Centennial North

PLANNED UNIT DEVELOPMENT

ORIGINAL ORDINANCE

Ordinance No.: 05-10

Adoption Date: May 9, 2005

Instrument No.: 200500028800

9100 (42) 200 none

200500028800
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
05-11-2005 At 02:00 pm.
ORDINANCE 91.00

ORDINANCE NO. 05-10

AN ORDINANCE OF THE TOWN OF WESTFIELD CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

WHEREAS, The Town of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield Washington Township Zoning Ordinance; and

WHEREAS, the Westfield-Washington Township Plan Commission ("Commission") considered a petition (docket 0408-PUD-07) filed with the Commission to rezone certain lands; and

WHEREAS, the Westfield Washington Township Plan Commission did take action to forward the request to the Westfield town Council with a positive recommendation under the provision of IC 36-7-4-605; and

WHEREAS, the Secretary of the Commission certified the action of the commission to the Town Council on March 28, 2005 and

WHEREAS, the Westfield Town Council is subject to the provision of IC 36-7-4-608(f) or IC 36-7-4-608 (g) concerning any action on this request.

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD TOWN COUNCIL THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCE BE AMENDED AS FOLLOWS:

SECTION 1. WC-16-04.

The Zoning Ordinance and the Zone Map of the Zoning Ordinance are hereby amended as described in the attached "Centennial North Planned Unit Development.
See attached Exhibit 1 for legal description.

Best Possible Image All Pages

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF WESTFIELD, HAMITON COUNTY, INDIANA THIS 9 DAY OF May ,2005

WESTFIELD TOWN COUNCIL

Voting For	Voting Against	Abstain
Teresa Otis Skelton	Teresa Otis Skelton	Teresa Otis Skelton
Jack Hart	Jack Hart	Jack Hart
David Mikesell	David Mikesell	David Mikesell
Bob Smith	Bob Smith	Bob Smith
Ron Thomas	Ron Thomas	Ron Thomas

ATTEST:

Clerk-Treasurer, Cindy Gossard

WESTFIELD CORP. SEAL

This ordinance prepared by
Jerry Rosenberger, Town Manager

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION
CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission met on Monday, March 28, 2005, to consider a Planned Unit Development (PUD). Notice of public hearing on March 28, 2005, was presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed PUD is as follows:

0408-PUD-07, 156th Street & Ditch Road
Centennial North PUD, 380 residential units on 157 acres,
by Estridge Development

A motion was approved to forward this request to the Westfield Town Council with a positive recommendation (5-2-0).

I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield-Washington Township Advisory Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Advisory Plan Commission held on March 28, 2005.

Kevin G. Buchheit

Kevin G. Buchheit, AICP, Secretary

April 4, 2005
Date

DRAFT MINUTES WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION

MARCH 28, 2005

0408-PUD-07 **156th Street & Ditch Road.** Centennial North PUD, 380 residential units on 157 acres, by Estridge Development.

Mr. Stumpf, Estridge Companies, presented the details of the project. Stumpf stated they have been working with the Committee and have worked through some of the concerns including a revised land plan, where they have decreased the density.

Kelleher stated concern regarding the fact that Centennial residents have decided they do not want the added people using their pool and other facilities; therefore, she would like to see the pool put back in as it was originally proposed.

Stumpf stated they were not committing to a pool on this project.

Thomas opened the floor to the public for their comments.

Ms. Michelle Bryant thanked Stumpf for working with her, moving the town homes, and listening to ideas regarding creating some natural habitats in the area.

Mr. John Dippel supports the revised plan and spoke in favor of adding the pool.

Horkay expressed concern about the language under Exterior Surfaces. He stated it references contact fiber board under what will be approved by the developer. He does not want to see approval determined by the developer of what equivalent materials are; therefore, he feels we should retain more control over what equivalent materials might be.

The Commission determined "equivalent materials" would be determined by the Town's Approved List, and the Planning Department would be responsible for making sure a project had the appropriate "approved" materials.

Thomas discussed the issue of the Buckeye Pipeline going through this property. He stated he would like to see Estridge make a commitment that they pass along this pipeline information to the residents and that the Homeowner's Association would also pass this information on to new residents.

Kelleher moved to send a negative recommendation to the Town Council on 0408-PUD-07 unless Estridge would commit to the addition of a pool.

Kelleher withdrew her motion.

Stumpf returned to the meeting and the Commission returned to previous discussion on item, 0408-PUD-07.

Stumpf discussed the issue of the pool with Mr. Paul Estridge, who has conceded to add the pool under protest with the condition that if the Centennial residents wish to allow a reciprocal agreement for the use of the pool, a pool would not be required in Centennial North.

Thomas stated that if the Centennial North residents did come to an agreement with the Centennial residents to use the pool, some kind of crossing needs to be installed so traffic does not become a dangerous issue for pedestrians.

[redacted]

Stevenson seconded, and the motion passed 5-2 (Horkay, Peyton)-0.

Stevenson moved to continue 0408-PUD-07 to the April Plan Commission meeting in order for Estridge to make a decision on whether to commit to the addition of a pool.

Stevenson withdrew her motion.

This item would be revisited later in the meeting in order to give Stumpf time to discuss pool issue with Mr. Paul Estridge.

Centennial North

Planned Unit Development

ORDINANCE NO. 05-10

Final Draft 03-21-05

An ordinance amending the Zoning Ordinance of the Town of Westfield and Washington Township, Hamilton County, Indiana

RECEIVED
MAR 21 2005
WESTFIELD COMMUNITY DEVELOPMENT DEPARTMENT

Centennial North Planned Unit Development Ordinance

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AND SCHEDULE OF EXHIBITS

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SCHEDULE OF EXHIBITS

A. Architectural Standards for Area A – Village Collection Homes
B. Architectural Standards for Area B – Ameritage Homes on 70' Lots
C. Architectural Standards for Area C – Ameritage Homes on 80' Lots
D. Architectural Standards for Area D – Lockerbie Town Home Collection
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G. Real Estate – Legal Description
H. Development Plan Review (DPR) provisions of the Zoning Ordinance
I. Landscaping Standards of the Zoning Ordinance
J. Lighting Standards of the Zoning Ordinance
K. Sign Standards of the Zoning Ordinance

