CITY OF FISHERS AGENDA

BOARD/COMMISSION: Planned Unit Development (PUD) Committee Meeting
DATE: 1/4/2023, at 5:00 PM
DIRECTIONS: Launch Fishers Theater , 12175 Visionary Way, Fishers, IN 46038

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should contact Kelly Lewark, Office Manager, no later than forty-eight (48) hours before the scheduled event at (317) 595-3487 or via email at lewarkk@fishers.in.us.

Members of the public can submit comments to the board via form submittal before 12pm on the day of the meeting.

Members of the public may stream the live meeting online.

1. **Regular PUD Committee**

   a. Howard Stevenson, Pete Peterson, Shawn Curran, Emily Bowman, Megan Baumgartner

   b. **PUD-22-6 Lake Meadows Phase 2**
   Becky Feigh is requesting PUD Committee approval for a duplex development to be known as Lake Meadows Phase 2. The current zoning is PUD (Lake Meadows) The subject site is located at the common address 11570 E 126th St.
   Address: 11570 E 126th St.
   Petitioner: Becky Feigh (bfeigh@cecinc.com)
   Planner: Bre King (Kingb@fishers.in.us)

   c. **PUD-22-20 Cyntheanne Woods**
   Rick Lawrence is requesting PUD Committee approval for a 61 unit residential development. The property is currently in the process of being rezoned to PUD-Cyntheanne Woods. The subject site is located Southeast of 136th and Cyntheanne.

Address: Southeast of 136th and Cyntheanne
Petitioner: Rick Lawrence (rick@nf-law.com)
Planner: Bre King (Kingb@fishers.in.us)

d. **PUD-22-21 Geist Manor Architecture**
Tony Bagato with Lennar is requesting approval of additional home elevations for the Geist Manor PUD. The subject site is located North of 113th and East of Florida Rd. The property is zoned PUD (Geist Manor).
Address: 0 E 113th
Petitioner: Tony Bagato (tony.bagato@lennar.com)
Planner: Bre King (Kingb@fishers.in.us)

e. **PUD-22-22 Commons at Fishers District Event Center**
Thompson Thrift is requesting approval of architecture for the new events center located in the Commons at Fishers District. The subject site is located on the east side of USA Parkway, south of the Yard at Fishers District.
Petitioner: Brad Williams (bwilliams@thompsonthrift.com)
Planner: Megan Vukusich (vukusichm@fishers.in.us

2. Riverplace PUD Committee

a. Howard Stevenson, John Weingardt, Elliott Hultgren, Shawn Curran, Drew Bender

b. None

3. Staff Communication

a. □ 2023 Architecture Objectives – Residential

PUD COMMITTEE STAFF REPORT

DEPARTMENT CONTACT:
Bre King, Department of Planning & Zoning, Three Municipal Drive, Fishers, IN. 46038 T: (317) 595-3213

DOCKET NUMBER:	**PETITIONER/PROPERTY OWNER:**
PUD-22-6	Becky Feigh
PUBLIC HEARING DATE:	**PROPERTY ADDRESS/LOCATION:**
January 4, 2023 5:00 PM Huston Theater Launch Fishers	11570 E 126th St

SPECIFIC REQUEST: Requests approval of architectural elevations and site design of 13 new duplexes at Lake Meadows Senior Living.

SIZE OF PROPERTY:	**EXISTING ZONING:**	**EXISTING LAND USE:**
13.88 acres	PUD – Lake Meadows	Senior Living

PROJECT SUMMARY:

Becky Feigh of Civil & Environmental Consultants Inc. is requesting approval of architectural elevations and site design for 13 new, rental duplexes at Lake Meadows Senior Living Facility.

LOCATION MAP:

STAFF RECOMMENDATION

☒ APPROVE	☐ NO RECOMMENDATION	☐ DENY	☐ CONTINUE

ATTACHMENTS:	☒ PETITIONER'S PACKET ☐ PUBLIC COMMENTS	☐ AGENCY COMMENTS	☐ OTHER

PETITION OVERVIEW:

Project Timeline:

A Secondary Plat and Improvement Location Permit have been applied for this development. These applications attended Technical Advisory Committee in May 2022 and will need to comply with all TAC comments before permits can be issued.

Architectural Review:

The proposed development is Phase 2 of the Lake Meadows development. Phase 1 included the assisted living multifamily structure that is on the Southwest corner of the parcel. Phase 2 will include 13 duplexes for senior living that will surround the existing pond. These duplexes will be for rent. In the PUD, the area where the duplexes will be constructed is called Area B and has distinct development standards from Area A, the multifamily structure.

The PUD for Lake Meadows has specific requirements for the architecture. These requirements are listed below:

- ✓ Homes shall be substantially consistent is character and quality with the Adams & Marshall homes built in the adjacent Whispering Woods Condominiums Subdivision (Whispering Woods)a.
- ✓ OR comply with standards set forth in this ordinance.

Below are a few images of the duplexes of Whispering Woods. Whispering Woods features duplexes with masonry details, and large windows on the front elevation. In some models, the front door is recessed. Most homes tend to have gables over the windows on the front façade and all homes feature shutters. Many of the homes also feature the garage protruding in front of the living area of the home.

Comparison of Whispering Woods and Proposed Development:
Staff believes that the proposed duplexes are consistent in character and quality with the Whispering Woods neighborhood. The proposed duplexes include elements of masonry on their front façade which is utilized in most Whispering Woods elevations. The proposed duplexes, also feature a gable on the front façade which is a quality shared in most Whispering Woods elevations.

The design for the proposed duplexes allows for a large front porch, which is an amenity not commonly found in Whispering Woods. The proposed duplexes also feature one car garages, unlike the two car garages in Whispering Woods. By only having a one car garage, the amount of garage door is limited and allows the front entry to become the feature of visual interest, rather than the garage door overtaking the public view. In addition, unlike Whispering Woods, this development has tinted the garage doors in order to coordinate with the colors of the main home. This is an additional benefit that elevates the look of a front-loaded garage. The proposed duplexes, also include 3 material types, siding, masonry, and wooden shakes, and Whispering Woods includes 1 or 2 depending on the design. Because of these features, staff believes that the elevations are in-line with and in some cases exceed the character and quality of Whispering Woods and also align with today's architectural requirements.

Examples of homes in Whispering Woods:

STAFF COMMENTS:

- The petitioner has worked with staff extensively on the elevations proposed for this development. Staff believes that the elevations provided for review tonight have been extremely improved from the first submittal. Staff is supportive of the elevations as proposed.

ATTACHMENTS:
1) Petitioner Packet
2) Lake Meadows PUD

2017062324 ORDI $25.00
12/20/2017 12:00:53PM 11 PGS
Jennifer Hayden
Hamilton County Recorder IN
Recorded as Presented

LAKE MEADOWS PUD

City of Fishers
Planned Unit
Development
Ordinance
No. 101617C

1.01 Declaration, Purpose and Intent, and Permitted Uses

Declaration

Ordinance No. 101617C
(this "Ordinance")
Adopted: 12/18/2017

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 090605A, as amended, and the Official Zoning Map of the City of Fishers, Indiana, dated June, 2017, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in Section 1.11 of this Ordinance (the "Real Estate"), is hereby designated as a **Planned Unit Development - Residential District (PUD-R)**, and that said PUD-R zoning district shall hereafter be known as the **"Lake Meadows PUD."**

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO 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.

Purpose and Intent

The purpose of this PUD is to encourage improved design in the development of land by promoting greater flexibility in applying the UDO to the development of the Real Estate.

Permitted Uses

Area A[1]:
- Assisted Living Facility
- Accessory Uses described in the R2 District

Area B[1]:
- Dwelling, two-family
- Accessory Uses described in the R5 district

[1] Area A and Area B are identified on the Concept Plan, attached hereto as **Exhibit A.**

1.02 Applicability

A. The standards of the UDO applicable to the R2 *Residential District* shall apply to the development of Area A of the Real Estate, except as modified, revised, or expressly made inapplicable by this Ordinance. The standards of the UDO applicable to the R5 *Residential District* shall apply to the development of Area B of the Real Estate, except as modified, revised, or expressly made inapplicable by this Ordinance. *"Article"* cross-references of this Ordinance shall hereafter refer to the *Article* section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein shall have the meaning ascribed to them in the UDO. Pursuant to *Article 4.02(F): Planned Unit Development (PUD) Districts: Amendments to the Unified Development Ordinance,* an amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Article 1.10: Basic Provisions: Transition Rules* also shall apply to amendments.

1.03 Concept Plan

A. The Concept Plan, attached hereto as **Exhibit A**, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. *Article 9.18(M)(1): Planned Unit Development; Concept Plan: Changes or Amendments: UDO/PUD Text Amendment* shall not apply. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant within fifteen (15) days of receipt of the submitted Development Plan of (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of the Lake Meadows PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

1.04 General Regulations

A. Cross References: The regulations of *Article 05: Development Standards* shall apply, except as modified by this Ordinance. Cross references in *Article 05: Development Standards* to the two-page layout in *Article 02: Zoning Districts and Regulations* shall not apply.

B. General Regulations:

(1) For Area A, *Article 2.08: R2 Residential District Development Standards* shall not apply. Instead, only the following Development Standards shall apply:

Min. Lot Area	Min. Lot Width at Building Line	Min. Lot Frontage	Min. I-69 Setback	Min. 126th St Setback	Min. Street A Setback	Max. Impervious Surface Coverage	Max. Structure Height
15,000	100'	50'	50'	50'	15'	74% of the Lot Area	Primary: 35' Accessory: 18'

(2) For Area B, *Article 2.14: R5 Residential District Development Standards* shall not apply. Instead, only the following Development Standards shall apply:

Min. Lot Area	Min. Lot Width at Building Line	Min. Lot Frontage	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Max. Impervious Surface Coverage	Min. Living Unit Area	Max. Structure Height
7,500	70'	50'	25'	10'	25'	45% of the Lot Area	1-story: 1,600 sq. ft. 2-story: 1,800 sq. ft.	Primary: 35' Accessory: 18'

1.05 Development Standards for Area A

A. The regulations of *Article 05: Development Standards* shall apply, except as modified by this Ordinance.

B. Accessory Structure Standards (AS): shall apply, except as modified below:

(1) *Article 5.04 AS-01 (D)(6): Accessory Structures; General; Trash Receptacle Enclosures (Ord. #081808, Effective 12/1/08): Orientation* shall apply, except for the first sentence, which shall not apply.

C. Architectural Design Standards (AD): shall apply, except as modified below:

(1) Approved Elevations

(a) The City's PUD Committee, at its November 1, 2017, meeting, reviewed and approved the illustrative architectural exhibits on file with the City's Planning and Zoning Department (the "Approved Elevations"). The illustrative architectural exhibits, attached hereto as **Exhibit B**, is a sampling and general representation of the approved building elevations. The Approved Elevations are hereby incorporated and approved. All buildings shall be substantially consistent with the Approved Elevations or otherwise comply with the standards set forth in this Ordinance. The Director of the Planning and Zoning Department, including his/her designees, shall review and approve building elevations at the time of filing of the Building Permit for compliance.

(b) If a building elevation does not comply with Section 1.05(C)(1)(a), then the proposed building elevation(s) shall be submitted for review and approval by the PUD Committee. The PUD Committee's review of the building elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of the PUD and the Approved Elevations.

(2) *Article 5.13 AD-01 (A)(1)(A): Architectural Design; Single-family Residential; Façade; Masonry* shall not apply. Instead, the following shall apply:

(a) A minimum of 50% of the front façade shall be Masonry. The front façade shall be the facade that is oriented to Lake Meadows Drive.

(b) A minimum of 30% of the side and rear façades shall be Masonry.

(3) *Article 5.13 AD-01 (A)(2): Architectural Design; Single-family Residential; Façade; Exterior Material* shall apply, except heavy-gauge vinyl and vinyl shall not be permitted as a siding material.

(4) *Article 5.13 AD-01 (A)(3): Architectural Design; Single-family Residential; Façade; Architectural Features* shall apply, except as modified below:

(a) A total of seven (7) points shall be required.

(b) *Article 5.13 AD-01 (A)(3)(c): Architectural Design; Single-family Residential; Façade; Architectural Features; Garage* shall not apply.

(5) *Article 5.13 AD-01 (A)(4): Architectural Design; Single-family Residential; Façade; Dimensions* shall not apply.

(6) *Article 5.13 AD-01 (B): Architectural Design; Single-family Residential; Entries* shall not apply.

(7) *Article 5.13 AD-01 (D): Architectural Design; Single-family Residential; Automobile Storage* shall not apply.

(8) *Article 5.13 AD-01 (G): Architectural Design; Single-family Residential; Model Homes* shall not apply.

D. Density & Intensity Standards (DI): shall apply.

E. Entrance & Driveway Standards (ED): shall apply.

F. Environmental Standards (EN): shall apply.

G. Fence & Wall Standards (FW): shall apply.

H. Floodplain Standards (FP): shall apply.

I. Floor Area Standards (FA): shall apply.

J. Height Standards (HT): shall apply.

K. Home Occupation Standards (HO): shall apply.

L. Landscaping Standards (LA): shall apply.

M. Lighting Standards (LT): shall apply.

N. Loading Standards (LD): shall apply.

O. Lot Standards (LO): shall apply.

P. Outdoor Storage Standards (OS): shall apply.

Q. Parking Standards (PK): shall not apply. Instead, a minimum of ninety-five (95) parking spaces shall be provided.
R. Pedestrian Accessibility Standards (PA): shall apply.
S. Performance Standards (PF): shall apply.
T. Permanent Outdoor Display Area Standards (PD): shall apply.
U. Property Identification Standards (PI): shall apply.
V. Public Art Standards (PT): shall apply.
W. Public Improvement Standards (PV): shall apply.
X. Setback Standards (SB): shall apply.
Y. Sewer & Water Standards (SW): shall apply.
Z. Sexually Oriented Business Standards (SX): shall apply.
AA. Sign Standards (SG): shall not apply. Instead, *Article 5.93 SG-03 (A)(5): Sign Standards; Residential Districts; Apartment Complex Identification Signs* shall apply.
BB. Structure Quantity Standards (SQ): shall apply.
CC. Telecommunication Facilities Standards (TC): shall apply.
DD. Temporary Use/Structure Standards (TU): shall apply.
EE. Use-specific Standards (US): shall apply.
FF. Vision Clearance Standards (VC): shall apply.

1.06 Development Standards for Area B

A. The regulations of *Article 05: Development Standards* shall apply, except as modified by this Ordinance.
B. Accessory Structure Standards (AS): shall apply.
C. Architectural Design Standards (AD): shall apply, except as modified below:
(1) Building Elevations
(a) The City's PUD Committee, shall review and approve the illustrative architectural exhibits submitted to the City's Planning and Zoning Department (the "Approved Elevations"). The Approved Elevations shall be: (1) at a minimum, substantially consistent in character and quality with the Adams & Marshall homes built in the adjacent Whispering Woods neighborhood; or (2) otherwise comply with the standards set forth in this Ordinance. The Director of the Planning and Zoning Department, including his/her designees, shall review and approve home elevations at the time of filing of the Building Permit for compliance.
(b) If a building elevation does not comply with Section 1.06(C)(1)(a), then the proposed home elevation(s) shall be submitted for review and approval by the PUD Committee. The PUD Committee's review of the home elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of the PUD.
D. Density & Intensity Standards (DI): shall apply.
E. Entrance & Driveway Standards (ED): shall apply.
F. Environmental Standards (EN): shall apply.
G. Fence & Wall Standards (FW): shall apply.
H. Floodplain Standards (FP): shall apply.
I. Floor Area Standards (FA): shall apply.
J. Height Standards (HT): shall apply.
K. Home Occupation Standards (HO): shall apply.
L. Landscaping Standards (LA): shall apply.
M. Lighting Standards (LT): shall apply, except as modified below:
(1) *Article 5.48 LT-02 (C): Lighting Standards; Residential; Architectural Accent Lighting* shall not apply. Instead, the following shall apply:
(a) All ground lighting used to cast light on building facades, building features or signs shall have shields to ensure that light does not project beyond the building or sign, and shall utilize the minimum amount of light necessary to light the facade, building feature or sign. The light fixture and bulb shall be shielded from view of any street, sidewalk, or adjacent lot.

N. Loading Standards (LD): shall apply.
O. Lot Standards (LO): shall apply.
P. Outdoor Storage Standards (OS): shall apply.
Q. Parking Standards (PK): shall apply.
R. Pedestrian Accessibility Standards (PA): shall apply.
S. Performance Standards (PF): shall apply.
T. Permanent Outdoor Display Area Standards (PD): shall apply.
U. Property Identification Standards (PI): shall apply.
V. Public Art Standards (PT): shall apply.
W. Public Improvement Standards (PV): shall apply.
X. Setback Standards (SB): shall apply.
Y. Sewer & Water Standards (SW): shall apply.
Z. Sexually Oriented Business Standards (SX): shall apply.
AA. Sign Standards (SG): shall apply.
BB. Structure Quantity Standards (SQ): shall apply.
CC. Telecommunication Facilities Standards (TC): shall apply.
DD. Temporary Use/Structure Standards (TU): shall apply.
EE. Use-specific Standards (US): shall apply.
FF. Vision Clearance Standards (VC): shall apply.

1.07 Design Standards for Area A

A. Cross References: The regulations of *Article 7: Design Standards* applicable to a *Planned Unit Development (PUD)* shall apply except as modified by this Ordinance:
B. Access Road Standards (AC): shall apply.
C. Alley Standards (AL): shall apply.
D. Anti-monotony Standards (AM): shall apply.
E. Common Area Standards (CA): shall apply.
F. Covenant Standards (CE): shall apply.
G. Dedication of Public Improvement Standards (DD): shall apply.
H. Density and Intensity Standards (DE): shall apply.
I. Development Name Standards (DN): shall apply.
J. Easement Standards (EA): shall apply.
K. Erosion Control Standards (EC): shall apply.
L. Floodplain Standards (FL): shall apply.
M. Lot Establishment Standards (LT): shall apply.
N. Mixed Use Development Standards (MU): shall apply.
O. Monument & Marker Standards (MM): shall apply.
P. On-street Parking Standards (OG): shall apply.
Q. Open Space Standards (OP): shall apply.
R. Pedestrian Network Standards (PN): shall apply.
S. Perimeter Landscaping Standards (PL): shall apply.
T. Prerequisite Standards (PQ): shall apply.
U. Storm Water Standards (SM): shall apply.
V. Street & Right-of-way Standards (SR): shall apply
W. Street Lighting Standards (SL): shall apply.
X. Street Name Standards (SN): shall apply.
Y. Street Sign Standards (SS): shall apply.
Z. Surety Standards (SY): shall apply.
AA. Utility Standards (UT): shall apply.

1.08 Design Standards for Area B

A. Cross References: The regulations of *Article 7: Design Standards* applicable to a *Planned Unit Development (PUD)* shall apply except as modified by this Ordinance:
B. Access Road Standards (AC): shall apply.
C. Alley Standards (AL): shall apply.
D. Anti-monotony Standards (AM): shall apply.
E. Common Area Standards (CA): shall apply.
F. Covenant Standards (CE): shall apply.
G. Dedication of Public Improvement Standards (DD): shall apply.
H. Density and Intensity Standards (DE): shall apply.
I. Development Name Standards (DN): shall apply.
J. Easement Standards (EA): shall apply.
K. Erosion Control Standards (EC): shall apply.
L. Floodplain Standards (FL): shall apply.
M. Lot Establishment Standards (LT): shall apply.
N. Mixed Use Development Standards (MU): shall apply.
O. Monument & Marker Standards (MM): shall apply.
P. On-street Parking Standards (OG): shall apply.
Q. Open Space Standards (OP): shall apply.
R. Pedestrian Network Standards (PN): shall apply.
S. Perimeter Landscaping Standards (PL): shall apply.
T. Prerequisite Standards (PQ): shall apply.
U. Storm Water Standards (SM): shall apply.
V. Street & Right-of-way Standards (SR): shall apply
W. Street Lighting Standards (SL): shall apply.
X. Street Name Standards (SN): shall apply.
Y. Street Sign Standards (SS): shall apply.
Z. Surety Standards (SY): shall apply.
AA. Utility Standards (UT): shall apply.

1.09 Procedures

A. The procedures set forth in *Article 9: Processes, Permits & Fees; Planned Unit Development* shall apply, as amended. Development plans shall be reviewed and approved based upon compliance with the development and design standards set forth herein.
B. If applicable the Real Estate shall be assigned to the City's general PUD Committee (the "Committee") for architectural review.
C. The Committee shall have discretion and flexibility to consider and approve modifications pertaining to any development and design standards established or referenced by this Ordinance if the Committee determines such modifications are consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance.
D. If the Committee no longer is applicable, then the Mayor or Mayor's Designee shall replace all references to the Committee.

1.10 Adoption

This ordinance shall be in full force and effect from and after its passage by the Common Council and after the occurrence of all other actions required by law. All provisions or parts of the UDO in conflict herewith are hereby repealed.

APPROVED by the Common Council of the City of Fishers this 18th day of December, 2017.

THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

AYE		NAY
David C George	David C. George, President	
	Todd P. Zimmerman, Vice-President	
	C. Pete Peterson, Member	
	John W. Weingardt, Member	
	Eric Moeller, Member	
	Selina M. Stoller, Member	
	Richard W. Block, Member	
Cecilia Coble	Cecilia C. Coble, Member	
	Brad DeReamer, Member	

CITY OF FISHERS SEAL INDIANA

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the 18th day of December 2017, at 8:00 pm.

ATTEST: Alexandra Dunlop for
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor — DATE 12/18/2017

MAYOR'S VETO

Scott A. Fadness, Mayor — DATE

Approved by: Chris Greisl, City of Fishers, City Attorney
Prepared by: Steven D. Hardin, Esq., Faegre Baker Daniels LLP, 600 East 96th Street, Suite 600, Indianapolis, Indiana 46240. (317) 569-9600.

In accordance with Indiana Code, I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: India A.J.B.B. Olson

1.11 Real Estate

THE FOLLOWING DESCRIBED REAL ESTATE IN HAMILTON COUNTY, STATE OF INDIANA, TOWIT:

PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIVE (5) EAST IN HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW, TO WIT:

BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF EAST 126TH STREET (AS NOW ESTABLISHED) SAID POINT BEING 16.50 FEET NORTH AND 1,548.25 FEET EAST OF THE SOUTHWEST CORNER SOUTHEAST QUARTER; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER APPROXIMATELY 1,068.72 FEET MORE OR LESS, TO THE SOUTHEASTERLY LINE OF A PUBLIC HIGHWAY KNOWN AS I-69, BEING PROJECT #1-69-1 (30) 6 AS SHOWN UNDER CAUSE #S66-228, WHICH WAS FILED MARCH 31, 1966 IN THE HAMILTON COUNTY SUPERIOR COURT;

(THE FOLLOWING COURSES ARE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE);

THENCE SOUTH 57 DEGREES 48 MINUTES 00 SECONDS WEST 1,742.64 FEET; THENCE SOUTH 67 DEGREES 54 MINUTES 44 SECONDS EAST 265.80 FEET; THENCE SOUTH 81 DEGREES 26 MINUTES 44 SECONDS EAST 95.96 FEET; THENCE SOUTH 85 DEGREES 53 MINUTES 07 SECONDS EAST 197.48 FEET; THENCE SOUTH 80 DEGREES 10 MINUTES 03 SECONDS EAST 71.29 FEET TO THE NORTH BOUNDARY LINE OF EAST 126TH STREET, THENCE EAST ON AND ALONG SAID NORTH BOUNDARY LINE TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM PROPERTY CONVEYED TO THE TOWN OF FISHERS, STATE OF INDIANA BY DEED RECORDED MAY 20, 2009 AS INSTRUMENT 2009029390 DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 5 EAST, IN HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTORS' LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE RIGHT OF WAY PARCEL PLAT ATTACHED TO THE AFORESAID DEED MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS:
BEGINNING AT POINT "2210" ON SOUTH LINE OF SAID QUARTER SECTION NORTH 89 DEGREES 21 MINUTES 45 SECONDS EAST 669.47 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION DESIGNATED AS POINT "35" ON SAID PLAT; THENCE NORTH 0 DEGREES 38 MINUTES 15 SECONDS WEST 16.50 FEET TO THE NORTH BOUNDARY OF 126TH STREET DESIGNATED AS POINT "369" ON SAID PLAT; THENCE NORTH 79 DEGREES 43 MINUTES 19 SECONDS WEST 71.29 FEET ALONG SAID BOUNDARY TO POINT "368" ON SAID PLAT; THENCE NORTH 85 DEGREES 26 MINUTES 22 SECONDS WEST 197.48 FEET ALONG SAID BOUNDARY TO POINT "367" ON SAID PLAT; THENCE SOUTH 86 DEGREES 11 MINUTES 02 SECONDS EAST 200.26 FEET TO POINT "1654" ON SAID PLAT; THENCE NORTH 89 DEGREES 21 MINUTES 44 SECONDS EAST 200.00 FEET TO POINT "1656" ON SAID PLAT; THENCE SOUTH 84 DEGREES 59 MINUTES 06 SECONDS EAST 100.05 FEET TO POINT "1657" ON SAID PLAT; THENCE NORTHEASTERLY 430.70 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 6,435.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 87 DEGREES 03 MINUTES 35 SECONDS EAST AND A LENGTH OF 430.62 FEET TO POINT "2220" ON SAID PLAT; THENCE NORTH 85 DEGREES 08 MINUTES 32 SECONDS EAST 100.72 FEET TO POINT "2221" ON SAID PLAT; THENCE NORTHEASTERLY 118.33 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 6,565.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 85 DEGREES 39 MINUTES 31 SECONDS EAST AND A LENGTH OF 118.33 FEET TO THE EAST LINE OF SAID GRANTORS' LAND DESIGNATED AS POINT "1679" ON SAID PLAT; THENCE SOUTH 0 DEGREES 17 MINUTES 42 SECONDS EAST 54.84 FEET ALONG SAID LINE TO THE SOUTHEAST CORNER OF SAID GRANTORS' LAND DESIGNATED AS POINT "940" ON SAID PLAT; THENCE SOUTH 89 DEGREES 21 MINUTES 45 SECONDS WEST 881.03 FEET ALONG SAID LINE TO THE POINT OF BEGINNING AND CONTAINING 0.704 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY FOR 126TH STREET WHICH INCLUDES 0.333 ACRES, MORE OR LESS.

Exhibit A - Concept Plan Exhibit

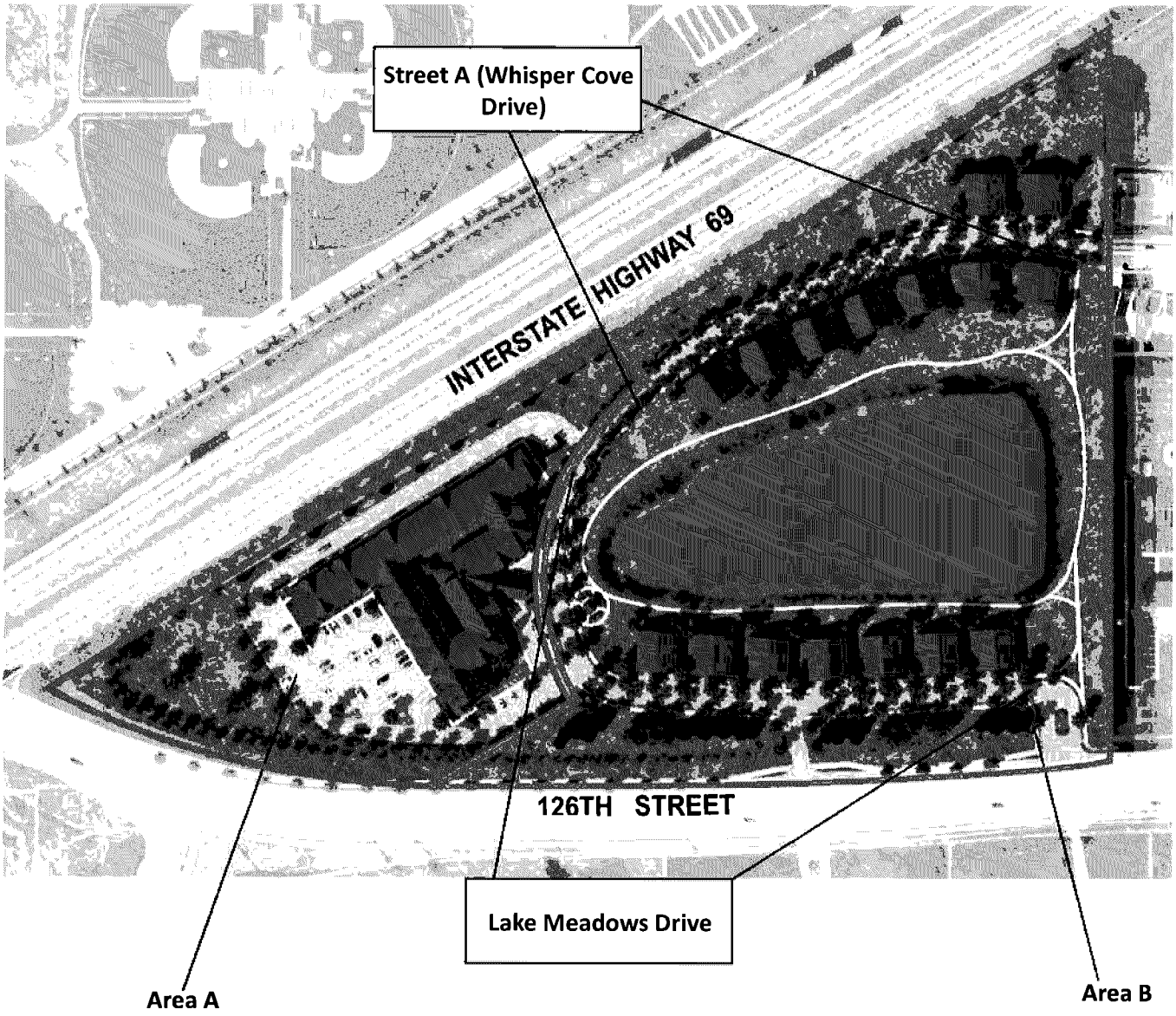


Exhibit B - Illustrative Architectural Exhibit

Year
2017

LAKE MEADOWS PUD

City of Fishers
Planned Unit
Development
Ordinance
No. 101617C

1.01 Declaration, Purpose and Intent, and Permitted Uses

Declaration

Ordinance No. 101617C
(this "Ordinance")
Adopted: 12/18/2017

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 090605A, as amended, and the Official Zoning Map of the City of Fishers, Indiana, dated June, 2017, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in Section 1.11 of this Ordinance (the "Real Estate"), is hereby designated as a **Planned Unit Development - Residential District (PUD-R)**, and that said PUD-R zoning district shall hereafter be known as the **"Lake Meadows PUD."**

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO 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.

Purpose and Intent

The purpose of this PUD is to encourage improved design in the development of land by promoting greater flexibility in applying the UDO to the development of the Real Estate.

Permitted Uses

Area A[1]:
- Assisted Living Facility
- Accessory Uses described in the R2 District

Area B[1]:
- Dwelling, two-family
- Accessory Uses described in the R5 district

[1] Area A and Area B are identified on the Concept Plan, attached hereto as **Exhibit A.**

1.02 Applicability

A. The standards of the UDO applicable to the R2 *Residential District* shall apply to the development of Area A of the Real Estate, except as modified, revised, or expressly made inapplicable by this Ordinance. The standards of the UDO applicable to the R5 *Residential District* shall apply to the development of Area B of the Real Estate, except as modified, revised, or expressly made inapplicable by this Ordinance. *"Article"* cross-references of this Ordinance shall hereafter refer to the *Article* section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein shall have the meaning ascribed to them in the UDO. Pursuant to *Article 4.02(F): Planned Unit Development (PUD) Districts: Amendments to the Unified Development Ordinance,* an amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Article 1.10: Basic Provisions: Transition Rules* also shall apply to amendments.

1.03 Concept Plan

A. The Concept Plan, attached hereto as **Exhibit A**, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. *Article 9.18(M)(1): Planned Unit Development; Concept Plan: Changes or Amendments: UDO/PUD Text Amendment* shall not apply. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant within fifteen (15) days of receipt of the submitted Development Plan of (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of the Lake Meadows PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

1.04 General Regulations

A. Cross References: The regulations of *Article 05: Development Standards* shall apply, except as modified by this Ordinance. Cross references in *Article 05: Development Standards* to the two-page layout in *Article 02: Zoning Districts and Regulations* shall not apply.

B. General Regulations:

(1) For Area A, *Article 2.08: R2 Residential District Development Standards* shall not apply. Instead, only the following Development Standards shall apply:

Min. Lot Area	Min. Lot Width at Building Line	Min. Lot Frontage	Min. I-69 Setback	Min. 126th St Setback	Min. Street A Setback	Max. Impervious Surface Coverage	Max. Structure Height
15,000	100'	50'	50'	50'	15'	74% of the Lot Area	Primary: 35' Accessory: 18'

(2) For Area B, *Article 2.14: R5 Residential District Development Standards* shall not apply. Instead, only the following Development Standards shall apply:

Min. Lot Area	Min. Lot Width at Building Line	Min. Lot Frontage	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Max. Impervious Surface Coverage	Min. Living Unit Area	Max. Structure Height
7,500	70'	50'	25'	10'	25'	45% of the Lot Area	1-story: 1,600 sq. ft. 2-story: 1,800 sq. ft.	Primary: 35' Accessory: 18'

1.05 Development Standards for Area A

A. The regulations of *Article 05: Development Standards* shall apply, except as modified by this Ordinance.

B. Accessory Structure Standards (AS): shall apply, except as modified below:

(1) *Article 5.04 AS-01 (D)(6): Accessory Structures; General; Trash Receptacle Enclosures (Ord. #081808, Effective 12/1/08): Orientation* shall apply, except for the first sentence, which shall not apply.

C. Architectural Design Standards (AD): shall apply, except as modified below:

(1) Approved Elevations

(a) The City's PUD Committee, at its November 1, 2017, meeting, reviewed and approved the illustrative architectural exhibits on file with the City's Planning and Zoning Department (the "Approved Elevations"). The illustrative architectural exhibits, attached hereto as **Exhibit B**, is a sampling and general representation of the approved building elevations. The Approved Elevations are hereby incorporated and approved. All buildings shall be substantially consistent with the Approved Elevations or otherwise comply with the standards set forth in this Ordinance. The Director of the Planning and Zoning Department, including his/her designees, shall review and approve building elevations at the time of filing of the Building Permit for compliance.

(b) If a building elevation does not comply with Section 1.05(C)(1)(a), then the proposed building elevation(s) shall be submitted for review and approval by the PUD Committee. The PUD Committee's review of the building elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of the PUD and the Approved Elevations.

(2) *Article 5.13 AD-01 (A)(1)(A): Architectural Design; Single-family Residential; Façade; Masonry* shall not apply. Instead, the following shall apply:

(a) A minimum of 50% of the front façade shall be Masonry. The front façade shall be the facade that is oriented to Lake Meadows Drive.

(b) A minimum of 30% of the side and rear façades shall be Masonry.

(3) *Article 5.13 AD-01 (A)(2): Architectural Design; Single-family Residential; Façade; Exterior Material* shall apply, except heavy-gauge vinyl and vinyl shall not be permitted as a siding material.

(4) *Article 5.13 AD-01 (A)(3): Architectural Design; Single-family Residential; Façade; Architectural Features* shall apply, except as modified below:

(a) A total of seven (7) points shall be required.

(b) *Article 5.13 AD-01 (A)(3)(c): Architectural Design; Single-family Residential; Façade; Architectural Features; Garage* shall not apply.

(5) *Article 5.13 AD-01 (A)(4): Architectural Design; Single-family Residential; Façade; Dimensions* shall not apply.

(6) *Article 5.13 AD-01 (B): Architectural Design; Single-family Residential; Entries* shall not apply.

(7) *Article 5.13 AD-01 (D): Architectural Design; Single-family Residential; Automobile Storage* shall not apply.

(8) *Article 5.13 AD-01 (G): Architectural Design; Single-family Residential; Model Homes* shall not apply.

D. Density & Intensity Standards (DI): shall apply.

E. Entrance & Driveway Standards (ED): shall apply.

F. Environmental Standards (EN): shall apply.

G. Fence & Wall Standards (FW): shall apply.

H. Floodplain Standards (FP): shall apply.

I. Floor Area Standards (FA): shall apply.

J. Height Standards (HT): shall apply.

K. Home Occupation Standards (HO): shall apply.

L. Landscaping Standards (LA): shall apply.

M. Lighting Standards (LT): shall apply.

N. Loading Standards (LD): shall apply.

O. Lot Standards (LO): shall apply.

P. Outdoor Storage Standards (OS): shall apply.

Q. Parking Standards (PK): shall not apply. Instead, a minimum of ninety-five (95) parking spaces shall be provided.
R. Pedestrian Accessibility Standards (PA): shall apply.
S. Performance Standards (PF): shall apply.
T. Permanent Outdoor Display Area Standards (PD): shall apply.
U. Property Identification Standards (PI): shall apply.
V. Public Art Standards (PT): shall apply.
W. Public Improvement Standards (PV): shall apply.
X. Setback Standards (SB): shall apply.
Y. Sewer & Water Standards (SW): shall apply.
Z. Sexually Oriented Business Standards (SX): shall apply.
AA. Sign Standards (SG): shall not apply. Instead, *Article 5.93 SG-03 (A)(5): Sign Standards; Residential Districts; Apartment Complex Identification Signs* shall apply.
BB. Structure Quantity Standards (SQ): shall apply.
CC. Telecommunication Facilities Standards (TC): shall apply.
DD. Temporary Use/Structure Standards (TU): shall apply.
EE. Use-specific Standards (US): shall apply.
FF. Vision Clearance Standards (VC): shall apply.

1.06 Development Standards for Area B

A. The regulations of *Article 05: Development Standards* shall apply, except as modified by this Ordinance.
B. Accessory Structure Standards (AS): shall apply.
C. Architectural Design Standards (AD): shall apply, except as modified below:
(1) Building Elevations
(a) The City's PUD Committee, shall review and approve the illustrative architectural exhibits submitted to the City's Planning and Zoning Department (the "Approved Elevations"). The Approved Elevations shall be: (1) at a minimum, substantially consistent in character and quality with the Adams & Marshall homes built in the adjacent Whispering Woods neighborhood; or (2) otherwise comply with the standards set forth in this Ordinance. The Director of the Planning and Zoning Department, including his/her designees, shall review and approve home elevations at the time of filing of the Building Permit for compliance.
(b) If a building elevation does not comply with Section 1.06(C)(1)(a), then the proposed home elevation(s) shall be submitted for review and approval by the PUD Committee. The PUD Committee's review of the home elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of the PUD.
D. Density & Intensity Standards (DI): shall apply.
E. Entrance & Driveway Standards (ED): shall apply.
F. Environmental Standards (EN): shall apply.
G. Fence & Wall Standards (FW): shall apply.
H. Floodplain Standards (FP): shall apply.
I. Floor Area Standards (FA): shall apply.
J. Height Standards (HT): shall apply.
K. Home Occupation Standards (HO): shall apply.
L. Landscaping Standards (LA): shall apply.
M. Lighting Standards (LT): shall apply, except as modified below:
(1) *Article 5.48 LT-02 (C): Lighting Standards; Residential; Architectural Accent Lighting* shall not apply. Instead, the following shall apply:
(a) All ground lighting used to cast light on building facades, building features or signs shall have shields to ensure that light does not project beyond the building or sign, and shall utilize the minimum amount of light necessary to light the facade, building feature or sign. The light fixture and bulb shall be shielded from view of any street, sidewalk, or adjacent lot.

N. Loading Standards (LD): shall apply.
O. Lot Standards (LO): shall apply.
P. Outdoor Storage Standards (OS): shall apply.
Q. Parking Standards (PK): shall apply.
R. Pedestrian Accessibility Standards (PA): shall apply.
S. Performance Standards (PF): shall apply.
T. Permanent Outdoor Display Area Standards (PD): shall apply.
U. Property Identification Standards (PI): shall apply.
V. Public Art Standards (PT): shall apply.
W. Public Improvement Standards (PV): shall apply.
X. Setback Standards (SB): shall apply.
Y. Sewer & Water Standards (SW): shall apply.
Z. Sexually Oriented Business Standards (SX): shall apply.
AA. Sign Standards (SG): shall apply.
BB. Structure Quantity Standards (SQ): shall apply.
CC. Telecommunication Facilities Standards (TC): shall apply.
DD. Temporary Use/Structure Standards (TU): shall apply.
EE. Use-specific Standards (US): shall apply.
FF. Vision Clearance Standards (VC): shall apply.

1.07 Design Standards for Area A

A. Cross References: The regulations of *Article 7: Design Standards* applicable to a *Planned Unit Development (PUD)* shall apply except as modified by this Ordinance:
B. Access Road Standards (AC): shall apply.
C. Alley Standards (AL): shall apply.
D. Anti-monotony Standards (AM): shall apply.
E. Common Area Standards (CA): shall apply.
F. Covenant Standards (CE): shall apply.
G. Dedication of Public Improvement Standards (DD): shall apply.
H. Density and Intensity Standards (DE): shall apply.
I. Development Name Standards (DN): shall apply.
J. Easement Standards (EA): shall apply.
K. Erosion Control Standards (EC): shall apply.
L. Floodplain Standards (FL): shall apply.
M. Lot Establishment Standards (LT): shall apply.
N. Mixed Use Development Standards (MU): shall apply.
O. Monument & Marker Standards (MM): shall apply.
P. On-street Parking Standards (OG): shall apply.
Q. Open Space Standards (OP): shall apply.
R. Pedestrian Network Standards (PN): shall apply.
S. Perimeter Landscaping Standards (PL): shall apply.
T. Prerequisite Standards (PQ): shall apply.
U. Storm Water Standards (SM): shall apply.
V. Street & Right-of-way Standards (SR): shall apply
W. Street Lighting Standards (SL): shall apply.
X. Street Name Standards (SN): shall apply.
Y. Street Sign Standards (SS): shall apply.
Z. Surety Standards (SY): shall apply.
AA. Utility Standards (UT): shall apply.

1.08 Design Standards for Area B

A. Cross References: The regulations of *Article 7: Design Standards* applicable to a *Planned Unit Development (PUD)* shall apply except as modified by this Ordinance:
B. Access Road Standards (AC): shall apply.
C. Alley Standards (AL): shall apply.
D. Anti-monotony Standards (AM): shall apply.
E. Common Area Standards (CA): shall apply.
F. Covenant Standards (CE): shall apply.
G. Dedication of Public Improvement Standards (DD): shall apply.
H. Density and Intensity Standards (DE): shall apply.
I. Development Name Standards (DN): shall apply.
J. Easement Standards (EA): shall apply.
K. Erosion Control Standards (EC): shall apply.
L. Floodplain Standards (FL): shall apply.
M. Lot Establishment Standards (LT): shall apply.
N. Mixed Use Development Standards (MU): shall apply.
O. Monument & Marker Standards (MM): shall apply.
P. On-street Parking Standards (OG): shall apply.
Q. Open Space Standards (OP): shall apply.
R. Pedestrian Network Standards (PN): shall apply.
S. Perimeter Landscaping Standards (PL): shall apply.
T. Prerequisite Standards (PQ): shall apply.
U. Storm Water Standards (SM): shall apply.
V. Street & Right-of-way Standards (SR): shall apply
W. Street Lighting Standards (SL): shall apply.
X. Street Name Standards (SN): shall apply.
Y. Street Sign Standards (SS): shall apply.
Z. Surety Standards (SY): shall apply.
AA. Utility Standards (UT): shall apply.

1.09 Procedures

A. The procedures set forth in *Article 9: Processes, Permits & Fees; Planned Unit Development* shall apply, as amended. Development plans shall be reviewed and approved based upon compliance with the development and design standards set forth herein.
B. If applicable the Real Estate shall be assigned to the City's general PUD Committee (the "Committee") for architectural review.
C. The Committee shall have discretion and flexibility to consider and approve modifications pertaining to any development and design standards established or referenced by this Ordinance if the Committee determines such modifications are consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance.
D. If the Committee no longer is applicable, then the Mayor or Mayor's Designee shall replace all references to the Committee.

1.10 Adoption

This ordinance shall be in full force and effect from and after its passage by the Common Council and after the occurrence of all other actions required by law. All provisions or parts of the UDO in conflict herewith are hereby repealed.

APPROVED by the Common Council of the City of Fishers this 18th day of December, 2017.

THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

AYE		NAY
David C George	David C. George, President	
	Todd P. Zimmerman, Vice-President	
	C. Pete Peterson, Member	
	John W. Weingardt, Member	
	Eric Moeller, Member	
	Selina M. Stoller, Member	
	Richard W. Block, Member	
Cecilia Coble	Cecilia C. Coble, Member	
	Brad DeReamer, Member	

CITY OF FISHERS SEAL INDIANA

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the 18th day of December 2017, at 8:00 pm.

ATTEST: Alexandra Ousley for
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor — DATE 12/18/2017

MAYOR'S VETO

Scott A. Fadness, Mayor — DATE

Approved by: Chris Greisl, City of Fishers, City Attorney
Prepared by: Steven D. Hardin, Esq., Faegre Baker Daniels LLP, 600 East 96th Street, Suite 600, Indianapolis, Indiana 46240. (317) 569-9600.

In accordance with Indiana Code, I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: India A.J.B.B. Olson

1.11 Real Estate

THE FOLLOWING DESCRIBED REAL ESTATE IN HAMILTON COUNTY, STATE OF INDIANA, TOWIT:

PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FIVE (5) EAST IN HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW, TO WIT:

BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF EAST 126TH STREET (AS NOW ESTABLISHED) SAID POINT BEING 16.50 FEET NORTH AND 1,548.25 FEET EAST OF THE SOUTHWEST CORNER SOUTHEAST QUARTER; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER APPROXIMATELY 1,068.72 FEET MORE OR LESS, TO THE SOUTHEASTERLY LINE OF A PUBLIC HIGHWAY KNOWN AS I-69, BEING PROJECT #1-69-1 (30) 6 AS SHOWN UNDER CAUSE #S66-228, WHICH WAS FILED MARCH 31, 1966 IN THE HAMILTON COUNTY SUPERIOR COURT;

(THE FOLLOWING COURSES ARE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE);

THENCE SOUTH 57 DEGREES 48 MINUTES 00 SECONDS WEST 1,742.64 FEET; THENCE SOUTH 67 DEGREES 54 MINUTES 44 SECONDS EAST 265.80 FEET; THENCE SOUTH 81 DEGREES 26 MINUTES 44 SECONDS EAST 95.96 FEET; THENCE SOUTH 85 DEGREES 53 MINUTES 07 SECONDS EAST 197.48 FEET; THENCE SOUTH 80 DEGREES 10 MINUTES 03 SECONDS EAST 71.29 FEET TO THE NORTH BOUNDARY LINE OF EAST 126TH STREET, THENCE EAST ON AND ALONG SAID NORTH BOUNDARY LINE TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM PROPERTY CONVEYED TO THE TOWN OF FISHERS, STATE OF INDIANA BY DEED RECORDED MAY 20, 2009 AS INSTRUMENT 2009029390 DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 5 EAST, IN HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTORS' LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE RIGHT OF WAY PARCEL PLAT ATTACHED TO THE AFORESAID DEED MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS:
BEGINNING AT POINT "2210" ON SOUTH LINE OF SAID QUARTER SECTION NORTH 89 DEGREES 21 MINUTES 45 SECONDS EAST 669.47 FEET FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION DESIGNATED AS POINT "35" ON SAID PLAT; THENCE NORTH 0 DEGREES 38 MINUTES 15 SECONDS WEST 16.50 FEET TO THE NORTH BOUNDARY OF 126TH STREET DESIGNATED AS POINT "369" ON SAID PLAT; THENCE NORTH 79 DEGREES 43 MINUTES 19 SECONDS WEST 71.29 FEET ALONG SAID BOUNDARY TO POINT "368" ON SAID PLAT; THENCE NORTH 85 DEGREES 26 MINUTES 22 SECONDS WEST 197.48 FEET ALONG SAID BOUNDARY TO POINT "367" ON SAID PLAT; THENCE SOUTH 86 DEGREES 11 MINUTES 02 SECONDS EAST 200.26 FEET TO POINT "1654" ON SAID PLAT; THENCE NORTH 89 DEGREES 21 MINUTES 44 SECONDS EAST 200.00 FEET TO POINT "1656" ON SAID PLAT; THENCE SOUTH 84 DEGREES 59 MINUTES 06 SECONDS EAST 100.05 FEET TO POINT "1657" ON SAID PLAT; THENCE NORTHEASTERLY 430.70 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 6,435.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 87 DEGREES 03 MINUTES 35 SECONDS EAST AND A LENGTH OF 430.62 FEET TO POINT "2220" ON SAID PLAT; THENCE NORTH 85 DEGREES 08 MINUTES 32 SECONDS EAST 100.72 FEET TO POINT "2221" ON SAID PLAT; THENCE NORTHEASTERLY 118.33 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 6,565.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 85 DEGREES 39 MINUTES 31 SECONDS EAST AND A LENGTH OF 118.33 FEET TO THE EAST LINE OF SAID GRANTORS' LAND DESIGNATED AS POINT "1679" ON SAID PLAT; THENCE SOUTH 0 DEGREES 17 MINUTES 42 SECONDS EAST 54.84 FEET ALONG SAID LINE TO THE SOUTHEAST CORNER OF SAID GRANTORS' LAND DESIGNATED AS POINT "940" ON SAID PLAT; THENCE SOUTH 89 DEGREES 21 MINUTES 45 SECONDS WEST 881.03 FEET ALONG SAID LINE TO THE POINT OF BEGINNING AND CONTAINING 0.704 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY FOR 126TH STREET WHICH INCLUDES 0.333 ACRES, MORE OR LESS.

