ORDINANCE 12-46

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

This is a planned unit development ordinance (the "Grand Park Village PUD Ordinance") to amend the Westfield-Washington Township 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 ("City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance;

WEREAS, the Westfield-Washington Township Advisory Plan Commission (the "Commission") considered a petition (Docket 1209-PUD-09), filed with the Commission requesting an amendment to the Zoning Ordinance;

WHEREAS, the Commission forwarded Docket 1209-PUD-09 to the Westfield City Council with a positive (8-0) recommendation in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on December 4, 2012;

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

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE ZONING ORDINANCE AND ZONING MAP BE AMEDNED AS FOLLOWS:

Section 1. Development of the Real Estate shall be governed by the provisions of the zoning ordinance unless specifically modified by the terms of the Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are herby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. This Ordinance 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 Zoning Ordinances or parts thereof that are in conflict herewith are hereby inapplicable to the Real Estate. To the extent that this Ordinance conflicts with the terms of any previously adopted Zoning Ordinance or part thereof, the terms of this Ordinance shall prevail.

ALL OF WHICH IS ORDAINED THIS 10th DAY OF DECEMBER, 2012.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
Jim Ake	Jim Ake	Jim Ake
John Dippel	John Dippel	John Dippel
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 J. Gossard, Clerk-Treasurer

I hereby certify that ORDINANCE 12-46 was delivered to the Mayor of Westfield on the 10TH day of DECEMBER, 2012, at _____m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 12-46

This 10TH day of DECEMBER, 2012

_____

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 12-46

This 10TH day of DECEMBER, 2012

_____

J. Andrew Cook, Mayor

Prepared By:
Jennifer M. Miller, AICP
City of Westfield, Indiana

WESTFIELD, INDIANA

GRAND PARK VILLAGE PLANNED UNIT DEVELOPMENT DISTRICT

1209-PUD-09

D & W FARMS INCORPORATED

11/19/2012

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ARTICLE 1. DEFINITIONS

Unless otherwise specified in (i) this Grand Park Village PUD or (ii) what is attached hereto and incorporated herein by reference as Exhibit 1, the definitions of the Westfield-Washington Township Zoning Ordinance (the "Zoning Ordinance") shall apply to words and terms set forth in this PUD. In the event of a conflict, the definitions set forth herein this PUD shall apply.

ARTICLE 2. APPLICABILITY

The real estate comprising all conceptual areas of the Grand Park Village, described in what is attached hereto and made part hereof as Exhibit 2 is reclassified as follows:

A. The zoning classification of Parcel A (described by legal description in Exhibit 2) shall be changed from the OI-PD – Open Industrial Planned Development district classification to the Grand Park Village Planned Unit Development district classification, the underlying zoning classification of which shall be the GB - General Business district of the Zoning Ordinance.

B. The zoning classification of Parcel B (described by legal description in Exhibit 2) shall be changed from the AG-SF1 - Agriculture Single Family 1 district classification to the Grand Park Village Planned Unit Development district classification, the underlying zoning classification of which shall be the GB - General Business district of the Zoning Ordinance.

ARTICLE 3. DEVELOPMENT OVERVIEW

Grand Park Village is an integrated development (the "Development") which will comprise approximately two-hundred and twenty acres (220) acres, including an approximate twenty (20) acre lake (the "Lake"), Boardwalk, beach, restaurants, retail, office, medical, lodging, entertainment and residential. Grand Park Village will be a development that is consistent with the City of Westfield's economic development plans for the Grand Park Sports Campus and will be developed by a partnership with the property owner (the "Owner") and the development team (the "Developer"). Grand Park Village will comprise the following areas *(Please see Exhibit 3 for preliminary Grand Park Village Conceptual Plan)*:

A. Lake Village. At the core of Grand Park Village will be the approximately twenty (20) acre lake (the "Lake") featuring trails surrounding or along the Lake's perimeter or partial perimeter for pedestrians and cyclists to use and will serve as an amenity to connect users to restaurants, retail, park spaces around the lake and access to water activities like kayaks, beach and swimming area, restaurants overlooking water, shopping, hotels, medical offices, entertainment, land and water activities, community events. The Lake Village will be comprised of a boardwalk (the "Boardwalk"), a wide pathway along the Lake that will provide visitors with lakeside feeling, views, and ability to casually visit stores, restaurants and walk along the Lake.

B. Monon Bike Hub. The Monon Bike Hub could be located along the Monon at the south end of the Lake and could serve as a trailhead for bikers and pedestrians seeking a destination along the Monon Trail, as well as and quick access for all visitors and local residents going to and from the Grand Park Sports Campus.

C. General commercial. Commercial areas shall include but are not limited to hotels, restaurants, retail, grocery, open air markets, vendors, equipment rental for boating, biking, tasting rooms, outdoor cafes, relaxing patios for dining or post-recreation meeting places.

