VIKING MEADOWS

A PLANNED UNIT DEVELOPMENT

VIKING MEADOWS

PRESENTED BY

BAKER DANIELS

Pulte Homes

REQUEST FOR A PLANNED UNIT DEVELOPMENT AMENDMENT
NOVEMBER 15, 2010 PLAN COMMISSION

Petitioner
Tony Barbee
David Compton
Pulte Homes of Indiana, LLC

Attorney
Steven D. Hardin, Esq.
Jesse M. Pohlman,
Land Use Consultant
Baker & Daniels, LLP
600 East 96th Street, Suite 600
Indianapolis, Indiana 46240
telephone. 317.569.9600
fax. 317.569.4800

Engineer
Weihe Engineers, Inc.
10505 North College Avenue
Indianapolis, Indiana 46280
telephone. 317.846. 6611
fax. 317.843.0546

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Pulte Homes of Indiana, LLC ("Pulte"), respectfully submits 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.

PROPOSED AMENDMENT

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.

RECENT HIGHLIGHTS

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 met, talked and corresponded with a number of the homeowners and their representatives on multiple occasions.

As a result of these meetings, Pulte has revised the proposed PUD Ordinance to incorporate numerous requests from Viking Meadows homeowners, neighbors and staff. These requested changes are highlighted in red (Pulte's proposed changes are in blue). These changes include:

- Enhanced Amenity Center improvements and dates certain for completion;
- Enhanced architectural standards for the Meadowlands Section One (increased square footage minimum for lots adjacent to existing homes, all 2-story homes will have full basements and side load garages, all front load garages will have decorative garage doors);
- Enhanced Meadowlands Section One buffer;
- Enhanced Monon Trail buffer;
- Enhanced 156th Street buffer;
- Elimination of crawl spaces for all homes; and
- Construction of Monon Trail "Minor Trailhead" improvements.

The details of these changes are included in the attached PUD Ordinance.

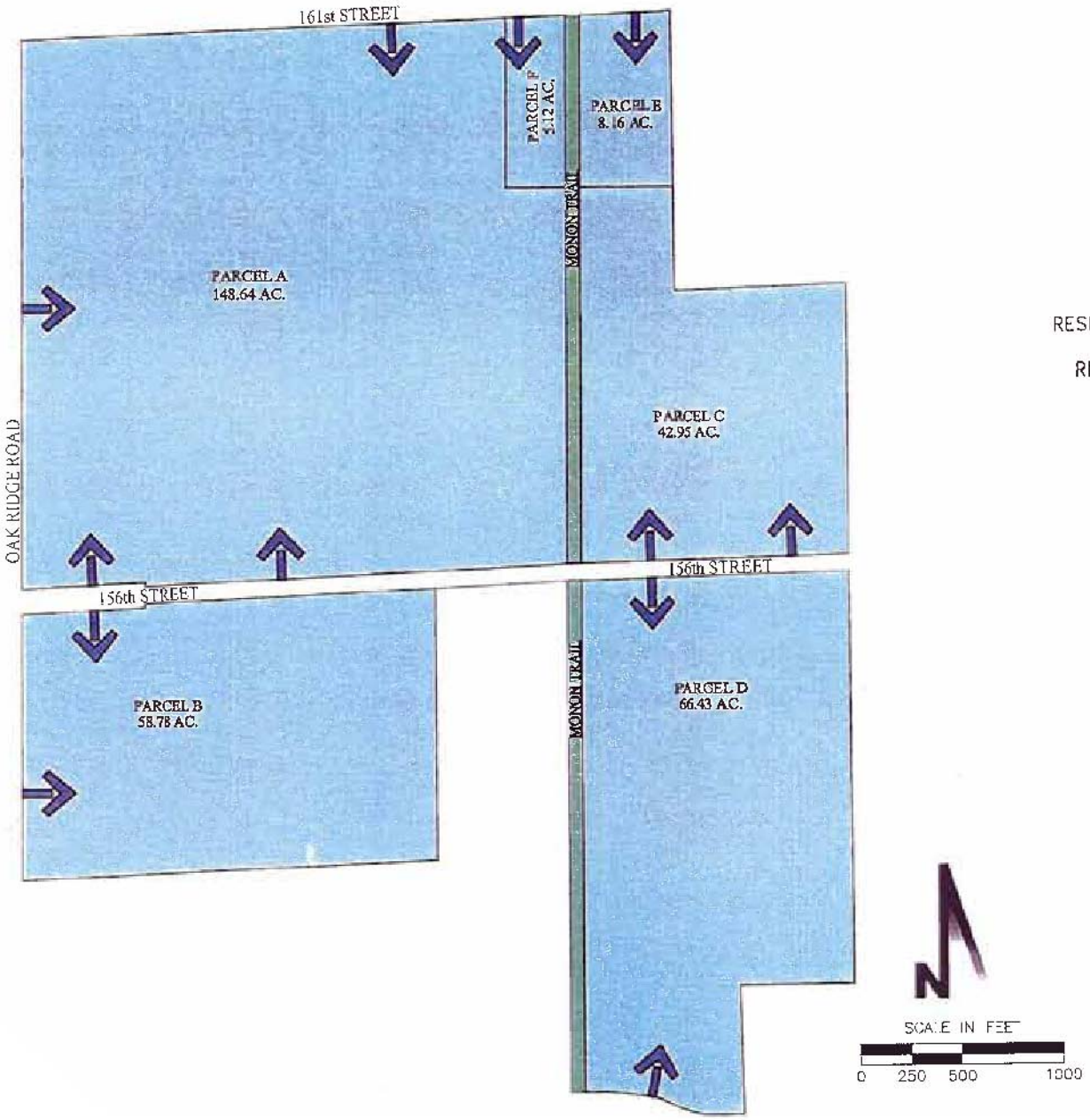
Thank you for your consideration.

