	0.00	21936	/ /			N	/ /
	620.62 - Materials and	FUEL	0	/ /	NORTH CENTRAL	4433.28	0.00	21937	/ /	404351		N	/ /
	667.644 - Uniforms	REIMB UNIFORMS	0	/ /	ZACHARY DAVIS	112.50	0.00	21938	/ /			N	/ /
	631.62 - Contractual	WEIGHT TEST	0	/ /	ANDERSON	279.00	0.00	21939	/ /			N	/ /
Account Code Subtotal :						12685.54	0.00						
****Total****						12685.54	0.00						

Accounts Payable Voucher Register

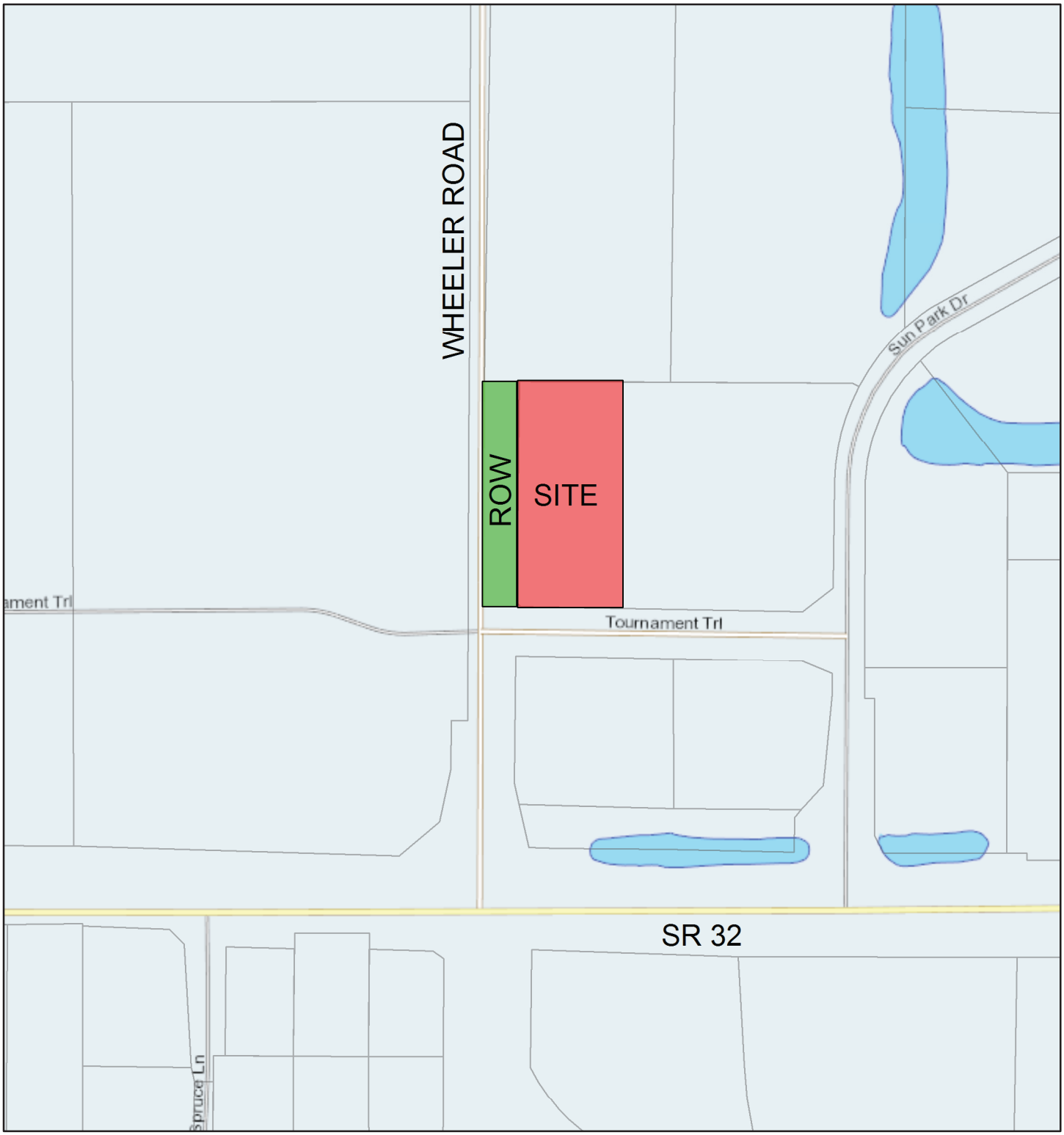
Grouped by Account Code and Vendor

Sorted by Order Entered

For 01/10/14-Water Utility:JAN WATER 2014

Journal Code	Account Number	Description	Check Number	Check Date	Vendor Name	Debit Amount	Credit Amount	APV Number	Invoice Date	Invoice Number	Fund Name	No Pay	Due Date
Account Code : Water Utility													
	655.15 - Water - Insurance	JAN INS	21269	01/02/14	DELTA DENTAL	925.67	0.00	21958	/ /			N	/ /
	674.16 - Wus-Interest	SPECIAL BOND 2002A	21270	01/08/14	BANK OF NEW YORK	150192.50	0.00	21960	/ /	1-15-14		N	/ /
	673.15 - Interest Expense	WTRWKS REV BOND 98	21271	01/08/14	Us Bank	20125.00	0.00	21961	/ /			N	/ /
	667.151 - Water -	MONTHLY SERVICE	0	/ /	FRONTIER	196.16	0.00	21980	/ /			N	/ /
	635.15 - Water -	MONTHLY TICKET FEE	0	/ /	IUPPS	514.80	0.00	21981	/ /	43606		N	/ /