D. Office and medical. Uses may include but are not limited to physical therapy, general medical offices, outpatient emergency care, hospital care, senior living care, dental, as well as general office, banking, insurance and other general office needs.

E. Single family and multi-family residential. Multi-family housing (rental or owned) will be included in Grand Park Village as separate or adjoined to commercial buildings in the form of mixed-use living. Grand Park Village is uniquely positioned for above ground multi-family housing overlooking the lake, restaurants, shopping and more. Alternatively, the area surrounding the smaller Lake Village is as suitable as it would provide quick access to amenities in the area including, but not limited to larger commercial buildings, offices and medical facilities.

F. Entertainment venues. Uses may be indoor or outdoor venues and include but not limited to family recreational centers include lake activities, outdoor equipment rental, bowling alleys, sand volleyball, sports practice facilities and movie theaters (permanent or temporary).

ARTICLE 4. <u>USES</u>

A. Permitted uses for Grand Park Village shall include all uses permitted in the GB-General Business district of the Zoning Ordinance and those listed below:

(1) Non-motorized recreational equipment, sales, service and rentals including, but not limited to boats, kayaks, as well as related classes and schools;

(2) Trophy and awards including but not limited to manufacturing, assembly, engraving and sales;

(3) Personal packaging services and document preparation;

(4) Multi-family housing (rental or owned) as part of any mixed use building or a standalone structure;

(5) Assisted living facilities;

(6) Bed & breakfasts, inns, hotels or resorts and those with attached entertainment amenities;

(7) Conference, banquet, meeting or event centers;

(8) Playgrounds, water parks, amusement parks, water slides or other similar uses as determined by the Economic and Community Development Director (the "ECD Director") indoors or outdoors;

(9) Indoor or outdoor entertainment venues including but not limited to arcade games, virtual simulation games, video games, rock-climbing walls, ice or roller skating rinks, miniature golf courses, shuffleboard, giant checkers, splash pads, cooling stations, swimming batting cages or driving ranges, go-kart tracks, team building or fitness courses/stations, movie theaters, athletic facilities, ropes courses, zip-lining, acrobatics facility, amusement rides or other similar uses as determined by the ECD Director;

(10) Coffee shops and coffee roasting;

(11) Data processing;

(12) Gasoline services stations;

(13) Vending Machine Hub;

(14) Manufacturing of food and beverage products available for sale on-site and off-site;

(15) Food Specialty Store;

(16) Golf cart, electric bike, bike, segway, skiing, snowshoeing, sledding, skating sales, rentals/repair;

(17) Medical, rehabilitation, chiropractic and emergency clinics and labs;

(18) Mobile medical check vehicles;

(19) Performance research, general research and lab institutes;

(20) Playground or playhouse displays and sales;

(21) Consignment stores;

(22) Veterinarian clinics, kennels and boarding facilities with no outdoor runs;

(23) Outdoor theater and musical performance areas and events;

(24) Ferris wheel, indoor or outdoor carousel or other similar amusement;
(25) Private banking centers for ATM access only;
(26) Professional and amateur recreational and performance art facilities;
(27) Parking operators and transportation services providing parking and transportation assistance/convenience shall be permitted, including, but not limited to valet parking companies, bus, trolley, car, cart, bicycle hire, tram, wagon, electric bike or other related transportation services;
(28) Special interest, private or public clubs;
(29) Spas, beauty and tanning salons;
(30) Manufacturing and bottling of alcoholic and non-alcoholic beverages for direct consumer sale;
(31) Bottling, processing and packaging of food, incidental and retail sales in the Development or Grand Park Sports Campus, including but not limited to ice cream, popcorn shops, juice bars, produce, prepared food, sauces, baked goods, tea, coffee, spices, condiments or similar uses as determined by the ECD Director;
(32) Manufacturing or assembly of cloth products for retail purposes (i.e. custom, screen-printed apparel or marketing items) or other similar uses as determined by the ECD Director;
(33) Sale and manufacturing of cosmetic or health products;
(34) Self-storage and transfer facilities;
(35) Manufacturing and sale of art and handmade goods;
(36) Manufacturing and sale of unique or personal stationary or personalized products;
(37) Single family attached residential;

ARTICLE 5. TEMPORARY USES AND EVENTS

The Temporary Uses and Events Ordinance in the Zoning Ordinance shall apply with the following exceptions:

A. Temporary uses and events shall not be required to be incidental to the permitted use or structure on the property or abutting property, so long as the temporary use or event is for the entertainment, interest or benefit of the public, including but not limited to, farmers' markets, concerts, amusement entertainment and outdoor movies or theater in the park;

B. If the temporary use or event is a reoccurring seasonal event (i.e. weekly farmers' market) and utilizes equipment including but not limited to tents or stages, the equipment associated with the main shelter or structure may remain on the property for the seasonal duration (i.e. farmer's market during summer months) of the temporary use or event's business activity so long as it is stored in an aesthetically pleasing manner, the location does not interfere with daily businesses, traffic, trails, recreation or other Development amenities as determined by the ECD Director;

C. Temporary signage internally located at the temporary use or event shall be allowed without additional permits.

(1) Signs shall not exceed thirty-two (32) square feet in size.
(2) Signs shall be removed within twenty-four (24) hours of the close of the event.

