EXISTING OAKRIDGE CROSSING

EXISTING COUNTRYSIDE

EXISTING CROSSINGS AT SPRINGMILL VILLAGES

EXISTING HELIOS SUBDIVISION

EXISTING VIKING MEADOWS

EXISTING VIKING MEADOWS

OAK RIDGE ROAD

SPRINGS SECTION 1

ENCLAVE SECTION 1

ENCLAVE SECTION 2

POND

PLAY GROUND

COMMON AREA "A"

COMMON AREA "B"

COMMON AREA "C"

COMMON AREA "D"

COMMON AREA "E"

COMMON AREA "F"

COMMON AREA "G"

STREET "A"

STREET "B"

STREET "C"

STREET "D"

STREET "E"

STREET "F"

STREET "G"

STREET "H"

156TH STREET

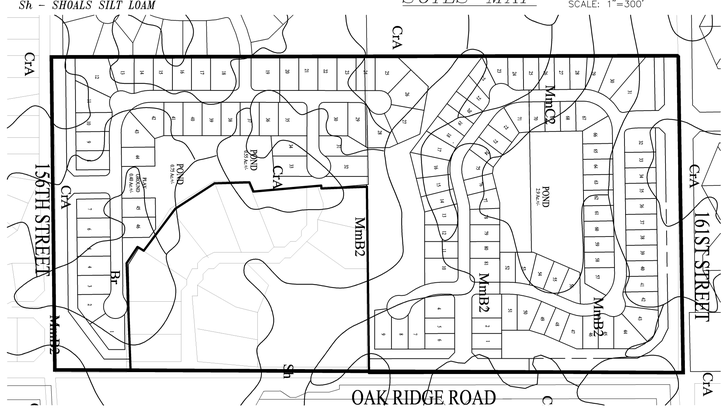
161ST STREET

SOILS LEGEND

Br – BROOKSTON SILTY CLAY LOAM, 1 TO 3 PERCENT SLOPES.
CrA – CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES.
MmB2 – MIAMI SILT LOAM – 2 TO 6 PERCENT SLOPES.
MmC2 – MIAMI SILT LOAM – 6 TO 12 PERCENT SLOPES.
Sh – SHOALS SILT LOAM

SOILS MAP

SCALE: 1"=300'



LEGAL DESCRIPTION

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, SITUATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A HARRISON MONUMENT AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 02 MINUTES 15 SECONDS WEST (BASIS OF BEARINGS) ON AND ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 1316.68 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 20 MINUTES 33 SECONDS WEST ON AND ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER 787.78 FEET TO THE NORTHWEST CORNER OF HELIOS SUBDIVISION PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 28–30 ON FILE IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ON AND ALONG THE PERIMETER OF SAID HELIOS SUBDIVISION BY THE FOLLOWING TEN (10) COURSES: 1) SOUTH 04 DEGREES 27 MINUTES 45 SECONDS EAST 192.17 FEET; THENCE 2) SOUTH 85 DEGREES 32 MINUTES 15 SECONDS WEST 15.00 FEET; THENCE 3) SOUTH 04 DEGREES 27 MINUTES 45 SECONDS EAST 282.11 FEET; THENCE 4) SOUTH 67 DEGREES 14 MINUTES 38 SECONDS WEST 42.39 FEET; THENCE 5) SOUTH 00 DEGREES 04 MINUTES 55 SECONDS WEST 150.00 FEET; THENCE 6) SOUTH 30 DEGREES 09 MINUTES 13 SECONDS EAST 178.75 FEET; THENCE 7) SOUTH 51 DEGREES 57 MINUTES 35 SECONDS EAST 247.48 FEET; THENCE 8) SOUTH 32 DEGREES 38 MINUTES 31 SECONDS WEST 22.17 FEET; THENCE 9) SOUTH 57 DEGREES 21 MINUTES 29 SECONDS EAST 85.15 FEET; THENCE 10) NORTH 89 DEGREES 26 MINUTES 48 SECONDS EAST 460.00 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 00 DEGREES 02 MINUTES 15 SECONDS WEST 300.00 FEET TO A HARRISON MONUMENT AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 27 MINUTES 42 SECONDS WEST ON AND ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 1330.54 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 36 SECONDS EAST ON AND ALONG THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER 2627.86 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 13 MINUTES 24 SECONDS EAST 1328.03 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING, CONTAINING 63.07 ACRES, MORE OR LESS.

SCALE: 1" = 100

0 50 100 200

PLANS PREPARED BY

WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46280
TELEPHONE: (317) 846–6611
PROJECT MANAGER: EDWARD E. FLEMING
Fleminge@weihe.net
SURVEYOR: BRADY KUHN
Kuhnb@weihe.net

PLANS PREPARED FOR:

PulteGroup™

11590 N. MERIDIAN STREET, SUITE 530
CARMEL, IN 46032
PHONE: (317) 575–2350, EXT. 203
CONTACT PERSON: MATT LOHMEYER

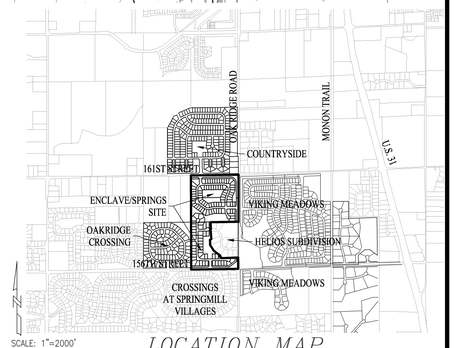
DESIGN DATA

CURRENT ZONING:	*P.U.D.*
TOTAL ACRES:	*63.07 AC.*
TOTAL LOTS:	*128 LOTS*
LOT DENSITY:	*2.03LOTS/ACRE*
TOTAL COMMON AREA /GREEN SPACE:	*18.50AC. (29.3% TOTAL GREEN SPACE)*

LEGEND

21	*LOT NUMBER*
D.U.& S.E.	*DRAINAGE, UTILITY & SEWER EASEMENT (25')*
V.W. L.D.&U.E.	*VARIABLE WIDTH LANDSCAPE, DRAINAGE AND UTILITY EASEMENT*
D.&U.E.	*DRAINAGE & UTILITY EASEMENT (20' FRONT) (15' REAR & SIDE YARD)*
R.D.E.	*REGULATED DRAINAGE EASEMENT*
B.S.L.	*BUILDING SETBACK LINE (25')TYP.*
V.W. D.&U.E.	*VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT*
—×—	*HORSE FENCE PER PUD*

PRIMARY PLAT
THE ENCLAVE AND SPRINGS
WESTFIELD, INDIANA



SCALE: 1"=2000'

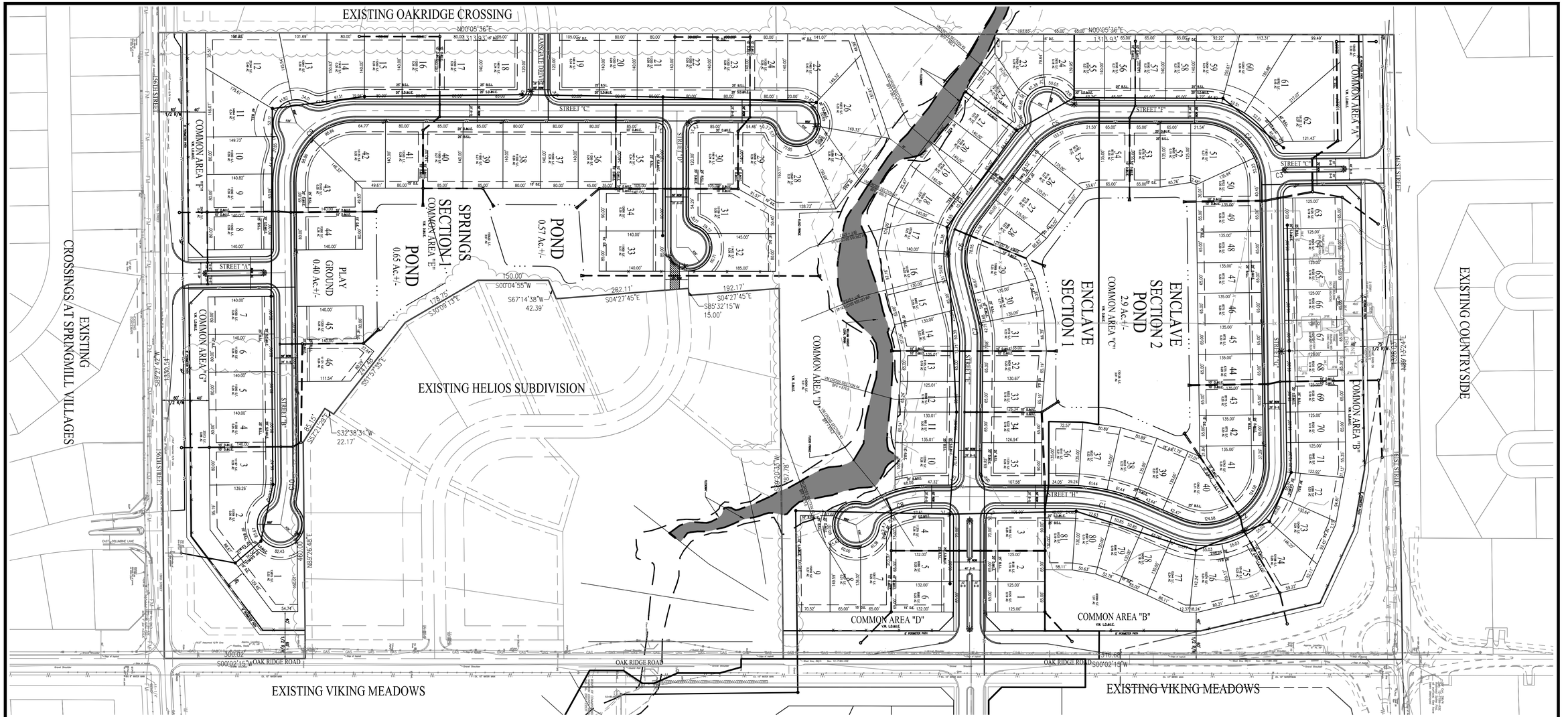
LOCATION MAP

SHEET 1 of 2

WEIHE ENGINEERS
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

DATE: JANUARY 2, 2014

LOCATION: H:\2012\W120498\Surveying\Plat\Primary Plat\W120498 Primary Plat.dwg
DATE/TIME: January 02, 2014 – 3:27pm
PLOTTED BY: zelesm



NOTE:
ALL POWER POLES NEED TO BE RELOCATED OUTSIDE OF THE RIGHT OF WAY PER CITY OF WESTFIELD CONSTRUCTION STANDARDS SECTION 02501.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	163.29'	400.00'	23°23'24"	S11°43'57"W	162.16'
C2	298.99'	150.00'	114°12'14"	N33°40'29"W	251.89'
C3	21.12'	150.00'	8°03'57"	S04°48'34"E	21.10'
C4	233.34'	150.00'	89°07'48"	S44°39'30"W	210.52'
C5	161.99'	175.00'	53°02'07"	S26°25'27"E	156.27'
C6	133.34'	150.00'	50°55'51"	S78°24'26"E	128.99'
C7	50.39'	200.00'	14°26'12"	N83°20'44"E	50.26'
C8	118.66'	200.00'	33°59'34"	S16°57'32"E	116.92'
C9	237.27'	150.00'	90°37'55"	S45°13'21"E	213.30'
C10	26.18'	150.00'	10°00'00"	S85°32'18"E	26.15'

DESIGN DATA

CURRENT ZONING:	P.U.D.
TOTAL ACRES:	63.07 AC.
TOTAL LOTS:	128 LOTS
LOT DENSITY:	2.03LOTS/ACRE
TOTAL COMMON AREA /GREEN SPACE:	18.50AC. (29.3% TOTAL GREEN SPACE)

LEGEND

21	LOT NUMBER
D.U.& S.E.	DRAINAGE, UTILITY & SEWER EASEMENT (25')
V.W. L.D.&U.E.	VARIABLE WIDTH LANDSCAPE, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT (20' FRONT) (15' REAR & SIDE YARD)
R.D.E.	REGULATED DRAINAGE EASEMENT
B.S.L.	BUILDING SETBACK LINE (25')TYP.
V.W. D.&U.E.	VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT
	HORSE FENCE PER PUD
	STREET LIGHT

EXHIBIT C
DEVELOPMENT STANDARDS MATRIX

Parcels A and B: Residential Development Standards

Parcel	Base Underlying Zoning	Max. # of Units	Min. Lot Width		Min. Lot Area (Sq. Ftg.)	Max. Bldg. Height	Minimum Building Setbacks			Min. Home Size (Sq. Ftg. not including basement)		Architectural Standards
			at Bldg. Setback Line	at Right of Way			Front	Side	Rear	1-Story	2-Story	
"Springs"	SF-2	46	80'	40'	10,400	35'	25'	5' min. 14' Aggregate Between Structures	25'	2,000	2,200	See Exhibit D
"Enclave"	SF-2	81	65'	40'	8,000	35'	25'	5' min. 10' Aggregate Between Structures	20'	1-Story 1,500	1 ½ - Story 2,000	See Exhibit E

PLANS PREPARED BY
WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46280
TELEPHONE: (317) 846-6611
PROJECT MANAGER: EDWARD E. FLEMING
Fleming@weihe.net
SURVEYOR: BRADY KUHN
Kuhn@weihe.net

PLANS PREPARED FOR:
PulteGroup
11590 N. MERIDIAN STREET, SUITE 530
CARMEL, IN 46032
PHONE: (317) 575-2350, EXT. 203
CONTACT PERSON: MATT LOHMEYER

DEVELOPMENT PLAN
THE ENCLAVE AND SPRINGS
WESTFIELD, INDIANA

WEIHE ENGINEERS
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

DATE: JANUARY 14, 2014

LOCATION: H:\2012\W120498\Surveying\Plat\Primary Plat\W120498 Primary Plat.dwg
DATE/TIME: January 14, 2014 - 1:48pm
PLOTTED BY: shields