CENTENNIAL NORTH PLANNED UNIT DEVELOPMENT

ORDINANCE NO. _____

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

This PUD Ordinance (the "Centennial North PUD") amends the Zoning Ordinance of the Town of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the Town of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended;

WITHESSETH:

WHEREAS, the Plan Commission of the Town of Westfield and Washington Township (the "Commission") has conducted a public hearing as required by law in regard to the application for a change of zone district designation filed by the Estridge Development Company, Inc. for the real estate containing approximately 157.144 acres more or less, legally described on Exhibit "F" hereto, and located in Washington Township, Hamilton County, Indiana (the "Real Estate");

WHEREAS, the Commission has sent to the Town Council of the Town of Westfield, Indiana (the "Town Council") its recommendation adopted on the _____ day of _____, 2005; and

NOW, THEREFORE, BE IT ORDAINED by the Town Council meeting in regular session, that the Zoning Ordinance and the Zone Map (the "Zone Map") of the Zoning Ordinance are hereby amended as follows:

SECTION 1. LEGISLATIVE INTENT. Having given reasonable regard to (i) the Comprehensive Plan, (ii) current conditions and the character of current structures and uses in the Real Estate, (iii) the most desirable use for which the Real Estate is adapted, (iv) conservation of property values throughout the Town of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the Council in adopting, to:

A. Encourage flexibility in the development of land in order to promote its most appropriate use;

B. Improve the design, character, and quality of new development;

C. Encourage a harmonious and appropriate mixture of uses;

D. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;

E. Preserve the natural environmental and scenic features of the Real Estate;

F. Encourage and provide a mechanism for arranging improvements on-site so as to preserve desirable features; and

G. Mitigate the problems that may be presented by specific site conditions.

SECTION 2. EFFECT. The development standards created by this Centennial North PUD supersede the development standards of the Zoning Ordinance. Unless otherwise specified herein, the owner(s) of the Real Estate shall otherwise comply with the terms, conditions, and procedures of PUD Ordinance 02-01 (WC 16.04.190).

SECTION 3. RECLASSIFICATION OF ZONING. The zoning classification of the Real Estate is reclassified on the Zone Map to the Planned Unit Development District classification – Centennial North PUD, the underlying zoning classification of which shall be the SF-3 District of the Zoning Ordinance in force at the time of the enactment of this Centennial

North PUD. Permitted uses shall be restricted to single family attached and detached dwellings and their typical accessory uses (e.g. amenity center, playgrounds, etc.) as detailed in the table below. The maximum gross density of the community shall be 2.5 dwelling units per acre.

Area	Use	Number of Dwelling Units	Approximate Acreage
A	Single Family Detached Residences	70	28.9
B	Single Family Detached Residences	107	41.0
C	Single Family Detached Residences	92	56.1
D	Single Family Attached Residences	124	31.1
	Totals	**393**	**157.1**

Note: The acreages and number of dwelling units listed in the above table may increase or decrease by 15%, but the maximum number of dwelling units shall be 393 dwelling units.

SECTION 4. APPLICABILITY OF ZONING ORDINANCE. Subject only to the following changes and modifications set forth herein and contained in the plans and drawings which are attached hereto as exhibits, all of the provisions of the Zoning Ordinance in force and effect at the time of the enactment of this Centennial North PUD including, without limitation, the DP Provisions, the Landscaping Standards, the Lighting Standards, and the Sign Standards, shall apply to the Real Estate.

SECTION 5. DEVELOPMENT STANDARDS. The applicable development standards for Area A, Area B, Area C, and Area D are specified in what is attached hereto and incorporated herein by reference as Exhibit E.

SECTION 6. ARCHITECTURAL STANDARDS. The applicable architectural standards for Area A, Area B, Area C, and Area D are specified in what is attached hereto and incorporated herein by reference as Exhibit A, Exhibit B, Exhibit C, and Exhibit D respectfully.

SECTION 7. STREET STANDARDS. The street design standards shall be the same as those within Centennial. The Developer shall not be required to install street lights as required by WC 16.04.240(I). Dusk to dawn lights on the homes and uplights on the entry walls shall be used in lieu of street lights.

SECTION 8. LANDSCAPE STANDARDS.

A. Road Frontage Standards

1. Where the Real Estate abuts primary arterials, secondary arterials, or collector roads not internal to the Real Estate, at least one shade tree or evergreen tree per thirty (30) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees shall not be required along detention ponds or within gas pipeline easements. Trees planted along road frontage shall be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.

B. Perimeter Landscape Buffering

1. Landscape buffering shall be required along the perimeter of the site as illustrated on the Landscape Buffering Plan in Exhibit F.
2. No perimeter landscape buffer shall be required along detention ponds or along the school property line.
3. Type A Buffer
   a. The Type A Buffer is intended to physically separate and visually screen the Real Estate from the adjoining residential land 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 50% of the required planting shall be evergreen trees.

c. Where the buffer abuts existing woodlands at least 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 50% of the required planting shall be evergreen trees.

d. Plantings required to be placed in the Type A buffer shall not be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

4. Type B Buffer

a. The Type B Buffer is intended to soften the visual appearance of the rear yards of homes from adjacent streets external to the Real Estate. This type of buffer is not required by the standard landscape ordinance.

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 trce per thirty (30) linear feet of buffer. At least 50% of the required planting shall be evergreen trees.

c. Plantings required to be placed in the Type B buffer shall be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

C. Parking Lot Landscaping

1. Due to its location at the interior of the site, the parking lot at the amenities center shall not be required to comply with the parking lot landscaping requirements of the Zoning Ordinance.

SECTION 9. SIGNAGE STANDARDS. The Real Estate shall be permitted a maximum of 64 square feet of sign area on one or more monument signs per entrance. The monument sign(s) shall not exceed nine (9) feet in height.

SECTION 10. CONCEPTUAL LAND PLAN AND DEVELOPMENT OF REAL ESTATE. The Development Plan for the Real Estate shall be submitted approved in one (1) phase pursuant to the Conceptual Land Plan. The Development Plan for the Real Estate may be submitted at any time within three (3) years from the enactment of this Centennial North PUD, without the need for an extension of time from the Plan Commission; however, a Development Plan for the Real Estate may not be submitted more than three (3) years after the date of the enactment of this PUD Ordinance, without an extension of time from the Plan Commission.

