

ORDINANCE NO. ##-##-25

AN ORDINANCE CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-95 AND ALL AMENDMENTS THERETO, A PART OF THE COMPREHENSIVE PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA, AND THE ADOPTION OF A PRELIMINARY DEVELOPMENT PLAN

Document Cross-Reference No: XXXXXXXXXXXX

This Ordinance (the “Gatewood Lakes PD Ordinance”) amends the Unified Development Ordinance of the City of Noblesville, Hamilton County, Indiana No. 62-1295 (the “UDO”) enacted by the City of Noblesville (the “City”) under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Advisory Plan Commission of the City of Noblesville (the “Plan Commission”) has conducted a public hearing on Application No. LEGP-00237-2024 at its February 18, 2025 meeting as required by law in regard to the application filed by Henke Development Group LLC (“Controlling Developer”) concerning a change of zoning of property described in Exhibit A (the “Real Estate”), containing 1,137 acres and the adoption of a preliminary development plan depicted in Exhibit B (the “Preliminary Development Plan”) attached hereto; and

WHEREAS, the Advisory Plan Commission has sent a favorable recommendation for adoption of said amendment with a vote of ## AYES and ## NAYS to the Common Council of the City of Noblesville, Hamilton County, Indiana (the “Common Council”);

NOW THEREFORE, BE IT ORDAINED by the Common Council, meeting in regular session, that the UDO is hereby amended as follows:

Section 1. Applicability of Ordinance.

- A. Development of the Real Estate shall be governed entirely by (i) the provisions of this Gatewood Lakes PD Ordinance and its exhibits, and (ii) those provisions of the UDO in effect as of the date of adoption of this Ordinance, except as

modified, revised, supplemented or expressly made inapplicable by the Ordinance.

- B. All provisions and representations of the UDO that conflict with the provisions of this Gatewood Lakes PD Ordinance and its exhibits are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Gatewood Lakes PD Ordinance.
- C. As of the date of adoption of this ordinance, a petition for annexation has been filed under IC 36-4-3-5.1 and is pending approval by the Noblesville Common Council for the following listed parcels; Upon the date on which the adopted annexation ordinance takes effect, the Real Estate, including the annexation parcels, shall be designated with the respective zoning classifications within this ordinance and shall also be designated as part of the “Gatewood Lakes Planned Development.”. Pending annexation of parcels (12-11-13-00-00-003.000, 12-11-13-00-00-004.000, 12-11-13-00-00-005.001, 12-11-13-00-00-001.000, 12-11-13-00-00-002.000, 12-12-07-00-00-010.000, 12-12-07-00-00-009.000,– Gatewood Farms Inc.; 12-11-12-00-00-009.000 – Howard Verbryck; 12-12-18-00-00-010.000 – Thieme, Martin, Marsha and Matthew Co Tenants; 12-12-18-00-00-010.001, 12-12-18-00-00-009.000, 12-12-18-00-00-010.002 – Thieme, Martin and Marsha; 12-12-18-00-00-001.000 - Entrust Group Inc FBO Charles N Spartz Roth IRA 31883; 12-12-18-00-00-004.000 - Musselman, Marilyn B; 12-11-13-00-00-004.002 - B&B Holdings II LLC; 12-11-13-00-00-004.001 - Henke Development Group).

D. Upon the date on which the adopted annexation ordinance takes effect, the area described herein as “Heritage Commons”, and comprising of approximately 121 acres, will be removed from the zoning district of CCPD – Corporate Campus Planned Development, Land Use Category of Industrial/Office and subdistrict of “Internal” and be zoned “PB Planned Business” and therefore amend Ordinance No. 54-11-02.

Section 2. Permitted Uses. The uses permitted in UDO Appendix C shall apply with the following exceptions:

- A. The following uses identified as Conditional Uses in the PB zoning district shall be prohibited: Temporary Shelters, Drive-In Theater, Bus or rail passenger terminal, Automobile Rental, Automobile sales, Marine Craft – Sales, repair, service, Supply Yard, Warehousing, Wholesale Trade (Indoor).
- B. All other uses identified as Conditional Use in the PB zoning district shall be permitted uses (unless further clarified in Section 2.D).
- C. Mixed Use Residential, as defined in the UDO as “Downtown Mixed Use Residential”, shall be a permitted use in the PB underlying zoning district.
- D. The following uses identified as non-permitted or Conditional Uses in the PB zoning district shall be permitted uses:
 - i. Dwelling, Single-Family Detached
 - ii. Dwelling, Single-Family Attached
 - iii. Dwelling, Two-Family

- iv. Dwelling, Multi-Family
- v. Townhouse
- vi. Montessori Schools
- vii. Commercial Recreation (outdoor)
- viii. Sports Park (outdoor)

E. The following uses identified as non-permitted or Conditional Uses in the R5 zoning district shall be permitted uses:

- i. Dwelling, Two-Family (Duplex) – Permitted in “Isleworth” only, along the powerline trail and/or within the interior center adjacent to the “Residential Club Amenities.”
- ii. Dwelling, Single-Family Detached
- iii. Dwelling, Single-Family Attached - Permitted in “Isleworth” only, along the powerline trail and/or within the interior center adjacent to the “Residential Club Amenities.”
- iv. Townhouse - Permitted in “Isleworth” only, along the powerline trail and/or within the interior center adjacent to the “Residential Club Amenities.”

F. The Residential Club Amenities located in the R5 zoning district is intended to offer a wealth of recreation and leisure facilities with an array of resort-style amenities for residents specific permitted uses shall be permitted:

- i. Clubhouse
- ii. Café/Coffee Shop
- iii. Restaurant

- iv. Restaurant with walk-up
- v. Sports Fields/Outdoor Courts
- vi. Swimming Pool (indoor and outdoor)
- vii. Commercial Recreation (indoor and outdoor)
- viii. Park (public and private)
- ix. Marina (Any land, building, structure or premises used for launching, docking, and storage of marine craft)
- x. Boathouse

G. The following uses identified as Permitted Use in the PB zoning district shall be prohibited:

- i. Refund Anticipation Loan Lenders, title loan businesses, short-term loan providers, cash for precious metals stores and pawn shops
- ii. Sexually-oriented businesses, as defined in the Unified Development Ordinance
- iii. A store selling or advertising primarily “dollar” merchandise
- iv. Animal Clinic that has outdoor boarding facilities (specifically does not prohibit pet spas, pet wellness businesses, veterinary services or other similar businesses)
- v. Businesses that emit noxious odors

Section 3. Preliminary Development Plan.

A. A full sized, scale Preliminary Development Plan (“PDP”) is on file with the City’s Planning and Development Department with the attached PDP being a general representation of the complete set.

B. The PDP is hereby incorporated herein and approved. Pursuant to Article 8 of the UDO, the PDP is intended to establish the basic goals and policies, bulk standards, variations/waivers from the underlying zoning districts and layout of the Gatewood Lakes PD.

Section 4. Residential Bulk Standards. The bulk requirements of UDO Table 8.B. shall apply except as noted below:

Legend

GL = Gatewood Landing Use Block – Single Family Lots without Alleys – 145.05 Acres
 I-T(RL) = Isleworth Use Block – Townhouse Lots & Two-Family Dwellings (Rear Load)
 I-T(FL) = Isleworth Use Block – Townhouse Lots & Two-Family Dwellings (Front Load)
 I-R = Isleworth Use Block – Single Family Lots with Alleys (Rear Load)
 I-F = Isleworth Use Block – Single Family without Alleys (Front Load)
 Isleworth Use Block – Total Area – 456.75 Acres
 GP = Garden Park Use Block – Single Family Lots without Alleys - 249.91 Acres
 M = The Market at Gatewood Use Block – Mixed-Use and Commercial – 145.73
 HC = Heritage Commons Use Block -Mixed-Use and Commercial - 121.13 Acres

Blocks	Min. Lot Width at Front Setback	Lot Area (SF)	Min. Front ²	Min. Side ²	Min. Rear ²	Min. Building Separation ²	Max. Bldg. Height	Perimeter Site Buffering - Internal	Establishment of Peripheral Yard ⁵
GL	70'	15,000	25'	5'	10'	20'	35'	N/A	50'
I-T(RL)	20' (per unit)	1,670	15'	5-8' ⁴	20' ¹	10-16'	45'		
I-T(FL)	20' (per unit)	1,670	25'	5-8'	20'	10-16'	45'		
I-F	42'	4,200	25'	7'	20'	10'	35'		
I-R	36'	3,600	15'	6'	20' ¹	10'	35'		
GP	50'	6,500	20'	6'	20'	12'	35'		
M ₆	0'	0'	10' ³	0'	0'	20'	50'		
HC ₆	0'	0'	10' ³	0'	0'	20'	50'		

¹ For homes adjacent to Alleys, the Rear Yard Setback shall apply from the limits of Alley (Common Area / Private Right-of-Way) to Building.