Exhibit A - Concept Plan Exhibit

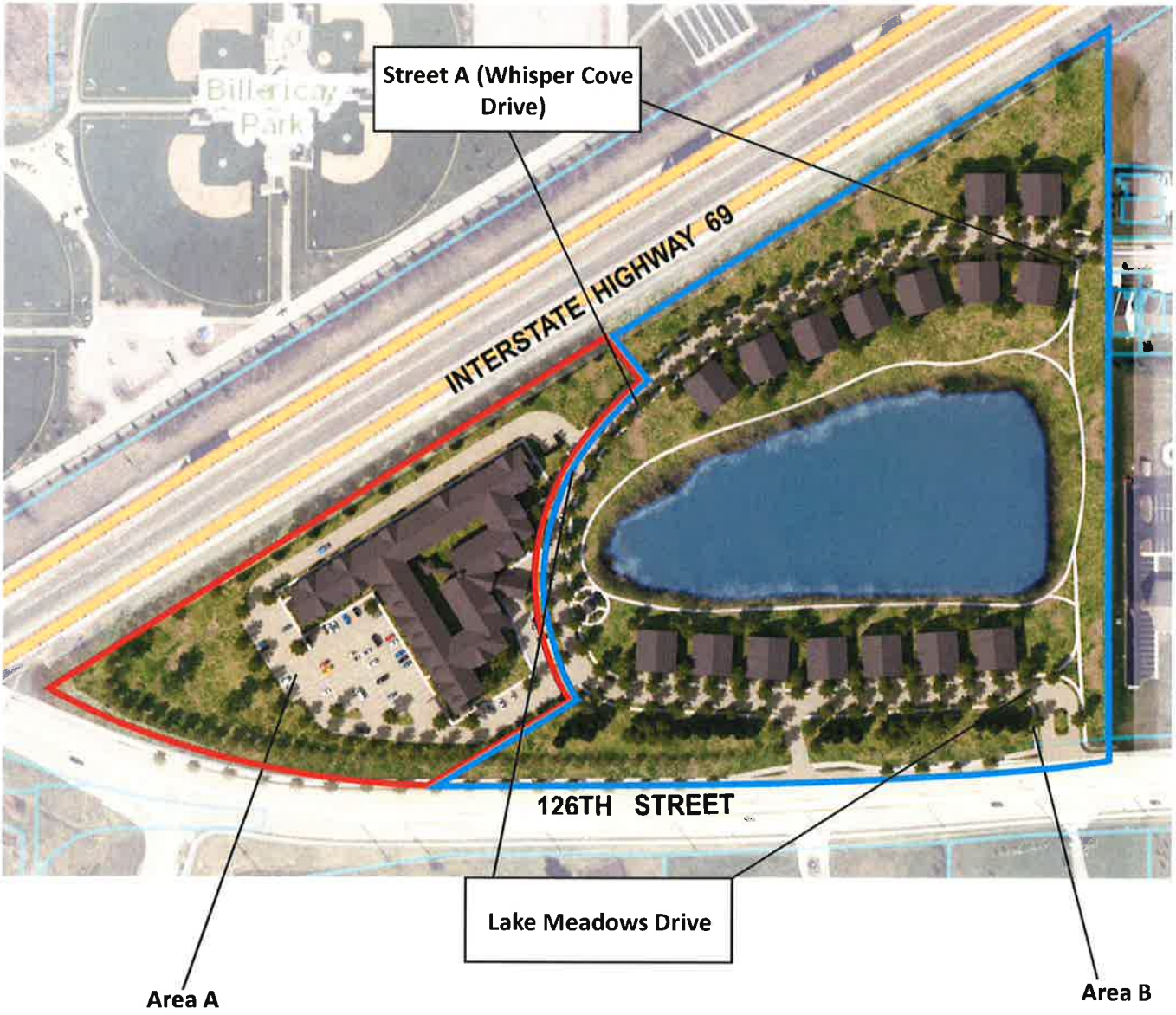


Exhibit B - Illustrative Architectural Exhibit

Fishers City Council
Planning & Zoning Department Staff Report
December 18, 2017 Meeting

Petition Number:	PRR-1709-29
Petitioner:	Steven D. Hardin of Faegre Baker Daniels on behalf of C&H Capital, LLC.
Subject Site Address:	North of the intersection of Hoosier Road and E 126th Street
Action Required:	Favorable Recommendation of the Lake Meadows PUD
Current Zoning:	R2 - Residential
Current Land Use:	Unplatted
Approximate Acreage:	19.25 Acres
Project Manager:	Ross Hilleary, Planner II
Exhibits:	Location Map Petitioner's Packet (includes ordinance)

PROJECT OVERVIEW

The Fishers-based business C&H Capital, LLC. submits the proposed PUD Ordinance for the $29 million senior living development. The Lake Meadows PUD will consist of an assisted living facility and paired patio homes.

The 19.25-acre site is located north of the intersection of Hoosier Road and E 126th Street and west of the existing Whisper Woods neighborhood and Life Connection Church *(see Location Map)*. The existing Whisper Woods neighborhood will connect by the required stub-street that was previously constructed. The thirty-two (32) paired patio homes are located around a central pond focused on pedestrian amenities including a gazebo refection area which also has easy access to the assisted living facility.

The assisted living facility will include one hundred and twenty-three (123) private rooms and will provide 24-hour care for elderly patients with services such as medication management and assisting with bathing, dressing, meals and mobility while featuring a café, theatre room, and a salon *(see Petitioner's Packet)*.

The proposed PUD is nearly consistent with the UDO. A few minor changes include:

- The allowance of an assisted living facility as it is not outright allowed in any zoning jurisdiction.
- The impervious surface coverage increase from 35% (R2 Standards) to 74% for the assisted living facility.
- A minimum parking of 95 spaces located behind the assisted living facility on the west side.
- The Sign Standards for Residential Districts Apartment Complex Identification will apply.
- Lighting Standards increased to ensure that light does not project beyond any of the proposed façade or signage from the assisted living facility protecting the paired patio homes from unnecessary light pollution.

If the Lake Meadows PUD is approved by Plan Commission and City Council, C&H Capital, LLC. anticipates construction to begin in Spring 2018.

COUNCIL COMMENTS / 1st READING

There were no concerns heard at the 1st Reading of the Lake Meadows PUD.

PUD REVIEW / ARCHITECTUE APPROVAL

The color renderings *(see Petitioner's Packet)* showcases the high-quality building materials including cultured stone and multiple colors of fiber cement siding. The renderings and floor plan also showcase the various roof lines and the wall plane adjustments compliant with the UDO. The PUD requires that 50% of the front façade (facing northeast) and 30% of the side and rear façade will be masonry emphasizing the UDO's four-sided architecture requirement; additional architectural features include a cupola and covered drive entrance.

There were some concerns made by the PUD Committee on the monotonous of the architecture of the Assisted Living Facility on the north façade. The renderings in the Petitioner's packet have been updated to match the PUD Committee's recommendation. Their approval of the project was pending these changes to be led by Staff.

PUBLIC COMMENTS

There has been no remonstration from the public prior to the Public Hearing as of Tuesday, November 28, 2017.

Faegre Baker Daniels held an Informational Neighbor Meeting on Thursday, November 30, 2017 at 6pm, located at Geist Christian Church with the common address of: 12756 Promise Road Fishers, IN 46038. Faegre Baker Daniels did not present any issues or concerns that were brought up at this neighbor meeting.

PLAN COMMISSION / PUBLIC HEARING

There were no concerns heard at the Plan Commission Public Hearing. The Plan Commission presented a favorable approval with a 6-0 vote, with Mr. President Warren Harling abstaining.

STAFF COMMENTS AND RECOMMENDATION

Discussion with City Staff noted that there will need to be a break in the new proposed public road for addressing and public safety. The northern portion of the road (paired patio homes north of the assisted living facility) will remain as an expansion of *Whisper Cove Drive*. The southern portion of the road (assisted living facility and the remaining paired patio homes) will need a new proposed street name approved by both the City of Fishers and Hamilton County, in the interim to be referred to as *Lake Meadows Drive*.

A voluntary agreement from the Petitioner will bring the architecture of the paired patio homes back for approval to the PUD Committee once a building has been solidified.

The petitioner is asking for approval of the Lake Meadows PUD from City Council. Overall staff is supportive of the proposed Lake Meadows PUD as the petitioner has shown compliance, cooperation, and exceeded requirements with the development standards and proposed architectural standards.

Lake Meadows PUD

Location Map

Printed: Oct 27, 2017

N
W E
S

0 400
Feet

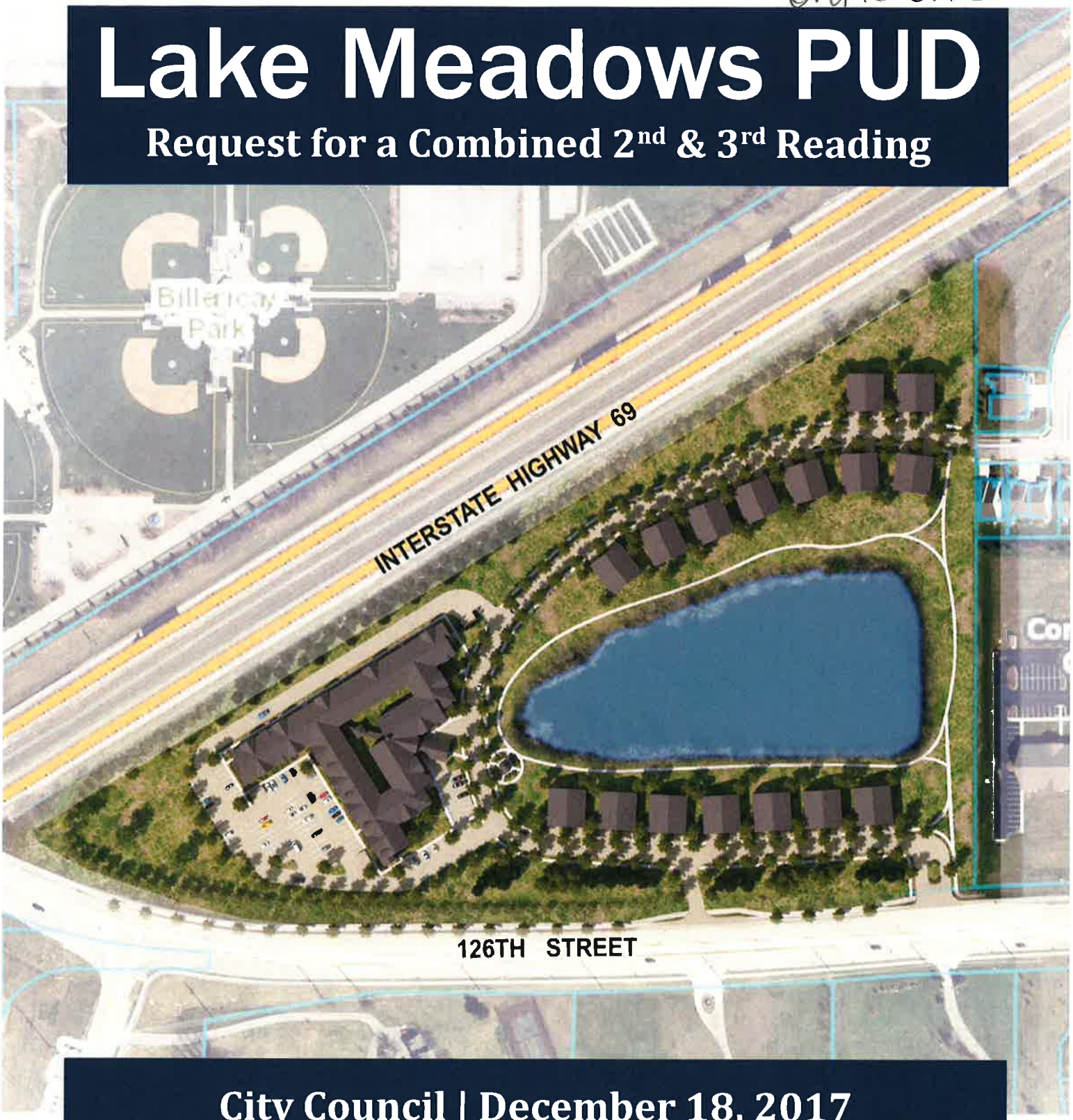
The information on this web site is provided and hosted through mutual agreement between the City of Fishers and Hamilton County, Indiana. Continued use of this web site is conditional upon your explicit acceptance of the terms and conditions set forth in this disclaimer document. The data provided herein may be inaccurate and/or out of date. Any person or entity who relies on this data for any purpose whatsoever does so solely at their own risk. Neither The City of Fishers Indiana nor its employees or officers warrant the accuracy, reliability, or timeliness of any of the data provided herein. This data is provided "as is" without warranty of any kind. The City of Fishers may elect to discontinue this service without notice at any point in the future.

FISHERS
INDIANA

ord 101617c

Lake Meadows PUD

Request for a Combined 2nd & 3rd Reading



City Council | December 18, 2017

C&H CAPITAL, LLC

FISHERS
EST. 1872

PRESENTED BY
STEVEN D. HARDIN, ESQ.
FAEGRE BAKER DANIELS

Applicant:
C&H Capital, LLC
Daniel Hubbard
PO Box 573
Fishers, IN 46038

Attorney:
Steven D. Hardin, Esq.
India A.J.B.B. Olson, Land Use Planner

Faegre Baker Daniels LLP
600 E. 96th Street, Suite 600
Indianapolis, IN 46240

Telephone: 317.569.4825

TABLE OF CONTENTS

Tab 1 — Executive Summary

Tab 2 — Aerial Location Map

Tab 3 — Concept Plan

Tab 4 — Illustrative Architectural Rendering

Tab 5 — Illustrative Architectural Elevations

Tab 6 — Proposed PUD Ordinance

Tab 1

EXECUTIVE SUMMARY	
LAKE MEADOWS PUD	

Fishers-based business C&H Capital, LLC ("C&H") respectfully submits the proposed PUD Ordinance for their $29 million senior living development. The development, known as "Lake Meadows", will include both paired patio homes and an assisted living facility.

The 19-acre site is located at the north east quadrant of the intersection of 126th Street and I-69 (please see the Aerial Location Map at Tab 2). The site is bounded by I-69 on the north, 126th Street on the south and the existing Whispering Woods paired patio home neighborhood and Life Connections Church on the east. The Whispering Woods neighborhood has been planned to connect to this site, and Whisper Cove Drive currently stubs directly into the site. On the south side of 126th Street are three established homes on larger 3-5 acre lots.

The proposed development will connect to the existing Whisper Cove Drive and continue the paired patio home look and feel around the central pond. The assisted living facility will be located in the far west corner of the site adjacent to I-69 and the 126th Street bridge. The assisted living facility will include private rooms and will provide 24-hour care for elderly patients with services such as medication management and assistance with bathing, dressing, meals and mobility. Other amenities will include a cafe, theatre room, and salon.

The proposed Concept Plan may be found at Tab 3. The Illustrative Architectural Rendering, Illustrative Architectural Elevations, and Proposed PUD Ordinance may be found at Tab 4, Tab 5, and Tab 6, respectively,

Update Since First Reading:
On November 1, 2017, the City's PUD Committee reviewed and approved the Illustrative Architectural exhibits.

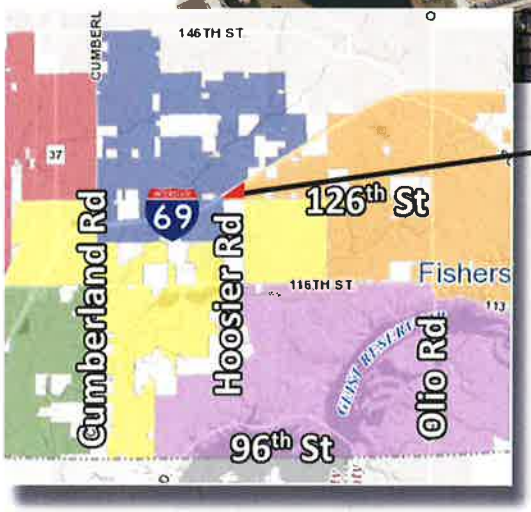
On December 5, 2017, the Plan Commission held the public hearing on this proposal. No remonstrance was made, and after conducting the public hearing, the Plan Commission voted unanimously to forward the proposed PUD Ordinance to the City Council with a favorable recommendation. Revisions made to the PUD Ordinance since First Reading are identified at Tab 6 either by ~~strikethrough~~ text or red text.

If approved, C&H anticipates construction beginning in the spring of 2018.

Thank you for your consideration.

Tab 2

AERIAL LOCATION MAP
LAKE MEADOWS PUD



Tab 3

CONCEPT PLAN	
LAKE MEADOWS PUD	

Tab 4

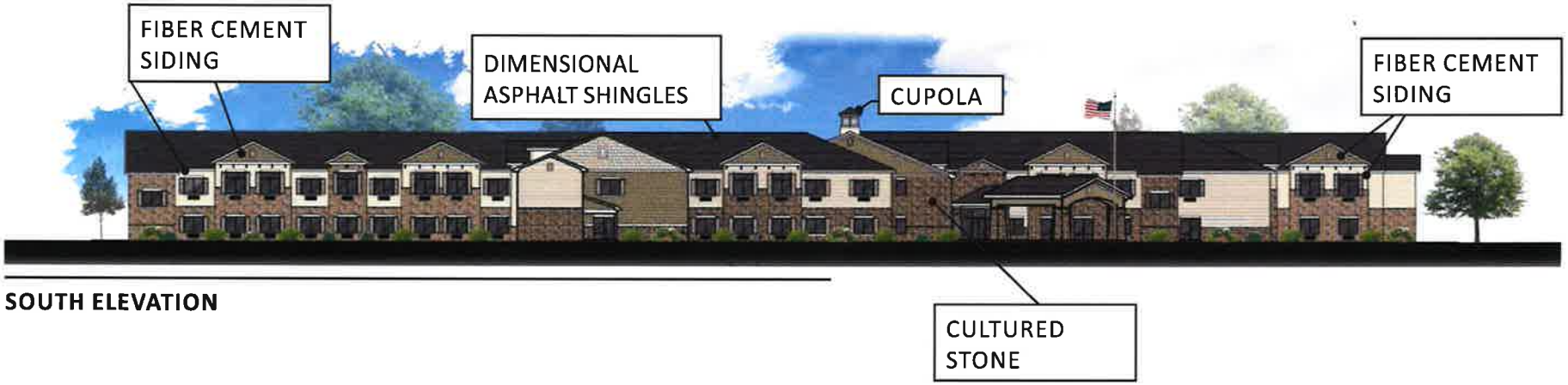
ILLUSTRATIVE ARCHITECTURAL RENDERINGS
LAKE MEADOWS PUD

Tab 5

ILLUSTRATIVE ARCHITECTURAL ELEVATIONS

LAKE MEADOWS PUD

EAST ELEVATION



SOUTH ELEVATION

ILLUSTRATIVE ARCHITECTURAL ELEVATIONS

LAKE MEADOWS PUD

WEST ELEVATION

NORTH ELEVATION

Tab 6

FISHERS
EST. 1872

Council Action Form

MEETING DATE	December 18, 2017			
TITLE	Request to approve a rezone of 19.25 acres from R2 - Residential to Lake Meadows PUD at the intersection of E 126th Street and Hoosier Road.			
SUBMITTED BY	Name & Title: Ross Hilleary, Planner II Department: Community Development			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐ 1st Reading	☒ 2nd Reading	☐ Public Hearing	☒ 3rd Reading
	Ordinance #: 101617C		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. Check all applicable boxes pertaining to contracts)	☐ Contract **required** for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & **will provide contract** at a later date		☒ **No contract** for this item	
	☐ Contract **over** $50,000			
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☒ Document **must** be recorded with the County Recorder's Office ☐ Wait 31 days **prior to** filing with the County Recorders' Office		☐ Document **does not need** recorded with the County Recorder's Office	
APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head ☒ Department Head ☐ Deputy Mayor ☐ Mayor ☐ Legal Counsel – *Name of Reviewer:*		☐ Controller's Office ☐ Finance Committee ☐ Technical Advisory Committee ☐ Other:	

Form Revised: 06302016

BACKGROUND (Includes description, background, and justification)	C&H Capital, LLC, and AHEPA Management Company submit the proposed PUD Ordinance for their senior living development. The development, known as "Lake Meadows", will include both paired patio homes and an assisted living facility. The 19-acre site is located at the north east quadrant of the intersection of 126th Street and I-69 The site is bounded by I69 on the north, 126th Street on the south and the existing Whispering Woods paired patio home neighborhood and Life Connections Church on the east. The Whispering Woods neighborhood has been planned to connect to this site, and Whisper Cove Drive currently stubs directly into the site. On the south side of 126th Street are three established homes on larger 3-5 acre lots. The proposed development will connect to the existing Whisper Cove Drive and continue the paired patio home look and feel around the central pond. The assisted living facility will be located in the far west corner of the site adjacent to I69 and the 126th Street bridge. The proposed Concept Plan and Illustrative Architectural Elevations may be found at Tab 3 and Tab 4, respectively, and the proposed PUD Ordinance can be found at Tab 5. If approved, construction would begin in spring of 2018.
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted $: N/A Expenditure $: N/A Source of Funds: N/A Additional Appropriation #: N/A **Narrative:** N/A
OPTIONS (Include *Deny Approval* Option)	1. Hold a combined 2nd and 3rd Reading and approve the Ordinance 2. Hold 2nd Reading with additional comments for review 3. Do not hold 2nd Reading 4.
PROJECT TIMELINE	October 16, 2017 - 1st Reading at City Council November 1, 2017 - P.U.D. Committee Architecture Approval December 6, 2017 - Plan Commission Approval (Public Hearing) December 18, 2017 - Anticipated 2nd and 3rd Reading at City Council January 16, 2018 - Anticipated 3rd Reading at City Council (if needed)
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that the City Council supend the rules and hold a combined 2nd and 3rd reading for Ord. No. 101617C.
SUPPLEMENTAL INFORMATION (List all attached documents)	- Staff Report - Location Map - Petitioner Packet (includes ordinance)

Form Revised: 06302016

317.402.4990
dhubbard@thinkcrestline.com
www.thinkcrestline.com

LM PATIO HOMES
EXTERIOR VARIATIONS

317.402.4990
dhubbard@thinkcrestline.com
www.thinkcrestline.com

LM PATIO HOMES
SITE PLAN LAYOUT

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

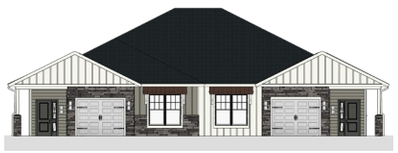
BUILDING 5

BUILDING 6

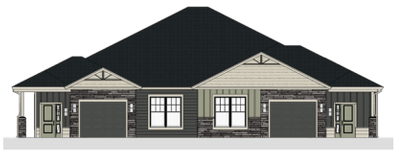
BUILDING 7

BUILDING 8

BUILDING 9

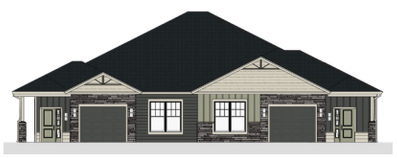


BUILDING 10

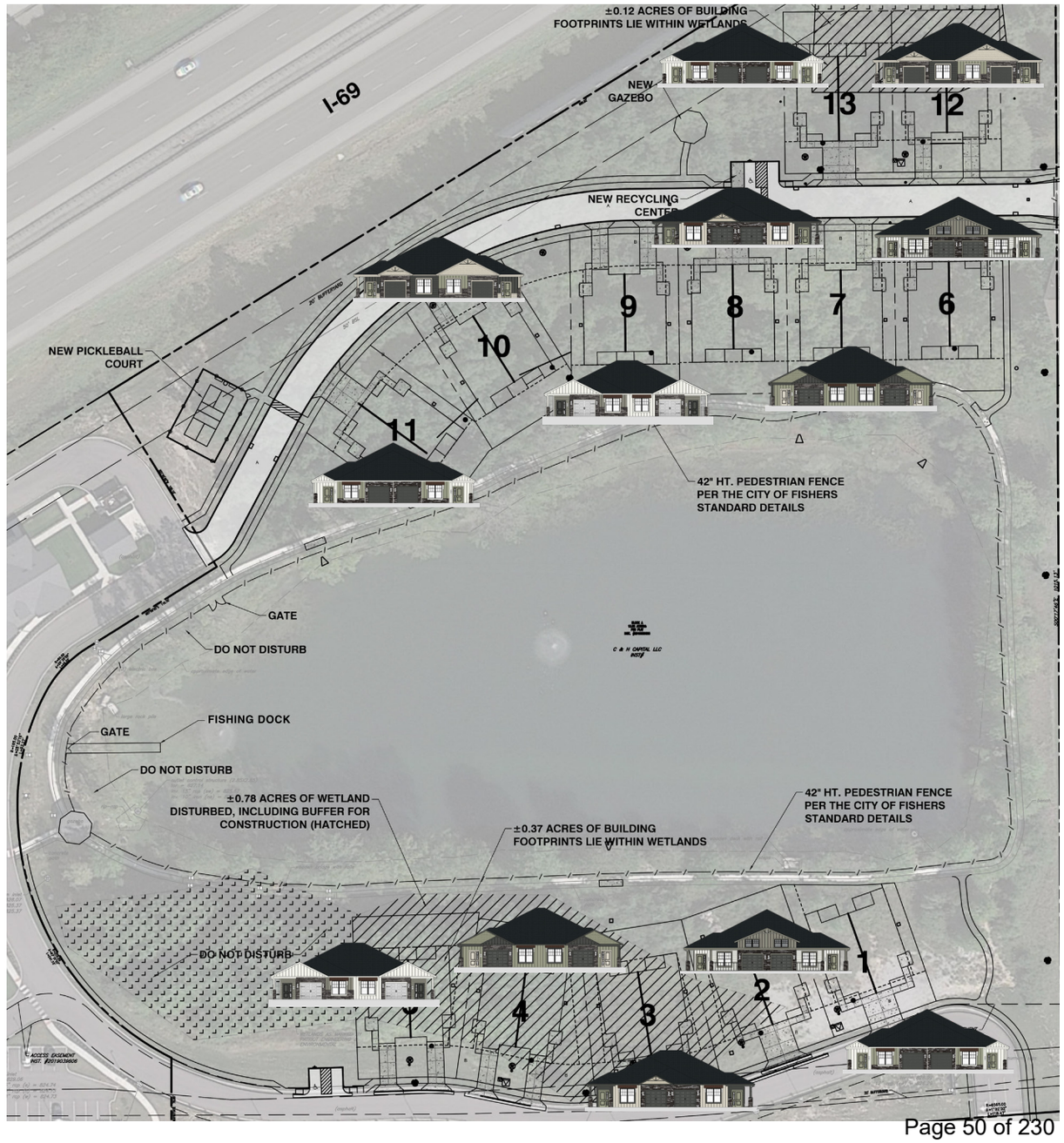


BUILDING 11

BUILDING 12



BUILDING 13



317.402.4990
dhubbard@thinkcrestline.com
www.thinkcrestline.com

LM PATIO HOMES
EXTERIOR RENDERING

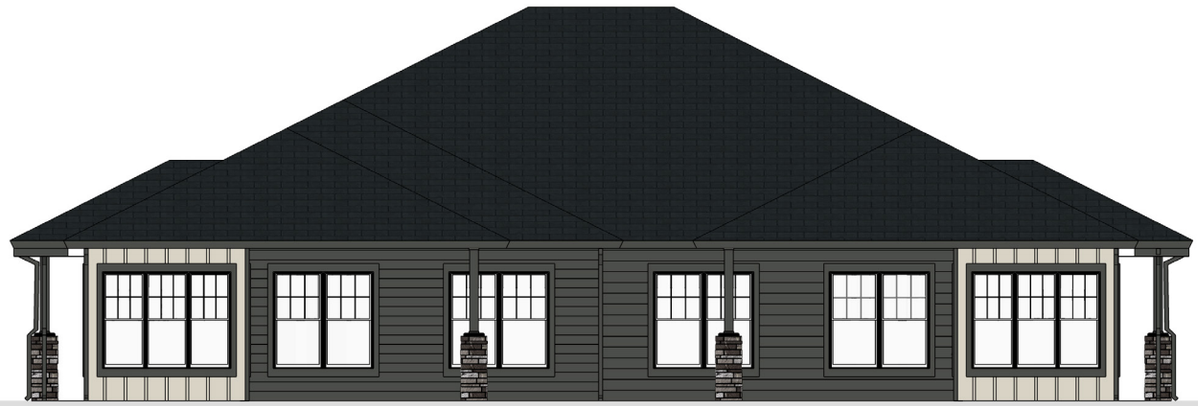
317.402.4990
dhubbard@thinkcrestline.com
www.thinkcrestline.com

LM PATIO HOMES
COMMON GARAGES VARIATIONS

SENIOR ASSISTED LIVING

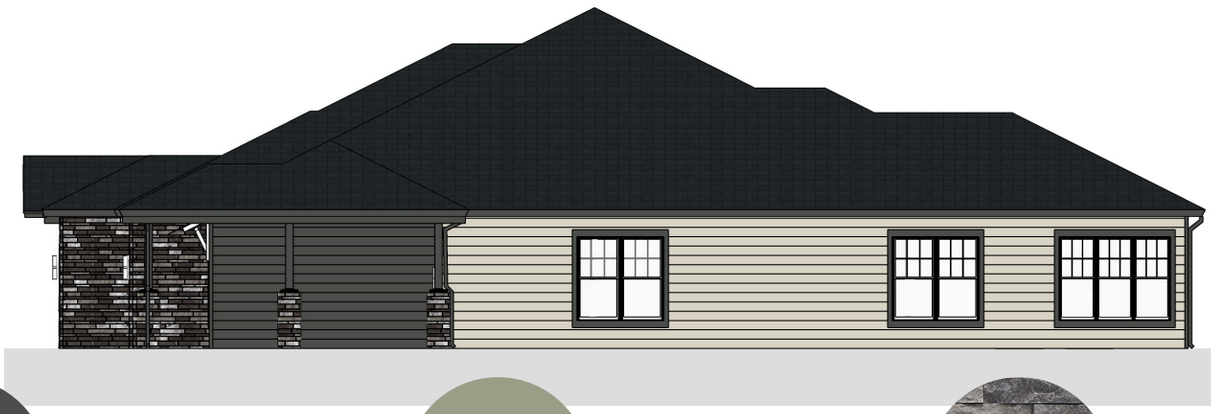
BUILDING TYPE 1 FRONT ELEVATION

BUILDING TYPE 1 BACK ELEVATION

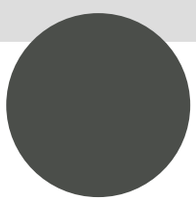


BUILDING TYPE 1 LEFT ELEVATION

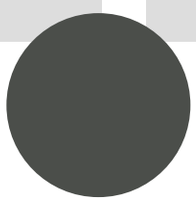
BUILDING TYPE 1 RIGHT ELEVATION



MAIN SIDING COLOR
EDGECOMB GRAY



TRIM COLOR
DEEP RIVER



ACCENT COLOR
DEEP RIVER

DOOR COLOR
LOUISBURG GREEN

STONE
LEDGECUT BEACH PEBBLE

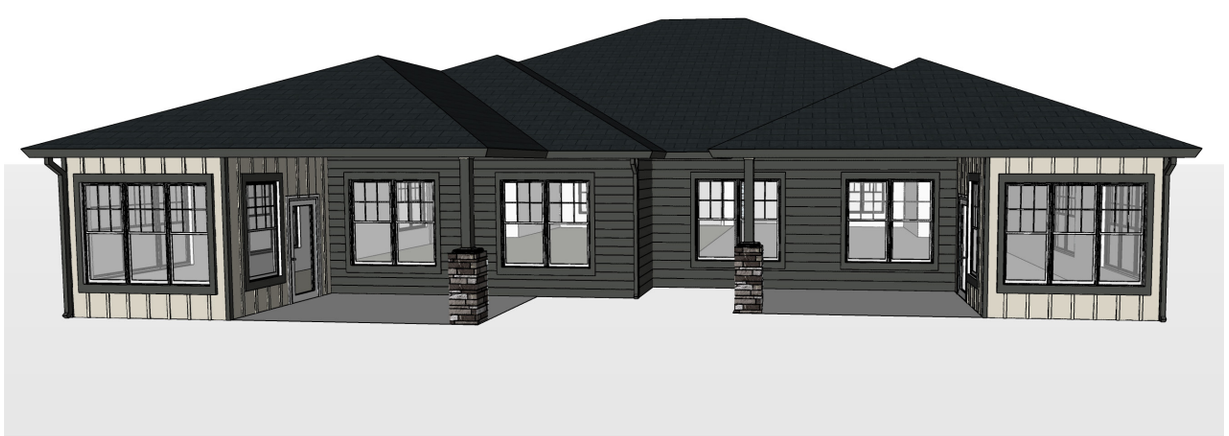
317.402.4990
dhubbard@thinkcrestline.com
www.thinkcrestline.com

LM PATIO HOMES
COMMON GARAGES VARIATIONS

SENIOR ASSISTED LIVING

BUILDING TYPE 1 FRONT PERSPECTIVE

BUILDING TYPE 1 BACK PERSPECTIVE



BUILDING TYPE 1 FRONT LEFT PERSPECTIVE

BUILDING TYPE 1 FRONT RIGHT PERSPECTIVE

MAIN SIDING COLOR
EDGECOMB GRAY

TRIM COLOR
DEEP RIVER

ACCENT COLOR
DEEP RIVER

DOOR COLOR
LOUISBURG GREEN

STONE
LEDGECUT BEACH PEBBLE

SENIOR ASSISTED LIVING

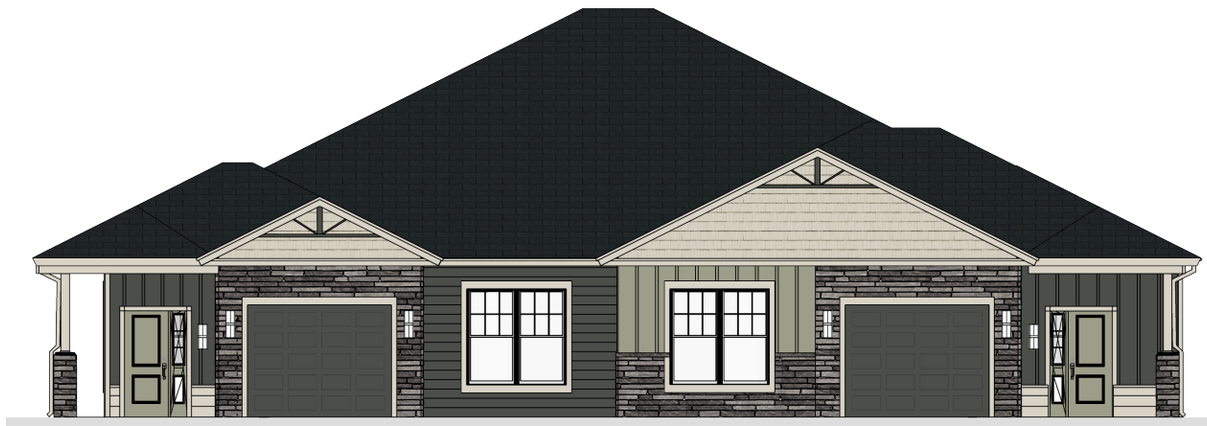
LM PATIO HOMES
EXTERIOR RENDERING

317.402.4990
dhubbard@thinkcrestline.com
www.thinkcrestline.com

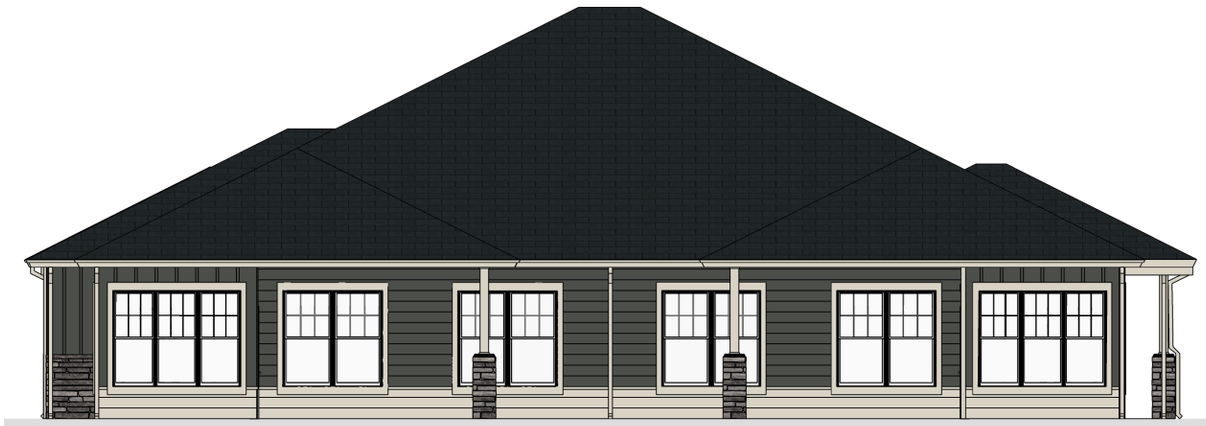
317.402.4990
dhubbard@thinkcrestline.com
www.thinkcrestline.com

LM PATIO HOMES
SEPARATED GARAGES VARIATIONS

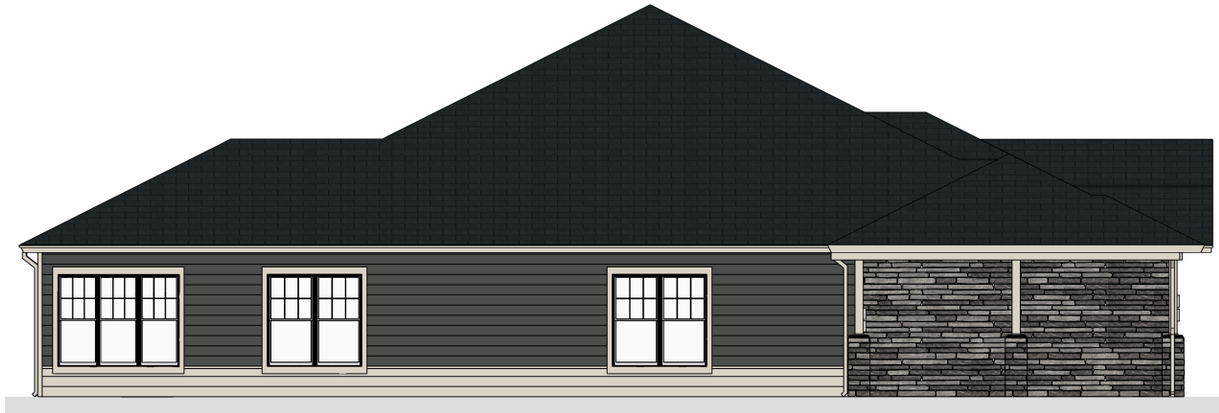
BUILDING TYPE 2 FRONT ELEVATION



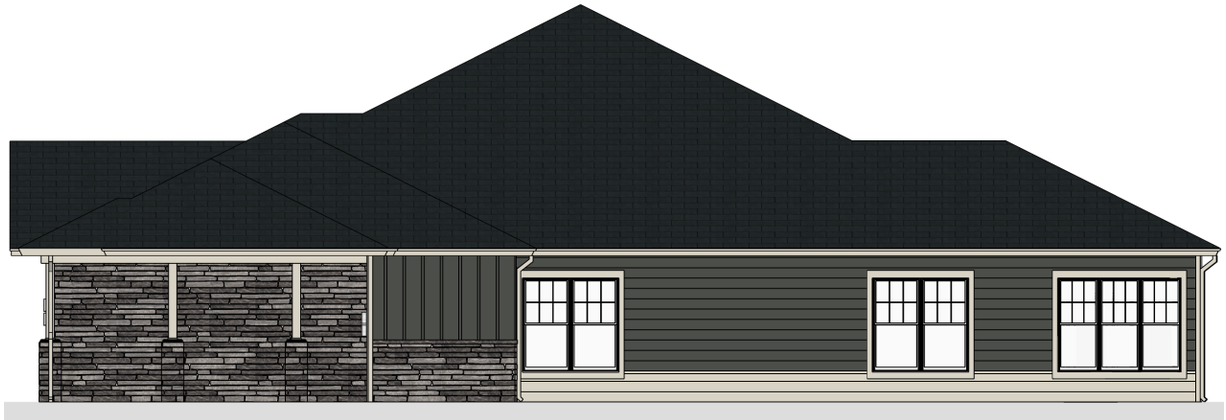
BUILDING TYPE 2 BACK ELEVATION



BUILDING TYPE 2 LEFT ELEVATION



BUILDING TYPE 2 RIGHT ELEVATION



MAIN SIDING COLOR
DEEP RIVER

TRIM COLOR
EDGECOMB GRAY

ACCENT SIDING COLOR
EDGECOMB GRAY

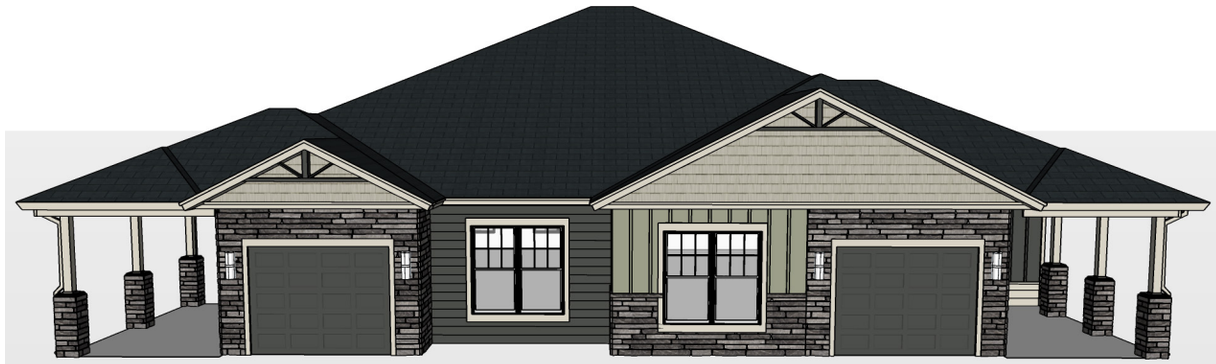
DOOR COLOR
LOUISBURG GREEN

STONE
LEDGECUT BEACH PEBBLE

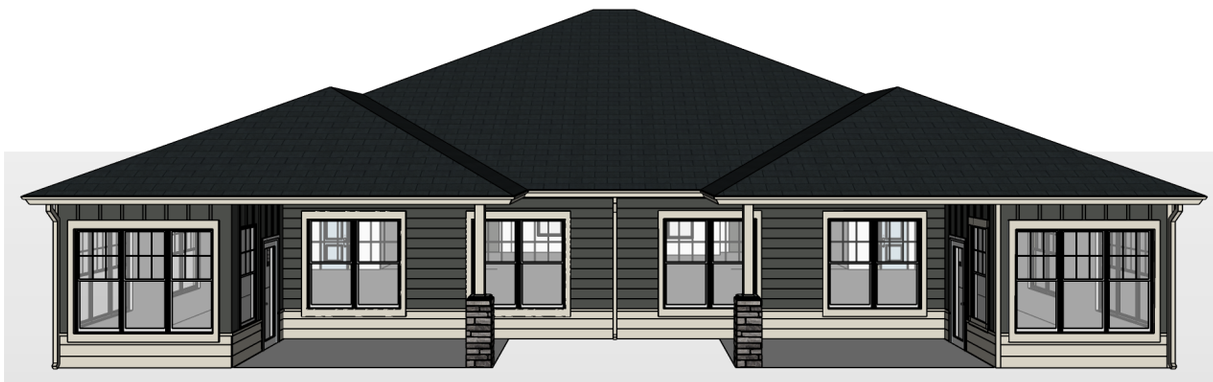
317.402.4990
dhubbard@thinkcrestline.com
www.thinkcrestline.com

LM PATIO HOMES
SEPARATED GARAGES VARIATIONS

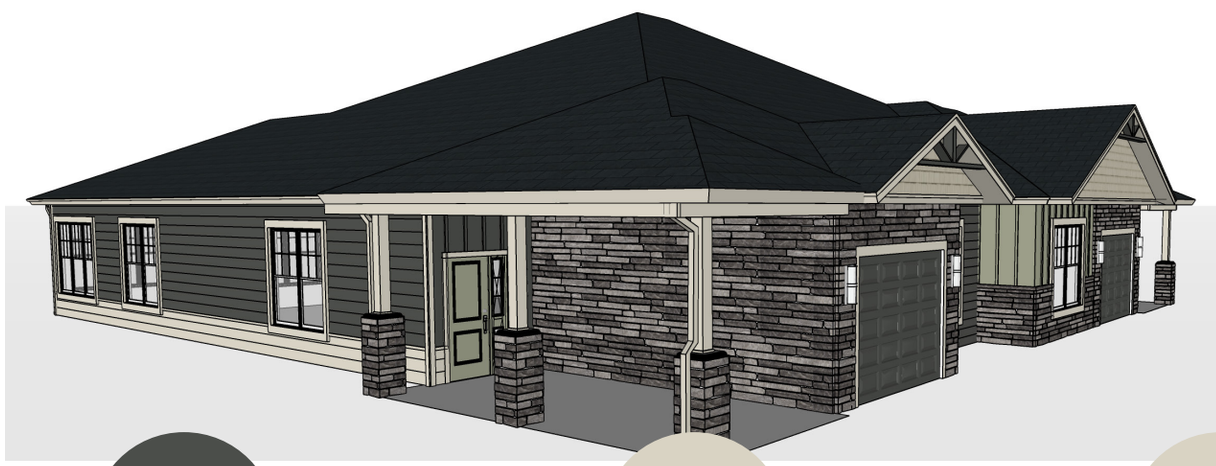
BUILDING TYPE 2 FRONT PERSPECTIVE



BUILDING TYPE 2 BACK PERSPECTIVE



BUILDING TYPE 2 FRONT LEFT PERSPECTIVE



BUILDING TYPE 2 FRONT RIGHT PERSPECTIVE

MAIN SIDING COLOR
DEEP RIVER

TRIM COLOR
EDGECOMB GRAY

ACCENT SIDING COLOR
EDGECOMB GRAY

DOOR COLOR
LOUISBURG GREEN

STONE
LEDGECUT BEACH PEBBLE

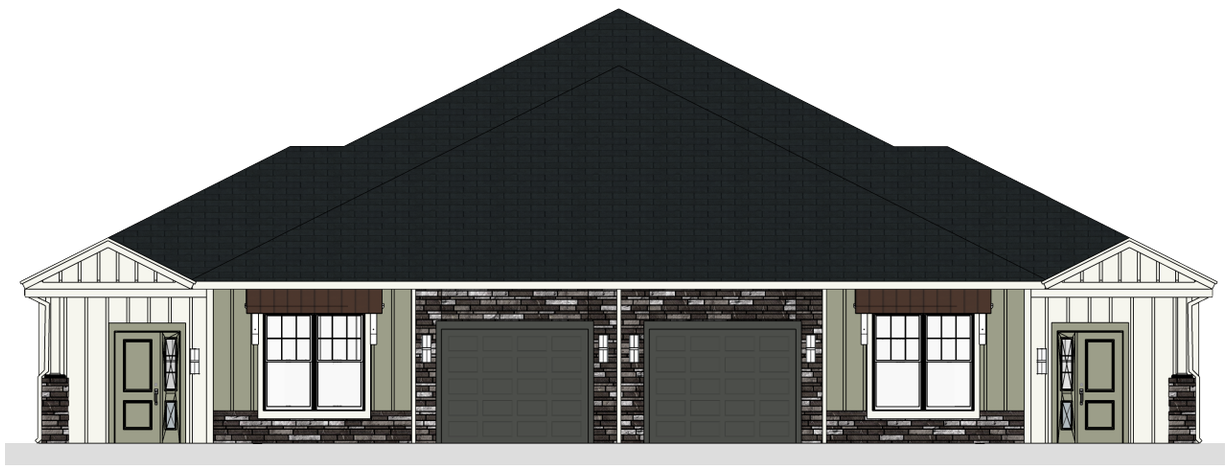
317.402.4990
dhubbard@thinkcrestline.com
www.thinkcrestline.com

LM PATIO HOMES
EXTERIOR RENDERING

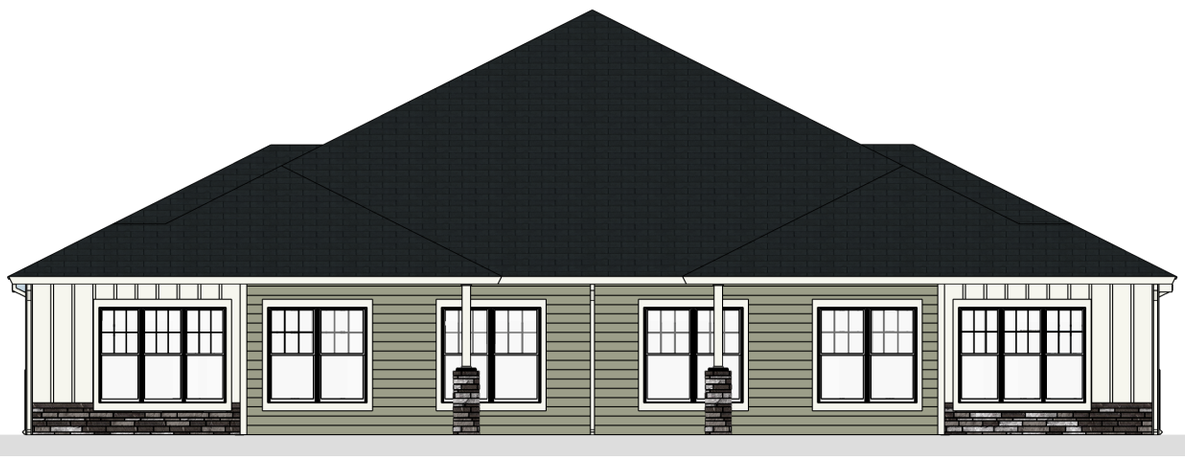
317.402.4990
dhubbard@thinkcrestline.com
www.thinkcrestline.com