ENCLAVE
SECTION 2
POND
2.9 Ac.+/-
COMMON AREA "C"

ENCLAVE
SECTION 1

COMMON AREA "D"

EXISTING VIKING MEADOWS

STREET "F"
STREET "C"
STREET "G"
STREET "H"
STREET "E"
161ST STREET
OAK RIDGE ROAD
8" WATER MAIN
6" WATER MAIN
19' ASPH. ROADWAY
EX. 10" WATER MAIN

Proposed Horse Fence
Proposed 5' Mound (Typ.)
(3) 3 Gal. Viburnum
(5) 18" Dense Yew
(3) 5 Gal. Viburnum
(2) 2" Red Jewel Crab
(3) 2" Prairiefire Crab
(2) 2" Redbud
(1) 2" Redbud
(4) 2" Winterking Hawthorn
(9) 7' Colorado Spruce
(3) 7' Norway Spruce
(11) 7' Colorado Spruce
(4) 18" Green Velvet Boxwood
(7) 2" Ivory Silk Lilac
Seasonal Flowers

NORTH

SCALE IN FEET

L-2	HITTLE LANDSCAPING	VIKING MEADOWS - ENCLAVE SECTION
SHEET NO.		PERIMETER LANDSCAPE PLAN
CHECKED BY: MB		PULTE GROUP
DRAWN BY: MB		WESTFIELD, IN
DATE: 12/06/2013		
SCALE: 1" = 60'-0"		

DATE	REVISIONS	BY

EXISTING OAKRIDGE CROSSING

EXISTING HELIOS SUBDIVISION

LAMSGATE DRIVE

STREET "C"

STREET "D"

STREET "A"

STREET "B"

156TH STREET

OAK RIDGE ROAD

APOLLO PARKWAY

SPRINGS SECTION 1

COMMON AREA "E"

POND
0.57 Ac.+/-

POND
0.65 Ac.+/-

PLAY GROUND
0.40 Ac.+/-

Proposed 5' Mound (Typ.)
(3) 2" Prairiefire Crab
(8) 7' Colorado Spruce
(3) 2" Red Jewel Crab
(10) 7' Norway Spruce
(2) 2" Winterking Hawthorn
(3) 2" Prairiefire Crab

(3) 5 Gal. Viburnum
(5) 18" Dense Yew
(2) 2" Red Jewel Crab
(3) 5 Gal. Viburnum
(1) 2" Redbud
(10) 7' Colorado Spruce
(9) 7' Norway Spruce
(3) 2" Prairiefire Crab
(3) 2" Red Jewel Crab
(1) 7' Norway Spruce
(3) 2" Prairiefire Crab
(7) 7' Colorado Spruce
(2) 2" Redbud
(8) 7' Colorado Spruce
(2) 2" Redbud
(3) 2" Winterking Hawthorn
(3) 2" Prairiefire Crab
(10) 7' Colorado Spruce
(1) 7' Norway Spruce
(3) 2" Red Jewel Crab
(4) 2" Prairiefire Crab
(2) 7' Norway Spruce
(1) 2" Redbud
(8) 7' Colorado Spruce
(3) 2" Prairiefire Crab
(2) 7' Norway Spruce
(2) 2" Winterking Hawthorn
Proposed 5' Mound (Typ.)
(5) 2" Winterking Hawthorn
(14) 7' Colorado Spruce
Proposed 5' Mound (Typ.)
(3) 2" Prairiefire Crab
(1) 2" Redbud
Proposed Horse Fence
(3) 2" Winterking Hawthorn
(10) 7' Colorado Spruce
(13) 7' Norway Spruce
(11) 2" Red Jewel Crab
Proposed Horse Fence
(1) 2" Redbud
(8) 7' Colorado Spruce
(3) 2" Prairiefire Crab
(12) 7' Norway Spruce
(2) 2" Winterking Hawthorn
Proposed 5' Mound (Typ.)
(2) 2" Redbud
(3) 5 Gal. Viburnum
(5) 18" Dense Yew
(2) 2" Red Jewel Crab
(3) 5 Gal. Viburnum
(1) 2" Ivory Silk Lilac
Signage
(4) 18" Green Velvet Boxwood
Seasonal Flowers
(2) 2" Redbud
(10) 7' Colorado Spruce
(11) 7' Norway Spruce
(3) 2" Prairiefire Crab
(2) 2" Winterking Hawthorn
Proposed Horse Fence
(3) 2" Red Jewel Crab
(8) 7' Colorado Spruce
(3) 2" Prairiefire Crab
(7) 7' Norway Spruce
(3) 2" Redbud
(2) 2" Red Jewel Crab
(8) 7' Colorado Spruce
(4) 2" Prairiefire Crab
(5) 7' Norway Spruce
(2) 2" Redbud
(9) 7' Norway Spruce
Proposed Horse Fence
(2) 7' Colorado Spruce
Proposed Emergency Gate
Proposed Horse Fence

Edge of Asphalt
16.5' Assumed R/W Line
South line SE/4 Sec. 11-T18N-R3E
North line, NE/4 Sec. 14-T18N-R3E
SW Cor. SW1/4
Sign Mh
EC=886.83
Inv=873.16
Direction of pipe unknown
6"PC
Inv=889.69
Approx. Location 6" PL HP
Flowline, Swale
18" CMP
Inv=887.49
Cut=887.79
Inv=886.81
Cut=886.99
Inv=878.57
6"CPP
Flow=894.54
Guard Rail
Edge of Asphalt
Edge of Asphalt
Guard Rail
Edge of Asphalt

NORTH

SCALE IN FEET
0 30 60 120 180 300

L-1	SHEET NO.	
MB	CHECKED BY	
MB	DRAWN BY	
12/06/2013	DATE	
1" = 60'-0"	SCALE	

HITTLE LANDSCAPING

VIKING MEADOWS - SPRINGS SECTION

PERIMETER LANDSCAPE PLAN

PULTE GROUP

WESTFIELD, IN

DATE	REVISIONS	BY

City's Department of Economic and Community Development (the "Department") by reference to the standards established herein. An elevation shall be deemed "different" from another elevation as long as it possesses varying characteristics, such as different architectural style, massing, varied use of masonry and/or other materials, window styles, window quantity, window locations, gables, and/or roof lines. Minimal variations such as adding and/or subtracting shutters and adding and/or subtracting trim around windows shall not count as a differentiating characteristic. Prior to construction of a home on the Real Estate, the builder shall submit its proposed floor plan(s) and related elevations to the Department for its review.

Section 3. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted.

Section 4. **Concept Plans.**

4.1 The plan attached hereto and incorporated herein by reference as Exhibit B (the "Concept Plan") is a general plan for the development of the Real Estate. It creates two residential sections:

A. The Concept Plan for the Enclave is hereby incorporated as Exhibit B-1 (Concept Plan – The "Enclave"), and

B. The Concept Plan for the Springs is hereby incorporated as Exhibit B-2 (Concept Plan – The "Springs").

Section 5. **Development Standards.**

5.1 A "Development Standards Matrix" of the Real Estate is attached as Exhibit C.

5.2 Landscaping Buffer Standards along 156th Street, Oak Ridge Road, and 161st Street. On the southern, eastern, and northern perimeter of the Real Estate along 156th Street, Oak Ridge Road, and 161st Street, a minimum forty-foot (40') wide common area shall be provided. The common area shall include, where feasible (subject, but not limited to the following impediments: easements, floodplains, floodways, retention ponds and lines of sight), a mound, no less than five (5) feet in height measured from the closest building pad elevation, with the following plantings to be located on the mound:

A. A double row of spruce trees, a minimum of seven feet (7') tall at planting, planted at a rate of twelve (12) trees per one hundred (100) lineal feet; and

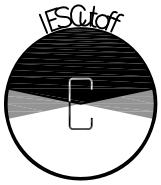
B. Ornamental trees, a minimum of two-inch (2") caliper at planting, planted at the rate of six (6) trees per one hundred (100) lineal feet.

C. These plantings may be clustered to present a natural setting.

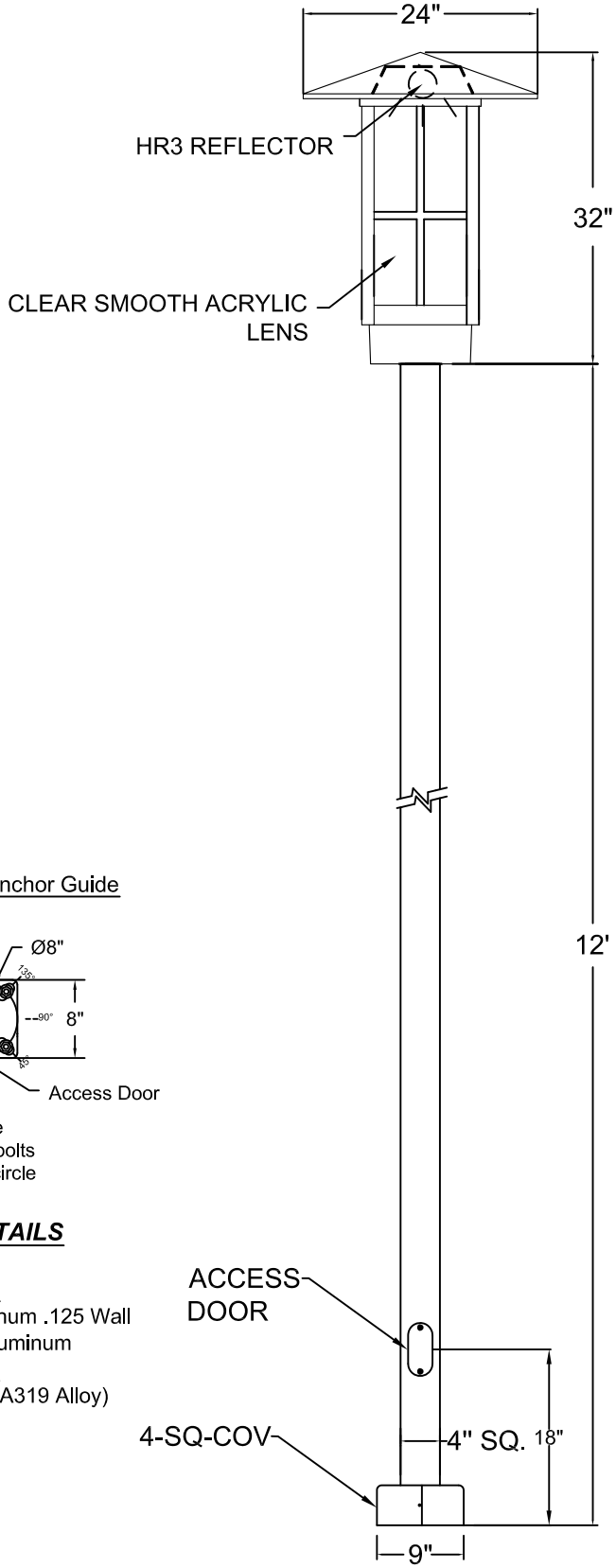
D. The standards set forth in this section replace the otherwise applicable standards of Sections WC 16.06.050(B) and WC 16.06.060 of the Zoning Ordinance.

TYPE
A

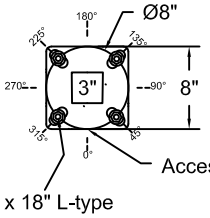
IES CUTOFF



PART STRING
DPO4S/PLT-12/4SQ-COV/DSQ12-02-4SQ/CA/HR3/150MH-MT/MED/BLK



Orientation/Anchor Guide



1/2" x 18" L-type galvanized anchor bolts at 90° on a 8" bolt circle

POLE DETAILS

Shaft
Ø4" Square Aluminum .125 Wall
#6005-T5 Aluminum
Base
Cast Aluminum (A319 Alloy)

Approved By _____ ***Date*** _____

NOTICE: **THIS DRAWING IS FOR REFERENCE ONLY. CHECK FOR LATEST REVISION PRIOR TO ORDERING.THIS DRAWING SHOULD ACCOMPANY YOUR ORDER. THANK YOU**

amerlux EXTERIOR LIGHTING GROUP

www.amerluxexterior.com
5220 SHANK ROAD PEARLAND, TX. 77581
PHONE:(281)997-5400 FAX:(281) 997-5441
TOLL FREE: (800) 364-0098

DATE
3/1/2013

QUOTE#/SO#
34149

JOB NAME:
Viking Meadow

LIGHT DISTRIBUTION
● TYPE III DISTRIBUTION

FINISH
● BLK SMOOTH SATIN BLACK
POLYESTER POWDER COAT

VOLTAGE

○ 120	○ 277	○ 120-277
○ 208	● MULTITAP	● SPECIFY
○ 240	○ 480	

LIGHT SOURCE

○ HPS	
● MH	150MH
○ INDUCTION	
○ LED	
○ OTHER	

FILE NAME
Viking Meadow_34139.dwg

DRAWN BY
JJS

REVISION

NOTES

Buy America Compliant
RECOVERY.GOV

GENERAL:

EXTERIOR HARDWARE WILL BE STAINLESS STEEL.
ELECTRICAL COMPONENTS WILL BE ETL LISTED "SUITABLE FOR WET LOCATIONS."

