ORDINANCE NUMBER 11-XX

AN ORDINANCE OF THE CITY OF WESTFIELD, INDIANA CONCERNING CENTENNIAL NORTH PLANNED UNIT DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance to amend the Comprehensive Zoning Ordinance of Westfield - Washington Township, Hamilton County, Indiana, 1977 as amended (the "Zoning Ordinance") and to repeal Ordinance No. 05-10, as amended and restated by Ordinance No. 09-03 (collectively, the "Original Centennial North PUD"), enacted by the Common Council of the City of Westfield (the "Common Council") pursuant to its authority under the laws of the State of Indiana, including, in particular, Indiana Code 36-7-4 *et seq.*, as amended.

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

WHEREAS, the Advisory Plan Commission of the City of Westfield and Washington Township (the "Commission") considered a petition (**Docket 1111-PUD-06**), filed with the Commission requesting an amendment to the zone maps incorporated into the Zoning Ordinance (the "Zoning Maps");

WHEREAS, the Commission forwarded **Docket 1111-PUD-06** to the Common Council with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2011;

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

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Zoning Map is hereby amended to read as follows:

Section 1. Applicability of Ordinance.

1.1 This PUD District Ordinance (this "Ordinance") hereby repeals and supersedes in its entirety the Original Centennial North PUD and the district established hereby shall hereafter be referred to as the Centennial North Planned Unit Development District (the "District").

1.2 This Ordinance applies to the real estate more particularly described in Exhibit A attached hereto (the "Real Estate").

1.3 The underlying zoning district shall be the **SF 3 – Single Family Zoning District** (the "Underlying Zoning District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

1.4 Section cross-references of this Ordinance (e.g., "WC § _____") shall hereinafter refer to the Section as specified and referenced in the Zoning Ordinance.

1.5 Any provision of the Zoning Ordinance that conflicts with any provision of this Ordinance shall be superseded by the terms of this Ordinance as applied to the Real Estate.

Section 2. Definitions. The terms defined in this Section shall, for all purposes of this Ordinance, have the meanings specified herein, unless the context otherwise requires. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Zoning Ordinance.

2.1 Area: A discrete geographic area within the District. "Area A" and "Area B" are conceptually represented on the Concept Plan and are regulated accordingly by the terms of this Ordinance.

2.2 Concept Plan: Collectively, the plans attached hereto and incorporated herein by reference as **Exhibit B** and **Exhibit C**. Exhibit B is a general plan for the development of the Real Estate and Exhibit C is an alternative for the development of the Real Estate that illustrates how a Church parcel may be incorporated into the District.

2.3 Landscape Buffering Plan: The plan attached hereto and incorporated by reference as **Exhibit E**.

2.4 Living Area: The square footage of a Dwelling exclusive of garages, porches, patios and basements.

2.5 Open Space Concept Plan: The plan attached hereto and incorporated by reference as **Exhibit D**, which conceptually illustrates how the network of Open Spaces and trails within the District may be structured.

2.6 Perimeter Road(s): An existing public road abutting the Real Estate which shall include 156th Street, 161st Street and Ditch Road.

Section 3. Permitted Uses.

3.1 All uses permitted in the Underlying Zoning District shall be permitted in the District.

3.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed two hundred and thirty-six (236) or a maximum gross density of 2.0 dwelling units per acre (exclusive of acreage developed for institutional uses), whichever is less. Residential Lots may be developed pursuant to either the standards of Area A or the standards of Area B as set forth in this Ordinance subject to the following: (i) a maximum of one hundred and twelve (112) Dwellings may be developed pursuant to the standards applicable to Area A; however, (ii) if a minimum of eighty-four (84) Dwellings are developed pursuant to the standards applicable to Area B, then a maximum of one hundred and twenty-eight (128) Dwellings may be developed pursuant to the standards applicable to Area A.

Section 4. Development Standards.