SECTION 11. DEFINITIONS. The following definitions shall apply in this Centennial North PUD:

Building Height: The distance measured from the average ground level at the foundation of the residence facing the street to the mean height between the eaves and ridges for gable, hip, and gambrel roofs. Chimneys and other similar structures shall not be included in calculating building heights.

Conceptual Land Plan: Attached hereto and incorporated herein by reference as Exhibit "F" is the Conceptual Land Plan for Area A, Area B, Area C, and Area D.

DPR Provisions: Attached hereto and incorporated herein by reference as Exhibit "H" are the Development Plan Review provisions (the "DPR Provisions") of the Zoning Ordinance that were in full force and effect at the time of the enactment of the Centennial North PUD.

Landscape Standards: Attached hereto and incorporated herein by reference as Exhibit "I" are the Landscape Standards (the "Landscape Standards") of the Zoning Ordinance that were in full force and effect at the time of the enactment of the Centennial North PUD.

Lighting Standards: Attached hereto and incorporated herein by reference as Exhibit "J" are the Lighting Standards (the "Lighting Standards") of the Zoning Ordinance that were in full force and effect at the time of the enactment of the Centennial North PUD.

Living Space: The square footage of the home exclusive of garages, porches, patios, and basements.

Nailite: Polypropylene specialty siding panels manufactured with injection-molding technology and a proprietary coating process that replicates cedar siding.

Openspace: Commonly-owned areas within the community including parks, public pathways, water detention areas, screening buffers, etc., but not including water retention ponds and rights-of-way.

Sign Standards: Attached hereto and incorporated herein by reference as Exhibit "K" are the Sign Standards (the "Sign Standards") of the Zoning Ordinance that were in full force and effect at the time of the enactment of the Centennial North PUD.

Vinyl: Vinyl siding shall have a minimum 0.044 thickness.

ALL OF WHICH IS RESOLVED THIS _____ DAY OF _____ 2005 BY THE TOWN COUNCIL OF THE TOWN OF WESTFIELD, INDIANA.

WESTFIELD TOWN COUNCIL

Voting For	Voting Against	Abstain
Teresa Otis Skelton	Teresa Otis Skelton	Teresa Otis Skelton
Jack Hart	Jack Hart	Jack Hart
David Mikesell	David Mikesell	David Mikesell
Bob Smith	Bob Smith	Bob Smith
Ron Thomas	Ron Thomas	Ron Thomas

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

EXHIBIT A

ARCHITECTURAL STANDARDS FOR AREA A
Village Collection Homes

A. Architectural Standards

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken, exterior blank walls shall be avoided.
2. Roof Form and Overhangs
   a. Roof form and design will include, where appropriate, varied pitches and ridge levels.
   b. All residences shall have eaves of a minimum eight inch overhang.
3. Design Objectives. Residences shall be required to meet the following:
   a. Residences located adjacent to an External Street and located so as to have a rear or side façade oriented to the External Street 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, etc.) on each façade visible from the External Street.
   b. Identical model elevations shall be separated by at least one lot. No identical model elevations shall be directly across the street from one another.
4. Garage Composition and Orientation
   a. All residences shall have a minimum two car attached garage.
   b. Front load garages shall be permitted.
5. Typical Lot Landscaping
   a. Front yards and side yards shall be sodded and back yards shall be hydroseeded.
6. Exterior Surfaces
   a. Permitted exterior surfaces shall include: vinyl, EIFS, stucco, masonry or equivalent, wood, and concrete fiber board, or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows and soffits shall be permitted.
   b. Each residence using vinyl siding on the front façade shall utilize a minimum of three (3) of the following architectural elements on the front façade:
      i. Side load or angled garage
      ii. Covered front porch (at least six feet (6') in width and four feet (4') in depth;
      iii. Roofline direction change or roofline height change greater than sixteen inches (16");

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

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

vi. 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 of the element requirements);

vii. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater.

viii. Masonry or equivalent, EIFS, stucco, or equivalent material on a minimum of the first floor or 25% of the total façade, exclusive of windows and doors.

ix. Separate overhead door per car for each garage;

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

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

xii. Bay window;

xiii. Transom window(s);

xiv. Veranda/balcony;

xv. Garage doors containing windows of high standard and quality;

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

xvii. Exterior chase fireplace.

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

i. Side load or angled garage;

ii. Hip roof;

iii. Roofline direction change or roofline height change greater than sixteen inches (16");

iv. 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 (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);

v. Masonry or equivalent, EIFS, stucco, or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;

vi. Three or more windows on the façade;

vii. 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;

viii. Bay window;

ix. Transom window(s);

x. Veranda/balcony;

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

xii. Exterior chase fireplace.

xiii. Architectural treatment on gable ends; or

xiv. Sunroom or screened porch.

d. Each residence using vinyl siding and located adjacent to an External Street that is oriented as to have the rear and/or side façade of the home predominately visible from an External Street shall have masonry or equivalent, EIFS, stucco, or equivalent material on the first floor for rear facades facing External Streets and five foot returns for side facades facing External Streets or a minimum of two (2) of the following design features on said façade(s):

i. Covered open or screened porch (minimum size ten foot by ten foot, porches with arbor or similar roof treatments shall be deemed to meet this element requirement);

ii. Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);

iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the rear façade elevation, excluding relief for doors and windows (homes incorporating two (2) or more architectural breaks shall be deemed as meeting this requirement);

iv. Masonry or equivalent, EIFS, stucco, or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;

v. Hip roof (only for side facades facing External Streets) or two (2) or more roof planes;

vi. Elevated deck with decorative rail a minimum of 12 feet in width;

vii. Roofline direction change or roofline height change greater than sixteen inches (16");

viii. Bay window;

ix. Transom window(s);

x. Veranda/balcony;

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

xii. Exterior chase fireplace; or

xiii. Architectural treatment on gable ends.

EXHIBIT B

ARCHITECTURAL STANDARDS FOR AREA B
Ameritage Homes on 70' Lots

A. Architectural Standards

1. 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.

2. Roof Form and Overhangs

   a. Roof form and design will include, where appropriate, varied pitches and ridge levels.

   b. All residences shall have eaves of a minimum eight inch overhang on the front and rear of the building.