	675.15 - Water - Misc	REIMB DEP	0	/ /	JEFF DEAN	50.00	0.00	21982	/ /			N	/ /
	635.15 - Water -	TEMP HIRE	0	/ /	OFFICE TEAM	631.63	0.00	21983	/ /	39388436		N	/ /
	635.15 - Water -	KEYMARK KEY BLANKS	0	/ /	Haley's Lock Safe &	23.25	0.00	21984	/ /	72751		N	/ /
	675.15 - Water - Misc	SUPPLIES	0	/ /	Wal-Mart Community	15.40	0.00	21985	/ /			N	/ /
	620.13 - Water - Material &	SWING SAMPLER	0	/ /	USA Blue Book	266.98	0.00	21986	/ /	225010		N	/ /
	635.15 - Water -	ELEVATOR PHONES	0	/ /	KINGS III AMERICA	44.48	0.00	21987	/ /	981719		N	/ /
	635.15 - Water -	FLOOR MATS	0	/ /	UNIFIRST	195.18	0.00	21988	/ /	0744078		N	/ /
	635.15 - Water -	FLOOR MATS	0	/ /	UNIFIRST	58.78	0.00	21989	/ /	0826296		N	/ /
	636.12 - Lab Testing -	COLIFORM	0	/ /	Environmental	24.00	0.00	21990	/ /	20153386		N	/ /
	635.15 - Water -	POSTAGE	0	/ /	PITNEY BOWES	90.00	0.00	21991	/ /	411946		N	/ /
	630.13 - Water -	SOS MAINT	0	/ /	SUPERIOR	942.50	0.00	21992	/ /	1845		N	/ /
	618.12 - Water - Chemical	CHLORINE	0	/ /	JONES CHEMICALS,	511.50	0.00	21993	/ /	605847		N	/ /
	630.12 - Water -	REPLACED DIGITAL	0	/ /	SUPERIOR	408.00	0.00	21994	/ /	1848		N	/ /
Account Code Subtotal :						175215.83	0.00						
****Total****						175215.83	0.00						