² The minimum side and rear setbacks for any Accessory Structure shall be 5' side and 10' rear. There shall be no minimum Building separation between a primary structure and an accessory structure.

³ A 10' setback shall be provided adjacent to public Right-of-Way to allow for D & U Easement.

⁴ Between buildings only.

⁵ No peripheral yard shall be required between a detention pond a public right-of-way. No peripheral yard shall be required between the front façade of a multi-family structure and a public right-of-way. There is one portion of the 50' buffer annotated in the waiver request that cannot be accommodated due to wetlands.

⁶ All Single-Family, Townhouse and Two-Family Dwelling Lots within these Blocks shall adhere to the I-T(RL), I-T (FL), I-F and I-R associated standards.

*All applicable codes to Indiana Administrative Code 675 shall be met, subject to waivers and variances.

Section 5. Non-Residential Bulk Standards. The bulk requirements of UDO Table 8.C.

shall apply except as noted below:

The Market at Gatewood & Heritage Commons	
Minimum Lot Size	12,000 square feet
Maximum Lot Width	N/A
Maximum Floor Area Ratio	N/A
Maximum Impervious Surface Coverage	85%
Maximum Building Size	N/A
Minimum Front Yard	1 foot
Minimum Side Yard	0 feet
Minimum Rear Yard	0 feet
Maximum Building Height	50'
Perimeter Buffering – Internal	N/A
Establishment of Peripheral Yard*	50'

*No peripheral yard shall be required between a detention pond and a public right-of-way.

Section 6. Signage.

- A. Signage in the Gatewood Lakes Planned Development shall be permitted in accordance with a “Program of Signs” to be reviewed and approved by the Noblesville Plan Commission subsequent to the adoption of this Ordinance.
- B. Designation signs shall be permitted without regard to building setbacks; and shall be compliant with the 10-foot setback from right-of-way; however, shall be permitted in the peripheral landscape buffer yard.

Section 7. Building Base Landscaping. The requirements of UDO Article 12.6. shall apply; however, also accept for alternatives such as planter boxes and seasonal plantings as a substitution of the typical required trees and required shrubs and shall be reviewed at the Development Plan phase.

Section 8. Block Lengths. The requirements of UDO Article 6, Part C, Section 1 shall not apply.

Section 9. Architectural Standards.

- A. Residential architectural standards for the Gatewood Lakes PD are described in Exhibit C with Character Exhibits provided for single-family in Exhibit D. These Standards are intended to replace the Architectural Design Guidelines adopted by the Noblesville Architectural Review Board.
- B. Multi-Family Residential, Two-Family and Townhome architectural standards for the Gatewood Lakes PD are described in Exhibit E with Character Exhibits provided in Exhibit F. These Standards are intended to

replace the Architectural Design Guidelines adopted by the Noblesville Architectural Review Board.

- C. Non-Residential architectural standards for the Gatewood Lakes PD are described in Exhibit G with Character Exhibits provided in Exhibit H.

Section 10. Detailed Development Plan. Approval of a Detailed Development Plan (“DDP”) shall follow the procedures set out in Article 8 of the UDO, subject to the following clarifications:

- A. The Director of Planning shall approve Minor Changes (i.e., those changes which do not negatively impact drainage or increase the total number of dwelling units, by more than 10% from the number in the approved PDP and such other changes which do not affect the overall plan), and the DDP review of The Market at Gatewood Use Block and Heritage Commons Use Block shall require Plan Commission approval following a public hearing and approved by the Common Council.
- B. The PDP provides a general vision for the development of the Real Estate that illustrates only one possible layout of infrastructure, green space and buildings that are permitted by this Ordinance. The final layouts and site plans shall be subject to the terms of this Ordinance and may vary from the Preliminary Development Plan. A Secondary Plat shall be submitted for review and approval as part of any approved DDP, in accordance with Article 5, Part B, Section 3 of the UDO. Each DDP submitted for approval

shall include a letter from the Controlling Developer stating that the DDP has been approved by the Controlling Developer.

Section 11. Design Guidelines. The following guidelines will govern DDP designs in order to carry out the intent of this Ordinance.

- A. A maximum of three (3) full access intersections are permitted where a full one mile of frontage exists for the development. Drives will be oriented to oppose each other or be spaced more than intersection sight distance apart.
- B. A full access intersection will include deceleration lanes, acceleration lanes, and protected left turns.
- C. Single family homes will have frontage on public roadways, except private alleys are acceptable for rear-loading homes.
- D. Townhome sections must have frontage and access to a public street. Public streets within Townhome sections are encouraged, but private streets managed by an HOA are acceptable.
- E. The Director of Planning may approve deviations from these guidelines where appropriate as part of the approval of a DDP.

Section 12. Duties of Controlling Developer. The Controlling Developer will approve or disapprove any proposed improvement, or change or modification thereto, the construction, erection, performance or placement of which is proposed within the Gatewood Lakes PD. The approval or disapproval of any proposed improvement, or change or modification thereto, will include architectural approval, including without limitation, review to determine compliance with the architectural standards set forth in the Gatewood Lakes PD Ordinance, as well

as evaluation of an improvement's total effect, including the manner in which an improvement is developed. The Controlling Developer's evaluation will include application of the design criteria set forth in the Gatewood Lakes PD Ordinance, as well as application of judgment and taste, to assure each improvement not only complies with this Ordinance, but is aesthetically pleasing and furthers the objectives and intent set forth in the Gatewood Lakes PD Ordinance.

Section 13. Controlling Developer's Consent. Without the written consent of the Controlling Developer, no other developer, user, owner, or tenant may obtain any permits or approvals, whatsoever, with respect to the Real Estate or any portion thereof and, as such, and by way of example but not by limitation, none of the following may be obtained without the approval and consent of the Controlling Developer:

- A. Improvement location permits for any improvements within the Real Estate;
- B. Sign permits for any Signs within the Real Estate;
- C. Building permits for any Buildings, within the Real Estate;
- D. DP, or primary or secondary plat approval for any part of the Real Estate; and
- E. Any text amendments, variances, modifications of development requirements or other variations to the terms and conditions of this The Gatewood Lakes Ordinance.
- F. All approvals and consent from the Controlling Developer must be submitted as part of the building permit application with the City of Noblesville (Exhibit J, provides an example of an Architectural Review Board Review Application).

Section 14. Effective Date. This Gatewood Lakes PD Ordinance shall be in full force and effect from and upon the later of (i) adoption and publication in accordance with the law; and (ii) the effective date of the annexation of the Real Estate.

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Approved on this _____ day of _____, 2024 by the Common Council of the City of Noblesville, Indiana:

AYE		NAY	ABSTAIN
	Mark Boice		
	Michael J. Davis		
	Evan Elliott		
	David Johnson		
	Darren Peterson		
	Pete Schwartz		
	Aaron Smith		
	Todd Thurston		
	Megan G. Wiles		

ATTEST: _____
 Evelyn L. Lees, City Clerk

Presented by me to the Mayor of the City of Noblesville, Indiana, this _____ day of _____, 2025 at _____ .M.

 Evelyn L. Lees, City Clerk

MAYOR'S APPROVAL

Chris Jensen, Mayor

Date

MAYOR'S VETO

Chris Jensen, Mayor

Date

ATTEST: _____
Evelyn L. Lees, City Clerk

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Henke Development Group, LLC

Prepared by Matthew M. Price , Dentons Bingham Greenebaum LLP, 10 West Market Street, Suite 2700, Indianapolis, Indiana 46204, (317) 635-8900.