3. Design Objectives. Residences shall be required to meet the following:

   a. Residences located adjacent to an External Street and located so as to have a rear or side façade oriented to the External Street 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, etc.) on each façade visible from the External Street.

   b. Identical model elevations shall be separated by at least one lot. No identical model elevations shall be directly across the street from one another.

4. Garage Composition and Orientation

   a. All residences shall have a minimum two car attached garage.

   b. Front load garages shall be permitted.

5. Typical Lot Landscaping

   a. Portions of the lot draining to the front shall be sodded. Portions of the lot draining to the rear shall be seeded.

6. Exterior Surfaces

   a. Permitted exterior surfaces shall include: vinyl, 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.

   b. Generally, all homes shall have masonry or equivalent, 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 does not warrant.

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

i. Side load or angled garage

ii. Covered front porch (at least six feet (6') in width and four feet (4') in depth;

iii. Roofline direction change or roofline height change greater than sixteen inches (16");

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

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

vi. 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 of the element requirements);

vii. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater.

viii. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on a minimum of the first floor or 25% of the total façade, exclusive of windows and doors.

ix. Separate overhead door per car for each garage;

x. 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;

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

xii. Bay window;

xiii. Transom window(s);

xiv. Veranda/balcony;

xv. Garage doors containing windows of high standard and quality;

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

xvii. Exterior chase fireplace.

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

i. Side load or angled garage;

ii. Hip roof;

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

iv. 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);

v. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;

vi. Three or more windows on the façade;

vii. 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;

viii. Bay window;

ix. Transom window(s);

x. Veranda/balcony;

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

xii. Exterior chase fireplace.

xiii. Architectural treatment on gable ends; or

xiv. Sunroom or screened porch.

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

i. Covered open or screened porch (minimum size ten foot by ten foot, porches with arbor or similar roof treatments shall be deemed to meet this element requirement);

ii. Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);

iii. 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 as meeting this requirement);

iv. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;

v. Hip roof (only for side facades facing External Streets) or two (2) or more roof planes;

vi. Elevated deck with decorative rail a minimum of 12 feet in width;

vii. Roofline direction change or roofline height change greater than sixteen inches (16");

viii. Bay window;

ix. Transom window(s);

x. Veranda/balcony;

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

xii. Exterior chase fireplace; or

xiii. Architectural treatment on gable ends.

EXHIBIT C

ARCHITECTURAL STANDARDS FOR AREA C
Ameritage Homes on 80' Lots

A. Architectural Standards

1. 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.

2. Roof Form and Overhangs

   a. Roof form and design will include, where appropriate, varied pitches and ridge levels.

   b. All residences shall have eaves of a minimum eight inch overhang on the front and rear of the building.

3. Design Objectives. Residences shall be required to meet the following:

   a. Residences located adjacent to an External Street and located so as to have a rear or side façade oriented to the External Street 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, etc.) on each façade visible from the External Street.

   b. Identical model elevations shall be separated by at least one lot. No identical model elevations shall be directly across the street from one another.

4. Garage Composition and Orientation

   a. All residences shall have a minimum two car attached garage.

   b. Front load garages shall be permitted.

5. Typical Lot Landscaping

   a. Portions of the lot draining to the front shall be sodded. Portions of the lot draining to the rear shall be seeded.

6. Exterior Surfaces

   a. Permitted exterior surfaces shall include: vinyl, 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.

   b. Generally, all homes shall have masonry or equivalent, 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 does not warrant.

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

i. Side load or angled garage

ii. Covered front porch (at least six feet (6') in width and four feet (4') in depth;

iii. Roofline direction change or roofline height change greater than sixteen inches (16");

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

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

vi. 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 of the element requirements);

vii. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater.

viii. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on a minimum of the first floor or 25% of the total façade, exclusive of windows and doors.

ix. Separate overhead door per car for each garage;

x. 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;

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

xii. Bay window;

xiii. Transom window(s);

xiv. Veranda/balcony;

xv. Garage doors containing windows of high standard and quality;

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

xvii. Exterior chase fireplace.

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

i. Side load or angled garage;

ii. Hip roof;

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

iv. 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);

v. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;

vi. Three or more windows on the façade;

vii. 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;

viii. Bay window;

ix. Transom window(s);

x. Veranda/balcony;

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

xii. Exterior chase fireplace.

xiii. Architectural treatment on gable ends; or

xiv. Sunroom or screened porch.

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

i. Covered open or screened porch (minimum size ten foot by ten foot, porches with arbor or similar roof treatments shall be deemed to meet this element requirement);

ii. Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);

iii. 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 as meeting this requirement);

iv. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;

v. Hip roof (only for side facades facing External Streets) or two (2) or more roof planes;

vi. Elevated deck with decorative rail a minimum of 12 feet in width;

vii. Roofline direction change or roofline height change greater than sixteen inches (16");

viii. Bay window;

ix. Transom window(s);

x. Veranda/balcony;

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

xii. Exterior chase fireplace; or

xiii. Architectural treatment on gable ends.

EXHIBIT D

DEVELOPMENT AND ARCHITECTURAL STANDARDS FOR AREA D
Lockerbie Town Home Collection

A. Architectural Standards

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken, exterior blank walls shall be avoided.
2. Roof Form and Overhangs
   a. Roof form and design will include, where appropriate, varied pitches and ridge levels.
   b. All residences shall have eaves of a minimum eight inch overhang.
3. Design Objectives. Residences shall be required to meet the following:
   a. Residences located adjacent to an External Street and located so as to have a rear or side façade oriented to the External Street 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, etc.) on each façade visible from the External Street.
4. Garage Composition and Orientation
   a. 75% of all residences shall have a minimum two car attached garage.
   b. Rear load garages shall be mandatory.
5. Typical Lot Landscaping
   a. Front yards and side yards shall be sodded and back yards shall be hydroseeded.
6. Exterior Surfaces
   a. Permitted exterior surfaces shall include: nailite, vinyl, EIFS, stucco, masonry or equivalent, wood, and concrete fiber board, or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows and soffits shall be permitted.
   b. Generally, all homes shall have masonry or equivalent, EIFS, stucco, or equivalent material on the first floor of the front and a minimum of five foot (5') returns on the sides of the home or equivalent percentages thereof exclusive of windows and doors, unless architectural style does not warrant.
   c. Each town home building using vinyl siding on the front façade shall utilize a minimum of three (3) of the following architectural elements on the front façade:
      i. Covered front porch (at least six feet (6') in width and four feet (4') in depth;
      ii. Roofline direction change or roofline height change greater than sixteen inches (16");