4.1 General Regulations. The regulations of *WC § 16.04.030 Residential Districts* applicable to the Underlying Zoning District shall apply except: (i) the maximum Building Height for a Church shall be sixty-five (65) feet. Church steeples or spires shall be permitted to exceed the maximum Building Height; and (ii) as modified below for Dwellings:

Standard	**Area A**	**Area B**
Minimum Lot Area	7,500 SF	10,000 SF
Minimum Lot Frontage on Roads	45'	50'
Minimum Depth of Lot	125'	
Minimum Setback Lines		
Side Yard	5'	
Rear Yard	20'	
Minimum Lot Width	60'	80'
Min. Building Separation	12'	
Maximum Building Height	35'	
Minimum Living Area		
One Story Dwellings	1,340 SF	1,600 SF
Two Story Dwellings	1,760 SF	2,000 SF

4.2 Off-Street Loading and Parking. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.04.120*).

4.3 Landscaping and Screening. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.06*) except as modified below:

A. Road Frontage Standards. *WC § 16.06.050(B) Road Frontage Standards* shall apply; however, trees along Perimeter Roads shall not be required

where detention ponds are located adjacent to a Perimeter Road or within the gas line easement currently encumbering the Real Estate.

B. Buffer Yard Requirements. *WC § 16.06.050(C) Buffer Yard Requirements* shall apply, except as modified below:

(i) Landscape buffering shall be required around the perimeter of the Real Estate, as illustrated on the Landscape Buffering Plan, and within the District between residential and institutional uses.

(ii) No landscape buffer yard shall be required: (i) where detention ponds are adjacent to the perimeter of the Real Estate; (ii) along the Real Estate's property line congruent with the school property, as labeled on the Landscape Buffering Plan; (iii) internal to the District along an institutional use's property line congruent with the common area or open space of the residential subdivision; or (iv) within the gas line easement currently encumbering the Real Estate.

(iii) Type A Buffer.

a) This buffer is intended to physically separate and visually screen the Real Estate from the adjoining residential uses as well as provide a buffer within the District between individual residential Lots and institutional uses.

b) The buffer shall be a minimum of thirty (30) feet in width and planted with a minimum of one (1) shade tree or evergreen tree and four (4) shrubs per twenty (20) linear feet of buffer. Trees may be substituted in lieu of shrubbery on a 1:3 basis (tree: shrub). At least fifty percent (50%) of the required tree planting shall be evergreen trees.

c) Where the buffer abuts existing woodlands at least fifty (50) feet deep, the buffer shall be a minimum of one (1) shade tree or evergreen tree and four (4) shrubs per twenty (20) linear feet of buffer. Trees may be substituted in lieu of shrubbery on a 1:3 basis (tree: shrub). At least fifty percent (50%) of the required tree planting shall be evergreen trees.

d) Plantings required to be placed in this buffer shall not be credited toward total on-site requirements for landscaping as set forth in the Zoning Ordinance (*WC § Table 16.06.050-01*).

(iv) Type B Buffer.

a) This buffer is intended to soften the visual appearance of Dwellings from Perimeter Roads.

b) The buffer shall be a minimum of thirty (30) feet in width and planted with a minimum of one (1) shade tree or evergreen tree per thirty (30) linear feet of buffer. At least fifty percent (50%) of the required planting shall be evergreen trees.

c) Plantings required to be placed in this buffer shall be credited toward the on-site requirements for landscaping as set forth in the Zoning Ordinance (*WC § Table 16.06.050-01*).

C. Parking Area Landscaping. *WC § 16.06.070 Parking Area Landscaping* shall apply; however, accessory parking lots for residential uses, if any, shall be located at the interior of the Real Estate and shall not be required to comply with the parking area landscaping requirements of the Zoning Ordinance.

D. Open Space Standards. *WC § 16.04.230(7) Green Belt Space* shall apply. The abundance of Open Space within the District will offer active and passive opportunities for residents. Passive recreation opportunities will be provided around the ponds, pockets of Open Space and trails throughout the Open Space and adjoining perimeter paths. Active recreation opportunities will be focused around sports fields planned within the greenway illustrated on the Open Space Concept Plan. As such, the following shall also apply:

(i) The District's plan is designed to intentionally situate Lots adjacent to Open Space to maximize connectivity where possible, which results in a minimum of ninety percent (90%) of the Lots abutting common areas.

(ii) A minimum of thirty percent (30%) of the District (exclusive of any institutional uses) shall be common area and set aside as Open Space.