EXHIBIT A

Legal Descriptions

THE MARKET AT GATEWOOD

PART OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER SAID SECTION 13; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 48 MINUTES 23 SECONDS WEST 1849.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89 DEGREES 48 MINUTES 23 SECONDS WEST 795.49 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89 DEGREES 54 MINUTES 31 SECONDS WEST 2651.69 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 27 MINUTES 10 SECONDS WEST 1965.00 FEET TO THE SOUTHWEST CORNER OF THE PRICE PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 2015039844 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3) COURSES: (1) NORTH 89 DEGREES 54 MINUTES 31 SECONDS EAST 260.00 FEET; (2) NORTH 00 DEGREES 27 MINUTES 10 SECONDS WEST 265.00 FEET; (3) SOUTH 89 DEGREES 54 MINUTES 31 SECONDS WEST 260.00 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 27 MINUTES 10 SECONDS WEST 419.42 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 23 MINUTES 35 SECONDS WEST 2653.14 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 21 DEGREES 56 MINUTES 58 SECONDS EAST 4739.46 FEET; THENCE NORTH 89 DEGREES 02 MINUTES 13 SECONDS EAST 775.86 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 44 SECONDS EAST 591.69 FEET; THENCE NORTH 89 DEGREES 02 MINUTES 16 SECONDS EAST 923.47 FEET; THENCE SOUTH 00 DEGREES 57 MINUTES 44 SECONDS EAST 341.94 FEET TO THE POINT OF BEGINNING, CONTAINING 145.73 ACRES, MORE OR LESS.

HERITAGE COMMONS

PART OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 54 MINUTES 31 SECONDS EAST (BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM INDIANA EAST ZONE (NAD83(2011))) 2651.69 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER SAID SECTION 24; THENCE ALONG THE NORTH LINE THEREOF SOUTH 89 DEGREES 48 MINUTES 23 SECONDS EAST 1322.71 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 31 MINUTES 46 SECONDS WEST 1326.86 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID NORTHEAST QUARTER; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 58 MINUTES 00 SECONDS

WEST 1318.50 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89 DEGREES 53 MINUTES 24 SECONDS WEST 2640.62 FEET TO THE SOUTHWEST CORNER OF SAID NORTH HALF; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 07 MINUTES 48 SECONDS WEST 1331.34 FEET TO THE POINT OF BEGINNING, CONTAINING 121.13 ACRES, MORE OR LESS.

GATEWOOD LANDING

PART OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF NORTH 00 DEGREES 57 MINUTES 44 SECONDS WEST (BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM INDIANA EAST ZONE (NAD83(2011))) 1596.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 53 MINUTES 24 SECONDS WEST 72.62 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 248.82 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 75 DEGREES 41 MINUTES 45 SECONDS WEST 246.26 FEET; THENCE SOUTH 66 DEGREES 02 MINUTES 22 SECONDS WEST 431.63 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 720.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 435.96 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 86 DEGREES 30 MINUTES 51 SECONDS WEST 429.33 FEET; THENCE NORTH 80 DEGREES 37 MINUTES 59 SECONDS WEST 303.39 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 278.41 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 87 DEGREES 31 MINUTES 01 SECOND WEST 275.26 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 672.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 377.44 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 89 DEGREES 37 MINUTES 54 SECONDS WEST 372.50 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 448.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 357.99 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 89 DEGREES 45 MINUTES 13 SECONDS WEST 348.55 FEET; THENCE SOUTH 68 DEGREES 39 MINUTES 48 SECONDS WEST 334.54 FEET; THENCE NORTH 13 DEGREES 42 MINUTES 46 SECONDS WEST 416.23 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 390.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 1367.97 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 41 DEGREES 12 MINUTES 20 SECONDS WEST 766.97 FEET; THENCE NORTH 35 DEGREES 17 MINUTES 03 SECONDS WEST 356.88 FEET; THENCE NORTH 22 DEGREES 56 MINUTES 13 SECONDS WEST 211.00 FEET; THENCE NORTH 69 DEGREES 13 MINUTES 03 SECONDS EAST 205.90 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 560.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 464.59 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 36 DEGREES 06 MINUTES 54 SECONDS EAST 451.38 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 811.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 557.31 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 24 DEGREES 47 MINUTES 40 SECONDS EAST 546.40 FEET; THENCE NORTH 55 DEGREES 42 MINUTES 23 SECONDS EAST 500.37 FEET; THENCE NORTH 50 DEGREES 26

MINUTES 10 SECONDS EAST 405.56 FEET; THENCE SOUTH 42 DEGREES 00 MINUTES 00 SECONDS EAST 334.58 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 880.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 614.99 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 74 DEGREES 02 MINUTES 39 SECONDS EAST 602.56 FEET; THENCE SOUTH 85 DEGREES 58 MINUTES 32 SECONDS EAST 925.74 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 39 SECONDS EAST 471.93 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 08 MINUTES 37 SECONDS EAST 1398.21 FEET TO THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 57 MINUTES 44 SECONDS EAST 1053.12 FEET TO THE POINT OF BEGINNING, CONTAINING 183.24 ACRES, MORE OR LESS.

EXCEPTING THEREFROM:

PART OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER SAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF NORTH 00 DEGREES 57 MINUTES 44 SECONDS WEST (BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM INDIANA EAST ZONE (NAD83(2011))) 2650.09 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF NORTH 00 DEGREES 08 MINUTES 37 SECONDS WEST 134.96 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 23 SECONDS WEST 902.59 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07 DEGREES 58 MINUTES 43 SECONDS WEST 263.72 FEET; THENCE SOUTH 01 DEGREE 28 MINUTES 39 SECONDS WEST 303.40 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 142.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 263.53 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 45 DEGREES 32 MINUTES 37 SECONDS WEST 227.31 FEET; THENCE NORTH 82 DEGREES 33 MINUTES 39 SECONDS WEST 576.53 FEET; THENCE SOUTH 82 DEGREES 39 MINUTES 05 SECONDS WEST 526.77 FEET; THENCE NORTH 15 DEGREES 36 MINUTES 48 SECONDS WEST 193.74 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 177.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 178.69 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 38 DEGREES 32 MINUTES 53 SECONDS WEST 171.20 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 00 SECONDS EAST 84.47 FEET; THENCE NORTH 25 DEGREES 42 MINUTES 36 SECONDS WEST 495.73 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 74.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 125.22 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 03 DEGREES 48 MINUTES 53 SECONDS EAST 110.80 FEET; THENCE NORTH 63 DEGREES 09 MINUTES 19 SECONDS EAST 267.39 FEET; THENCE NORTH 72 DEGREES 37 MINUTES 43 SECONDS EAST 236.98 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 632.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 230.63 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 79 DEGREES 21 MINUTES 12 SECONDS EAST 229.35 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 40 SECONDS EAST 221.30 FEET; THENCE SOUTH 82 DEGREES 24 MINUTES 13 SECONDS EAST 572.89 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 146.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 140.44 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 53 DEGREES 53 MINUTES 49 SECONDS EAST 135.09 FEET TO THE POINT OF

CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 433.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 347.61 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 13 DEGREES 20 MINUTES 15 SECONDS EAST 338.35 FEET TO THE POINT OF BEGINNING, CONTAINING 38.19 ACRES, MORE OR LESS.