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

iv. 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 of the element requirements);

v. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater.

vi. Masonry or equivalent, EIFS, stucco, or equivalent material on a minimum of the first floor or 25% of the total façade, exclusive of windows and doors.

vii. 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;

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

ix. Bay window;

x. Transom window(s);

xi. Veranda/balcony; or

xii. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows).

d. Each town home building using vinyl siding on the sides of the residence shall utilize a minimum of one of the following architectural elements on each side façade. Side facades that face internal streets on corner lots shall utilize a minimum of two of the following architectural elements on said side façade:

i. Hip roof or two (2) or more roof planes;

ii. Roofline direction change or roofline height change greater than sixteen inches (16");

iii. 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);

iv. Masonry or equivalent, EIFS, stucco, or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;

v. Three or more windows on the façade;

vi. 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;

vii. Bay window;

viii. Transom window(s);

ix. Veranda/balcony;

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

xi. Exterior chase fireplace; or

xii. Architectural treatment on gable ends.

e. Each town home building using vinyl siding and located adjacent to an External Street that is oriented as to have the rear and/or side façade of the home predominately visible from an External Street shall have masonry or equivalent, EIFS, stucco, or equivalent material on the first floor for rear facades facing External Streets and five foot returns for side facades facing External Streets or a minimum of two (2) of the following design features on said façade(s):

i. Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);

ii. 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 as meeting this requirement);

iii. Masonry or equivalent, EIFS, stucco, or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;

iv. Hip roof (only for side facades facing External Streets) or two (2) or more roof planes;

v. Roofline direction change or roofline height change greater than sixteen inches (16");

vi. Bay window;

vii. Transom window(s);

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

ix. Exterior chase fireplace; or

x. Architectural treatment on gable ends.

EXHIBIT E

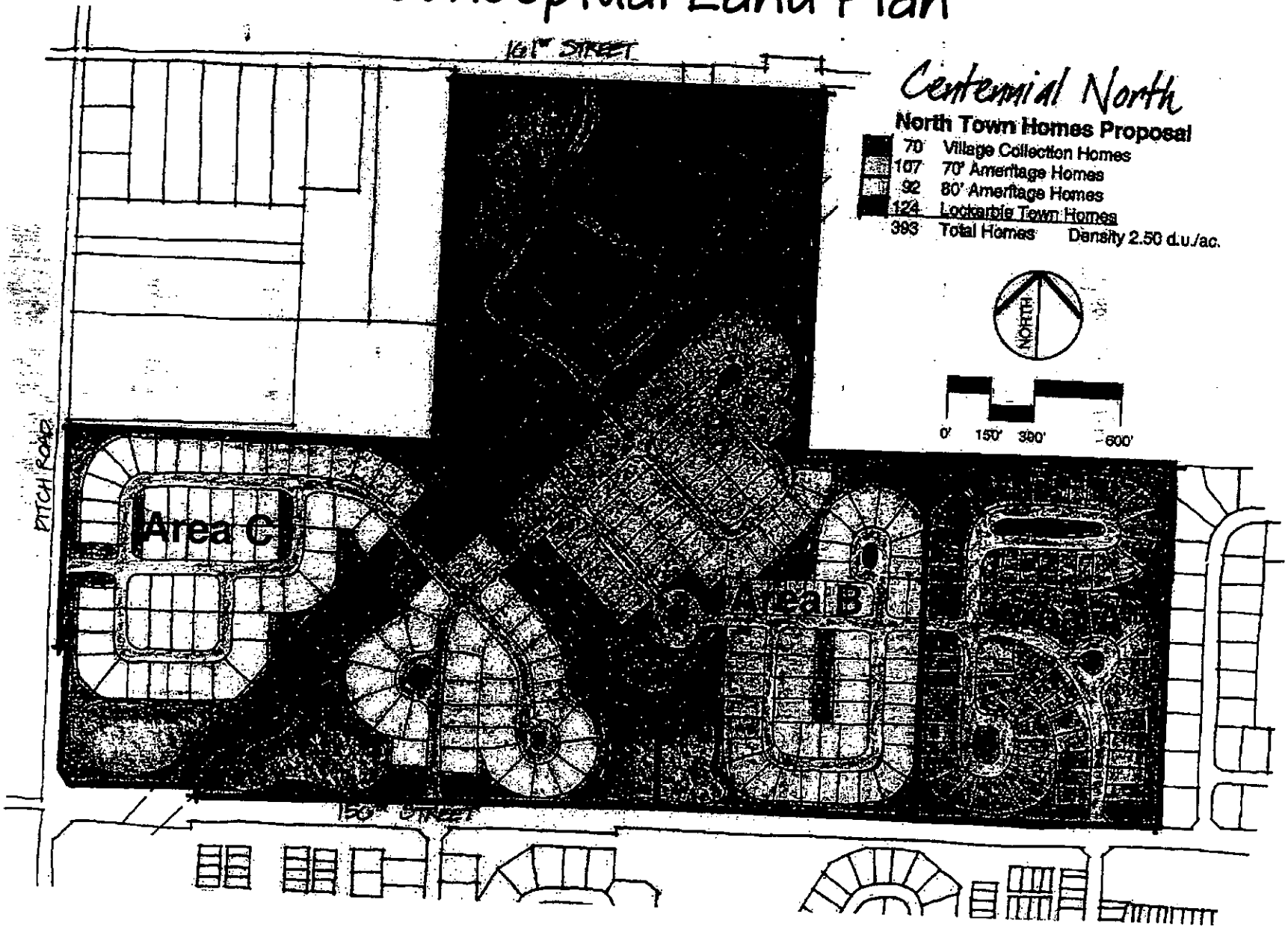
DEVELOPMENT STANDARDS

Development Standard	Area A	Area B	Area C	Area D
Home Type	Village Collection	Ameritage Homes	Ameritage Homes	Lockerbie Town Homes
Minimum Lot Width at Building Line	60'	70'	80'	30' (1)
Minimum Lot Depth	125'	125'	125'	80'
Minimum Lot Frontage on Street	45'	50'	50'	25'
Minimum Lot Area	7,500 s.f	8,750 s.f.	10,000 s.f.	2,400 s.f. (2)
Minimum Front Yard Setback	20'	20'	20'	15'
Minimum Side Yard Setback	5'	5'	5'	0'
Minimum Rear Yard Setback	20'	20'	20'	15'
Maximum Building Height	35'	35'	35'	40'
Minimum Separation between Buildings	12'	12'	12'	20'
Minimum Living Space for One Story Homes	1,750 s.f.	1,600 s.f.	1,600 s.f.	n/a
Minimum Living Space for Two Story Homes	2,180 s.f. (3)	2,000 s.f.	2,000 s.f.	1,700 s.f. (4)

