

# VIKING MEADOWS

A PLANNED UNIT DEVELOPMENT



PRESENTED BY  
**BAKER & DANIELS**

REQUEST FOR A PLANNED UNIT DEVELOPMENT AMENDMENT  
OCTOBER 4, 2010 PLAN COMMISSION PUBLIC HEARING

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**VIKING MEADOWS**



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EXECUTIVE SUMMARY	
VIKING MEADOWS	

Pulte Homes of Indiana, LLC (“Pulte”), respectfully presents to the Plan Commission its proposed plan to complete the Viking Meadows development, located on the southeast corner of 161st Street and Oak Ridge Road. An aerial map and the updated concept plan are included at Tabs 2 and 4, respectively. In addition, an illustrative lot layout is included at Tab 5.

Pulte has been active in the Central Indiana and Westfield marketplaces as a builder and developer since 1994. Nationally, Pulte is active in over 29 states, and it now seeks to bring its financial stability to Viking Meadows to complete the development in a manner benefiting the City of Westfield and the Viking Meadows current residents.

The proposed PUD Ordinance modifications are intended to update the applicable development standards to meet the market conditions and to help to ensure Viking Meadows’ successful completion while, at the same time, remaining sensitive to the fact that homes already have been built in the neighborhood. The proposed amendment ordinance is included at Tab 6.

Some highlights of the proposal are as follows:

- Pulte will begin immediately to invest in the community by building homes and marketing in Parcels A and B (see Tab 4), bringing a fresh enthusiasm to the development.
- No changes are proposed for Parcels C and D (the large-lot single family areas east of the Monon Trail as labeled at Tab 4); Pulte plans to sell those lots to third parties (e.g., individuals and/or other builders).
- The long-awaited amenity center will be completed.
- A renewed focus will be placed on the mixed-use Parcels E and F (apartment homes and neighborhood-serving businesses), setting the stage for a vibrant addition to the development that emphasizes the connectivity to the Monon Trail.
- The site design will emphasize the neighborhood’s open space and improve the connectivity between that open space, the amenity area and the Monon Trail.
- Finally, a number of development standards modifications are proposed so that homes may be built to meet the market demand while, at the same time, promoting architectural diversity through the introduction of new home styles.

Pulte sent an initial letter, outlining the proposal, to the existing homeowners on September 10th, prior to the proposal’s City Council introduction. Next, Pulte held two introductory meetings with the homeowners on September 16th and 18th to discuss the proposal. Since those meetings, Pulte has talked and corresponded with a number of the homeowners and their representatives. On September 23, 2010, Pulte held a meeting for the adjoining property owners to discuss the proposal. Pulte anticipates continuing its dialogue with the homeowners, receiving a list of items from the homeowners prior to the Plan Commission meeting and incorporating homeowner-suggested revisions into the Ordinance prior to returning to the Plan Commission on October 18, 2010.

Thank you for your consideration.



AERIAL LOCATION EXHIBIT

VIKING MEADOWS



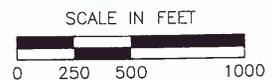
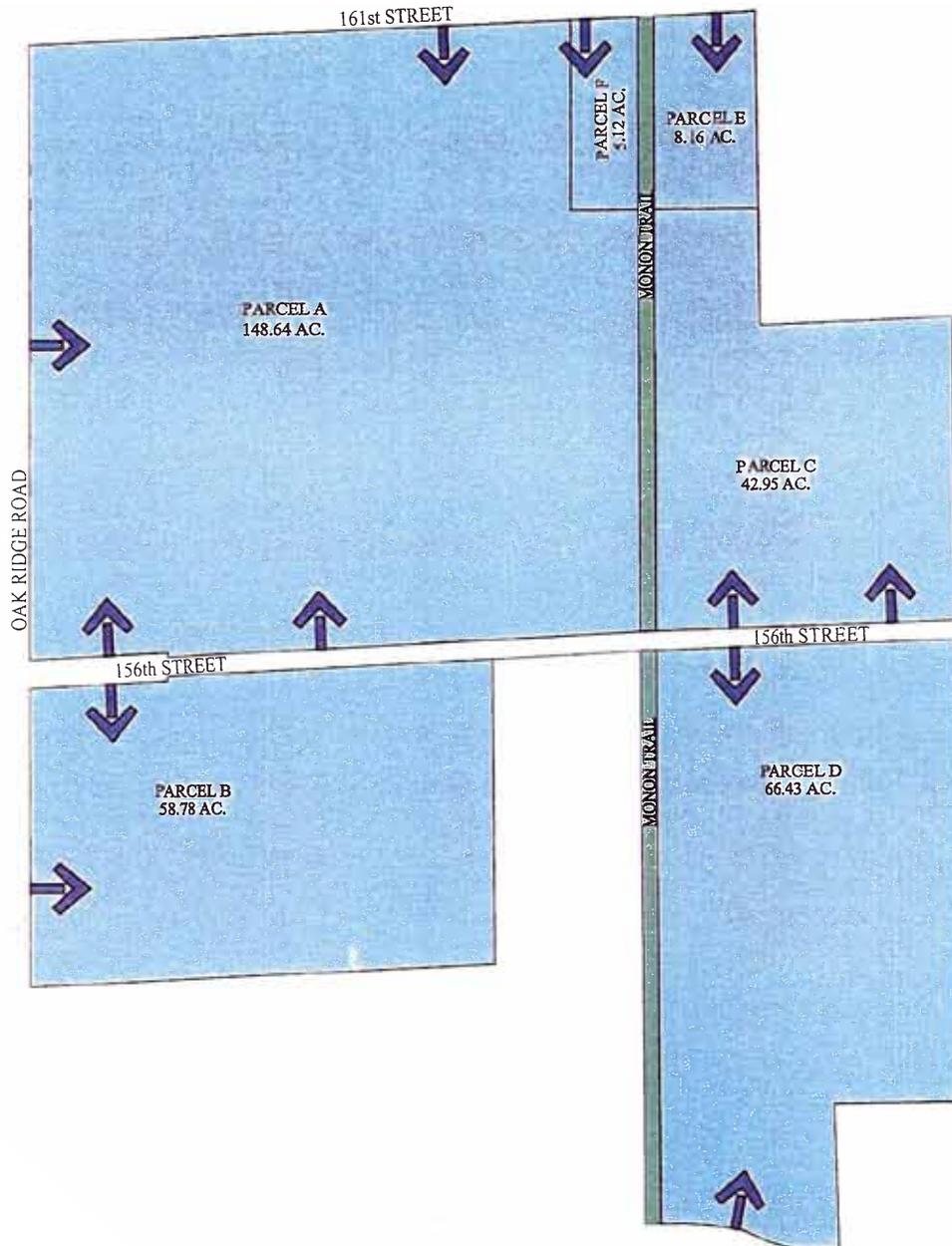