ARTICLE 6. DEVELOPMENT AND ARCHITECTURAL STANDARDS

A. Design theme. The design theme of Grand Park Village shall incorporate a consistent representation of New England Style architecture that of which is commonly used in buildings and homes in New England, similar to the Cape Cod vernacular and shall be constructed in substantial compliance with the conceptual examples

shown in Exhibit 4. Buildings shall be traditional in their architecture or a contemporary expression of New England Style architecture.

B. Roof. Roof form and design shall be traditional or a contemporary expression of New England Style architecture. Materials specified in the Zoning Ordinance, wooden shingle, mixed material and non-reflective metal roofs shall be permitted.

C. Windows. Fenestration shall be architecturally thematically consistent with the architectural style of each structure as shown in Exhibit 4.

D. Building materials and exterior. Exterior materials permitted throughout the development shall be architecturally related to the New England Style and shall include but are not limited to wood, brick, stone or other masonry material. Synthetic materials, including synthetic wood siding, stucco, stone, brick, shingles or Hardie Plank (*please see Exhibit 4, Figures 9-13 for examples of Hardie Plank)*, are permitted and shall be as close in appearance and detail to the natural material they simulate. The following shall be permitted:

(1) Vinyl, as a building material, shall only be used to clad windows and for soffits;
(2) Metal siding may be permitted as an accent, trim or in signage.

E. Commercial or mixed use buildings which include residential (single family or multi-family):

(1) Minimum lot frontage on road: none
(2) Minimum lot depth: none
(3) Minimum building area: none
(4) Set back from Internal Streets: no minimum
(5) Set back from External Streets: a minimum of ten (10) feet from the road right-of-way line; parking and pathways may be permitted in this area.
(6) Side yard: no minimum (may be adjoining buildings)
(7) Rear yard: minimum of ten (10) feet when abutting another building or business, If abutting a pedestrian trail, the Boardwalk, Lake, park, beach or other public amenity in Grand Park Village, then no setback shall be required.

F. Building height. No maximum building height.

G. Parking requirements. Parking in Grand Park Village shall adhere to the Zoning Ordinance.

(1) Parking needed for recreational uses, the Lake, Monon or other pedestrian trails shall be permitted to be included in common parking areas if within twelve hundred (1200) feet of Grand Park Village.
(2) Parking for transportation vehicles (i.e. shuttles) may be permitted in off-street parking areas.
(3) Parking attendant or management structures may be located in the parking lot. No building setbacks shall apply.

H. Accessory structures. Building accessory structures shall adhere to the Zoning Ordinance.

I. Lighting. Standards shall apply from the Outdoor Lighting Standards of the Zoning Ordinance.

J. Loading and unloading berths. Loading and unloading berths shall adhere to the Zoning Ordinance with the following exceptions:

(1) Loading berths oriented toward any street shall be permitted;
(2) Maneuvering aisles and driveways may serve both required parking and loading berth.

K. Multi-Family Residential. The Development and Architectural Standards established in this Grand Park Village PUD as well as the standards set forth in the Zoning Ordinance for MF2 Multi-Family 2 shall apply.

In the event that there is a conflict with the Zoning Ordinance, the PUD standards set forth herein shall apply.

(1) MF2 uses may be located within three-quarters (.75) of a mile of another MF1 or MF2 uses;

(2) Maximum number of dwelling units for Development shall be 960 units; a maximum of 640 such dwelling units shall be permitted in the Single Family (Attached) and Multi-Family area identified in Exhibit 3;

(3) The Lake and the Monon Trail shall be considered two (2) separate amenities for MF2 developments that are connected to or included in the Lake Village area;

(4) MF2 buildings shall have a minimum of twenty percent (20%) masonry with the remaining eighty percent (80%) comprising the materials listed in Article 6;

(5) MF2 areas not connected to or included in a mixed use area shall adhere to the standards set forth in the Zoning Ordinance for MF2 regarding setbacks, building and other related items.

L. Single Family Attached Residential.

(1) All Single Family Attached Residential shall be developed in compliance with the Single Family Attached (SF-A) district standards of the Zoning Ordinance, unless modified by this Grand Park Village PUD.