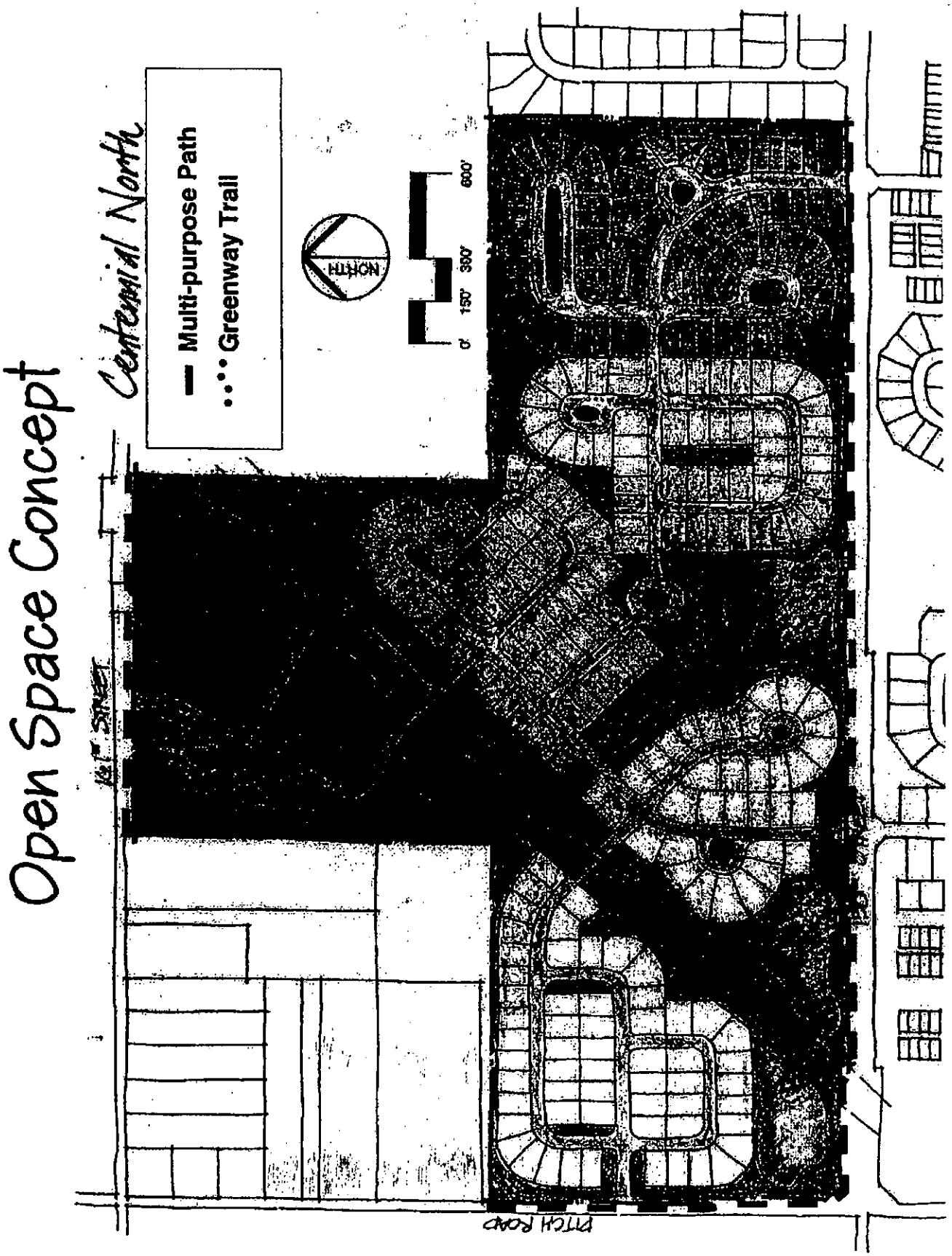
Notes:

(1) Exception: up to 25% of the town homes in Area D may have a minimum lot width of 25 feet.
(2) Exception: up to 25% of the town homes in Area D may have a minimum lot area of 2,000 s.f.
(3) Exception: up to 25% of the two-story homes in Area A may have a minimum living space of 2,050 s.f.
(4) Exception: up to 25% of the town homes in Area D may have a minimum living space of 1,475 s.f.