GARDEN PARK

PART OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 6 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 18; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 57 MINUTES 52 SECONDS WEST (BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM INDIANA EAST ZONE (NAD83(2011))) 2268.59 FEET TO THE SOUTHWEST CORNER OF SUNNYFIELD ESTATES AS DESCRIBED IN INSTRUMENT NUMBER 2012077388 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING THREE (2) COURSES: (1) NORTH 89 DEGREES 45 MINUTES 42 SECONDS EAST 560.79 FEET; (2) NORTH 00 DEGREES 48 MINUTES 47 SECONDS WEST 389.00 FEET TO THE SOUTH LINE OF NORTHWEST QUARTER OF SAID SECTION 18; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89 DEGREES 45 MINUTES 42 SECONDS WEST 559.87 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE WEST LINE THEREOF NORTH 00 DEGREES 08 MINUTES 37 SECONDS WEST 1839.93 FEET TO THE NORTHWEST CORNER OF THE LAND OF THE ENTRUST GROUP, INC. AS DESCRIBED IN INSTRUMENT NUMBER 2015067136 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES: (1) SOUTH 89 DEGREES 54 MINUTES 08 SECONDS EAST 1518.92 FEET; (2) SOUTH 00 DEGREES 08 MINUTES 37 SECONDS EAST 1831.02 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 45 MINUTES 42 SECONDS EAST 1160.21 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 37 MINUTES 38 SECONDS EAST 2659.03 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 07 MINUTES 20 SECONDS EAST 700.40 FEET TO THE NORTH LINE OF THE ROUSH PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 2016062540; THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES: (1) NORTH 89 DEGREES 14 MINUTES 25 SECONDS WEST 357.96 FEET; (2) SOUTH 00 DEGREES 58 MINUTES 50 SECONDS WEST 425.07 FEET; (3) SOUTH 65 DEGREES 56 MINUTES 35 SECONDS EAST 91.92 FEET; (4) SOUTH 01 DEGREES 21 MINUTES 15 SECONDS WEST 170.96 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 40 MINUTES 10 SECONDS WEST 401.00 FEET TO THE CENTERLINE OF MUD CREEK (NOW EXISTING AS A BURIED FIELD TILE WHICH BECOMES AN OPEN DITCH AND CREEK SOUTH OF THE NORTH LINE OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER); THENCE ALONG SAID CENTERLINE THE FOLLOWING (11) COURSES; (1) SOUTH 38 DEGREES 20 MINUTES 32 SECONDS WEST 103.75 FEET; (2) SOUTH 52 DEGREES 23 MINUTES 14 SECONDS WEST 107.93 FEET; (3) SOUTH 49 DEGREES 34 MINUTES 27 SECONDS WEST 133.55 FEET; (4) SOUTH 60 DEGREES 10 MINUTES 16 SECONDS WEST 313.46 FEET; (5) SOUTH 57 DEGREES 50 MINUTES 44 SECONDS WEST 310.74 FEET; (6) SOUTH 63 DEGREES 40 MINUTES 43 SECONDS WEST 174.41 FEET; (7) SOUTH 77 DEGREES 06 MINUTES 56 SECONDS WEST 106.55 FEET; (8) SOUTH 88 DEGREES 22 MINUTES 58 SECONDS WEST 555.17 FEET; (9) SOUTH 74 DEGREES 55 MINUTES 43 SECONDS WEST 103.77 FEET; (10) SOUTH 53 DEGREES 57

MINUTES 02 SECONDS WEST 95.08 FEET; (11) SOUTH 41 DEGREES 27 MINUTES 35 SECONDS WEST 283.21 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 11 MINUTES 55 SECONDS WEST 1483.01 FEET TO THE NORTHEAST CORNER OF THE RONALD AND SALLY THIEME PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 2016049006 IN SAID RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE THEREOF SOUTH 89 DEGREES 45 MINUTES 36 SECONDS WEST 1686.82 FEET TO THE EAST LINE OF THE MARTIN, MARSHA, AND MATHEW THIEME PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 200000030627 IN SAID RECORDER'S OFFICE; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 48 MINUTES 53 SECONDS EAST 1856.67 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 36 MINUTES 27 SECONDS WEST 978.68 FEET TO THE POINT OF BEGINNING, CONTAINING 249.91 ACRES, MORE OR LESS.

ISLEWORTH

PART OF SECTIONS 12 AND 13, TOWNSHIP 18 NORTH, RANGE 5 EAST AND SECTIONS 7, TOWNSHIP 18 NORTH, RANGE 6 EAST, OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 48 MINUTES 23 SECONDS WEST (BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM INDIANA EAST ZONE (NAD83(2011))) 1849.92 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 44 SECONDS WEST 341.94 FEET; THENCE SOUTH 89 DEGREES 02 MINUTES 16 SECONDS WEST 923.47 FEET; THENCE NORTH 00 DEGREES 57 MINUTES 44 SECONDS WEST 591.69 FEET; THENCE SOUTH 89 DEGREES 02 MINUTES 16 SECONDS WEST 775.86 FEET; THENCE NORTH 21 DEGREES 56 MINUTES 58 SECONDS WEST 4739.46 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE ALONG THE NORTH LINE THEREOF SOUTH 89 DEGREES 57 MINUTES 53 SECONDS EAST 2641.98 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG THE NORTH LINE THEREOF SOUTH 89 DEGREES 52 MINUTES 37 SECONDS EAST 1321.55 FEET TO THE SOUTHWEST CORNER OF THE VERBRYCK PARCEL AS DESCRIBED IN BOOK 216 PAGE 290 IN SAID RECORDER'S OFFICE; THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING TWO (2) COURSES: (1) NORTH 00 DEGREES 22 MINUTES 32 SECONDS WEST 983.34 FEET; (2) NORTH 89 DEGREES 36 MINUTES 51 SECONDS EAST 1321.32 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 23 MINUTES 09 SECONDS WEST 483.86 FEET TO THE NORTHWEST CORNER OF THE GATEWOOD FARMS, INC. PARCEL AS DESCRIBED IN BOOK 330 PAGE 499 IN SAID RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE PERIMETER OF THE GATEWOOD FARMS, INC. PARCEL AS DESCRIBED IN BOOK 324 PAGE 178 THE FOLLOWING TWO (2) COURSES: (1) NORTH 89 DEGREES 43 MINUTES 37 SECONDS EAST 1684.11 FEET; (2) NORTH 00 DEGREES 18 MINUTES 27 SECONDS WEST 1335.08 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE ALONG SAID NORTH LINE NORTH 89 DEGREES 43 MINUTES 55 SECONDS EAST 997.92 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 05 MINUTES 37 SECONDS EAST 2670.00 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE SOUTH LINE THEREOF SOUTH 89 DEGREES 43 MINUTES 20 SECONDS WEST 2670.23 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12 SOUTH 00 DEGREES 23 MINUTES 09 SECONDS EAST 143.72 FEET TO THE NORTHEAST CORNER OF NORTHEAST

QUARTER OF SAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 08 MINUTES 37 SECONDS EAST 1251.89 FEET; THENCE SOUTH 89 DEGREES 18 MINUTES 39 SECONDS WEST 471.93 FEET; THENCE NORTH 85 DEGREES 58 MINUTES 32 SECONDS WEST 925.74 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 880.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 614.99 FEET SUBTENDED BY A CHORD BEARING SOUTH 74 DEGREES 02 MINUTES 39 SECONDS WEST 602.56 FEET; THENCE NORTH 42 DEGREES 00 MINUTES 00 SECONDS WEST 334.58 FEET; THENCE SOUTH 50 DEGREES 26 MINUTES 10 SECONDS WEST 405.56 FEET; THENCE SOUTH 55 DEGREES 42 MINUTES 23 SECONDS WEST 500.37 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 811.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 557.31 FEET SUBTENDED BY A CHORD BEARING SOUTH 24 DEGREES 47 MINUTES 40 SECONDS WEST 546.40 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 560.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 464.59 FEET SUBTENDED BY A CHORD BEARING SOUTH 36 DEGREES 06 MINUTES 54 SECONDS WEST 451.38 FEET; THENCE SOUTH 69 DEGREES 13 MINUTES 03 SECONDS WEST 205.90 FEET; THENCE SOUTH 22 DEGREES 56 MINUTES 13 SECONDS EAST 211.00 FEET; THENCE SOUTH 35 DEGREES 17 MINUTES 03 SECONDS EAST 356.88 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 390.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 1367.97 FEET SUBTENDED BY A CHORD BEARING SOUTH 41 DEGREES 12 MINUTES 20 SECONDS EAST 766.97 FEET; THENCE SOUTH 13 DEGREES 42 MINUTES 46 SECONDS EAST 416.23 FEET; THENCE NORTH 68 DEGREES 39 MINUTES 48 SECONDS EAST 334.54 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 448.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 357.99 FEET SUBTENDED BY A CHORD BEARING SOUTH 89 DEGREES 45 MINUTES 13 SECONDS EAST 348.55 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 672.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 377.44 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 89 DEGREES 37 MINUTES 54 SECONDS EAST 372.50 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 533.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 278.41 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 87 DEGREES 31 MINUTES 01 SECOND EAST 275.26 FEET; THENCE SOUTH 80 DEGREES 37 MINUTES 59 SECONDS EAST 303.39 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 720.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 435.96 FEET SUBTENDED BY A CHORD BEARING NORTH 86 DEGREES 30 MINUTES 51 SECONDS EAST 429.33 FEET; THENCE NORTH 66 DEGREES 02 MINUTES 22 SECONDS EAST 431.63 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 248.82 FEET SUBTENDED BY A CHORD BEARING NORTH 75 DEGREES 41 MINUTES 45 SECONDS EAST 246.26 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 24 SECONDS EAST 72.62 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 57 MINUTES 44 SECONDS EAST 1596.98 FEET TO THE POINT OF BEGINNING, CONTAINING 454.46 ACRES, MORE OR LESS.