(2) The maximum number of Single Family Attached residential units permitted within the Development shall be seventy-five (75) units.

ARTICLE 7. THOROUGHFARE PLAN

A. Attached hereto and incorporated herein by reference as Exhibit 5 are the conceptual thoroughfare and pedestrian plans for Grand Park Village.

(1) External Streets: 186th Street, 181st Street, Kinsey Avenue, Tomlinson Road, Wheeler Road, a future road extending south from the Grand Park Sports Campus and intersecting with Wheeler Road, and Oak Ridge Road to the extent it is constructed within the Development.

(2) Internal Streets: To be named roadways connecting areas within the Development

B. Trails. Trails shall be included throughout the Development. Access to the Monon Trail shall comply with applicable City of Westfield policies and ordinances.

(1) External Streets shall have a minimum of an eight (8) foot asphalt trail constructed in compliance with the City's Development and Construction Standards.

(2) A twenty (20) foot wide alternative transportation easement (unless otherwise agreed by the City) shall be granted to the City at no cost to the City, which extends from 181st Street (near the eastern property line of the Development), continuing northwesterly to intersect with the Wheeler Road extension. The City intends to utilize this easement to construct an alternative transportation connection from the Monon Trail (which is being constructed along the Wheeler Road extension and will extend to Grand Park) to Union Street (which will provide connection to the alternative transportation trails in Asa Bales Park and Grand Junction Plaza). This easement shall be granted to the City at the time of platting the affected property unless otherwise agreed by the City. It is contemplated that the easement will meander between buildings and/or other improvements that will be constructed on the affected property.

(3) The Boardwalk or trail shall be constructed to provide public pedestrian access to and around the Lake in the Lake Village area. The Boardwalk or trail shall maintain a thirty (30) percent adjacency to the Lake.

ARTICLE 8. SIGNAGE

A. All permanent signs shall be in substantial compliance with the New England Style (*Please see Exhibit 4, Figure 14; additional examples can be seen in Figures 1, 2, 5, 8-11).*

B. Sign Standards as established in the Zoning Ordinance shall apply with the following exceptions:

(1) General Sign Regulations.

(a) No illuminated sign setbacks from residential attached to or part of the Lake Village area shall be required.

(b) No front yard or right-of-way setback shall be required for signage.

(2) Seasonal Decorations. In addition to the seasonal decorations contemplated in the Zoning Ordinance, seasonal decorations associated with Grand Park Sports Campus events and activities, including the use of banners, pennants, flags, ribbons and other similar decorations shall be permitted as determined by the ECD Director. No sign permits shall be required.

(3) Ornamental Banners. Ornamental Banners shall be permitted within fifty (50) feet of External Streets and within the common area of the Development.

ARTICLE 9. LANDSCAPING

A. The Landscaping Standards as found in the Zoning Ordinance shall apply with the following exceptions:

(1) Required onsite trees and plantings within Lake Village, Monon Bike Hub, General Commercial, Office and Medical, and Entertainment Venue areas may be planted in Development common areas in place of onsite;

(2) Twenty-two (22) acres of the Development will be set aside for open space.

(3) The Lake Village, comprising an approximately twenty (20) acre lake, the Boardwalk, surrounding green space and trails, shall be included in the minimum required open space for the overall development;

(4) Minimum required buffer yard between non-residential and residential shall not apply to mixed use areas;

EXHIBIT 1
DEFINITIONS

EXHIBIT 1
DEFINITIONS

B. "Boardwalk" shall mean and refer to an area partially or completely surrounding the lake that will be used for pedestrian and cycling traffic and as a trail adjoining lake activities, trails, restaurants and other commercial, residential or public areas.

C. "Cape Cod" shall refer to architectural style that is commonly identified by the use of shingles or clapboarding, use of white trim or white interior crown molding, slanted roofs, symmetrical or similar window sizes, roof dormers, cupolas, rectangular and circular windows with muttons and often highlighted by the use of a decorated front door, often painted in distinct colors.

D. "Community Garden Centers" shall mean and refer to a designated area within a subdivision common area set aside for use by residents for growing fruits, vegetables and flowers.

E. "Development" shall refer to the Grand Park Village development of approximately 220 acres.

F. "Electronic Message Board" shall refer to a permanent sign, free standing or mounted on a wall, consisting of text symbolic imagery or both that uses an electronic display created through a use of pattern of lights in a dot matrix configuration allowing the sign face to intermittently change the image without having to physically or mechanically replace the sign face, including an LED (light emitting diode) sign as distinguished from a static image sign.