AERIAL LOCATION EXHIBIT

VIKING MEADOWS

ORIGINAL CONCEPT PLAN

VIKING MEADOWS



VIKING MEADOWS
CONCEPT PLAN

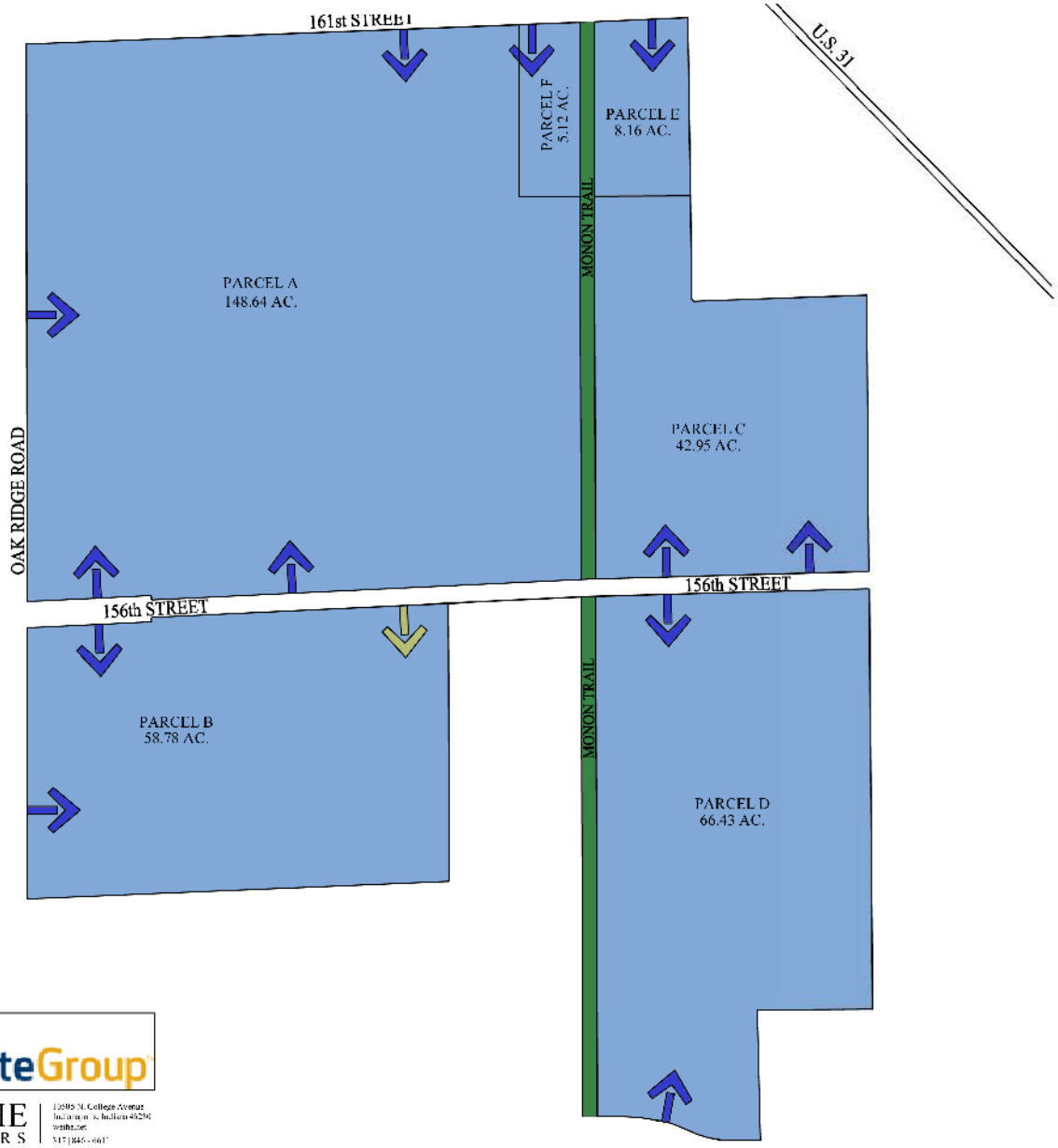
LEGEND

= APPROXIMATE LOCATION OF ACCESS POINTS

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

PRECEDENT
RESIDENTIAL DEVELOPMENT, LLC

WEIHE ENGINEERS, INC.



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

PulteGroup

WEIHE ENGINEERS
12595 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317.846.6617

SCALE: 1" = 800'
0 200 400 800

N

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

WEIHE ENGINEERS

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 1010-PUD-11, on the Fifteenth day of November, 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 Meadowlands Section One. Shall mean and refer to the real estate described and platted as "The Meadowlands at Viking Meadows Section One" Secondary Plat

on February 1, 2007, as Instrument No. 2007006331 in the Office of the Recorder of Hamilton County, Indiana.

2.2 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.

2.3 Two Gaits Section One. Shall mean and refer to the real estate described and platted as "Two Gaits at Viking Meadows Section One" Secondary Plat on December 31, 2007, as Instrument No. 2007071773 in the Office of the Recorder of Hamilton County, Indiana.

2.4 Viking Meadows PUD. Shall mean and refer to The Viking Meadows Planned Unit Development District Ordinance recorded as Instrument No. 200500022608 in the Office of the Recorder of Hamilton County, Indiana and adopted by the Westfield Town Council on June 14, 2004 as Ordinance No. 04-22.

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 Exhibit 14 ("Development Standards Matrix – Parcels A, B, C and D") of the Viking Meadows PUD is hereby replaced and superseded, as applicable to the Real Estate, with the attached Exhibit C.

4.2 If Parcel E and/or Parcel F are developed residentially pursuant to Section 5.5(B) and Section 5.6 of the Viking Meadows PUD (the "MF Area"), then the following standards shall apply:

A. Bulk and Density Standards. Exhibit 15 ("Development Standards Matrix – Parcels E and F") of the Viking Meadows PUD is hereby replaced and superseded in its entirety with the attached Exhibit D.

B. Design Standards. Exhibit I shall apply. Section 9.6 and Section 9.8 of the Viking Meadows PUD are hereby replaced and superseded in their entirety with the attached Exhibit I.

4.3 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 156th 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."

4.4 156th Street/Oak Ridge Cul-de-sac. The cul-de-sac planned for the northeast corner of Oak Ridge Road and 156th Street (southwest corner of Parcel A as shown on the Concept Plan) shall comply, at a minimum, with the standards applicable to the Parcel A – 80' Lots.

4.5 Additional Landscaping Buffer Standards. The following buffer standards shall apply to those areas of Parcel A which have not yet been developed as of the date of the adoption of this Ordinance, and as further identified below:

A. Meadowlands Section One Buffer. A thirty-foot (30') wide common area shall be created immediately east of Lots 24 through 33 of Meadowlands Section One. The common area shall include a staggered double row of spruce trees, seven (7) to eight (8) feet tall at planting, planted thirty feet (30') on center. In addition, a staggered double row of spruce trees, seven (7) to eight (8) feet tall at planting, planted thirty feet (30') on center, shall be planted in a landscape easement immediately south of Lots 34, 35 and 36 of Meadowlands Section One. The width of the landscape easement shall be determined by the Developer at the time of platting the section of lots to the south of Lots 34, 35 and 36.

B. Parcel A and Monon Trail Buffer. At the time the lots in Parcel A adjacent to the Monon Trail (the "Adjacent Lots") are developed, a staggered double row of spruce trees, seven (7) to eight (8) feet tall at planting, shall be planted thirty feet (30') on center along the rear of the Adjacent Lots abutting the Monon Trail.

C. Parcel A and 156th Street Buffer. On the southern perimeter of Parcel A along 156th Street where a mound does not currently exist today (as of the date of the adoption of this Ordinance) with the exception of where the property is already platted as Meadowlands Section One, a forty-foot (40') wide common area shall be provided upon the development of the abutting section. The common area shall include, where feasible, an undulating mound, no less than five (5) feet in height, with the following plantings to be located on the mound:

(i) A double row of spruce trees, seven (7) to eight (8) feet tall at planting, planted at a rate of twelve (12) trees per one hundred (100) lineal feet; and

(ii) Flowering/ornamental trees, at least two-inch (2") caliper at planting, planted at the rate of six (6) trees per one hundred (100) lineal feet.

D. Parcel A and Oak Ridge Road/161st Street Buffer. On the western perimeter of Parcel A along Oak Ridge Road and the northern perimeter of Parcel A along 161st Street, with the exception of where the property is already platted as Meadowlands Section One, a forty-foot (40') wide common area shall be provided upon the development of the abutting section. The common area, where feasible, shall include an undulating mound, no less than five (5) feet in height, with the following plantings to be located on the mound:

(i) A double row of spruce trees, seven (7) to eight (8) feet tall at planting, planted at a rate of twelve (12) trees per one hundred (100) lineal feet; and

(ii) Flowering/ornamental trees, at least two-inch (2") caliper at planting, planted at the rate of six (6) trees per one hundred (100) lineal feet.

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 Meadowlands Section One. The architectural standards set forth in Exhibit H shall apply to Meadowlands Section One ("Architectural Standards – Meadowlands Section One"). The following Lots in Meadowlands Section One shall also comply with the standards set forth for Parcel B in Exhibit G (except for Sections 1 and 3 thereof): Lot 21 or 23 (Developer to select one); Lot 29, Lot 34 and Lot 48. In addition, the Developer shall offer as available to be constructed on lots in Meadowlands Section One those homes which are offered and marketed to be constructed on lots in Parcel B.

5.3 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."

5.4 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."

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."

Section 7. Amenities.

7.1 The amenities shown on the attached Exhibit J (the "Clubhouse Amenities") shall be completed as follows:

A. Phase 1 by the earlier of: (i) May 31, 2012, or (ii) within 180 days after the issuance of the 100th single-family building permit within Parcels A and B, combined, following approval of this Ordinance.

B. Phase 2 by the earlier of: (i) December 31, 2013, or (ii) within 180 days after the issuance of the 150th single-family building permit within Parcels A and B, combined, following approval of this Ordinance.

C. Phase 3 by the earlier of: (i) December 31, 2014, or (ii) within 180 days after the issuance of the 200th single-family building permit within Parcels A and B, combined, following approval of this Ordinance.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.]