Posting Date	No.	Buy-from Vendor No.	Buy-from Vendor Name	Amount	fund	Appropriation
1/8/2014	APP015786	VEN001550	PERF	37,118.22	701	
1/8/2014	APP015787	VEN000008	77 Police and Fire Fund	46,613.30	701	
1/8/2014	APP015788	VEN000163	Aul Retirement	11,265.93	701	
1/8/2014	APP015789	VEN000163	Aul Retirement	3,887.11	701	
1/8/2014	APP015790	VEN001583	Police and Firemen's Insurance	69.12	701	
1/8/2014	APP015791	VEN000920	Huntington National Bank	124,875.14	701	
1/8/2014	APP015792	VEN000959	Indiana Dept Of Revenue	19,428.16	701	
1/8/2014	APP015793	VEN000534	Delta Dental	2,410.21	701	
1/8/2014	APP015794	VEN000948	IN Family and Social Services Administration	3,313.14	701	
1/8/2014	APP015795	VEN001864	supporting heroes	134.74	701	
1/8/2014	APP015796	VEN000534	Delta Dental	8,416.89	701	
1/8/2014	APP015797	VEN001537	Payroll	318,005.58	101	
1/2/2014	APP015807	VEN002177	Indiana Members Credit Union	279,000.00	701	
1/10/2014	APP015813	VEN000940	ILMCT	560.00	101	101008350
1/8/2014	APP015814	VEN001537	Payroll	3,060.79	701	
1/10/2014	APP015827	VEN000240	Blair Clark	750.00	101	101009347
1/9/2014	APP015829	VEN000434	Comcast Cable	48.98	101	101002349
1/9/2014	APP015830	VEN001843	Steven R Jenkins	94.95	101	101002229
1/9/2014	APP015831	VEN002114	Westfield Public Works	156.54	101/203	101002342 203012342
1/9/2014	APP015832	VEN001615	Public Safety Medical Services	750.00	101	101002354
1/9/2014	APP015833	VEN000317	CALEA	5,240.00	101	101002350
1/9/2014	APP015834	VEN001728	Safety Kleen	159.27	101	101002349
1/9/2014	APP015835	VEN000238	Billy Adams	52.38	101	101002334
1/9/2014	APP015836	VEN000080	Almost Home Boarding Kennel	168.00	101	101002355
1/9/2014	APP015837	VEN001245	Lexisnexis	165.00	101	101002350
1/9/2014	APP015838	VEN000976	Indiana Paging Network	79.73	101	101002332
1/9/2014	APP015839	VEN000314	C.A.R. Clinic	94.55	101	101002360
1/9/2014	APP015840	VEN000924	IACAI	35.00	101	101002350
1/9/2014	APP015841	VEN001264	Love At First Sight	72.00	101	101002224
1/9/2014	APP015842	VEN001888	Teamintel Intelligence Equipment	550.00	242	242001472
1/9/2014	APP015843	VEN001417	Napa Auto Parts	337.52	101	101002360
1/10/2014	APP015846	VEN000186	Bank Of New York Mellon	305,517.50	301	301001349
1/10/2014	APP015848	VEN002032	US Bank	32,886.25	312	312001280
1/10/2014	APP015849	VEN001652	Regions Bank	114,365.00	314	314008381
1/10/2014	APP015850	VEN002032	US Bank	212,886.25	312	312001280
1/10/2014	APP015853	VEN002178	Capital One Public Funding	422,212.51	427/101	427001476 101001476
1/9/2014	APP015859	VEN001933	The National Bank of Indianapolis	25,618.76	305	305001400
1/9/2014	APP015860	VEN000381	Cherry Street Plaza LLC	1,582.77	101	101005366
1/8/2014	APP015861	VEN001537	Payroll	753,383.98	701	