Exhibit L

Depiction of Entranceway Monuments

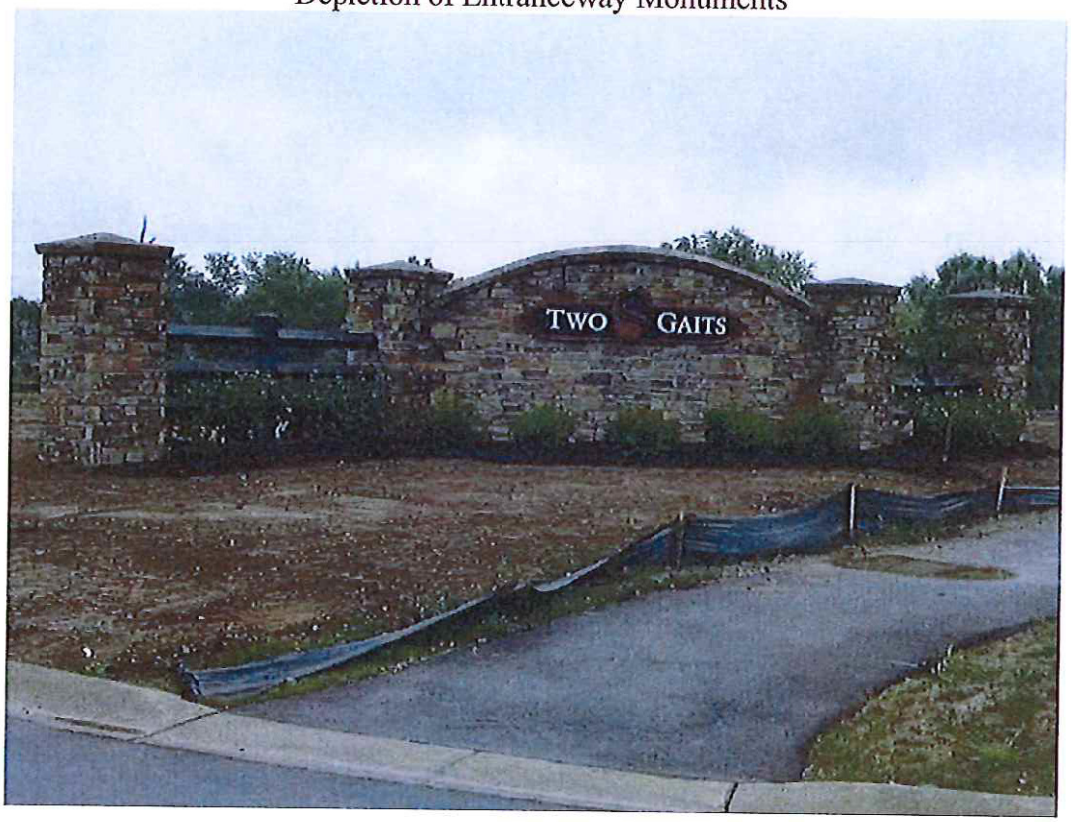


Exhibit K

Depiction of Horse Fence

5.3 Perimeter Fencing along 156th Street, Oak Ridge Road, and 161st Street. On the southern, eastern, and northern perimeter of the Real Estate along 156th Street, Oak Ridge Road, and 161st Street, a black "horse fence" shall be provided consistent in style with the fencing of the existing Viking Meadows development and as shown on the attached Exhibit K (the "Horse Fence").

5.4 Street Lights. All street lights within the Enclave and Springs shall be consistent with the design and style of street lights within the existing Viking Meadows development and, if located within the right-of-way, then approved by the Department of Economic and Community Development.

5.5 Entranceway monuments. All entranceway monuments shall be substantially similar in size, scope, design and materials to the entranceway monuments of the existing Two Gait Community on Oak Ridge Road and as shown on the attached Exhibit L. No corner monumentation will be required.

5.6 Vehicular connection with Helios Subdivision.

A. Right-of-way for the extension of Apollo Parkway from Helios Subdivision to the Springs shall be dedicated at the time of platting (the "Extension ROW"). The Extension ROW's width shall be consistent with the Springs's local streets' right-of-way.

B. At the time the Springs is developed, the Springs's developer shall install the following within the Extension ROW:

(i) a twenty-foot (20') wide hard-surface area sufficient for use by emergency response vehicles as depicted on Exhibit B-2;

(ii) a gate with a lock and master key lock box (e.g., a Knox Box) to prevent non-emergency vehicular traffic between the two subdivisions;

(iii) a Horse Fence adjacent to the gate and extending north to the Springs's north property line and south to a point parallel to the southeastern corner of Lot 33, as identified on Exhibit B-2;

(iv) Landscaping along the west side of the Horse Fence to include spruce trees (minimum of 7' in height at the time of planting and spaced approximately 15' on center), except no new plantings are required in areas where existing vegetation makes the new plantings impractical or undesirable.

(v) Maintenance of the master key lock box, Horse Fence and the landscaping shall be the responsibility of the Viking Meadows Home Owners Association, Inc., as that entity is defined in the Declaration of Covenants, Conditions and Restrictions for Viking Meadows recorded on June 22, 2006, in the Office of the Recorder of Hamilton County, Indiana, as Instrument Number 200600035317, as amended (the "Association").

2013065214 ORDINANCE $83.00
10/23/2013 12:30:35P 37 PGS
Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE 13-16

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

WHEREAS, The City of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance (the "Zoning Ordinance"), enacted by the City of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended;

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") considered a petition (Docket 1305-PUD-04), filed with the Plan Commission requesting an amendment to the Zoning Ordinance;

WHEREAS, on October 7, 2013, the Plan Commission took action to forward Docket 1305-PUD-04 to the Westfield City Council with a favorable recommendation in accordance with Indiana Code 36-7-4-608, as required by Indiana Code 36-7-4-1505;

WHEREAS, on October 8, 2013, the Secretary of the Plan Commission certified the action of the Plan Commission to the City Council; and,

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

NOW, THEREFORE, BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

Section 1. Applicability of Ordinance.

1.1 This PUD District Ordinance (this "Ordinance") applies to the subject real estate described in Exhibit A attached hereto (the "Real Estate") and shall hereafter be referred to as "The Enclave and Springs PUD".

1.2 The "Villas at Timber Ridge PUD", Ordinance 08-36, recorded as Instrument No. 2008044509 in the Office of the Recorder of Hamilton County, Indiana, which previously applied to a portion of the Real Estate, is hereby repealed.

1.3 Development of the Real Estate shall be governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance shall not apply to the Real Estate and shall be superseded by the terms of this Ordinance.

1.4 The underlying zoning district shall be the SF2 Single Family 2 District (the "Underlying Zoning District"). Except as modified, revised, supplemented or

COPY

expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

1.5 Section ("WC §") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Zoning Ordinance.

Section 2. Definitions.

2.1 "Enclave." "Enclave" shall mean and refer to the real estate described and depicted as "The Enclave at Viking Meadows" on Exhibit B-1.

2.2 "Springs." "Springs" shall mean and refer to the real estate described and depicted as "The Springs at Viking Meadows" Exhibit B-2.

2.3 "Veneer." "Veneer" shall mean and refer to a nonstructural facing of material used to create part of a home's façade. A "brick veneer" is a veneer utilizing traditional, full-sized bricks (e.g., "Queen sized" or "modular" bricks as defined by the Brick Industry Association).

2.4 Dominant Exterior Material. "Dominant Exterior Material" shall mean and refer to the Exterior Material, defined herein, that occupies the most area (compared to other Exterior Materials) of a home's front façade, exclusive of doors, windows and garage doors. Prior to the issuance of a home's improvement location permit, the builder shall provide to the City of Westfield black and white copies of the home's elevation and shall identify thereon the Dominant Exterior Material.

2.5 Existing Home. "Existing Home" shall mean and refer to a home that exists on a numbered lot as shown on Exhibit G at the time an application for an improvement location permit is filed for a Subject Home.

2.6 Subject Home. "Subject Home" shall mean and refer to a new home that is the subject of an application for an improvement location permit and is located as shown on Exhibit G.

2.7 Exterior Material. "Exterior Material" shall mean and refer to the separate architectural materials and features on a home's front facade such as brick, stone, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).

2.8 Different Color Package. "Different Color Package" shall mean:

A. If an Existing Home's Dominant Exterior Material is brick or stone, then the Subject Home's brick or stone must be a different color to be a Different Color Package.

B. If the Existing Home's Dominant Exterior Material is not brick or stone, then the Subject Home's Dominant Exterior Material color must be a least two shades different to be a Different Color Package. Color shades shall be identified according to the "Sherwin Williams Color Prime System" or its successor system consistent with the "Munsell Color Theory."

2.9 Different Elevation: "Different Elevation" shall mean and refer to a home elevation that has been determined to be different from other elevations by the

City's Department of Economic and Community Development (the "Department") by reference to the standards established herein. An elevation shall be deemed "different" from another elevation as long as it possesses varying characteristics, such as different architectural style, massing, varied use of masonry and/or other materials, window styles, window quantity, window locations, gables, and/or roof lines. Minimal variations such as adding and/or subtracting shutters and adding and/or subtracting trim around windows shall not count as a differentiating characteristic. Prior to construction of a home on the Real Estate, the builder shall submit its proposed floor plan(s) and related elevations to the Department for its review.

Section 3. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted.

Section 4. **Concept Plans.**

4.1 The plan attached hereto and incorporated herein by reference as Exhibit B (the "Concept Plan") is a general plan for the development of the Real Estate. It creates two residential sections:

A. The Concept Plan for the Enclave is hereby incorporated as Exhibit B-1 (Concept Plan – The "Enclave"), and

B. The Concept Plan for the Springs is hereby incorporated as Exhibit B-2 (Concept Plan – The "Springs").

Section 5. **Development Standards.**

5.1 A "Development Standards Matrix" of the Real Estate is attached as Exhibit C.

5.2 Landscaping Buffer Standards along 156th Street, Oak Ridge Road, and 161st Street. On the southern, eastern, and northern perimeter of the Real Estate along 156th Street, Oak Ridge Road, and 161st Street, a minimum forty-foot (40') wide common area shall be provided. The common area shall include, where feasible (subject, but not limited to the following impediments: easements, floodplains, floodways, retention ponds and lines of sight), a mound, no less than five (5) feet in height measured from the closest building pad elevation, with the following plantings to be located on the mound:

A. A double row of spruce trees, a minimum of seven feet (7') tall at planting, planted at a rate of twelve (12) trees per one hundred (100) lineal feet; and

B. Ornamental trees, a minimum of two-inch (2") caliper at planting, planted at the rate of six (6) trees per one hundred (100) lineal feet.

C. These plantings may be clustered to present a natural setting.

D. The standards set forth in this section replace the otherwise applicable standards of Sections WC 16.06.050(B) and WC 16.06.060 of the Zoning Ordinance.

5.3 Perimeter Fencing along 156th Street, Oak Ridge Road, and 161st Street. On the southern, eastern, and northern perimeter of the Real Estate along 156th Street, Oak Ridge Road, and 161st Street, a black "horse fence" shall be provided consistent in style with the fencing of the existing Viking Meadows development and as shown on the attached Exhibit K (the "Horse Fence").

5.4 Street Lights. All street lights within the Enclave and Springs shall be consistent with the design and style of street lights within the existing Viking Meadows development and, if located within the right-of-way, then approved by the Department of Economic and Community Development.

5.5 Entranceway monuments. All entranceway monuments shall be substantially similar in size, scope, design and materials to the entranceway monuments of the existing Two Gait Community on Oak Ridge Road and as shown on the attached Exhibit L. No corner monumentation will be required.

5.6 Vehicular connection with Helios Subdivision.

A. Right-of-way for the extension of Apollo Parkway from Helios Subdivision to the Springs shall be dedicated at the time of platting (the "Extension ROW"). The Extension ROW's width shall be consistent with the Springs's local streets' right-of-way.

B. At the time the Springs is developed, the Springs's developer shall install the following within the Extension ROW:

(i) a twenty-foot (20') wide hard-surface area sufficient for use by emergency response vehicles as depicted on Exhibit B-2;

(ii) a gate with a lock and master key lock box (e.g., a Knox Box) to prevent non-emergency vehicular traffic between the two subdivisions;

(iii) a Horse Fence adjacent to the gate and extending north to the Springs's north property line and south to a point parallel to the southeastern corner of Lot 33, as identified on Exhibit B-2;

(iv) Landscaping along the west side of the Horse Fence to include spruce trees (minimum of 7' in height at the time of planting and spaced approximately 15' on center), except no new plantings are required in areas where existing vegetation makes the new plantings impractical or undesirable.

(v) Maintenance of the master key lock box, Horse Fence and the landscaping shall be the responsibility of the Viking Meadows Home Owners Association, Inc., as that entity is defined in the Declaration of Covenants, Conditions and Restrictions for Viking Meadows recorded on June 22, 2006, in the Office of the Recorder of Hamilton County, Indiana, as Instrument Number 200600035317, as amended (the "Association").

Section 6. Architectural Standards.

6.1 Springs. The architectural standards set forth in Exhibit D shall apply to the Springs ("Architectural Standards – Springs ").

6.2 Enclave. The architectural standards set forth in Exhibit E shall apply to the Enclave ("Architectural Standards - Enclave").

6.3 Enhanced Side and Rear Elevation Standards. All side and rear building elevations which are generally parallel to and within one hundred fifty feet (150') of and face 156th Street, Oak Ridge Road, or 161st Street, shall comply with the requirements of Exhibit J.

Section 7. Open Space.

7.1 Within the Real Estate, there shall be at least four and one-quarter (4.25) acres of open space/green space.

Section 8. Amenities.

8.1 The Viking Meadows amenities shall be available to the Enclave and Springs, and the Enclave and Springs will be part of the Association.

8.2 The Springs will include a playground area, similar to the area shown on Exhibit H, to be installed within six (6) months after issuance of the first improvement location permit within the Springs section.

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Approval. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this 14 day of Oct, 2013.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	Voting Against	Abstain
Jim Ake	Jim Ake	Jim Ake
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
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 affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Steven D. Hardin, Esq.

Prepared by: Steven D. Hardin, Esq., Faegre Baker Daniels, LLP, 600 E. 96th Street, Suite 600, Indianapolis, IN 46240.

"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"

Signed

I hereby certify ORDINANCE 13-16 was delivered to the Mayor of Westfield on the 16 day of Oct, 2013, at 10:00 A m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 13-16

this 16 day of Oct., 2013.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 13-16

this _____ day of _____, 2013.