# VIKING MEADOWS CONCEPT PLAN

## LEGEND

 = APPROXIMATE LOCATION OF ACCESS POINTS

RESIDENTIAL/ LOCAL BUSINESS DENSITY = 1.49 LOTS/ACRE  
OR  
RESIDENTIAL/ MULTIFAMILY DENSITY = 1.83 LOTS/ACRE



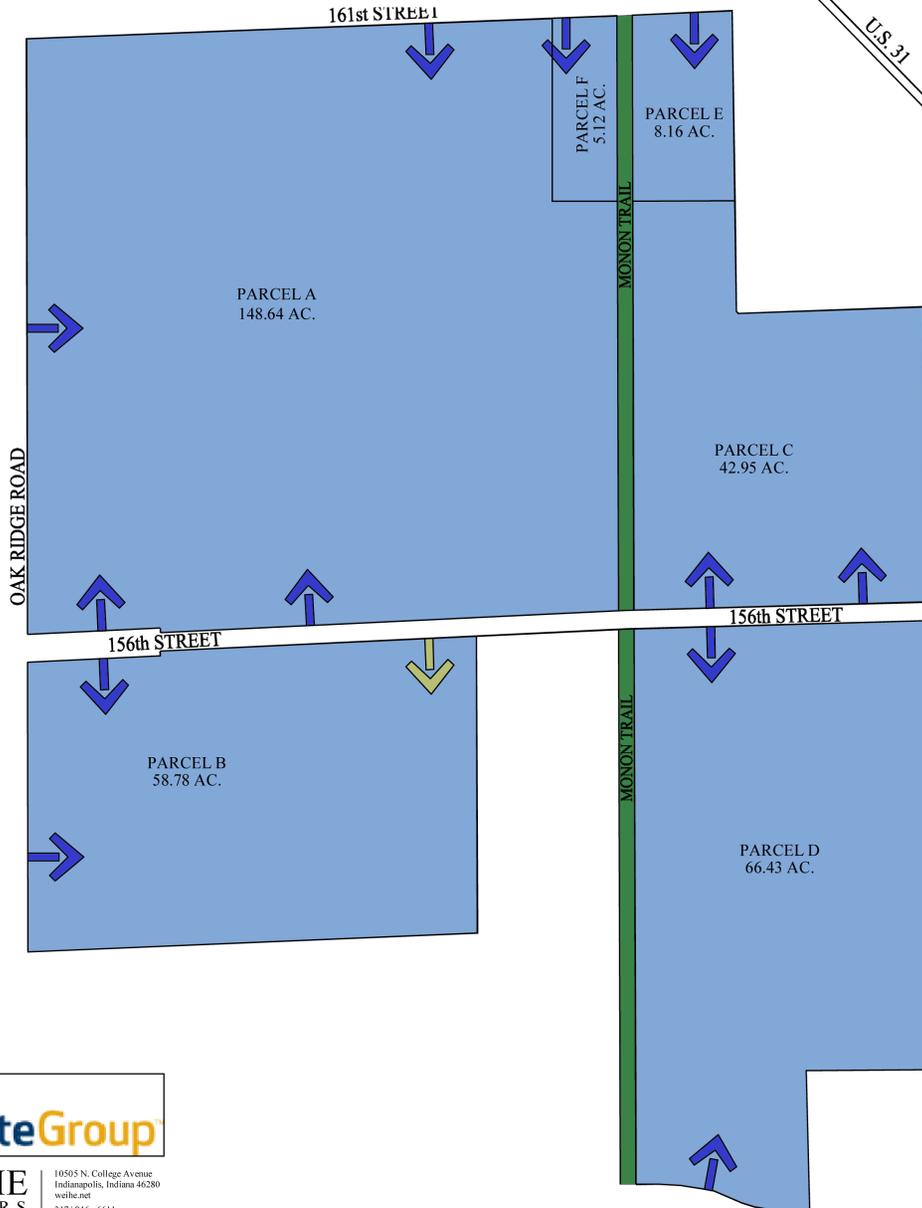
**WEIHE ENGINEERS, INC.**

CIVIL ENGINEERS  
LAND SURVEYORS  
LAND PLANNERS  
LANDSCAPE ARCHITECTS



1865 NORTH COLLEGE AVENUE  
INDIANAPOLIS, INDIANA 46207  
(317) 546-0511 FAX: (317) 546-0514  
TOLL-FREE (800) 331-6428





# VIKING MEADOWS

CONCEPT PLAN

Date: SEPTEMBER 27, 2010

## LEGEND

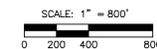
-  = APPROXIMATE LOCATION OF ACCESS POINTS
-  = APPROXIMATE LOCATION OF NEW ACCESS POINT

RESIDENTIAL/ LOCAL BUSINESS DENSITY = 1.49 LOTS/ACRE  
 OR  
 RESIDENTIAL/ MULTIFAMILY DENSITY = 2.15 LOTS/ACRE



**WEIHE**  
ENGINEERS

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



ILLUSTRATIVE LOT LAYOUT EXHIBIT

VIKING MEADOWS



LEGEND

- Parcel A = Blue Grass
- Parcel A = Meadowlands
- Parcel B = Two Gaits
- Parcel C = Valley View
- Parcel D = Valley View
- Parcel E
- Parcel F



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE  
ZONING ORDINANCE OF THE CITY OF WESTFIELD AND  
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA**

This is an ordinance to amend the text of the Westfield-Washington Township Zoning Ordinance (the “Zoning Ordinance”) and the Viking Meadows Planned Unit Development District Ordinance and Concept Plan (the "Viking Meadows PUD") of the City of Westfield, Washington Township, Hamilton County, Indiana, previously enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, IC 36-7-4 *et seq.*, as amended.