Conceptual Land Plan

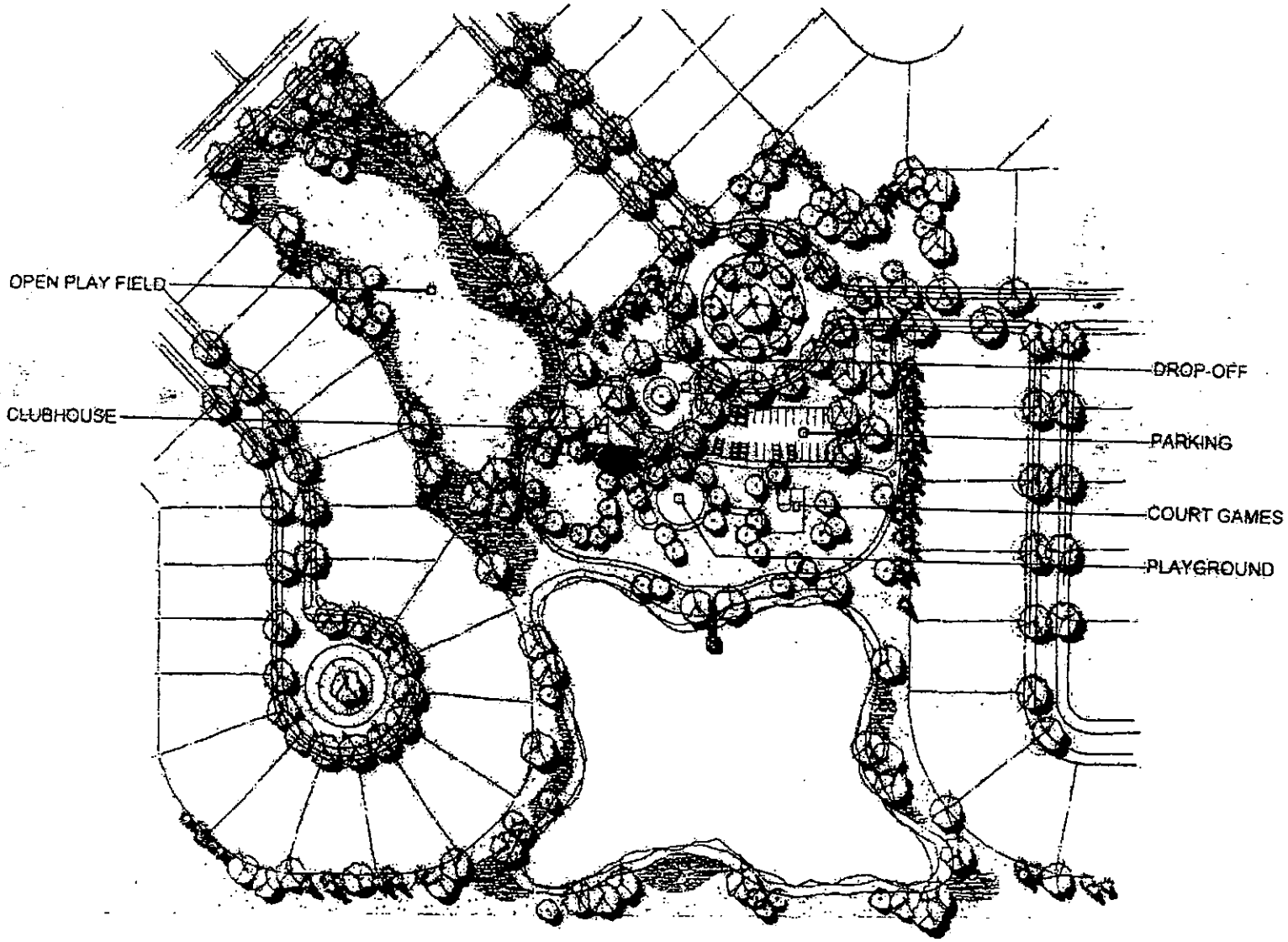


Andrew Murray



Andrew Murray

Amenities Center Concept



Andrew Murray

Landscape Buffering

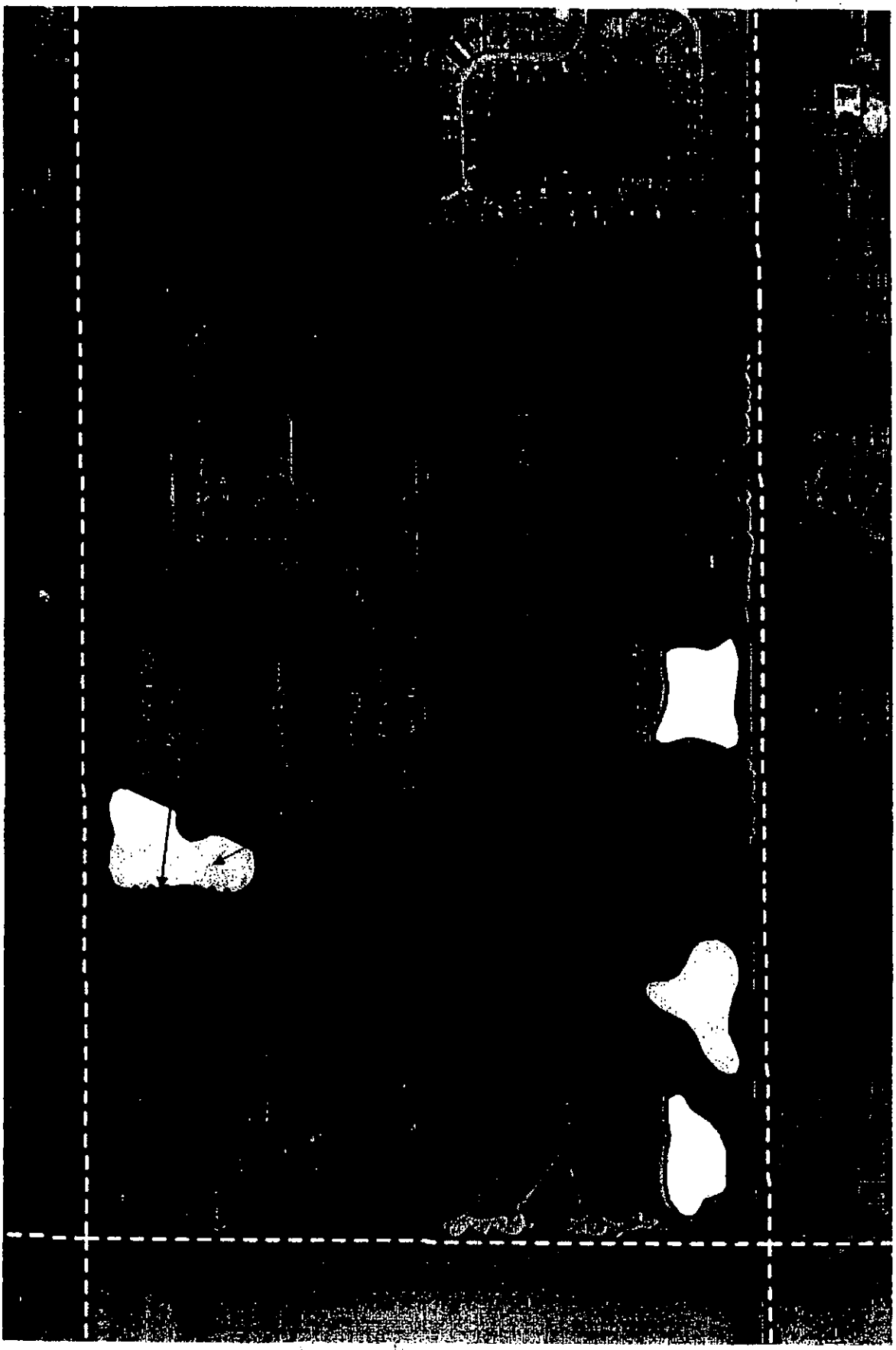


EXHIBIT F

CONCEPTUAL LAND PLAN, OPENSPACE CONCEPT, AMENITIES CENTER CONCEPT, AND LANDSCAPE BUFFERING

A. Conceptual Land Plan

1. The conceptual land plan for the project contains approximately 393 homes in four different home collections. The development and architectural standards for the home collections are outlined in Exhibits A through E.
2. The locations of the home collections are shown on the attached Conceptual Land Plan.