J. Andrew Cook, Mayor

SCHEDULE OF EXHIBITS

Exhibit A	Legal Description of Real Estate
Exhibit B	Overall Concept Plan
Exhibit B-1	Concept Plan – The Enclave
Exhibit B-2	Concept Plan – The Springs
Exhibit C	Development Standards Matrix – Enclave and Springs
Exhibit D	Architectural Standards – Springs
Exhibit E	Architectural Standards – Enclave
Exhibit F-1	Single-Family Home Style Exhibit
Exhibit F-2	Illustrative of Enclave Homes Exhibit
Exhibit G	Enclave and Springs Façade Variety Code
Exhibit H	Illustrative of Playground area
Exhibit I	Illustrative Garage Door Treatments
Exhibit J	Enhanced Side and Rear Elevation Standards
Exhibit K	Depiction of Horse Fence
Exhibit L	Depiction of Entry Monumentation

EXHIBIT A
LEGAL DESCRIPTION OF REAL ESTATE

The Northeast quarter of the Southeast quarter of Section 11, Township 18 North, Range 3 East, containing 40 acres, more or less.

ALSO

The Southeast Quarter of the Southeast Quarter of Section 11, Township 18 North, Range 3 East, in Hamilton County, Indiana, containing 40 acres, more or less.

EXCEPT:

That portion platted as Helios Subdivision as per plat thereof recorded in Plat Book 6, page 28, in the Office of the Recorder of Hamilton County, Indiana.

ALSO EXCEPTING:

A part of the Southeast Quarter of the Southeast Quarter of Section 11, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, bounded as follows: Beginning at the Northeast corner of Helios Subdivision Section 1, the plat thereof recorded in Plat Book 6, pages 28-30 in the Office of the Recorder of Hamilton County, Indiana, said point being North 00 degrees 00 minutes 00 seconds (bearing system of plat assumed) 850.00 feet from the Southeast Quarter of said Section 11, the next 7 courses are along the bounds of said Helios Subdivision, Section 1; thence 1) South 89 degrees 24 minutes 33 seconds West 270.00 feet to a 5/8' iron rod with yellow cap stamped 5I:1083; thence 2) North 73 degrees 33 minutes 00 seconds West 123.00 feet to a 5/8 inch iron rod with yellow cap stamped S0083; thence 3) South 47 degrees 30 minutes 00 seconds West 110.00 feet to a 5/8 inch iron rod with yellow cap stamped S0083; thence 4) North 00 degrees 00 minutes 00 seconds 88.30 feet to a 5/8 inch iron rod with yellow cap stamped S0083 at the point of tangency of a curve having a radius of 225.00 feet and being concave to the Southwest; thence 5.) Northwesterly 200.64 feet along said curve to a 5/8' iron rod with yellow cap stamped 50083 at a point that lies North 38 degrees 54 minutes 28 seconds East from the radius point of said curve; thence 6) North 38 degrees 54 minutes 28 seconds East 173.67 feet to a 5/8 inch iron rod; thence 7) North 00 degrees 42 minutes 50 seconds West 105.00 feet to a 5/8 inch iron rod with yellow cap stamped S0083 on the North line of the Southeast Quarter of said southeast Quarter; thence North 89 degrees 17 minutes 10 seconds East 445.00 feet along the North lien of the Southeast Quarter of said Southeast Quarter to the Northeast corner of the Southeast Quarter of the Northeast corner of the Southeast Quarter of said Southeast Quarter; thence South 00 degrees 00 minutes 00 seconds 466.79 feet along the East line of the Southeast Quarter of said Southeast Quarter to the point of beginning.

EXHIBIT B
OVERALL CONCEPT PLAN

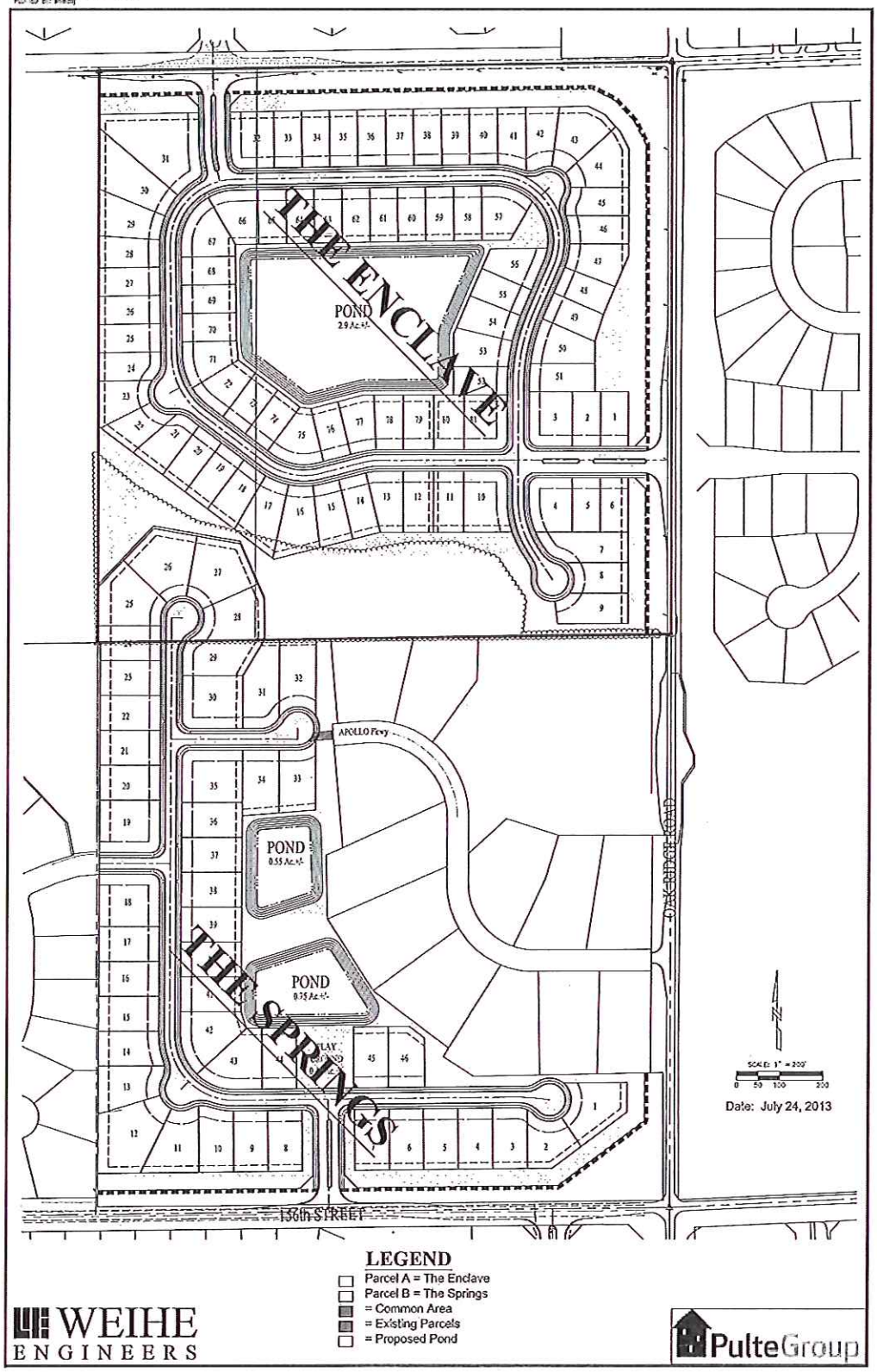

EXHIBIT B-1
CONCEPT PLAN - THE ENCLAVE

LOCATION: H:\2012\W120498\Engineering\design\concept\exhibits\The Springs at Viking Meadows zoning exhibit 20130715.dwg
DATE/TIME: October 17, 2013 - 4:45pm
PLOTTED BY: shieldej