**WHEREAS**, the Westfield-Washington Township Advisory Plan Commission (the “Plan Commission”) has conducted a public hearing, as required by law, in regard to the application filed by Pulte Homes of Indiana, LLC (the “Developer”) for an amendment to the Viking Meadows PUD;

**WHEREAS**, under Docket Number \_\_\_\_\_, on the Eighteenth day of October, 2010, the Plan Commission sent a \_\_\_\_\_ recommendation to the City of Westfield Common Council (the "Council") by a vote of \_\_\_\_\_ (\_\_\_\_) in favor and \_\_\_\_\_ (\_\_\_\_) opposed; and

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Zoning Ordinance and Viking Meadows PUD are hereby amended to read as follows:

**Section 1. Applicability of Ordinance.**

- 1.1 This ordinance shall hereafter be referred to as the Viking Meadows PUD Amendment Ordinance (this "Ordinance").
- 1.2 This Ordinance applies to the subject real estate, generally described as Parcels A, B, E and F of the Viking Meadows PUD, and more particularly described in Exhibit A attached hereto (the “Real Estate”).
- 1.3 All other provisions of the Viking Meadows PUD shall remain in effect with the adoption of this Ordinance.
- 1.4 All provisions and representations of the Zoning Ordinance or Viking Meadows PUD that conflict with the provisions of this Ordinance are hereby rescinded as applied 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 Viking Meadows PUD or as otherwise ascribed to them in the Zoning Ordinance, in effect on the date of the enactment of this Ordinance.

- 2.1 Parking Space, Tandem. Shall mean and refer to an area designed or used for parking a motor vehicle where two spaces are laid out front to back where a

vehicle parked in one space cannot access a drive aisle without the second space being unoccupied.

**Section 3.** **Concept Plan.** The Concept Plan is hereby amended and incorporated as Exhibit B. The Concept Plan is intended to provide the Plan Commission and Common Council with a general plan for the development of the Real Estate.