Section 8. **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 November, 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 H	Architectural Standards – Meadowlands Section One
Exhibit I	Design Standards – Parcels E and F (MF)
Exhibit J	The Clubhouse Amenities
Exhibit K	Single-Family Home Style Exhibit
Exhibit L	Multi-Family Character Exhibit
Exhibit M	Viking Meadows Façade Variety Code

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.

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 (SF)		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	~~138~~ 178	~~75'~~ 65'	~~50'~~ 40'	~~9,250~~ 8,450	35'	25'	5' min. ~~15'~~ 14' Aggregate Between Structures	25'	1,800	~~2,200~~ 2,000	148.64	2.20	See Exhibit ~~16~~ E
A	SF-2	~~188~~ 148	~~85'~~ 80'	~~50'~~ 40'	~~10,500~~ 10,400	35'	25'	5' min. ~~15'~~ 14' Aggregate Between Structures	25'	~~2,200~~ 2,000	~~2,600~~ 2,200			See Exhibit ~~17~~ F*
B	SF-2	70	95'	50'	12,000	25'	25'	~~9'~~ 5' min. 18' Aggregate Between Structures	25'	2,400	~~3,000~~ 2,600	58.78	1.20	See Exhibit ~~18~~ G

NOTES:

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

* See Exhibit H for those architectural standards applicable to Meadowlands Section One.

Color Key: *Blueline = Modifications Requested by Petitioner |*
Redline = Modifications Requested by Viking Meadows Homeowners, Neighbors or Staff

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'**~~ 47'	~~60'~~ 0'	~~50'~~ 0'	10'	~~60'~~ 0'	N/A	N/A	N/A	8.16	N/A	See Section 9.7 of PUD Ordinance
E	MF-2	~~82~~ 147	20'***	20'***	5,000	~~45'~~ 47'	~~25'~~ 0'	~~12'~~ 0'	10'	~~20'~~ 0'	1200	1500	Studio/1 Bdrm: 650 2 Bdrm: 800 3 Bdrm: 1,000	8.16	~~10~~ 18 du/acre	See ~~Section 9.6 of PUD Ordinance~~ Exhibit I
F	MF-2	~~51~~ 92	20'	20'	5,000	~~45'~~ 47'	~~25'~~ 0'	~~12'~~ 0'	10'	~~20'~~ 0'	1500	1800		5.12	~~10~~ 18 du/acre	See ~~Section 9.8 of PUD Ordinance~~ Exhibit I

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'~~ twenty-five (25) feet from the proposed right-of-way line along 161st Street and ten (10) feet along the Monon Trail. The minimum separation between buildings shall comply with the Indiana State Building Code.

***** Subject to applicable buffering and landscaping requirements along the perimeters of Parcels E and F.

****** The maximum number of three-bedroom dwellings shall not exceed twenty percent (20%) of the total number of dwellings for the MF Area.

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
~~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 front and rear overhang: 12 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[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. A two-story home 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.
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 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.

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. Crawl spaces shall be prohibited.

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, natural stone, cultured stone, stucco and EIFS.
B. All homes shall have masonry on at least 50% of the front façade (exclusive of windows, doors and garage doors). Homes with a historical architectural style[1] that lends itself to the use of less masonry may have less than 50% masonry on the front facade. In all cases, a minimum of seventy percent (70%) of the homes shall have some masonry on the front façade. ~~Any homes which immediately back up to 156th Street, 161st 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[1] 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 ~~c~~omposition siding materials.

14) Landscaping:

A. Front landscaping:
   ~~8~~ 20 shrubs (~~18"~~ 2 gallon planted)
   ~~1~~ 2 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 consistent with the existing mailboxes in Meadowlands Section One ~~(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.

16) Façade Variety:

All homes shall comply with the provisions set forth in Exhibit M, the Viking Meadows Façade Variety Code.

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[1] Historical architectural styles are styles such as those identified in Exhibit K, ~~:~~ 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 front and rear overhang: 12 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[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. A two-story home 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.

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 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.

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 are permitted for one story homes. All two story homes shall have full basements. Crawl spaces shall be prohibited.

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~~ three-car attached garage with decorative garage doors.

12) **Masonry Requirements:**
   A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
   B. All homes shall have masonry on at least 50% of the front façade (exclusive of windows, doors and garage doors). Homes with a historical architectural style[1] that lends itself to the use of less masonry may have less than 50% masonry on the front facade. In all cases, a minimum of seventy percent (70%) of the homes shall have some masonry on the front façade. ~~Any homes which immediately back up to 156th Street, 161st 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[1] 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~~ 20 shrubs (~~18"~~ 2 gallon planted)

~~1~~ 2 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 consistent with the existing mailboxes in Meadowlands Section One ~~(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 mature using masonry, stucco or EIFS materials.

H. Dumpsters and or trash bins are required on all lots once framing begins.

16) Façade Variety:
All homes shall comply with the provisions set forth in Exhibit M, the Viking Meadows Façade Variety Code.

[1] Historical architectural styles are styles such as those identified in Exhibit K ~~:~~ 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

Note: Homes on Lots 15 through 19 shall be a minimum of 3200 square feet with a full basement.

3) Side Yard Setbacks:

~~9~~ 5 ft. minimum
18 ft. minimum between residences

4) Roof Pitch:

Font to back: 8/12
Front gables: ~~10/12~~ 9/12

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

5) 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.

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[1] 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[1] 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 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.

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.

Note: Homes on Lots 15 through 19 shall include a minimum of eight (8) windows on the front and rear facades.

11) Garages:

A. All homes shall have a minimum three-car attached side load garage.

12) Masonry Requirements:

A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
B. All homes shall have masonry on the first floor, front, sides and rear (exclusive of windows, doors and garage doors). Homes with a historical architectural style[1] that lends itself to the use of less masonry may have less masonry. In all cases, a minimum of seventy percent (70%) of the homes shall have some masonry on the front 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[1] 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~~ 30 shrubs (~~18"~~ 2 gallon planted)

~~2~~ 3 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 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 consistent with the existing mailboxes in Two Gaits Section One ~~(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 mature using masonry, stucco or EFIS materials.

H. Dumpsters and or trash bins are required on all lots once framing begins.

16) Façade Variety:

All homes shall comply with the provisions set forth in Exhibit M, the Viking Meadows Façade Variety Code.

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[1] Historical architectural styles are styles such as those identified in Exhibit K-~~:~~ 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 H

ARCHITECTURAL STANDARDS
MEADOWLANDS SECTION ONE LOTS

1) Lot Width:

Minimum of 85 ft. at front building line

2) Minimum Square Footage:

One-story home: 2000
Two-story home: 2200

Note: Two-story homes on Lots 4, 6, 16, 17, 23, 25, 27, 30, 37, 45 and 49 of Meadowlands Section One (the "Adjacent Lots") shall be a minimum of 2500 square feet. If a one-story home is constructed on an Adjacent Lot, then the home shall be required to have a full basement.

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 front and rear overhang: 12 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[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. A two-story home 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.
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 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.

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 are permitted for one story homes. All two story homes shall have full basements. Crawl spaces shall be prohibited.

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~~three-car attached garage. All garages shall either be (i) side load; or (ii) front load with decorative garage doors. Garages for two-story homes shall be side load.

12) Masonry Requirements:

A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
B. All homes shall have masonry on at least 50% of the front façade (exclusive of windows, doors and garage doors). Homes with a historical architectural style[1] that lends itself to the use of less masonry may have less than 50% masonry on the front facade. In all cases, a minimum of seventy percent (70%) of the homes shall have some masonry on the front façade. ~~Any homes which immediately back up to 156th Street, 161st 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[1] 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~~ 20 shrubs (~~18"~~ 2 gallon planted)

~~1~~ 2 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 consistent with the existing mailboxes in Meadowlands Section One ~~(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 mature using masonry, stucco or EIFS materials.
H. Dumpsters and or trash bins are required on all lots once framing begins.

16) Façade Variety:

All homes shall comply with the provisions set forth in Exhibit M, the Viking Meadows Façade Variety Code.