December 30, 2013

Parcels

N

1:2,400

0 0.02 0.04 0.08 mi

0 0.0325 0.065 0.13 km

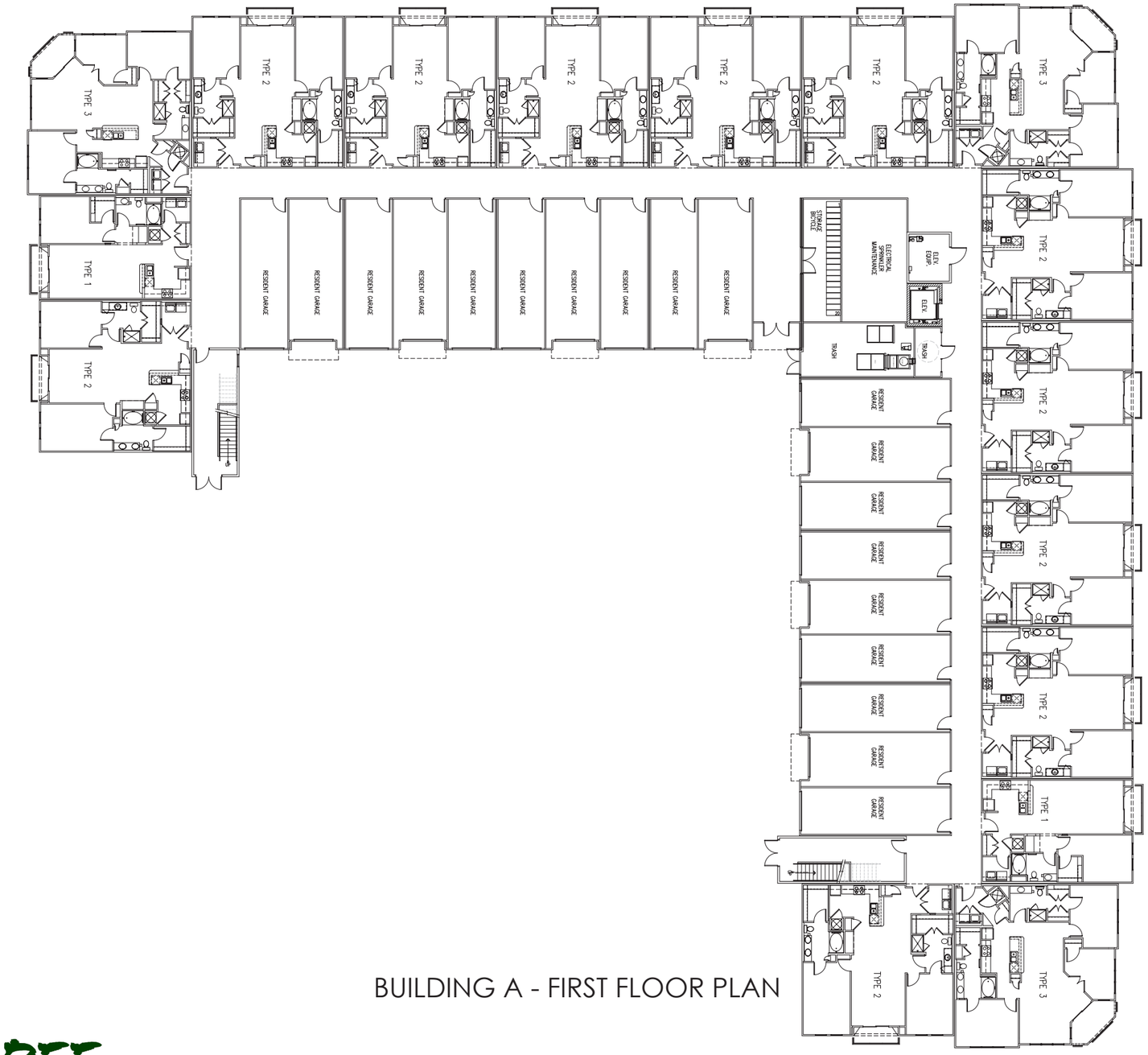
BUILDING A - NORTH ELEVATION

BUILDING A - WEST ELEVATION

BUILDING A - SOUTH ELEVATION

SEBREE
Architects, Inc.