**Section 4.** **Development Standards.**

- 4.1 Exhibits 14 and 15 ("Development Standards Matrix – Parcels A, B, C and D" and "Development Standards Matrix – Parcels E and F", respectively) of the Viking Meadows PUD are hereby amended and replaced, as applicable to the Real Estate, with the attached Exhibit C and Exhibit D (collectively, the "Amended Development Standards Matrix"), respectively.
- 4.2 Section 9.6(C) and Section 9.8(C) of the Viking Meadows PUD, as applicable to Parcels E and F, respectively, are hereby amended to read as follows: "While multiple buildings containing two (2) or more single family residences shall be permitted, no one (1) building shall contain more than ~~ten (10)~~ twenty (20) attached single family residences."
- 4.3 Off-Street Loading and Parking. If Parcel E and/or Parcel F are developed residentially, then the following standards shall apply.
  - A. Required Spaces.
    - (i) One (1) parking space per bedroom of each dwelling.
    - (ii) A minimum number of garage parking spaces shall be equal to sixty percent (60%) of the total number of dwelling units.
  - B. Location. Parking spaces shall be located on the same parcel as the use it serves.
  - C. Computation. When determination of the number of required parking spaces required by this section results in a requirement of fractional space, any fraction shall be counted as one parking space. Access drives interior to the parcel do not qualify as a street rather shall be private and not dedicated as public streets.
  - D. Size. A required off-street parking space shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of access drives, aisles, ramps, columns. Such space shall have vertical clearance of at least seven (7) feet. Parallel parking spaces shall be a minimum of twenty-two (22) feet in length. Aisle widths shall be a minimum of twenty-four (24) feet in width with the exception of the internal drive which shall have a total width of thirty-six feet with parallel parking permitted on both sides of the aisle.
  - E. Access. Each required off-street parking space shall open directly upon an aisle or a driveway of such width and design as to provide safe access to the street. Tandem Parking Spaces adjacent to individual garages shall

meet this requirement provided that both the garage and tandem space are dedicated to the same tenant.

- F. Curbs. All parking lots including access drives and parking spaces shall require concrete curbing unless curb conflicts with the provision of a bio swale of other filtration system as part of a Low Impact Development (LID) design. Curb or parking bumper shall be used adjacent to parking stalls.
  - G. Surfacing. Shall be in accordance with the Zoning Ordinance.
  - H. Bicycle Parking. A bicycle parking facility, designed to accommodate a minimum of ten (10) bicycles, shall be provided within fifty (50) feet of the Monon Trail.
- 4.4 Section 15.2 of the Viking Meadows PUD, as applicable to Parcel B, shall be amended to read as follows: "Parcel B: ~~One (1)~~ Two (2) road cuts shall be permitted off of 156<sup>th</sup> Street into Parcel B, as shown on the Concept Plan; and one (1) road cut shall be permitted off of Oak Ridge Road into Parcel B."

## **Section 5. Architectural Standards.**

- 5.1 Exhibit 16 ("Architectural Standards – Parcel A – 75' Lots"), Exhibit 17 ("Architectural Standards – Parcel A – 85' Lots") and Exhibit 18 ("Architectural Standards – Parcel B") of the Viking Meadows PUD are hereby amended and replaced with the attached Exhibit E ("Architectural Standards – Parcel A – 65' Lots"), Exhibit F ("Architectural Standards – Parcel A – 80' Lots") and Exhibit G ("Architectural Standards – Parcel B), respectively.
- 5.2 Section 9.1 of the Viking Meadows PUD, as applicable to Area A, is hereby amended to read as follows: "Up to ~~43%~~ 58% of the Residences within Parcel A may be developed per architectural standards set forth in what is attached hereto and incorporated herein by reference as ~~Exhibit "16"~~ Exhibit E, all of which replace and supersede any conflicting provision in the Zoning Ordinance."
- 5.3 Section 9.2 of the Viking Meadows PUD, as applicable to Area A, is hereby amended to read as follows: "At least ~~57%~~ 42% of the Residences within Parcel A shall comply with the architectural standards set forth in what is attached hereto and incorporated herein by reference as ~~Exhibit "17"~~ Exhibit F, all of which replace and supersede any conflicting provision in the Zoning Ordinance."
- 5.4 Section 9.6(F) and Section 9.8(F) of the Viking Meadows PUD, as applicable to Parcels E and F, respectively, are hereby amended to read as follows: "The number of the street address of each Attached Residence shall be placed on the Attached Residence and the mailbox for that Attached Residence. All such numbering shall be of uniform design, coloring and numbering. ~~The number attached to the Attached Residence shall be etched in stone, concrete or other brass type plate."~~
- 5.5 Section 9.6(K) and Section 9.8(K) of the Viking Meadows PUD, as applicable to Parcels E and F, respectively, is hereby amended to read as follows: "All multi-family buildings with pitched roofs shall have the same ~~style of roof and~~ type and

color of shingle. Different colors of brick and siding may be incorporated, so long as they are compatible. Varying roof types are permitted to maximize the architectural impact between buildings."

**Section 6.**    **Open Space.**

- 6.1    Section 13.1 of the Viking Meadows PUD, as applicable to Parcel A, is hereby amended to read as follows: "Within Parcel A, there shall be at least ~~20.37~~ 24.45 acres of open space/green space."

**[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.]**

**Section 7. Approval.** Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this \_\_\_\_\_ day of November, Two Thousand and Ten.