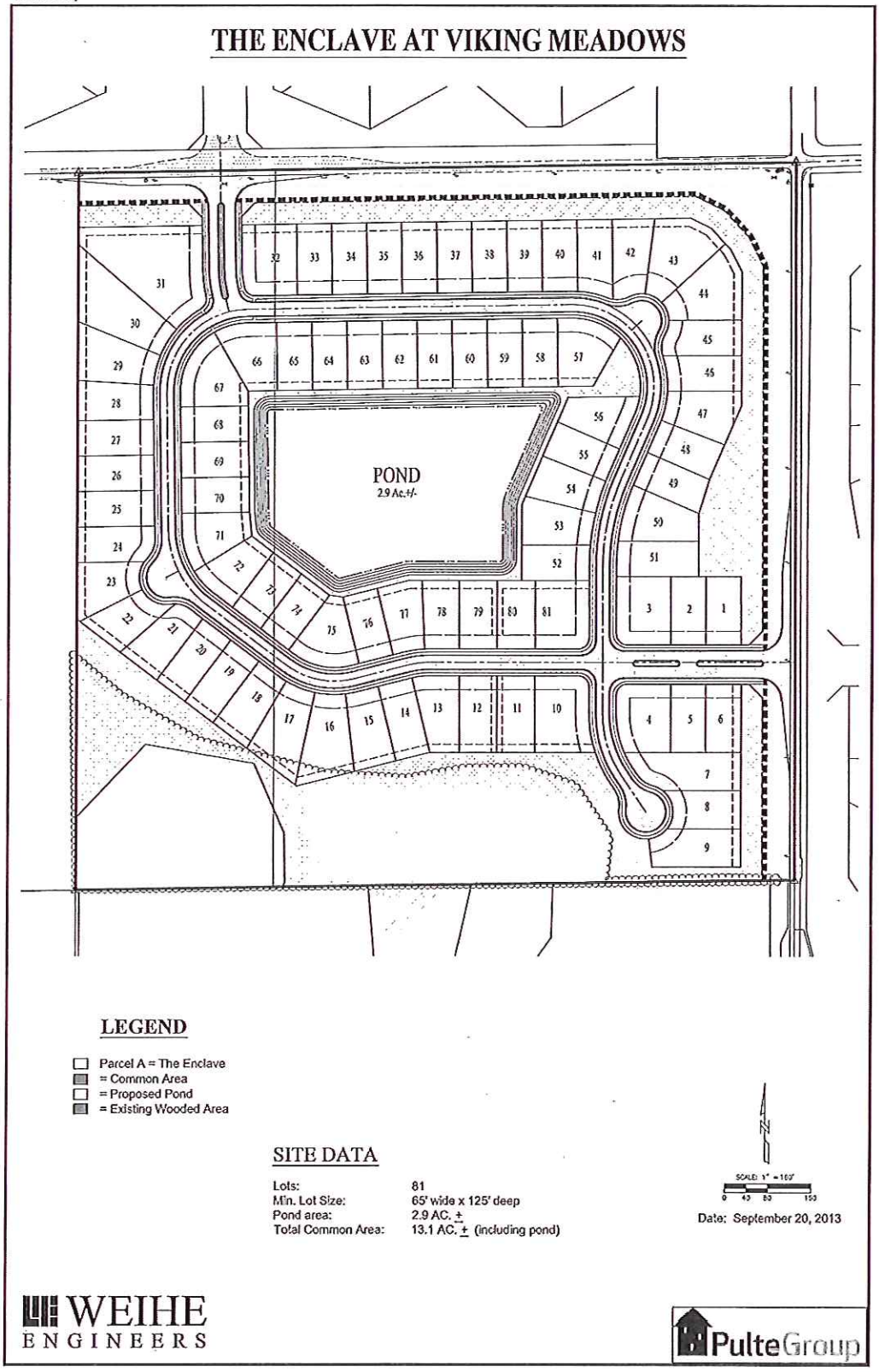

EXHIBIT B-2
CONCEPT PLAN - THE SPRINGS

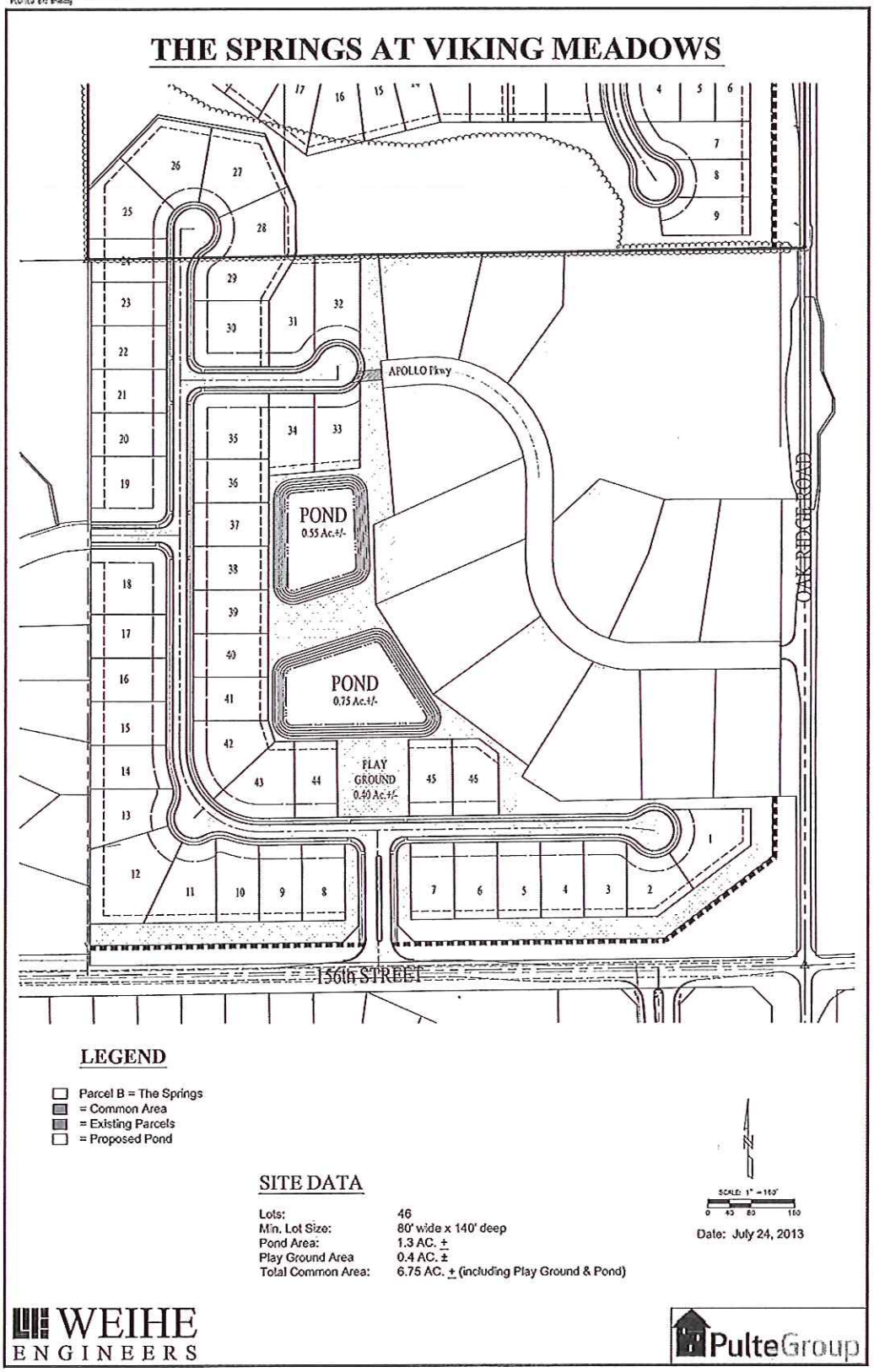

EXHIBIT C
DEVELOPMENT STANDARDS MATRIX

Parcels A and B: Residential Development Standards

Parcel	Base Underlying Zoning	Max. # of Units	Min. Lot Width		Min. Lot Area (Sq. Ftg.)	Max. Bldg. Height	Minimum Building Setbacks			Min. Home Size (Sq. Ftg. not including basement)		Architectural Standards
			at Bldg. Setback Line	at Right of Way			Front	Side	Rear			
"Springs"	SF-2	46	80'	40'	10,400	35'	25'	5' min. 14' Aggregate Between Structures	25'	**1-Story** 2,000	**2-Story** 2,200	See Exhibit D
"Enclave"	SF-2	81	65'	40'	8,000	35'	25'	5' min. 10' Aggregate Between Structures	20'	**1-Story** 1,500	**1 ½ - Story** 2,000	See Exhibit E

EXHIBIT D

ARCHITECTURAL STANDARDS - SPRINGS

1) **Minimum Roof Pitch:**
   Font to back: 6/12
   Front gables: 8/12

   Note: Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.

2) **Roof Overhangs:**
   Minimum framed front and rear overhang: 12 inches

   Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

3) **Roof Ridgeline:**
   A. All homes shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style[1] of the home, in which case a minimum of two (2) ridgelines are required. Only two (2) ridgelines are required if the front and two sides of the first floor are masonry wrapped.
   B. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched area. Covered and enclosed porches shall count as a ridgeline.

4) **Corner Breaks:**
   Each home shall have a minimum of three (3) corner breaks on the front façade and two (2) corner breaks on the rear facade. The exterior corners of a covered porch, the outermost corners of the home, and a projection with a height of no less than six feet (6') shall count toward this requirement.

5) **Equipment Vents:**
   All vents shall attach to the rear or side of the home to reduce visibility from the street.

6) **Foundations:**
   A. One Story Homes: Slabs and basements shall be permitted
   B. Two Story Homes: Full basements are required.
   C. Crawl spaces shall be prohibited.

7) **Windows:**
   A. For purposes of this Section 7 only, a window shall mean and refer to an opening (at least three (3) square feet in area) in a wall or door that is covered with glass.
   B. Window frames shall be vinyl, vinyl clad, aluminum clad or wood.
   C. A home's front and rear facades shall include a minimum of four (4) windows, and each side facade shall include at least one (1) window.

D. In counting windows, a double-hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.

8) **Garages and Garage Doors:**

A. All homes shall have a minimum three-car attached garage with decorative garage doors. The width of the garage door for any one-story home with a front load garage shall be limited to a maximum of forty percent (40%) of the total lineal footage of the home's front façade.
B. No garage door treatment shall be required for side load garages.
C. The main door of the garage shall be at minimum a sixteen panel garage door with windows.
D. Three different garage door treatments shall be provided for each architectural style of home and shall be elevation specific. In order for a garage door elevation to be considered unique, at a minimum, the window design in the door shall be different. Illustrative examples of each option are depicted on Exhibit "I" and described as follows:
    1. Standard: Doors with windows (which will differ by architectural style) and without hardware
    2. Option #1: Doors with windows (which will differ by architectural style) with hardware
    3. Option #2: Carriage Doors, which include decorative vertical and diagonal members, with windows (which will differ by architectural style) and with hardware

9) **Masonry Requirements:**

A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
B. Except as provided in sub-section C, below, all homes shall have masonry on at least fifty percent (50%) of the front façade (exclusive of windows, doors and garage doors).
C. Homes with a historical architectural style[1] that lends itself to the use of less masonry may have less than fifty percent (50%) masonry on the front facade.

10) **Siding and Roof Shingle Requirements:**

A. No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composition siding materials.
B. Roof shingles shall be dimensional.

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[1] Historical architectural styles are styles such as those identified in Exhibit F-1, Northern Craftsman, Euro Country, Craftsman, Cottage, Classical, Heartland, Prairie, Lowcountry, Colonial, Cape Cod, Farmhouse or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing. The Department shall have the authority to determine whether a specific house plan qualifies as a historical architectural style entitled to the modification, in the manner specified in these guidelines, of the standards set forth in these guidelines. The Department shall have the authority to approve a home plan as a historical architectural style. The Department's decision may be appealed to the Plan Commission.

11) **Landscaping:**

A. Front landscaping:

1. 20 shrubs (2 gallon planted)
2. 2 yard trees (one shade tree / one ornamental tree) with a minimum of 2" caliper outside planting bed.

B. Lawns:

1. Each home shall utilize either sod (with or without irrigation) or hydroseed with irrigation in all front yards to the front corners of the home. All side yards and rear yards must be seed with straw at a minimum and no irrigation is required.
2. Corner lot homes which have two elevations substantially parallel to a public street shall have lawns comprised of sod (with or without irrigation) or hydroseed with irrigation in that portion of the yard located between the public street on each side of the corner lot and a line drawn parallel to each front corner elevation closest to the public street extending from each end of said elevations to each perpendicular lot line. All other side yards and rear yards shall be seeded with straw at a minimum and no irrigation is required.
3. Corner lot homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of sod (with or without irrigation) or hydroseed with irrigation in that portion of the yard located (i) between the front elevation of the home and each public street and (ii) between the public street on each side of the corner lot and a line drawn parallel to each public street, extending to each perpendicular lot line from the two exterior corners of the home closest to each abutting public street. All other side yard and rear yards shall be seeded with straw at minimum and no irrigation shall be required.

12) **Miscellaneous:**

A. All driveways shall be concrete.
B. Five (5) foot wide public sidewalks are required on all lots.
C. Uniform mailboxes shall be required. All mailboxes within the Enclave and Springs shall be uniform in design, coloring, lettering, and numberings and consistent with the mailboxes within the existing Viking Meadows development.
D. Dusk to dawn lights shall be required on all garages.
E. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior elevation of a home, are not required to be masonry, but must be decorative in nature using masonry, stucco or EIFS materials.

13) **Façade Variety:**

All homes shall comply with the provisions set forth in Exhibit G, the Enclave and Springs Façade Variety Code.

EXHIBIT E

ARCHITECTURAL STANDARDS - ENCLAVE

1) **One and one-half Story Homes:**
One and one-half story homes shall mean a home with a master bedroom located on the main floor and having a second story living area no greater than 50% of the first floor livable area.

2) **Master Bedroom:**
All homes within The Enclave shall have a master bedroom on the main floor.

3) **Minimum Roof Pitch:**
Font to back: 5/12
Front gables: 8/12

Note: Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.

4) **Roof Overhangs:**
Minimum framed front and rear overhang: 12 inches

Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

5) **Roof Ridgeline:**
A. In the Enclave, a one-story home shall have a minimum of two (2) ridgelines.
B. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched area. Covered and enclosed porches shall count as a ridgeline.

6) **Corner Breaks:**
Each home shall have a minimum of three (3) corner breaks on the front façade and two (2) corner breaks on the rear facade. The exterior corners of a covered porch, the outermost corners of the home, and a projection with a height of no less than six feet (6') shall count toward this requirement.

7) **Equipment Vents:**
All vents shall attach to the rear or side of the home to reduce visibility from the street.

8) **Foundations:**
A. Slabs and basements shall be permitted.
B. Crawl spaces shall be prohibited.

9) **Windows:**

A. For purposes of this Section 9 only, a window shall mean and refer to an opening (at least three (3) square feet in area) in a wall or door that is covered with glass.
B. Window frames shall be vinyl, vinyl clad, aluminum clad, or wood.
C. A home's front and rear facade shall include a minimum of two (2) windows, and each side facade shall include at least one (1) window.
D. In counting windows, a double-hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.

10) **Garages:**

All homes shall have a minimum two-car attached garage.

11) **Masonry Requirements:**

A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
B. Except as provided in sub-section C, below, all homes shall have masonry on at least fifty percent (50%) of the front façade (exclusive of windows, doors and garage doors).
C. Homes with a historical architectural style[1] that lends itself to the use of less masonry may have less than fifty percent (50%) masonry on the front facade.

12) **Siding and Roof Shingle Requirements:**

A. No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composition siding materials.
B. Roof shingles shall be dimensional.

[1] Historical architectural styles are styles such as those identified in Exhibit F-2, Northern Craftsman, Euro Country, Craftsman, Cottage, Classical, Heartland, Prairie, Lowcountry, Colonial, Cape Cod, Farmhouse or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing. The Department shall have the authority to determine whether a specific house plan qualifies as a historical architectural style entitled to the modification, in the manner specified in these guidelines, of the standards set forth in these guidelines. The Department shall have the authority to approve a home plan as a historical architectural style. The Department's decision may be appealed to the Plan Commission.

13) **Landscaping:**

A. Front landscaping:
   1. 20 shrubs (2 gallon planted)
   2. 2 yard trees (one shade tree / one ornamental tree) with a minimum of 2" caliper outside planting bed.

B. Lawns:
   1. Each home shall utilize either sod (with or without irrigation) or hydroseed with irrigation in all front yards to the front corners of the home. All side yards and rear yards must be seeded with straw at a minimum and no irrigation is required.
   2. Corner lot homes which have two elevations substantially parallel to a public street shall have lawns comprised of sod (with or without irrigation) or hydroseed with irrigation in that portion of the yard located between the public street on each side of the corner lot and a line drawn parallel to each front corner elevation closest to the public street extending from each end of said elevations to each perpendicular lot line. All other side yards and rear yards shall be seeded with straw at a minimum and no irrigation is required.
   3. Corner lot homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of sod (with or without irrigation) or hydroseed with irrigation in that portion of the yard located (i) between the front elevation of the home and each public street and (ii) between the public street on each side of the corner lot and a line drawn parallel to each public street, extending to each perpendicular lot line from the two exterior corners of the home closest to each abutting public street. All other side yard and rear yards shall be seeded with straw at minimum and no irrigation shall be required.

14) **Miscellaneous:**

A. All driveways shall be concrete.
B. Five (5) foot wide public sidewalks are required on all lots.
C. Uniform mailboxes shall be required. All mailboxes within the Enclave and Springs shall be uniform in design, coloring, lettering, and numberings and consistent with the mailboxes within the existing Viking Meadows development.
D. Dusk to dawn lights shall be required on all garages.
E. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior elevation of a home, are not required to be masonry, but must be decorative in nature using masonry, stucco or EIFS materials.

15) **Façade Variety:**

All homes shall comply with the provisions set forth in Exhibit G, the Enclave and Springs Façade Variety Code.

EXHIBIT F-1
SINGLE FAMILY HOME STYLE EXHIBIT

This exhibit is not illustrative of an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate various style elements of the historical architectural style shown to create more recent and modern versions of the style.

