

ORDINANCE 15-14

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (~~Docket _____~~), ~~filed with the Commission requesting an amendment to~~ **Petition No. 1506-PUD-09**, requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission ~~took action to forward said petition~~ (~~Docket _____~~) **forwarded Petition No. 1506-PUD-09** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Council") with a _____ recommendation (~~by a vote of _____ in favor and _____ opposed~~) in accordance with ~~Ind. Indiana~~ Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505, ~~on _____, 2015~~;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the ~~City~~ Council on _____, 2015;

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

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Tamarack PUD District**" (the "~~Tamarack PUD~~-District").

- 1.2 Development of the Real Estate shall be governed by: (i) the provisions of this Ordinance and its exhibits; and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned ~~Unit~~Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-~~referenced~~references of this Ordinance shall hereafter refer to the section as specified and ~~reference~~referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

~~2.1 Trail: Any Pedestrian or nature trail internal to the Tamarack PUD District that is used by pedestrians. A trail may be paved or maintained in a natural state (e.g., gravel, rock, grass or mulch). In the locations where trails cross gas pipeline easements the exact trail location and installation is subject to the approval of owner of the pipeline.~~

2.1 Pipeline Easement: The easements recorded as Miscellaneous Record 32, Page 215, Miscellaneous Record 40, page 72 and Miscellaneous Record 68, page 190 in the Office of the Recorder of Hamilton County, Indiana, and as generally depicted on the Concept Plan.

2.62 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this Tamarack PUD District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. Concept Plan. The Concept Plan, ~~attached hereto as Exhibit B,~~ is hereby incorporated in accordance with *Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan* and shall be developed in substantial compliance with the Concept Plan attached hereto as Exhibit B.

Section 4. Underlying Zoning District. The Underlying Zoning District of this ~~Tamarack PUD~~ District shall be the SF4: Single Family High Density District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

Section 5. Permitted Uses. All uses permitted in the Underlying Zoning District shall be permitted.

~~6.1 All Dwellings shall be regulated as Single Story Dwellings for the purposes of applying the standards applicable to the Underlying Zoning District.~~

5.1 The maximum number of Dwellings shall not exceed fifty (50).

Section 6. General Regulations. The standards of *Chapter 4: Zoning Districts*, as applicable to the Underlying Zoning District, shall apply to the development of the ~~Tamarack PUD~~ District, except as otherwise modified below.

6.1 Minimum Front Building Setback Line: 22 feet

6.2 Minimum Side Yard Building Setback Line: 5 feet

6.3 Minimum Rear Yard Building Setback Line: ~~25' (up to 10% of the total number of lots in the Tamarack PUD District may have a 15' rear yard building setback line)~~ 25 feet; except for patios and decks which be a minimum of 15 feet.

6.4 Minimum Lot Width: 70 feet

6.5 Minimum Living Area (Ground Floor):

A. Single story: 1,400900 square feet

B. Story and one-half: 1,400900 square feet

6.6 Maximum Building Height:

A. Single story: 25 feet

B. Story and one-half: 25 feet

Section 7. Development Standards. The standards of *Chapter 6: Development Standards* shall apply to the development of the ~~Tamarack PUD~~ District, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards: Shall apply. In addition, the following shall also apply:

A. ~~Architectural~~ Character Exhibit. The ~~Architectural~~ Character ~~Exhibits~~ Exhibit, attached hereto as **Exhibit C**, ~~are~~ is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the ~~Tamarack PUD~~ District. Although the

~~exhibits~~images do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the ~~Tamarack PUD~~ District's intent and vision. It is not the intent to limit the architectural styles shown in the ~~Architectural~~ Character ~~Exhibits~~Exhibit, but to encourage diversity in architectural styles of Dwellings within the ~~Tamarack PUD~~ District. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed to the Plan Commission.

~~B.~~ B.—Dwellings. All Dwellings shall qualify as Single Story Dwellings for the purposes of applying Article 6.3 Architectural Standards of the UDO.

~~B.C.~~ Building Materials: In addition to Article 6.3(C)(3) Building Materials, the following shall apply:

i. The roofs of all Dwellings shall be covered with dimensional shingles.

ii. Vinyl and aluminum siding shall be prohibited.