**COMMON COUNCIL OF THE CITY OF WESTFIELD**

**AYE**

**NAY**

_____	Tom Smith	_____
_____	John Dippel	_____
_____	Steve Hoover	_____
_____	Robert Horkay	_____
_____	Ken Kingshill	_____
_____	Bob Smith	_____
_____	Rob Stokes	_____

Approved and signed by the Mayor of the City of Westfield, Hamilton County, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Andy Cook, Mayor  
City of Westfield, IN

ATTEST

\_\_\_\_\_  
Cindy Gossard, Clerk Treasurer

This Instrument prepared by: Steven D. Hardin, Esq., Baker & Daniels, LLP  
Jesse M. Pohlman, Land Use Consultant, Baker & Daniels, LLP  
600 East 96th Street, Suite 600, Indianapolis, Indiana 46240 | (317) 569-9600

## **SCHEDULE OF EXHIBITS**

Exhibit A	Legal Description
Exhibit B	Concept Plan Exhibit
Exhibit C	Amended Development Standards Matrix – Parcels A & B
Exhibit D	Amended Development Standards Matrix – Parcels E & F
Exhibit E	Architectural Standards – Parcel A – 65' Lots
Exhibit F	Architectural Standards – Parcel A – 80' Lots
Exhibit G	Architectural Standards – Parcel B

**EXHIBIT A**  
**REAL ESTATE**

**PARCEL "A"**

A part of the Southwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the northwest corner of the Southwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana; thence North 87 degrees 45 minutes 58 seconds East (assumed bearing) on the north line of said Southwest Quarter 2274.66 feet; thence South 00 degrees 00 minutes 00 seconds East 790.25 feet; thence North 90 degrees 00 minutes 00 seconds East 281.45 feet to a point on the west right-of-way line of the Monon Railroad; thence South 00 degrees 09 minutes 41 seconds East on said west right-of-way line 1810.31 feet to a point on the south line of said Southwest Quarter; thence South 87 degrees 16 minutes 25 seconds West on said south line 2558.29 feet to the southwest corner of said Southwest Quarter; thence North 00 degrees 05 minutes 20 seconds West on the west line of said Southwest Quarter 837.03 feet to a corner of the real estate described in Instrument No. 2001-22531 in the Office of the Recorder of Hamilton County, Indiana; thence the following nine calls on the perimeter of said real estate: 1.) North 89 degrees 55 minutes 23 seconds East 17.78 feet; 2.) North 09 degrees 00 minutes 01 seconds East 45.57 feet; 3.) North 00 degrees 04 minutes 37 seconds West 95.00 feet; 4.) North 33 degrees 56 minutes 33 seconds East 48.26 feet; 5.) North 00 degrees 04 minutes 37 seconds West 25.00 feet; 6.) North 23 degrees 49 minutes 35 seconds West 54.63 feet; 7.) North 00 degrees 04 minutes 37 seconds West 90.00 feet; 8.) North 15 degrees 30 minutes 37 seconds West 46.68 feet; 9.) South 89 degrees 55 minutes 23 seconds West 17.63 feet to a point on the west line of said Southwest Quarter; thence North 00 degrees 05 minutes 20 seconds West on said west line 1406.55 feet to the Point of Beginning, containing 148.37 acres, more or less.

Subject to all easements, restrictions, and rights-of-way of record.

**EXHIBIT A (cont.)**

**PARCEL "B"**

A part of the Northwest Quarter of Section 13, Township 18 North, Range 3 East, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the northwest corner of the Northwest Quarter of Section 13, Township 18 North, Range 3 East, Hamilton County, Indiana; thence North 87 degrees 16 minutes 25 seconds East (assumed bearing) on the north line of said Northwest Quarter 1952.56 feet to a point which is on the easternmost line of the real estate described in Instrument No. 97-45676 (Exhibit D) in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 02 minutes 41 seconds East on the east line of said real estate 1323.73 feet to a point on the south line of the North Half of said Northwest Quarter; thence South 87 degrees 36 minutes 09 seconds West on said south line 1917.12 feet to the southeast corner of the real estate described in Instrument No. 2001-22530; thence the following five calls on the perimeter of said real estate: 1.) North 00 degrees 02 minutes 27 seconds West 24.96 feet; 2.) North 15 degrees 12 minutes 51 seconds East 57.01 feet; 3.) North 11 degrees 48 minutes 33 seconds West 122.58 feet; 4.) North 00 degrees 02 minutes 27 seconds West 90.00 feet; 5.) South 89 degrees 57 minutes 33 seconds West 24.11 feet to a point on the west line of said Northwest Quarter; thence North 00 degrees 05 minutes 26 seconds West on said west line 1021.12 feet to the Point of Beginning, containing 58.78 acres, more or less.

Subject to all easements, restrictions, and rights-of-way of record.

**PARCEL "E"**

A part of the Southeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the southwest corner of the Southeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana; thence North 88 degrees 22 minutes 33 seconds East (assumed bearing) on the south line of said Southeast Quarter 33.01 feet to a point on the east right-of-way line of the Monon Railroad; thence North 00 degrees 09 minutes 41 seconds West on said east right-of-way line 1807.99 feet to the Point of Beginning of the herein described real estate; thence North 89 degrees 50 minutes 19 seconds East 452.17 feet to a point on the east line of the real estate described in Instrument No. 97-45676 (Exhibit C) in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 27 minutes 45 seconds West on said east line 822.59 feet to a point on the north line of said Southeast Quarter; thence South 87 degrees 26 minutes 20 seconds West on said north line 448.24 feet to a point on said east right-of-way line of said Monon Railroad; thence South 00 degrees 09 minutes 41 seconds East on said east right-of-way line 803.81 feet to the Point of Beginning, containing 8.40 acres, more or less.