G. "Elevation" shall mean and refer to the front, side or rear of a dwelling.

H. "External Streets" shall refer to 186th Street, 181st Street, Kinsey Avenue, Tomlinson Road, Wheeler Road Extension.

I. "Federal" shall refer to architectural style that commonly identified by the use of arched fanlight above the door, large flattened chimneys on end walls or back, shingles or slat board siding, often with hipped roof or brick end walls and shutters.

J. "Food Specialty Store" shall refer to a commercial use involving the preparation and/or retail sales of food or beverage products not exceeding 15,000 square feet.

K. "Georgian Colonial" shall refer to architectural style that is commonly identified by the use of slanted roofs, gambrel or hipped roofs, even spacing between doors and windows, small and large windows with panes, wooden shingle or slat board siding, central chimney or multiple symmetrical chimneys, doorways, as well as corners emphasized by pediments, pilasters, coining or other accents.

L. "Grand Park Sports Campus" shall refer to the approximately 400+ acre sports complex development by the City of Westfield located just north of Grand Park Village.

M. "Greek Revival" shall refer to architectural style that is commonly identified by the use of doors flanked by sidelights, use of slat board, brick, shingles, corner blocks above the doors and windows, Greek columns and motifs, pilasters used on corners, gable ends to main street, large, flattish chimneys, second story windows set below eaves, floor length windows, shutters and muttons.

N. "Internal Streets" shall refer to roadways that will provide interior access to areas within Grand Park Village and connecting to External Streets.

O. "Lake" shall refer to the approximately twenty (20) acre lake that will anchor the Grand Park Village as an amenity, common area landscaping or green space and as retention for all future buildings.

P. "Monon Trail" shall refer to the public pedestrian and bike trail way extension of the existing Monon Trail that runs from downtown Indianapolis and extends to Westfield, Indiana.

Q. “Monon Bike Hub” shall mean and refer to the potential development of a hub or headquarter location for cyclist using the Monon Trail and surrounding roads, trails or other pathways for cycling; it may include food and beverage sales.

R. "Natural Materials" Brick, wood, limestone, fiber cement siding, or natural stone.

S. “New England” shall refer to Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island and Vermont.

T. “New England Style” shall refer to architectural style that is commonly identified by the use of Federal, Greek Revival, Georgian Colonial, Shake Shingle or Cape Cod architectural styles and their respective elements.

U. “Owner-Developer” shall refer to joint venture partnership between the property owners and the development team for the subject property.

V. “Parcel" shall mean and refer to a land area with properly recorded legal description.

W. “Shake Shingle” shall refer to architectural style commonly used in Cape Cod and the Maine coast and is marked by a profusion of gables, roofs, and porches, and are typically covered with shingles from roof line to foundation, white trim and natural colors.