~~iii.~~ Masonry shall be used as the exterior building material on a minimum of seventy-five (75) percent of the first floor of the front façade of all Dwellings (exclusive of openings and gable areas above the first floor roof line). A maximum of five (5) Dwellings may have less masonry than required by this provision provided a minimum of masonry wainscot is provided as generally illustrated on Page 9 of 9 of the Character Exhibit.

~~iv.~~ A minimum thirty-six (36) inch masonry wainscot (measured from the Dwelling foundation) shall be the exterior building material on the side and rear façade of all Dwellings as generally illustrated on Page 7 of 9 and Page 8 of 9 of the Character Exhibit. This provision does not limit the use of additional masonry on the rear and side facades.

~~C.D.~~ Garages:

i. All Dwellings shall have a minimum of a two (2) car attached garage.

~~A.~~ Overhangs: All Dwellings shall have a minimum 12" roof overhang from framing.

ii. Garage door designs shall include a variety of design elements including windows and/or hardware in order to vary the appearance of garage doors across the District. The Garage Door Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended garage door designs to be constructed in the District. It is not the intent to limit garage designs to those shown in the Garage Door Exhibit but to encourage diversity of garage doors within the District.

E. Overhangs: Twelve (12) inch overhangs shall be required around the entire Dwelling, as measured prior to the installation of siding materials.

~~D.F.~~ Roof Pitch: All Dwellings shall have a minimumA minimum roof pitch of 8:12 shall be required around the entire Dwelling. Porches and other architecture futures such as bay windows may have less than an 8:12 roof pitch.

G. Windows: All windows on Dwellings shall be framed with a 5

a. Minimum five and one-half inch (5-1/2[“]) inch wide trim shall be required around all windows of the Dwelling unless framed in masonry. Alternative decorative window trim detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Building Façade.

b. A minimum of one (1) window shall be located on each side façade of a Dwelling.

H. Architectural Diversity: Article 6.3(C)(2)(c) under Streetscape Diversity, shall be replaced by the following: All Dwellings shall comply with the architectural diversity standards included in **Exhibit F**.

7.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

A. Article 6.8(K): Minimum Lot Landscaping Requirements shall apply, except as modified or enhanced below: for Single-Family Residential Lots:

Plant Materials	Required Plantings
Shade	Three (3)
Ornamental/Evergreen	One (1)
Shrubs	Ten (10)

~~i. The minimum number of Shade Trees shall be three (3).~~

~~ii. The minimum number of Ornamental or Evergreen trees (1).~~

~~iii. The minimum he minimum number of Shrubs shall be ten (10).~~

~~B. Article 6.8(M) External Street Frontage Landscaping Requirements shall apply; except as otherwise modified below.~~

~~i. The landscaping area within the pipeline easements as illustrated on the Concept Plan shall be excluded from the landscape planting and mounding standards.~~

~~C. Article 6.8(N) Buffer Yard Requirements shall apply; except as otherwise modified below.~~

~~ii. The required buffer yard width along the east perimeter of the Real Estate shall be a twenty five (25) feet as identified on the Concept Plan.~~

The

~~B. Pipeline Easement Landscaping: Landscaping within the Pipeline Easement is restricted by the Grantee of the Pipeline Easement. As a result, if mounding and/or plantings required by this Ordinance are not permitted by the Grantee of the Pipeline Easement within the Pipeline Easement (e.g., Buffer Yard plantings, External Street Frontage Requirements), then the required plantings shall be relocated and installed elsewhere on the Real Estate within Buffer Yards and Common Areas. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.~~

~~C. Shade and Evergreen trees shall be planted within the common area northwest of Lot 20 thru Lot 27 as generally shown on the Concept Plan. The minimum number of trees planted in this area shall be calculated at one (1) tree per fifteen (15) feet of lot width along the rear of Lot 20 thru Lot 27.~~

~~D. An undulating mound (approximately 3-5 feet in height), with a minimum height of three (3) feet, shall be installed along the north perimeter of Common Area A, Lot 3 and Lot 4 as shown on the Concept Plan. Evergreen trees shall be planted along the mound at a rate of one evergreen tree per fifteen (15) feet along the north perimeter of the buffer yards subject to the pipeline easements as illustrated said Common Area and Lots.~~

~~E. An undulating mound (approximately 3-5 feet in height), with a minimum height of three (3) feet, shall be installed along the east perimeter of~~

Common Area E (outside the pipeline easement) and Common Area F as shown on the Concept Plan. Evergreen trees shall be excluded from the landscape planted along the mound at a rate of one evergreen tree per fifteen (15) feet along the length of the mounds.