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[1] Historical architectural styles are styles such as those identified in Exhibit K.~~:~~ 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 I

DESIGN STANDARDS
PARCELS E AND/OR F ("MF AREA")

1) Intent.

a) The purpose of the MF Area is to offer a diverse and alternative housing type within the development by accommodating an upscale, market rate, medium to high density residential development that compliments the area's existing and planned housing. The MF Area is ideal for this use with its close proximity to primary vehicular thoroughfares (e.g., US 31 and 161st Street), employment centers (e.g., US 31 corridor) and pedestrian corridors (e.g., Monon Trail and 161st Street). The MF Area is envisioned to be pedestrian-friendly internally while also providing and enhancing the pedestrian connectivity externally. The standards herein require a high quality building design that respects the scale, configuration, building orientation, and building relationship to the surrounding areas, including the Monon Trail and 161st Street. The design standards applicable to the MF2 development of the MF Area are set forth below; however, illustrative examples of the high quality buildings envisioned for the MF Area are incorporated in Exhibit L.

2) Bulk and Density Standards. See Exhibit D.

3) Architectural Standards.

a) Building Elevations/Materials:

i) Masonry (e.g., brick, stone, limestone, natural stone, cultured stone or a combination of the same, bonded together with mortar to form a wall, buttress or similar mass) shall be used on the front elevation of each building, excluding openings such as doors and windows, roofs, any area within a dormer projecting from a roof as appropriate to the building architectural style.

ii) The surface area of all remaining elevations shall have masonry (as defined above) or natural materials as the exterior building materials.

iii) All structures shall utilize a minimum of two (2) exterior building materials (excluding window, door, and roofing materials).

iv) Building elevations of similar floor plans shall have a variety in style, massing and use of materials and detailing of elements such as porches and entryways.

v) The same elevation may occur as buildings are grouped together.

vi) Each building plan shall have a minimum of two (2) different elevation styles.

vii) All structures shall utilize a minimum of two (2) exterior building material styles per elevation. (Examples: masonry and horizontal fiber cement siding, and/or shake style fiber cement siding).

viii) The front façade of buildings located adjacent to the Monon Trail shall be oriented towards the Monon Trail.

b) Windows:

i) All windows shall have either shutters and/or architectural treatment. For windows in brick façade, the treatment shall be of natural or masonry materials and be applied to the sill at a minimum. For windows in a non-brick façade, the windows shall be trimmed to match the building style. The width of the architectural treatment shall be a minimum of 3½" reveal dimension of the base siding material.

c) Roof Pitch:

i) If a roof is pitched, then the minimum roof pitch on the front and sides of the main roof of all buildings shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch. Lower roof pitches may occur on rear elevations if concealed by side roof elements.

d) Roof Overhangs:

i) Roof overhangs shall be sized to match the architectural style of the building.

e) Roof Vents:

i) Roof vents shall be located to the rear half of the buildings when possible. All vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

4) Landscaping Standards. See Section 10 of the Viking Meadows PUD. In addition, the following Building Base Landscaping Requirements shall apply:

a) A minimum of one-half (0.5) trees, and two (2) shrubs shall be planted around each building per the number of dwellings in each building. A clubhouse shall require one (1) tree and five (5) shrubs for every thirty (30) feet not obstructed by walkways, patios, and/or pool deck area.

b) A mulched area, a minimum of two (2) feet in width, shall be provided along one hundred percent (100%) of the building façade where not obstructed by walkways, patios and/or driveways.

c) Perennial plants and ground cover may be planted in addition to the above noted required plantings.

5) Off-Street Loading and Parking.

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.

iii) Two (2) parking spaces for every one-thousand (1,000) square feet of non-residential uses (e.g., leasing and management office).

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. All open off-street parking areas shall be improved with a compacted gravel or stone base, or equal, not less than four (4) inches thick, and paved.

h) Bicycle Parking.

i) A bicycle parking facility, designed to accommodate a minimum of ten (10) bicycles, shall be provided within fifty (50) feet of the Monon Trail.

ii) A two-bike parking accessory shall be provided at a minimum of one (1) accessory per forty (40) dwelling units and distributed through the MF Area.

6) Signage. See Section 11 of the Viking Meadows PUD.

7) Lighting. See Section 12 of the Viking Meadows PUD.

8) Open Space. See Section 13 of the Viking Meadows PUD.

9) Amenities. See Section 16 of the Viking Meadows PUD and Section 7 of this Ordinance.

10) Minor Trailhead. A minor trail head for the Monon Trail is intended to be developed in conjunction with the development of the MF Area. The Developer shall receive park impact fee credits for any minor trail head improvements constructed. Subject to final development plans for the MF Area, the minor trail head is intended to include some or all of the following elements:

a) Trail access from the MF Area to the Monon Trail;

b) Shared/public parking for trail users;

c) Publicly available restrooms;

d) Bicycle racks;

e) Drinking fountains (for humans and dogs);

f) Signage; and

g) Outdoor seating.

11) Director's Authority.

a) The Director has the authority to determine if buildings meet these design standards and may allow up to two (2) deviations from the above standards. No deviation of the Building Elevations/Materials standards is permitted by the Director.

EXHIBIT J

CLUBHOUSE AMENITIES

Existing Amenity Improvements.
As of the date of the adoption of this Ordinance, the following improvements existed on Block E of the Meadowlands Section One (the "Existing Improvements"):

- Partially completed clubhouse/pool house (the "Clubhouse")(pursuant to Section 16.3 of the Viking Meadows PUD);
- Outdoor basketball court (pursuant to Section 16.4 of the Viking Meadows PUD);
- Playground (pursuant to Section 16.5 of the Viking Meadows PUD);
- Landscaping (pursuant to Section 16.6 of the Viking Meadows PUD);
- Parking areas; and
- Outdoor tennis court.

New Amenity Improvements.
In addition to those Existing Improvements, the following improvements shall be installed and completed pursuant to Section 7 of this Ordinance:

Phase 1 (outdoor improvements):

- One (1) swimming pool of approximately one thousand nine hundred fifty (1950) square feet
- One (1) wading pool of approximately one hundred forty (140) square feet
- Lounge chairs (20)
- Tables (5)
- Umbrellas (5)
- Gazebo
- Picnic tables (3)
- Outdoor drinking fountain
- Bathrooms (within the Clubhouse)

Phase 2 (improvements to finish out the Clubhouse):