X. “Vending Machine Hub” shall refer to a bank of vending machines that dispense snacks or beverages.

EXHIBIT 2

Real Estate – Legal Description / Property Boundary

EXHIBIT 2
Real Estate – Legal Description

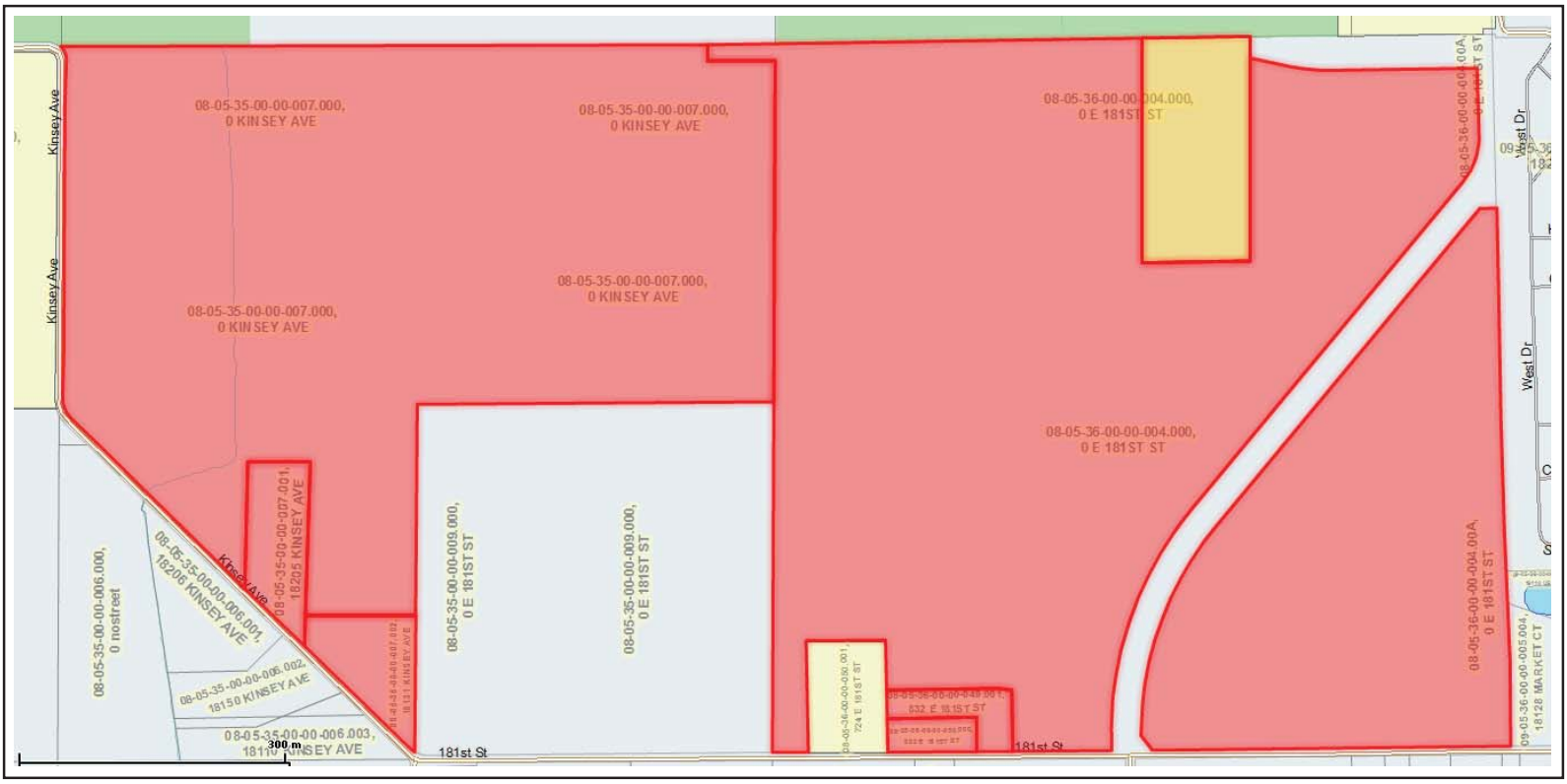
A part of the NW ¼ Section 36, Township 19 N, Range 3 East, located in Washington Township, Hamilton County Indiana, starting at the NE corner of said description Direction: S 0-41-4 E Distance: 643.696

To the point of beginning: Direction: S 1-13-47 E Distance: 207.828 thence, Direction: S 1-34-45 E Distance: 84.922 thence, Direction: S 0-57-50 E Distance: 479.128 thence, Direction: S 1-47-0 E Distance: 413.91 thence, Direction: S 2-24-53 E Distance: 159.492 thence, Direction: S 2-24-59 E Distance: 113.611 thence, Direction: S 2-24-57 E Distance: 111.029 thence, Direction: S 2-24-56 E Distance: 105.574 thence, Direction: S 0-33-30 E Distance: 51.302 thence, Direction: S 0-33-51 E Distance: 261.033 thence, Direction: S 89-15-35 W Distance: 32.503 thence, Direction: S 89-16-7 W Distance: 696.527 thence, Direction: S 89-22-42 W Distance: 598.075 thence, Direction: N 37-20-7 W Distance: 69.4 thence, Direction: N 0-11-16 E Distance: 12.22 thence, Direction: N 3-4-30 E Distance: 107.745 thence, Direction: N 6-59-49 E Distance: 73.225 thence, Direction: N 10-37-31 E Distance: 83.034 thence, Direction: N 14-28-1 E Distance: 81.659 thence, Direction: N 19-46-5 E Distance: 86.721 thence, Direction: N 22-37-13 E Distance: 82.886 thence, Direction: N 26-33-43 E Distance: 79.837 thence, Direction: N 30-27-22 E Distance: 70.451 thence, Direction: N 33-55-10 E Distance: 86.537 thence, Direction: N 38-13-2 E Distance: 70.768 thence, Direction: N 39-39-58 E Distance: 1533.51 thence, Direction: N 88-23-1 E Distance: 63.455 to the point of beginning.

In addition to the above area, starting at the same point: A part of the NW ¼ Section 36, Township 19 N, Range 3 East, located in Washington Township, Hamilton County Indiana, starting at the NE corner of said description Direction: S 84-24-12 W Distance: 909.717