Subject to all easements, restrictions, and rights-of-way of record.

**EXHIBIT A (cont.)**

**PARCEL "F"**

A part of the Southwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the northwest corner of the Southwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana; thence North 87 degrees 45 minutes 58 seconds East (assumed bearing) on the north line of said Southwest Quarter 2274.66 feet to the Point of Beginning of the herein described real estate; thence South 00 degrees 00 minutes 00 seconds East 790.25 feet; thence North 90 degrees 00 minutes 00 seconds East 281.45 feet to a point on the west right-of-way line of the Monon Railroad; thence North 00 degrees 09 minutes 41 seconds West on said west right-of-way line 801.15 feet to a point on said north line of said Southwest Quarter; thence South 87 degrees 45 minutes 58 seconds West on said north line 279.41 feet to the Point of Beginning, containing 5.12 acres, more or less.

Subject to all easements, restrictions, and rights-of-way of record.

# VIKING MEADOWS

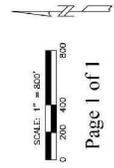
CONCEPT PLAN

Date: SEPTEMBER 27, 2010

## LEGEND

-  = APPROXIMATE LOCATION OF ACCESS POINTS
-  = APPROXIMATE LOCATION OF NEW ACCESS POINT

RESIDENTIAL/ LOCAL BUSINESS DENSITY = 1.49 LOTS/ACRE  
 OR  
 RESIDENTIAL/ MULTIFAMILY DENSITY = 2.15 LOTS/ACRE



## EXHIBIT B CONCEPT PLAN

**EXHIBIT C**  
**AMENDED DEVELOPMENT STANDARDS MATRIX**

*Parcels A and B: Residential Development Standards*

Parcel	Base Underlying Zoning	Max. # of Units	Min. Lot Width		Min. Lot Area (SF)	Max. Bldg. Height	Minimum Building Setbacks			Min. Home Size		Parcel Size (acres)	Density (du/acre)	Architectural Standards
			at Bldg Setback Line*	at Right of Way*			Front	Side	Rear	1-Story	2-Story			
A	SF-2	<del>138</del> <b>178</b>	<del>75'</del> <b>65'</b>	<del>50'</del> <b>40'</b>	<del>9,250</del> <b>8,450</b>	35'	25'	5' min. 45' <b>14'</b> Aggregate Between Structures	25'	1,800	<del>2,200</del> <b>2,000</b>	148.64	2.20	See Exhibit 46 <b>E</b>
A	SF-2	<del>188</del> <b>148</b>	<del>85'</del> <b>80'</b>	<del>50'</del> <b>40'</b>	<del>10,500</del> <b>10,400</b>	35'	25'	5' min. 45' <b>14'</b> Aggregate Between Structures	25'	<del>2,200</del> <b>2,000</b>	<del>2,600</del> <b>2,200</b>			See Exhibit 47 <b>F</b>
B	SF-2	70	95'	50'	12,000	25'	25'	9' <b>5'</b> min. 18' Aggregate Between Structures	25'	2,400	<del>3,000</del> <b>2,600</b>	58.78	1.20	See Exhibit 48 <b>G</b>

**NOTES:**

\* Minimum lot width may vary by 20% on 20% of the total number of lots in each Parcel.

**EXHIBIT D**  
**AMENDED DEVELOPMENT STANDARDS MATRIX**

*Parcels E and F: Commercial and Multi-Family Options*

Parcel	Base Underlying Zoning	Max. # of Units	Min. Lot Width		Min. Lot Area (SF)	Max. Bldg. Height	Minimum Building Setbacks****				Min. Home Unit Size (SF)			Parcel Size (acres)	Density (du/acre)	Architectural Standards
			at Bldg Setback Line*	at Right of Way*			Front	Side	Perimeter of Parcel *****	Rear	1-Story	2-Story	Apartment Units			
E	LB	NA	50'	N/A	43,560	40'**	60'	50'	N/A	60'	N/A	N/A	N/A	8.16	N/A	See Section 9.7 of PUD Ordinance
E	MF-2	<del>82</del> <u>147</u>	20'***	20'***	5,000	45' 47'	25' 0'	12' 0'	0'	20' 0'	1200	1500	Studio: 550 1 Bdrm: 600	8.16	<del>10 du/acre</del> <u>18 du/acre</u>	See Section 9.6 of PUD Ordinance
F	MF-2	<del>51</del> <u>92</u>	20'	20'	5,000	45' 47'	25' 0'	12' 0'	0'	20' 0'	1500	1800	2 Bdrm: 800 3 Bdrm: 1000	5.12	<del>10 du/acre</del> <u>18 du/acre</u>	See Section 9.8 of PUD Ordinance

**NOTES:**

- \* Minimum lot width may vary by 20% on 20% of the total number of lots in each Parcel.
- \*\* Provided, however, that Buildings, the top floor of which is occupied by a Live work unit, may be 45' in height.
- \*\*\* These minimum lot widths shall become minimum unit widths if the attached residences are sold as condominiums.
- \*\*\*\* Provided, however, that the minimum building setback shall be 65' from the proposed right of way line along 161st Street **separation between buildings shall be ten (10) feet.**
- \*\*\*\*\* **Subject to applicable buffering and landscaping requirements along the perimeters of Parcels E and F.**