LM PATIO HOMES
COMMON GARAGES VARIATIONS

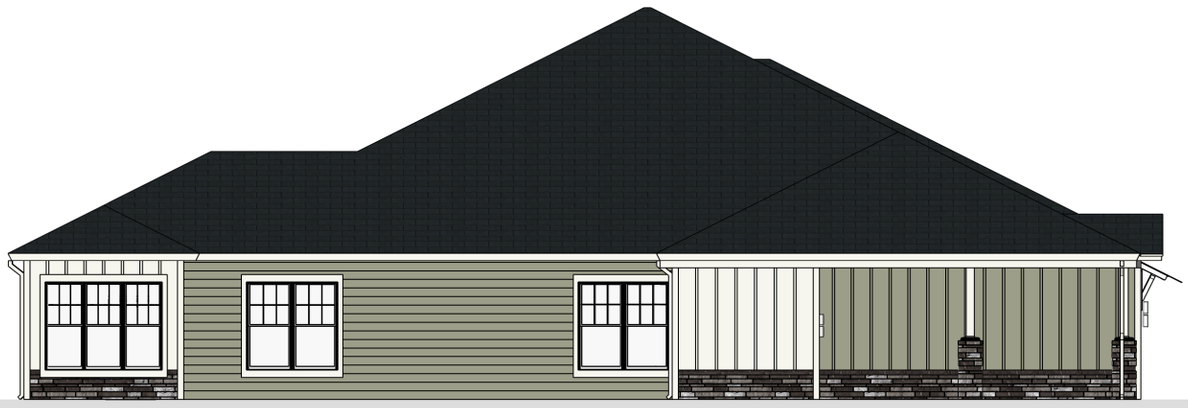
BUILDING TYPE 3 FRONT ELEVATION



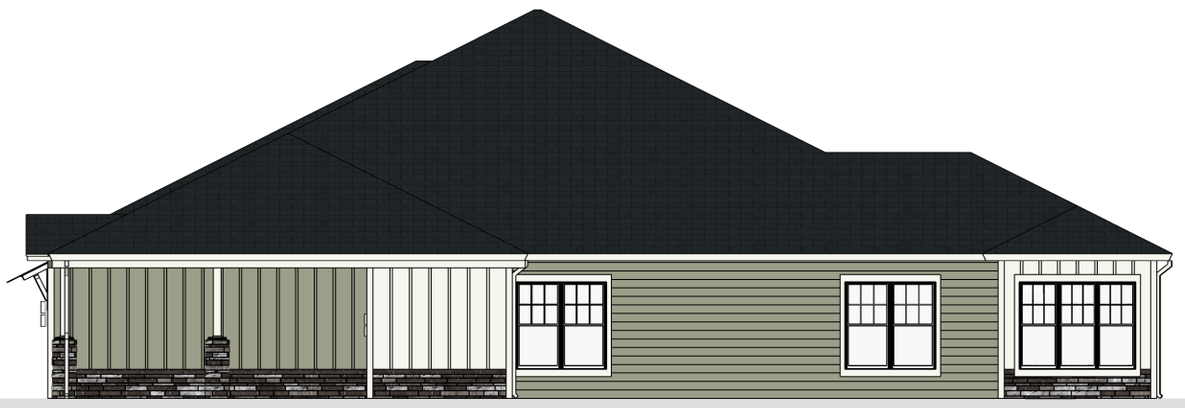
BUILDING TYPE 3 BACK ELEVATION



BUILDING TYPE 3 LEFT ELEVATION



BUILDING TYPE 3 RIGHT ELEVATION



MAIN SIDING COLOR
LOUISBURG GREEN

TRIM COLOR
SIMPLY WHITE

ACCENT COLOR
SIMPLY WHITE

DOOR COLOR
LOUISBURG GREEN

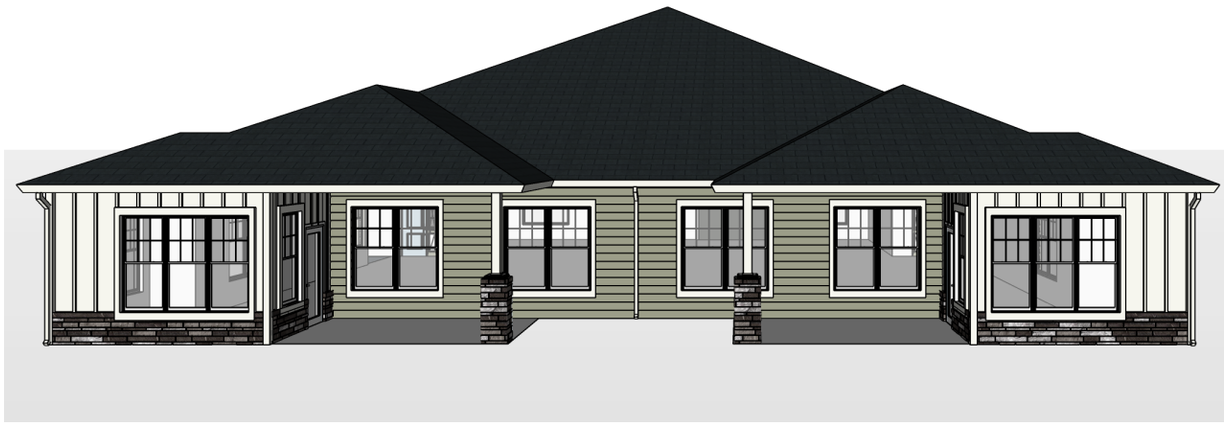
STONE
LEDGECUT BEACH PEBBLE

317.402.4990
dhubbard@thinkcrestline.com
www.thinkcrestline.com

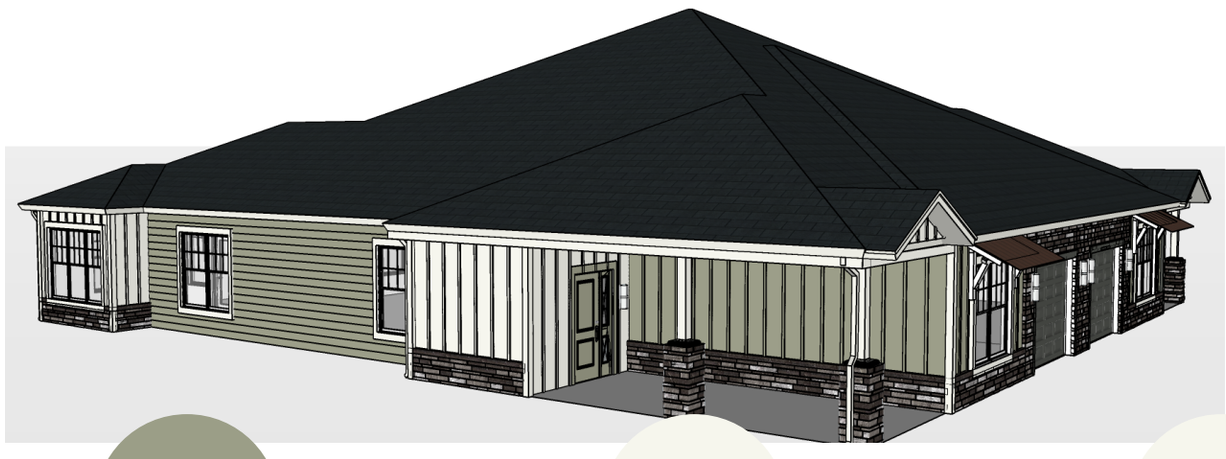
LM PATIO HOMES
COMMON GARAGES VARIATIONS

BUILDING TYPE 3 FRONT PERSPECTIVE

BUILDING TYPE 3 BACK PERSPECTIVE



BUILDING TYPE 3 FRONT LEFT PERSPECTIVE



BUILDING TYPE 3 FRONT RIGHT PERSPECTIVE

MAIN SIDING COLOR
LOUISBURG GREEN

TRIM COLOR
SIMPLY WHITE

ACCENT COLOR
SIMPLY WHITE

DOOR COLOR
LOUISBURG GREEN

STONE
LEDGECUT BEACH PEBBLE

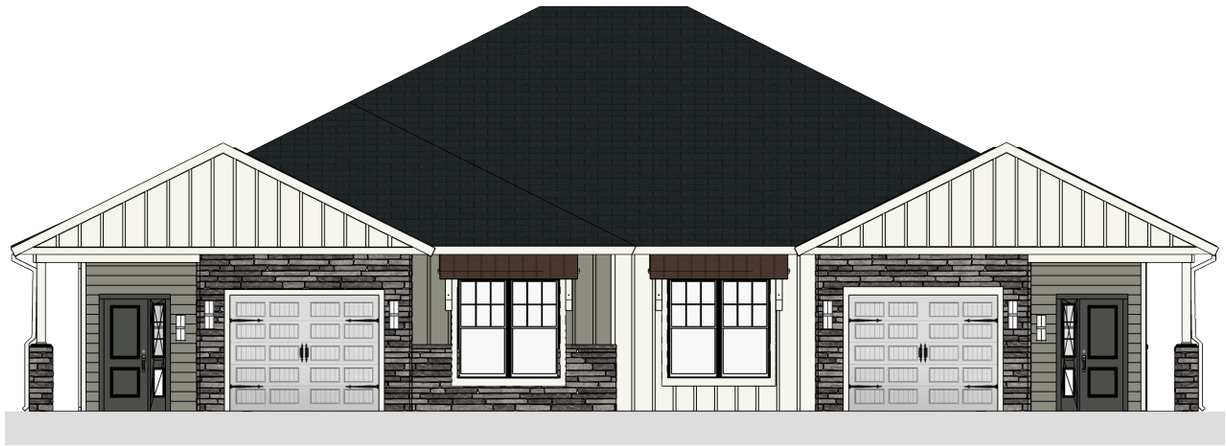
317.402.4990
dhubbard@thinkcrestline.com
www.thinkcrestline.com

LM PATIO HOMES
EXTERIOR RENDERING

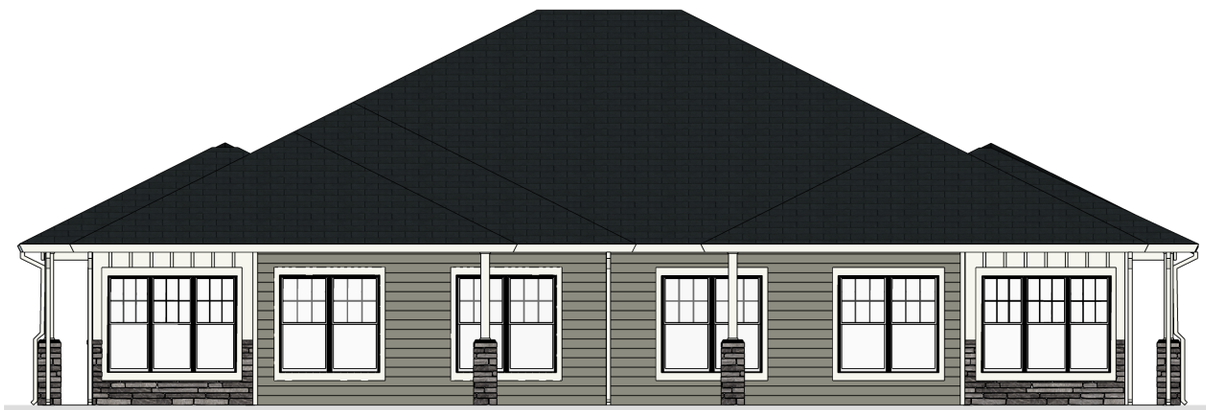
317.402.4990
dhubbard@thinkcrestline.com
www.thinkcrestline.com

LM PATIO HOMES
SEPARATED GARAGES VARIATIONS

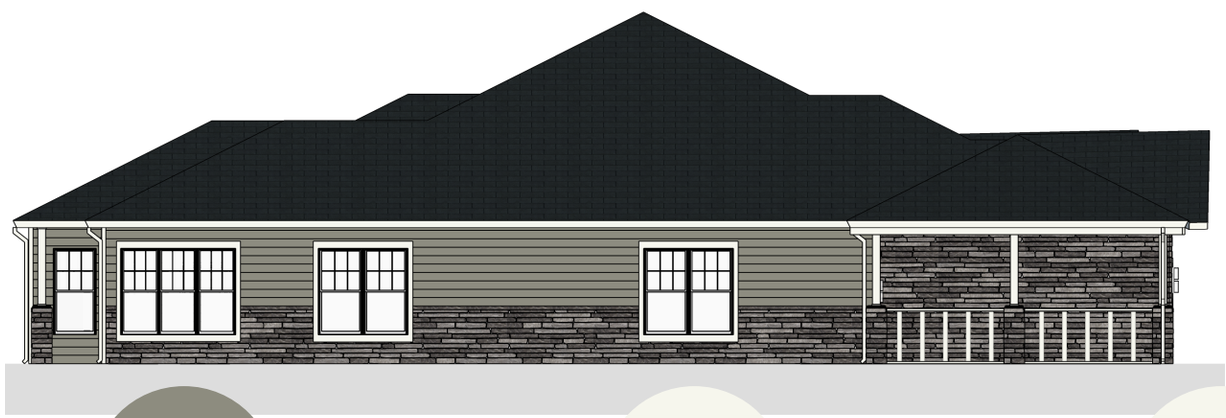
BUILDING TYPE 4 FRONT ELEVATION



BUILDING TYPE 4 BACK ELEVATION



BUILDING TYPE 4 LEFT ELEVATION



BUILDING TYPE 4 RIGHT ELEVATION

MAIN SIDING COLOR
DESERT TWILIGHT

TRIM COLOR
SIMPLY WHITE

ACCENT COLOR
SIMPLY WHITE

DOOR COLOR
DEEP RIVER

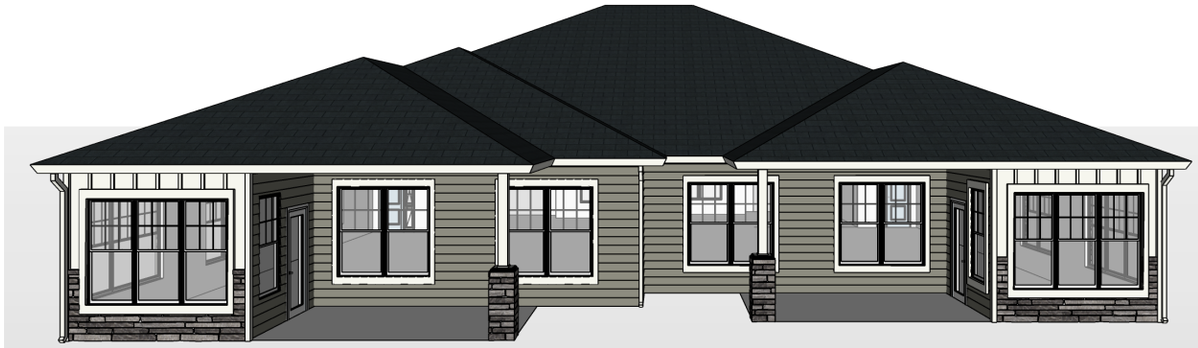
STONE
LEDGECUT BEACH PEBBLE

317.402.4990
dhubbard@thinkcrestline.com
www.thinkcrestline.com

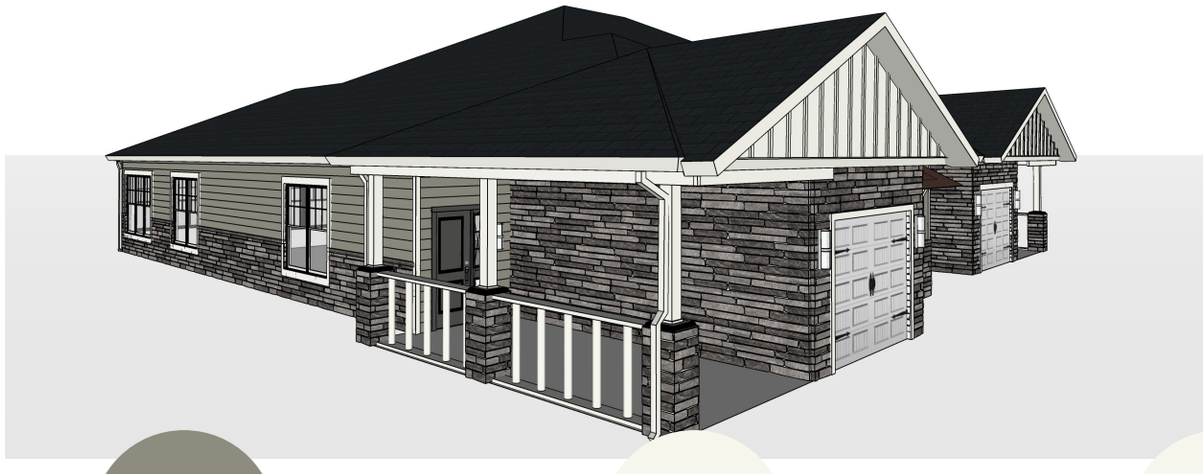
LM PATIO HOMES
SEPARATED GARAGES VARIATIONS

BUILDING TYPE 4 FRONT PERSPECTIVE

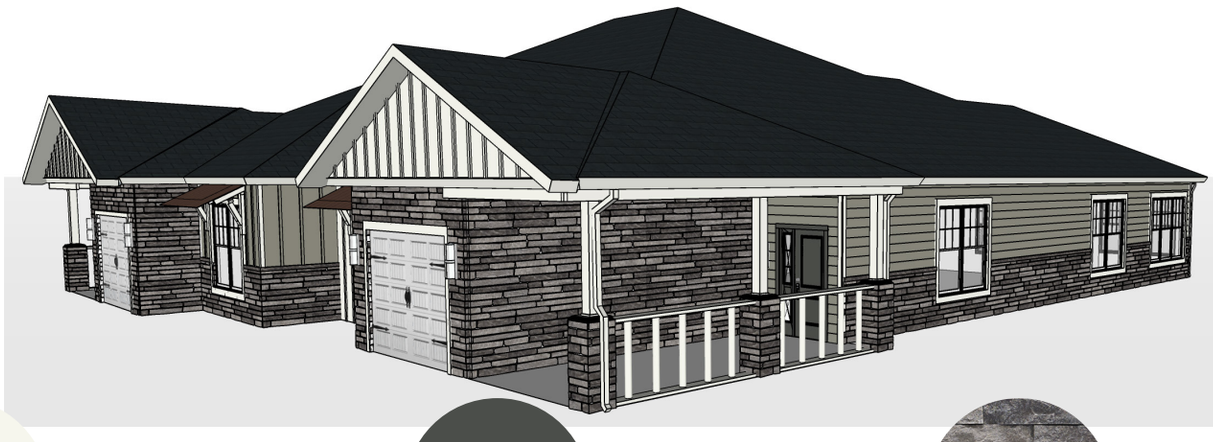
BUILDING TYPE 4 BACK PERSPECTIVE



BUILDING TYPE 4 FRONT LEFT PERSPECTIVE



BUILDING TYPE 4 FRONT RIGHT PERSPECTIVE



MAIN SIDING COLOR
DESERT TWILIGHT

TRIM COLOR
SIMPLY WHITE

ACCENT COLOR
SIMPLY WHITE

DOOR COLOR
DEEP RIVER

STONE
LEDGECUT BEACH PEBBLE

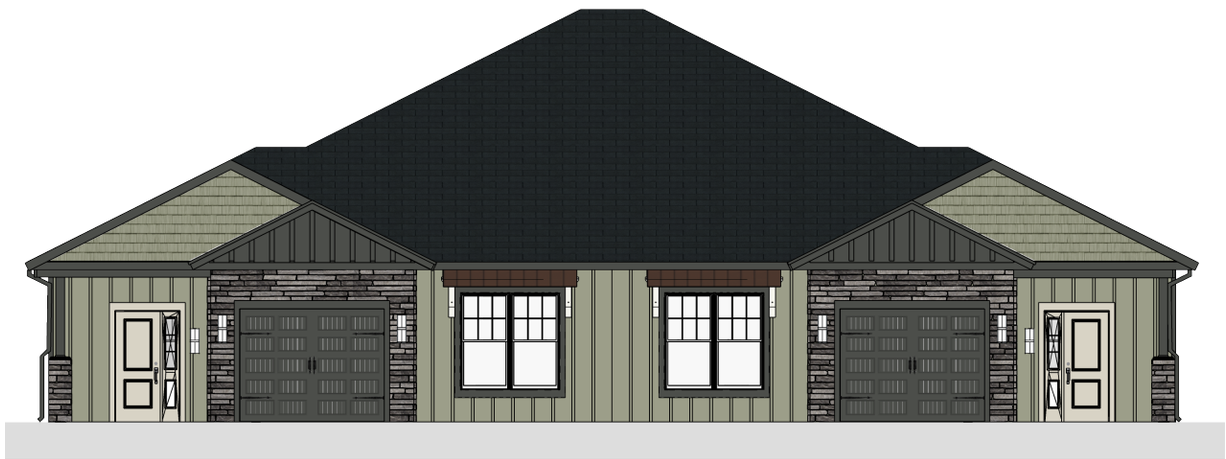
317.402.4990
dhubbard@thinkcrestline.com
www.thinkcrestline.com

LM PATIO HOMES
EXTERIOR RENDERING

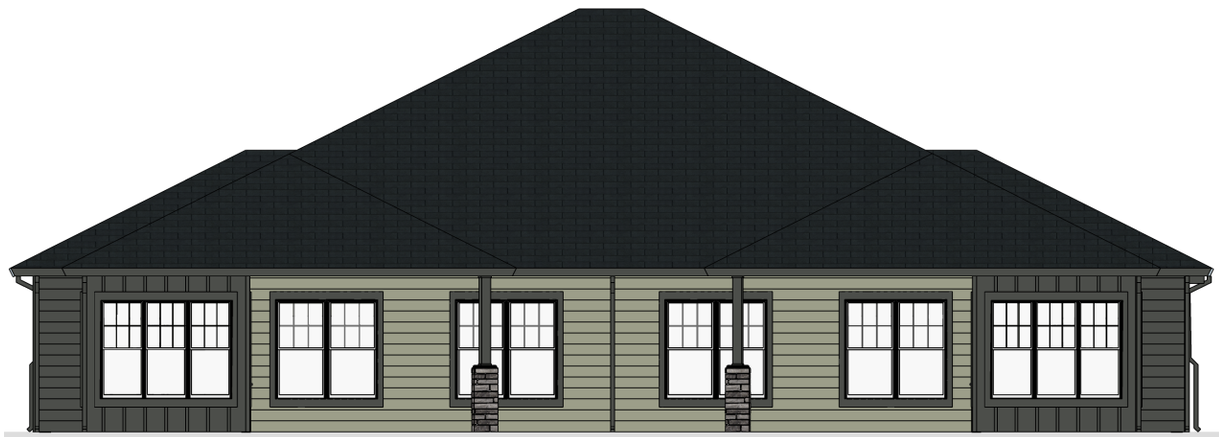
317.402.4990
dhubbard@thinkcrestline.com
www.thinkcrestline.com

LM PATIO HOMES
SEPARATED GARAGES VARIATIONS

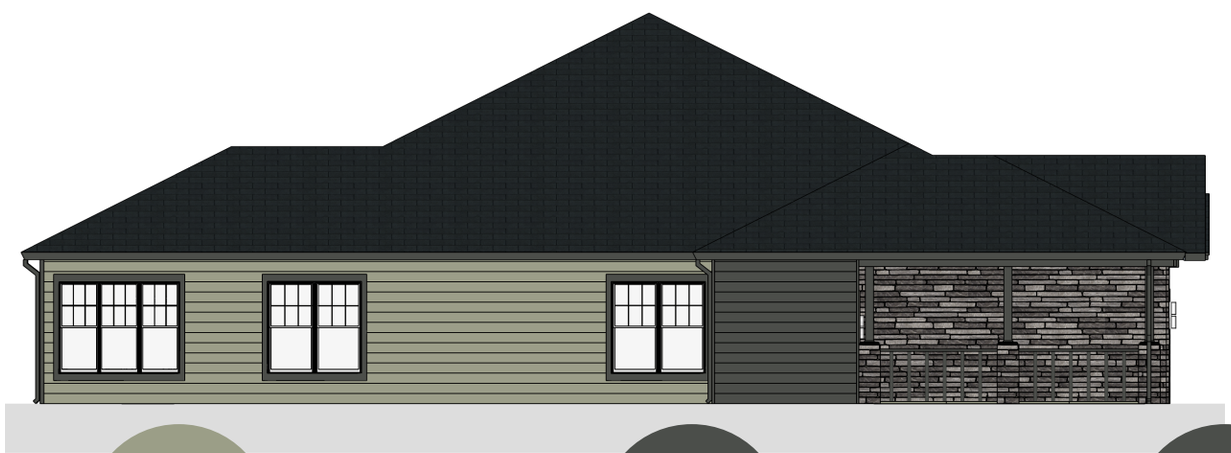
BUILDING TYPE 5 FRONT ELEVATION



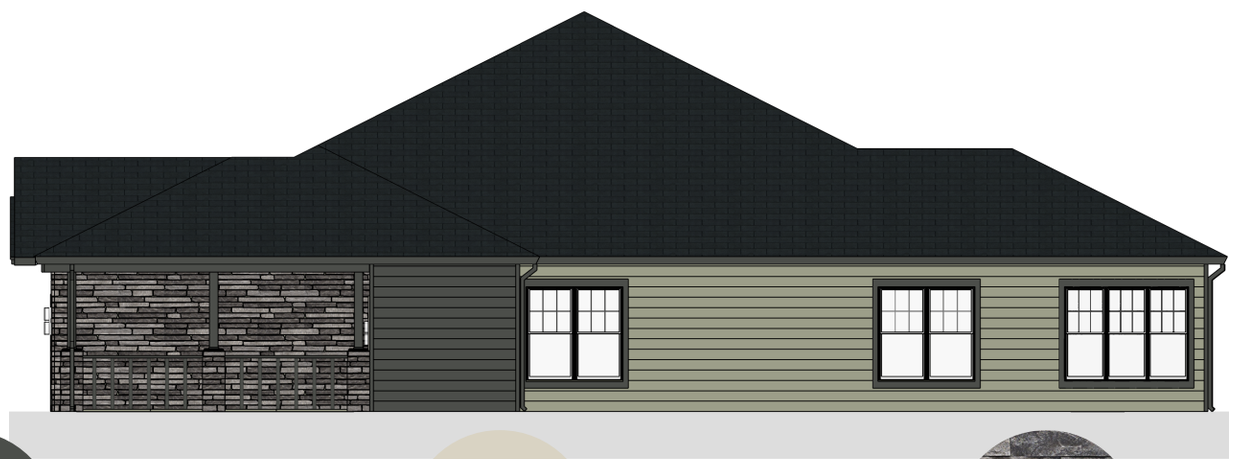
BUILDING TYPE 5 BACK ELEVATION



BUILDING TYPE 5 LEFT ELEVATION



BUILDING TYPE 5 RIGHT ELEVATION



MAIN SIDING COLOR
LOUISBURG GREEN

TRIM COLOR
DEEP RIVER

ACCENT SIDING COLOR
DEEP RIVER

DOOR COLOR
EDGECOMB GRAY

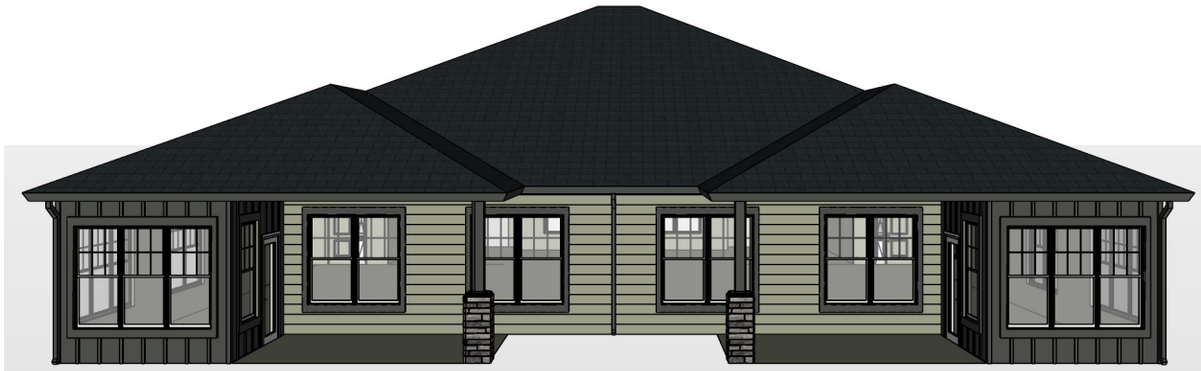
STONE
LEDGECUT BEACH PEBBLE

317.402.4990
dhubbard@thinkcrestline.com
www.thinkcrestline.com

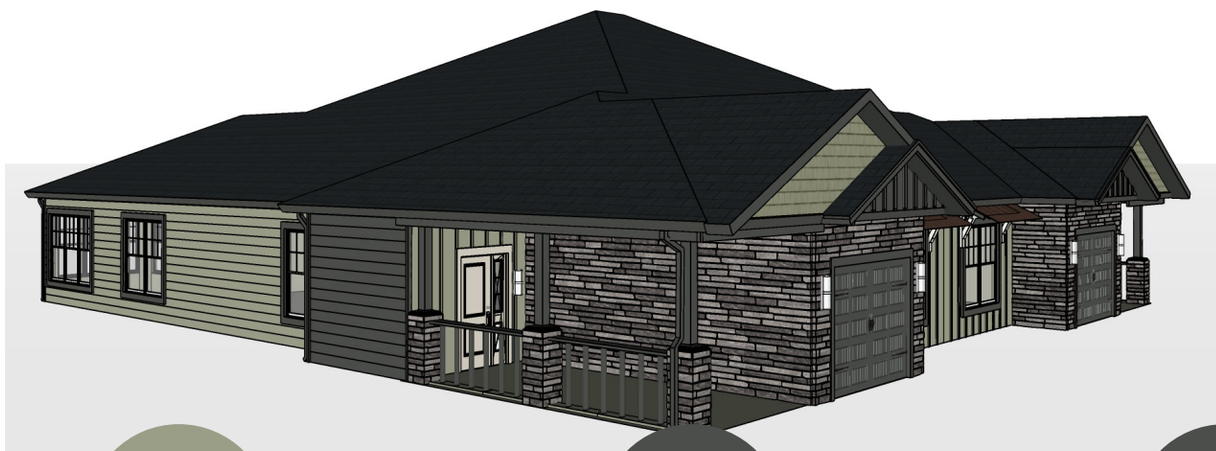
LM PATIO HOMES
SEPARATED GARAGES VARIATIONS

BUILDING TYPE 5 FRONT PERSPECTIVE

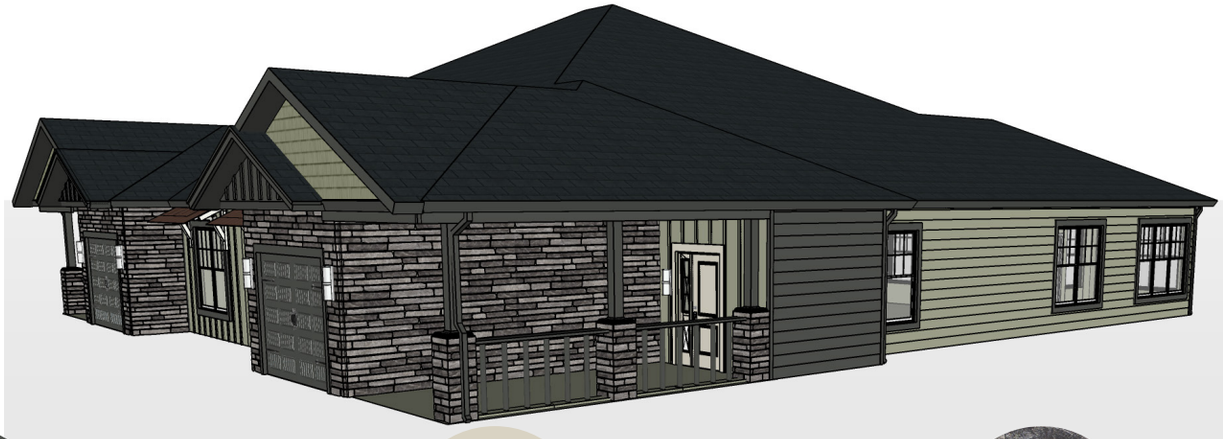
BUILDING TYPE 5 BACK PERSPECTIVE



BUILDING TYPE 5 FRONT LEFT PERSPECTIVE



BUILDING TYPE 5 FRONT RIGHT PERSPECTIVE



MAIN SIDING COLOR
LOUISBURG GREEN

TRIM COLOR
DEEP RIVER

ACCENT SIDING COLOR
DEEP RIVER

DOOR COLOR
EDGECOMB GRAY

STONE
LEDGECUT BEACH PEBBLE

317.402.4990
dhubbard@thinkcrestline.com
www.thinkcrestline.com

LM PATIO HOMES
EXTERIOR RENDERING

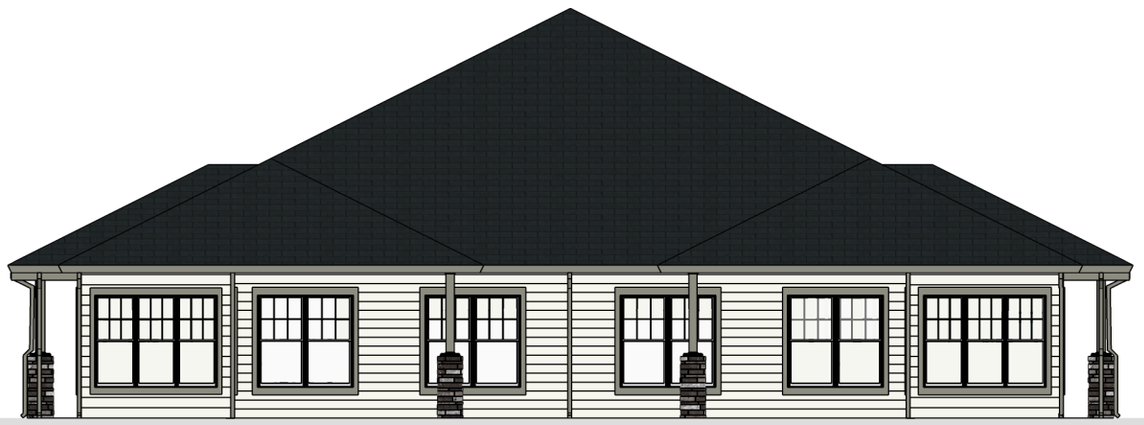
317.402.4990
dhubbard@thinkcrestline.com
www.thinkcrestline.com

LM PATIO HOMES
COMMON GARAGES VARIATIONS

SENIOR ASSISTED LIVING

BUILDING TYPE 6 FRONT ELEVATION

BUILDING TYPE 6 BACK ELEVATION



BUILDING TYPE 6 LEFT ELEVATION

BUILDING TYPE 6 RIGHT ELEVATION

MAIN SIDING COLOR
SIMPLY WHITE

TRIM COLOR
DESERT TWILIGHT

ACCENT SIDING COLOR
DESERT TWILIGHT

DOOR COLOR
LOUISBURG GREEN

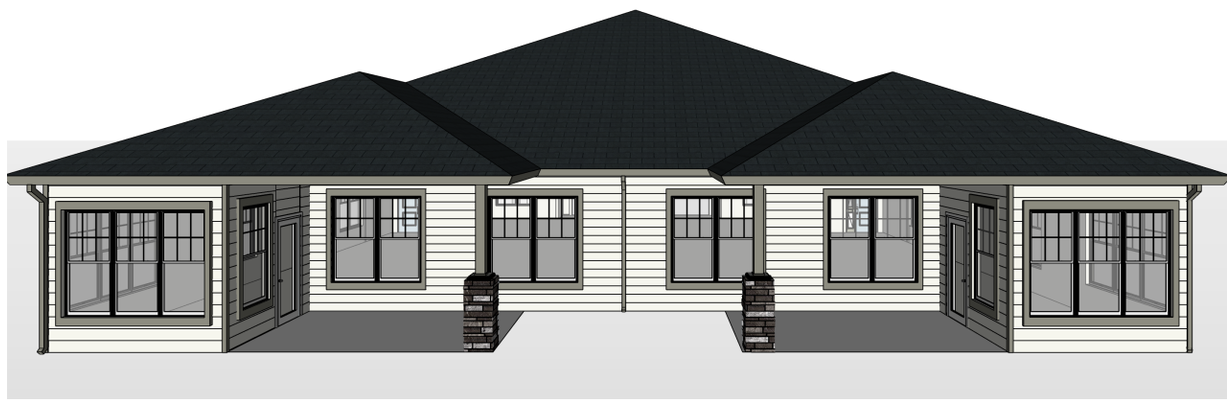
STONE
LEDGECUT BEACH PEBBLE

317.402.4990
dhubbard@thinkcrestline.com
www.thinkcrestline.com

LM PATIO HOMES
COMMON GARAGES VARIATIONS

BUILDING TYPE 6 FRONT PERSPECTIVE

BUILDING TYPE 6 BACK PERSPECTIVE



BUILDING TYPE 6 FRONT LEFT PERSPECTIVE

BUILDING TYPE 6 FRONT RIGHT PERSPECTIVE

MAIN SIDING COLOR
SIMPLY WHITE

TRIM COLOR
DESERT TWILIGHT

ACCENT SIDING COLOR
DESERT TWILIGHT

DOOR COLOR
LOUISBURG GREEN

STONE
LEDGECUT BEACH PEBBLE

FISHERS
EST. 1872

PUD COMMITTEE STAFF REPORT

DEPARTMENT CONTACT:
Bre King, Department of Planning & Zoning, Three Municipal Drive, Fishers, IN. 46038 T: (317) 595-3213

DOCKET NUMBER: PUD-22-20	**PETITIONER/PROPERTY OWNER:** Rick Lawrence on behalf of William Tres Development
PUBLIC HEARING DATE: January 4, 2023 5:00 PM Huston Theater, Launch Fishers	**PROPERTY ADDRESS/LOCATION:** Southeast Corner of 136th and Cyntheanne

SPECIFIC REQUEST: Requests approval of architectural elevations and site design of a 61-lot residential subdivision to be known as Cyntheanne Woods

SIZE OF PROPERTY:	**EXISTING ZONING:**	**EXISTING LAND USE:**
40.45 acres	PUD – Cyntheanne Woods (In rezone process)	Vacant

PROJECT SUMMARY:

Rick Lawrence on behalf of William Tres Development is requesting approval of architectural elevations and the site design for Cyntheanne Woods, a 61 lot, single family development.

LOCATION MAP:

STAFF RECOMMENDATION

☒ APPROVE	☐ NO RECOMMENDATION	☐ DENY	☐ CONTINUE

ATTACHMENTS:

☒ PETITIONER'S PACKET
☐ PUBLIC COMMENTS
☐ AGENCY COMMENTS

☐ **OTHER**

PETITION OVERVIEW:

Project Timeline:
A rezone application has been applied for this development and attended Technical Advisory Committee and first reading at City Council in November 2022. The rezone proposal will attend Plan Commission for a public hearing on January 4th 2023 and final reading at City Council on January 17th 2023. This development will need to comply with all TAC comments before permits (SIP, Secondary Plat, etc.) can be issued. At this time only the Rezone and PUD Committee approval has been applied for. Any proposed signage will require separate permitting and must comply with the Fishers UDO and PUD when applicable.

Architectural Review:
The proposed development will be in the Cyntheanne Woods PUD. This PUD is currently under review. The proposed PUD has requested to remove the UDO architectural design standards and instead include the following standards:

F. Article 6.3 Architectural Design Standards: Shall apply, except as modified below:

1) The "Illustrative Architectural Exhibit" included in Exhibit C is hereby incorporated into this Cyntheanne

Woods PUD to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the residential dwellings on the Real Estate. The final dwelling designs may vary from the Illustrative Architectural Exhibit, however, the dwellings shall be substantially similar in quality and character to the dwellings shown in the Illustrative Architectural Exhibit. Where there is a conflict between the Illustrative Architectural Exhibit and the Architectural Design Standards, compliance with the Illustrative Architectural Exhibit shall supersede and the dwelling design shall be permitted.

2) Section 6.3.4.B.4.e – Shall apply as illustrated in the examples of compliance in Exhibit D Garage Door Illustrations.

3) Section 6.3.4.B.4.c – Shall apply, however an additional storage area shall not be required.

4) Section 6.3.4.C.2.d – Shall apply, as compliance is demonstrated in the Illustrative Architectural Exhibit

(Exhibit C).

5) Section 6.3.4.D.2.d – Shall apply, as compliance is demonstrated in the Illustrative Architectural Exhibit

(Exhibit C). Variations, as illustrated below, shall be permitted.

6) Section 6.3.4.D.2.e – Shall not apply. Instead, Dwelling materials and percentages shall be as generally

illustrated on Exhibit C and Exhibit E.

a. Article 6.3.4.B.2(a-d) shall apply, as compliance is demonstrated in Exhibit E.

b. Along rear elevations are facing a public view (where visible from roadways, common areas and

pedestrian areas) enhancements to dwellings shall be as generally depicted on Exhibit E.

Additionally, a minimum of one (1) window shall be added to the rear of any garage area where the

garage area is along the rear of the dwelling (see Exhibit E "*")

The proposed development features single family homes. Many of the designs feature a garage that is recessed from the main front façade of the home. The proposed homes will cover most of the lot to create a unique community.

At first reading at City Council it was suggested that a requirement should be added for the rear elevations to be improved on the lots abutting Cyntheanne Rd. After examining the elevations thoroughly, staff agreed with Council's determination and requested that additional architectural features be added to the rear garage elevations. Examples of this would be additional windows to break up the empty plane. The Developer has complied with these requests as indicated in the standards copied above.

STAFF COMMENTS:

- Staff recommends approval of the elevations and site design as it meets the requirements of the proposed PUD and shows high quality architecture.

ATTACHMENTS:
1) Elevations
2) Draft PUD Ordinance

Cyntheanne Woods

Planned Unit Development (PUD) / Rezone

CITY OF FISHERS, INDIANA

January 4, 2021
PUD COMMITTEE

Applicant: William Tres, LLC

Attorneys: Nelson & Frankenberger, LLC
Rick Lawrence, Attorney
Jon C. Dobosiewicz, Land Use Professional
317-844-0106

TABLE OF CONTENTS

1. Explanation of Request

2. Location Exhibit

3. Aerial Exhibit

4. Cyntheanne Woods Concept Plan

5. Typical Lot Plans

6. Home Character Exhibits
   Rear Elevations - Photographs

7. Streetscape Exhibits

8. Cyntheanne Woods PUD Ordinance

TAB 1

EXPLANATION OF REQUEST

The applicant, William Tres, LLC, has filed a rezone application pertaining to a parcel of real estate that consist of approximately 40.5 acres that are located east of and adjacent to Cyntheanne Road 1/8 mile south of 136th Street (collectively, the "Real Estate"). The Real Estate is shown on the Site Location Exhibit included behind Tab 2 and is currently zoned per the terms of the Creekside Shoppes PUD-C. The current use of the property is agricultural in use which can be seen on the Aerial Exhibit included behind Tab 3. Surrounding property to the north (south of 136th Street), is agricultural in use as well. To the east is the Barrington Estates subdivision. Also adjacent to the east and south of the Real Estate is the Britton Falls subdivision. One single-family residence exists south of the site along Cyntheanne Road. Located to the west of the Real Estate, across Cyntheanne Road, is the Cyntheanne Christian Church and the Hunters Run subdivision.

William Tres, LLC is seeking to rezone the Real Estate to the "Cyntheanne Woods Planned Unit Development Ordinance" ("Cyntheanne Woods PUD") in order to develop a high-quality, for-sale, residential community consisting of sixty-one (61) single family detached homes on the Real Estate. Expected prices for homes will be from the $400,000's. Character exhibits of the proposed homes are included behind Tab 6. Homes include recessed garages and significant architectural detailing on all sides, as shown on the Character Exhibits. Rear Elevations are enhanced as illustrated on the last page of Tab 6. The exhibit included behind Tab 7 includes streetscape examples from a similar community which includes the proposed homes. In addition to the architectural design, the reduced front yards along with the recessed garage format will create a welcoming pedestrian oriented street frontage within the neighborhood.

As illustrated on the Concept Plan (see Tab 4), the single family detached homes are to be constructed on lots located generally along the western and northern area of the Real Estate. Details of the proposed lot style are included behind Tab 5 which includes the recessed garage layouts and setbacks. As shown on the Conceptual Plan, and requested by City Staff, the better part of the Real Estate will be dedicated to the City of Fishers to become part of the City's Greenway Trail Corridor. This Greenway area provides an open space transition between the single family homes and the existing neighborhoods to the east and south.

The Cyntheanne Woods PUD, included behind Tab 8, contains specific development requirements for the single family detached homes, as well as specific architectural requirements for the home product. To this end, Illustrative Architectural Exhibits of the potential home product and specific rear elevation and garage door enhancements are included as exhibits to the Cyntheanne Woods PUD.

We look forward to presenting this request to you on January 4, 2022.