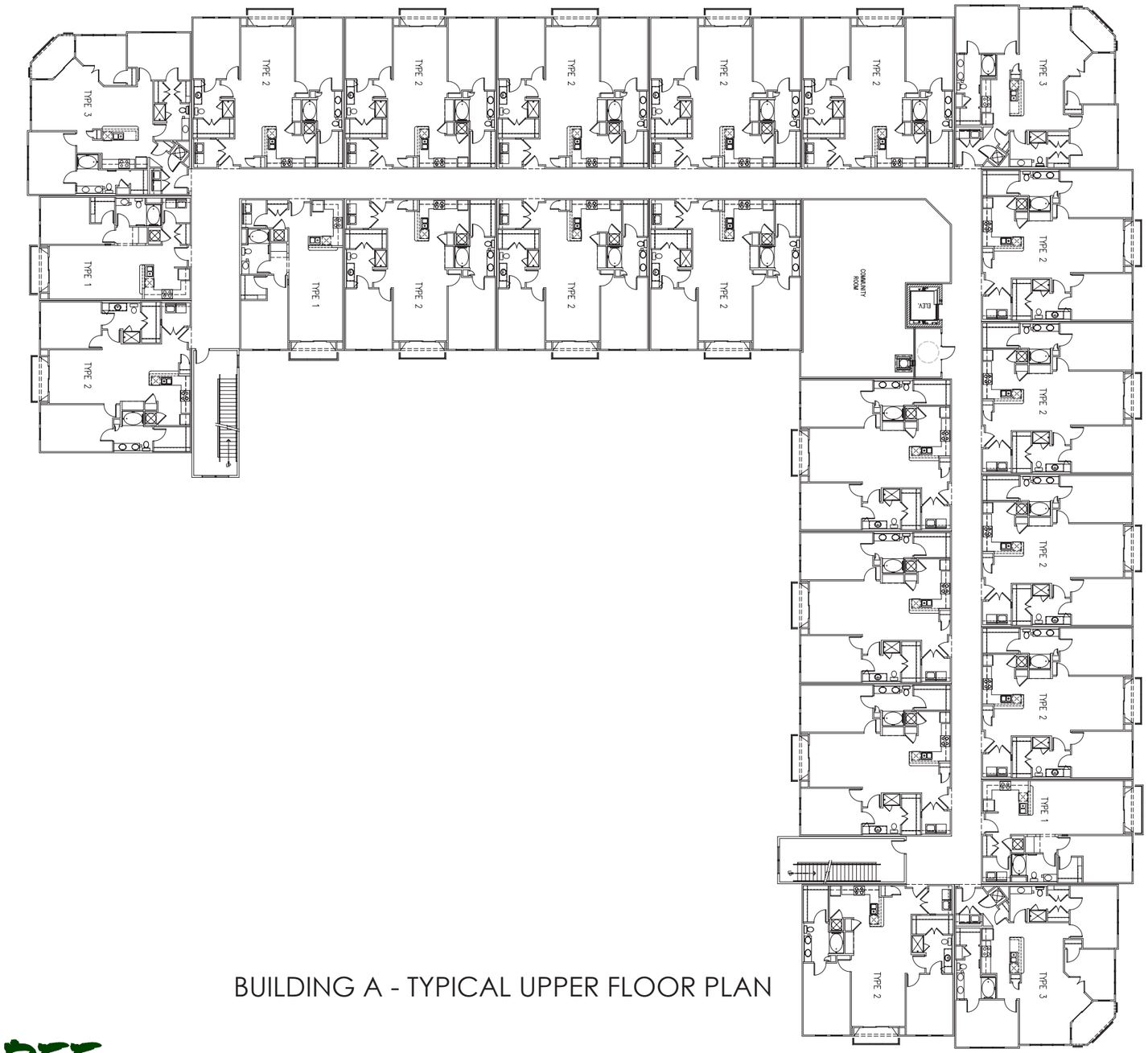
Woodland Terrace at Bridgewater



BUILDING A - FIRST FLOOR PLAN

SEBREE Architects, Inc.

Woodland Terrace at Bridgewater



BUILDING A - TYPICAL UPPER FLOOR PLAN

SEBREE Architects, Inc.