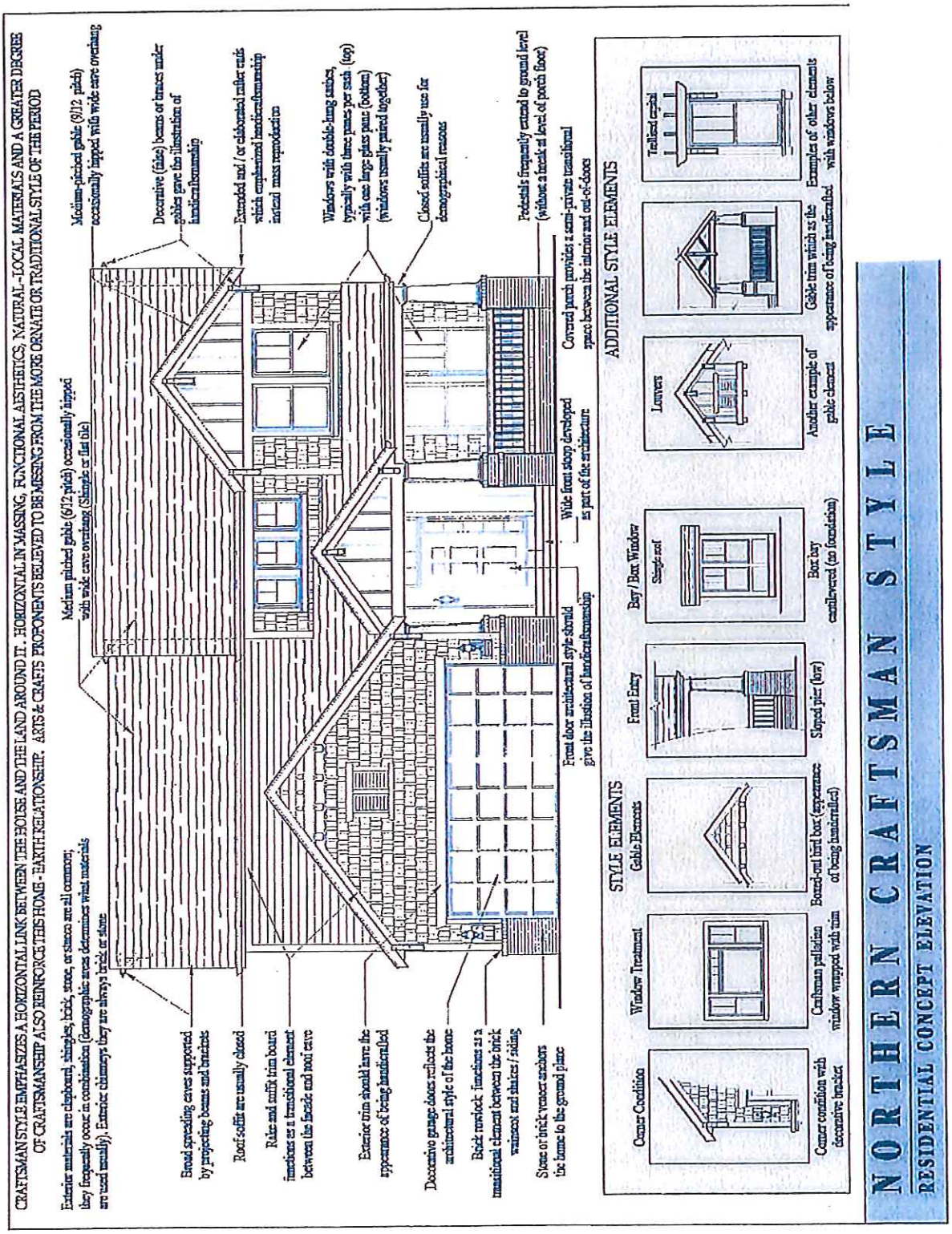

EXHIBIT F-1 (cont.)

This exhibit is not illustrative of an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate various style elements of the historical architectural style shown to create more recent and modern versions of the style.

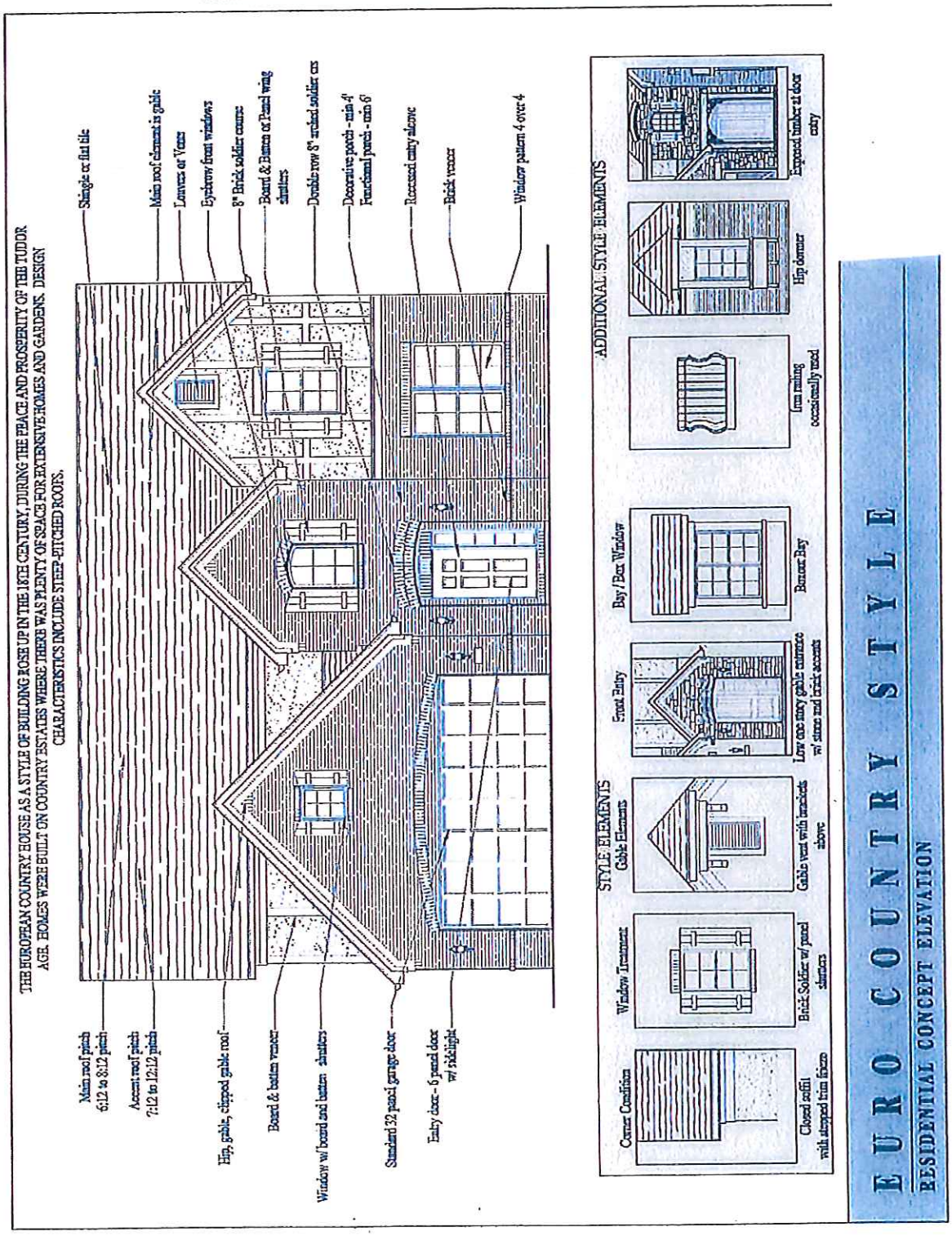

EXHIBIT F-1 (cont.)

This exhibit is not illustrative of an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate various style elements of the historical architectural style shown to create more recent and modern versions of the style.

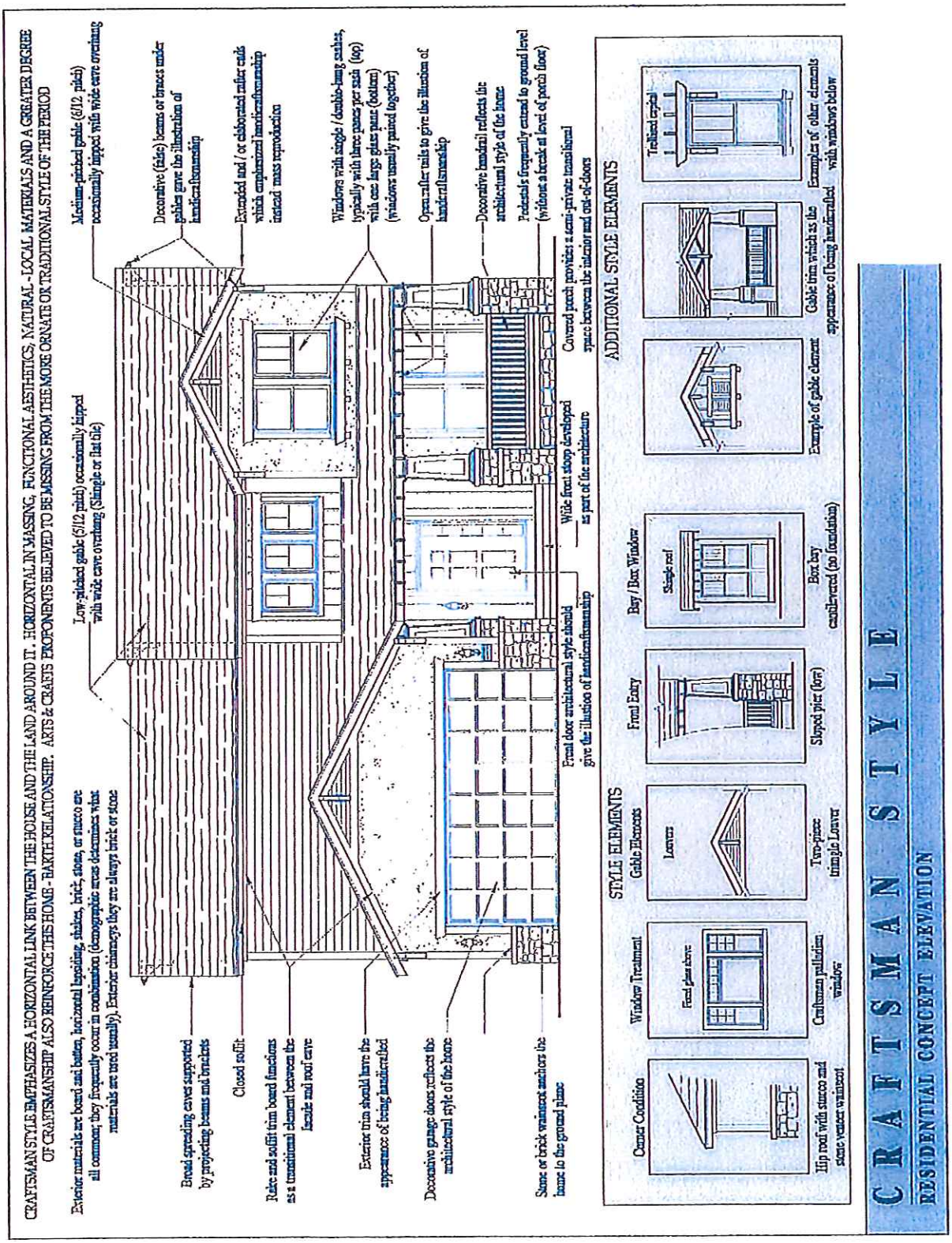

EXHIBIT F-1 (cont.)

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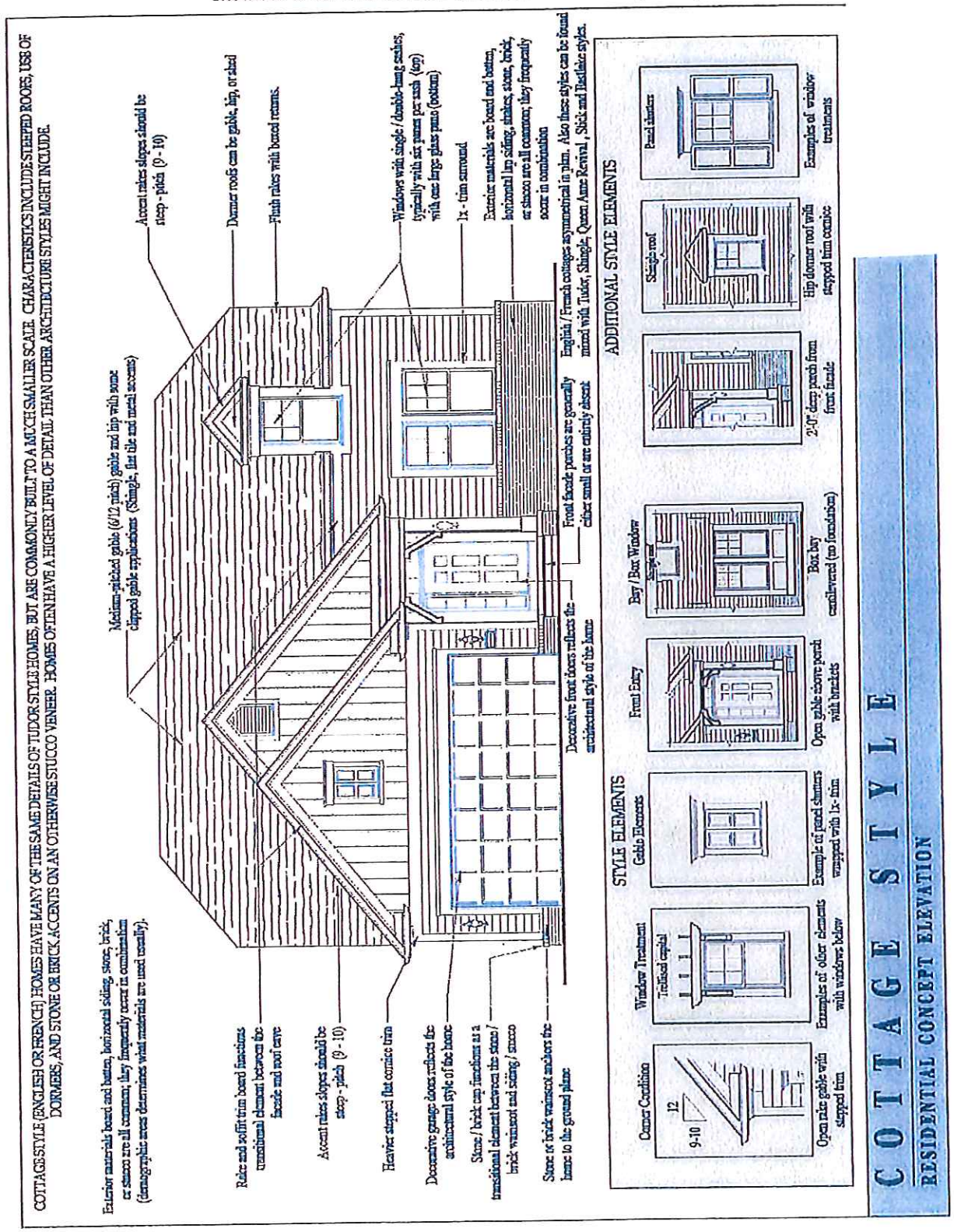