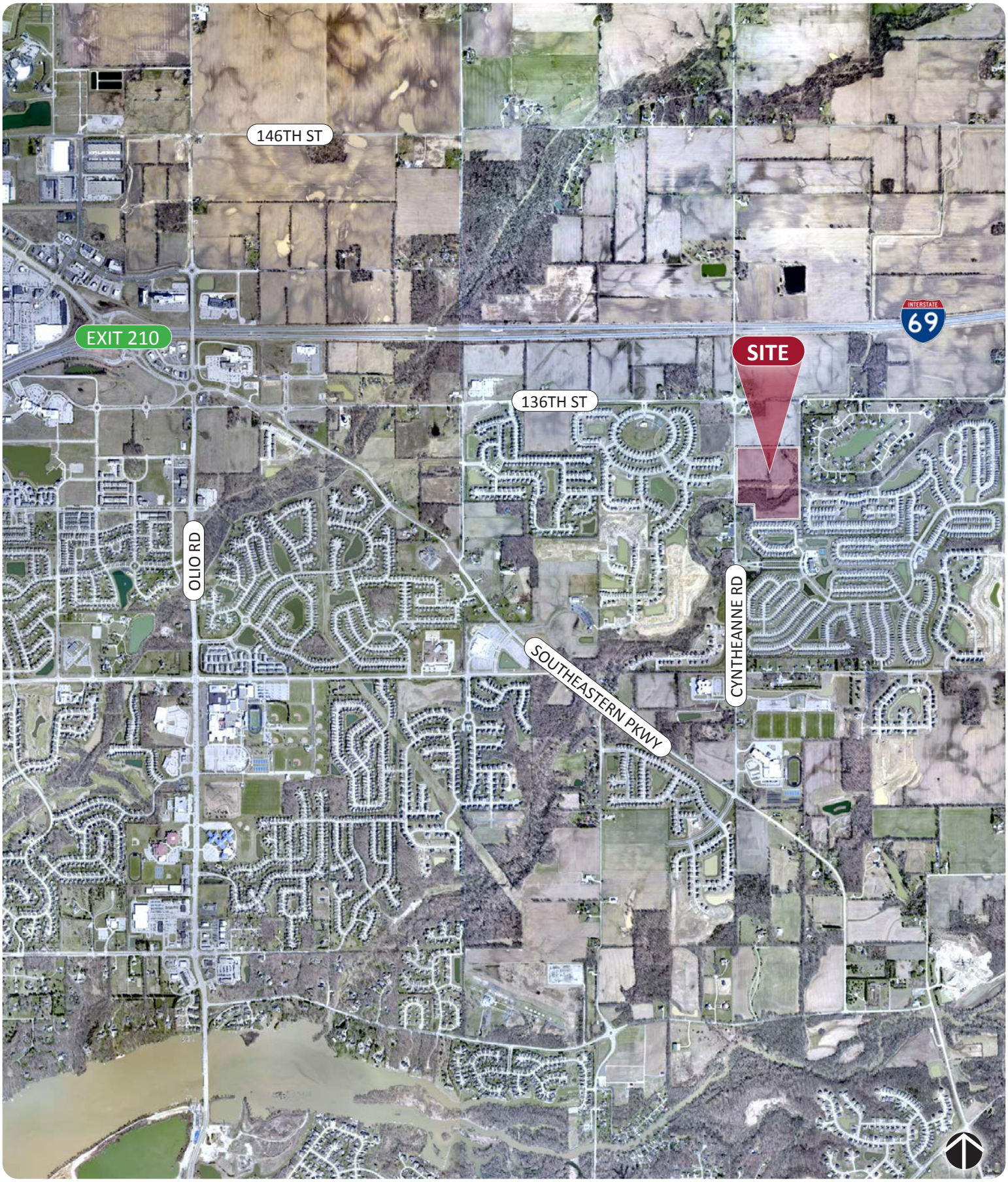
Respectfully submitted,

Rick Lawrence

Jon C. Dobosiewicz

TAB 2

LOCATION EXHIBIT



TAB 3

AERIAL EXHIBIT

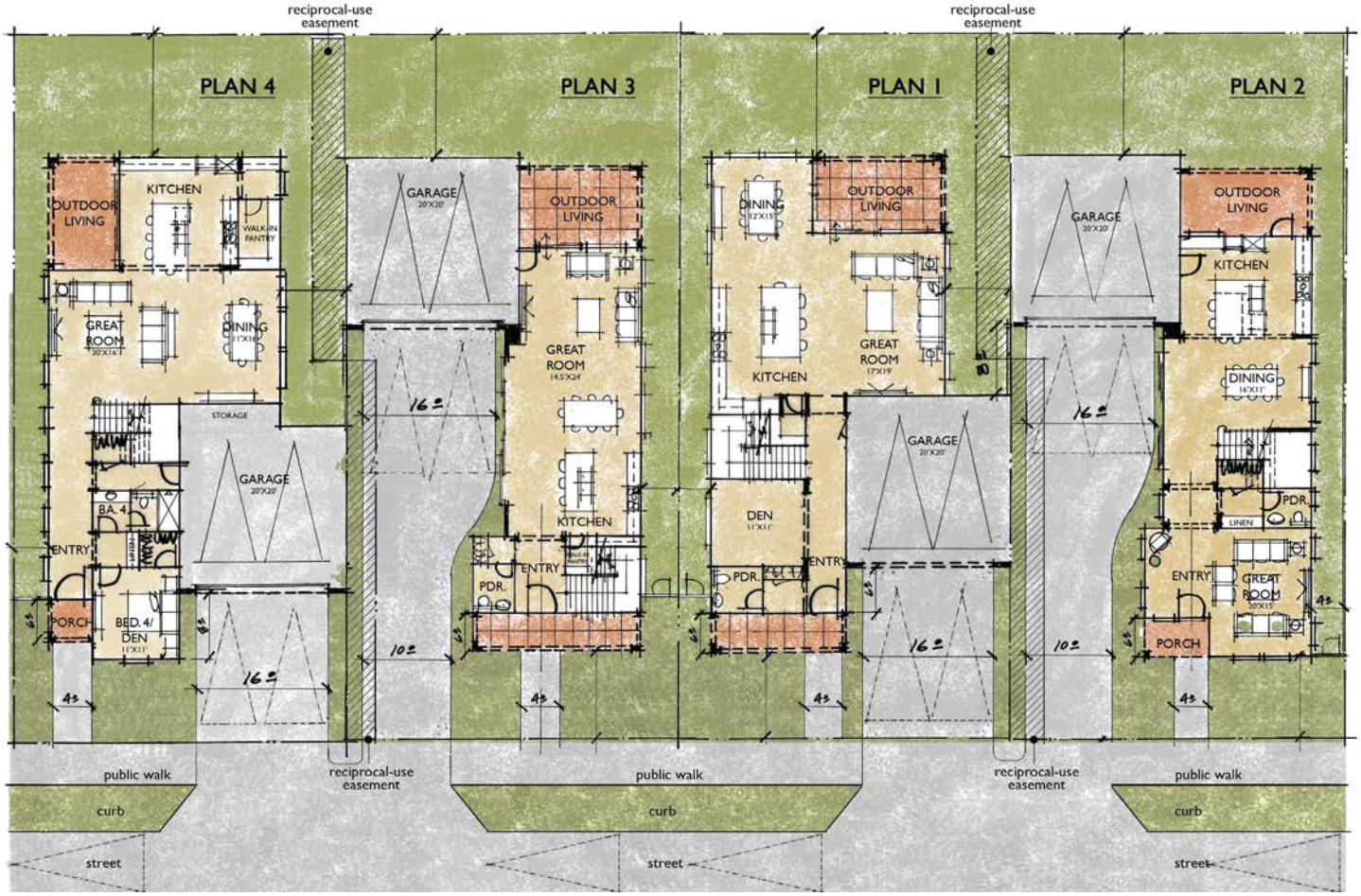
TAB 4

CONCEPTUAL PLAN

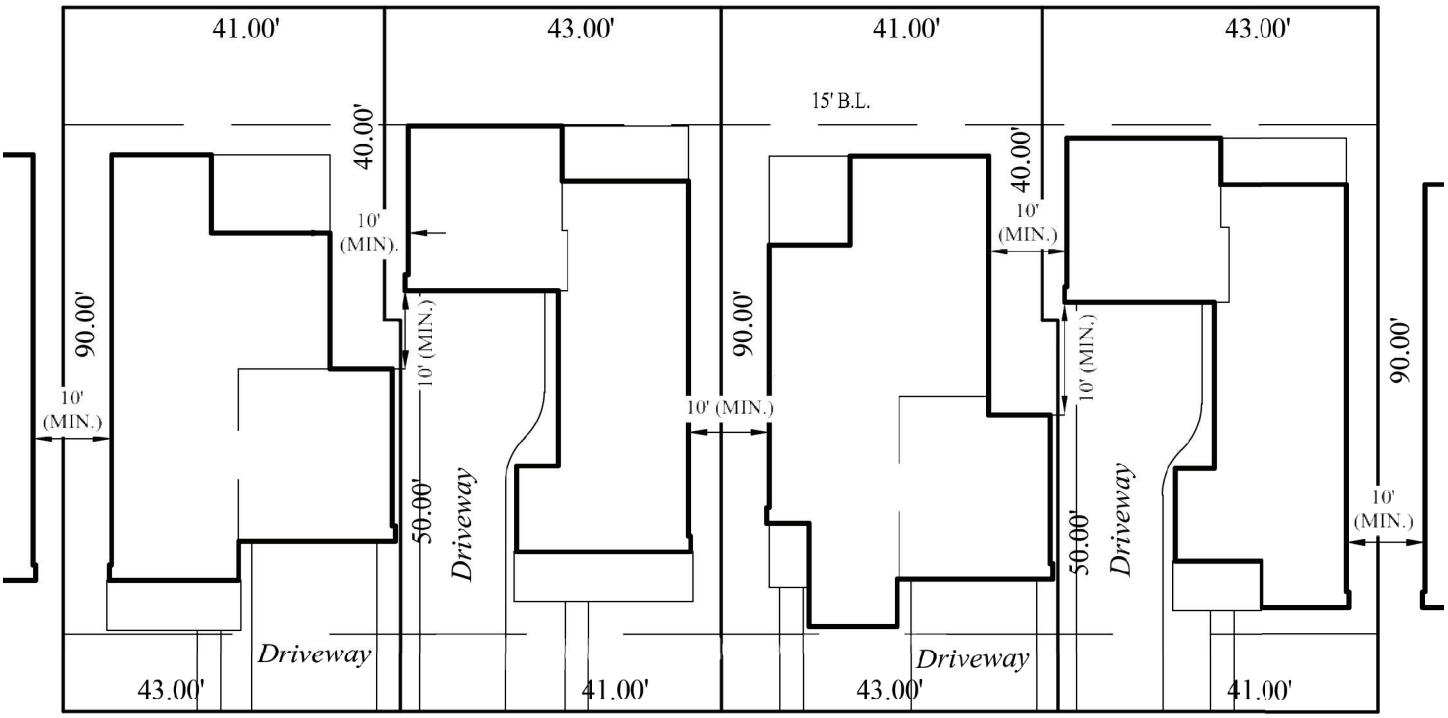
TAB 5

TYPICAL LOT PLANS

FIRST FLOOR - LOT PLAN EXAMPLE



TYPICAL PLOT PLAN



TAB 6

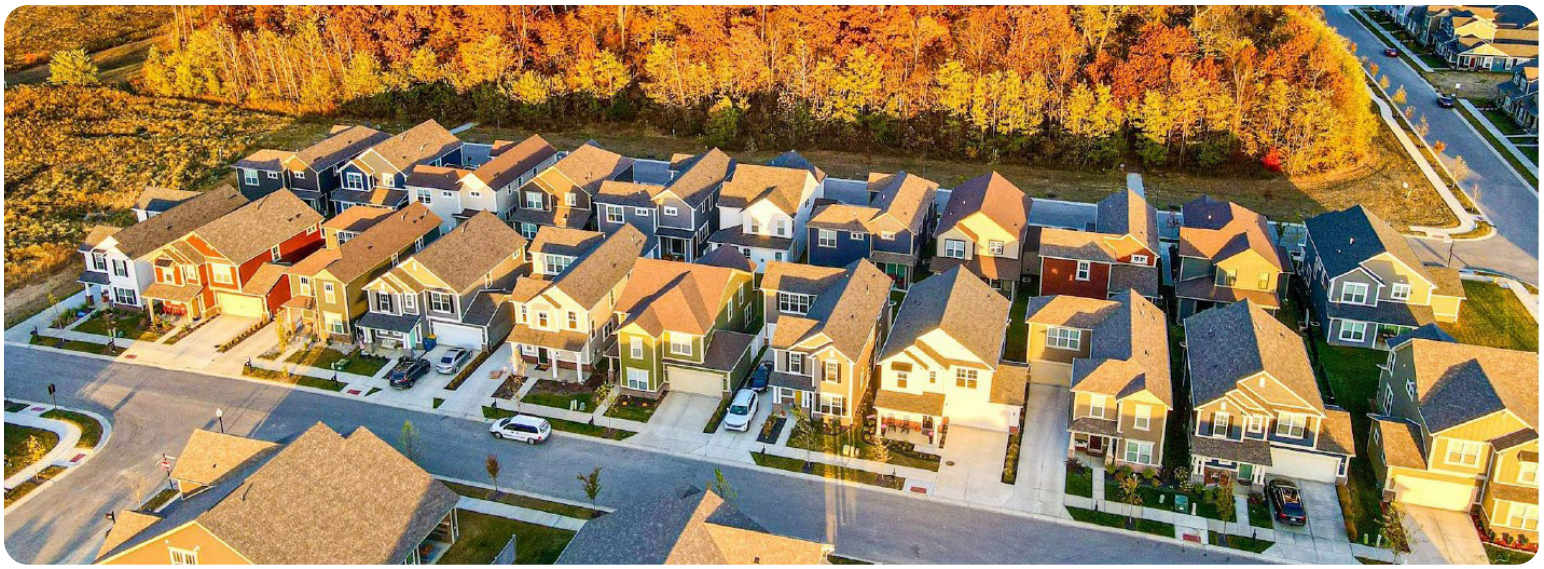
CHARACTER EXHIBITS

CHARACTER EXHIBITS

REAR ELEVATIONS - PHOTOGRAPHS

TAB 7

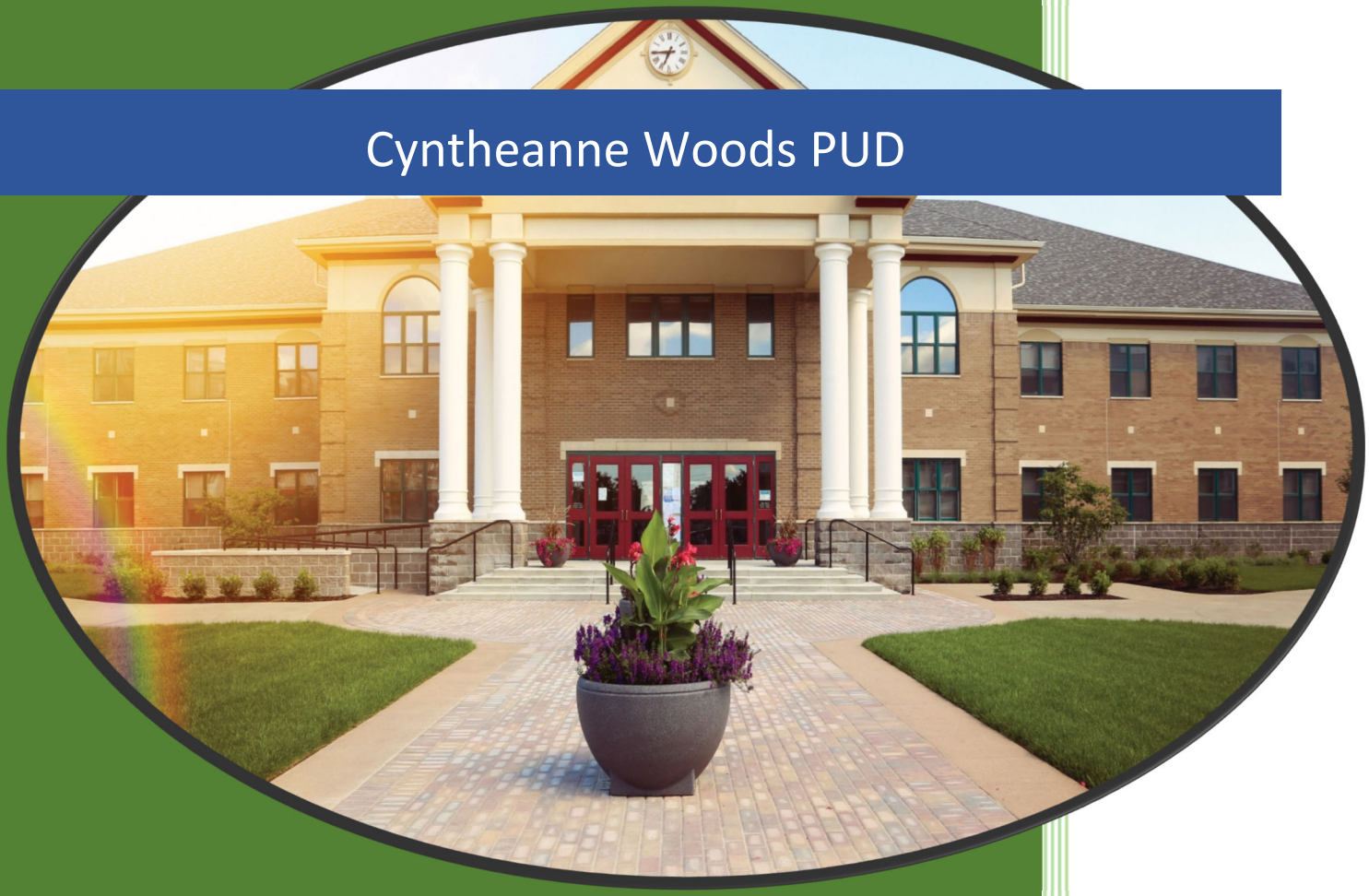
STREETSCAPE EXHIBITS



TAB 8

2023

Cyntheanne Woods PUD



Planning & Zoning Department

City of Fishers

Ordinance:

FISHERS
EST. 1872

1.1. Declaration, Purpose and Intent, Applicability, and Allowed Uses

A. Declaration

1. Ordinance No. _____ (this “Ordinance”)
2. Adopted: _____

B. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 062121B, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in Exhibit B.1 attached hereto and incorporated herein (the "Real Estate"), is hereby designated as a Planned Unit Development - Residential District (PUD-R), and that said PUD-R zoning district shall hereafter be known as the " Cyntheanne Woods PUD."

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO 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.

C. Applicability

The standards of the UDO applicable to the R5 Residential District shall apply to the development of the Real Estate, as shown on the Concept Plan, except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to "Chapter", “Article”, and “Section” in this Ordinance shall refer to the corresponding Chapter, Article and Section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and Sec. 1.3.6. Transition Ordinance also shall apply to amendments.

D. Allowed Uses

All uses permitted in the R5 Residential District shall be permitted in the Real Estate.

1.2. Concept Plan

The Concept Plan, attached hereto as Exhibit B.2, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of the Cyntheanne Woods PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

1.3. Development Standards

A. Introductory Provisions

The regulations of CHAPTER 1. INTRODUCTORY PROVISIONS shall apply.

B. Administration

The regulations of CHAPTER 2. ADMINISTRATION shall apply.

C. Zoning Districts

The regulations of CHAPTER 3. ZONING DISTRICTS shall apply, except as modified by this Ordinance. The total maximum number of lots within the Cyntheanne Woods PUD shall not exceed 61 lots.

1. Article 3.1. Establishment of Zoning Districts: Shall apply.
2. Article 3.2. Residential Districts: Shall apply, except as modified below:

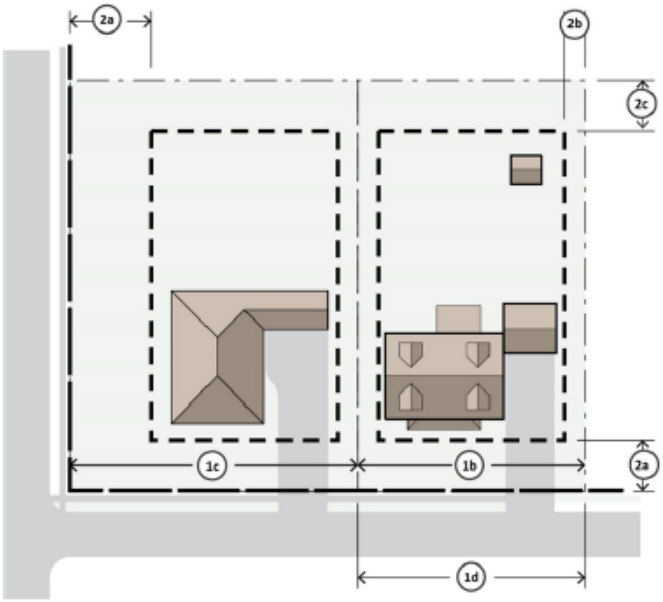
(a) Sec. 3.2.6. R5 Residential District: Shall not apply. Instead the following shall apply to the District**:**

District Development Standards

1. Minimum Lot Dimensions	
1a. Lot area	3,500 sf
1b. Lot width at building line – standard	40 feet
1c. Lot width at building line – corner	50 feet
1d. Lot frontage	20 feet
2. Minimum Building Setbacks	
2a. Front - local street / other street type	10 feet
2b. Side	*1 foot
2c. Rear	15 feet
2d. Minimum Building Separation	**10 feet
3. Maximum Building Height	
3a. Primary structure	35'
4. Building Floor Area	
4a. Living unit area, 1-story (min)	1,800 sf
4b. Living unit area, 2-story (min)	1,800 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	75%
5c. Alternative standards	*Sec. 8.4.7. Conservation Development*
5e. Total structures per lot	*Sec. 6.8.1.G. Structures Per Lot*

* There shall be a minimum three (3) foot wide reciprocal use and access easement along side lot lines of adjoining lots where the side yard building setback is less than three (3) feet.

** There shall be a minimum ten (10) foot building separation as measured at the structure foundation (minor encroachments including overhangs and masonry shall be permitted within the building separation). If the building separation is less than twenty (20) feet, then a subsurface drain shall be required in the side yard between the structures.



D. Article 6.1 General Regulations: Shall apply.

E. Article 6.2 Accessory Structure Standards: Shall apply.

F. Article 6.3 Architectural Design Standards: Shall apply, except as modified below:

1) The "Illustrative Architectural Exhibit" included in **Exhibit C** is hereby incorporated into this Cyntheanne Woods PUD to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the residential dwellings on the Real Estate. The final dwelling designs may vary from the Illustrative Architectural Exhibit, however, the dwellings shall be substantially similar in quality and character to the dwellings shown in the Illustrative Architectural Exhibit. Where there is a conflict between the Illustrative Architectural Exhibit and the Architectural Design Standards, compliance with the Illustrative Architectural Exhibit shall supersede and the dwelling design shall be permitted.

2) Section 6.3.4.B.4.e – Shall apply as illustrated in the examples of compliance in **Exhibit D** Garage Door Illustrations.

3) Section 6.3.4.B.4.c – Shall apply, however an additional storage area shall not be required.

4) Section 6.3.4.C.2.d – Shall apply, as compliance is demonstrated in the Illustrative Architectural Exhibit (**Exhibit C**).

5) Section 6.3.4.D.2.d – Shall apply, as compliance is demonstrated in the Illustrative Architectural Exhibit (**Exhibit C**). Variations, as illustrated below, shall be permitted.

6) Section 6.3.4.D.2.e – Shall not apply. Instead, Dwelling materials and percentages shall be as generally illustrated on **Exhibit C** and **Exhibit E**.

   a. Article 6.3.4.B.2(a-d) shall apply, as compliance is demonstrated in Exhibit E.
   b. Along rear elevations are facing a public view (where visible from roadways, common areas and pedestrian areas) enhancements to dwellings shall be as generally depicted on **Exhibit E**. Additionally, a minimum of one (1) window shall be added to the rear of any garage area where the garage area is along the rear of the dwelling (see **Exhibit E** "*").

G. Article 6.4 Entrances & Driveways: Shall apply.

H. Article 6.5 Exterior Lighting Standards: Shall apply.

I. Article 6.6 Height Standards: Shall apply.

J. Article 6.7 Landscaping Standards: Shall apply, except as modified below:

1) The required landscaping in all common areas/open space and pond edging shall be native species selected from the City of Fishers list of approved species, and emphasis shall be given to selecting drought tolerant varieties, at the discretion of the developer and/or property owner. All required plantings initially on individual lots shall be native species. Non-native species may be installed with prior approval by City Staff.

2) Required landscaping that can not be placed in a required location due to utility or infrastructure separation requirements may be planted elsewhere on the Real Estate.

3) Varying species of plantings shall be used to protect against pest and disease. No more than thirty percent (30%) of total plan material may be of one species.

4) **Section 6.7.4 Bufferyards** - Shall not apply.

5) **Section 6.7.5 – Lot Plantings**: Lot Plantings may be installed within Common Areas on the Real Estate if easements prevent placement on the subject lot.

6) **Section 6.7.6.A - Local Streets – Single-family Lots**: 1 canopy tree per frontage, which canopy tree shall be one and the same as the tree required under Section 6.7.5.

K. **Article 6.8 Lot Standards:** Shall apply.
L. **Article 6.9 Outdoor Display & Storage Standards:** Shall apply.
M. **Article 6.10 Parking & Loading Standards:** Shall apply.
N. **Article 6.11 Pedestrian Accessibility Standards:** Shall not apply to the Greenway Trail Corridor Area (as identified on the Concept Plan (**Exhibit B.2**).
O. **Article 6.12 Permitted Nonresidential Structure Standards:** Shall apply.
P. **Article 6.13 Property Identification Standards:** Shall apply.
Q. **Article 6.14 Public Art Standards:** Shall apply.
R. **Article 6.15 Setback Standards:** Shall apply.
S. **Article 6.16 Signage Standards:** Shall apply.
T. **Article 6.17 Wall & Fence Standards:** Shall apply.
U. **Article 6.18 Water & Sewer Standards:** Shall apply.
V. **Article 6.19 Vision Clearance Standards:** Shall apply.

1.3. Planned Unit Development Design Standards

A. **Cross Reference:** The regulations of *Chapter 8: Subdivision and Planned Unit Development Design Standards* shall apply, except as modified below.

1) **Article 8.1 General Provisions:** Shall apply.
2) **Article 8.2 Block, Lot & Access Standards:** Shall apply.
3) **Article 8.3 Street & Alley Standards:** Shall apply.

4) **Article 8.4 Open Space, Common Area & Amenity Standards:** Development of the Real Estate shall not be subject to the Open Space requirements of UDO. Dedication of the part of the Real Estate, as generally illustrated and labeled as Greenway Trail Corridor Area on **Exhibit B.2**, to the City of Fishers at the time of Secondary Plat shall satisfy all applicable Open Space requirements of the UDO. If the City desires to improve the dedicated area prior to its dedication, then the property owner shall work in good faith with the City to accommodate the City's plans.

5) **Article 8.5 Other Design Standards:** Shall apply.

1.4. Floodplain Standards

The regulations of CHAPTER 9. FLOODPLAIN STANDARDS shall apply.

1.5. Procedures & Permits

The regulations of CHAPTER 10. PROCEDURES & PERMITS shall apply.

1.6. Enforcement & Penalties

The regulations of CHAPTER 11. ENFORCEMENT & PENATIES shall apply.

1.7. Definitions

The regulations of CHAPTER 12. DEFINITIONS shall apply.

1.8. Impact Fees

Regardless of the Real Estate's annexation status at the time a building permit is issued, all applicable road, bridge and park impact fees shall be paid, subject to any applicable credits.

1.9. Real Estate

See "Exhibit B.1" attached hereto.
(Legal Description and Location Map of property.)

2.0. Adoption

PUD Draft E 122022

Exhibit B.1 – Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF HAMILTON, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST QUARTER, SECTION 29, TOWNSHIP 18 NORTH, RANGE 6 EAST, LOCATED IN FALL CREEK TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT A RAILROAD SPIKE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 6 EAST; THENCE NORTH 00 DEGREES 09 MINUTES 25 SECONDS EAST (ASSUMED BEARING) 521.13 FEET ON AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO A MAG NAIL AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 09 MINUTES 25 SECONDS EAST 1215.50 FEET ON AND ALONG SAID NORTH LINE TO A MAG NAIL; THENCE NORTH 89 DEGREES 48 MINUTES 51 SECONDS EAST 1320.50 FEET PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED S0083; THENCE SOUTH 00 DEGREES 09 MINUTES 25 SECONDS WEST 1435.50 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED S0038; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS WEST 980.50 FEET PARALLEL WITH SAID SOUTH LINE TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED S0083; THENCE NORTH 00 DEGREES 09 MINUTES 25 SECONDS EAST 220.00 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED S0083; THENCE SOUTH 89 DEGREES 48 MINUTES 51 SECONDS WEST 340.00 FEET PARALLEL WITH SAID SOUTH LINE TO THE POINT OF BEGINNING.

Exhibit B.2 – Concept Plan

Exhibit C – Illustrative Architectural Exhibit

Exhibit C – Illustrative Architectural Exhibit

Exhibit D – Garage Door Illustrations

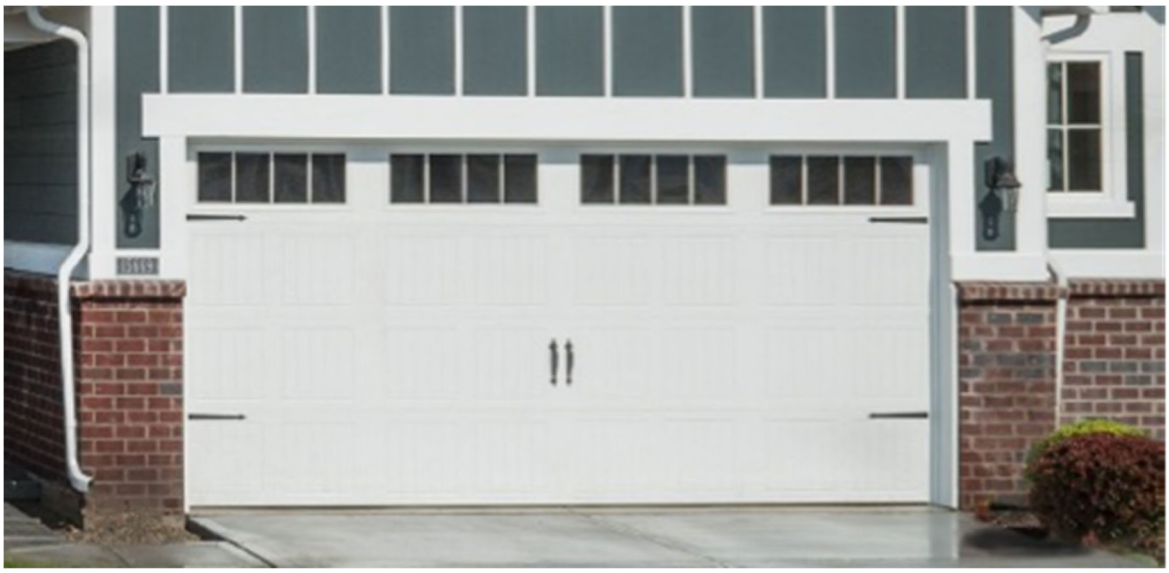


Exhibit E – Rear Elevation Enhancement Illustrations

REAR ELEVATIONS - PHOTOGRAPHS

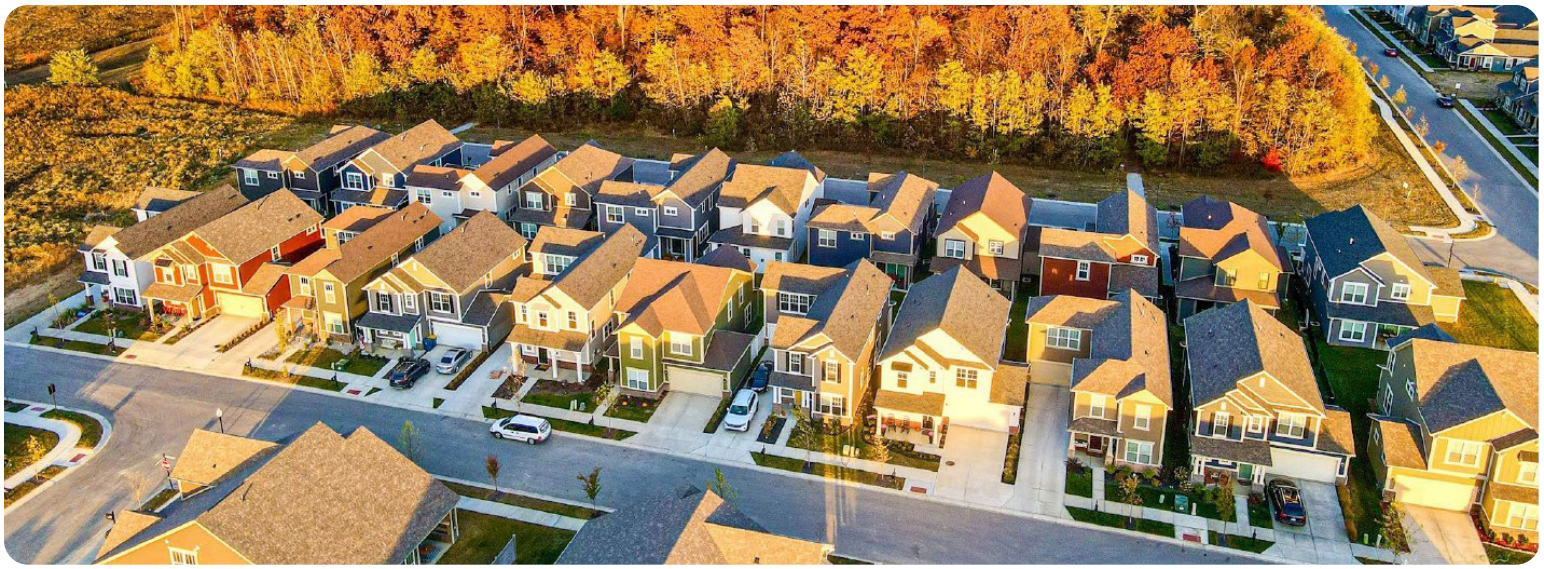
* A minimum of one (1) window shall be added to the garage in the areas noted with an * for those dwellings facing a public view.

CHARACTER EXHIBITS

CHARACTER EXHIBITS

REAR ELEVATIONS - PHOTOGRAPHS

STREETSCAPE EXHIBITS



GEIST MANOR PUD

LENNAR®

Request for Architectural Approval - PUD Committee - 1.5.2022

Table of Contents

Applicant:
Tony Bagato, Entitlement Manager
Lennar Homes of Indiana, Inc.
11555 N. Meridian Street, Suite 400
Carmel, IN 46032

Attorney:
Steve D. Hardin, Esq.
Faegre Drinker Biddle & Reath LLP
600 E. 96th Street, Suite 600
Indianapolis, IN 46240

Tab 1 — **Real Estate**

Tab 2 — **Muirfield**

Tab 3 — **Rivera**

Tab 4 — **Southill**

TAB 1

Real Estate

TAB 2

LENNAR®

EVERYTHING'S INCLUDED®

Estate Collection | Muirfield

Elevation C

Elevation A

Elevation B

LENNAR.COM

* Elevation is an artist rendering and may include optional features, refer to Sellers blueprints for exact elevation details.

LENNAR

Estate Collection | Muirfield

EVERYTHING'S INCLUDED®

Copyright © 2019 Lennar Corporation. All rights reserved. Lennar's Privacy Policy was revised effective February 2018. Lennar is the leading builder of quality new homes in the most desirable real estate markets across the nation. Our home plans demonstrate our commitment to our customers by showcasing outstanding new home construction and a dedication to excellence in homebuilding. Every new home for sale offers the simplicity of included options featured in our model homes and inventory homes. The prices of our homes, included features and available locations are subject to change without notice. Stated dimensions and square footage are approximate and should not be used as a representation of the home's precise or actual size. Please see the actual purchase agreement for additional information, disclosures and disclaimers relating to the home and it's features. For additional legal disclaimers please visit lennar.com/legal. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2019 Lennar Corporation. Lennar, the Lennar logo, CalAtlantic, the CalAtlantic logo, Everything's Included, Everything's Included logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. 01/19 LNIND396

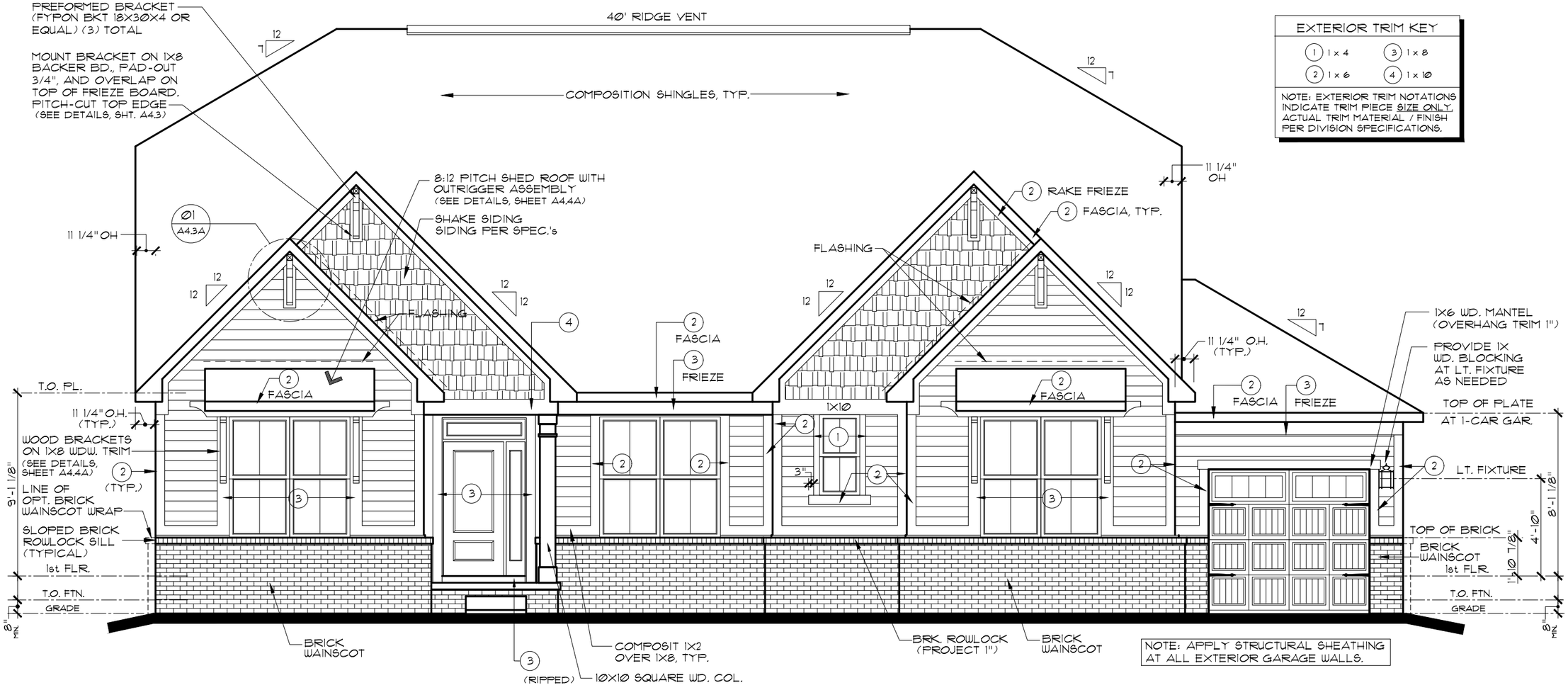
Geist Manor Comparison of Proposed Homes vs Approved Homes

Lennar Homes
Product Name: Muirfield
Square Footage: 2400 – 3010
Selling Price: $545,995 – $552,995

Fischer Homes
Product Name: Hayden, Everett, Hayden
Square Footage: 2406, 2212
Selling Price: $467,990 & $462,990

3/17/2020

NOTE:
ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION CONDITION. SLAB FOUNDATION SIMILAR.



EXTERIOR TRIM KEY	
1 1 x 4	3 1 x 8
2 1 x 6	4 1 x 10

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

FRONT ELEVATION A

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 9979A0

DRAWN BY SAM / SLM

COLLECTION ESTATE

MODEL MUIRFIELD A

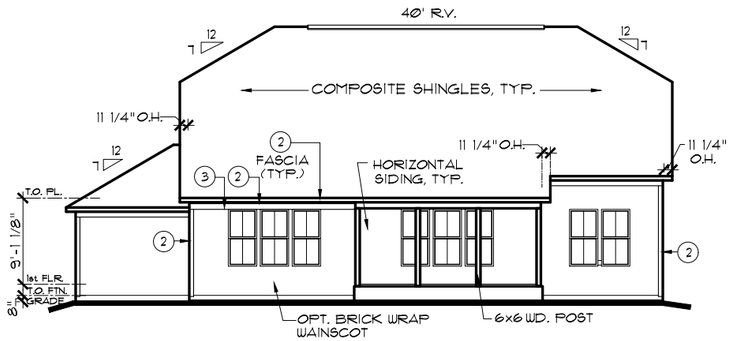
DRAWING TITLE FRONT ELEVATION

OPTION DESCRIPTION ALL

SHEET NO.

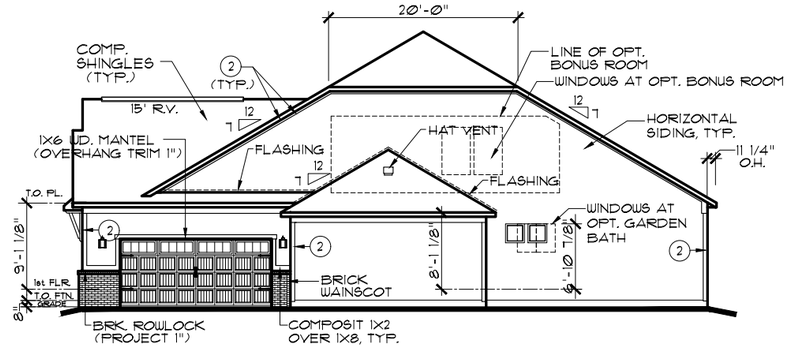
A1.1A

3/17/2020



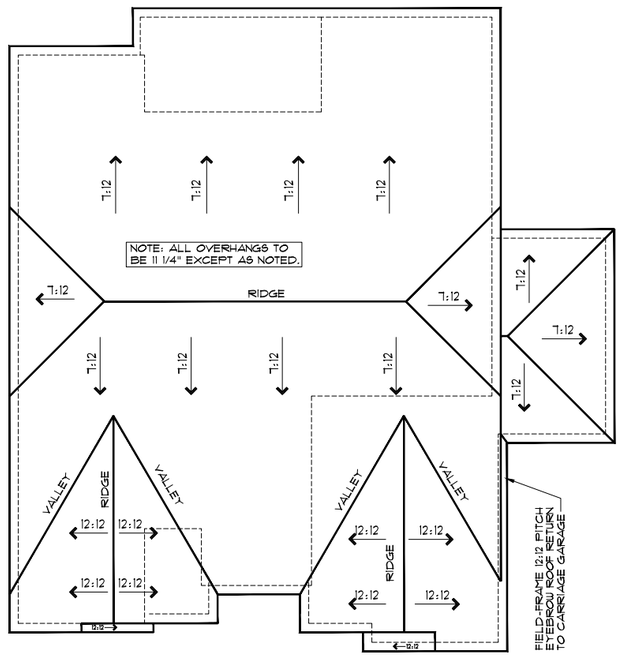
REAR ELEVATION

SCALE: 1/16" = 1'-0"



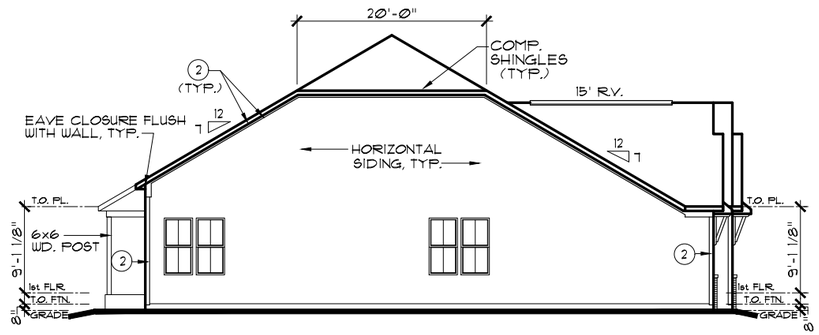
RIGHT ELEVATION

SCALE: 1/16" = 1'-0"



ROOF PLAN A

SCALE: 1/16" = 1'-0"



LEFT ELEVATION

SCALE: 1/16" = 1'-0"

EXTERIOR TRIM KEY	
(1) 1 x 4	(3) 1 x 8
(2) 1 x 6	(4) 1 x 10

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

NOTE:

ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION CONDITION. SLAB FOUNDATION SIMILAR.

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 9979A0

DRAWN BY SAM/ SLM

COLLECTION ESTATE

MODEL MUIRFIELD A

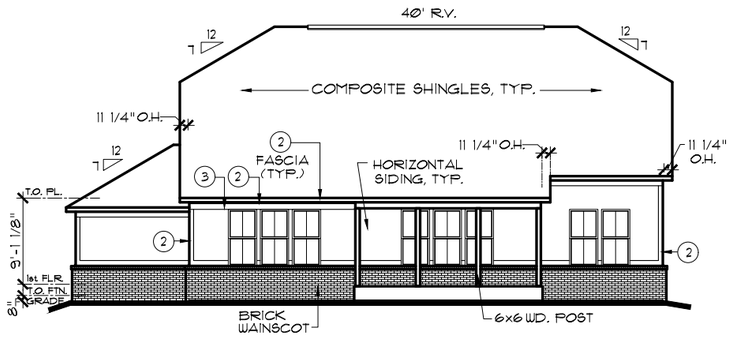
DRAWING TITLE SIDE, REAR ELEVATIONS

OPTION DESCRIPTION STANDARD BRICK FRONT

SHEET NO.

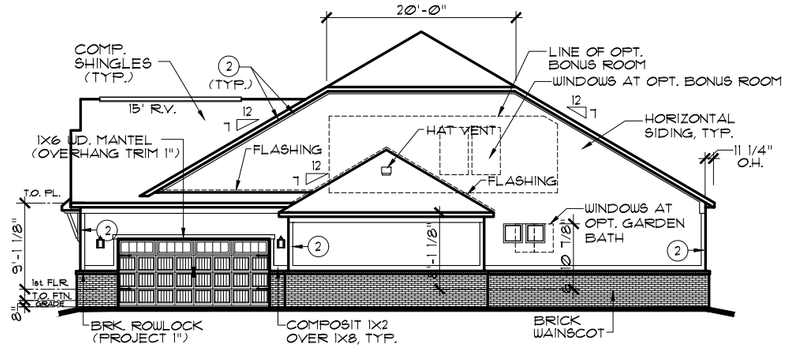
A1.2A

3/17/2020



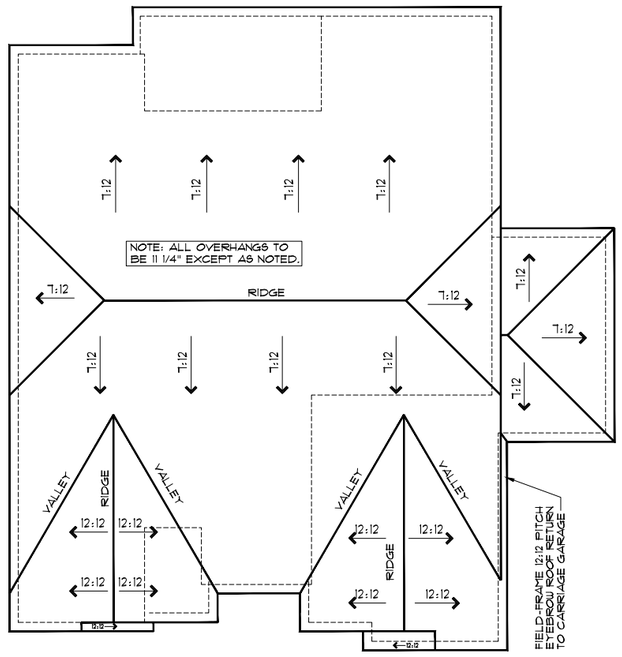
REAR ELEVATION

SCALE: 1/16" = 1'-0"



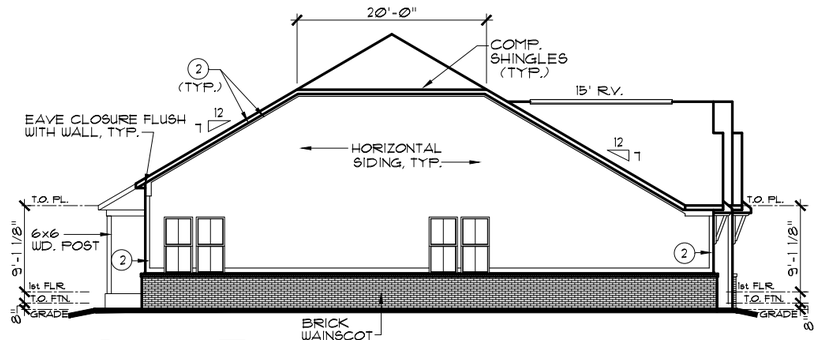
RIGHT ELEVATION

SCALE: 1/16" = 1'-0"



ROOF PLAN A

SCALE: 1/16" = 1'-0"



LEFT ELEVATION

SCALE: 1/16" = 1'-0"

EXTERIOR TRIM KEY	
(1) 1 x 4	(3) 1 x 8
(2) 1 x 6	(4) 1 x 10

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

NOTE:

ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION CONDITION. SLAB FOUNDATION SIMILAR.

BRICK WAINSCOT WRAP OPTION

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 9979A0

DRAWN BY SAM/ SLM

COLLECTION ESTATE

MODEL MUIRFIELD A

DRAWING TITLE SIDE, REAR ELEVATIONS

OPTION DESCRIPTION OPT. BRICK WAINSCOT WRAP

SHEET NO.

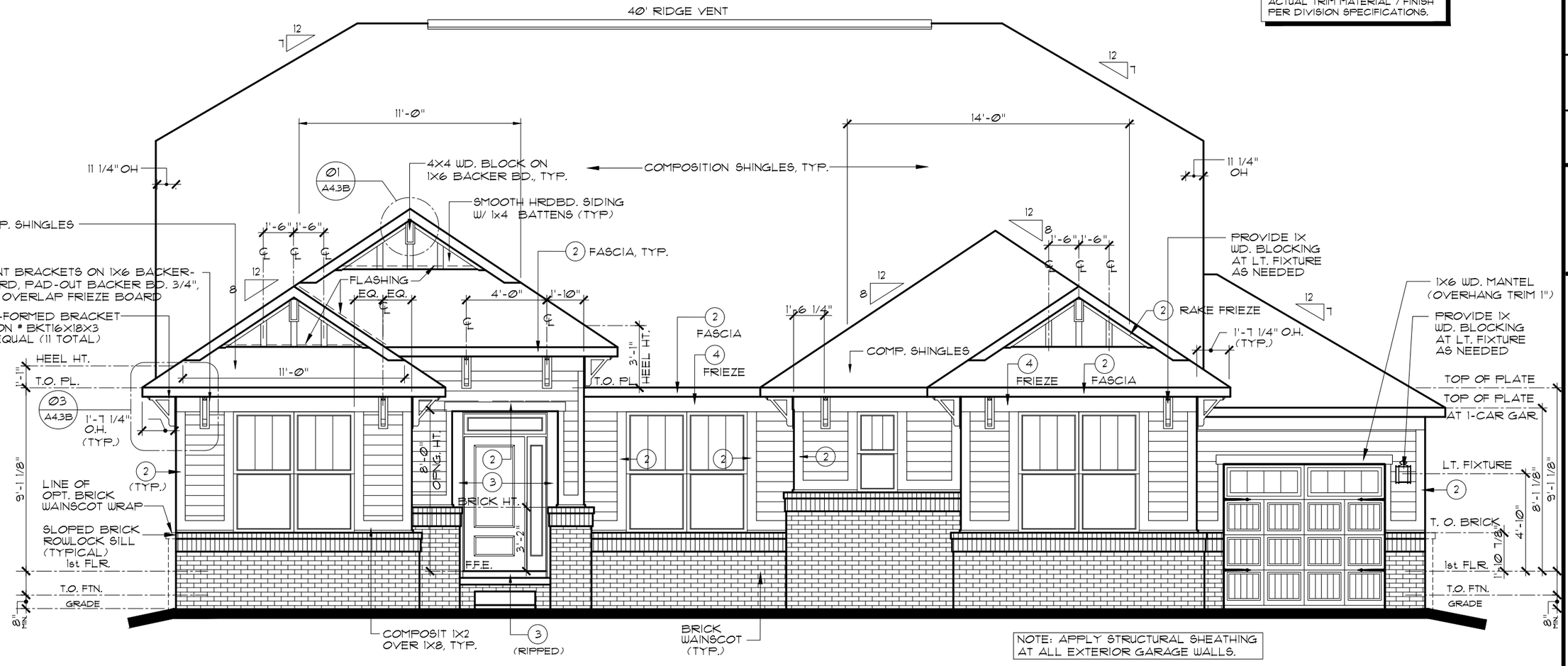
A1.2A

3/17/2020

NOTE:
ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION CONDITION. SLAB FOUNDATION SIMILAR.

EXTERIOR TRIM KEY	
(1) 1 x 4	(3) 1 x 8
(2) 1 x 6	(4) 1 x 10

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.



NOTE: APPLY STRUCTURAL SHEATHING AT ALL EXTERIOR GARAGE WALLS.

FRONT ELEVATION B

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 9979B0

DRAWN BY SAM / SLM

COLLECTION ESTATE

MODEL MUIRFIELD B

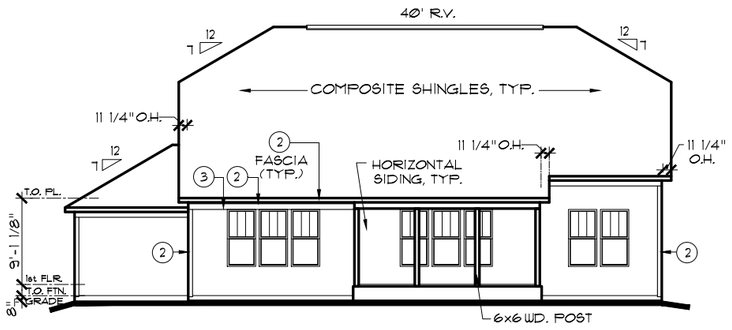
DRAWING TITLE FRONT ELEVATION

OPTION DESCRIPTION ALL

SHEET NO.

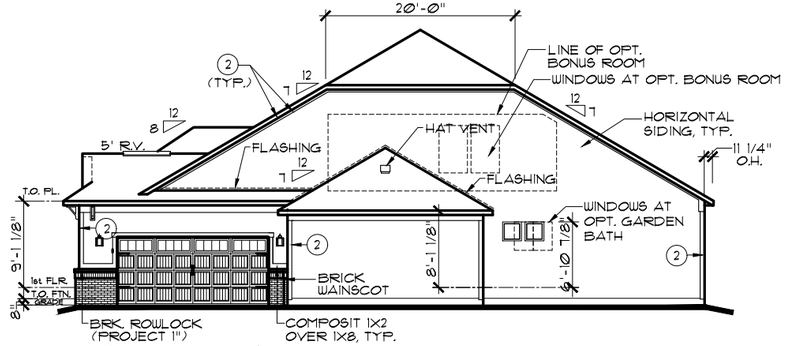
A1.1B

3/17/2020



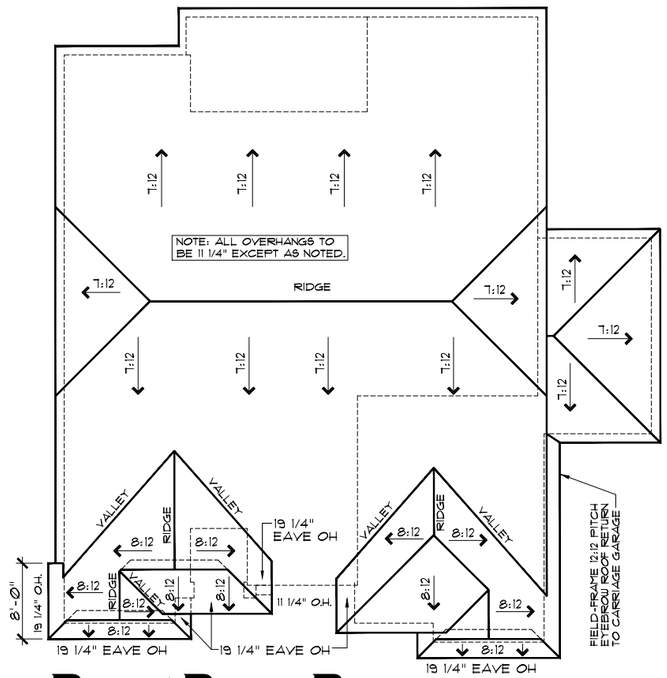
REAR ELEVATION

SCALE: 1/16" = 1'-0"



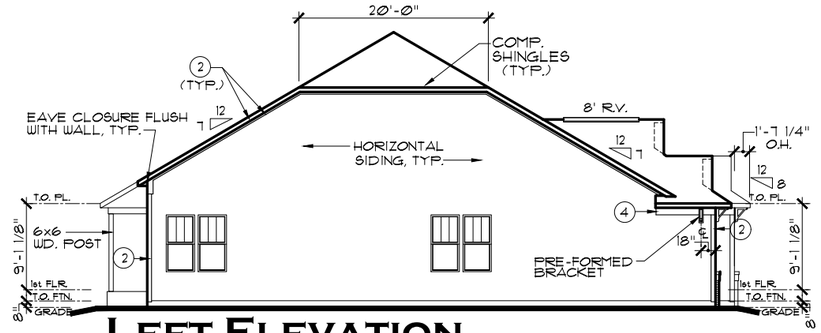
RIGHT ELEVATION

SCALE: 1/16" = 1'-0"



ROOF PLAN B

SCALE: 1/16" = 1'-0"



LEFT ELEVATION

SCALE: 1/16" = 1'-0"

EXTERIOR TRIM KEY	
1 1 x 4	3 1 x 8
2 1 x 6	4 1 x 10

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

NOTE:

ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION CONDITION. SLAB FOUNDATION SIMILAR.