(iii) No privately-owned Lot with a Dwelling shall be permitted to encroach into the gas line easements currently encumbering the Real Estate.

(iv) An eight-foot (8') wide multi-use path, constructed in accordance with the City's Transportation Plan, shall be installed within the Perimeter Road rights-of-way adjacent to the Real Estate.

(v) An eight-foot (8') wide multi-use path, constructed in accordance with the City's Transportation Plan, shall be installed within the District's Open Space extending from 156th Street to 161st Street, as generally illustrated on the Open Space Concept Plan.

4.4 Sign Standards. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.08.010*); however, a maximum of one (1) monument sign shall be permitted per each residential subdivision entrance which shall not exceed nine (9) feet in height and sixty-four (64) square feet of sign area.

4.5 Lighting. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.07.010*). Dusk to dawn lights for Dwellings and uplights on entry walls may be installed in lieu of Street Lights (*WC § 16.04.240(I)*).

Section 5. Architectural and Design Standards. The regulations of *WC § 16.04.165 Development Plan Review* applicable to the Underlying District shall apply except as modified by this Ordinance and as set forth below for Dwellings:

5.1 Area A Dwellings.

A. Design Elements. Design elements and detailing shall be cohesive around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. Architectural elements shall be used to create visual interest.

B. Roof Form and Overhangs.

(i) Roof form and design will include, where appropriate, varied pitches and ridge levels.

(ii) All Dwellings shall have eaves of a minimum eight (8) inch overhang on the front and rear of the building.

C. Design Objectives.

(i) Dwellings adjacent to a Perimeter Road and located so as to have a rear or side façade oriented to the Perimeter Road shall utilize multiple textures (e.g., rough, smooth, striated, etc.) or multiple architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks) on each façade visible from the Perimeter Road as set forth below.

(ii) Identical Dwelling elevations shall be separated by at least one (1) Lot. Identical Dwelling elevations shall not be directly across the street from one another.

D. Garage Composition and Orientation.

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

(ii) Front load and side load garages shall be permitted.

E. Typical Lot Landscaping. Portions of the Lot draining to the front shall be sodded. Portions of the Lot draining to the rear shall be seeded.

F. Exterior Surfaces.

(i) Permitted exterior surfaces shall include: vinyl (minimum .044 thickness), EIFS, stucco, cultured stone, masonry or equivalent, wood, and concrete fiber board, or equivalent materials as determined by the developer. Vinyl or aluminum clad windows, trim, and soffits shall be permitted.

(ii) Generally, all Dwellings shall have masonry or equivalent, fiber cement siding, EIFS, cultured stone, stucco, or equivalent material on the first floor of the front of the home or equivalent percentages thereof exclusive of windows and doors, unless architectural style dictates otherwise.

(iii) Each Dwelling using vinyl siding on the front façade shall utilize a minimum of three (3) of the following architectural elements on the front façade:

a) Side load or angled garage
b) Covered front porch (at least six (6) feet in width and four (4) feet in depth;
c) Roofline direction change or roofline height change greater than sixteen (16) inches;
d) Wood, concrete fiber board, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;
e) Decorative shutters or other enhanced architectural window treatment on all windows, where feasible (a minimum of three (3) windows with shutters are required to meet this provision);
f) Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the front façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements);
g) Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater;
h) Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on a minimum of the first floor or twenty-five percent (25%) of the total façade, exclusive of windows and doors;
i) Separate overhead door per car for each garage;
j) Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, two (2) or more roof planes or a covered front entry;

k) Architecturally-treated entranceways (for homes without a front porch);
l) Bay window;
m) Transom window(s);
n) Veranda/balcony;
o) Garage doors containing windows;
p) Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
q) Exterior chase fireplace.

(iv) Each Dwelling using vinyl siding on the sides of the residence shall utilize a minimum of one (1) of the following architectural elements on each side façade. Side facades that face internal streets on corner lots shall utilize a minimum of two (2) of the following architectural elements on said side façade:

a) Side load or angled garage;
b) Hip roof;
c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes;
d) Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements);
e) Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of eighteen (18) inches in height the entire length of the façade or a four (4) foot return on the first floor;
f) Three (3) or more windows on the façade;
g) Side yard landscaping to include at least one (1) tree a minimum of six (6) feet in height at the time of planting and three (3) shrubs three (3) feet in height at time of planting;
h) Bay window;
i) Transom window(s);
j) Veranda/balcony;
k) Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
l) Exterior chase fireplace;
m) Architectural treatment on gable ends; or
n) Sunroom or screened porch.