Woodland Terrace at Bridgewater

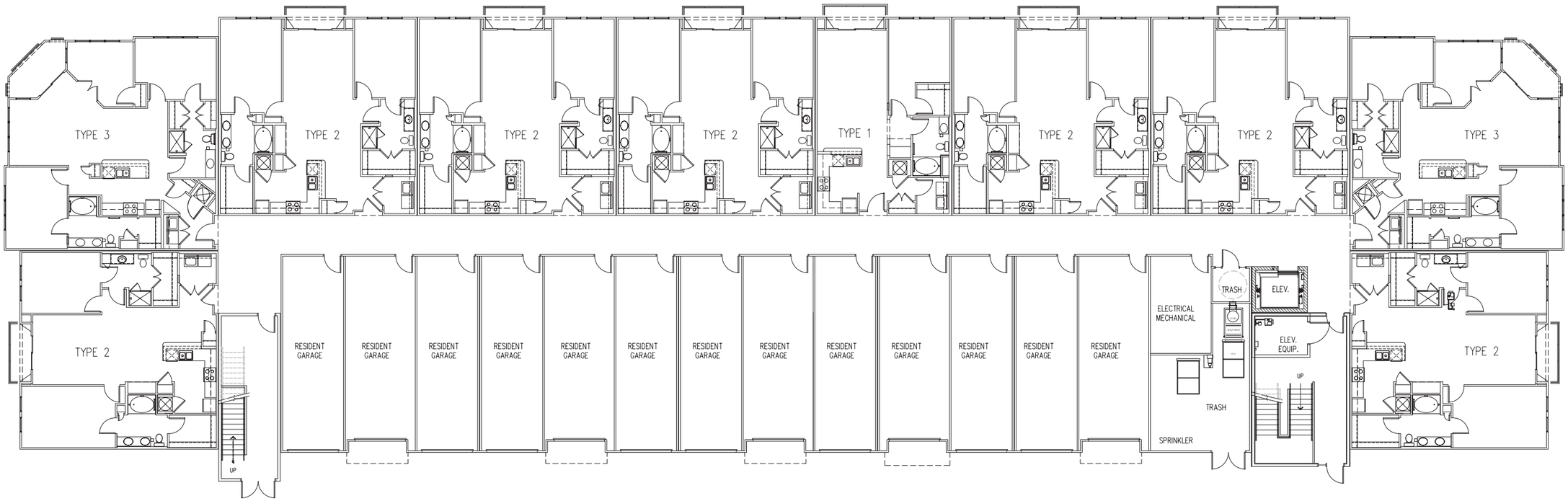
BUILDING B - EAST ELEVATION

BUILDING B - NORTH ELEVATION

BUILDING B - WEST ELEVATION

SEBREE
Architects, Inc.

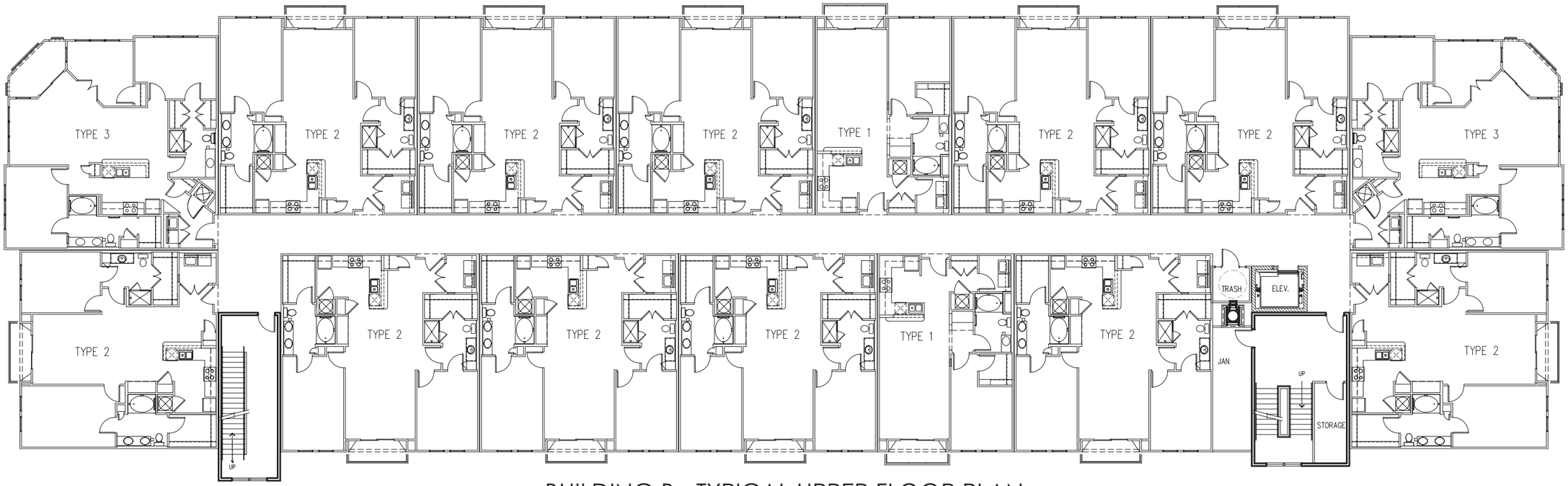
Woodland Terrace at Bridgewater



BUILDING B - FIRST FLOOR PLAN

SEBREE Architects, Inc.

Woodland Terrace at Bridgewater



BUILDING B - TYPICAL UPPER FLOOR PLAN

SEBREE
Architects, Inc.

Woodland Terrace at Bridgewater

BUILDING C - EAST ELEVATION

BUILDING C - EAST ELEVATION

BUILDING C - SOUTH ELEVATION

SEBREE
Architects, Inc.