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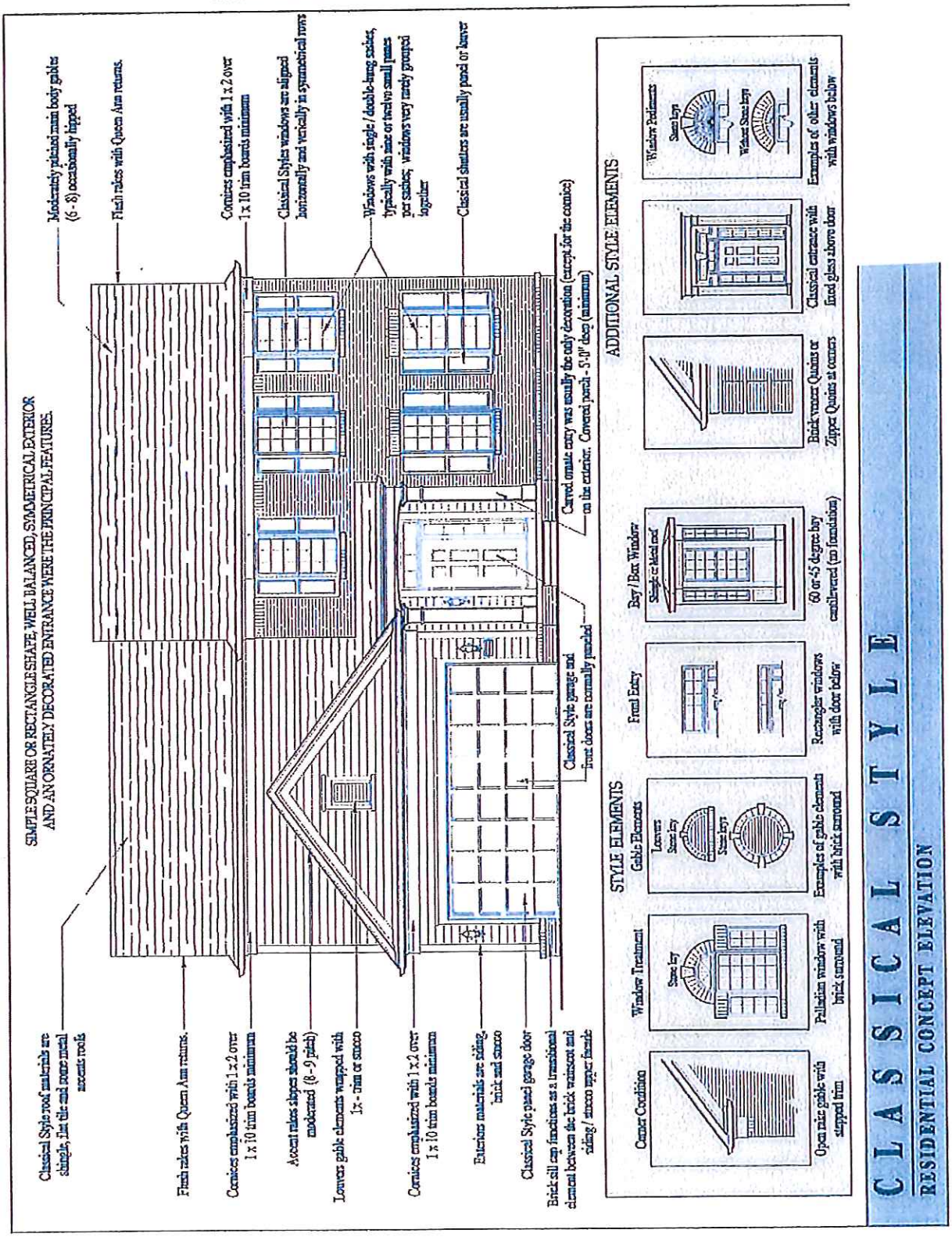

EXHIBIT F-1 (cont.)

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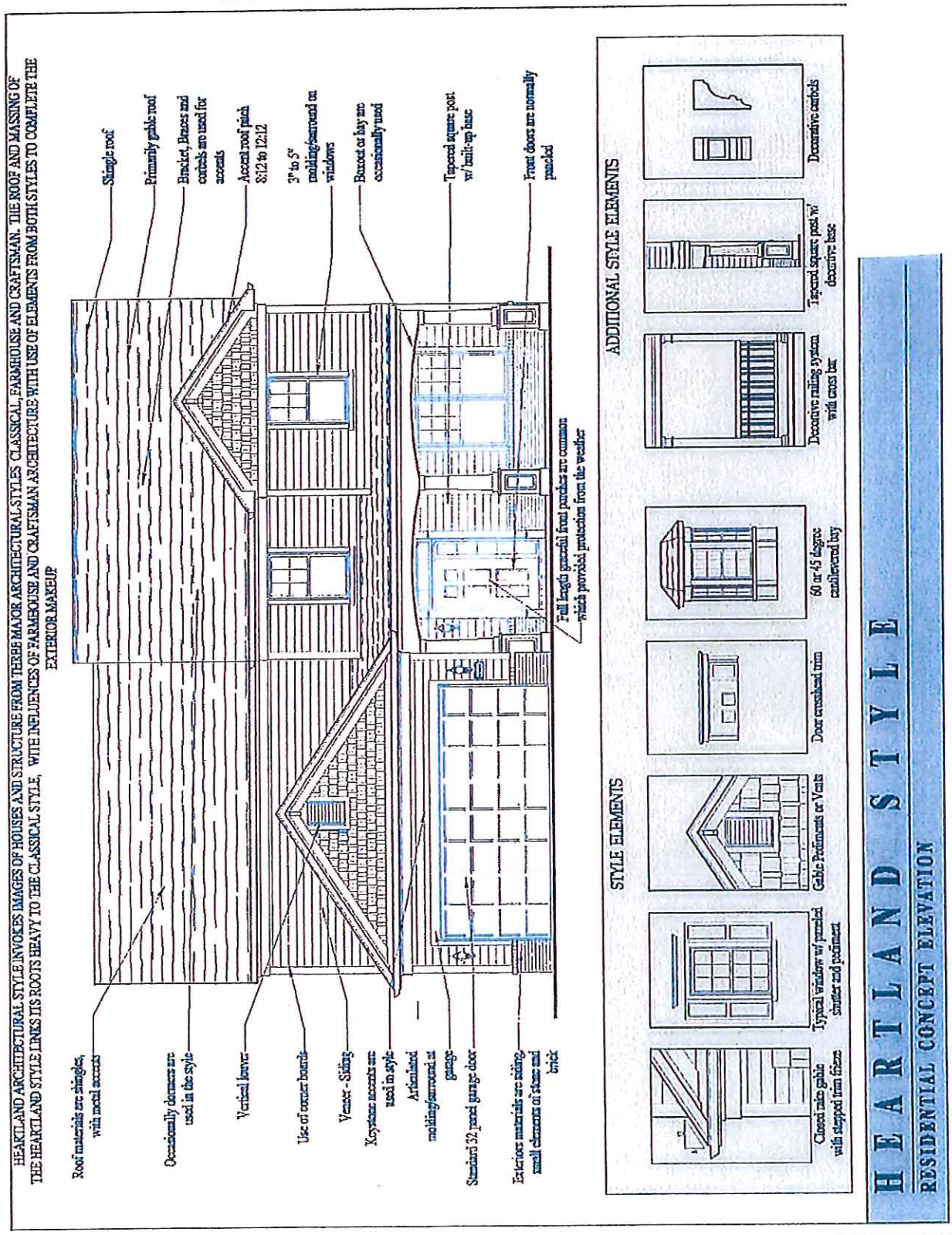

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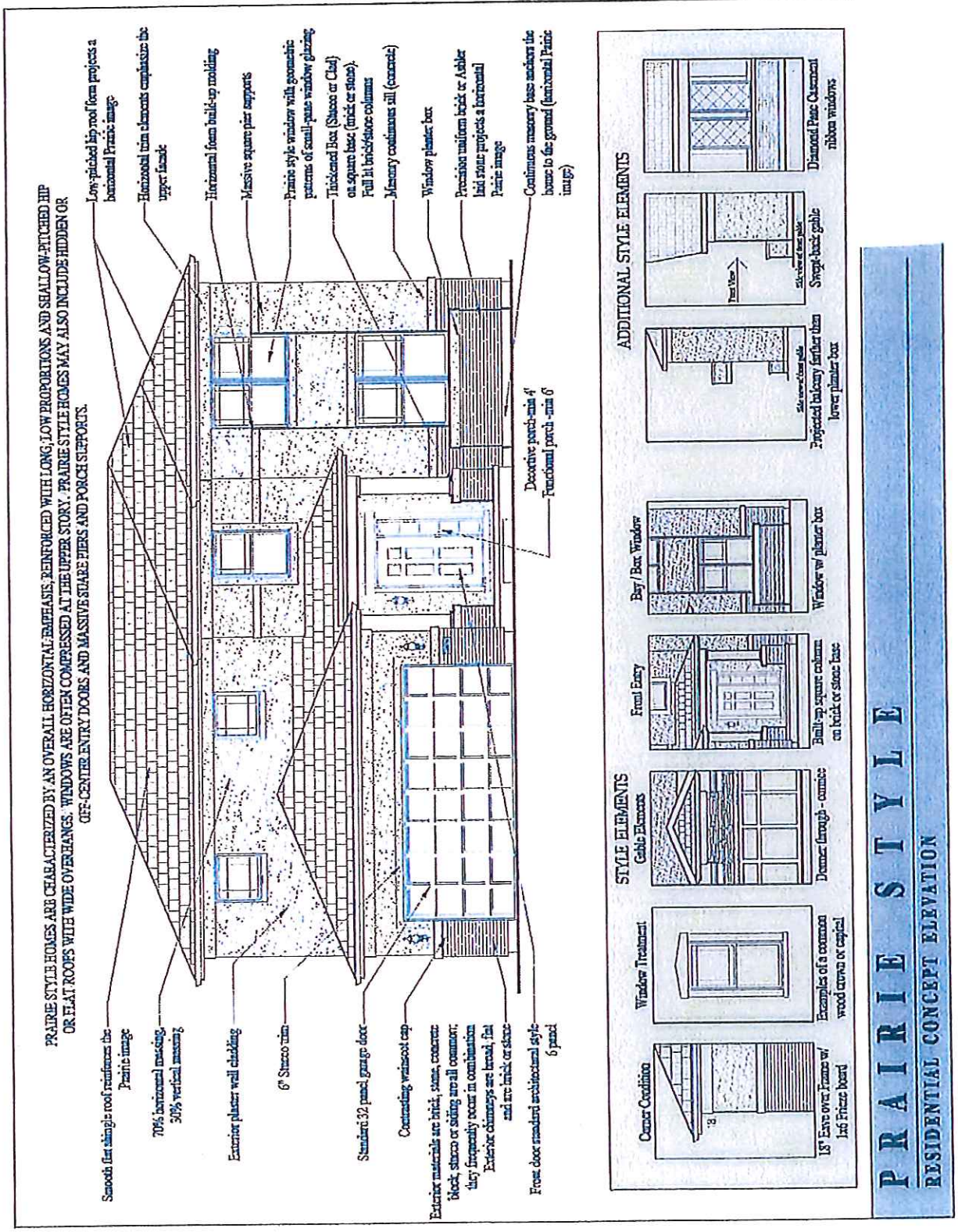

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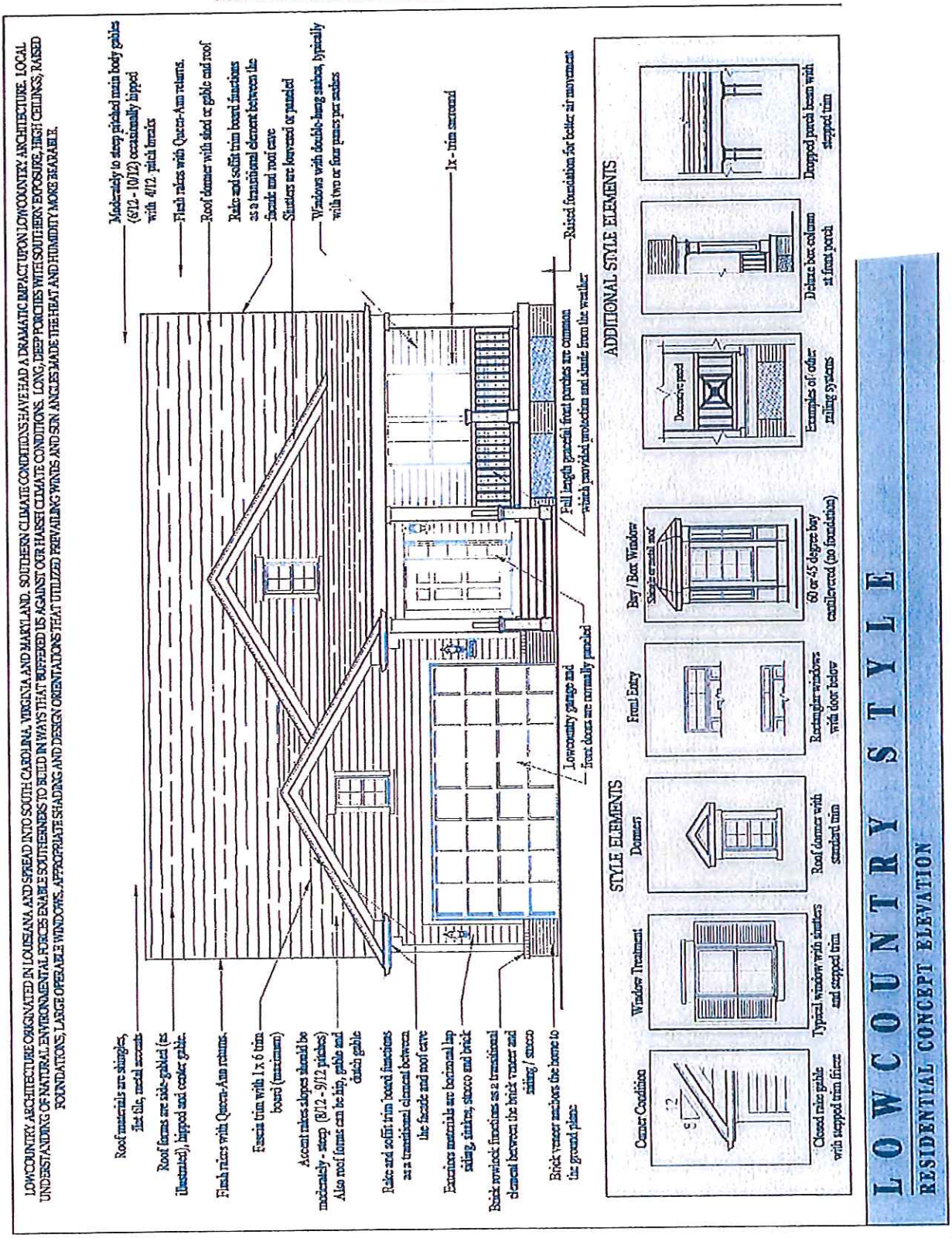