F. A fifteen (15) foot wide tree preservation area will be provided along the east perimeter of the Real Estate as shown on the Concept Plan.

D.G. Substitutions of plant materials shall be permitted within Buffer Yards and External Street Frontage planting standards. areas at the following ratios: 1 shade tree : 1 evergreen tree : 3 shrubs.

7.3 Article 6.17 (G) Residential Signs: Shall apply; except as otherwise modified below:

7.47.3 Brick column however, one (1) brick column a maximum of 8' eight (8) feet in height including a maximum Sign Area of six (6) four (4) square feet shall be permitted at on either side of the entrance(s) of the subdivision in addition to permitted Monument Signs.

Section 8. Infrastructure Standards. The ~~Tamarack PUD~~ District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), ~~unless otherwise approved by the Plan Commission or Department of Public Works in consideration of the pipeline easements which cross the Real Estate~~ except as otherwise modified or enhanced below.

8.1 The Plan Commission or Director may modify infrastructure standards in consideration of the Pipeline Easements.

8.2 Street lighting shall not be placed at the end of the cul-de-sacs illustrated on the Concept Plan.

Section 9. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the ~~Tamarack PUD~~ District, except as otherwise modified below.

9.1 Article 8.7 Pedestrian Network Standards shall apply, except as otherwise modified or enhanced below:

A. Trails shall be installed as generally depicted on the Concept Plan; however, the final Trail locations are subject to existing easements and final engineering. If Trails are prevented from being installed as generally shown, then alternative Trail locations may be approved that still provide access and connectivity to the Tamarack PUD District's Open Space.

~~9.2 Article 8.9 Street and Right of Way Standards shall apply; however, the layout of the street network in the Tamarack PUD District shall be in substantial compliance with the Concept Plan.~~

~~9.3 Article 8.6 Open Space and Amenity Standards shall apply; however, the Minimum fifteen percent (15%) Open Space requirement for the District shall be enhanced; to require a minimum of thirty-five percent (35%) open space shall be provided on the Real Estate, as generally shown on the Concept Plan. All Open Space shall be common area and deeded to and maintained by a homeowners' association.~~

Section 10. Amenities. Amenities shall be provided in accordance with this section.

10.1 The following shall be included within the Open Space of the ~~Tamarack PUD~~ District:

~~A. Walking/Jogging/Biking Trails;~~

~~A. Trails: A trail may be paved or maintained in a natural state (e.g., gravel, rock, grass or mulch). In the locations where trails cross the Pipeline Easements, the exact trail location and installation is subject to the approval of the grantee of the Pipeline Easement. Trails shall be installed, in substantial compliance with the Concept Plan; however, the final Trail locations are subject to existing easements and final engineering. If Trails are prevented from being installed as generally shown, then alternative Trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.~~

~~B. A fountain in the detention pond;~~

~~C. A minimum of one (1) bench sitting area; and a minimum of thirty (30) square feet in area ;~~

~~D. A minimum of two (2) gazebos including (i) sitting areas, (ii) a minimum 8' by 6' structure and (iii) a minimum 10' by 10' hardscape area.~~

~~E. A pergola, in Common Area D, including (i) a minimum 10' by 12' structure and (ii) a minimum 15' by 15' hardscape area.~~

~~10.2 The Common Area Exhibit, attached hereto as Exhibit E, is hereby incorporated as a compilation of images designed to capture the intended amenities to be constructed in the District. Although the exhibits do not necessarily represent the final design, they do hereby establish a benchmark for the quality and appearance of amenities that are required to be constructed. The Department shall determine whether the amenities are consistent with the established benchmark and complies~~

with the standards of this Ordinance. The Department's determination may be appealed to the Plan Commission.

Section 11. Additional Standards. The following additional standards shall apply to the Real Estate.