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 997980

DRAWN BY SAM / SLM

COLLECTION ESTATE

MODEL MUIRFIELD B

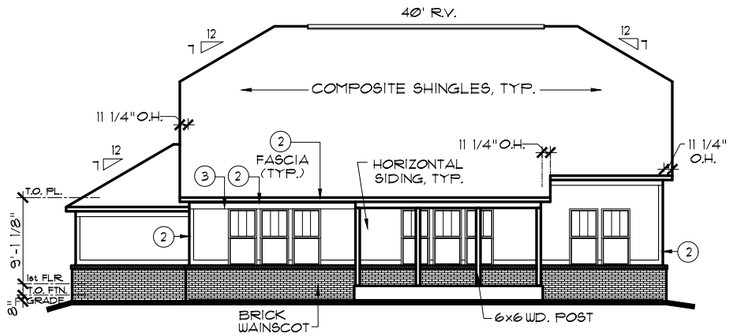
DRAWING TITLE SIDE, REAR ELEVATIONS

OPTION DESCRIPTION STANDARD BRICK FRONT

SHEET NO.

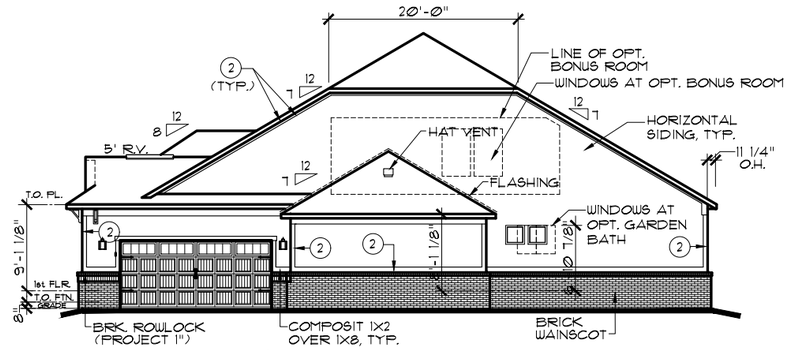
A1.2B

3/17/2020



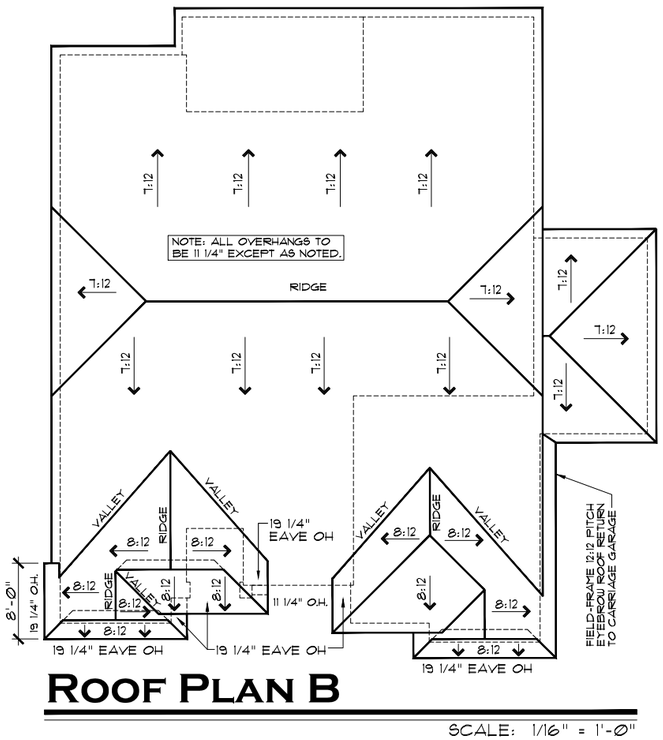
REAR ELEVATION

SCALE: 1/16" = 1'-0"



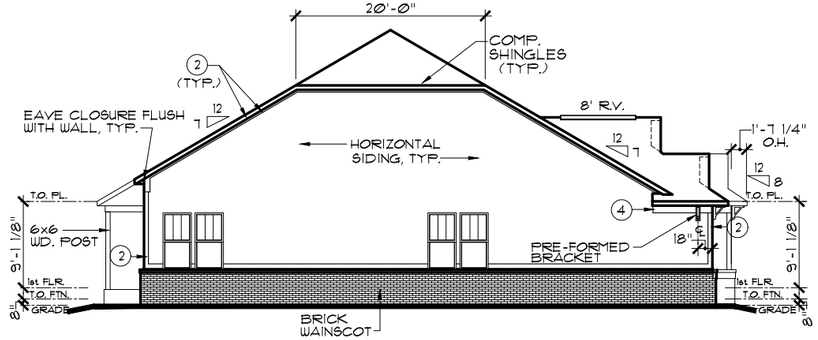
RIGHT ELEVATION

SCALE: 1/16" = 1'-0"



ROOF PLAN B

SCALE: 1/16" = 1'-0"



LEFT ELEVATION

SCALE: 1/16" = 1'-0"

EXTERIOR TRIM KEY	
(1) 1 x 4	(3) 1 x 8
(2) 1 x 6	(4) 1 x 10

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

NOTE:

ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION CONDITION. SLAB FOUNDATION SIMILAR.

BRICK WAINSCOT WRAP OPTION

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 997980

DRAWN BY SAM/ SLM

MODEL MUIRFIELD B

DRAWING TITLE SIDE, REAR ELEVATIONS

COLLECTION ESTATE

OPTION DESCRIPTION OPT. BRICK WAINSCOT WRAP

SHEET NO. A1.2B

3/17/2020

EXTERIOR TRIM KEY	
(1) 1 x 4	(3) 1 x 8
(2) 1 x 6	(4) 1 x 10

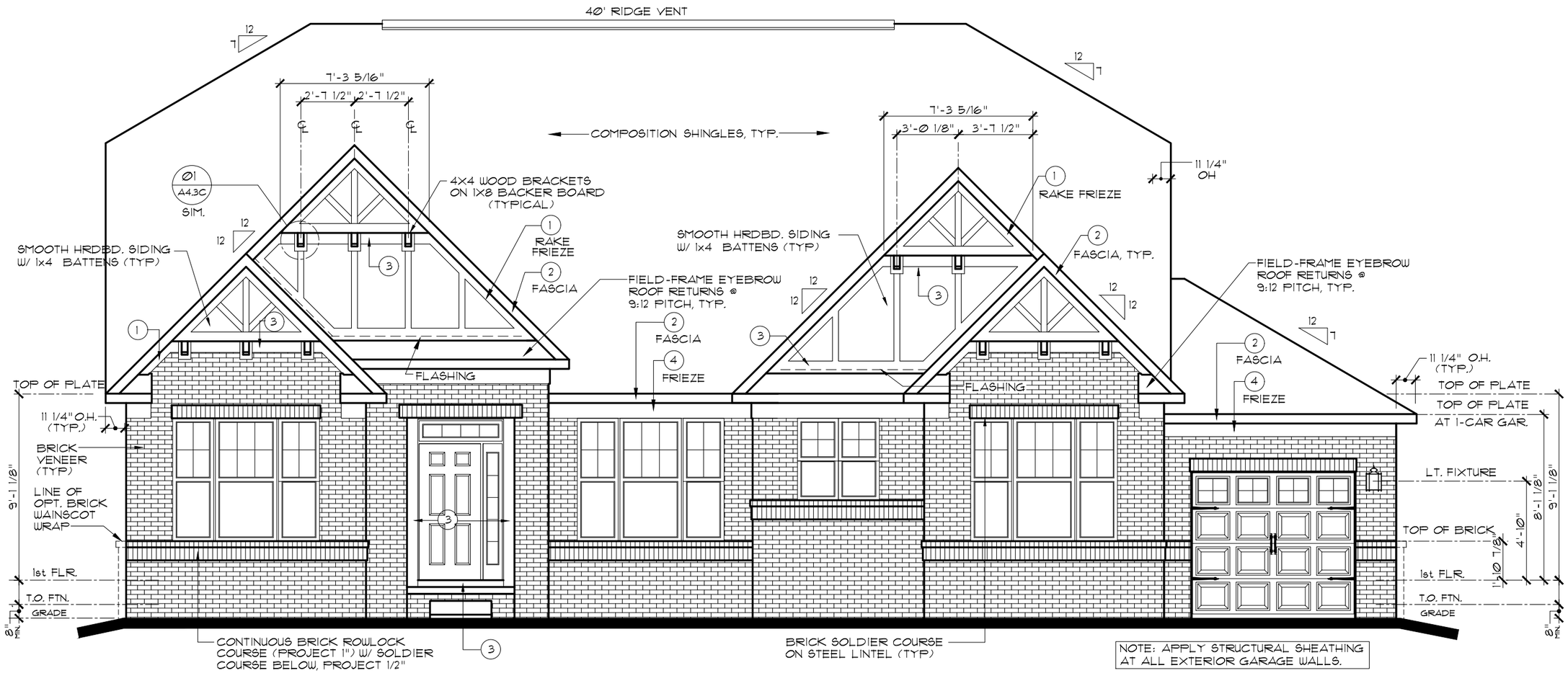
NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

NOTE:

ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION CONDITION. SLAB FOUNDATION SIMILAR.

NOTE:

STEEL LINTELS AND MASONRY CONSTRUCTION ABOVE GARAGE DOORS SHALL COMPLY WITH THE 2020 INDIANA RESIDENTIAL CODE, SECTION R 703.8.3



FRONT ELEVATION C

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 9979C0

DRAWN BY SAM / SLM

COLLECTION ESTATE

MODEL MUIRFIELD C

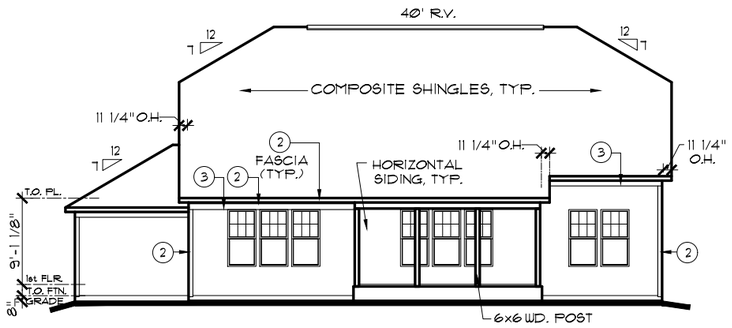
DRAWING TITLE FRONT ELEVATION

OPTION DESCRIPTION ALL

SHEET NO.

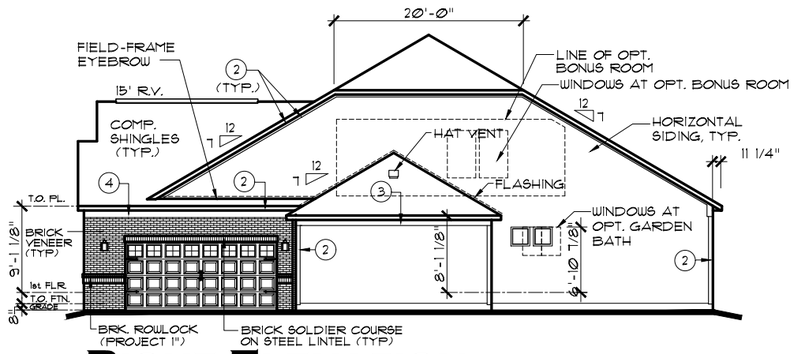
A1.1C

3/17/2020



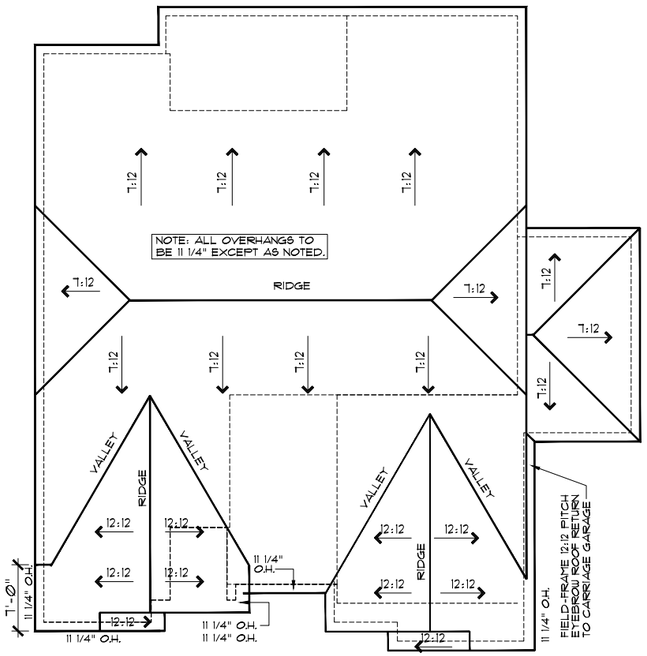
REAR ELEVATION

SCALE: 1/16" = 1'-0"



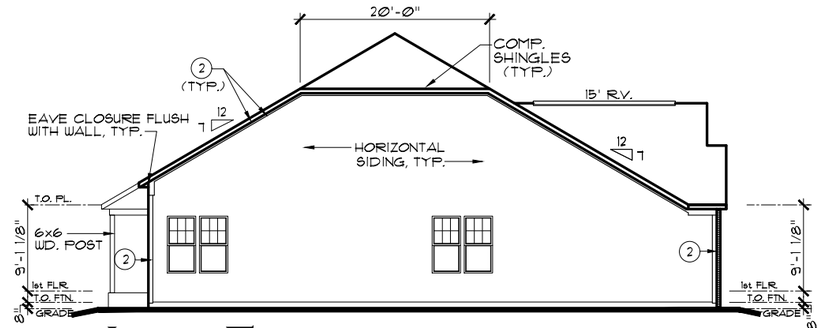
RIGHT ELEVATION

SCALE: 1/16" = 1'-0"



ROOF PLAN C

SCALE: 1/16" = 1'-0"



LEFT ELEVATION

SCALE: 1/16" = 1'-0"

EXTERIOR TRIM KEY	
1 1 x 4	3 1 x 8
2 1 x 6	4 1 x 10

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

NOTE:

ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION CONDITION. SLAB FOUNDATION SIMILAR.

NOTE:

STEEL LINTELS AND MASONRY CONSTRUCTION ABOVE GARAGE DOORS SHALL COMPLY WITH THE 2020 INDIANA RESIDENTIAL CODE, SECTION R 703.8.3

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 9979C0

DRAWN BY SAM / SLM

COLLECTION ESTATE

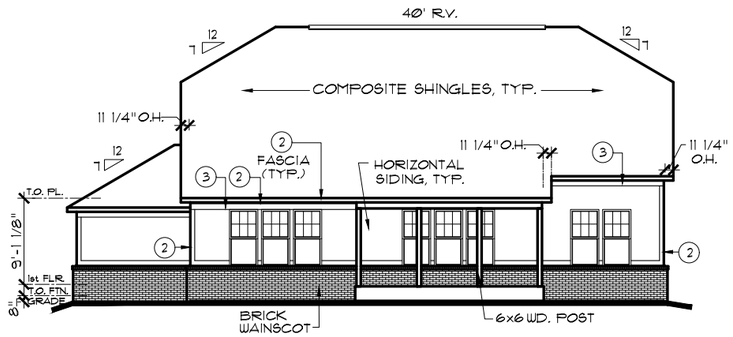
MODEL MUIRFIELD C

DRAWING TITLE SIDE, REAR ELEVATIONS

OPTION DESCRIPTION STANDARD BRICK FRONT

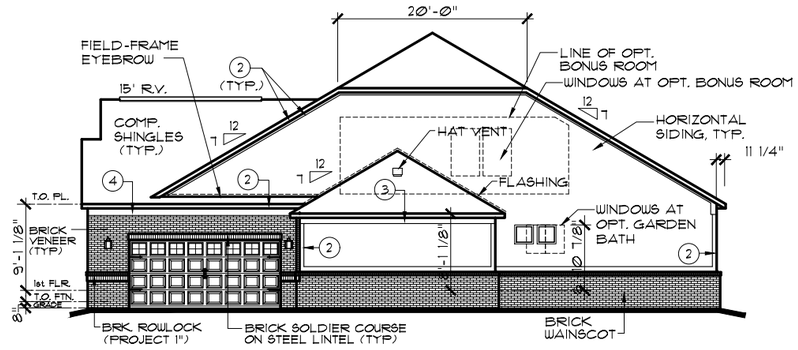
SHEET NO. A1.2C

3/17/2020



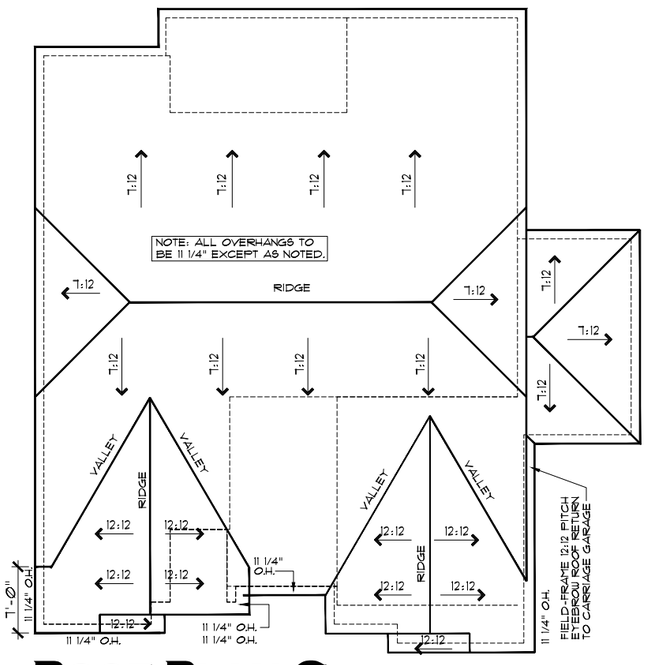
REAR ELEVATION

SCALE: 1/16" = 1'-0"



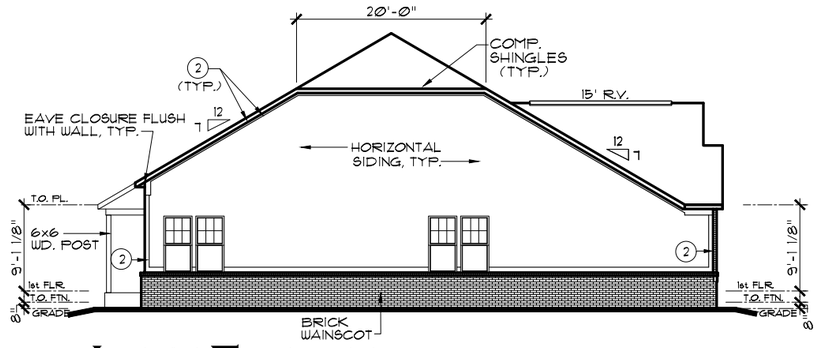
RIGHT ELEVATION

SCALE: 1/16" = 1'-0"



ROOF PLAN C

SCALE: 1/16" = 1'-0"



LEFT ELEVATION

SCALE: 1/16" = 1'-0"

EXTERIOR TRIM KEY	
(1) 1 x 4	(3) 1 x 8
(2) 1 x 6	(4) 1 x 10

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

NOTE:

ALL ELEVATIONS DRAWN AS BASEMENT FOUNDATION CONDITION. SLAB FOUNDATION SIMILAR.

NOTE:

STEEL LINTELS AND MASONRY CONSTRUCTION ABOVE GARAGE DOORS SHALL COMPLY WITH THE 2020 INDIANA RESIDENTIAL CODE, SECTION R 703.8.3

BRICK WAINSCOT WRAP OPTION

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 9979C0

DRAWN BY SAM / SLM

COLLECTION ESTATE

MODEL MUIRFIELD C

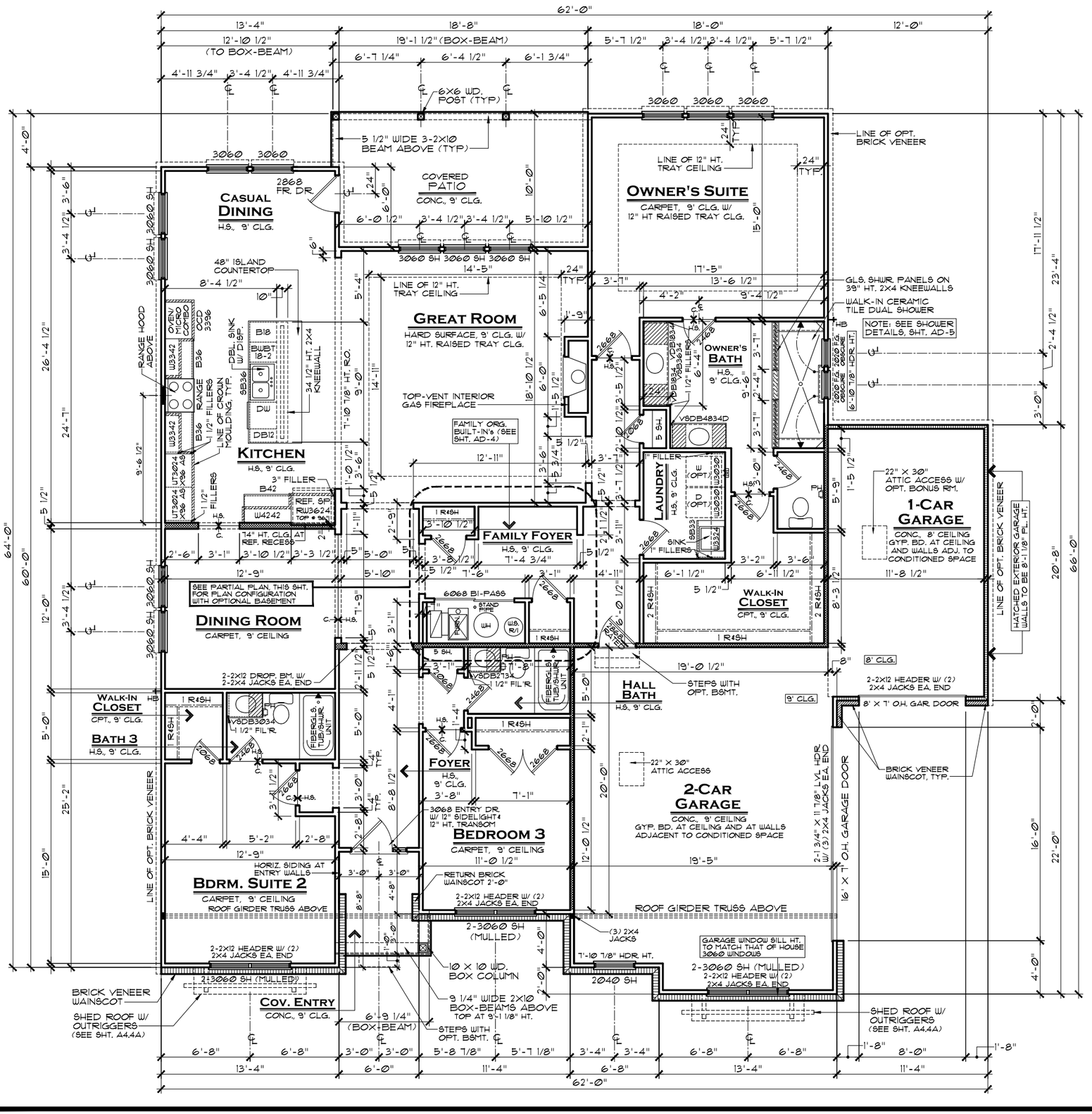
DRAWING TITLE SIDE, REAR ELEVATIONS

OPTION DESCRIPTION OPT. BRICK WAINSCOT WRAP

SHEET NO.

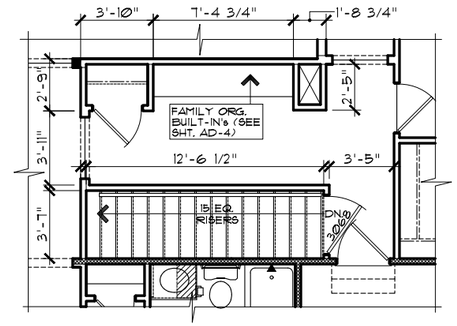
A1.2C

3/17/2020



General Notes:

1. ALL WINDOW HEADERS HEIGHTS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE.
2. ALL TRAY CEILINGS STEP DOWN 8" EXCEPT WHERE OTHERWISE NOTED.
3. 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE.
4. ALL INTERIOR ROUGH OPENINGS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE.



Opt. Basement Plan

SCALE: 1/8" = 1'-0"

Note:

HATCHED WALL INDICATES INTERIOR LD.-BRG. WALL WITH STUDS @ 16" O.C. AND DOUBLE TOP PLATE, TYP.

ALL LOAD-BEARING HEADERS TO BE 2-2X12 W/ 1/2" PLYWD. FILLER and (1) 2X JACK STUDS EACH END, EXCEPT AS NOTED

Area Calculations

1st FLOOR LIVING AREA:	2,404 S.F.
TOTAL LIVING AREA:	2,404 S.F.
GARAGE:	746 S.F.
COVERED PATIO:	189 S.F.
COVERED ENTRY:	48 S.F.
TOTAL UNDER ROOF:	3,387 S.F.

Slab and Basement
First Floor Plan A

Base House
NO BONUS ROOM

SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 9979A0

DRAWN BY SAM

COLLECTION ESTATE

MODEL MUIRFIELD A

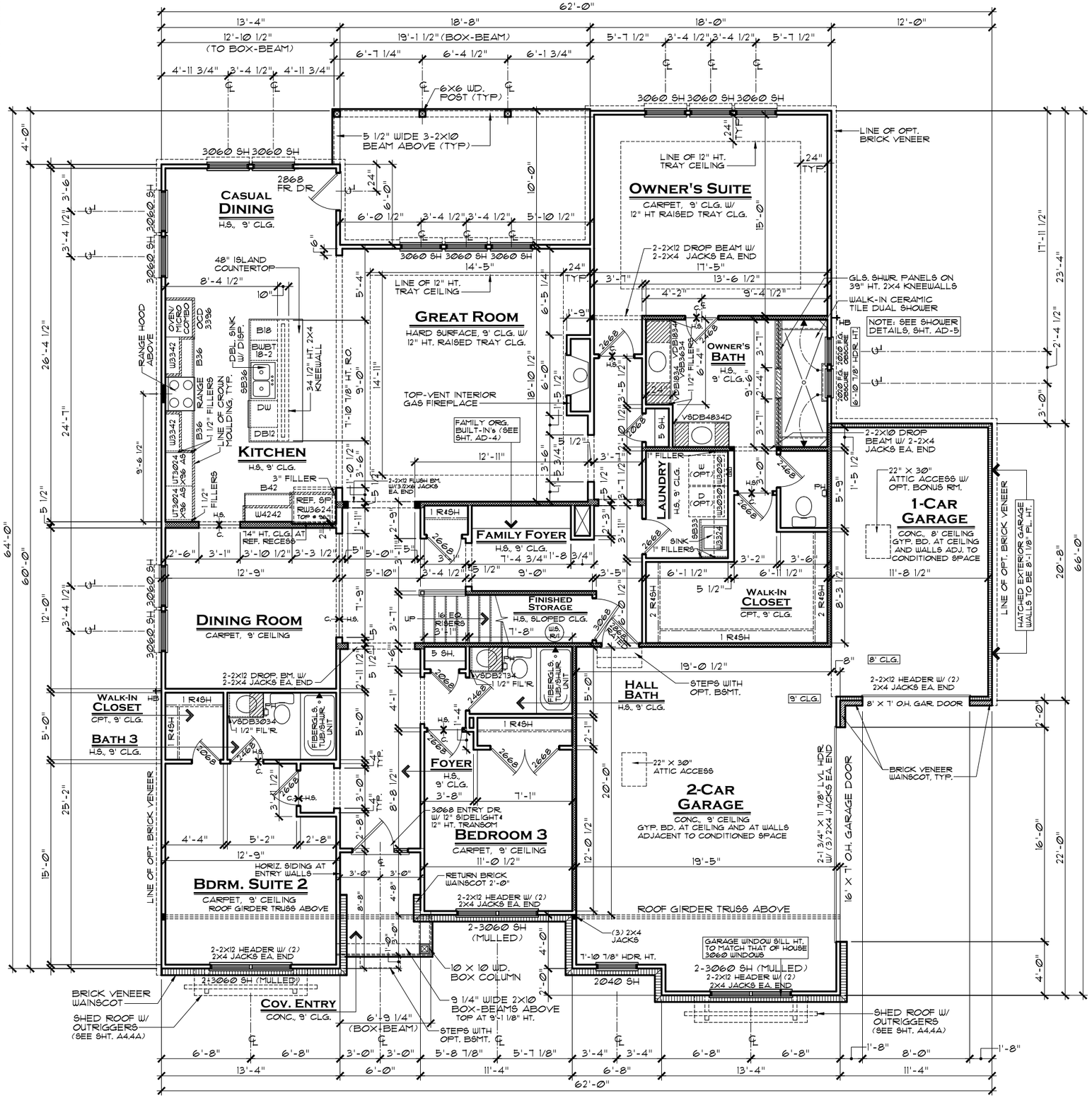
DRAWING TITLE FIRST FLOOR PLAN

OPTION DESCRIPTION SLAB AND BASEMENT BASE HOUSE (NO BONUS ROOM)

SHEET NO.

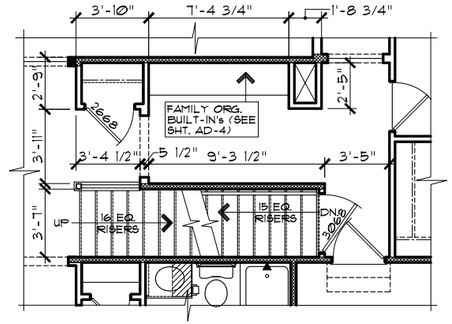
A3.1A

3/17/2020



General Notes:

1. ALL WINDOW HEADERS HEIGHTS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE.
2. ALL TRAY CEILINGS STEP DOWN 8" EXCEPT WHERE OTHERWISE NOTED.
3. 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE.
4. ALL INTERIOR ROUGH OPENINGS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE.



Opt. Basement Plan

SCALE: 1/8" = 1'-0"

Note:

HATCHED WALL INDICATES INTERIOR LD.-BRG. WALL WITH STUDS @ 16" O.C. AND DOUBLE TOP PLATE, TYP.

ALL LOAD-BEARING HEADERS TO BE 2-2X12 W/ 1/2" PLYWD. FILLER and (1) 2X JACK STUDS EACH END, EXCEPT AS NOTED

Area Calculations

1st FLOOR LIVING AREA:	2,404 S.F.
BONUS ROOM LIVING AREA:	606 S.F.
TOTAL LIVING AREA:	3,010 S.F.
GARAGE:	746 S.F.
COVERED PATIO:	189 S.F.
COVERED ENTRY:	48 S.F.
TOTAL UNDER ROOF:	3,993 S.F.

Slab and Basement
First Floor Plan A
Opt. Bonus Room

SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 9979A0

DRAWN BY SAM/SLM

COLLECTION ESTATE

MODEL MUIRFIELD A

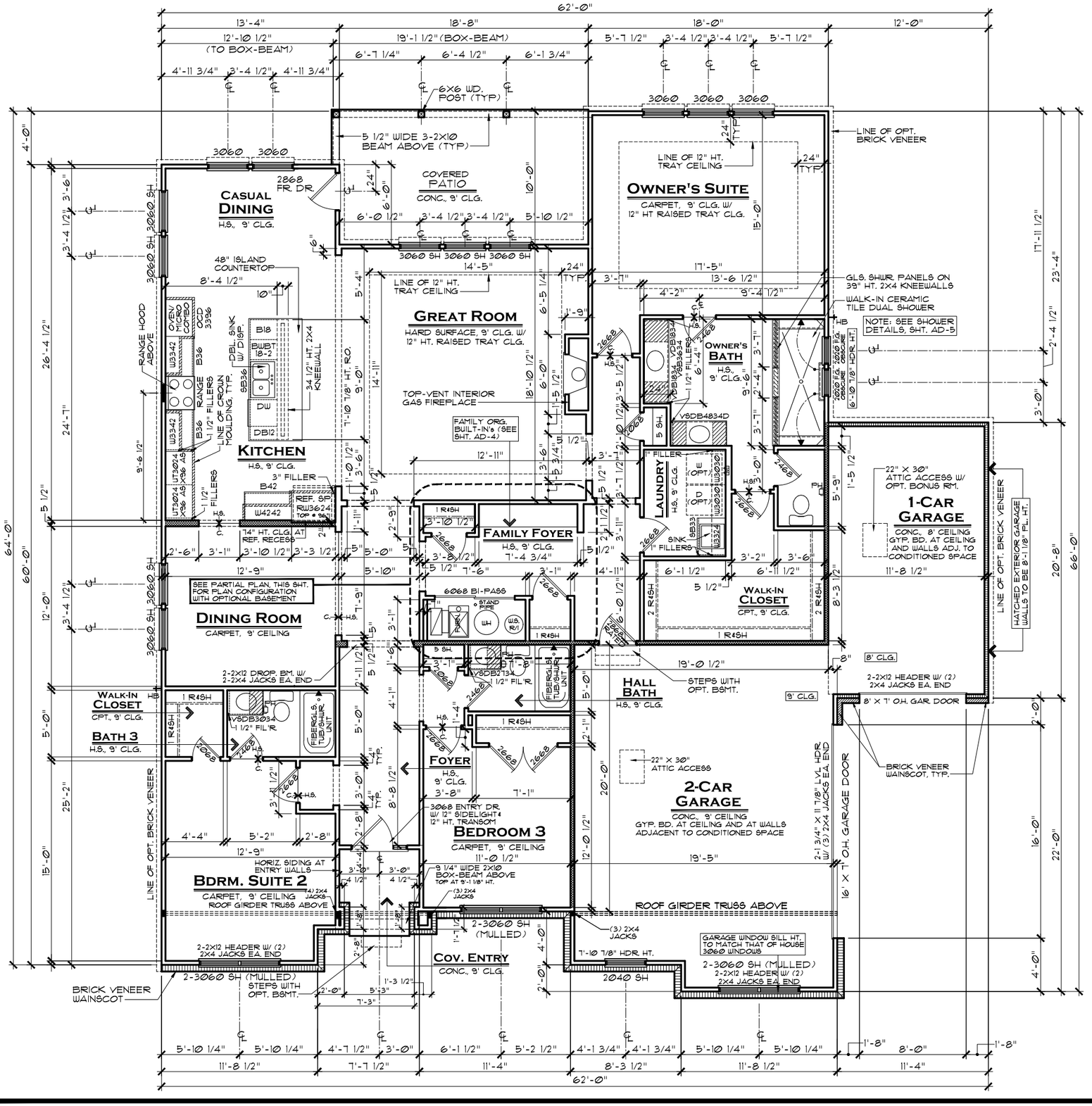
DRAWING TITLE FIRST FLOOR PLAN

OPTION DESCRIPTION SLAB AND BASEMENT OPTIONAL BONUS ROOM

SHEET NO.

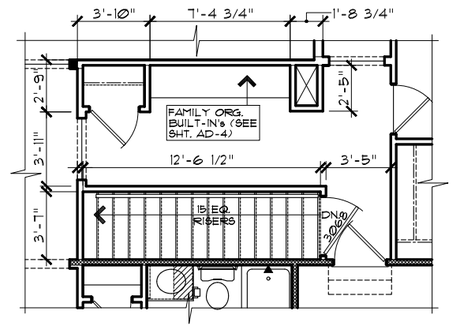
A3.1A

3/17/2020



GENERAL NOTES:

1. ALL WINDOW HEADERS HEIGHTS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE.
2. ALL TRAY CEILINGS STEP DOWN 8" EXCEPT WHERE OTHERWISE NOTED.
3. 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE.
4. ALL INTERIOR ROUGH OPENINGS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE.



OPT. BASEMENT PLAN

SCALE: 1/8" = 1'-0"

NOTE:

HATCHED WALL INDICATES INTERIOR LD.-BRG. WALL WITH STUDS @ 16" O.C. AND DOUBLE TOP PLATE, TYP.

ALL LOAD-BEARING HEADERS TO BE 2-2X12 W/ 1/2" PLYWD. FILLER and (1) 2X JACK STUDS EACH END, EXCEPT AS NOTED

AREA CALCULATIONS

1st FLOOR LIVING AREA:	2,400 S.F.
TOTAL LIVING AREA:	2,400 S.F.
GARAGE:	746 S.F.
COVERED PATIO:	189 S.F.
COVERED ENTRY:	40 S.F.
TOTAL UNDER ROOF:	3,375 S.F.

SLAB AND BASEMENT
FIRST FLOOR PLAN B

BASE HOUSE
NO BONUS ROOM

SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

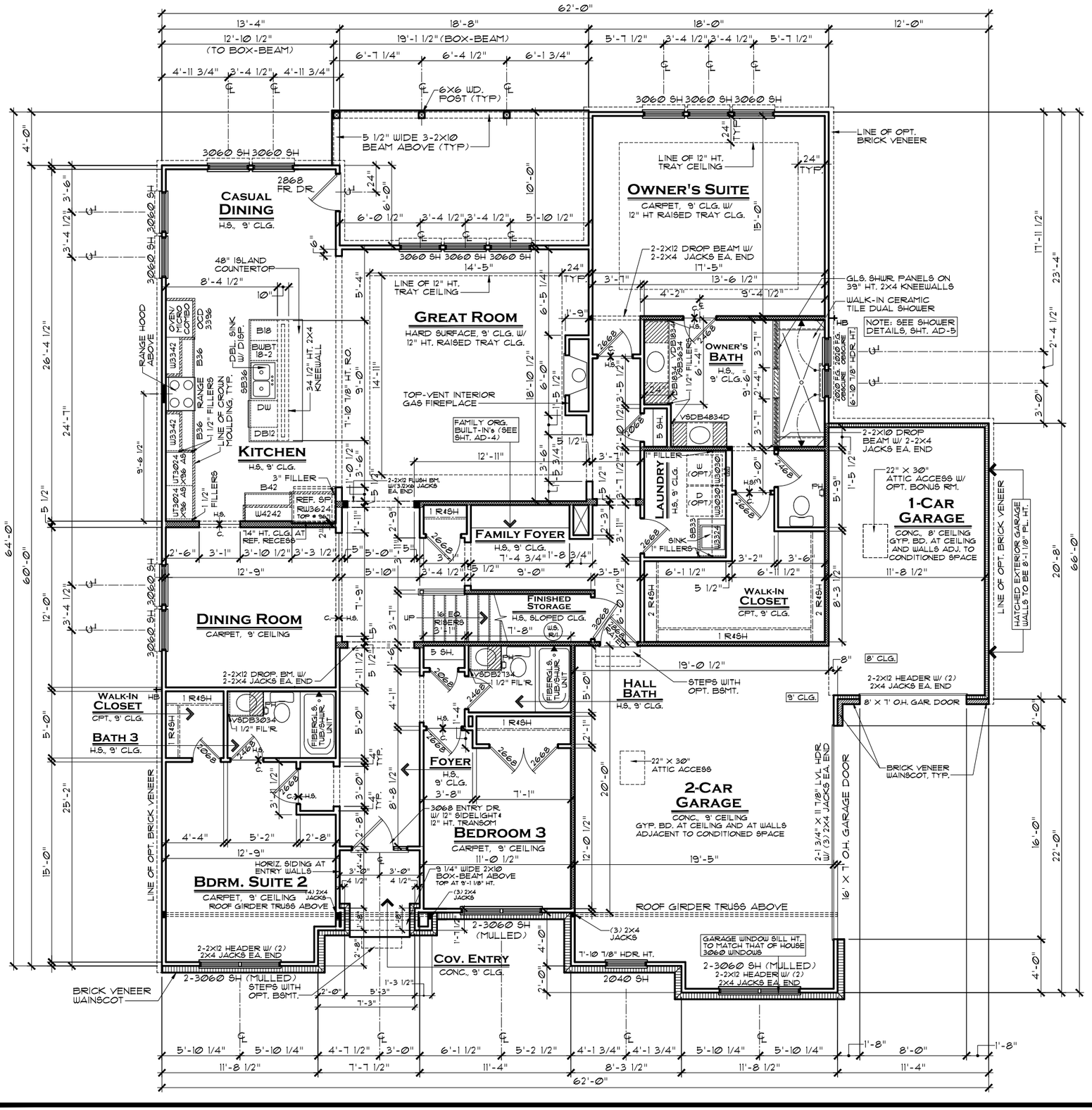
LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

MODEL: MUIRFIELD B
SET NO.: 9979B0
DRAWN BY: SAM/SLM
COLLECTION: ESTATE
DRAWING TITLE: FIRST FLOOR PLAN
OPTION DESCRIPTION: SLAB AND BASEMENT BASE HOUSE (NO BONUS ROOM)

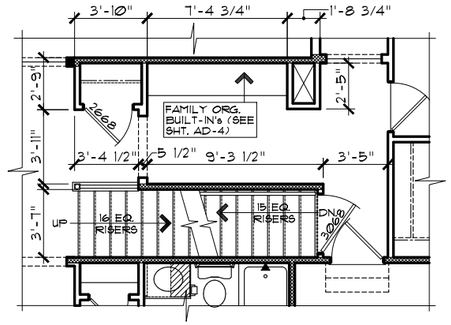
SHEET NO.
A3.1B

3/17/2020



GENERAL NOTES:

1. ALL WINDOW HEADERS HEIGHTS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE.
2. ALL TRAY CEILINGS STEP DOWN 8" EXCEPT WHERE OTHERWISE NOTED.
3. 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE.
4. ALL INTERIOR ROUGH OPENINGS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE.



OPT. BASEMENT PLAN

SCALE: 1/8" = 1'-0"

NOTE:

HATCHED WALL INDICATES INTERIOR L.D.-BRG. WALL WITH STUDS @ 16" O.C. AND DOUBLE TOP PLATE, TYP.

ALL LOAD-BEARING HEADERS TO BE 2-2X12 W/ 1/2" PLYWD. FILLER and (1) 2X JACK STUDS EACH END, EXCEPT AS NOTED

AREA CALCULATIONS

1st FLOOR LIVING AREA:	2,400 S.F.
BONUS ROOM LIVING AREA:	606 S.F.
TOTAL LIVING AREA:	3,006 S.F.
GARAGE:	746 S.F.
COVERED PATIO:	189 S.F.
COVERED ENTRY:	40 S.F.
TOTAL UNDER ROOF:	3,981 S.F.

SLAB AND BASEMENT

FIRST FLOOR PLAN B

OPT. BONUS ROOM SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 9979B0

DRAWN BY SAM/SLM

COLLECTION ESTATE

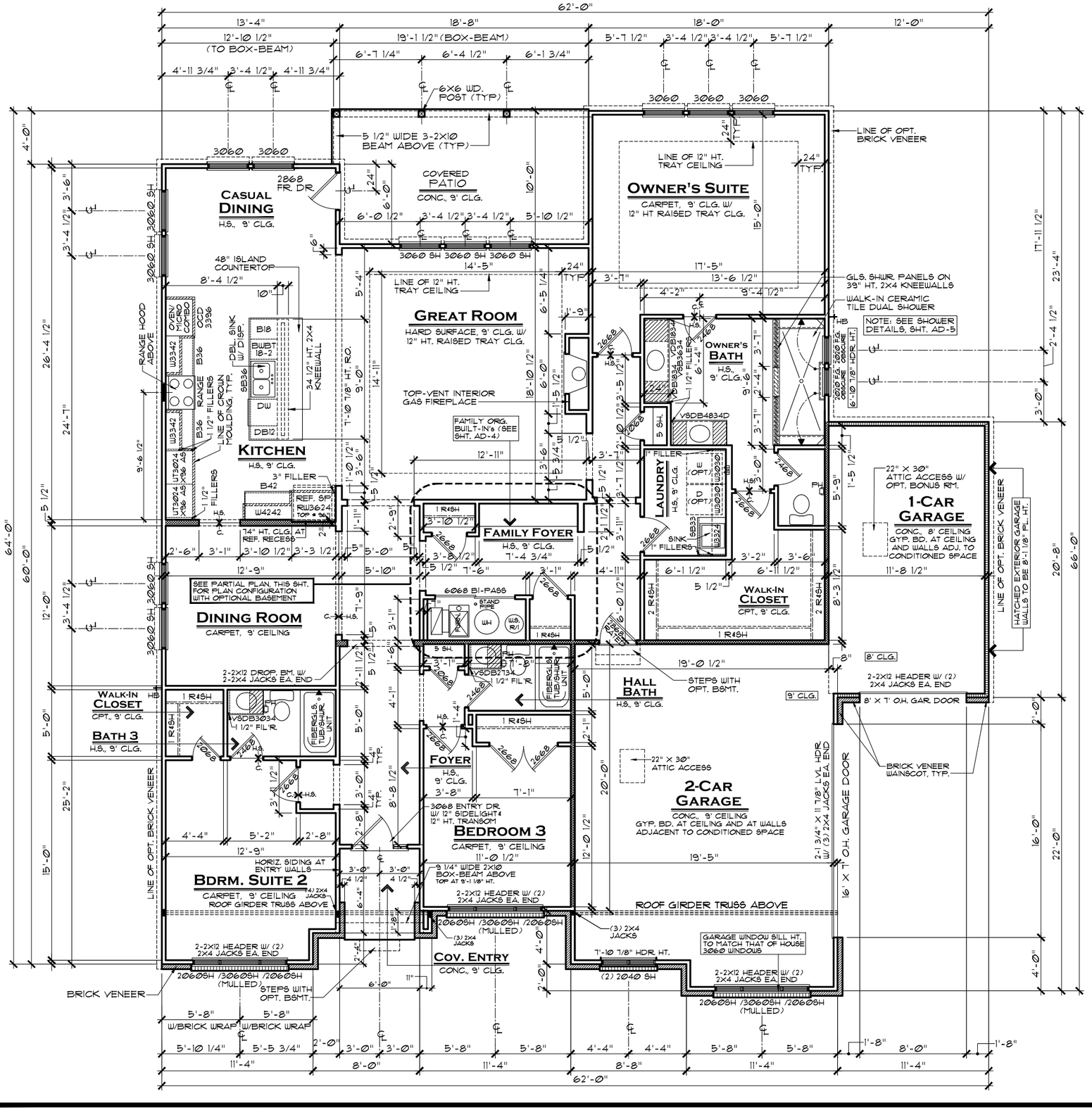
MODEL MUIRFIELD B

DRAWING TITLE FIRST FLOOR PLAN

OPTION DESCRIPTION SLAB AND BASEMENT OPTIONAL BONUS ROOM

SHEET NO. A3.1B

3/17/2020



OPT. BASEMENT PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. ALL WINDOW HEADERS HEIGHTS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE.
2. ALL TRAY CEILINGS STEP DOWN 8" EXCEPT WHERE OTHERWISE NOTED.
3. 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE.
4. ALL INTERIOR ROUGH OPENINGS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE.

NOTE:

HATCHED WALL INDICATES INTERIOR LD.-BRG. WALL WITH STUDS @ 16" O.C. AND DOUBLE TOP PLATE, TYP.

ALL LOAD-BEARING HEADERS TO BE 2-2X12 W/ 1/2" PLYWD. FILLER and (1) 2X JACK STUDS EACH END, EXCEPT AS NOTED

AREA CALCULATIONS

1st FLOOR LIVING AREA:	2,400 S.F.
TOTAL LIVING AREA:	2,400 S.F.
GARAGE:	746 S.F.
COVERED PATIO:	189 S.F.
COVERED ENTRY:	43 S.F.
TOTAL UNDER ROOF:	3,378 S.F.

SLAB AND BASEMENT
FIRST FLOOR PLAN C

BASE HOUSE
NO BONUS ROOM

SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

MODEL: MUIRFIELD C

DRAWING TITLE: FIRST FLOOR PLAN

OPTION DESCRIPTION: SLAB AND BASEMENT BASE HOUSE (NO BONUS ROOM)

SET NO.: 9979C0

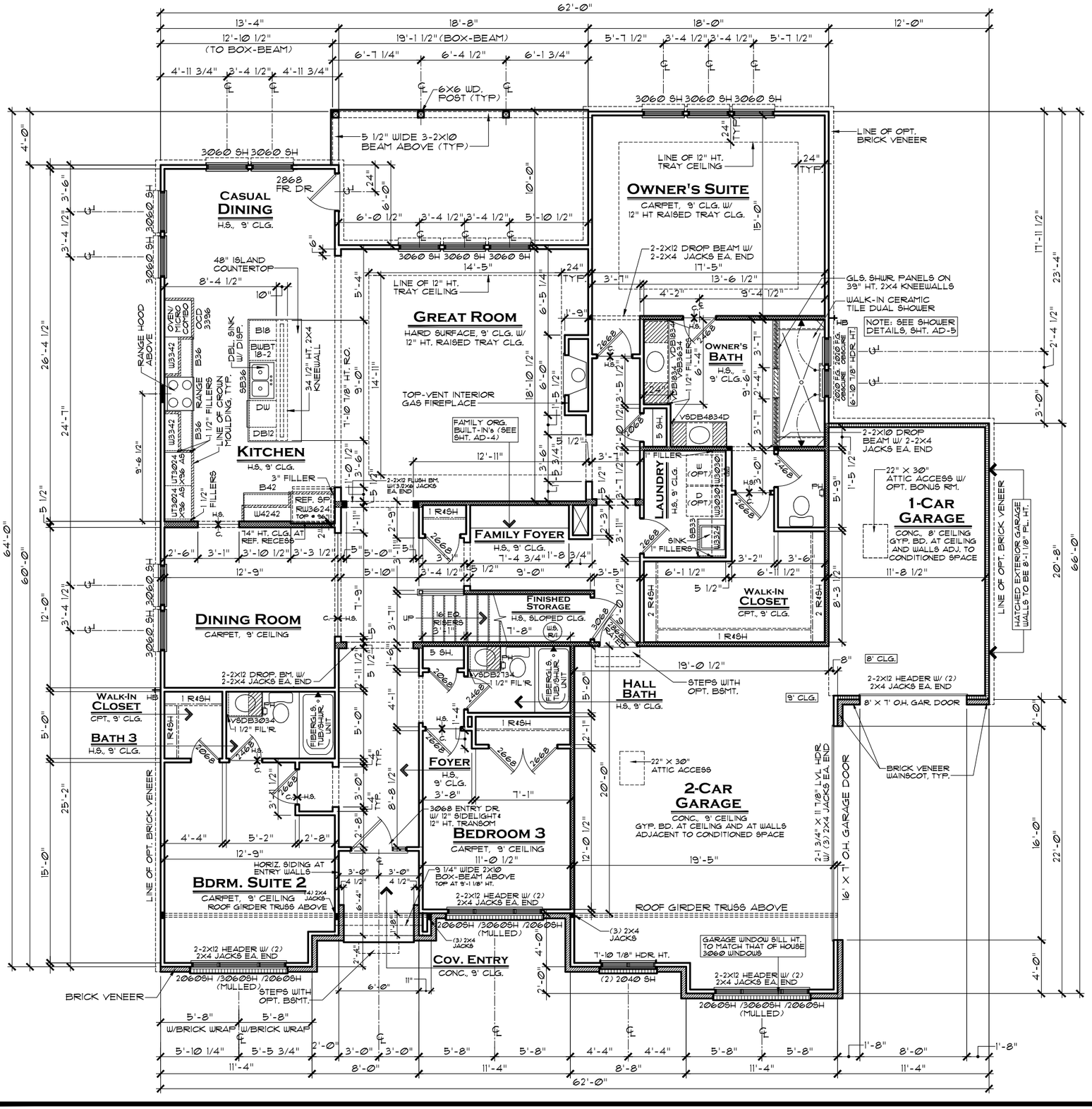
DRAWN BY: SAM/SLM

COLLECTION: ESTATE

SHEET NO.