B. Open Space Concept

1. The majority of the open space within the project will follow a naturalistic design theme. The landscaping will use native and naturalizing plants including prairie and wildflower meadows. Areas designated for active recreation will utilize more manicured turfgrass areas and plant material.
2. The attached Open Space Concept Plan illustrates how the network of open spaces and trails within the community will be structured.
3. A minimum of 30% of the site shall be commonly-owned openspace.
4. No portion of a privately-owned single family detached residential lot shall encroach into the gas pipeline easements.

C. Amenities Concept

1. The abundance of open space in the community offers active and passive recreation opportunities.
2. Passive recreation opportunities are provided around the ponds, throughout the wildflower meadows, and in pockets of common area throughout the development.
3. Active recreation will be focused around the Amenity Center located in the middle of the community. The amenity center will contain a clubhouse, a playground, court games, and an open play field. These amenities are illustrated on the attached Amenity Area Concept plan.
4. Multi-use paths will run through the community connecting 156th Street with 161st Street. The paths will also connect to the Amenity Center. Multi-use paths will also run along the perimeter of 156th Street, 161st Street, and Ditch Road as required by the Thoroughfare Plan.

EXHIBIT G

REAL ESTATE – LEGAL DESCRIPTION

Legal Description for the Easternmost 40 acres:

Southwest Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East, containing 40 acres more or less.

THE ABOVE-DESCRIBED REAL ESTATE WAS FOUND BY THIS SURVEY TO BE DESCRIBED AS FOLLOWS:

The Southwest Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East, Washington Township, Hamilton County Indiana, more particularly described as follows:

Beginning at the Southwest corner of said Quarter-Quarter Section; thence North 00 degrees 00 minutes 15 seconds East along the West line of said Quarter-Quarter Section 1,308.83 feet to the Northwest corner of said Quarter-Quarter Section; thence North 89 degrees 33 minutes 09 seconds East along the North line of said Quarter-Quarter Section 1,297.47 feet to the Northeast corner of said Quarter-Quarter Section; thence South 00 degrees 12 minutes 17 seconds West along the East line of said Quarter-Quarter Section 1,311.34 feet to the Southeast corner of said Quarter-Quarter Section; thence South 89 degrees 39 minutes 42 seconds West along the South line of said Quarter-Quarter Section 1,292.86 feet to the place of beginning, containing 38.951 acres, more or less.

I further certify that the building(s) on the above-described real estate are located on and within the boundaries of said premises and that the buildings located on the adjoining property do not encroach upon said real estate, except as indicated.

This is to certify that the subject property is not located in a Special Flood Hazard Zone A as said tract plots by scale on Community Panel No. 180083 0120 F of the Flood Insurance Rate Maps dated February 19, 2003.

Certified: June 23, 2003

Curtis C. Huff
Registered Land Surveyor
No. 80040348

Legal Description for the Balance of the Site:

OVERALL TRACT (Tract A & B)

Part of the Southwest Quarter of Section 10, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Southwest corner of said Quarter Section; thence North 00 degrees 09 minutes 24 seconds East (assumed bearing) along the West line of the Southwest Quarter of said Quarter Section 1312.51 feet to the Northwest corner thereof; thence North 89 degrees 22 minutes 30 seconds East along the North line of said Quarter-Quarter Section 1309.47 feet to the Northeast corner thereof, said point also being the Southwest corner of the Northeast Quarter of said Quarter Section; thence North 00 degrees 05 minutes 02 seconds East along the West line of the said Quarter-Quarter Section 1310.70 feet to the Northwest corner thereof; thence North 89 degrees 27 minutes 13 seconds East along the North line of said Quarter-Quarter Section 1307.78 feet to the Northeast corner thereof; thence South 00 degrees 00 minutes 39 seconds West along the East line of said Quarter Section 2617.77 feet to the Southeast corner thereof; thence South 89 degrees 17 minutes 48 seconds West along the South line of said Quarter Section 2622.31 feet to the place of beginning containing 118.193 acres, more or less.

I further certify that there are no building(s) on the above-described real estate and that the buildings located on the adjoining property do not encroach upon said real estate, except as indicated.

This is to certify that the subject property is not located in a Special Flood Hazard Zone A as said tract plots by scale on Community Panel No. 180083 0120 F of the Flood Insurance Rate Maps dated February 19, 2003.

Certified: June 12, 2003

Curtis C. Huff
Registered Land Surveyor
No. 80040348

CURTIS C. HUFF
REGISTERED
No.
80040348
STATE OF
INDIANA
LAND SURVEYOR

BEST POSSIBLE IMAGE

EXHIBIT H

DEVELOPMENT PLAN REVIEW (DPR) PROVISIONS

This exhibit will contain the Development Plan Review (DPR) Provisions of the Zoning Ordinance, found in Section 16.04.165 of the Zoning Ordinance, in effect on the date of the enactment of this Centennial North PUD Ordinance.

EXHIBIT I

LANDSCAPING STANDARDS

This exhibit will contain the Landscaping Standards of the Zoning Ordinance, found in Sections 16.06.010 et. seq. of the Zoning Ordinance, in effect on the date of the enactment of this Centennial North PUD Ordinance.

EXHIBIT J

LIGHTING STANDARDS

This exhibit will contain the Lighting Standards of the Zoning Ordinance, found in Sections 16.07.010 of the Zoning Ordinance, in effect on the date of the enactment of this Centennial North PUD Ordinance.

EXHIBIT K

SIGN STANDARDS

This exhibit will contain the Sign Standards of the Zoning Ordinance, found in Sections 16.08.010 through 16.08.090 of the Zoning Ordinance, in effect on the date of the enactment of this Centennial North PUD Ordinance.