EXHIBIT F-2

Sample – Enclave Homes

Sample – Enclave Homes

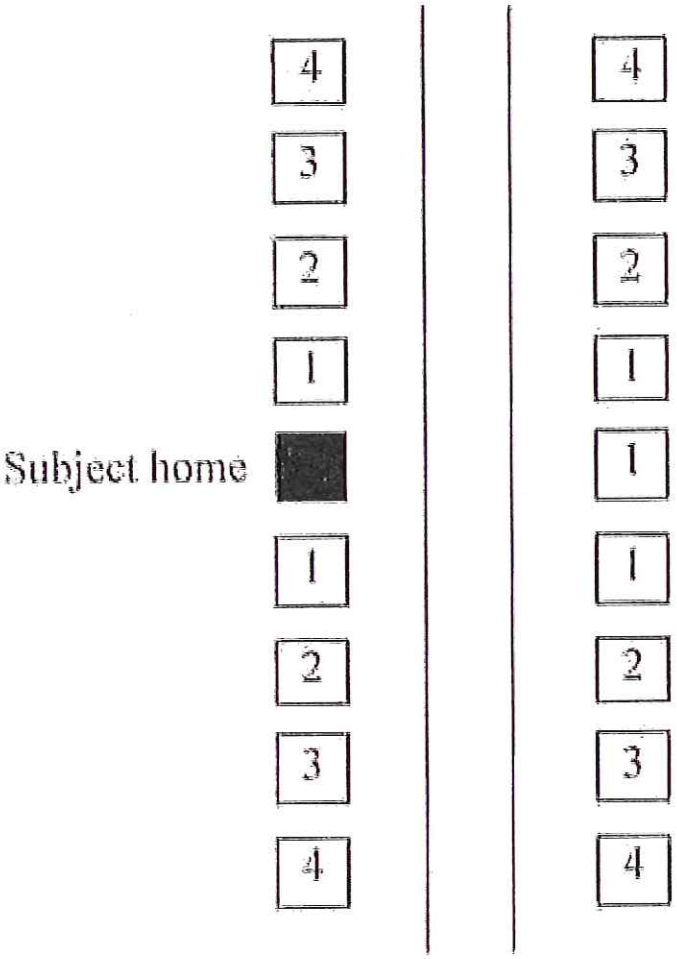
EXHIBIT F-2

Sample – Enclave Homes

Sample – Enclave Homes

EXHIBIT G

ENCLAVE AND SPRINGS FAÇADE VARIETY CODE



Home #	Requirement
1	Subject Home must have a Different Elevation and a Different Color Package than the Existing Home.
2	Subject Home must have a Different Elevation than the Existing Home. If an Existing Home's Dominant Exterior Material is brick or stone, then the Subject Home's brick or stone color may be the same color. If an Existing Home's Dominant Exterior Material is not brick or stone, then the Subject Home must have a Different Color Package than the Existing Home.
3	Subject Home may have the same elevation as the Existing Home as long as the Subject Home has a Different Color Package.
4	Subject Home may be identical to the Existing Home.

EXHIBIT H

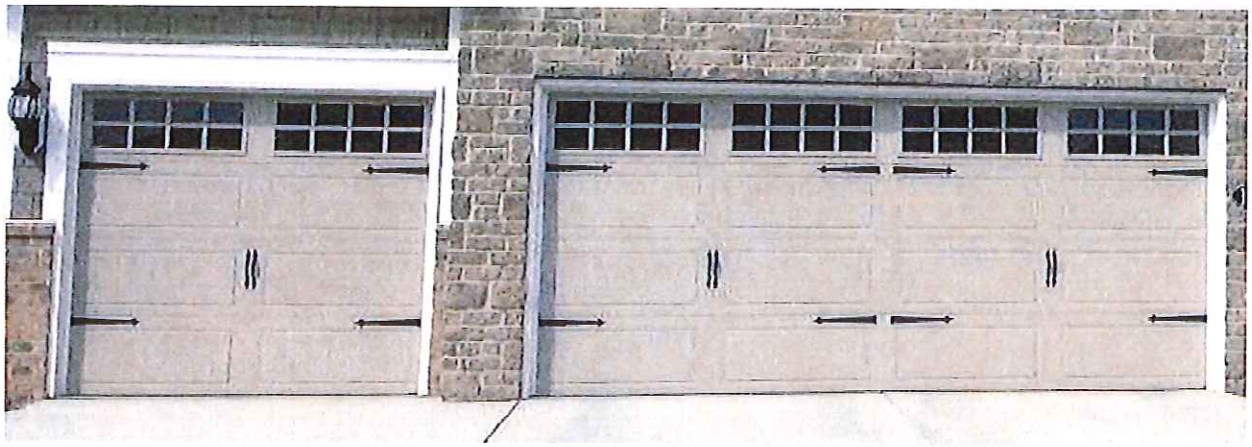
Illustrative of Playground Area

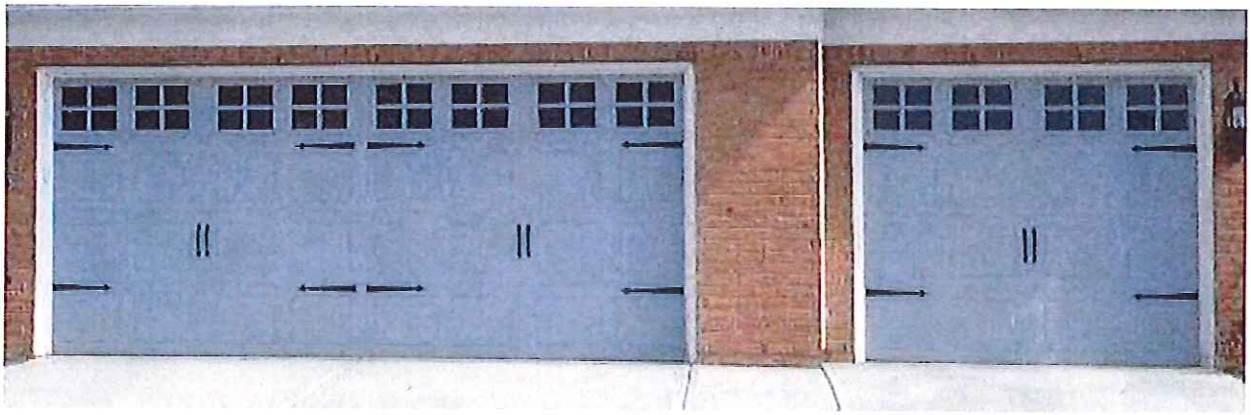
Exhibit I
Illustrative Garage Door Treatments

Standard: Doors with Windows (no hardware)

Exhibit I (continued)
Illustrative Garage Door Treatments

Option #1: Doors with Windows and Hardware





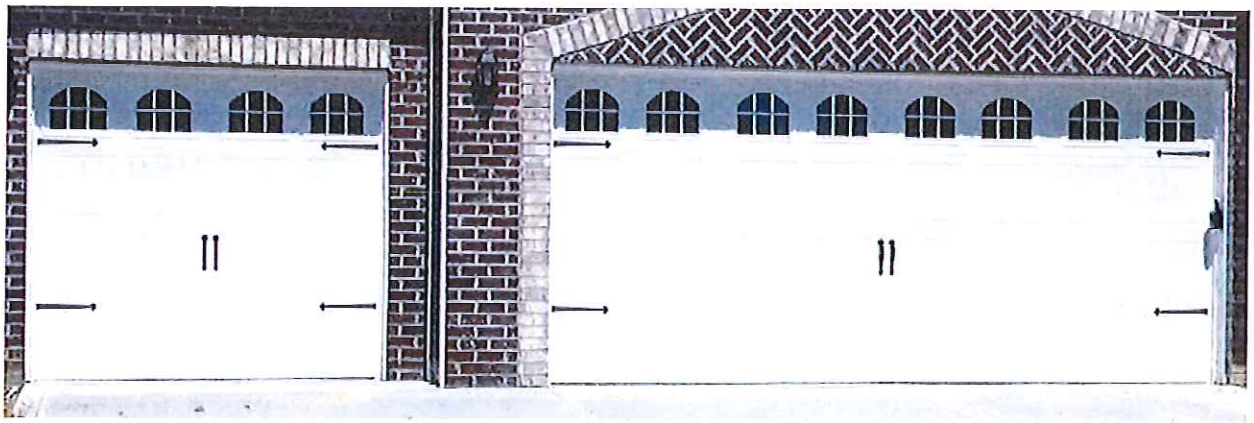


Exhibit I (continued)
Illustrative Garage Door Treatments

Option #2: Carriage Doors with Windows

Exhibit J

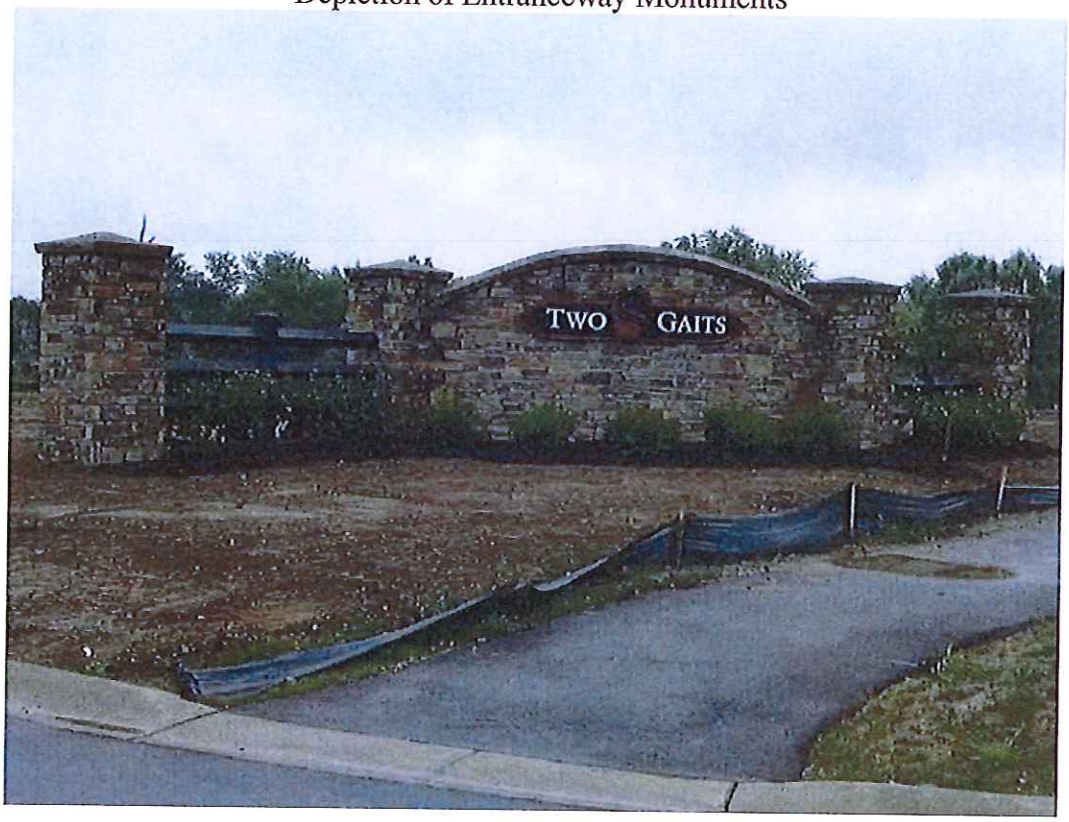
Enhanced Side and Rear Elevation Standards

For all side and rear building elevations which face 156th Street, Oak Ridge Road, or 161st Street, a score of 6 or greater must be achieved utilizing the following format:

Score	Feature
	Structural:
3	8' Minimum Sun Room/Morning Room/Screened Patio Extension
2	Covered Patio (minimum of 12 x 12)
2	Wood Deck (minimum of 10 x 12)
1	2' Minimum Corner Break
1	Full Exterior Fireplace Chase
	Roofing:
2	Hip or Clipped Roof
2	2 or More Ridge Lines
1	8" Minimum Rear Overhang (eve or rake)
1	Dimensional Roof Shingles
	Siding:
1	Architectural Siding (shake, scallop or board and batten) per theme
1	Two tones of Paint (main house and trim)
2	Masonry (brick wainscot up to sill of windows) Doors/Windows
	Doors/Windows:
1	Sliding or Atrium Door
2	Bay Window
1	Double Window (1 per max of 2 points)
1	4" Minimum Window Trim (all windows)
1	Window Shutters per theme where they fit
1	Window Grids per theme (all windows)
1	Transom Windows the width of door
1	Windows/ doors in excess of 4 total
	Landscaping:
1	(1) 2" Caliper Shade or Ornamental Tree
1	(2) 6' Evergreen Trees
1	(6) 18" Shrubs
1	(6) Ornamental grasses
	Color Variation (applicable to ranch or one and one-half story homes only):
1	A difference of at least two color shades between the predominant exterior material of the rear elevation and the home's trim materials.

Exhibit K

Depiction of Horse Fence

Exhibit L

Depiction of Entranceway Monuments