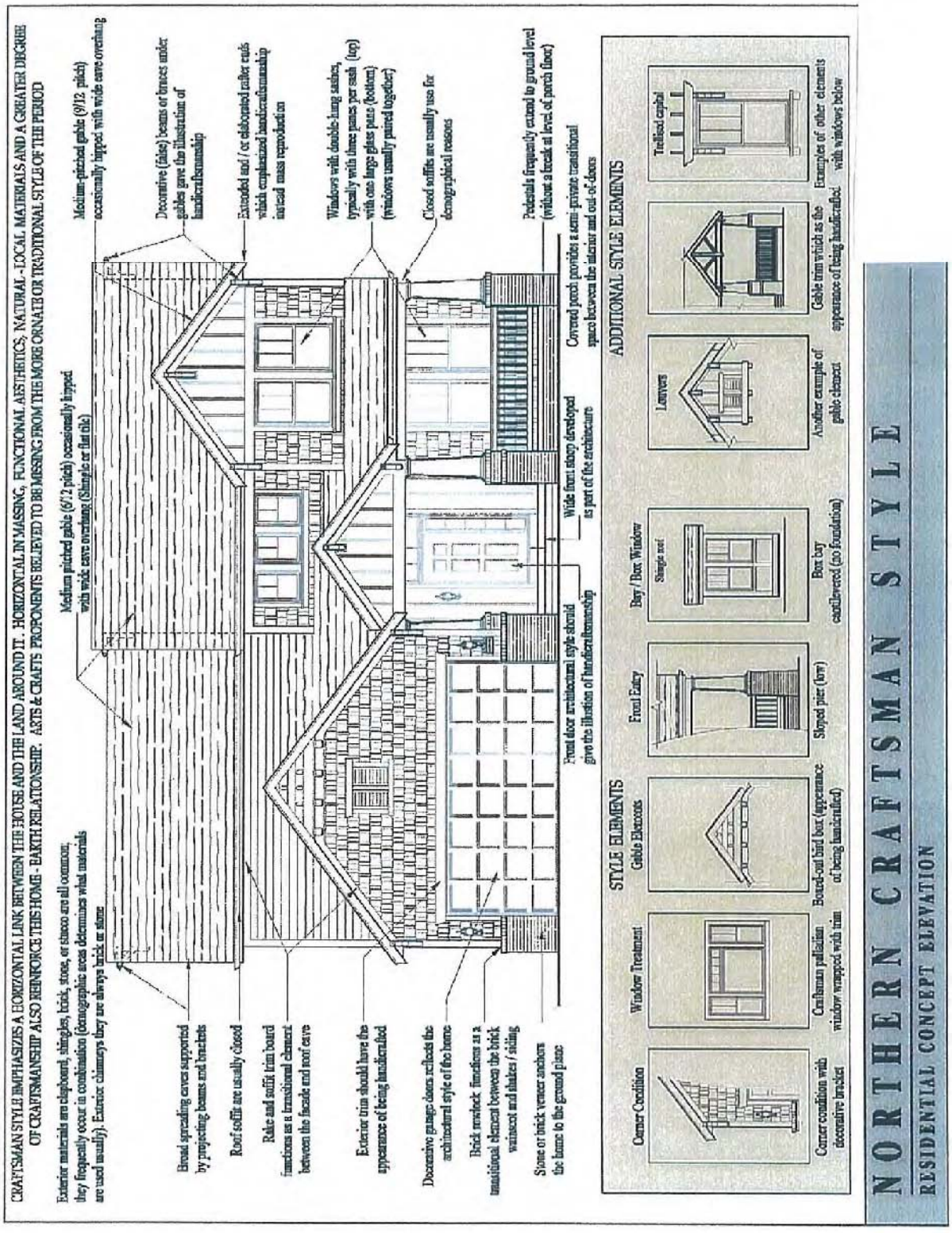
- Indoor Half-Court Basketball Court (north area of Clubhouse)
- Fitness Center (north area of Clubhouse) to include the following equipment: universal-type weight machine, dumbbell set, 3 treadmills, 2 exercise bikes, 3 elliptical trainers, 2 stair climbers and exercise balls

Phase 3 (improvements to finish out the Clubhouse):

- Game Room (north area of Clubhouse)
- Hearth Room (center area of Clubhouse)
- South Area Improvements. The improvements for this area of the Clubhouse will be determined by the Developer with input from the Viking Meadows Homeowners Association advisory board.

EXHIBIT K
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.



Color Key: *Blueline = Modifications Requested by Petitioner |*
Redline = Modifications Requested by Viking Meadows Homeowners, Neighbors or Staff

EXHIBIT K (cont.)

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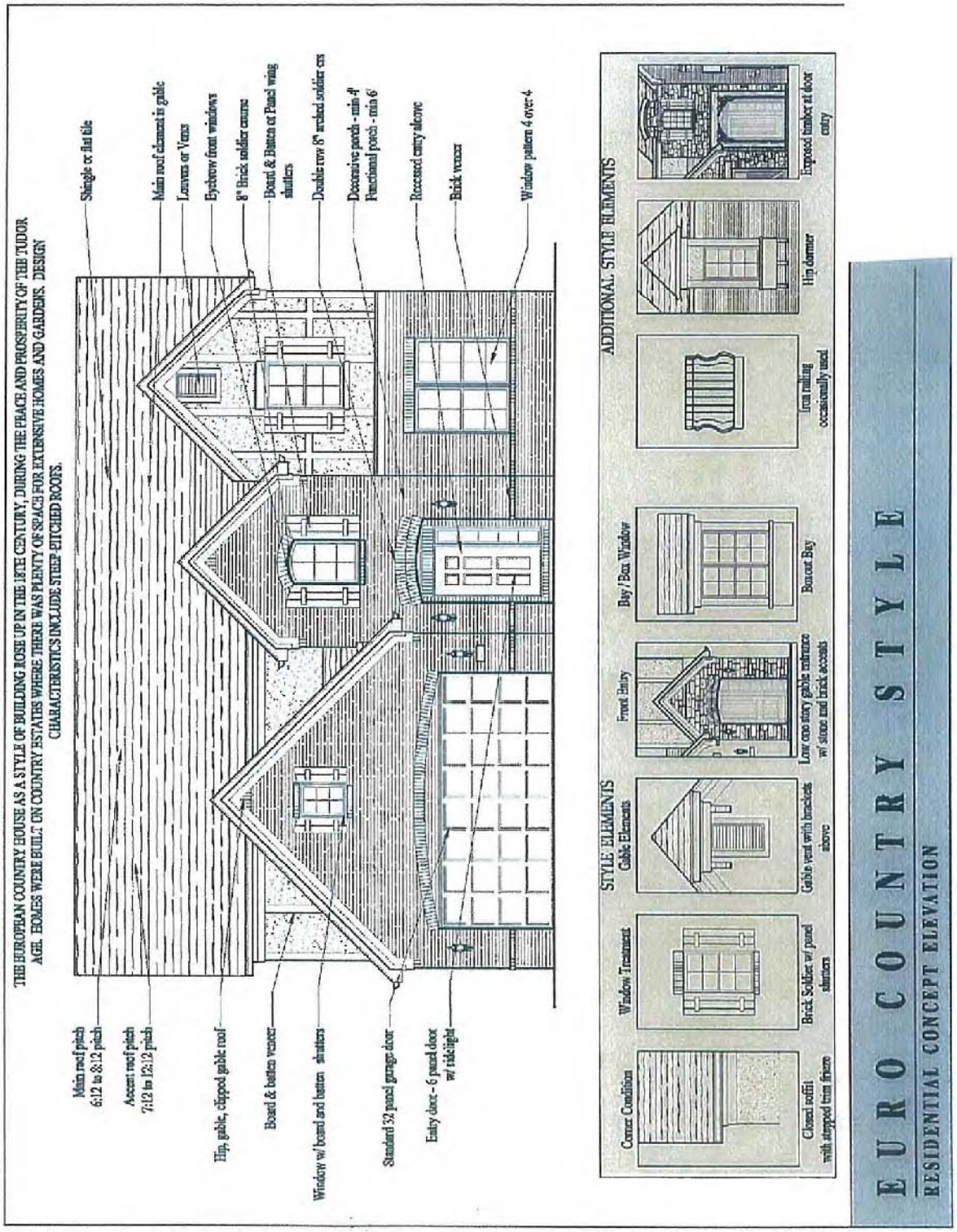