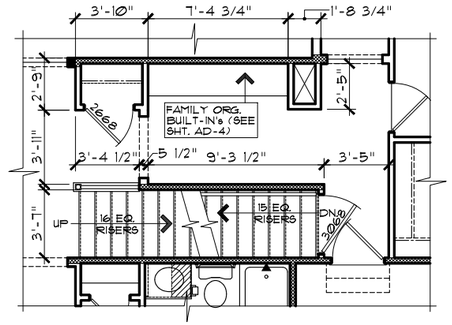
A3.1C

3/17/2020



General Notes:

1. ALL WINDOW HEADERS HEIGHTS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE.
2. ALL TRAY CEILINGS STEP DOWN 8" EXCEPT WHERE OTHERWISE NOTED.
3. 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE.
4. ALL INTERIOR ROUGH OPENINGS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE.



Opt. Basement Plan

SCALE: 1/8" = 1'-0"

Note:

HATCHED WALL INDICATES INTERIOR LD.-BRG. WALL WITH STUDS @ 16" O.C. AND DOUBLE TOP PLATE, TYP.

ALL LOAD-BEARING HEADERS TO BE 2-2X12 W/ 1/2" PLYWD. FILLER and (1) 2X JACK STUDS EACH END, EXCEPT AS NOTED

Area Calculations

1st FLOOR LIVING AREA:	2,400 S.F.
BONUS ROOM LIVING AREA:	606 S.F.
TOTAL LIVING AREA:	3,006 S.F.
GARAGE:	746 S.F.
COVERED PATIO:	189 S.F.
COVERED ENTRY:	43 S.F.
TOTAL UNDER ROOF:	3,984 S.F.

SLAB and BASEMENT

First Floor Plan C

OPT. BONUS ROOM SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 9979CO

DRAWN BY SAM

COLLECTION ESTATE

MODEL MUIRFIELD C

DRAWING TITLE FIRST FLOOR PLAN

OPTION DESCRIPTION SLAB AND BASEMENT OPTIONAL BONUS ROOM

SHEET NO. A3.1C

TAB 3

LENNAR®

Estate Collection | Riviera

EVERYTHING'S INCLUDED®

Elevation C

Elevation A

Elevation B

LENNAR.COM

* Elevation is an artist rendering and may include optional features, refer to Sellers blueprints for exact elevation details.

LENNAR

Estate Collection | Riviera

EVERYTHING'S INCLUDED®

FIRST FLOOR

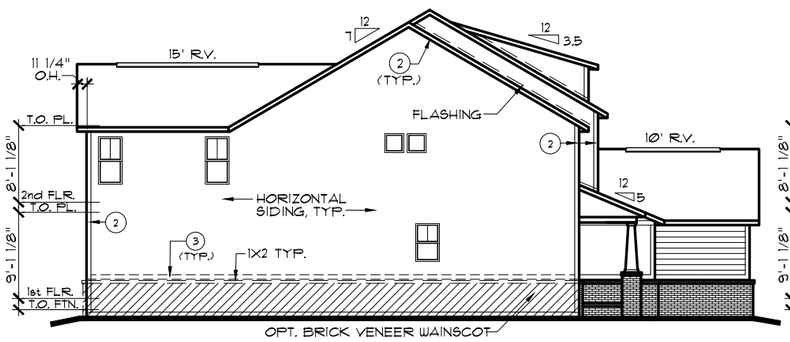
SECOND FLOOR

Copyright © 2019 Lennar Corporation. All rights reserved. Lennar's Privacy Policy was revised effective February 2018. Lennar is the leading builder of quality new homes in the most desirable real estate markets across the nation. Our home plans demonstrate our commitment to our customers by showcasing outstanding new home construction and a dedication to excellence in homebuilding. Every new home for sale offers the simplicity of included options featured in our model homes and inventory homes. The prices of our homes, included features and available locations are subject to change without notice. Stated dimensions and square footage are approximate and should not be used as a representation of the home's precise or actual size. Please see the actual purchase agreement for additional information, disclosures and disclaimers relating to the home and it's features. For additional legal disclaimers please visit lennar.com/legal. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2019 Lennar Corporation. Lennar, the Lennar logo, CalAtlantic, the CalAtlantic logo, Everything's Included, Everything's Included logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. 01/19 LNIND396

Geist Manor Comparison of Proposed Homes vs Approved Homes

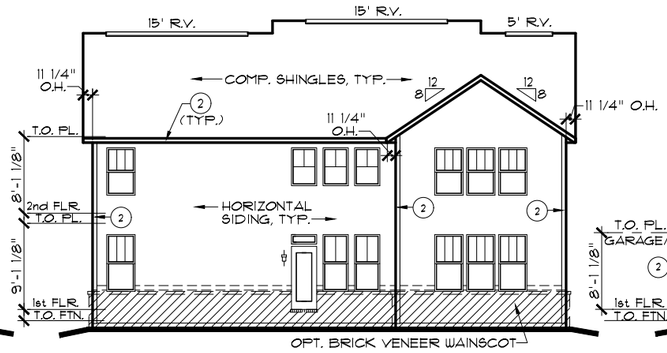
Product Name: Rivera
Square Footage: 3573-3610
Selling Price: $589,995 - $598,995

Product Name: Marshall, Blake, Wallace,
Square Footage: 2024, 2254,1692
Selling Price: $503,990, $472,400, N/A



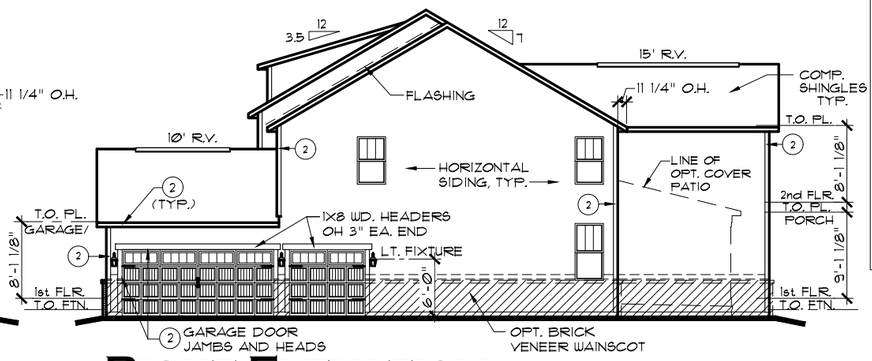
LEFT ELEVATION

SCALE: 1/16" = 1'-0"



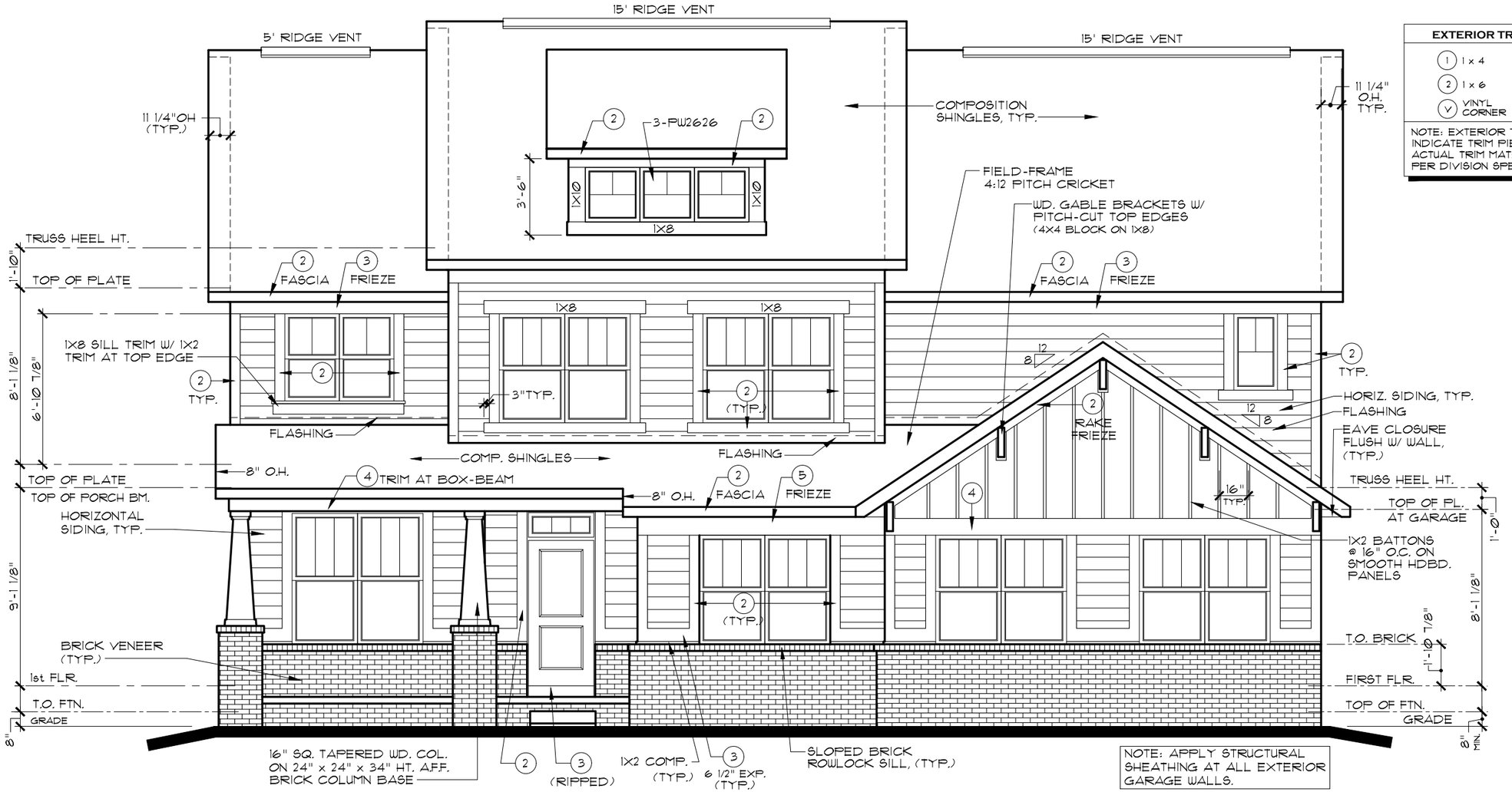
REAR ELEVATION

SCALE: 1/16" = 1'-0"



RIGHT ELEVATION

SCALE: 1/16" = 1'-0"



NOTE: APPLY STRUCTURAL SHEATHING AT ALL EXTERIOR GARAGE WALLS.

FRONT ELEVATION A

SCALE: 3/16" = 1'-0"

EXTERIOR TRIM KEY

1	1 x 4	3	1 x 8
2	1 x 6	4	1 x 10
V	VINYL CORNER	5	1 x 12

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED℠

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR

SET NO. 0314A2

DRAWN BY SAM

COLLECTION ESTATE

MODEL RIVIERA - A

DRAWING TITLE ELEVATIONS

OPTION DESCRIPTION

SHEET NO.

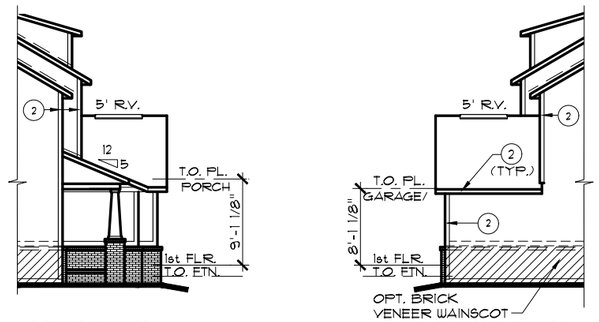
A1.1A

LINTEL SCHEDULE						
MAX. SPAN OF LINTEL	HEIGHT OF BRICK VENEER ABOVE LINTEL					
	8"	16"	24"	32"	GREATER THAN SPAN/2	BRG
3' to 6'	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	3"
up to 8'-11"	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠4x3.5x0.25	∠5x3.5x0.3125	3"
up to 16'-11"	∠5x3.5x0.3125	∠6x3.5x0.3125	∠7x4x0.375	∠7x4x0.375	∠9x4x0.5	4"

EXTERIOR TRIM KEY

(1) 1 x 4 (3) 1 x 8
(2) 1 x 6 (4) 1 x 10
(V) VINYL CORNER BOARD

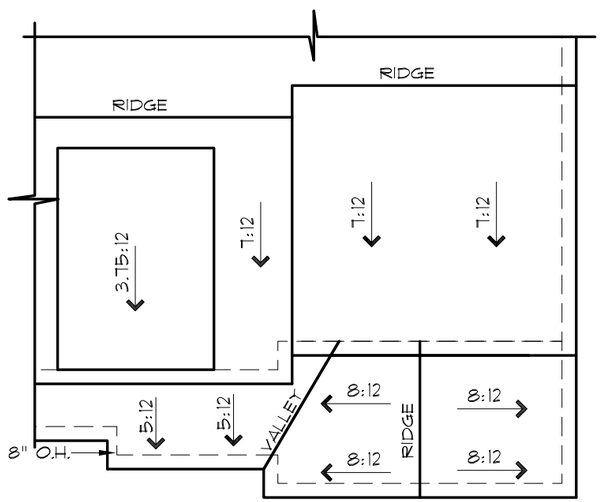
NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.



LEFT ELEV. RIGHT ELEV.

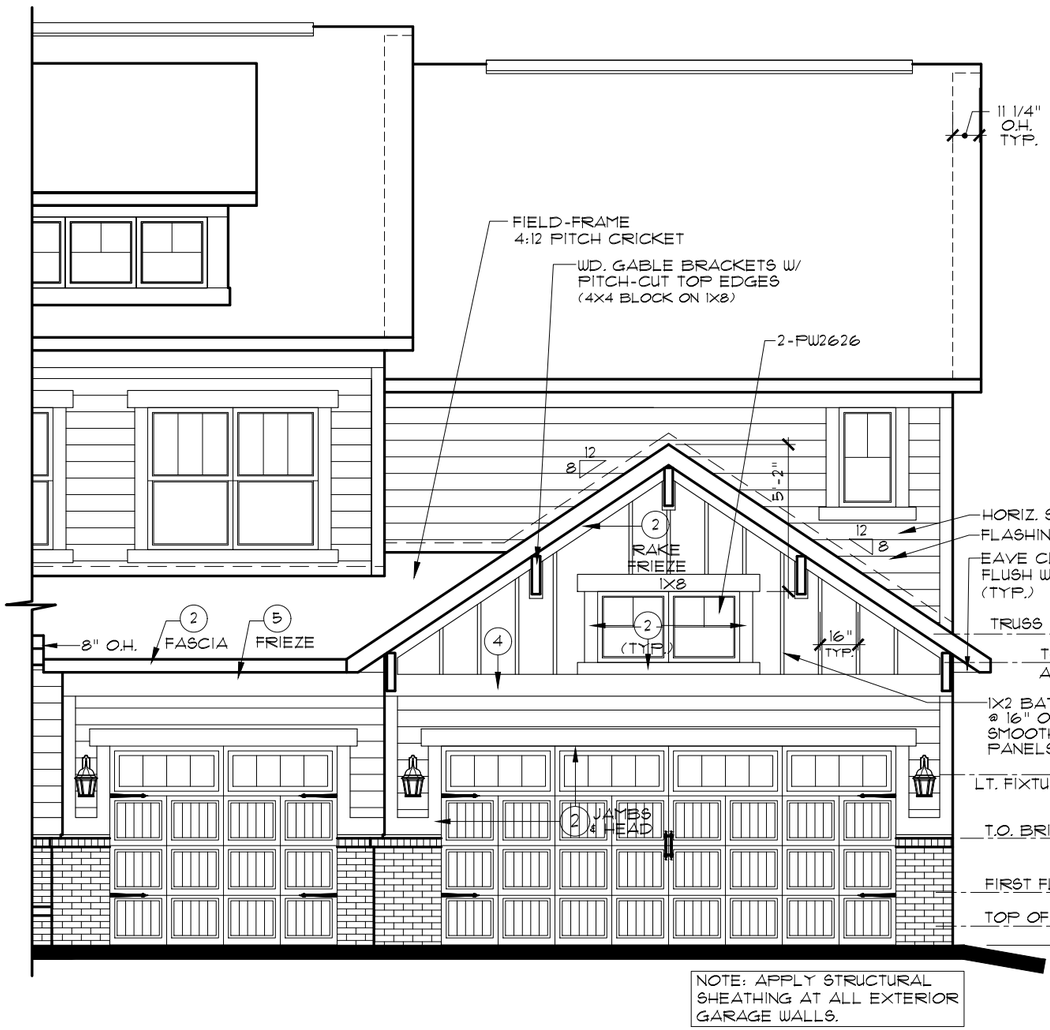
PARTIAL SIDE ELEVATIONS

SCALE: 1/16" = 1'-0"



PARTIAL ROOF PLAN

SCALE: 3/32" = 1'-0"



NOTE: APPLY STRUCTURAL SHEATHING AT ALL EXTERIOR GARAGE WALLS.

PARTIAL FRONT ELEVATION A 3-CAR FRONT-LOAD GARAGE OPTION

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

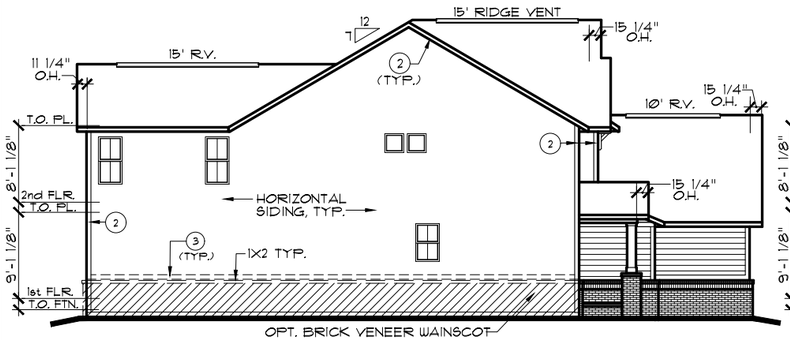
LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 0314A2
DRAWN BY SAM
COLLECTION ESTATE

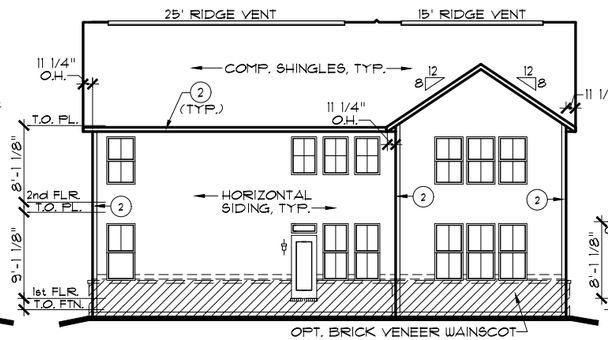
MODEL RIVIERA - A
DRAWING TITLE ELEVATIONS, ROOF
OPTION DESCRIPTION 3-CAR FRONT-LOAD GARAGE OPTION

SHEET NO. A1.3A



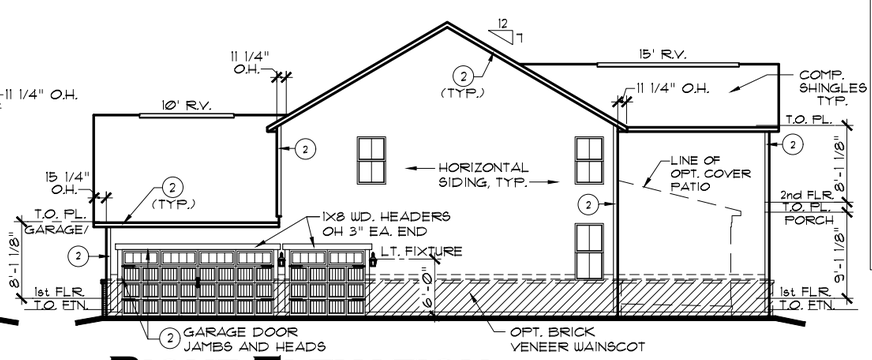
LEFT ELEVATION

SCALE: 1/16" = 1'-0"



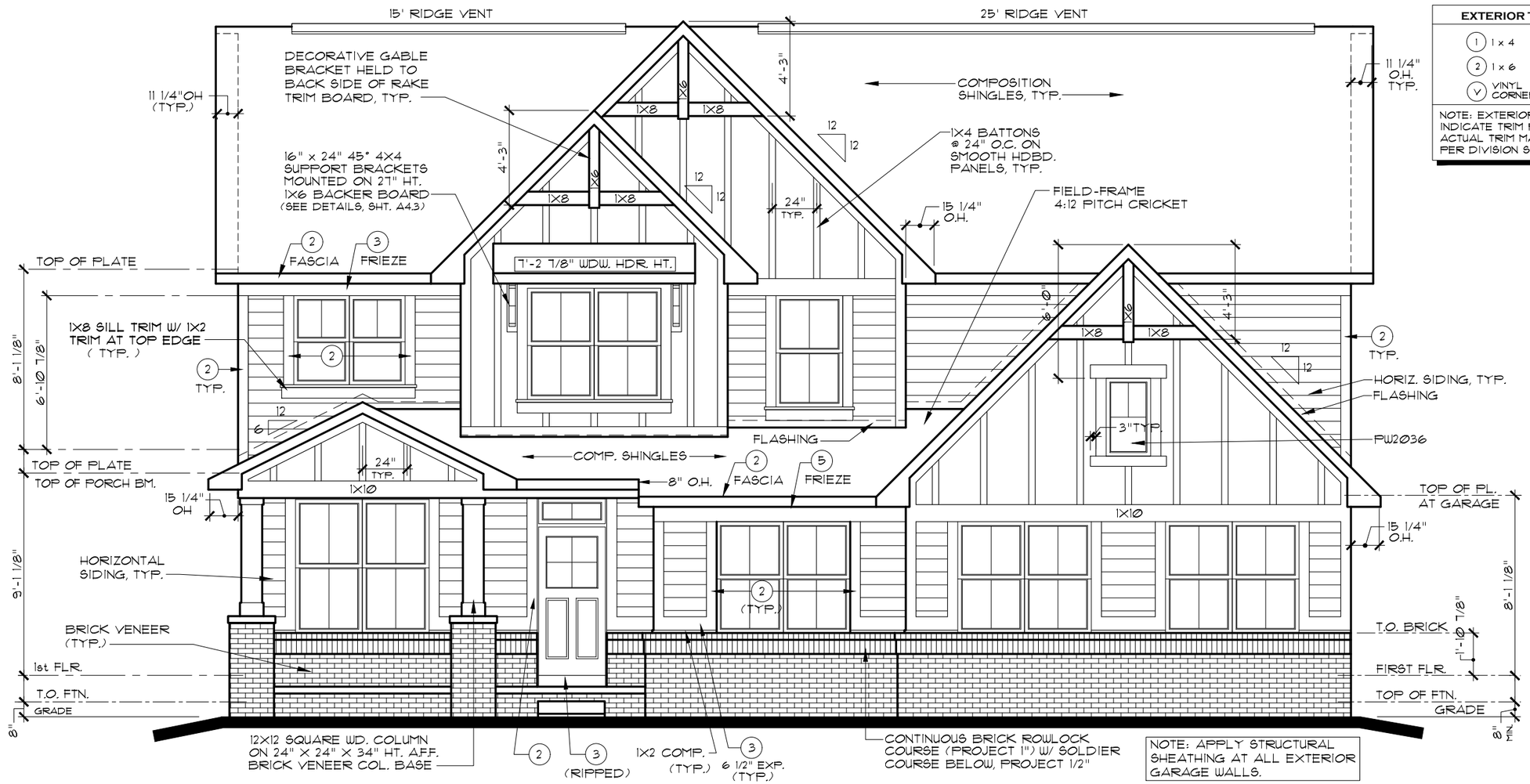
REAR ELEVATION

SCALE: 1/16" = 1'-0"



RIGHT ELEVATION

SCALE: 1/16" = 1'-0"



NOTE: APPLY STRUCTURAL SHEATHING AT ALL EXTERIOR GARAGE WALLS.

FRONT ELEVATION B

SCALE: 3/16" = 1'-0"

EXTERIOR TRIM KEY

(1)	1 x 4	(3)	1 x 8
(2)	1 x 6	(4)	1 x 10
(V)	VINYL CORNER	(5)	1 x 12

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

MODEL: RIVIERA - B

DRAWING TITLE: ELEVATIONS

SET NO.: 0314B2

DRAWN BY: SAM

COLLECTION: ESTATE

OPTION DESCRIPTION:

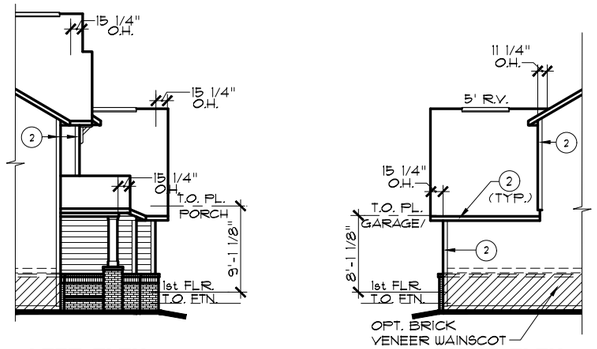
SHEET NO.: A1.1B

LINTEL SCHEDULE						
MAX. SPAN OF LINTEL	HEIGHT OF BRICK VENEER ABOVE LINTEL					
	8"	16"	24"	32"	GREATER THAN SPAN/2	BRG
3' to 6'	∠3.5x3.5xØ.25	∠3.5x3.5xØ.25	∠3.5x3.5xØ.25	∠3.5x3.5xØ.25	∠3.5x3.5xØ.25	3"
up to 8'-11"	∠3.5x3.5xØ.25	∠3.5x3.5xØ.25	∠3.5x3.5xØ.25	∠4x3.5xØ.25	∠5x3.5xØ.3125	3"
up to 16'-11"	∠5x3.5xØ.3125	∠6x3.5xØ.3125	∠7x4xØ.375	∠7x4xØ.375	∠9x4xØ.5	4"

EXTERIOR TRIM KEY

(1) 1 x 4 (3) 1 x 8
(2) 1 x 6 (4) 1 x 10
(V) VINYL CORNER BOARD

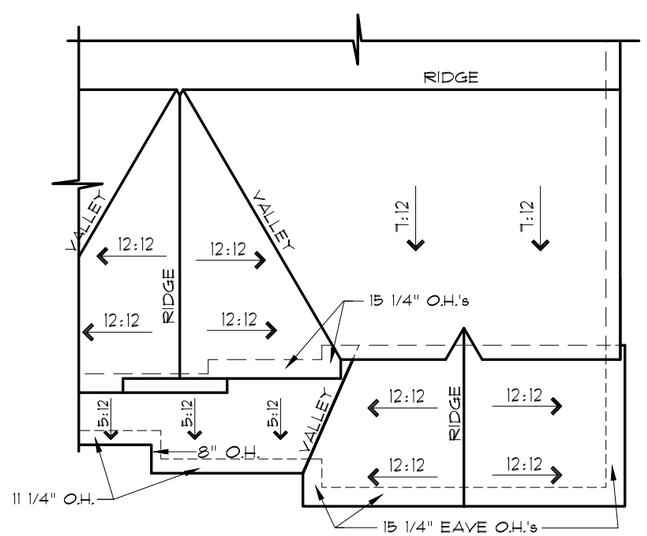
NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.



LEFT ELEV. RIGHT ELEV.

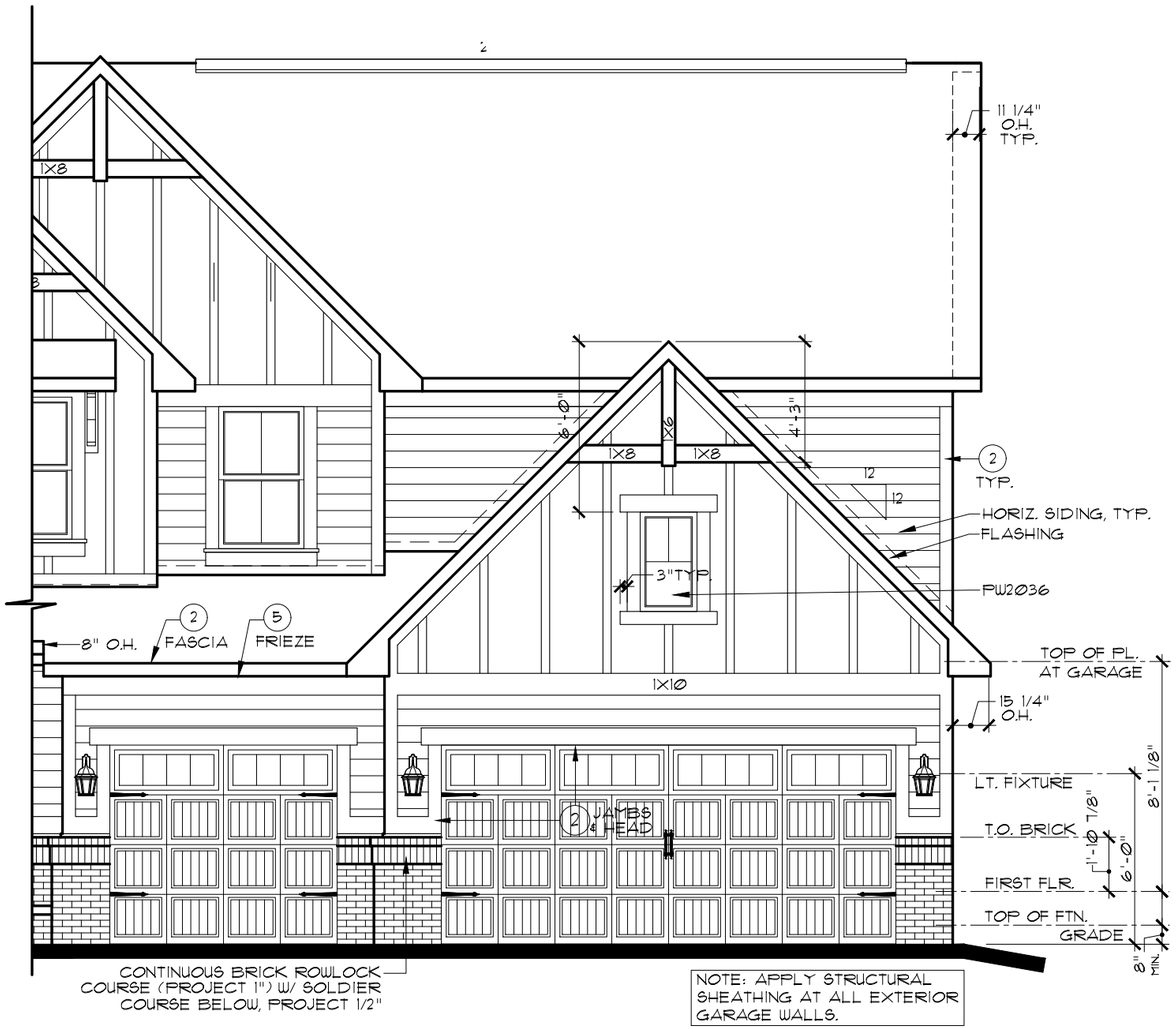
PARTIAL SIDE ELEVATIONS

SCALE: 1/16" = 1'-Ø"



PARTIAL ROOF PLAN

SCALE: 3/32" = 1'-Ø"



CONTINUOUS BRICK ROWLOCK COURSE (PROJECT 1") W/ SOLDIER COURSE BELOW, PROJECT 1/2"

NOTE: APPLY STRUCTURAL SHEATHING AT ALL EXTERIOR GARAGE WALLS.

PARTIAL FRONT ELEVATION B 3-CAR FRONT-LOAD GARAGE OPTION

SCALE: 3/16" = 1'-Ø"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

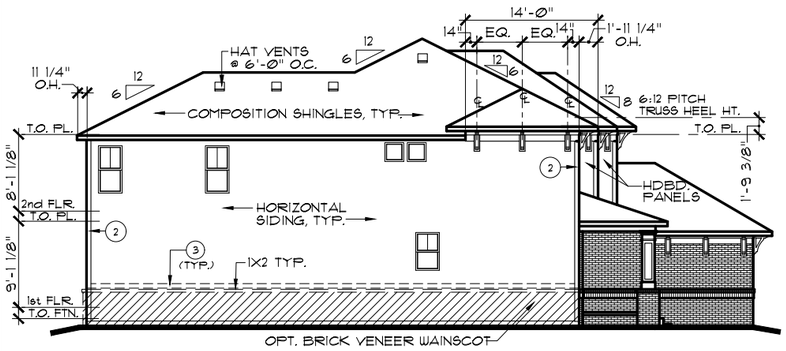
LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 031482
DRAWN BY SAM
COLLECTION ESTATE

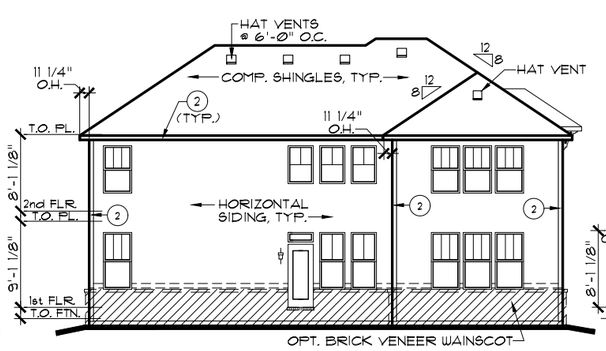
MODEL RIVIERA - B
DRAWING TITLE ELEVATIONS, ROOF
OPTION DESCRIPTION 3-CAR FRONT-LOAD GARAGE OPTION

SHEET NO.
A1.3B



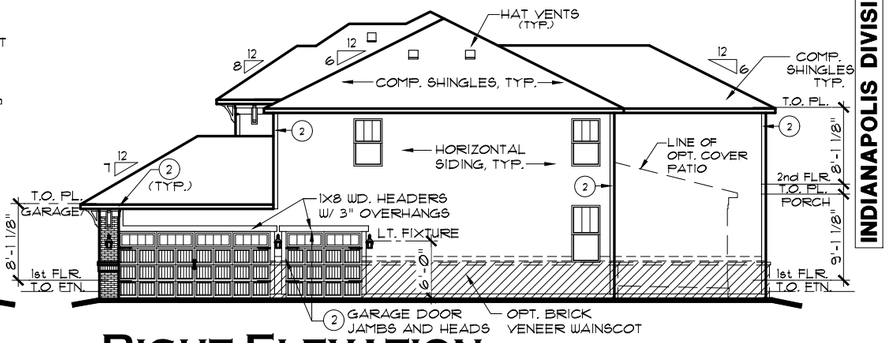
LEFT ELEVATION

SCALE: 1/16" = 1'-0"



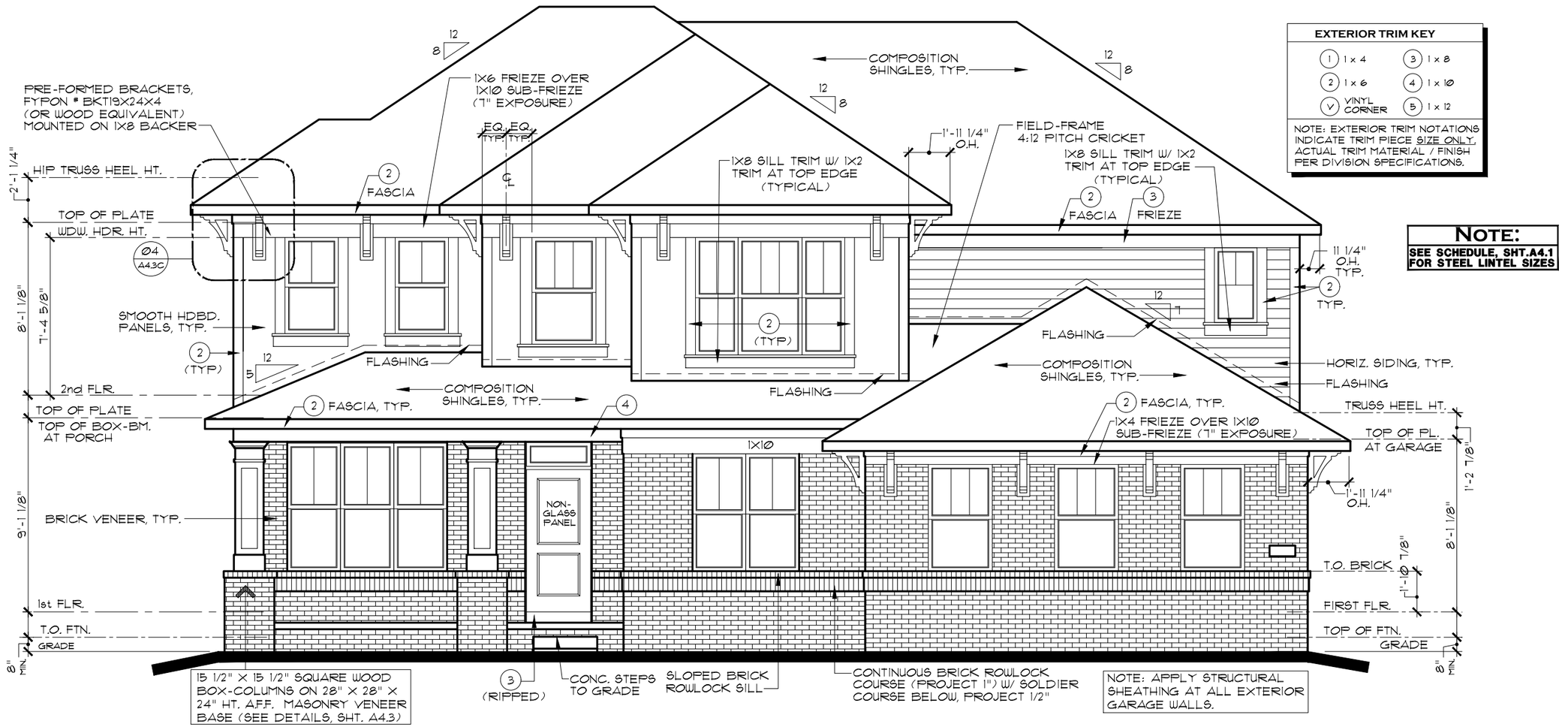
REAR ELEVATION

SCALE: 1/16" = 1'-0"



RIGHT ELEVATION

SCALE: 1/16" = 1'-0"



FRONT ELEVATION C

SCALE: 3/16" = 1'-0"

EXTERIOR TRIM KEY

1 1 x 4	3 1 x 8
2 1 x 6	4 1 x 10
V VINYL CORNER	5 1 x 12

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

NOTE:
SEE SCHEDULE, SHT.A4.1 FOR STEEL LINTEL SIZES

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 0314C2

DRAWN BY SAM

COLLECTION ESTATE

MODEL RIVIERA - C

DRAWING TITLE ELEVATIONS

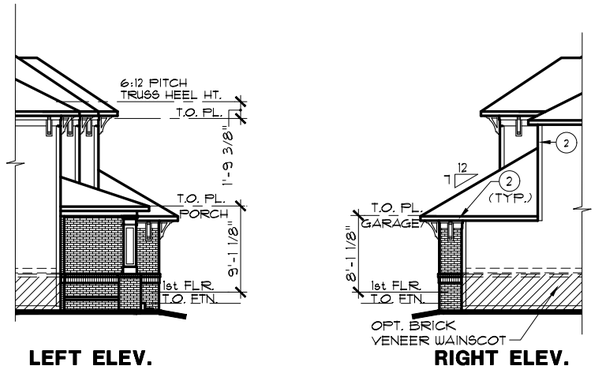
OPTION DESCRIPTION

SHEET NO.

A1.1C

EXTERIOR TRIM KEY	
(1) 1 x 4	(3) 1 x 8
(2) 1 x 6	(4) 1 x 10
(V) VINYL CORNER BOARD	

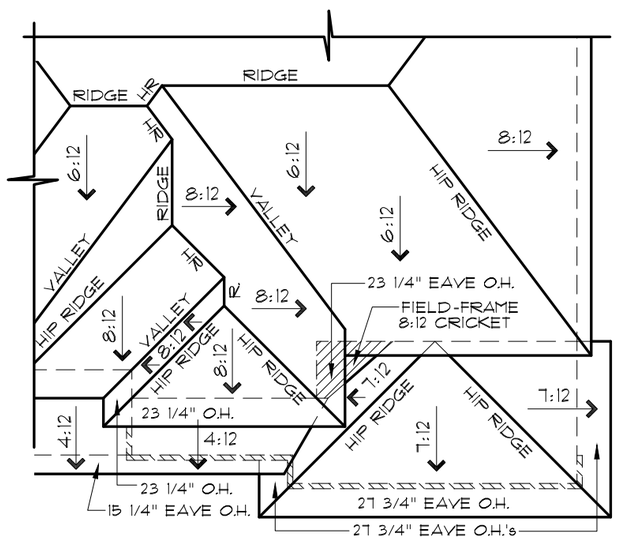
NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.



LEFT ELEV. **RIGHT ELEV.**

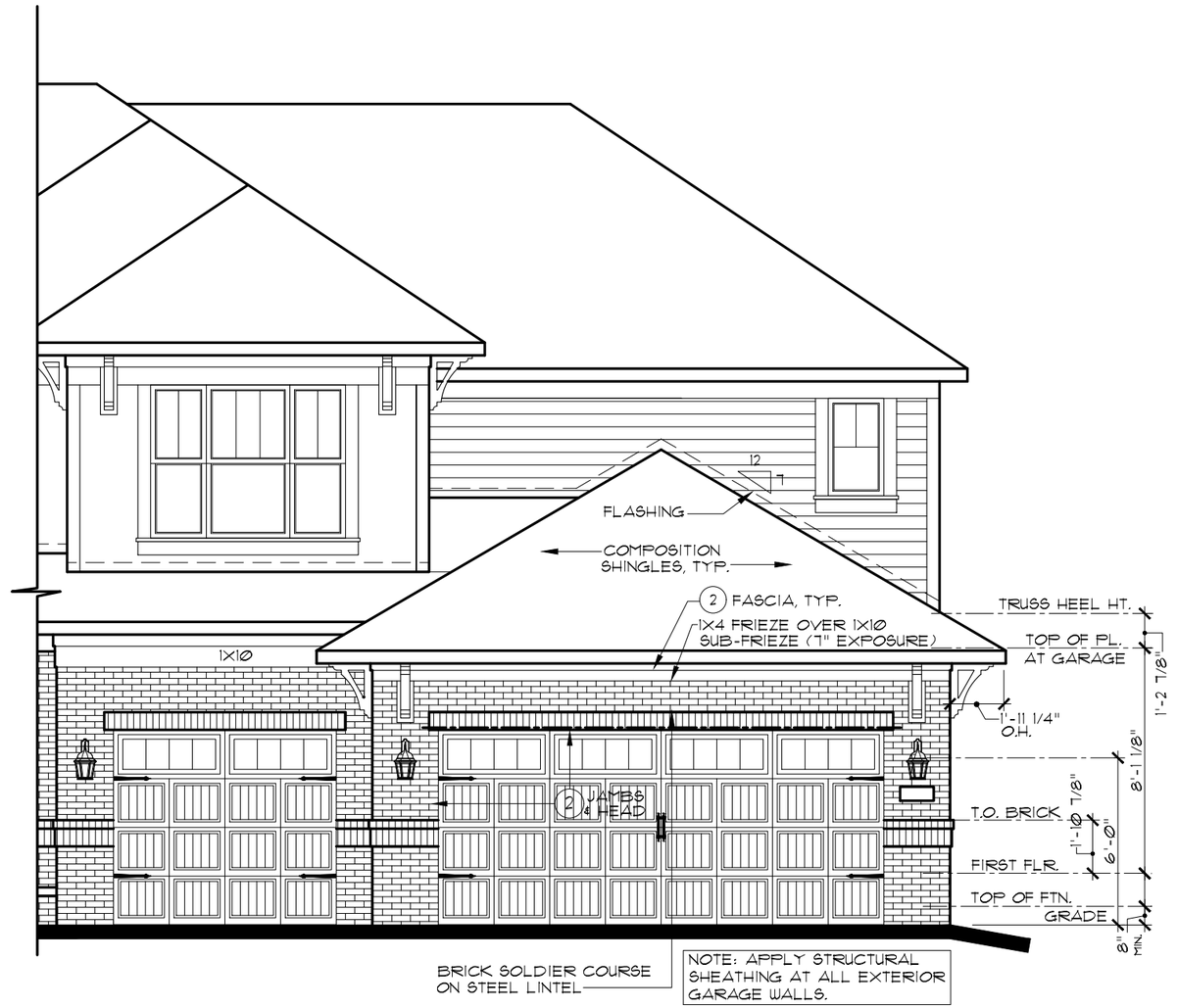
PARTIAL SIDE ELEVATIONS

SCALE: 1/16" = 1'-0"



PARTIAL ROOF PLAN

SCALE: 3/32" = 1'-0"



PARTIAL FRONT ELEVATION C 3-CAR FRONT-LOAD GARAGE OPTION

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED℠

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR

SET NO. 0314C2

DRAWN BY SAM

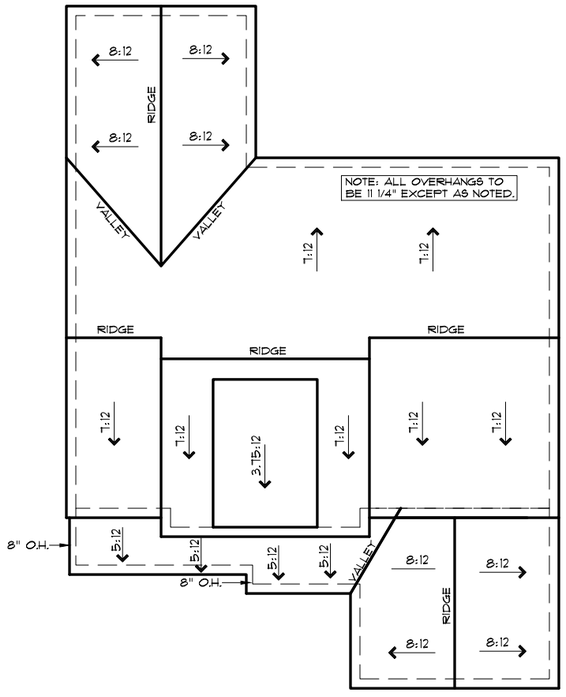
COLLECTION ESTATE

MODEL RIVIERA - C

DRAWING TITLE ELEVATIONS, ROOF

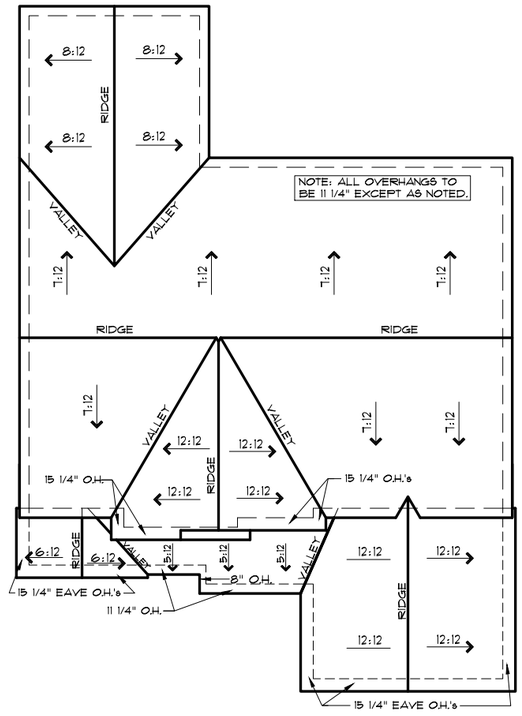
OPTION DESCRIPTION 3-CAR FRONT-LOAD GARAGE OPTION

SHEET NO. A1.3C



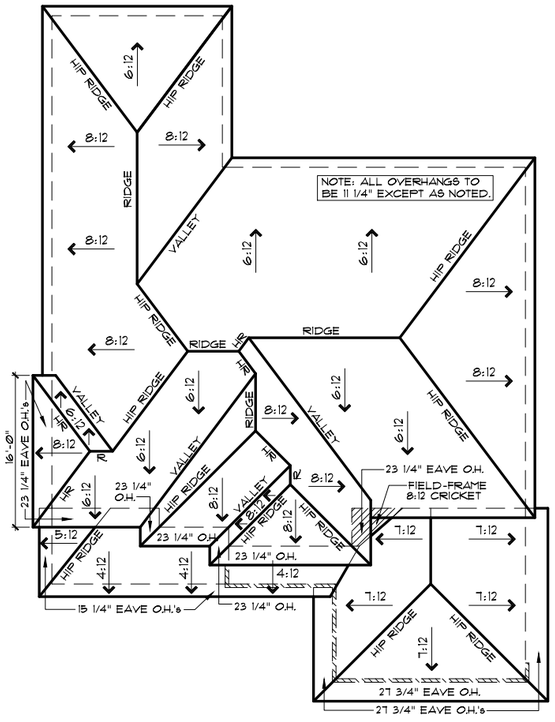
ROOF PLAN A

SCALE: 1/16" = 1'-0"



ROOF PLAN B

SCALE: 1/16" = 1'-0"



ROOF PLAN C

SCALE: 1/16" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR

MODEL: RIVIERA (ALL)

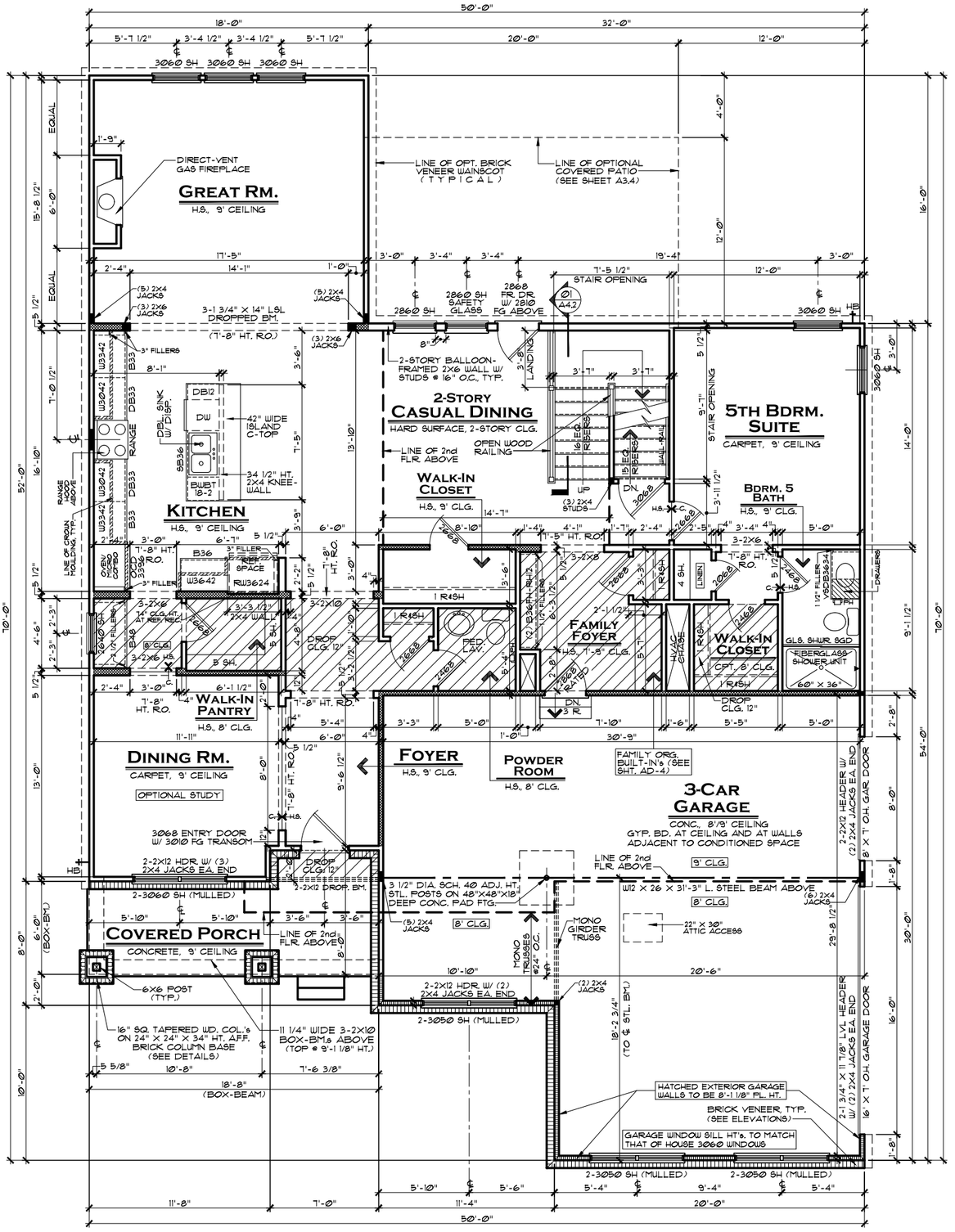
DRAWING TITLE: ROOF PLANS

SET NO.	DRAWN BY	COLLECTION
0314A2	SAM	ESTATE
0314B2		
0314C2		

OPTION DESCRIPTION

SHEET NO.