Woodland Terrace at Bridgewater

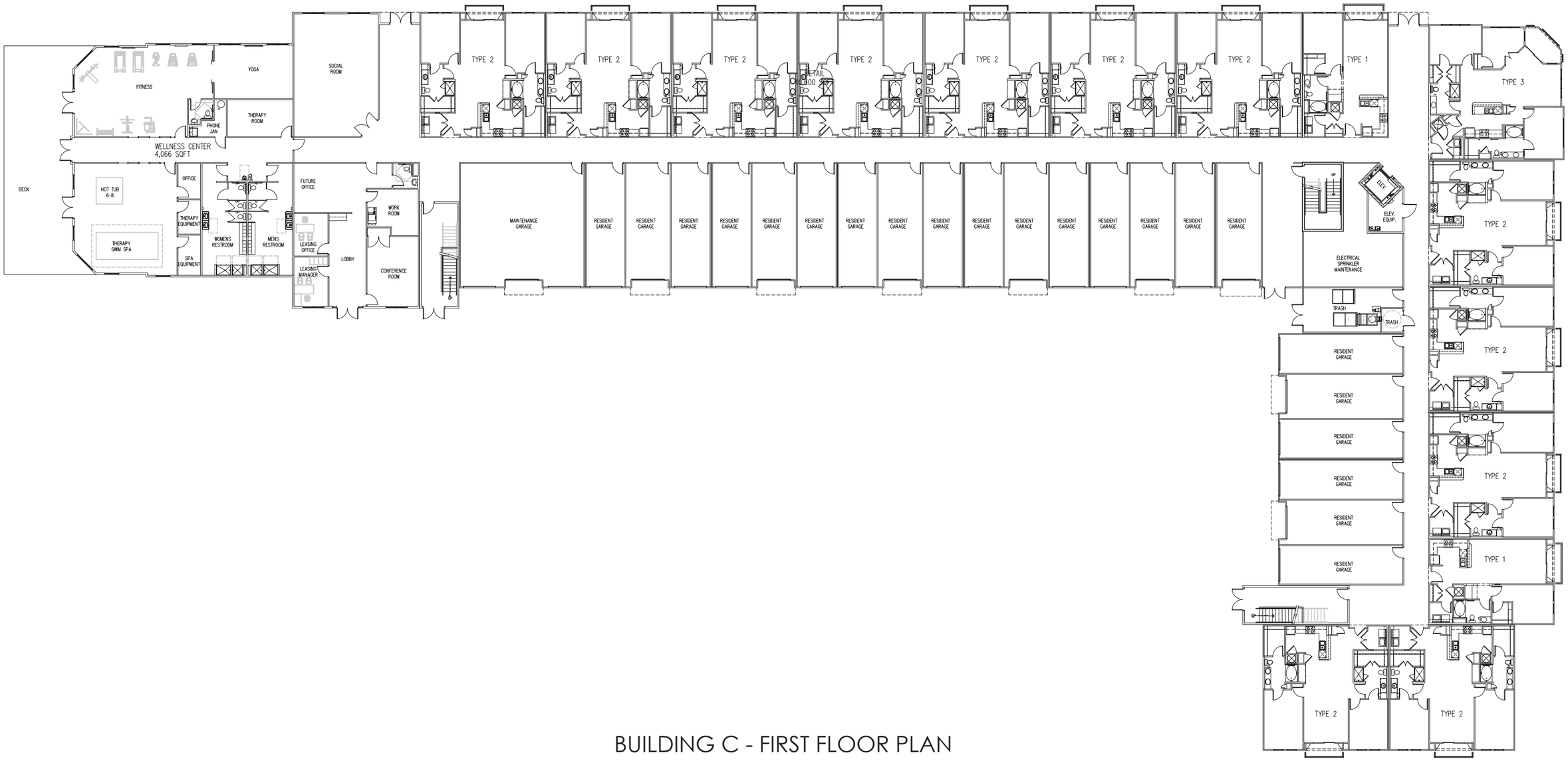
BUILDING C - NORTH ELEVATION

BUILDING C - WEST ELEVATION

BUILDING C - WEST ELEVATION

SEBREE
Architects, Inc.