11.1 The following standards shall apply to the Real Estate:

- A. No Accessory Buildings (sheds, yard barns, etc.) shall be permitted.
- B. No playsets, swing sets, basketball goals, trampolines or above ground pools shall be permitted.
- C. Fences: All fences shall be (i) black metal and (ii) a maximum of 48" in height.
- D. A minimum of twenty-five (25) percent of all Dwellings within the District shall include basements.
- E. A minimum of twenty-five (25) percent of all Dwellings within the District shall be one and one-half story Dwellings.
- F. A minimum of fifty (50) percent of all Dwellings within the District shall include a minimum 4-foot garage addition or 3-stall garage.
- G. The Model Home constructed on the Real Estate (i) shall include a basement (part finished) and (ii) shall be a one and one-half story Dwelling.
- A-H. Common Areas shall not be subject to the Lot provisions of the Underlying Zoning District.

[REMAINDER PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE FOLLOWS.]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2015.

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

Chuck Lehman

Chuck Lehman

Chuck Lehman

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jon C. Dobosiewicz

I hereby certify that ORDINANCE No. 15~~—~~14 was delivered to the Mayor of Westfield
on the _____ day of _____, 2015, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 15~~—~~14

This _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 15-

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

Schedule of Exhibits:

Exhibit A Legal Description

Exhibit B Concept Plan

Exhibit C Character Exhibit

Exhibit D Garage Door Exhibit

Exhibit E Common Area Exhibit

Exhibit F Architectural ~~Character Exhibits~~ Diversity Standards

EXHIBIT "A"

Page 1 of 1

(Legal Description)

Parcel 1:

Part of the West Half of the Northeast Quarter of Section 7, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest Corner of the West Half of said Northeast Quarter Section; thence North 00 degrees 02 minutes 40 seconds West (assumed bearing) along the West line of the West Half of said Northeast Quarter Section a distance of 976.98 feet to the POINT OF BEGINNING; thence continuing North 00 degrees 02 minutes 40 seconds West along said West line a distance of 265.00 feet to a railroad spike; thence North 89 degrees 57 minutes 20 seconds East a distance of 1330.17 feet to a 5/8 inch rebar with yellow cap stamped "Schneider Firm #0001" on the East Line of the West Half of said Northeast Quarter Section; thence South 00 degrees 01 minutes 52 seconds East

along said East Line a distance of 265.00 feet; thence South 89 degrees 57 minutes 20 seconds West a distance of 1330.10 feet to the POINT OF BEGINNING. Containing 8.092 acres, more or less.

Parcel 2:

Part of the West Half of the Northeast Quarter of Section 7, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest Corner of the West Half of said Northeast Quarter Section; thence North 00 degrees 02 minutes 40 seconds West (assumed bearing) along the West Line of the West Half of said Northeast Quarter Section a distance of 726.98 feet to the POINT OF BEGINNING; thence continuing North 00 degrees 02 minutes 40 seconds West along said West Line a distance of 250.00 feet; thence North 89 degrees 57 minutes 20 seconds East a distance of 1030.10 feet; thence South 00 degrees 01 minutes 52 seconds East, parallel with the East Line of the West Half of the said Northeast Quarter Section, a distance of 250.00 feet; thence South 89 degrees 57 minutes 20 seconds West a distance of 1030.05 feet to the POINT OF BEGINNING. Containing 5.912 acres, more or less.

Parcel 3:

Part of the West Half of the Northeast Quarter of Section 7, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest Corner of the West Half of said Northeast Quarter Section; thence North 00 degrees 02 minutes 40 seconds West (assumed bearing) along the West Line of the West Half of said Northeast Quarter Section a distance of 452.73 feet to the POINT OF BEGINNING (said point also being the Northwest corner of a 1.665 acre tract of land described in a Warranty Deed recorded in Deed Book 360, Page 870 in the Office of the Recorder of Hamilton County, Indiana); thence continuing North 00 degrees 02 minutes 40 seconds West along said West Line a distance of 274.25 feet; thence North 89 degrees 57 minutes 20 seconds East a distance of 1030.05 feet; thence South 00 degrees 01 minutes 52 seconds East, parallel with the East Line of the West Half of the said Northeast Quarter Section, a distance of 273.78 feet; thence South 89 degrees 57 minutes 20 seconds West a distance of 743.98 feet to

EXHIBIT "A"

Page 1 of 1

(Legal Description)

the Northeast corner of the aforesaid 1.665 acre tract of land; thence South 89 degrees 51 minutes 41 seconds West along the North line of said tract of land a distance of 286.00 feet to the POINT OF BEGINNING, Containing 6.475 acres, more or less.