A1.2



FIRST FLOOR PLAN A

SCALE: 1/8" = 1'-0"

AREA CALCULATIONS

1st FLOOR LIVING AREA:	1,701 S.F.
2nd FLOOR LIVING AREA:	1881 S.F.
TOTAL LIVING AREA:	3,582 S.F.
COVERED ENTRY:	126 S.F.
GARAGE:	833 S.F.
TOTAL UNDER ROOF:	4,541 S.F.

REAR COV. PORCH OPT. ADDS: 240 S.F.

NOTE:

HATCHED WALL INDICATES INTERIOR LD.-BRG. WALL WITH STUDS @ 16" O.C. AND DOUBLE TOP PLATE, TYP.

ALL LOAD-BEARING HEADERS TO BE 2-2X6 W/ 1/2" PLYWD. FILLER and (1) 2X JACK STUD EACH END, EXCEPT AS NOTED

GENERAL NOTES:

1. ALL WINDOW HEADERS HEIGHTS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE.
2. ALL TRAY CEILINGS STEP DOWN 8" EXCEPT WHERE OTHERWISE NOTED.
3. 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE.
4. ALL INTERIOR ROUGH OPENINGS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE.

INDIANAPOLIS DIVISION

LENNAR®

MODEL: RIVIERA - A

DRAWING TITLE: FIRST FLOOR PLAN

OPTION DESCRIPTION: ALL

SET NO.: 0314A2

DRAWN BY: SAM

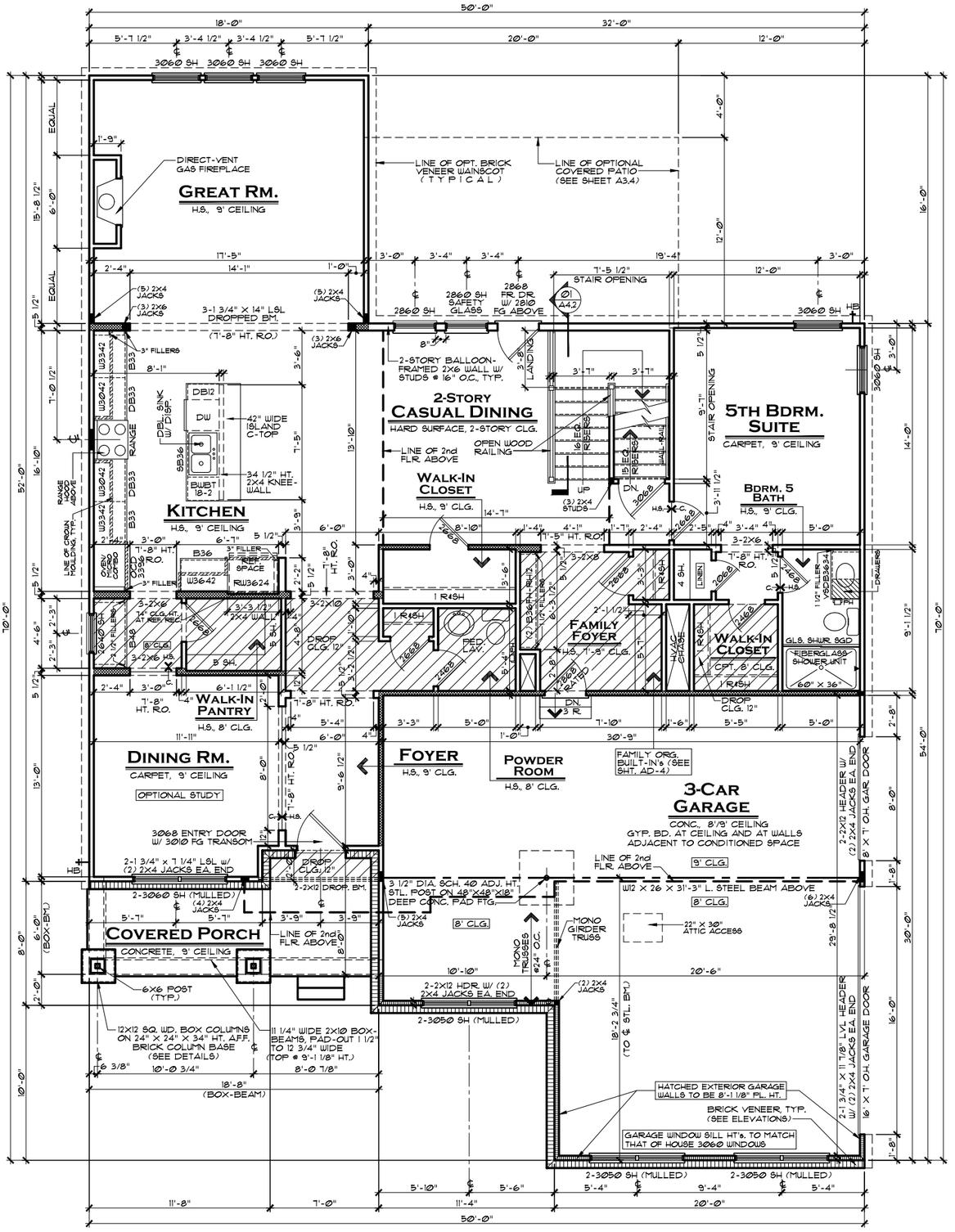
COLLECTION: ESTATE

SHEET NO.: A3.1A

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION
© 2018 LENNAR CORPORATION. ALL RIGHTS RESERVED
LENNAR RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED USE OR REPRODUCTION OF THESE PLANS IS PROHIBITED.

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2	12/11/18	9' BASEMENT STANDARD
3	12/7/20	UPDATED CLG. HT IN FAMILY FOYER
4		
5		

EVERYTHING'S INCLUDED®



FIRST FLOOR PLAN B

SCALE: 1/8" = 1'-0"

AREA CALCULATIONS

1st FLOOR LIVING AREA:	1,700 S.F.
2nd FLOOR LIVING AREA:	1,873 S.F.
TOTAL LIVING AREA:	3,573 S.F.
COVERED ENTRY:	127 S.F.
GARAGE:	833 S.F.
TOTAL UNDER ROOF:	4,533 S.F.

REAR COV. PORCH OPT. ADDS: 240 S.F.

NOTE:

HATCHED WALL INDICATES INTERIOR LD.-BRG. WALL WITH STUDS @ 16" O.C. AND DOUBLE TOP PLATE, TYP.

ALL LOAD-BEARING HEADERS TO BE 2-2X6 W/ 1/2" PLYWD. FILLER and (1) 2X JACK STUD EACH END, EXCEPT AS NOTED

GENERAL NOTES:

1. ALL WINDOW HEADERS HEIGHTS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE.
2. ALL TRAY CEILINGS STEP DOWN 8" EXCEPT WHERE OTHERWISE NOTED.
3. 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE.
4. ALL INTERIOR ROUGH OPENINGS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE.

INDIANAPOLIS DIVISION

LENNAR®

MODEL: RIVIERA - B

SET NO.: 0314B2

DRAWING TITLE: FIRST FLOOR PLAN

DRAWN BY: SAM

OPTION DESCRIPTION: ALL

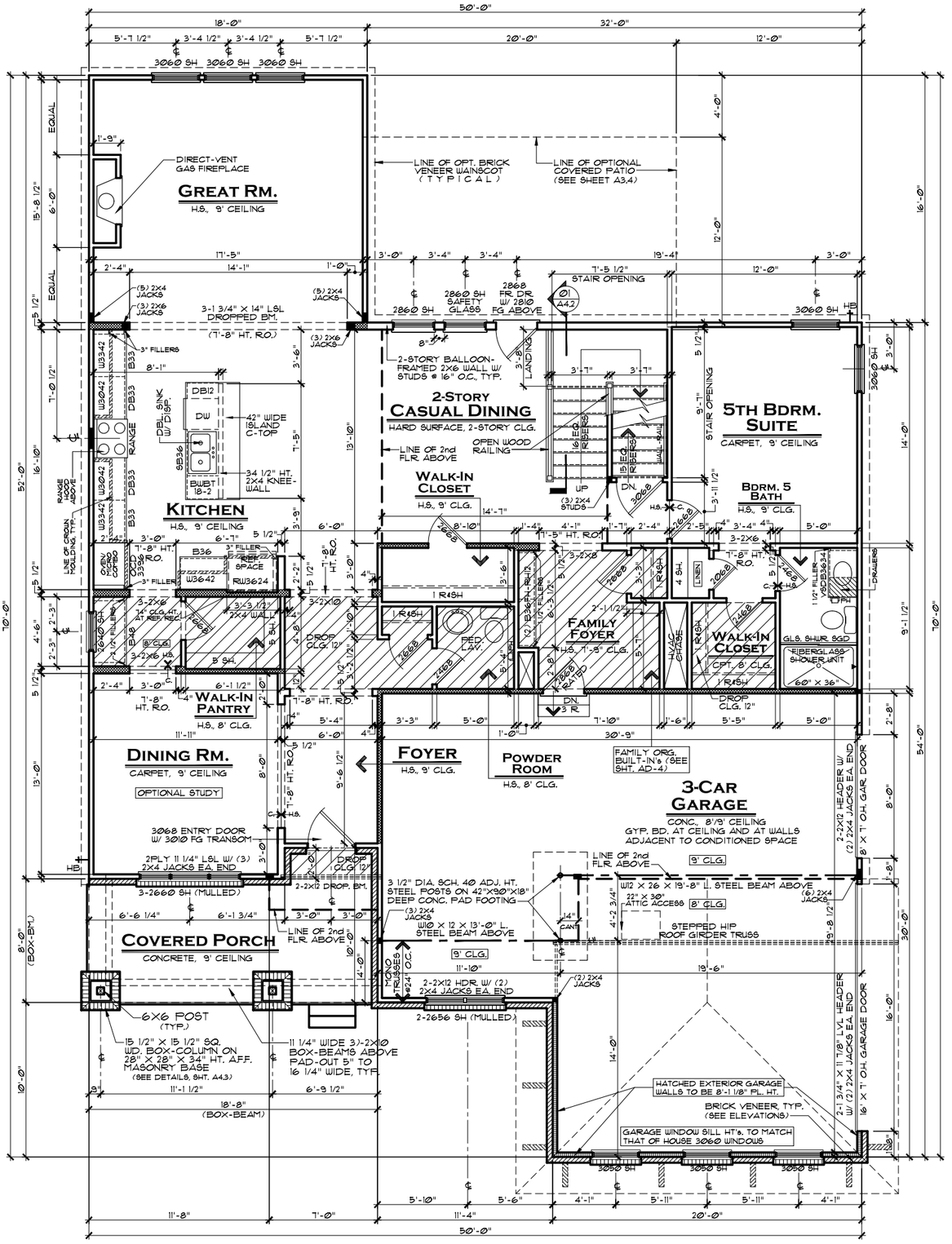
COLLECTION: ESTATE

SHEET NO.: A3.1B

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION
© 2018 LENNAR CORPORATION. ALL RIGHTS RESERVED
LENNAR RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED USE OR REPRODUCTION OF THESE PLANS IS PROHIBITED.

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2	12/11/18	9' BASEMENT STANDARD
3	12/7/20	UPDATED CLG. HT IN FAMILY FOYER
4		
5		

EVERYTHING'S INCLUDED®



FIRST FLOOR PLAN C

SCALE: 3/16" = 1'-0"

AREA CALCULATIONS

1st FLOOR LIVING AREA:	1,703 S.F.
2nd FLOOR LIVING AREA:	1,907 S.F.
TOTAL LIVING AREA:	3,610 S.F.
COVERED ENTRY:	161 S.F.
GARAGE:	833 S.F.
TOTAL UNDER ROOF:	4,604 S.F.

REAR COV. PORCH OPT. ADDS: 240 S.F.

NOTE:

HATCHED WALL INDICATES INTERIOR LD.-BRG. WALL WITH STUDS @ 16" O.C. AND DOUBLE TOP PLATE, TYP.

ALL LOAD-BEARING HEADERS TO BE 2-2X6 W/ 1/2" PLYWD. FILLER and (1) 2X JACK STUD EACH END, EXCEPT AS NOTED

GENERAL NOTES:

1. ALL WINDOW HEADERS HEIGHTS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE.
2. ALL TRAY CEILINGS STEP DOWN 8" EXCEPT WHERE OTHERWISE NOTED.
3. 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE.
4. ALL INTERIOR ROUGH OPENINGS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE.

INDIANAPOLIS DIVISION

LENNAR®

MODEL: RIVIERA - C

DRAWING TITLE: FIRST FLOOR PLAN

OPTION DESCRIPTION: ALL

SET NO.: 0314C2

DRAWN BY: SAM

COLLECTION: ESTATE

SHEET NO.: A3.1C

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION
© 2018 LENNAR CORPORATION. ALL RIGHTS RESERVED
LENNAR RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED USE OR REPRODUCTION OF THESE PLANS IS PROHIBITED.

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2	12/11/18	9' BASEMENT STANDARD
3	12/7/20	UPDATED CLG. HT IN FAMILY FOYER
4		
5		

EVERYTHING'S INCLUDED®

7/7/2020

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR

SET NO.
0314A2
0314B2
0314C2

DRAWN BY
SAM

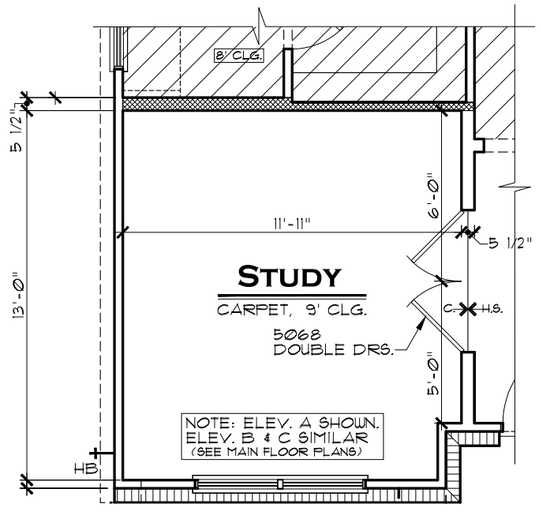
COLLECTION
ESTATE

MODEL
RIVIERA (ALL)

DRAWING TITLE
1ST FLOOR OPTIONS

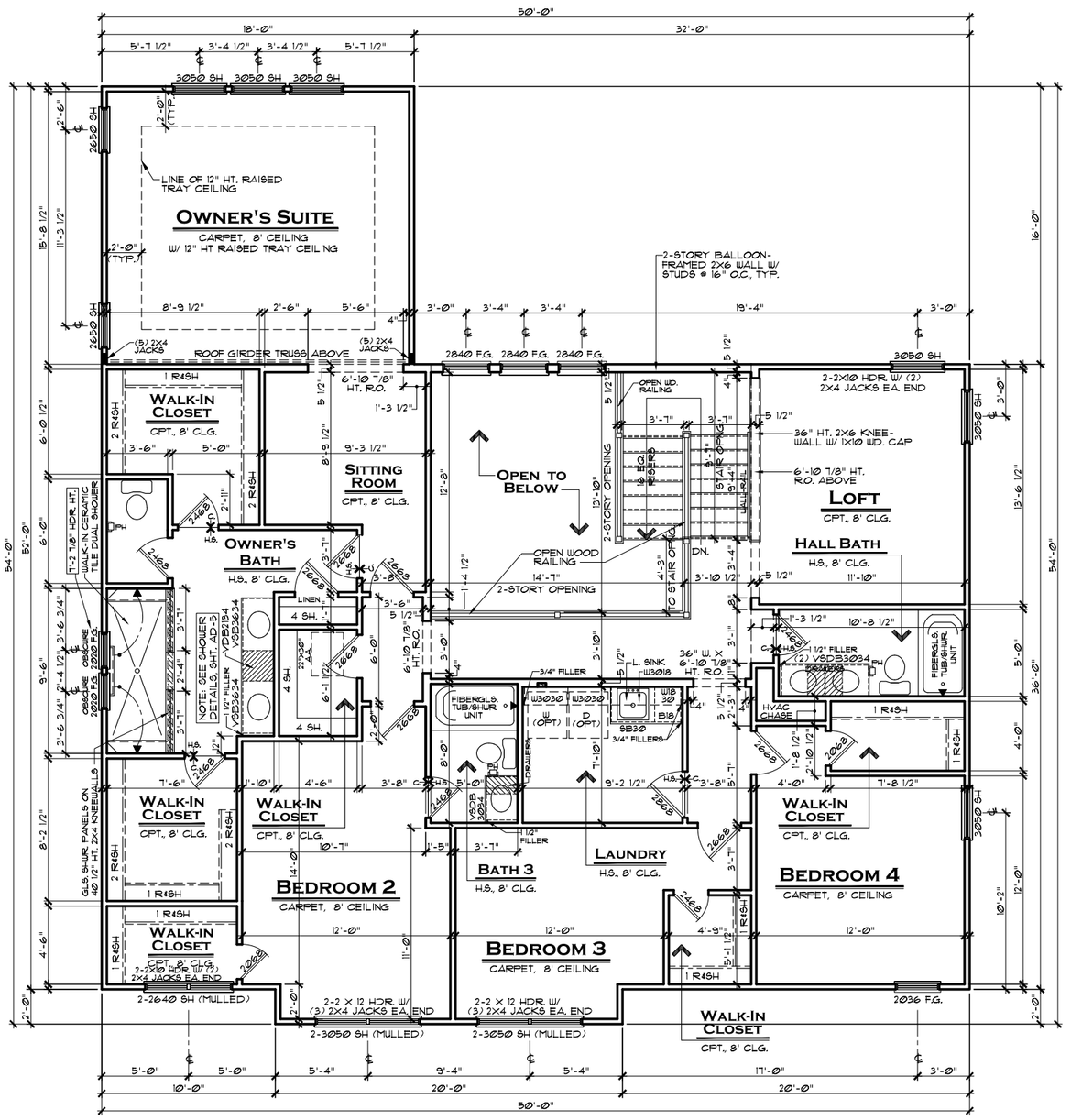
OPTION DESCRIPTION
OPT. STUDY

SHEET NO.
A3.1.1



OPT. STUDY

SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN A

SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION

LENNAR®

MODEL
RIVIERA - A

DRAWING TITLE
SECOND FLOOR PLAN

OPTION DESCRIPTION

SET NO.
0314A2

DRAWN BY
SAM

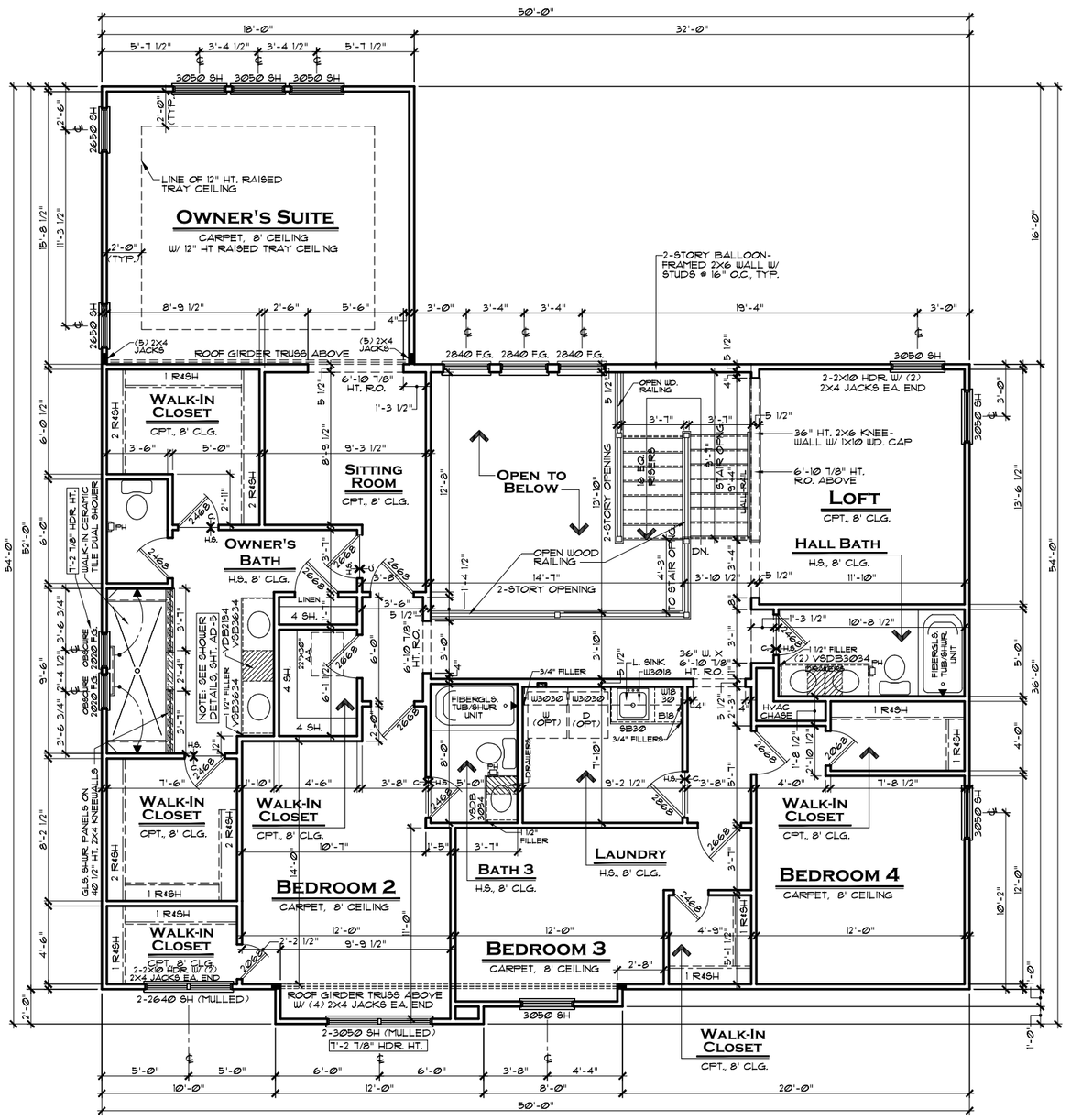
COLLECTION
ESTATE

SHEET NO.
A3.2A

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION
© 2018 LENNAR CORPORATION. ALL RIGHTS RESERVED
LENNAR HOMES, LLC, LENNAR SALES CORP., "PRESEA," RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED USE, INCLUDING COPYING OF THESE PLANS IS PROHIBITED.

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2	1/7/19	BATH 3 IS INCLUDED
3		
4		
5		

EVERYTHING'S INCLUDED®



SECOND FLOOR PLAN B

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

LENNAR®

MODEL
RIVIERA - B

SET NO.
0314B2

DRAWING TITLE
SECOND FLOOR PLAN

DRAWN BY
SAM

OPTION DESCRIPTION

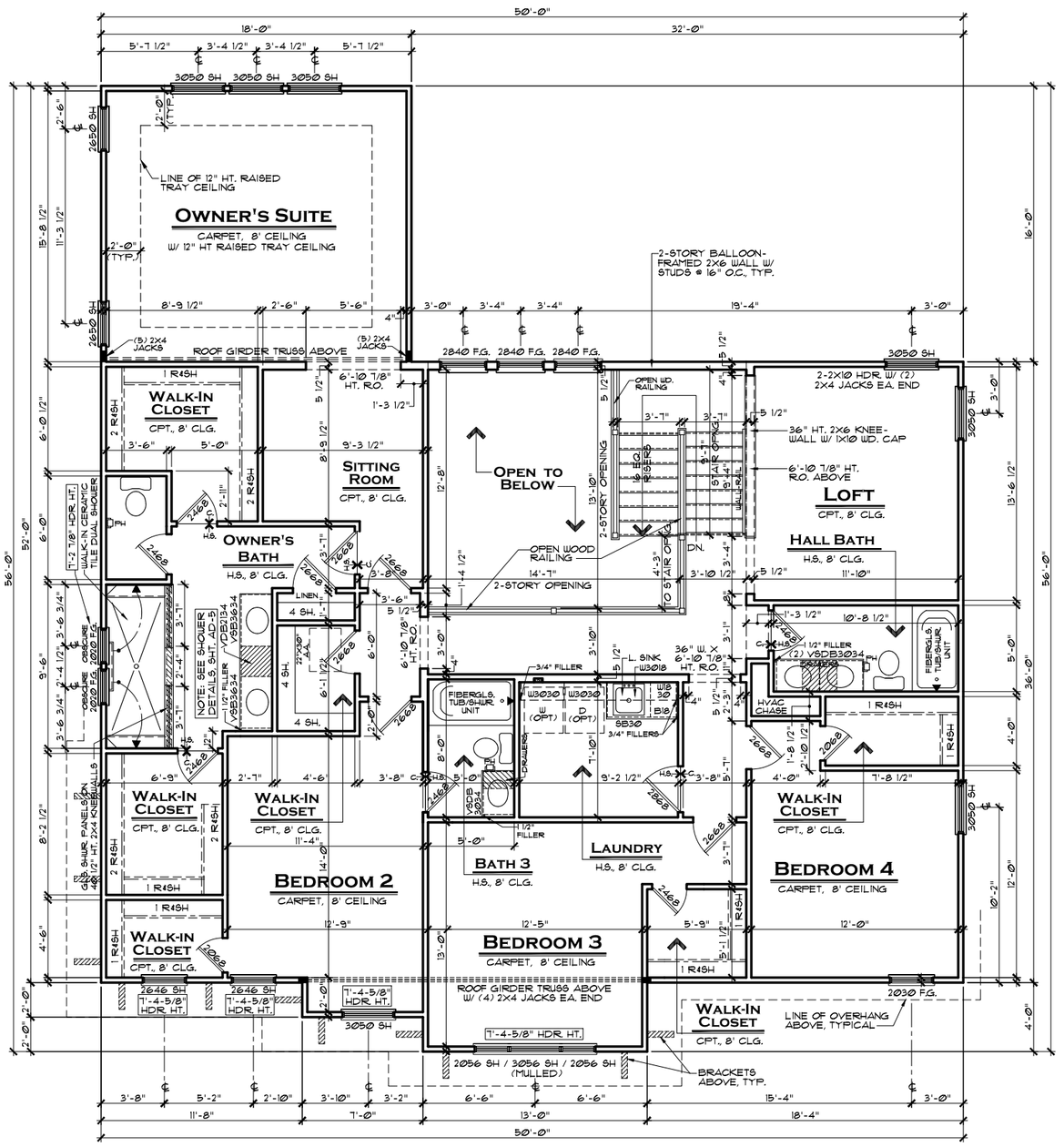
COLLECTION
ESTATE

SHEET NO.
A3.2B

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION
© 2018 LENNAR CORPORATION.
ALL RIGHTS RESERVED
LENNAR HOMES, LLC, LENNAR SALES CORP., AND/OR ITS AFFILIATES ("LENNAR") RETAIN ALL COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED USE, COPYING, MODIFICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2	1/7/19	BATH 3 IS INCLUDED
3		
4		
5		

EVERYTHING'S INCLUDED®



SECOND FLOOR PLAN C

SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION

LENNAR®

MODEL
RIVIERA - C

DRAWING TITLE
SECOND FLOOR PLAN

OPTION DESCRIPTION

SET NO.
0314C2

DRAWN BY
SAM

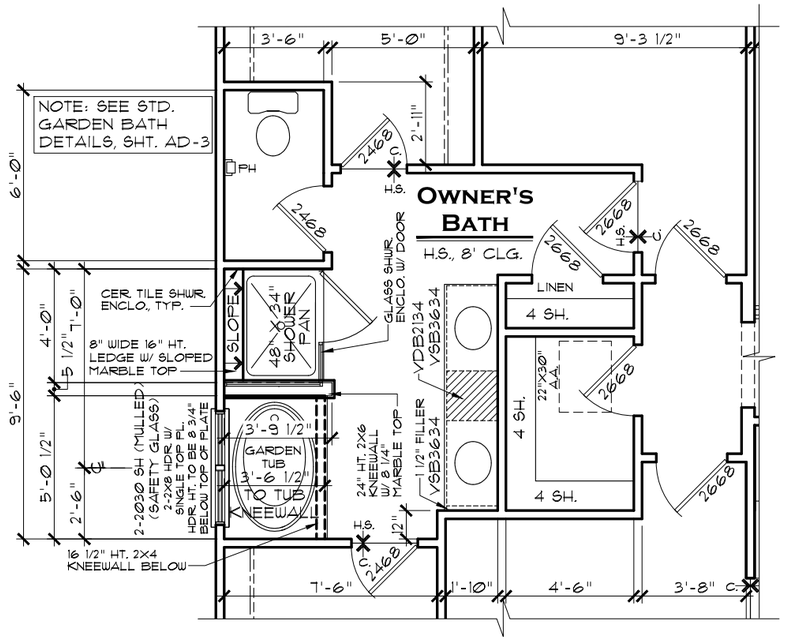
COLLECTION
ESTATE

SHEET NO.
A3.2C

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION
© 2018 LENNAR CORPORATION.
ALL RIGHTS RESERVED
LENNAR RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED USE OR REPRODUCTION OF THESE PLANS IS PROHIBITED.

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2	1/7/19	BATH 3 IS INCLUDED
3		
4		
5		

EVERYTHING'S INCLUDED®



OPT. GARDEN BATH AT OWNER'S BATH

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2	12/1/18	UPDATE GARDEN BATH OPTION
3	1/1/19	BATH 3 IS INCLUDED
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO.
0312A2
0312B2
0312C2

DRAWN BY
SAM

COLLECTION
ESTATE

MODEL
RIVIERA (ALL)

DRAWING TITLE
2ND FLOOR OPTIONS

OPTION DESCRIPTION
OPT. GARDEN BATH AT OWNER'S BATH

SHEET NO.
A3.2.1

TAB 4

LENNAR®

EVERYTHING'S INCLUDED®

Estate Collection | Southill

Elevation C

Elevation A

Elevation B

LENNAR.COM

* Elevation is an artist rendering and may include optional features, refer to Sellers blueprints for exact elevation details.

LENNAR

Estate Collection | Southill

EVERYTHING'S INCLUDED®

SOUTHILL

FIRST FLOOR

SECOND FLOOR

Copyright © 2019 Lennar Corporation. All rights reserved. Lennar's Privacy Policy was revised effective February 2018. Lennar is the leading builder of quality new homes in the most desirable real estate markets across the nation. Our home plans demonstrate our commitment to our customers by showcasing outstanding new home construction and a dedication to excellence in homebuilding. Every new home for sale offers the simplicity of included options featured in our model homes and inventory homes. The prices of our homes, included features and available locations are subject to change without notice. Stated dimensions and square footage are approximate and should not be used as a representation of the home's precise or actual size. Please see the actual purchase agreement for additional information, disclosures and disclaimers relating to the home and it's features. For additional legal disclaimers please visit lennar.com/legal. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2019 Lennar Corporation. Lennar, the Lennar logo, CalAtlantic, the CalAtlantic logo, Everything's Included, Everything's Included logo are registered service marks or service marks of Lennar Corporation and/or its subsidiaries. 01/19 LNIND396

Geist Manor Comparison of Proposed Homes vs Approved Homes

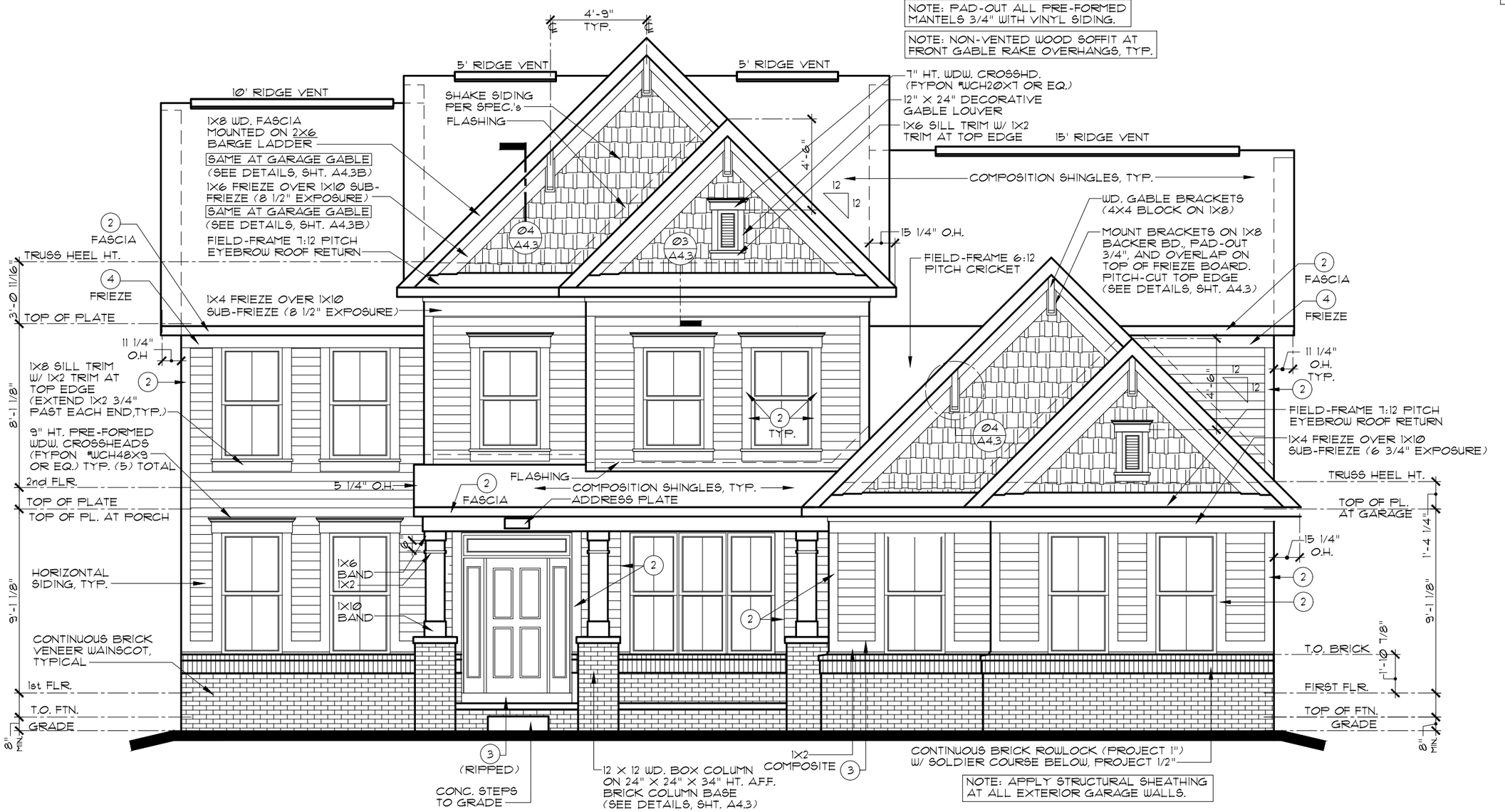
Product Name: Southill
Square Footage 3434 - 3512
Selling Price: $595,995 - $653,995

Product Name: Mitchell, Andover, Stanton
Square Footage: 2711, 2876, 3343
Selling Price: $467,990, $474,400, $490,990

3/19/2020

EXTERIOR TRIM KEY	
(1) 1 x 4	(3) 1 x 8
(2) 1 x 6	(4) 1 x 10
(V) VINYL CORNER BOARD	

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.



FRONT ELEVATION A

ALL

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2	5/13/19	ELECTRICAL REVISIONS
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 8960A2

DRAWN BY

COLLECTION ESTATE

MODEL SOUTHILL A

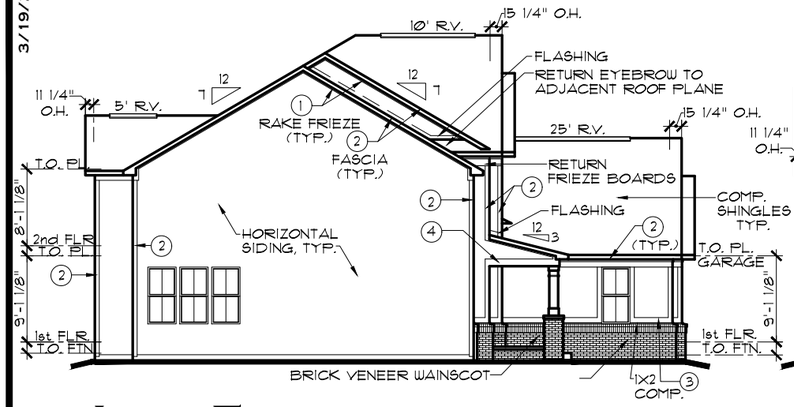
DRAWING TITLE FRONT ELEVATION

OPTION DESCRIPTION ALL

SHEET NO.

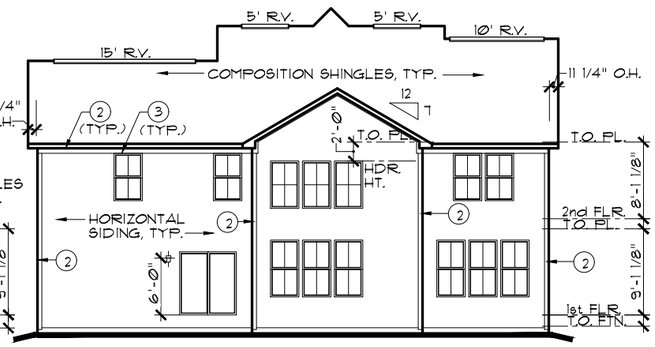
A1.1A

3/19/2020



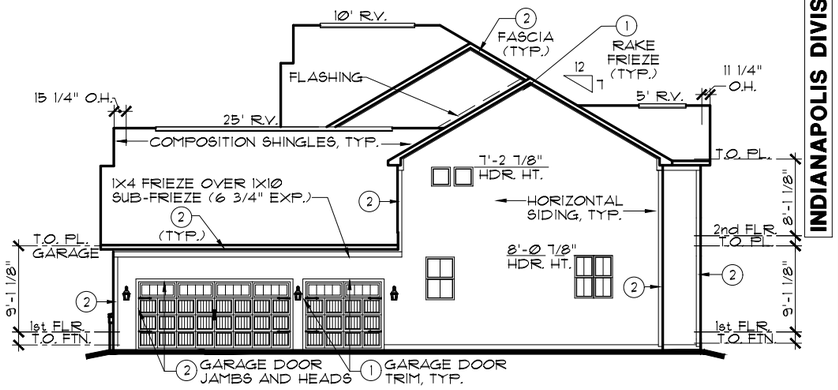
LEFT ELEVATION

SCALE: 1/16" = 1'-0"



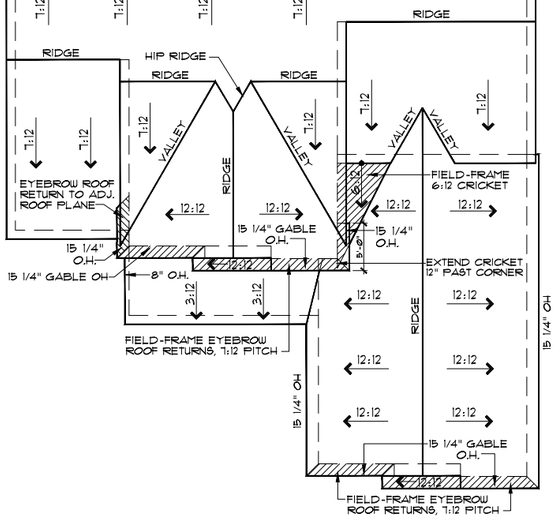
REAR ELEVATION

SCALE: 1/16" = 1'-0"



RIGHT ELEVATION

SCALE: 1/16" = 1'-0"



ROOF PLAN A

SCALE: 1/16" = 1'-0"

EXTERIOR TRIM KEY

1 1 x 4	3 1 x 8
2 1 x 6	4 1 x 10
	5 1 x 12

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 8960A2

DRAWN BY

COLLECTION ESTATE

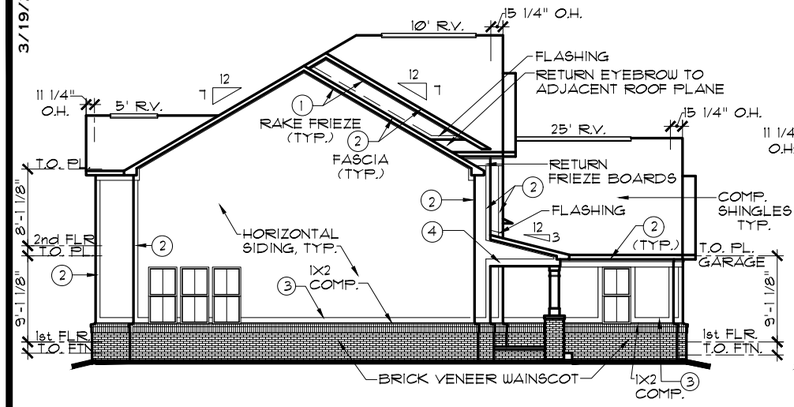
MODEL SOUTHILL A

DRAWING TITLE SIDE, REAR ELEVATIONS

OPTION DESCRIPTION STANDARD BRICK FRONT

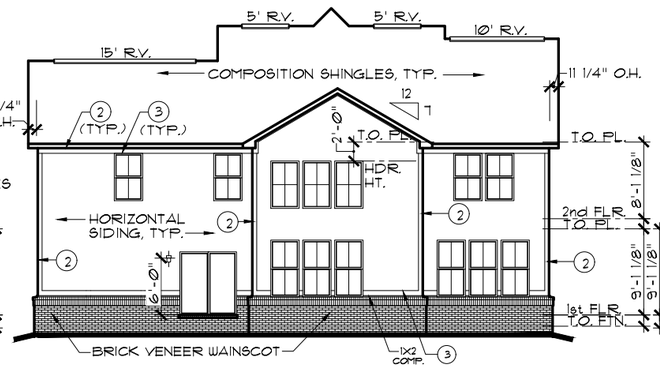
SHEET NO. A1.2A

3/19/2020



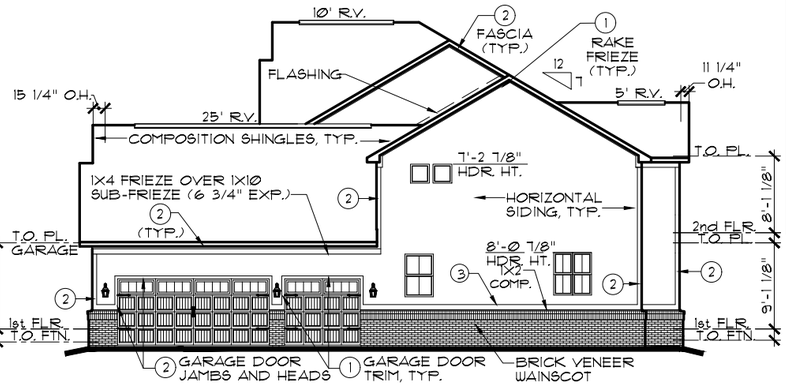
Left Elevation

SCALE: 1/16" = 1'-0"



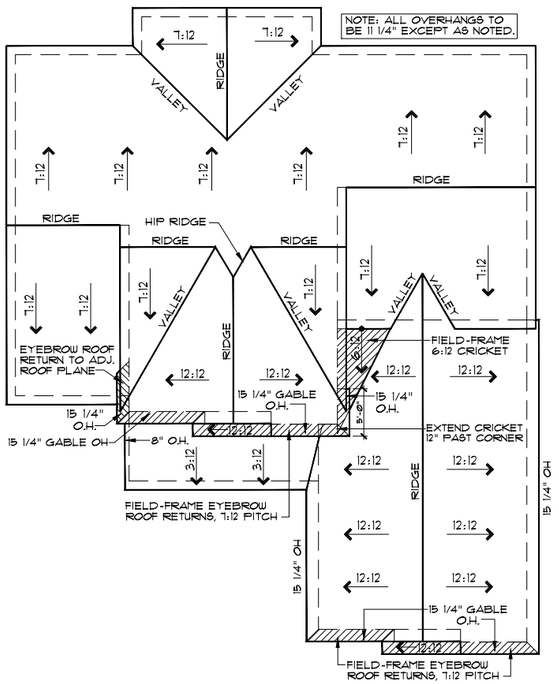
Rear Elevation

SCALE: 1/16" = 1'-0"



Right Elevation

SCALE: 1/16" = 1'-0"



Roof Plan A

SCALE: 1/16" = 1'-0"

Exterior Trim Key

1 1 x 4	3 1 x 8
2 1 x 6	4 1 x 10
	5 1 x 12

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

Opt. Brick Wainscot Wrap

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

MODEL: SOUTHILL A

DRAWING TITLE: SIDE, REAR ELEVATIONS

OPTION DESCRIPTION: OPT. BRICK WAINSCOT WRAP

SET NO.: 8960A2

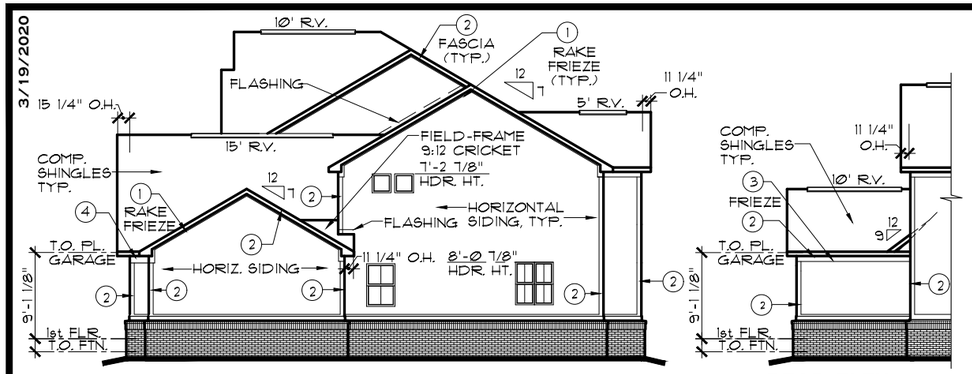
DRAWN BY:

COLLECTION: ESTATE

SHEET NO.

A1.2A

3/19/2020

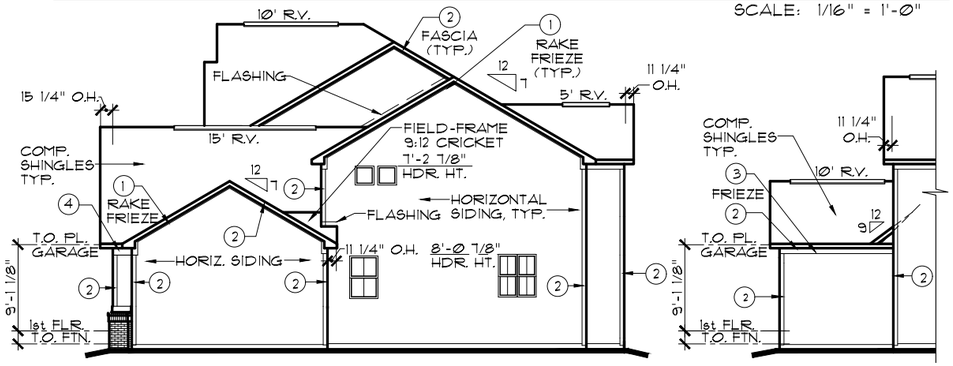


RIGHT ELEV.

REAR ELEV.

PARTIAL ELEVATIONS — BRICK WAINSCOT WRAP

SCALE: 1/16" = 1'-0"

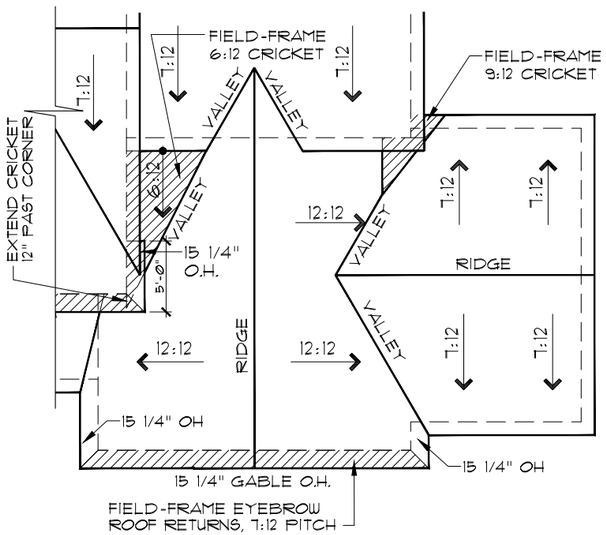


RIGHT ELEV.