ALSO:

PART OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF NORTH 00 DEGREES 57 MINUTES 44 SECONDS WEST (BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM INDIANA EAST ZONE (NAD83(2011))) 2650.09 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF NORTH 00 DEGREES 08 MINUTES 37 SECONDS WEST 134.96 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 23 SECONDS WEST 902.59 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07 DEGREES 58 MINUTES 43 SECONDS WEST 263.72 FEET; THENCE SOUTH 01 DEGREE 28 MINUTES 39 SECONDS WEST 303.40 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 142.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 263.53 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 45 DEGREES 32 MINUTES 37 SECONDS WEST 227.31 FEET; THENCE NORTH 82 DEGREES 33 MINUTES 39 SECONDS WEST 576.53 FEET; THENCE NORTH 02 DEGREES 46 MINUTES 01 SECOND EAST 548.08 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 947.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 390.28 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 83 DEGREES 27 MINUTES 40 SECONDS WEST 387.52 FEET; THENCE SOUTH 62 DEGREES 45 MINUTES 19 SECONDS WEST 362.04 FEET; THENCE NORTH 25 DEGREES 42 MINUTES 36 SECONDS WEST 495.73 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 74.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 125.22 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 03 DEGREES 48 MINUTES 53 SECONDS EAST 110.80 FEET; THENCE NORTH 63 DEGREES 09 MINUTES 19 SECONDS EAST 267.39 FEET; THENCE NORTH 72 DEGREES 37 MINUTES 43 SECONDS EAST 236.98 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 632.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 230.63 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 79 DEGREES 21 MINUTES 12 SECONDS EAST 229.35 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 40 SECONDS EAST 221.30 FEET; THENCE SOUTH 82 DEGREES 24 MINUTES 13 SECONDS EAST 572.89 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 146.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 140.44 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 53 DEGREES 53 MINUTES 49 SECONDS EAST 135.09 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 433.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 347.61 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 13 DEGREES 20 MINUTES 15 SECONDS EAST 338.35 FEET TO THE POINT OF BEGINNING, CONTAINING 30.62 ACRES, MORE OR LESS.

RESIDENTIAL CLUB AMENITIES

PART OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 5 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF NORTH 00 DEGREES 57 MINUTES 44 SECONDS WEST (BEARINGS BASED ON STATE PLANE COORDINATE SYSTEM INDIANA EAST ZONE (NAD83(2011))) 2650.09 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE ALONG THE EAST LINE THEREOF NORTH 00 DEGREES 08 MINUTES 37 SECONDS WEST 134.96 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 23 SECONDS WEST 902.59 FEET; THENCE SOUTH 07 DEGREES 58 MINUTES 43

SECONDS WEST 263.72 FEET; THENCE SOUTH 01 DEGREE 28 MINUTES 39 SECONDS WEST 303.40 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 142.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 263.53 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 45 DEGREES 32 MINUTES 37 SECONDS WEST 227.31 FEET; THENCE NORTH 82 DEGREES 33 MINUTES 39 SECONDS WEST 576.53 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82 DEGREES 39 MINUTES 05 SECONDS WEST 526.77 FEET; THENCE NORTH 15 DEGREES 36 MINUTES 48 SECONDS WEST 193.74 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 177.00 FEET; THENCE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 178.69 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 38 DEGREES 32 MINUTES 53 SECONDS WEST 171.20 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 00 SECONDS EAST 84.47 FEET; THENCE NORTH 62 DEGREES 45 MINUTES 19 SECONDS EAST 362.04 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 947.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 390.28 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 83 DEGREES 27 MINUTES 40 SECONDS EAST 387.52 FEET; THENCE SOUTH 02 DEGREES 46 MINUTES 01 SECOND WEST 548.08 FEET TO THE POINT OF BEGINNING, CONTAINING 7.57 ACRES, MORE OR LESS.

EXHIBIT B

Preliminary Development Plan

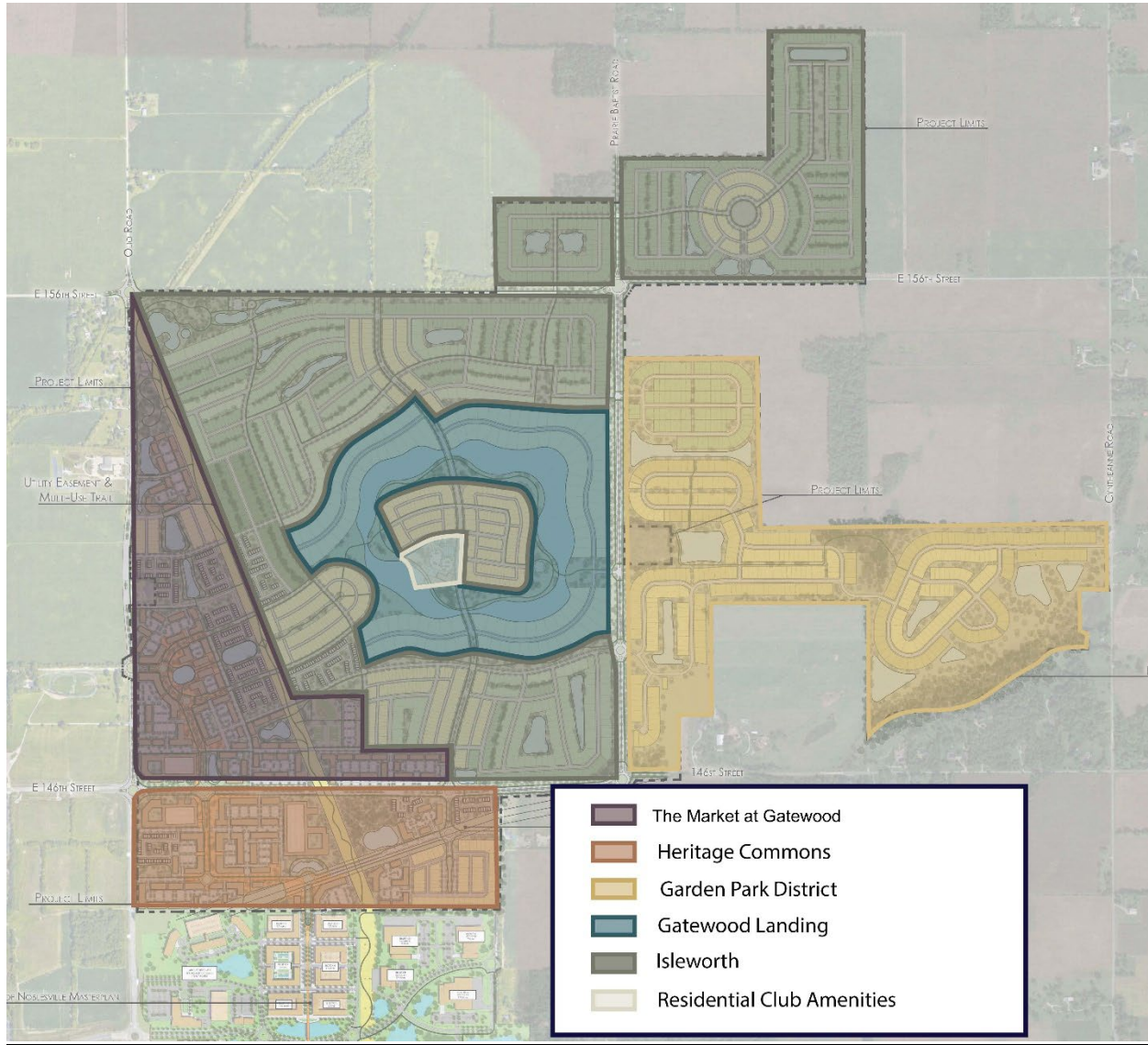


EXHIBIT C

Single Family Residential Architectural Standards

Architectural Standards: The following standards shall apply to the development of the Real Estate, as set forth below for each Block, which permits single-family dwellings.

- A. Conceptual Character Imagery Exhibits: The “Character Exhibits”, attached hereto are hereby incorporated to capture the intended architectural style to be constructed. It is not the intent to limit the architecture shown in the Character Exhibits, but to establish a benchmark for quality, vision, and appearance of architecture within the development. The Director shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance.