To the point of beginning: Direction: S 77-48-59 E Distance: 131.963 thence, Direction: S 78-1-16 E Distance: 28.041 thence, Direction: S 81-51-43 E Distance: 42.599 thence, Direction: S 84-52-9 E Distance: 35.894 thence, Direction: S 85-42-37 E Distance: 32.22 thence, Direction: N 89-16-11 E Distance: 33.753 thence, Direction: N 89-10-58 E Distance: 540.555 thence, Direction: S 1-36-48 E Distance: 246.508 thence, Direction: S 0-24-26 E Distance: 15.511 thence, Direction: S 3-38-47 W Distance: 19.499 thence, Direction: S 8-30-20 W Distance: 17.715 thence, Direction: S 12-9-31 W Distance: 25.543 thence, Direction: S 18-32-17 W Distance: 26.294 thence, Direction: S 24-9-1 W Distance: 33.217 thence, Direction: S 33-3-37 W Distance: 34.077 thence, Direction: S 36-10-17 W Distance: 19.027 thence, Direction: S 39-39-57 W Distance: 1567.656 thence, Direction: S 38-35-8 W Distance: 62.98 thence, Direction: S 35-42-17 W Distance: 50.256 thence, Direction: S 32-20-58 W Distance: 90.566 thence, Direction: S 28-48-38 W Distance: 87.318 thence, Direction: S 25-11-55 W Distance: 95.829 thence, Direction: S 20-17-50 W Distance: 99.253 thence, Direction: S 16-2-28 W Distance: 106.143 thence, Direction: S 11-18-49 W Distance: 91.039 thence, Direction: S 8-36-53 W Distance: 85.12 thence, Direction: S 2-41-16 W Distance: 130.293 thence, Direction: S 0-11-54 W Distance: 69.37 thence, Direction: S 89-36-8 W Distance: 826.95 thence, Direction: N 1-10-18 W Distance: 415.207 thence, Direction: S 89-32-24 W Distance: 294.019 thence, Direction: S 1-10-40 E

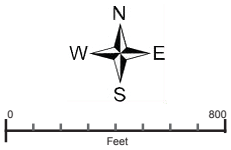
Distance: 413.577 thence, Direction: S 89-52-48 W Distance: 133.57 thence, Direction: N 0-15-10 E Distance: 1299.192 thence, Direction: S 89-35-29 W Distance: 1319.804 thence, Direction: S 0-27-32 W Distance: 1288.831 thence, Direction: N 45-47-45 W Distance: 1776.522 thence, Direction: N 38-22-54 W Distance: 20.245 thence, Direction: N 27-10-15 W Distance: 20.3 thence, Direction: N 15-57-52 W Distance: 20.324 thence, Direction: N 4-49-11 W Distance: 20.352 thence, Direction: N 0-31-38 E Distance: 761.992 thence, Direction: N 0-10-6 E Distance: 312.911 thence, Direction: N 2-4-11 E Distance: 168.34 thence, Direction: N 6-35-22 W Distance: 30.934 thence, Direction: N 40-42-7 W Distance: 17.267 thence, Direction: N 89-51-30 E Distance: 2394.307 thence, Direction: N 89-7-40 E Distance: 1611.377 thence, Direction: S 0-0-0 W Distance: 832.62 thence, Direction: N 89-0-0 E Distance: 398.771 thence, Direction: N 0-0-0 E Distance: 751.66, To the point of beginning containing 242.75 acres more or less.



Grand Park Village PUD

Legal Boundary of Real Estate (Red Overlay)