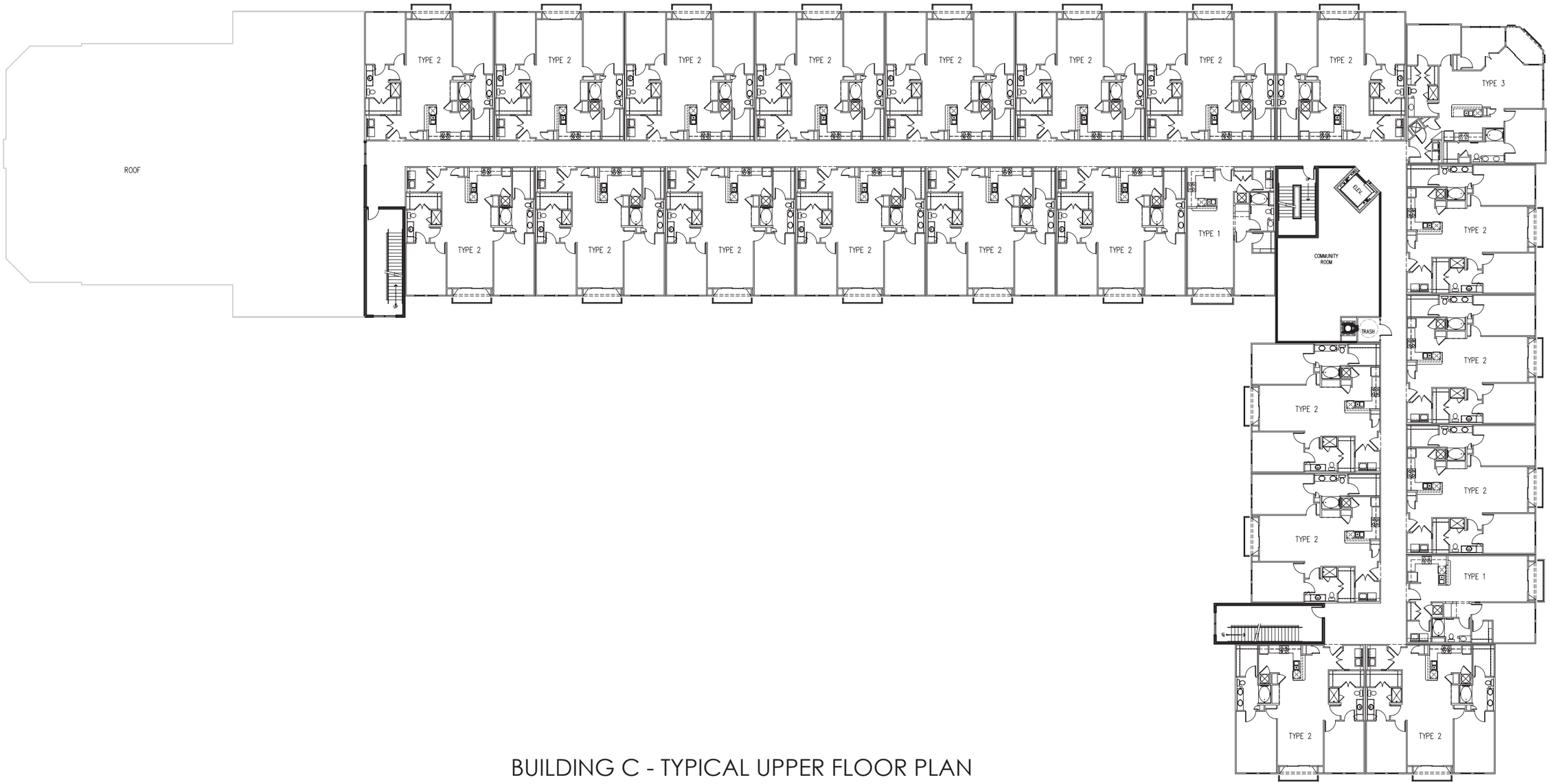
Woodland Terrace at Bridgewater



BUILDING C - FIRST FLOOR PLAN

SEBREE
Architects, Inc.

Woodland Terrace at Bridgewater



BUILDING C - TYPICAL UPPER FLOOR PLAN

SEBREE Architects, Inc.

Woodland Terrace at Bridgewater

concept plan

The Bridgewater Apartments

Woodland Terrace at Bridgewater

Lot 2 - 8.78Ac.±
Lot 3 - 3.25Ac.±
12.03Ac.±

Open Space - 6.97Ac.± (58%)

Total Parking - 199
(excluding garages and drives)

* Resident Wellness Center
leasing office / indoor pool
fitness center / pub / model apartment

(NTS)

STOEPPELWERTH

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www.stoeppelwerth.com

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