- B. Four-Side Architecture - Design detailing shall be continued completely around the building where additional sides face a public way or common area consistent with the building's intended architectural style. Detailing elements shall include, but are not limited to, style of windows, window placement, trim detailing, roof design, and Exterior Materials, unless otherwise required by this Ordinance.

Within the Garden Park Block: (i) all sides of a Single-Family Dwelling will have windows with a minimum trim of 1-inch by 4-inch; and (ii) all perimeter and corner Single-Family Dwellings visible from the public right-of-way shall include 4-sided brick wainscot wrap to match the front façade.

- C. Vinyl and aluminum siding shall be prohibited.

- D. Exterior Trim Materials - Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window trim, door trim, and as a transitional material between two different Exterior Materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum of five and one-half inches (5 and 1/2”) wide.

- E. All homes shall have a minimum of 12” roof overhangs (not including masonry).

- F. Roof Pitches - Homes designed in the Midcentury Modern, Modern Prairie, or other modern styles that typically have low slope roofs may have a minimum roof pitch of 4:12 for the main roof. The minimum roof pitch for the main roof of all other architectural styles shall be 6:12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles. The building permit application shall indicate whether the home is designed in a modern architectural style (an example which modern style is depicted on page 29).

- G. Roofing Materials - All homes shall have dimensional or architectural grade shingles. Metal accent roofs may be used as coverings over a porch, a window seat, a bump-out, a dormer, or similar architectural feature.
- H. All homes must have at least a 2-car attached garage and meet the following requirements:
- i. For front loading garages, a two-bay garage door width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home. For the purpose of the standard, a third car bay shall not be included in calculating the linear footage of the front elevation of the home.
 - ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
 - iii. If a home has a three car garage, the third car bay shall be setback behind the Established Front Yard setback a minimum of two (2) feet.
 - iv. All garage elevations shall (i) include at least two (2) design elements or windows to vary the appearance of the garage façade and (ii) be painted a color to match the Exterior Material or a color to accent the Exterior Material. Design elements include the garage door, garage hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.
- I. Front Building Façade Requirements - At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
- i. Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.
 - ii. Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
 - iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - iv. All one-story dwellings shall have a minimum of two (2) windows on the Front Façade and all two-story dwellings shall have a minimum of four (4) windows on the Front Façade. A window shall be a minimum of two (2) feet by two (2) feet. For the purposes of this calculation, a double window shall be counted as two (2) windows. Further, on one-story dwellings will additionally require the garage door and front door to both have decorative windows. Controlling Developer may require additional windows, architectural enhancements or landscaping placed on the back rear or side that faces Common Areas or Right-of-Way, where it may be deemed appropriate in relation to the home floorplan.
- J. Side Building Façade Requirements - All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a Side Lot Line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one (1) of the following elements on the side Building Façade and shall be consistent with elements included on the Front Building Façade:
- i. A change in the exterior color separated by trim;
 - ii. A change in the Exterior Material pattern separated by trim;
 - iii. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)

- iv. A minimum of ten (10) square foot gable window;
 - v. A gable peak with a change in Exterior Material; or
 - vi. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.
- K. Streetscape Diversity - Single-Family Dwellings located within three (3) Lots with a Front Lot Line abutting the same Street and Single Family Dwellings located across the street or diagonally opposite shall, at the time of the issuance of the building permit:
- i. Be a significantly different front Building Façade (i.e. architectural style, roof lines, window placement, proportion of siding materials). Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floorplan. More specifically, the same front elevation shall not be repeated unless it is separated by two (2) homes on either side of the subject home and three (3) homes immediately across the street or diagonally from the subject home.; and
 - ii. Have a different primary siding color than the adjacent Lot.

EXHIBIT D

Residential Character Imagery



























EXHIBIT E

Condominium, Townhome and Multi-Family Residential Architectural Standards

Architectural Standards: The following standards shall apply to the development of the Real Estate, as set forth below for each Block, which permits two-family dwellings, townhomes or multi-family.

- A. Character Exhibit. Character illustrations indicating conceptually the intended architecture, quality and appearance of condominium, townhome and multi-family residential development buildings are provided in the Character Exhibit, attached hereto as Exhibit F.
- B. Design Elements. Design elements and detailing shall be continued completely around the structure and shall be consistent and complementary to all buildings in the multi-family development. Such design elements may 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, soldier 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.
- C. Exterior Surfaces.
 - i. Aluminum and vinyl siding shall be prohibited; however, vinyl clad windows and soffits shall be permitted.
 - ii. Permitted exterior materials include EIFS, synthetic stucco, cultured stone, brick, stone, wood, fiber cement siding or comparable materials.
 - iii. All structures shall utilize a minimum of two (2) exterior building materials (excluding window, door and roofing materials).
- D. Windows and Architectural Breaks. Condominium, Townhome and Multi-family buildings shall have windows on all sides and shall have architectural break(s) consistent with the Design Elements required above.
- E. Detached Garages. Detached garage structures shall be permitted and shall comply with the following standards:
 - i. The exterior design and building materials of the structures shall be consistent with the primary buildings; stone, wood, fiber cement siding or comparable materials.
 - ii. Flat roofs shall not be permitted and the roof design and materials shall be consistent with the primary buildings.
- F. Roof Vents. Roof vents shall be located to an area of the building to minimize visibility from rights-of-way and adjacent single family residential properties, when possible, and shall be painted to match the roofing material, black, or left natural metal.

EXHIBIT F

Townhomes, Condominiums, Apartments Character Imagery

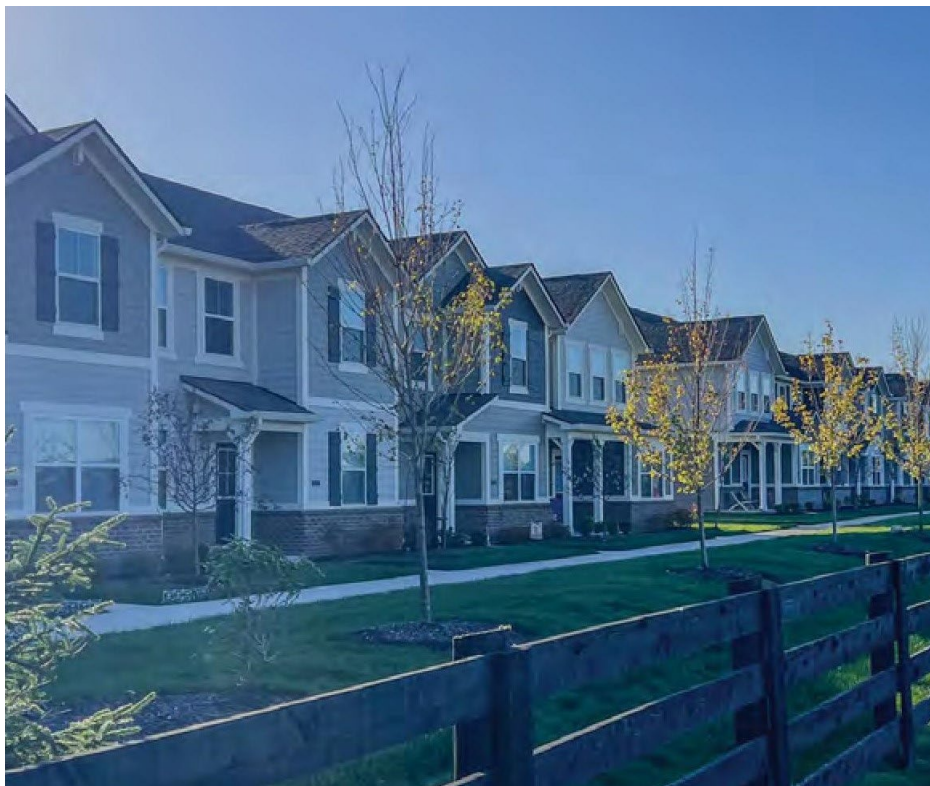








EXHIBIT G

Non-Residential Architectural and Streetscape Design Standards

Architectural Standards: The following standards shall apply to the development of the Real Estate, as set forth below for each Block, which permits non-residential uses.