(v) Each Dwelling using vinyl siding and located adjacent to a Perimeter Road that is oriented as to have the rear and/or side façade of the home predominately visible from a Perimeter Road

shall have masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on the first floor for rear facades facing Perimeter Roads or a minimum of two (2) of the following design features on said façade(s):

a) Covered open or screened porch (minimum size ten (10) foot by ten (10) foot, includes porches with arbor or similar roof treatments);
b) Shutters on all windows, where feasible (a minimum of three (3) windows with shutters are required);
c) Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (includes homes incorporating two (2) or more architectural breaks);
d) Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of eighteen (18) inches in height the entire length of the façade or a five (5) foot return on the first floor;
e) Hip roof (only for side facades facing Perimeter Roads) or two (2) or more roof planes;
f) Elevated deck with decorative rail a minimum of twelve (12) feet in width;
g) Roofline direction change or roofline height change greater than sixteen (16) inches;
h) Bay window;
i) Transom window(s);
j) Veranda/balcony;
k) Architecturally-enhanced articulated trim moldings (e.g., fipons above windows);
l) Exterior chase fireplace; or
m) Architectural treatment on gable ends.

5.2 Area B Dwellings.

A. Design Elements. Design elements and detailing shall be cohesive around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. Architectural elements shall be used to create visual interest.

B. Roof Form and Overhangs.

(i) Roof form and design will include, where appropriate, varied pitches and ridge levels.

(ii) All Dwellings shall have eaves of a minimum eight (8) inch overhang on the front and rear of the building.

C. Design Objectives.

(i) Dwellings located adjacent to a Perimeter Road and located so as to have a rear or side façade oriented to the Perimeter Road shall utilize multiple textures (e.g., rough, smooth, striated) or multiple architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks) on each façade visible from the Perimeter Road.

(ii) Identical Dwelling elevations shall be separated by at least one (1) Lot. Identical Dwelling elevations shall not be directly across the street from one another.

D. Garage Composition and Orientation.

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

(ii) Front load and side load garages shall be permitted.

E. Typical Lot Landscaping. Portions of the Lot draining to the front shall be sodded. Portions of the Lot draining to the rear shall be seeded.

F. Exterior Surfaces.

(i) Permitted exterior surfaces shall include: vinyl (minimum .044 thickness), EIFS, stucco, cultured stone, masonry or equivalent, wood, and concrete fiber board, or equivalent materials as determined by the developer. Vinyl or aluminum clad windows, trim, and soffits shall be permitted.

(ii) Generally, all Dwellings shall have masonry or equivalent, fiber cement siding, EIFS, cultured stone, stucco, or equivalent material on the first floor of the front of the home or equivalent percentages thereof exclusive of windows and doors, unless architectural style dictates otherwise.

(iii) Each Dwelling using vinyl siding on the front façade shall utilize a minimum of three (3) of the following architectural elements on the front façade:

a) Side load or angled garage;
b) Covered front porch (at least six (6) feet in width and four (4) feet in depth;
c) Roofline direction change or roofline height change greater than sixteen (16) inches;

d) Wood, concrete fiber board, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;

e) Decorative shutters or other enhanced architectural window treatment on all windows, where feasible (a minimum of three (3) windows with shutters are required to meet this provision);

f) Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the front façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements);

g) Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater;

h) Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on a minimum of the first floor or twenty-five percent (25%) of the total façade, exclusive of windows and doors;

i) Separate overhead door per car for each garage;

j) Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, two (2) or more roof planes or a covered front entry;

k) Architecturally-treated entranceways (for homes without a front porch);

l) Bay window;

m) Transom window(s);

n) Veranda/balcony;

o) Garage doors containing windows;

p) Architecturally-enhanced articulated trim moldings (e.g., fipons above windows); or

q) Exterior chase fireplace.