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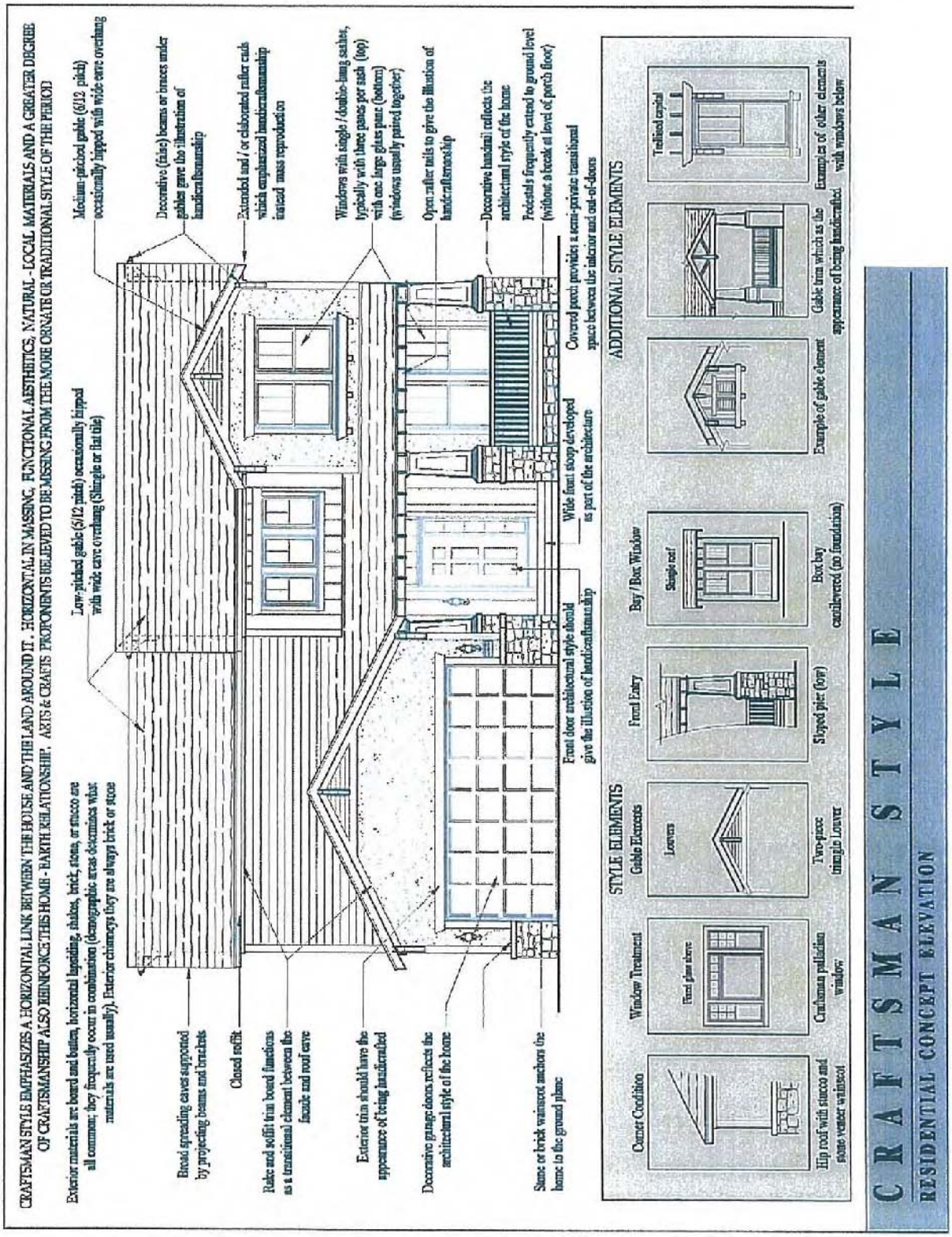

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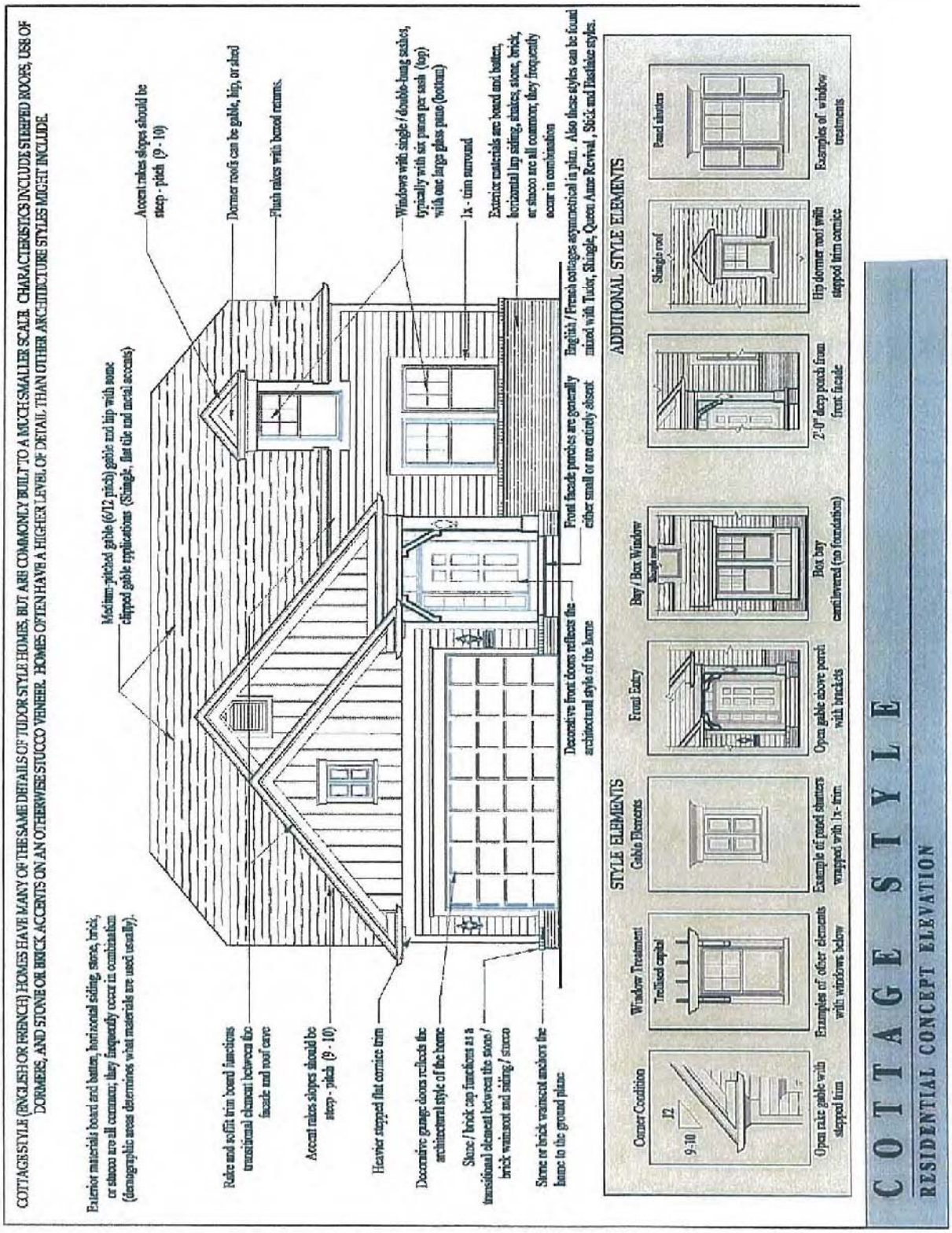