- A. Non-residential Character Exhibit. Character illustrations indicating conceptually the intended architecture, quality, and appearance of non-residential buildings are provided in the Character Exhibit, attached hereto as Exhibit H.
- B. Alternative Architectural Styles. Variations to the Architectural Design Standards of this section may be approved by the Director of Planning for buildings that are substantially similar in architectural style and character to those depicted in the Character Exhibits.
- C. Design Elements. Overall design details, architectural style, design theme, exterior materials, colors or other related design elements shall be consistent with the overall design theme of Gatewood Landing or surrounding buildings.
- D. Building Facades
 - i. All building facades are encouraged to have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated cornice.
 - ii. Building facades which are ninety (90) feet or greater in length are encouraged to have offsets (projecting or recessed). Offsets shall be constructed at intervals of not greater than sixty (60) feet.
 - iii. All buildings shall be constructed with the same quality of building materials and the same level of architectural detail on all building facades.
 - iv. 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, defined curtainwall mullions with doors and glass 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 and Pergolas
 - i. Fixed or retractable awnings and pergolas are permitted if they complement the building's architectural style.
 - ii. Awnings and pergolas shall be made of a non-reflective material.
 - iii. All awnings and pergolas shall be kept in good repair.

- iv. Awnings and pergolas 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.
- G. Dumpsters
- i. Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities shall be screened from view of public rights-of-way.
 - ii. 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.
 - iii. Dumpster enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- H. Mechanical Equipment
- i. 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 screened from view of public rights-of-way.
 - ii. When attached to the ground, screening methods may include, but are not limited to, opaque wall, fence enclosures, and/or landscaping.
 - iii. When roof mounted, screening methods may include, but are not limited to, parapet walls, enclosures or other similar architectural treatment that matches or complements the primary structure to which it is appurtenant.
- I. Accessory Structures.
- i. All detached accessory structures shall be architecturally compatible with the primary buildings(s) with which they are associated.
- J. Additional Standards. The additional design standards applicable to non-residential or mixed-use buildings shall be as set forth below:
- i. Restaurant Uses. Outdoor cafes and eating areas shall be permitted.
 - ii. 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.

EXHIBIT H

Commercial Character Imagery



























Exhibit I

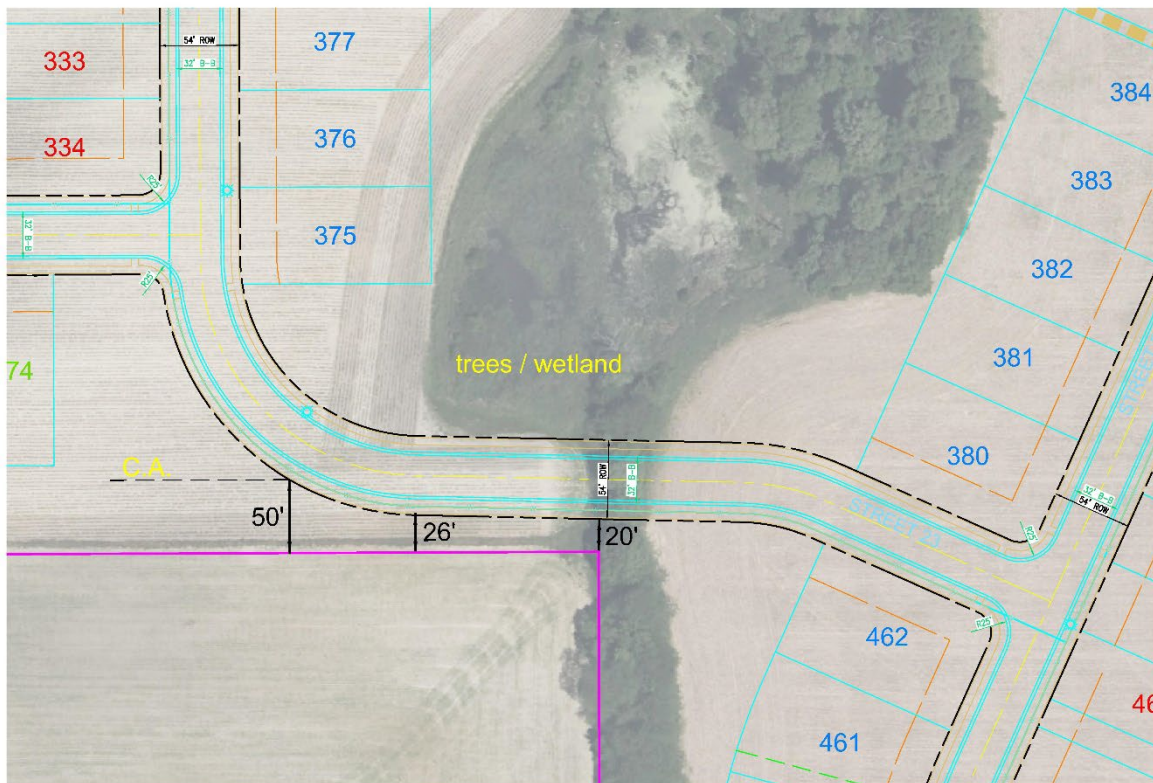
Waiver Requests

- Article 8.H.3.F.2.** *Establishment of Peripheral Yard: A minimum 50-FT peripheral yard landscape buffer yard shall be provided along the perimeter of the Planned Development District. The 50-FT peripheral landscape buffer yard shall be maintained as Common Area, labeled on the development plan/subdivision plat/parcel as Common Area/landscape buffer with a minimum of 25-FT used exclusively for landscaping and labeled.*

Table 12.0.7.E. *Landscape Buffer Yard Width for Planned Developments.*

Request: Reduce to 20 feet in width, only in one specified area.

Justification: For age-targeted area, east of Prairie Baptist Road, a 50-foot peripheral buffer yard will be provided. However, in one specific area annotated in the graphic below a waiver is requested to preserve and not to disturb the existing vegetation and wetlands.



- Table 8.B.** *Residential Bulk Standards*

Request: Minimum Lot Area: R5 Reduction from 6,000 square feet to a minimum of 1,670 square feet.

Minimum Lot Width: R5 Reduction from 50 feet to a minimum of 20 feet (per unit).

Minimum Front Yard: R3 and R5 Reduction from 30 feet to a minimum of 15 feet.

Minimum Side Yard: R3 and R5 Reduction from 6 feet to a minimum of 5 feet.

Minimum Rear Yard: R3 Reduction from 20 feet to a minimum of 10 feet.

Justification:

Minimum Lot Area – Applicable to condominium, town home paired ranch-style homes and multi-family areas; A lot area standard is not practical for condominium, town home and multi-family areas; single family lot widths will be appropriately sized for the housing style and design.

Minimum Lot Width – A lot width standard is not practical for condominium, town home paired ranch-style homes and multi-family areas; single family lot widths will be appropriately sized for the housing product.

Maximum Building Height – Applicable to condominium, town home and multi-family areas, this standard is more in keeping with current consumer preferences and prevailing home designs.

Minimum Front Yard – This reduction is in line with the intended character of the development with buildings located close to the public roads and parking to the rear.

Minimum Side Yard – Applicable to condominium, town home paired ranch-style homes and multi-family areas, with appropriate maintenance easements provided.

Minimum Rear Yard – Applicable to single-family residential, with appropriate maintenance easements provided.

In general, these waivers are needed due to the necessity of the underlying zoning to be R-5 in order to develop the non-single family residential.

3. Table 8.B. Commercial Bulk Standards

Request: Minimum Lot Area: Reduction from 20,000 square feet to None.
Minimum Lot Width: Reduction from 1:2 width: depth ratio to None.
Floor Area Ratio: Reduction from Sixty Percent (0.6) to None.
Maximum Impervious Surface Coverage: Reduction from 75% to None.
Minimum Front Yard: Reduction from 60 feet to 0 feet.
Minimum Side Yard: Reduction from 15/10 feet to 0 feet.
Minimum Rear Yard: Reduction from 20/10 feet to 0 feet.
Maximum Building Height: Increase from 35' to 50'.

Justification:

Minimum Lot Area – This standards allows for more flexibility consistent with mix-use developments.

Minimum Lot Width – Elimination of this standards will allow for greater flexibility in the unique layout proposed.

Floor Area Ratio – This standard is not appropriate for a townhouse.

Maximum Impervious Surface – Storm sewer system will be appropriately designed with the preliminary development in mind; landscaping standards set forth in the UDO will be met.

Minimum Front Yard – The preliminary development plan orients the community with building fronts, and outdoor amenity areas facing streets, and parking will generally located behind the buildings.