(iv) Each Dwelling using vinyl siding on the sides of the residence shall utilize a minimum of one (1) of the following architectural elements on each side façade. Side facades that face internal streets on corner lots shall utilize a minimum of two (2) of the following architectural elements on said side façade:

a) Side load or angled garage;

b) Hip roof;

c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes;

d) Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more

architectural breaks shall be deemed to have met two of the element requirements);

e) Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of eighteen (18) inches in height the entire length of the façade or a four (4) foot return on the first floor;

f) Three (3) or more windows on the façade;

g) Side yard landscaping to include at least one tree a minimum of six feet in height at the time of planting and three shrubs three feet in height at time of planting;

h) Bay window;

i) Transom window(s);

j) Veranda/balcony;

k) Architecturally-enhanced articulated trim moldings (e.g., fipons above windows);

l) Exterior chase fireplace;

m) Architectural treatment on gable ends; or

n) Sunroom or screened porch.

(v) Each Dwelling using vinyl siding and located adjacent to a Perimeter Road that is oriented as to have the rear and/or side façade of the home predominately visible from a Perimeter Road shall have masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on the first floor for rear facades facing Perimeter Roads or a minimum of two (2) of the following design features on said façade(s):

a) Covered open or screened porch (minimum size ten (10) foot by ten (10) foot, includes porches with arbor or similar roof treatments);

b) Shutters on all windows, where feasible (a minimum of three (3) windows with shutters are required);

c) Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (includes homes incorporating two (2) or more architectural breaks);

d) Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of eighteen (18) inches in height the entire length of the façade or a five (5) foot return on the first floor;

e) Hip roof (only for side facades facing Perimeter Roads) or two (2) or more roof planes;

f) Elevated deck with decorative rail a minimum of twelve (12) feet in width;

g) Roofline direction change or roofline height change greater than sixteen (16) inches;

h) Bay window;
i) Transom window(s);
j) Veranda/balcony;
k) Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
l) Exterior chase fireplace; or
m) Architectural treatment on gable ends.

Section 6. Procedures. The procedures set forth in the Zoning Ordinance shall apply; however, a Development Plan for the District may be submitted for approval pursuant to WC § 16.04.190 at any time within three (3) years from the enactment of this Ordinance. A Development Plan for the District may be not be submitted more than three (3) years after the date of the enactment of this Ordinance without an extension of time from the Director.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGES FOLLOW.]

ALL OF WHICH IS HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA THIS _____ DAY OF _____, 2011.

COMMON COUNCIL
OF THE CITY OF WESTFIELD, INDIANA

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
John Dippel	John Dippel	John Dippel
_____	_____	_____
Steven Hoover	Steven Hoover	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Kenneth Kingshill	Kenneth Kingshill	Kenneth Kingshill
_____	_____	_____
Robert J. Smith	Robert J. Smith	Robert J. Smith
_____	_____	_____
Thomas Smith	Thomas Smith	Thomas Smith
_____	_____	_____
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

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

I hereby certify **ORDINANCE 11-XX** was delivered to the Mayor of Westfield on the __ _____day of_____, 2011.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 11-XX
this _____ day of _____, 2011.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 11-XX
this _____ day of _____, 2011.

_____
J. Andrew Cook, Mayor

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

EXHIBIT A
REAL ESTATE

A part of the Southwest Quarter of Section 10, Township 18 North, Range 3 East of the 2nd Principal Meridian, Hamilton County, Indiana more particularly described as follows:

Beginning at the Southwest corner of the Southwest Quarter of said Section 10; thence North 00 degrees 21 minutes 58 seconds West (bearings based upon a survey by The Schneider Corporation dated May 18, 2004, project number 4481.002) along the West line of said Southwest Quarter a distance of 1312.55 feet to the northwest corner of the Southwest Quarter of said Southwest Quarter Section; thence North 88 degrees 51 minutes 08 seconds East along the north line of said Southwest Quarter-Quarter Section a distance of 1309.51 feet to the southwest corner of the Northeast Quarter of said Southwest Quarter Section; thence North 00 degrees 26 minutes 20 seconds West along the west line of said Northeast Quarter-Quarter Section a distance of 1310.74 feet to the northwest corner thereof; thence North 88 degrees 55 minutes 49 seconds East along the north line of said Northeast Quarter-Quarter Section a distance of 1307.83 feet to the northeast corner of the aforesaid Southwest Quarter Section; thence South 00 degrees 30 minutes 42 seconds East along the east line of said Southwest Quarter Section a distance of 2617.88 feet to the southeast corner of said Southwest Quarter Section; thence South 88 degrees 46 minutes 27 seconds West along the south line of said Southwest Quarter Section a distance of 2622.40 feet to the Point of Beginning, containing 118.20 acres, more or less.