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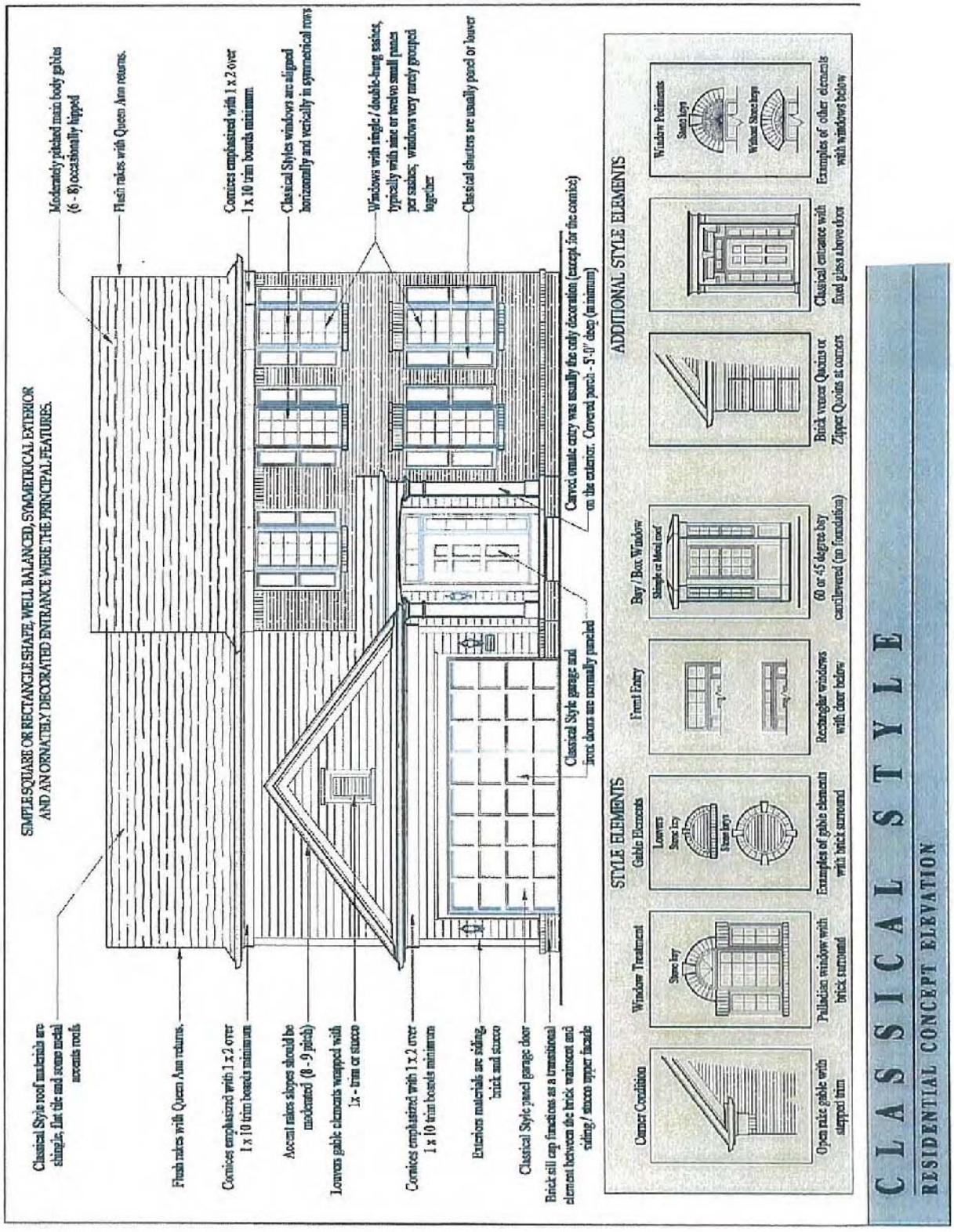

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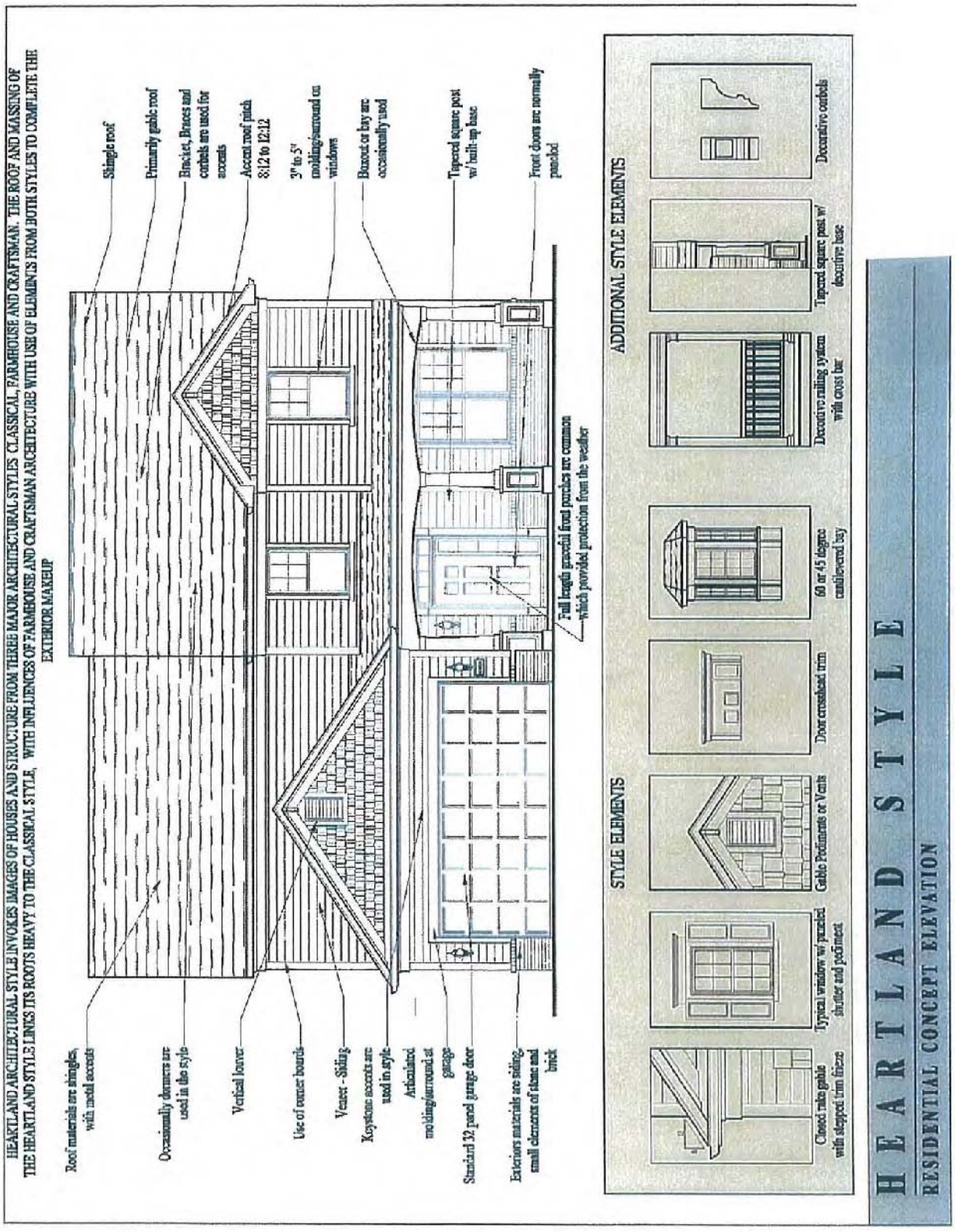

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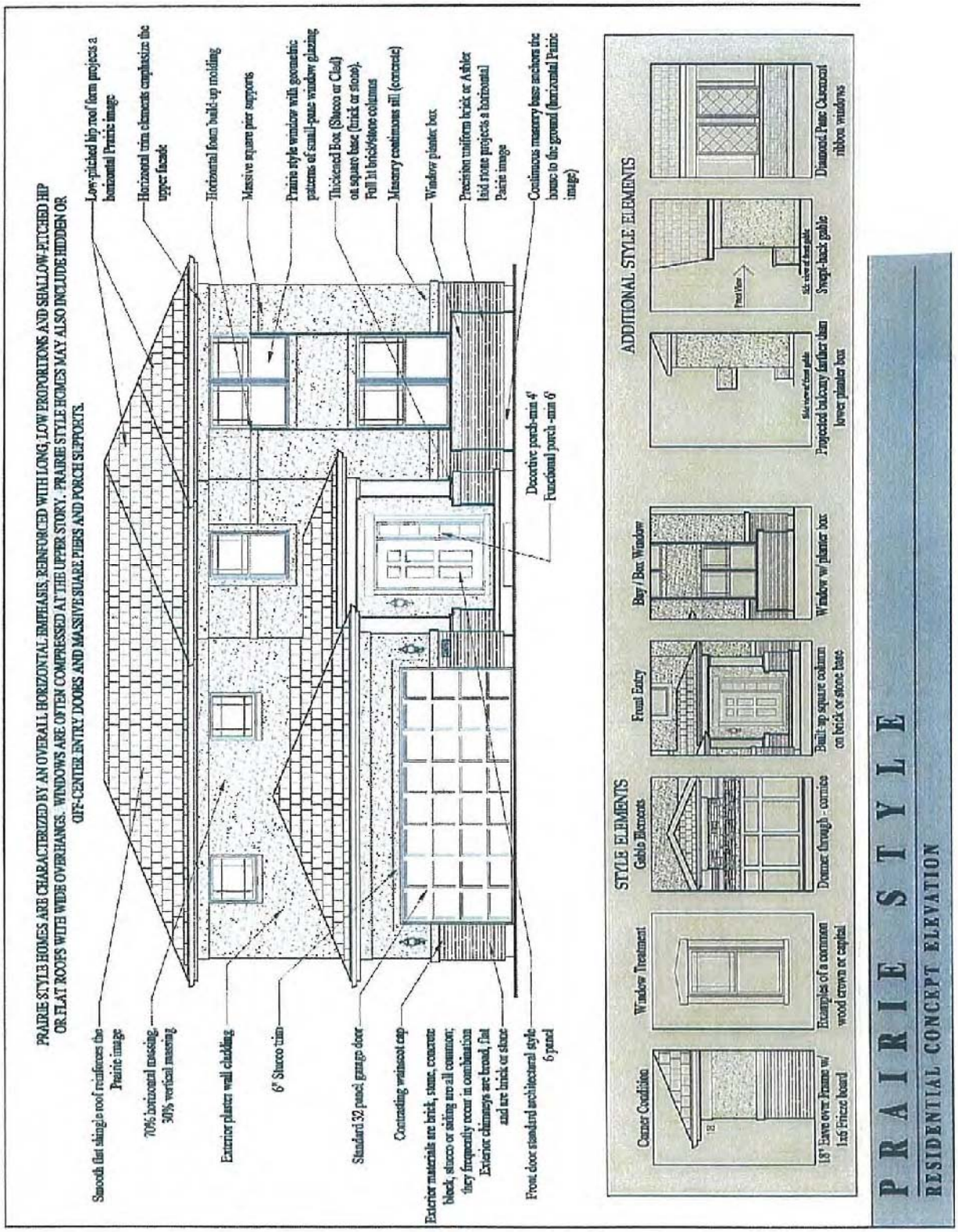