Printed: Aug 03, 2012



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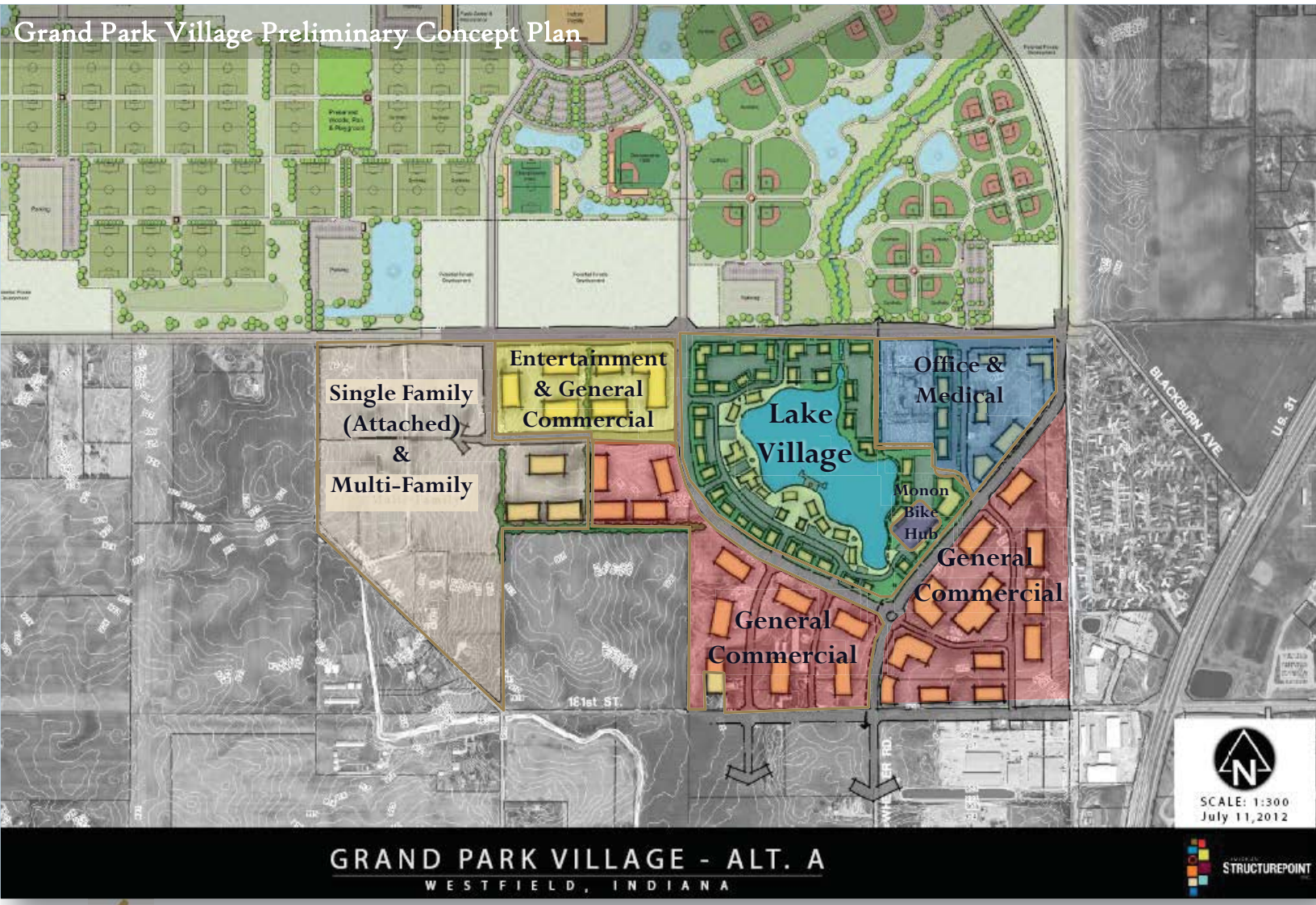
<u>Exhibit 3</u>
Grand Park Village Conceptual Plan


Grand Park Village Preliminary Concept Plan
Single Family (Attached) & Multi-Family
Entertainment & General Commercial
Lake Village
Office & Medical
Monon Bike Hub
General Commercial
General Commercial
BLACKBURN AVE
U.S. 31
161st ST.
SCALE: 1:300
July 11,2012
GRAND PARK VILLAGE - ALT. A
WESTFIELD, INDIANA
STRUCTUREPOINT

<u>Exhibit 4</u>
Grand Park Village Conceptual Design Images

EXHIBIT 4

Figure 1
Georgian Colonial architectural style

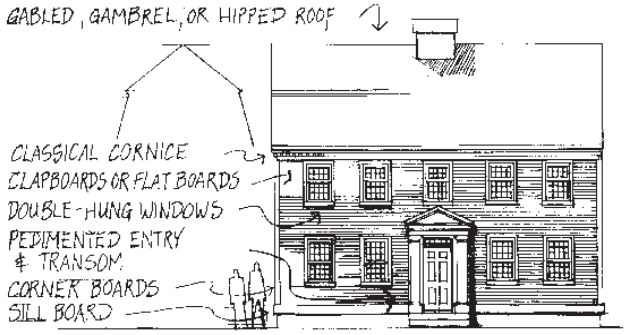


Figure 2
Shake Shingle architectural style

Characterized by the consistent and horizontal use of shingles on sides of buildings

Figure 4
Greek Revival architectural style

Figure 5
General New England style architecture

Figure 6
General New England architectural style

Figure 7
General New England architectural style

Figure 8
General New England architectural style

Figure 9
Hardie Plank siding used in mixed use building

Figure 10
Starbucks Coffee building in New England theme using Hardie Plank siding

Figure 11
Hardie Plank siding used in restaurant siding

Figure 12
Hardie Plank siding variation with New England style architecture

Figure 13
Hardie Plank siding variations

Figure 14
General New England architectural style signage examples

Exhibit 5
Grand Park Village Thoroughfare and Pedestrian Plan

Grand Park Village Thoroughfare Plan
186TH STREET (UNDER CONSTRUCTION)
Multi-Family
Empty Nester/ Multi-Family
Lake Village & Boardwalk
Bike Hub
BLACKBURN AVE
U.S. 31
181st ST.
WHEELER RD. (FUTURE EXTENSION
SCALE: 1:300
July 11,2012
GRAND PARK VILLAGE - ALT. A
WESTFIELD, INDIANA
STRUCTUREPOINT

Grand Park Village Pedestrian Plan