Minimum Side Yard – This reduction is to accommodate shared parking areas and address drive aisle connectivity issues.

Minimum Rear Yard – This reduction is to accommodate shared parking areas and address drive aisle connectivity issues.

Maximum Building Height – This increase allows for great flexibility for a mixed-use development.

- 4. Article 11.C.1.F.3.** *One designated sign permitted per each street frontage external to the development including a minimum of 300 feet of frontage and an established building setback of a minimum of sixty (60) feet.*

Request: Removal of building setback condition

Justification: An important design objective of the project involves buildings to be constructed close to adjoining roadways, with parking generally located behind the buildings, thereby promoting walker, bicycle and golf cart accessibility.

- 5. Article 12.6.** *Building Base Landscaping*

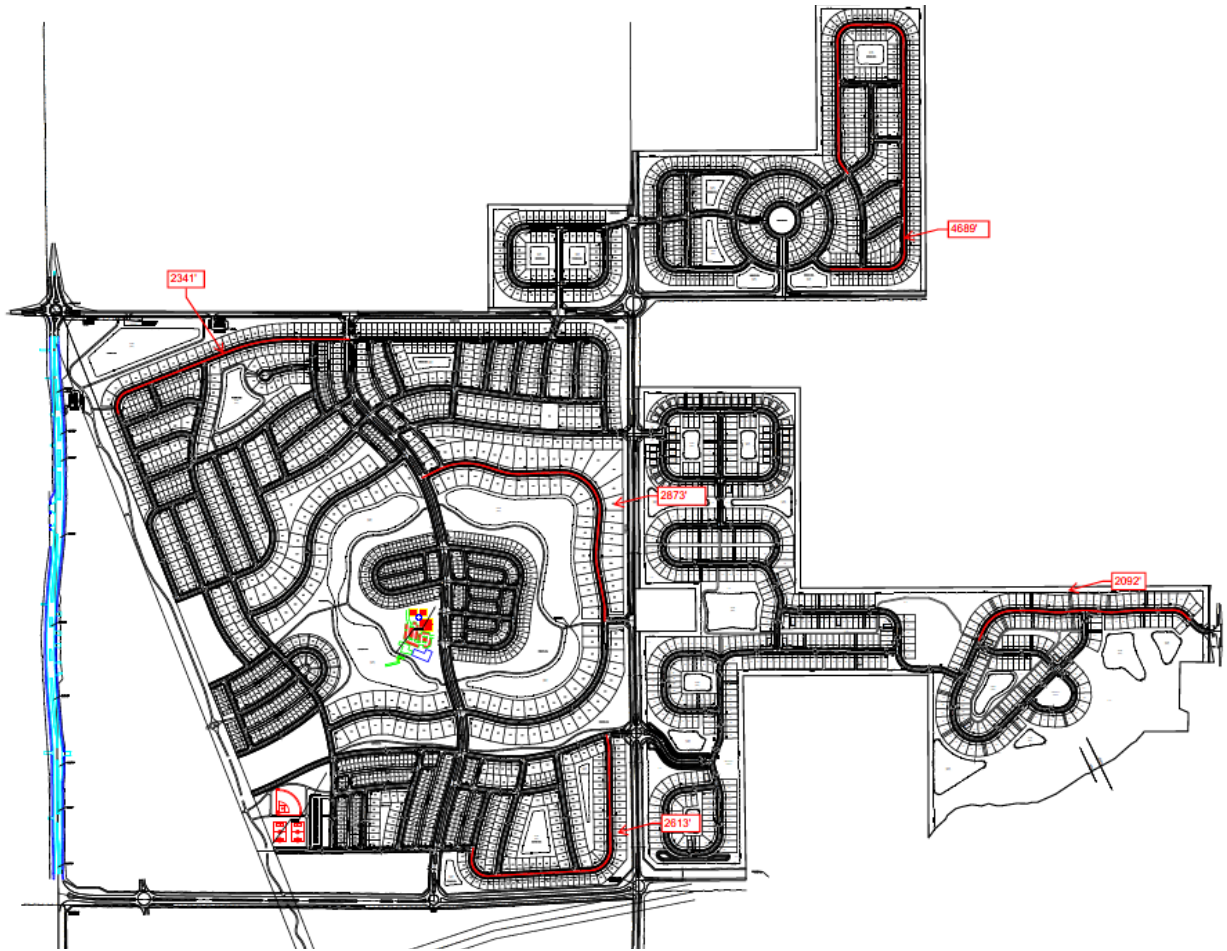
Request: Building base landscaping shall not be required.

Justification: The project envisions ongoing building designs which interface with pedestrians and others enjoying outdoor amenities and features. While attractive landscaping will be incorporated into Gatewood Lakes, the design requires flexibility to allow approachable store fronts accessible by pedestrians, bicycles, and golf carts.

- 6. Article 6, Part C, Section 1:** *Residential block lengths.*

Request: No minimum or maximum block lengths.

Justification: Where appropriate, the project will provide common area breaks in long blocks that may or may not contain pedestrian walkways. This will provide the necessary relief relative to maximum block lengths, while creating an attractive project meeting the intent of the UDO.



7. Article 6, Part C, Section 2, B, 1: Lot Dimensions

Request: No requirement for corner lots to be 50% larger than the minimum lot requirement.

Justification: Corner lots will be wider to accommodate the proper setback off both local roads, and this will allow greater flexibility in design and the efficient use of land area, while meeting the intent of the UDO.

8. Article 12.7.C: Landscape and Screening – General Restrictions

Request: To allow for sidewalks, detention facilities, decorative walls/fences, signs and easements within the 50' peripheral buffer yard.

Justification: Given the significant buffering required around the entirety of Gatewood Lakes, it seems appropriate to allow for minor visual enhancements within the buffer yard. More specifically, sidewalks should connect pedestrians to adjoining properties in and outside the development and signs provide for wayfinding at throughfares and could cause less safety issues as being incorporated into the buffer yard.

Exhibit J

ARB Review Application – Example

Application for Residential ARB Review

Builder: _____ Date: _____

Builder's Representative Contact: _____

Builder's Representative Email: _____

Builder's Representative Phone: _____

Section/Phase: _____ Lot Number _____

Customer Name (if sold): _____

Customer's Current Home Address: _____

The following requirements must be met in order to receive an ARB review approval. Any exceptions will be in writing and approved by the ARB. The exception form will be attached to the application and kept on file in the construction office with the application.

Document Submitted	Date	Approved By	Approval Date
On-Site Review*			
Preliminary Site Plan**			
Culvert Sizing (if applicable)			
Final Site Plan			
Preliminary House Plan***			
Final House Plan			
Landscape Plans			
Masonry Sample			
Shingle/Roofing Sample			
Siding Sample			
Trim Sample			
Color Sample			
Anti-Monotony			
\$2,500 Landscape Deposit (Refunded Upon Completion)			
ARB Submission Fee****			

*Onsite Review Meeting shall not occur prior to lot staking

**Preliminary Site Plan shall include: setbacks, grading, details, FFE, drainage and utility structures

***Preliminary House Plans shall include all elevations (front, left, right, rear)

****\$550 for single-family residence, \$200 for covered additions, \$75 for pools/decks/fences, \$75 for builder-caused reinspection

Lot Number:

Before submitting this application, please review all procedures set forth in the Design and Construction Guidelines.

All samples, fees and deposits shall be submitted with this application and a written approval will be issued once all requirements are met.

All samples will be kept in the office until completion of construction.

Homeowner and builder are responsible to ensure that site plan is in accordance with the developers master plan and final grading will not direct drainage onto adjacent property nor the golf course. ARB is not responsible for proper drainage related to the home nor the site.

Builder shall review the Secondary Plat in advance of starting construction. All conservation easements shall be wrapped in full and protected with snow fence and silt fence.

Exceptions shall be requested in writing in the space provided below. If additional space is needed, please attach a separate sheet. Exceptions must be approved in writing by an authorized ARB representative.

Exception Requested By: _____ Date: _____

Signature of Requestor: _____

Exception Approved By: _____ Date: _____

Signature of Approver: _____

Applicant Signature: _____

*By signing this document, applicant acknowledges and agrees that the curbs have been reviewed onsite by the builder/applicant and no cracking or repairs are necessary by the Developer.

Application for Residential Construction Approved (Office Use Only)

Approval Signature: _____ Date: _____

Printed:
Company: Henke Development Group
On Behalf Of: ARB