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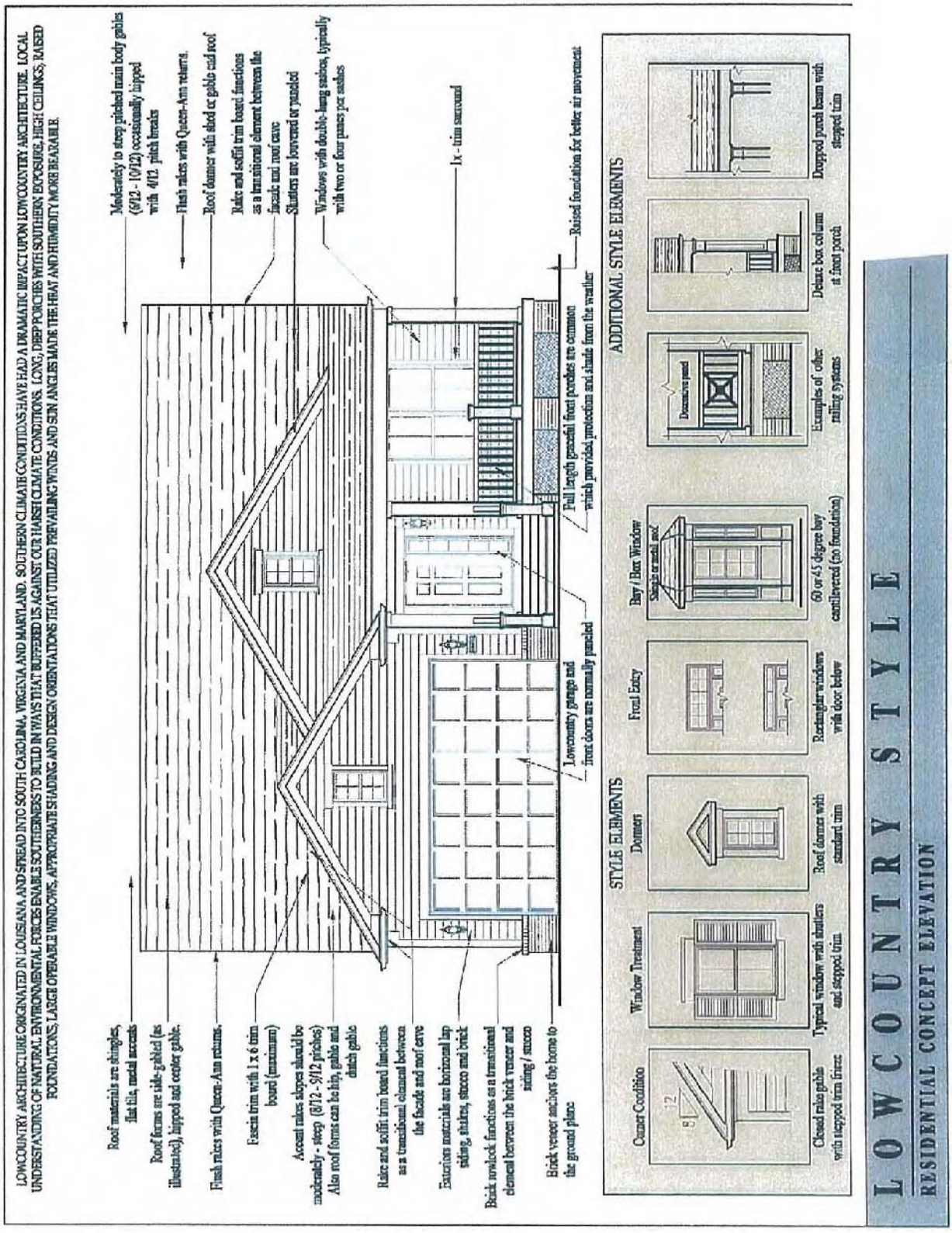

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EXHIBIT L

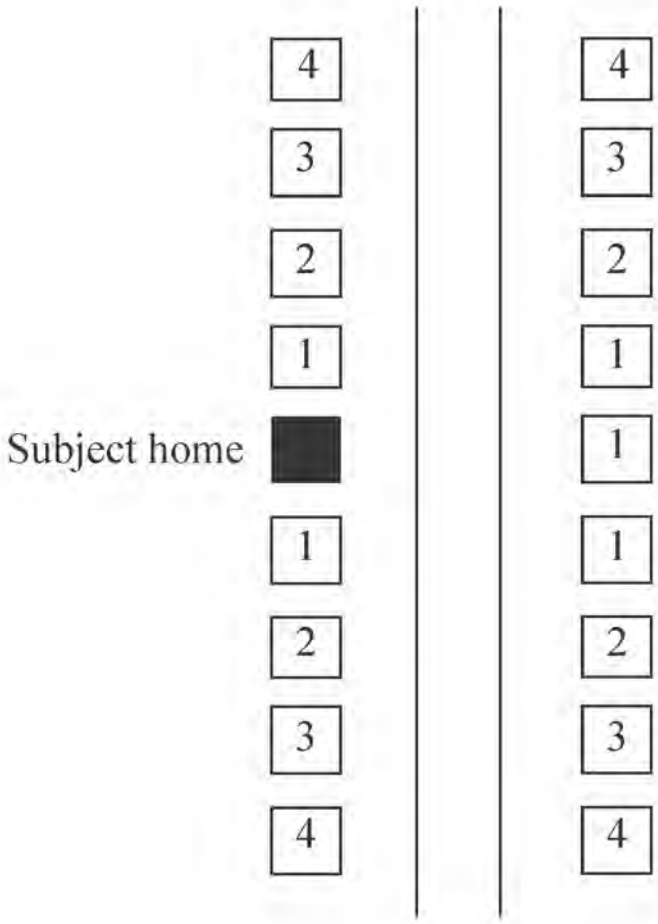
MULTI-FAMILY CHARACTER EXHIBITS

EXHIBIT L (cont.)

EXHIBIT L (cont.)

EXHIBIT M

VIKING MEADOWS FAÇADE VARIETY CODE



1	Home cannot be of the same elevation of the same plan as the Subject home. Must be a different color package.
2	Home cannot be of the same elevation of the same plan as the Subject home. Cannot be the identical color package as the Subject home but may have the same brick.
3	Home may be of the same plan and elevation as the Subject home, but must be a different color package.
4	May be identical to Subject home.