INDS01 KEG 1303121v2

EXHIBIT B
CONCEPT PLAN

EXHIBIT C
CONCEPT PLAN

Centennial North

Concept Plan

Legend

Area A - 60' Wide Lots

Area B - 80' Wide Lots

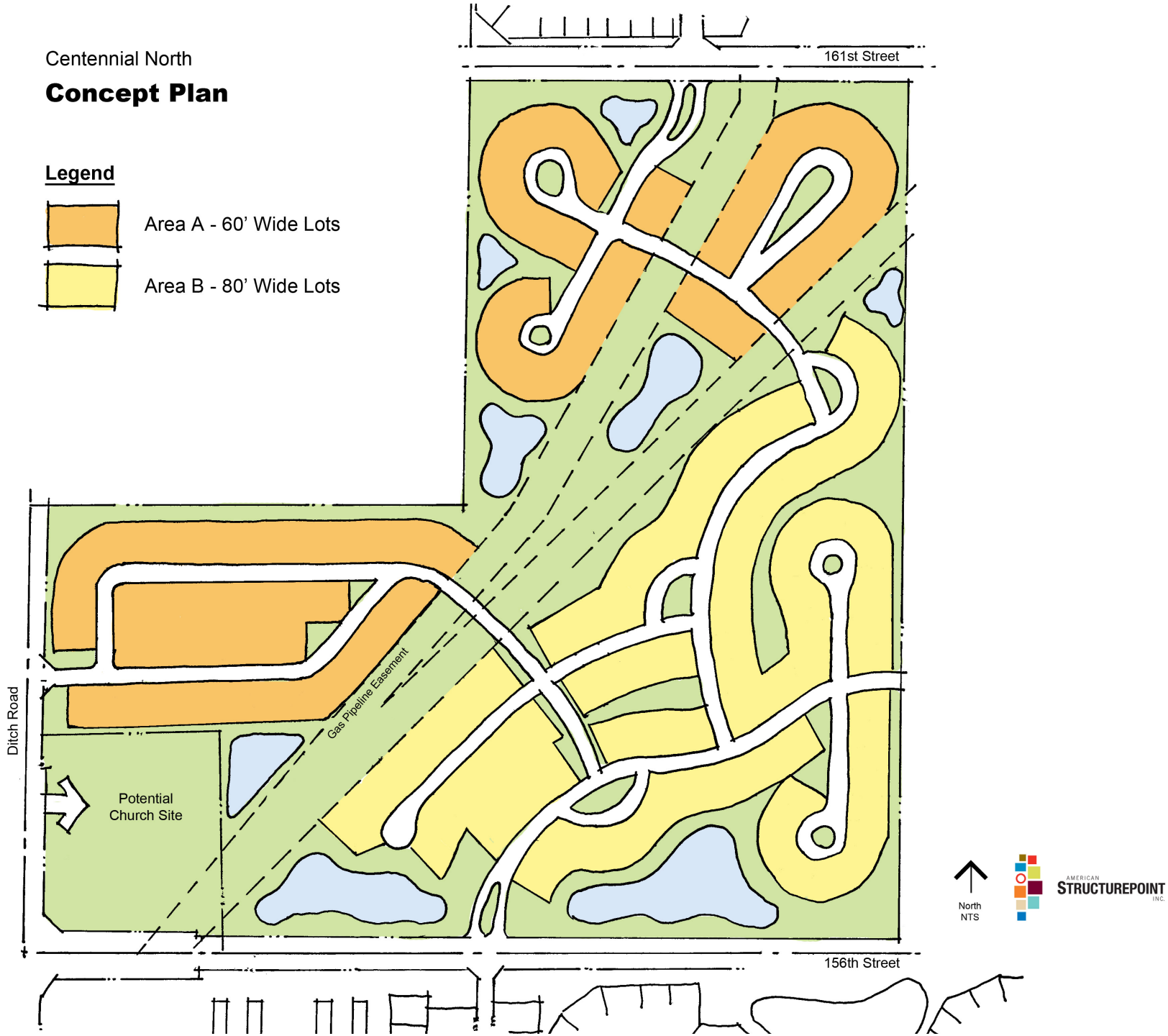

EXHIBIT D
OPEN SPACE CONCEPT PLAN