## **EXHIBIT E**

(Replaces Exhibit 16 of the Viking Meadows PUD)

### **ARCHITECTURAL STANDARDS PARCEL A – ~~75'~~ **65'** LOTS**

- 1) **Lot Width:**  
Minimum of ~~75~~ **65** ft. at front building line
  
- 2) **Minimum Square Footage:**  
One-story home: 1800  
Two-story home: ~~2200~~ **2000**
  
- 3) **Side Yard Setbacks:**  
5 ft. minimum  
~~45~~ **14** ft. minimum between residences
  
- 4) **Roof Pitch:**  
Front to back: 6/12  
Front gables: 8/12  
  
Note: Ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.
  
- 5) **Roof Overhangs:**  
Minimum framed overhang: ~~42~~ **8** inches  
  
Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.
  
- 6) **Roof Ridgeline:**
  - A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines unless fewer is consistent with a historical style<sup>1</sup> 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. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style<sup>1</sup> 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.
  - C. 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.
  
- 7) **Corner Breaks:**
  - A. Each home shall have a minimum of three (3) corner breaks on the front **facade and two (2) corner breaks on the** rear facades. 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.

8) **Equipment Vents:**

A. All vents shall attach to the rear or side of the home to reduce visibility from the street.

9) **Foundations:**

A. Slabs, crawl space and basements will be permitted.

10) **Windows:**

A. Window type shall be vinyl, vinyl clad, aluminum clad or wood.

B. Front and rear facades to include a minimum of four (4) windows and each side facade shall include at least one (1) window.

C. 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.

11) **Garages:**

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

12) **Masonry Requirements:**

A. Acceptable masonry materials include the following: brick, limestone, **fiber cement siding (e.g., Hardiplank)**, natural stone, cultured stone, stucco and EIFS.

B. All homes shall have masonry on 50% of the front façade (exclusive of windows, doors and garage doors). Any homes which immediately back up to 156<sup>th</sup> Street, 161<sup>st</sup> Street or Oak Ridge Road shall either have masonry on 50% of the rear façade (exclusive of windows, doors and garage doors), or a screen porch or sunroom on the rear façade.

C. The masonry requirements may be modified by the Developer's New Construction Committee (the "NCC") for up to 35% of the homes with historical style<sup>1</sup> which lends itself to the use of less masonry.

13) **Siding Requirements:**

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

14) **Landscaping:**

A. Front landscaping:

8 shrubs (18" planted)

1 yard tree (2" minimum caliper outside planting bed)

1 to 4 parkway trees (2" minimum caliper) to be planted between the curb and sidewalk, required at a 50' to 60' on center spacing (number depends on lot street frontage).

B. Lawns:

- 1) Sod 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 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 ear yards must 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 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 ear yards must be seeded with straw at minimum and no irrigation is required.

15) **Miscellaneous:**

- A. A not for profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- B. All new home, landscaping and exterior color plans must be approved by the NCC prior to beginning construction.
- C. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.
- D. Public sidewalks are required on all lots.
- E. Uniform mailboxes (as determined by the Developer) shall be required.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by Developer). The yardlight shall have a maximum total of 120-watt bulbs.
- G. 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.
- H. Dumpsters and or trash bins are required on all lots once framing begins.

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<sup>1</sup> Historical architectural styles are styles such as: Colonial, Cape Code, Craftsman, Farmhouse, French Country 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. All home plans submitted for approval shall first be approved by Precedent prior to submission to the Department. The Department shall have the authority to approve a home plan as a Historical architectural style.

## **EXHIBIT F**

(Replaces Exhibit 17 of the Viking Meadows PUD)

### **ARCHITECTURAL STANDARDS PARCEL A – 85' 80' LOTS**

1) **Lot Width:**

Minimum of ~~85~~ 80 ft. at front building line

2) **Minimum Square Footage:**

One-story home: ~~1800~~ 2000

Two-story home: 2200

3) **Side Yard Setbacks:**

5 ft. minimum

~~15~~ 14 ft. minimum between residences

4) **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.

5) **Roof Overhangs:**

Minimum framed overhang: ~~12~~ 8 inches

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

6) **Roof Ridgeline:**

A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines unless fewer is consistent with a historical style<sup>1</sup> 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. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style<sup>1</sup> 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.

C. 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.

7) **Corner Breaks:**

A. Each home shall have a minimum of three (3) corner breaks on the front **facade and two (2) corner breaks on the** rear facades. 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.

8) **Equipment Vents:**

A. All vents shall attach to the rear or side of the home to reduce visibility from the street.

9) **Foundations:**

A. Slabs, crawl space and basements will be permitted.

10) **Windows:**

A. Window type shall be vinyl, vinyl clad, aluminum clad or wood.

B. Front and rear facades to include a minimum of four (4) windows and each side facade shall include at least one (1) window.

C. 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.

11) **Garages:**

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

12) **Masonry Requirements:**

A. Acceptable masonry materials include the following: brick, limestone, **fiber cement siding (e.g., Hardiplank)**, natural stone, cultured stone, stucco and EIFS.