Parcel 4:

Part of the West Half of the Northeast Quarter of Section 7, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest Corner of the West Half of said Northeast Quarter Section; thence North 89 degrees 51 minutes 41 seconds East (assumed bearing) along the South Line of the West Half of said Northeast Quarter Section a distance of 388.00 feet to the POINT OF BEGINNING (said point also being the Southeast corner of a 0.496 acre tract of land described in a Corporate Quitclaim Deed recorded as Instrument Number 99-31292 in the Office of the Recorder of Hamilton County, Indiana); thence North 00 degrees 02 minutes 40 seconds West along the East line of said tract of land a distance of 212.00 feet to the Northeast corner of said tract of land; thence South 89 degrees 51 minutes 41 Seconds West along the North line of said tract of land a distance of 102.00 feet to the Southeast most corner of a 1.665 acre tract of land described in a Warranty Deed recorded in Deed Book 360, Page 870 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 02 minutes 40 seconds West along the Easterly line of said tract of land a distance of 240.73 feet to the Northeast Corner of said tract of land; thence North 89 degrees 57 minutes 20 seconds East a distance of 743.98 feet; thence South 00 degrees 01 minutes 52 seconds East, parallel with the East Line of the West Half of the said Northeast Quarter Section, a distance of 451.51 feet to the South Line of the West Half of said Northeast Quarter Section; thence South 89 degrees 51 minutes 41 seconds West along said South Line a distance of 641.88 feet to the POINT OF BEGINNING. Containing 7.225 acres, more or less.

Parcel 5:

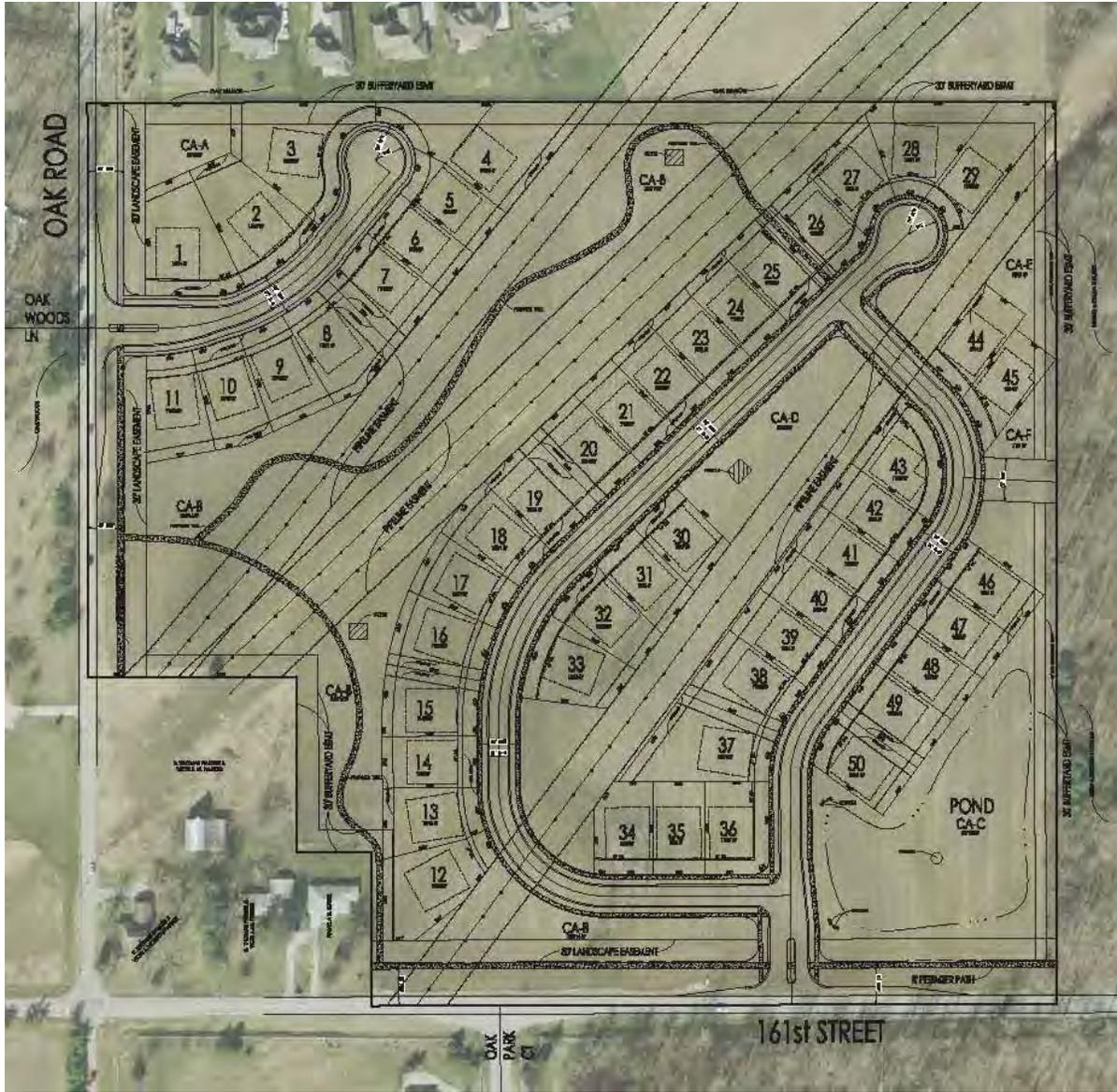
Part of the West Half of the Northeast Quarter of Section 7, Township 18 North Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, being more particularly described as follows:

COMMENCING at the Southwest corner of the West Half of said Northeast Quarter Section; thence North 89 degrees 51 minutes 41 seconds East (assumed bearing) along the South Line of the West Half of said Northeast Quarter Section a distance of 1029.88 feet to the POINT OF BEGINNING; thence North 00 degrees 01 minutes 52 seconds West, parallel with the East line of the West Half of the said Northeast Quarter Section, a distance of 975.29 feet; thence North 89 degrees 57 minutes 20 seconds East a distance of 300.00 feet to the East Line of the West Half of said Northeast Quarter Section; thence South 00 degrees 01 minutes 52 seconds East along said East Line a distance of 974.79 feet to the Southeast Corner of the West Half of said Northeast Quarter Section; thence South 89 degrees 51 minutes 41 seconds West along the aforesaid South Line a distance of 300.00 feet to the POINT OF BEGINNING. Containing 6.715 acres, more or less.

EXHIBIT "B"
Page 1 of 1
(Concept Plan)



[Exchange for updated color concept plan](#)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1506-PUD-09.

EXHIBIT "C"

Page 1 of 39

~~(Architectural)~~ (Character Exhibits)



EXHIBIT "C"

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~~(Architectural)~~ (Character Exhibits)



EXHIBIT “C”
Page 3 of 39

(Character Exhibit)



EXHIBIT "C"

Page 4 of 9

(Character Exhibit)



EXHIBIT "C"

Page 5 of 9

(Character Exhibit)



EXHIBIT "C"

Page 6 of 9

(Character Exhibit)



EXHIBIT "C"

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(Character Exhibit)



EXHIBIT "C"

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(Character Exhibit)



EXHIBIT “C”

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(Character Exhibit)



EXHIBIT "D"

Page 1 of 1

(Garage Door Exhibit)



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EXHIBIT "E"

Page 1 of 1

(Common Area Exhibit)



EXHIBIT “F”
Page 1 of 1

(Architectural ~~Character Exhibits~~ Diversity Standards)



- (1) **No duplication** of the same plan is permitted on sites next to each other in either direction or directly across the street.
- (2) **No duplication** of elevation is permitted within two sites on the same side of the street, or on the three sites across the street.
- (3) **No duplication** of colors (brick, siding, and front door in combination) on the two closest sites in any direction or on the three sites across the street.

Home mix guidelines are established to generally depict a normal ratio and frequency of individual plans, elevations and color schemes.

1	Elevation 2 Color	Elevation 3 Plan Color	Elevation 4 Plan Color	Elevation 5 Plan Color	Elevation 6 Color	7
street						
8	9	Elevation 10 Color	Elevation 11 Plan Color	Elevation 12 Color	13	14