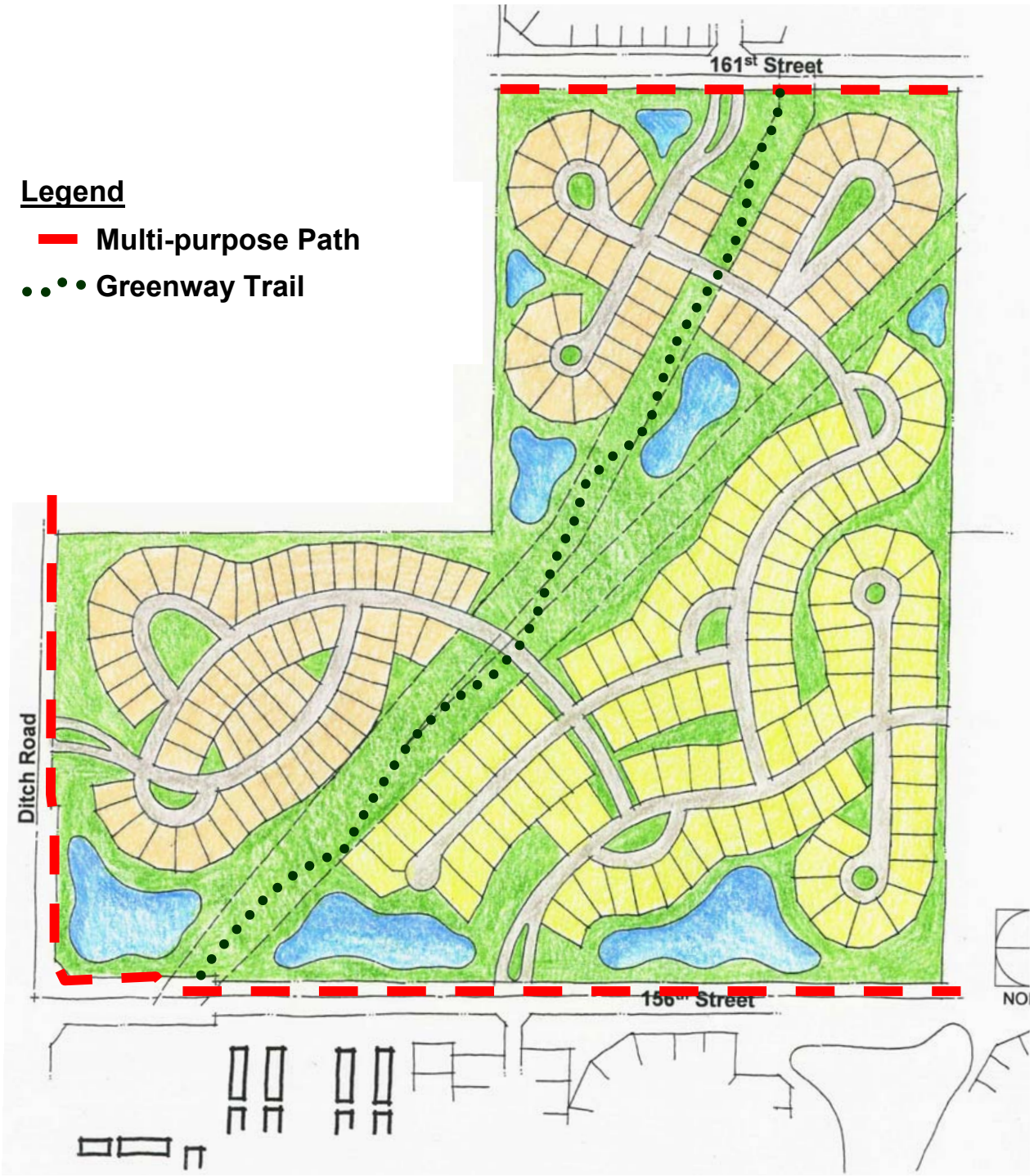
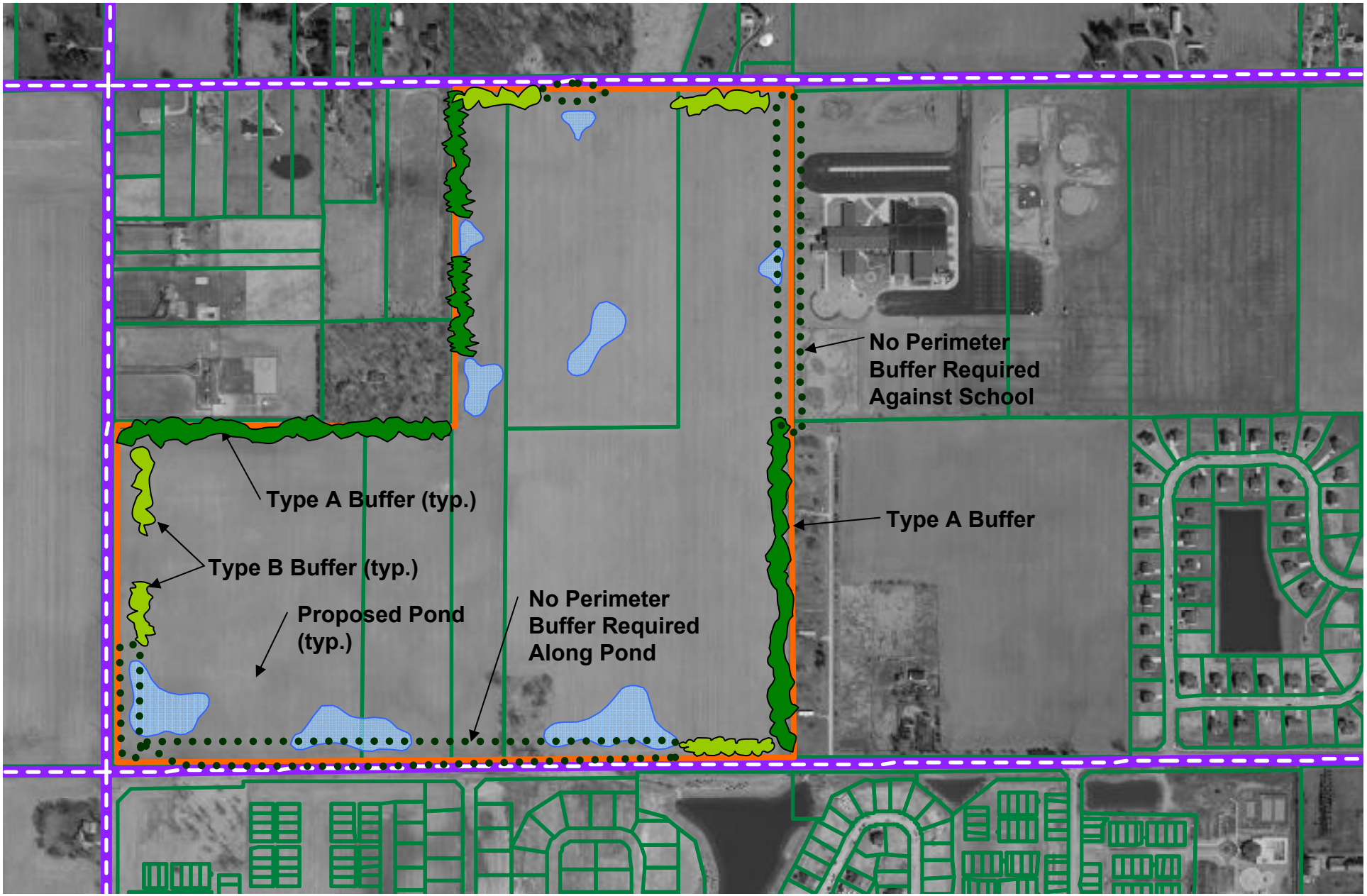
EXHIBIT E
LANDSCAPE BUFFERING PLAN