B. All homes shall have masonry on 50% of the front façade (exclusive of windows, doors and garage doors). Any homes which immediately back up to 156<sup>th</sup> Street, 161<sup>st</sup> Street or Oak Ridge Road shall either have masonry on 50% of the rear facade (exclusive of windows, doors and garage doors), or a screen porch or sunroom on the rear façade.

C. The masonry requirements may be modified by the Developer's New Construction Committee (the "NCC") for up to 35% of the homes with historical style<sup>1</sup> which lends itself to the use of less masonry.

13) **Siding Requirements:**

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

14) **Landscaping:**

A. Front landscaping:

8 shrubs (18" planted)

1 yard tree (2" minimum caliper outside planting bed)

1 to 4 parkway trees (2" minimum caliper) to be planted between the curb and sidewalk, required at a 50' to 60' on center spacing (number depends on lot street frontage).

B. Lawns:

- 1) Sod 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 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 ear yards must 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 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 must be seeded with straw at minimum and no irrigation is required.

**15) Miscellaneous:**

- A. A not for profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- B. All new home, landscaping and exterior color plans must be approved by the NCC prior to beginning construction.
- C. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.
- D. Public sidewalks are required on all lots.
- E. Uniform mailboxes (as determined by the Developer) shall be required.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by Developer). The yardlight shall have a maximum total of 120-watt bulbs.
- G. 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 EFIS materials.
- H. Dumpsters and or trash bins are required on all lots once framing begins.

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<sup>1</sup> Historical architectural styles are styles such as: Colonial, Cape Code, Craftsman, Farmhouse, French Country 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. All home plans submitted for approval shall first be approved by Precedent prior to submission to the Department. The Department shall have the authority to approve a home plan as a Historical architectural style.

## **EXHIBIT G**

(Replaces Exhibit 18 of the Viking Meadows PUD)

### **ARCHITECTURAL STANDARDS - PARCEL B**

1) **Lot Width:**

Minimum of 95 ft. at front building line

2) **Minimum Square Footage:**

One-story home: 2400

Two-story home: ~~3000~~ **2600**

3) **Side Yard Setbacks:**

9 **5** ft. minimum

18 ft. minimum between residences

4) **Roof Pitch:**

Front to back: 8/12

Front gables: 10/12

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

5) **Roof Overhangs:**

Minimum framed overhang: ~~12~~ **8** inches

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

6) **Roof Ridgeline:**

A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines unless fewer is consistent with a historical style<sup>1</sup> of the home in which case a minimum of two (2) ridgelines are required.

B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style<sup>1</sup> of the home in which case a minimum of two (2) ridgelines are required.

C. 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.

7) **Corner Breaks:**

A. Each home shall have a minimum of three (3) corner breaks on the front **facade** **and two (2) corner breaks on the** rear facades. 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.

- 8) **Equipment Vents:**  
A. All vents shall attach to the rear or side of the home to reduce visibility from the street.
- 9) **Foundations:**  
A. No slab foundations permitted. All home foundations shall be on a basement or crawl space.
- 10) **Windows:**  
A. Window type shall be **vinyl**, vinyl clad, aluminum clad or wood.  
B. Front and rear facades to include a minimum of six (6) windows and each side façade shall include at least one (1) window.  
C. 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.
- 11) **Garages:**  
A. All homes shall have a minimum three-car attached garage.
- 12) **Masonry Requirements:**  
A. Acceptable masonry materials include the following: brick, limestone, **fiber cement siding (e.g., Hardiplank)**, natural stone, cultured stone, stucco and EIFS.  
B. All homes shall have masonry on the first floor, front, sides and rear.  
C. The masonry requirements may be modified by the Developer's New Construction Committee (the "NCC") for up to 35% of the homes with historical style<sup>1</sup> which lends itself to the use of less masonry.
- 13) **Siding Requirements:**  
A. No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composition siding materials.
- 14) **Landscaping:**  
A. Front landscaping:  
16 shrubs (18" planted)  
2 yard trees (2" minimum caliper outside planting bed)  
1 to 4 parkway trees (2" minimum caliper) to be planted between the curb and sidewalk, required at a 50' to 60' on center spacing (number depends on lot street frontage).  
B. Lawns:  
1) Sod 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 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 must 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 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 must be seeded with straw at a minimum and no irrigation is required.

**15) Miscellaneous:**

- A. A not for profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- B. All new home, landscaping and exterior color plans must be approved by the NCC prior to beginning construction.
- C. All driveways shall be concrete unless otherwise approved by the NCC; asphalt is not permitted.
- D. Public sidewalks are required on all lots.
- E. Uniform mailboxes (as determined by the Developer) shall be required.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by Developer). The yardlight shall have a maximum total of 120-watt bulbs.
- G. 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 EFIS materials.
- H. Dumpsters and or trash bins are required on all lots once framing begins.

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<sup>1</sup> Historical architectural styles are styles such as: Colonial, Cape Code, Craftsman, Farmhouse, French Country 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. All home plans submitted for approval shall first be approved by Precedent prior to submission to the Department. The Department shall have the authority to approve a home plan as a Historical architectural style.