REAR ELEV.

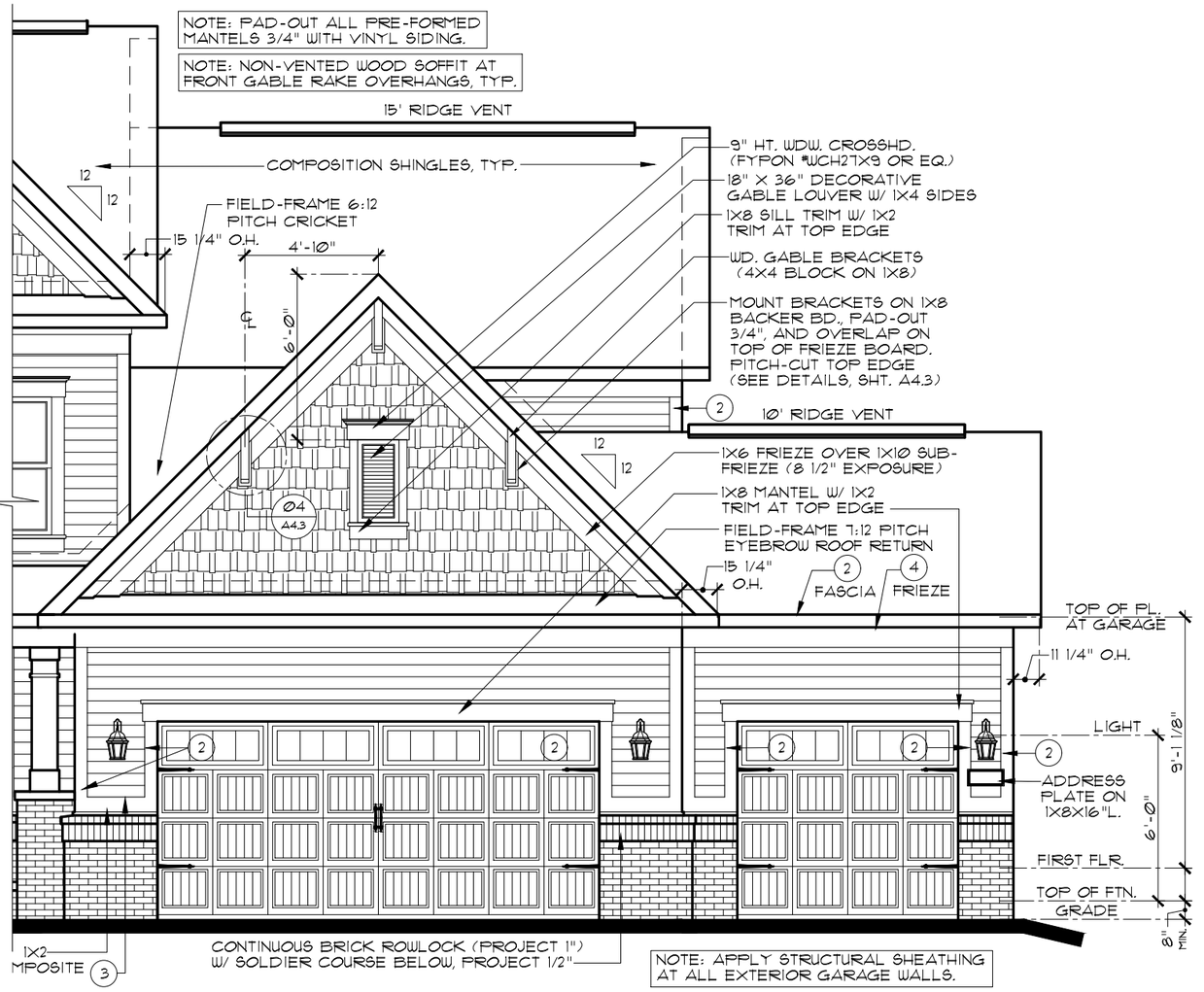
PARTIAL ELEVATIONS — STANDARD BRICK FRONT

SCALE: 1/16" = 1'-0"



PARTIAL ROOF PLAN

SCALE: 3/32" = 1'-0"



PARTIAL FRONT ELEVATION A — 3-CAR FRONT-LOAD GARAGE OPTION

SCALE: 3/16" = 1'-0"

EXTERIOR TRIM KEY

(1) 1 x 4	(3) 1 x 8
(2) 1 x 6	(4) 1 x 10
(V) VINYL CORNER BOARD	

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION
© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED
LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 8960A2

DRAWN BY

COLLECTION ESTATE

MODEL SOUTHILL A

DRAWING TITLE ELEVATIONS, ROOF

OPTION DESCRIPTION 3-CAR FRONT-LOAD GARAGE

SHEET NO. A1.3A

3/19/2020

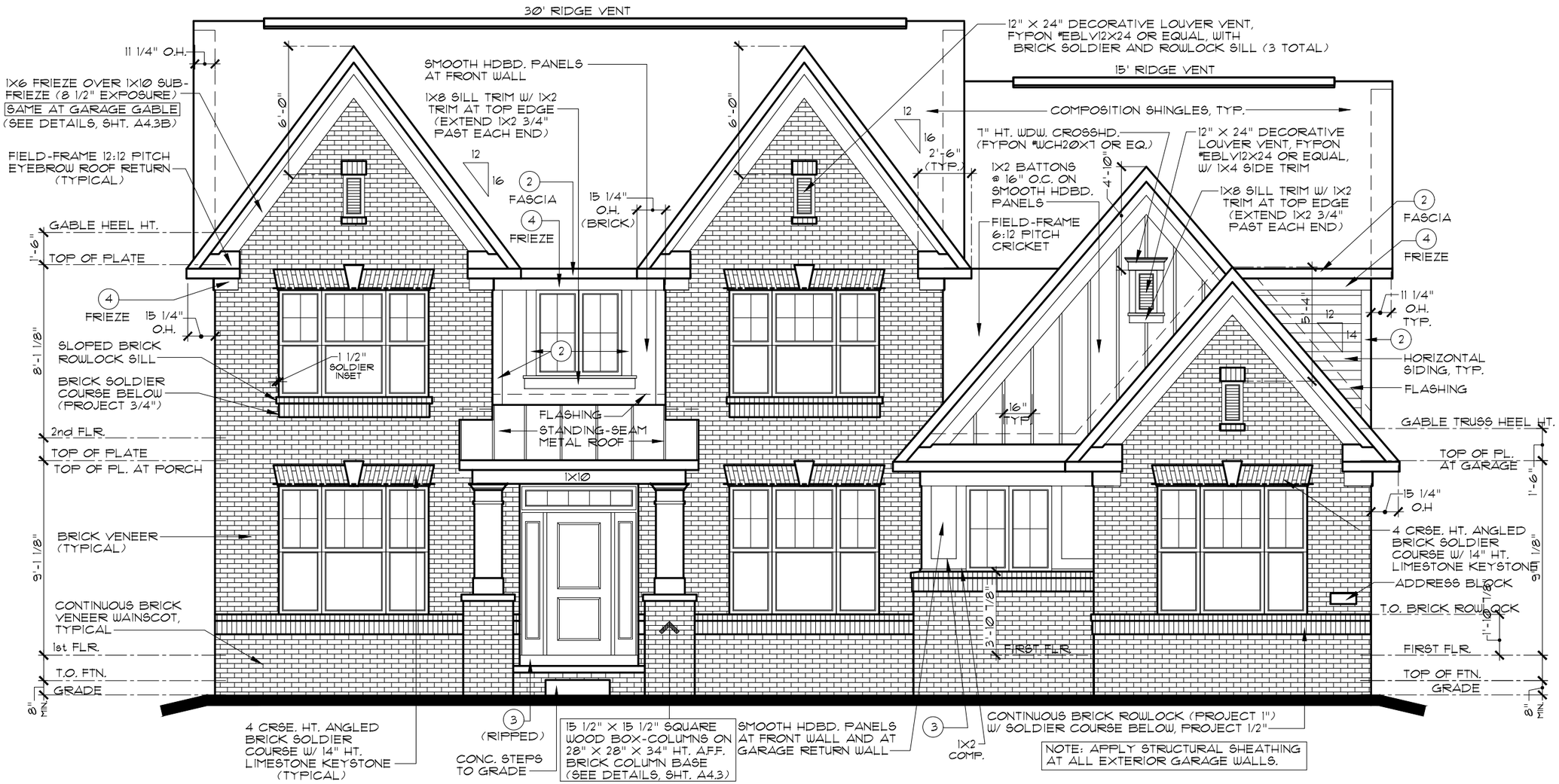
LINTEL SCHEDULE						
MAX. SPAN OF LINTEL	HEIGHT OF BRICK VENEER ABOVE LINTEL					
	8"	16"	24"	32"	GREATER THAN SPAN/2	BRG
3' to 6'	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	3"
up to 8'-11"	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠4x3.5x0.25	∠5x3.5x0.3125	3"
up to 16'-11"	∠5x3.5x0.3125	∠6x3.5x0.3125	∠7x4x0.375	∠7x4x0.375	∠8x4x0.5	4"

EXTERIOR TRIM KEY	
(1) 1 x 4	(3) 1 x 8
(2) 1 x 6	(4) 1 x 10
	(5) 1 x 12

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

NOTE:

STEEL LINTELS AND MASONRY CONSTRUCTION ABOVE GARAGE DOORS SHALL COMPLY WITH THE 2020 INDIANA RESIDENTIAL CODE, SECTION R 703.8.3



FRONT ELEVATION B

STANDARD BRICK FRONT

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

MODEL: SOUTHILL B

SET NO.: 896082

DRAWN BY:

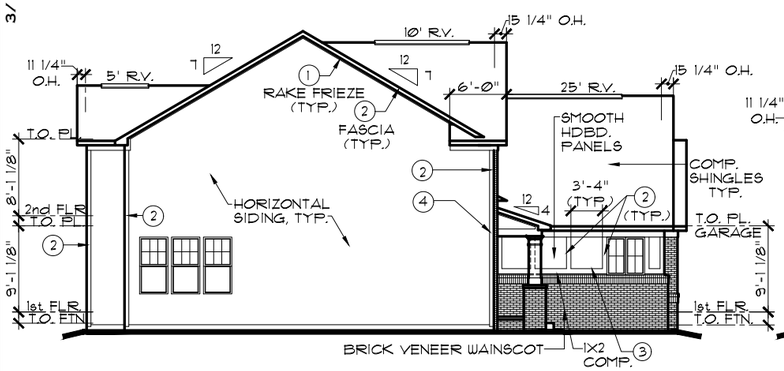
COLLECTION: ESTATE

DRAWING TITLE: FRONT ELEVATION

OPTION DESCRIPTION: ALL

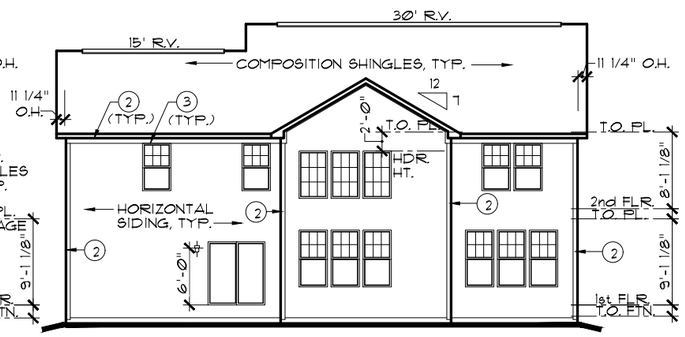
SHEET NO.: A1.1B

3/19/2020



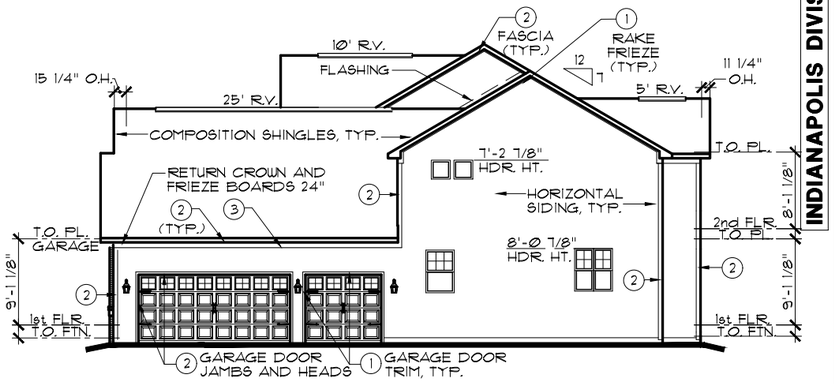
LEFT ELEVATION

SCALE: 1/16" = 1'-0"



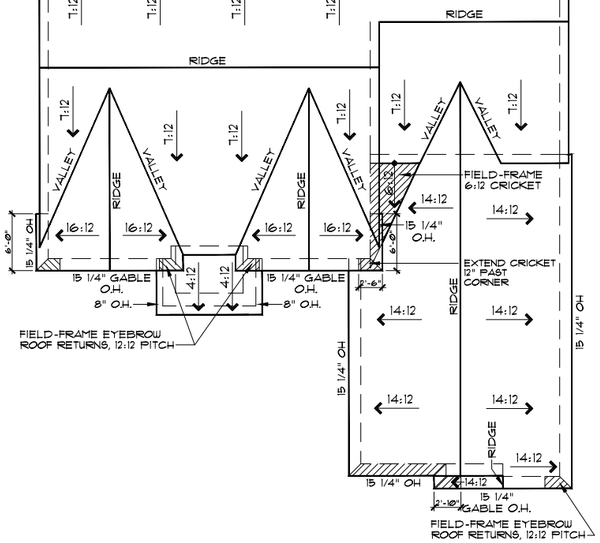
REAR ELEVATION

SCALE: 1/16" = 1'-0"



RIGHT ELEVATION

SCALE: 1/16" = 1'-0"



ROOF PLAN B

SCALE: 1/16" = 1'-0"

EXTERIOR TRIM KEY

1 1 x 4	3 1 x 8
2 1 x 6	4 1 x 10
	5 1 x 12

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 8960B2

DRAWN BY

COLLECTION ESTATE

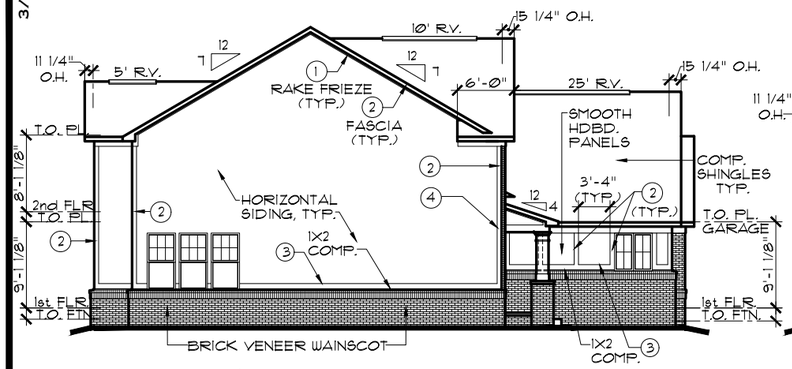
MODEL SOUTHILL B

DRAWING TITLE SIDE, REAR ELEVATIONS

OPTION DESCRIPTION STANDARD BRICK FRONT

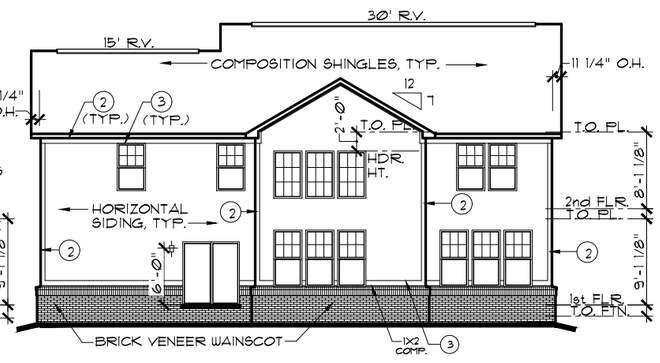
SHEET NO. A1.2B

3/19/2020



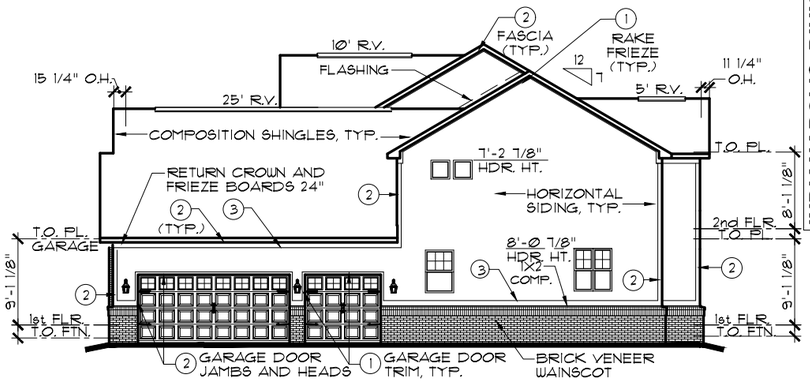
Left Elevation

SCALE: 1/16" = 1'-0"



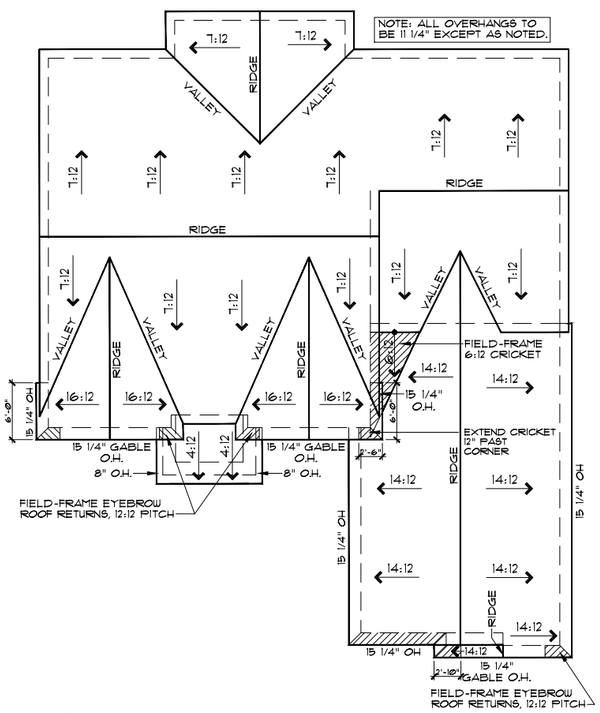
Rear Elevation

SCALE: 1/16" = 1'-0"



Right Elevation

SCALE: 1/16" = 1'-0"



Roof Plan B

SCALE: 1/16" = 1'-0"

Exterior Trim Key

(1) 1 x 4	(3) 1 x 8
(2) 1 x 6	(4) 1 x 10
	(5) 1 x 12

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

Opt. Brick Wainscot Wrap

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 8960B2

DRAWN BY

COLLECTION ESTATE

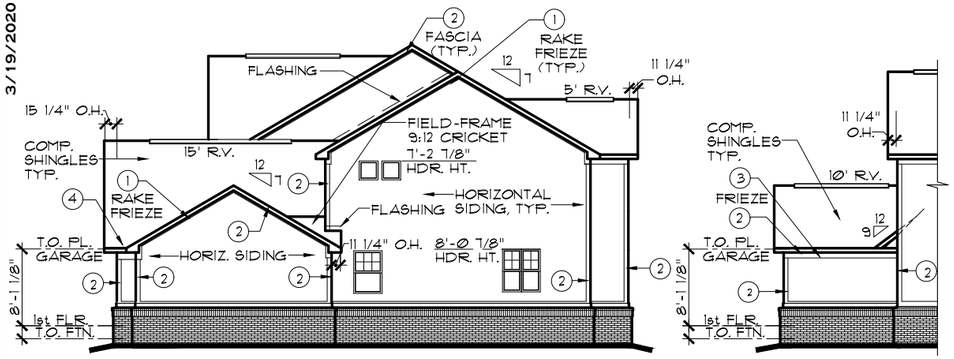
MODEL SOUTHILL B

DRAWING TITLE SIDE, REAR ELEVATIONS

OPTION DESCRIPTION OPT. BRICK WAINSCOT WRAP

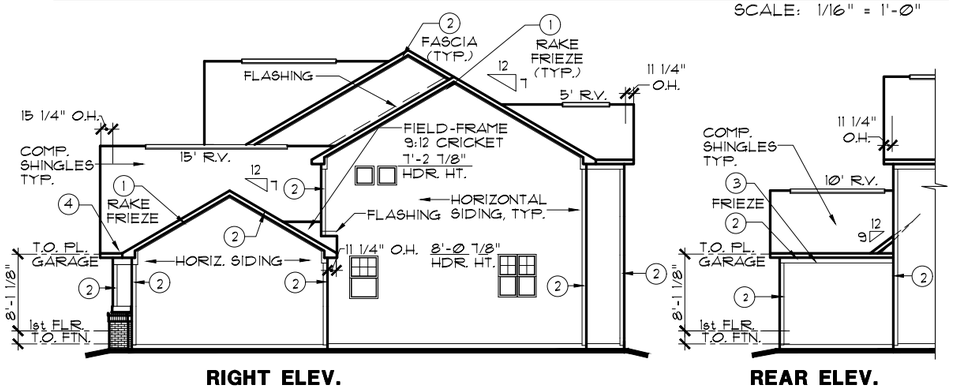
SHEET NO. A1.2B

3/19/2020



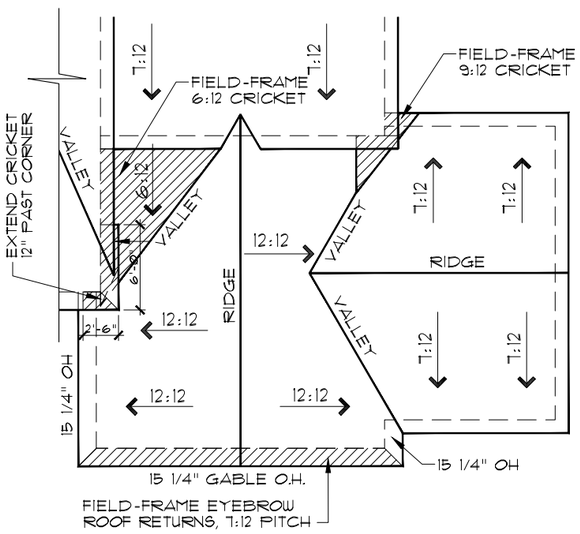
PARTIAL ELEVATIONS — BRICK WAINSCOT WRAP

SCALE: 1/16" = 1'-0"



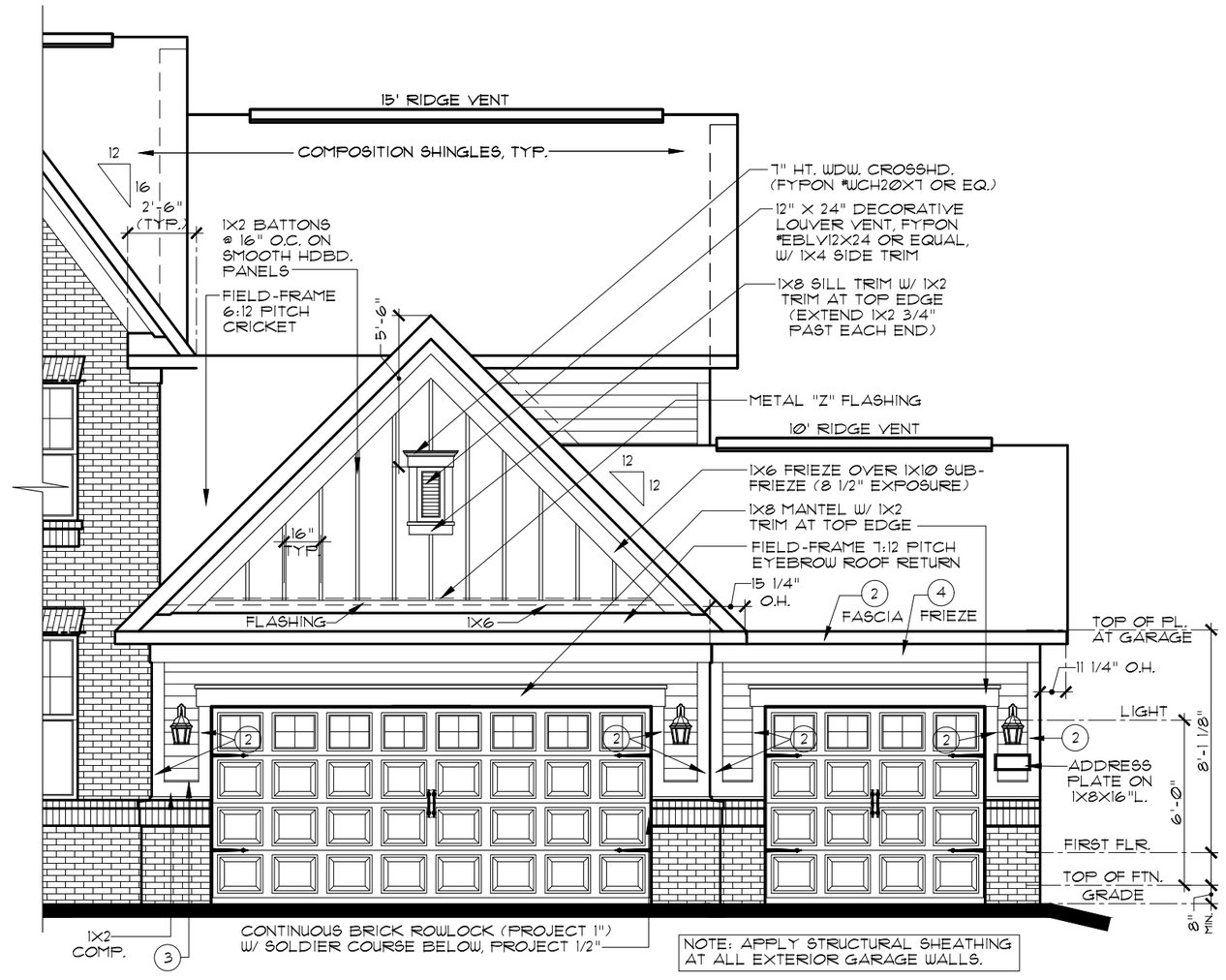
PARTIAL ELEVATIONS — STANDARD BRICK FRONT

SCALE: 1/16" = 1'-0"



PARTIAL ROOF PLAN

SCALE: 3/32" = 1'-0"



PARTIAL FRONT ELEVATION B — 3-CAR FRONT-LOAD GARAGE OPTION

SCALE: 3/16" = 1'-0"

EXTERIOR TRIM KEY

1 1 x 4	3 1 x 8
2 1 x 6	4 1 x 10
V VINYL CORNER BOARD	

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 8960B2

DRAWN BY

COLLECTION ESTATE

MODEL SOUTHILL B

DRAWING TITLE ELEVATIONS, ROOF

OPTION DESCRIPTION 3-CAR FRONT-LOAD GARAGE

SHEET NO. A1.3B

3/19/2020

LINTEL SCHEDULE

MAX. SPAN OF LINTEL	HEIGHT OF BRICK VENEER ABOVE LINTEL					
	8"	16"	24"	32"	GREATER THAN SPAN/2	BRG
3' to 6'	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	3"
up to 8'-11"	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠3.5x3.5x0.25	∠4x3.5x0.25	∠5x3.5x0.3125	3"
up to 16'-11"	∠5x3.5x0.3125	∠6x3.5x0.3125	∠7x4x0.375	∠7x4x0.375	∠8x4x0.5	4"

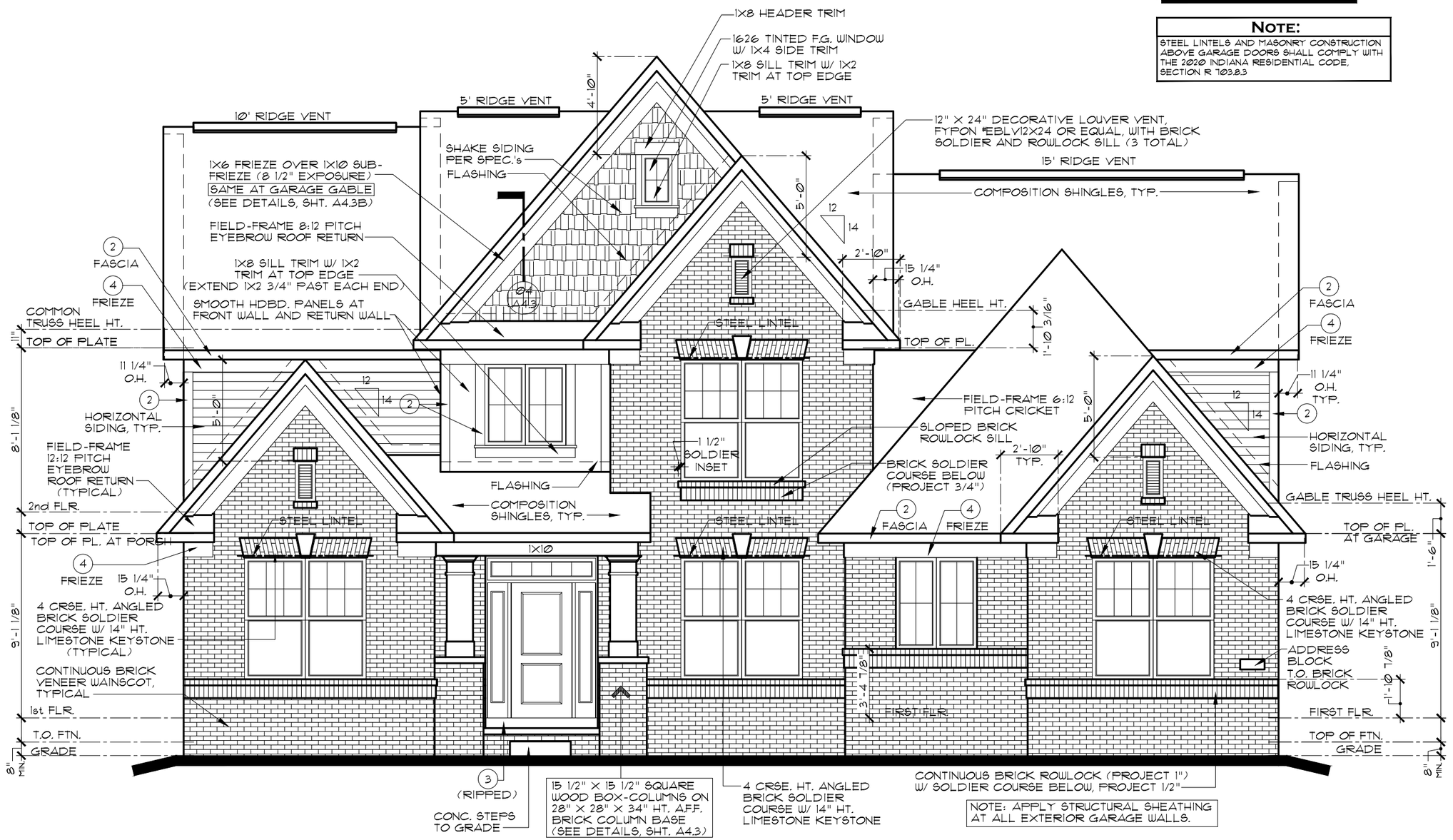
EXTERIOR TRIM KEY

1 1 x 4
2 1 x 6
3 1 x 8
4 1 x 10
5 1 x 12

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

NOTE:

STEEL LINTELS AND MASONRY CONSTRUCTION ABOVE GARAGE DOORS SHALL COMPLY WITH THE 2020 INDIANA RESIDENTIAL CODE, SECTION R 703.8.3



FRONT ELEVATION C

STANDARD BRICK FRONT

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2	3/23/20	FRONT WINDOWS UPDATED
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 8960C2 | DRAWN BY | COLLECTION ESTATE

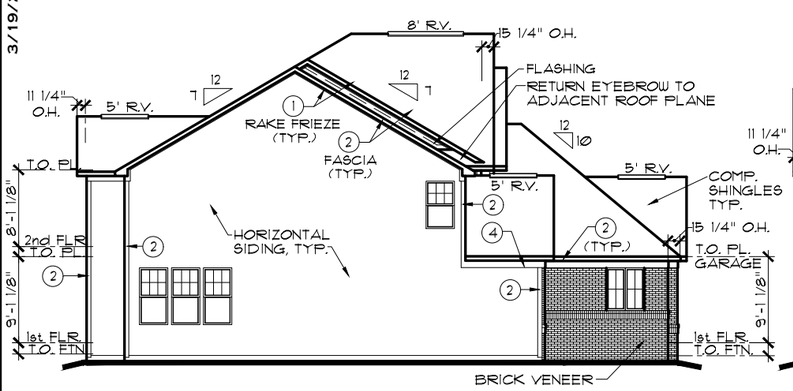
MODEL SOUTHILL C

DRAWING TITLE FRONT ELEVATION

OPTION DESCRIPTION ALL

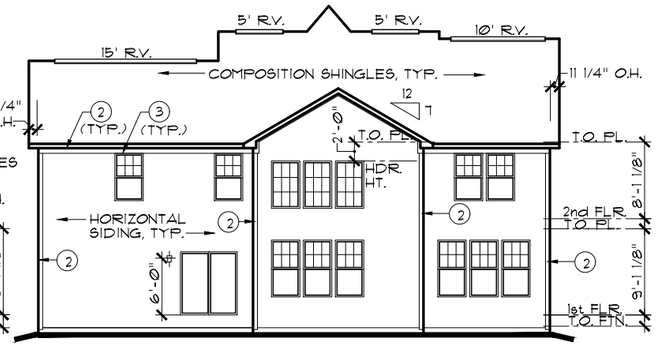
SHEET NO. A1.1C

3/19/2020



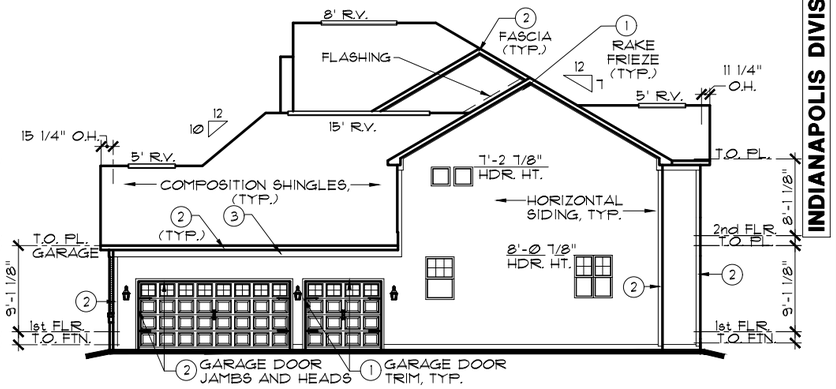
Left Elevation

SCALE: 1/16" = 1'-0"



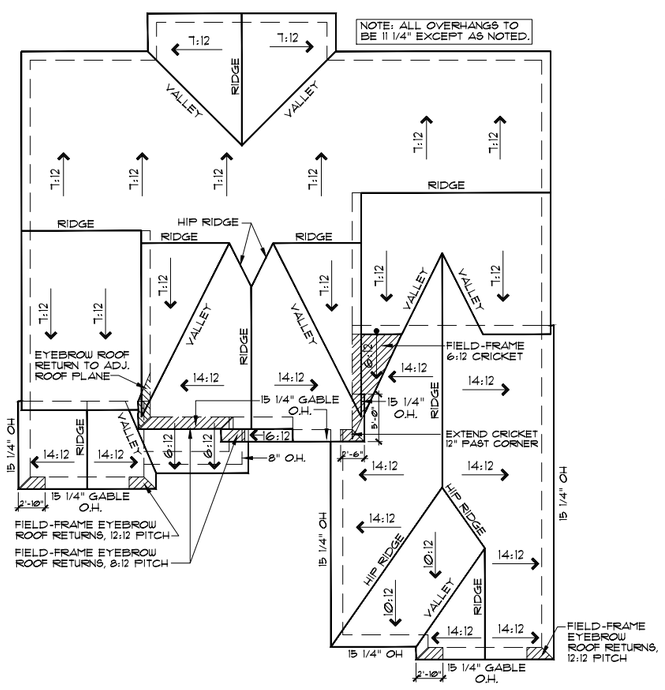
Rear Elevation

SCALE: 1/16" = 1'-0"



Right Elevation

SCALE: 1/16" = 1'-0"



Roof Plan C

SCALE: 1/16" = 1'-0"

Exterior Trim Key

(1) 1 x 4	(3) 1 x 8
(2) 1 x 6	(4) 1 x 10
	(5) 1 x 12

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

MODEL: SOUTHILL C

DRAWING TITLE: SIDE, REAR ELEVATIONS

OPTION DESCRIPTION: STANDARD BRICK FRONT

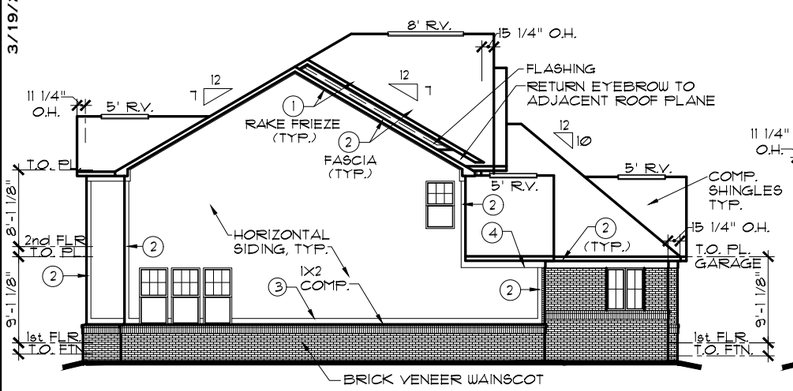
SET NO.: 8960C2

DRAWN BY:

COLLECTION: ESTATE

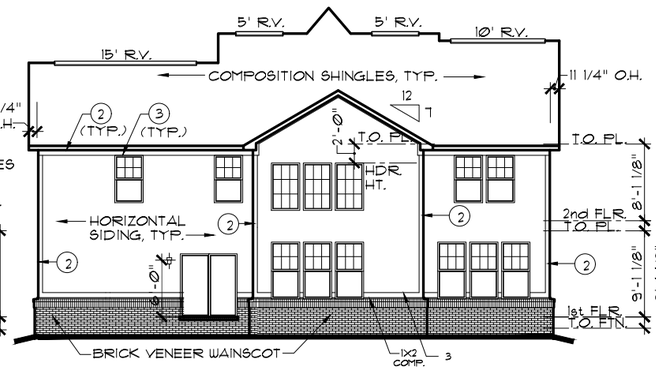
SHEET NO.: A1.2C

3/19/2020



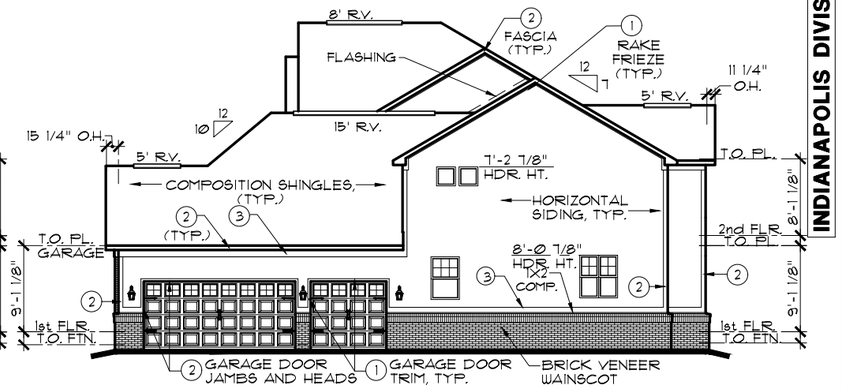
Left Elevation

SCALE: 1/16" = 1'-0"



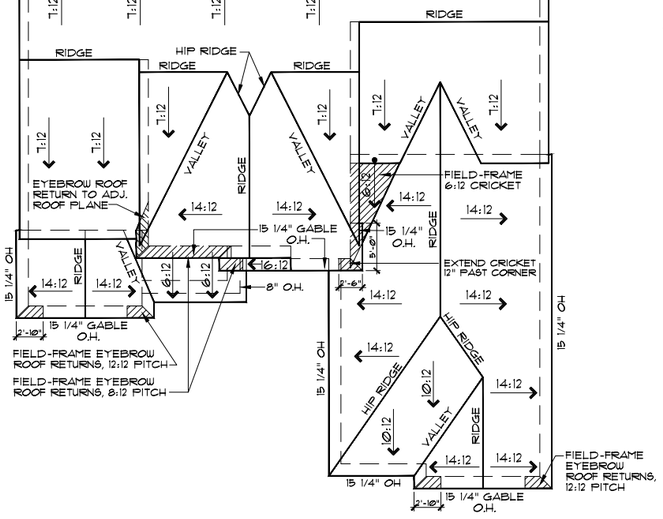
Rear Elevation

SCALE: 1/16" = 1'-0"



Right Elevation

SCALE: 1/16" = 1'-0"



Roof Plan C

SCALE: 1/16" = 1'-0"

Exterior Trim Key

1 1 x 4	3 1 x 8
2 1 x 6	4 1 x 10
	5 1 x 12

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

Opt. Brick Wainscot Wrap

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

MODEL: SOUTHILL C

DRAWING TITLE: SIDE, REAR ELEVATIONS

OPTION DESCRIPTION: OPT. BRICK WAINSCOT WRAP

SET NO.: 8960C2

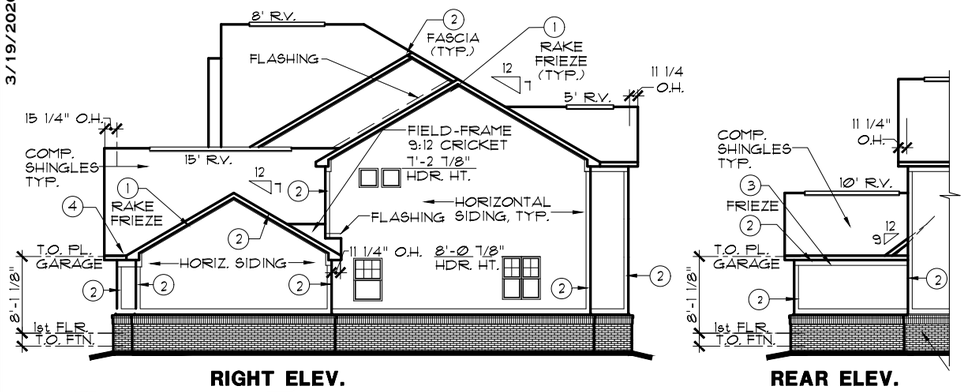
DRAWN BY:

COLLECTION: ESTATE

SHEET NO.

A1.2C

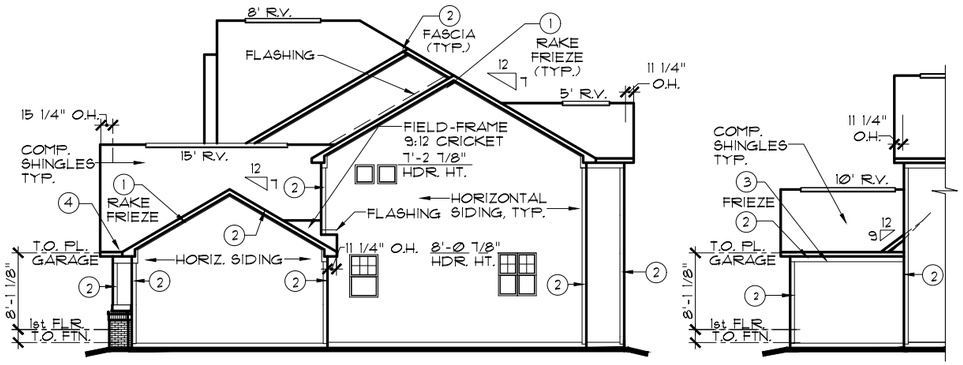
3/19/2020



RIGHT ELEV. REAR ELEV.

PARTIAL ELEVATIONS — BRICK WAINSCOT WRAP

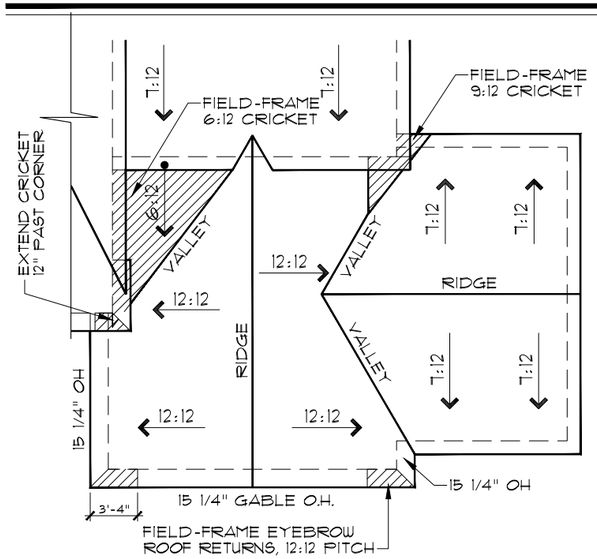
SCALE: 1/16" = 1'-0"



RIGHT ELEV. REAR ELEV.

PARTIAL ELEVATIONS — STANDARD BRICK FRONT

SCALE: 1/16" = 1'-0"



PARTIAL ROOF PLAN

SCALE: 3/32" = 1'-0"

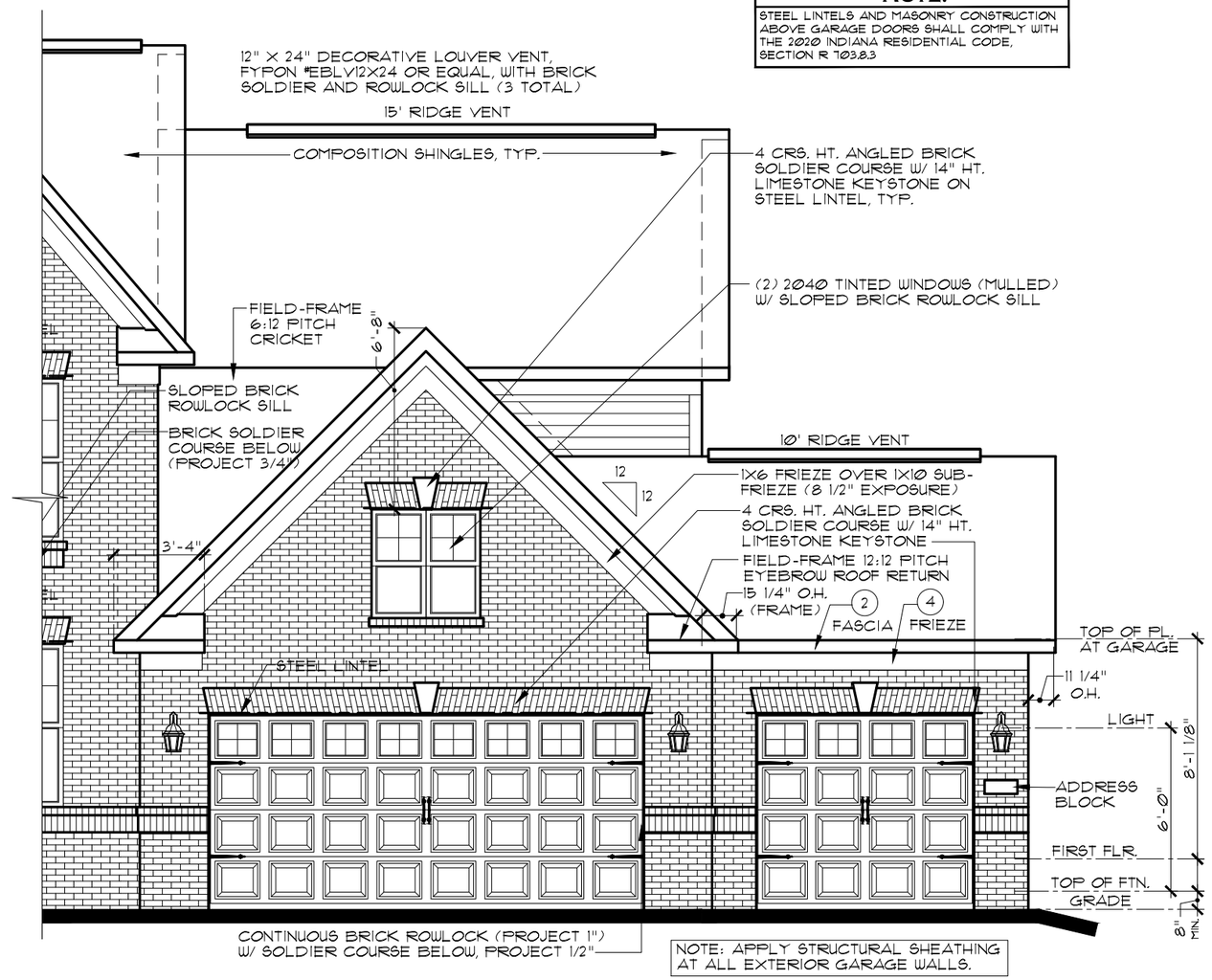
LINTEL SCHEDULE						
MAX. SPAN OF LINTEL	HEIGHT OF BRICK VENEER ABOVE LINTEL					
	8"	16"	24"	32"	GREATER THAN SPAN/2	BRG
3' to 6'	∠3.5x3.5x∅.25	∠3.5x3.5x∅.25	∠3.5x3.5x∅.25	∠3.5x3.5x∅.25	∠3.5x3.5x∅.25	3"
up to 8'-11"	∠3.5x3.5x∅.25	∠3.5x3.5x∅.25	∠3.5x3.5x∅.25	∠4x3.5x∅.25	∠5x3.5x∅.3125	3"
up to 16'-11"	∠5x3.5x∅.3125	∠6x3.5x∅.3125	∠7x4x∅.375	∠7x4x∅.375	∠8x4x∅.5	4"

EXTERIOR TRIM KEY	
(1) 1 x 4	(3) 1 x 8
(2) 1 x 6	(4) 1 x 10
(V) VINYL CORNER BOARD	

NOTE: EXTERIOR TRIM NOTATIONS INDICATE TRIM PIECE SIZE ONLY. ACTUAL TRIM MATERIAL / FINISH PER DIVISION SPECIFICATIONS.

NOTE:

STEEL LINTELS AND MASONRY CONSTRUCTION ABOVE GARAGE DOORS SHALL COMPLY WITH THE 2020 INDIANA RESIDENTIAL CODE, SECTION R 703.8.3



NOTE: APPLY STRUCTURAL SHEATHING AT ALL EXTERIOR GARAGE WALLS.

PARTIAL FRONT ELEVATION C — 3-CAR FRONT-LOAD GARAGE OPTION

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2	3/23/20	FRONT WINDOWS UPDATED
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 8960C2

DRAWN BY

COLLECTION ESTATE

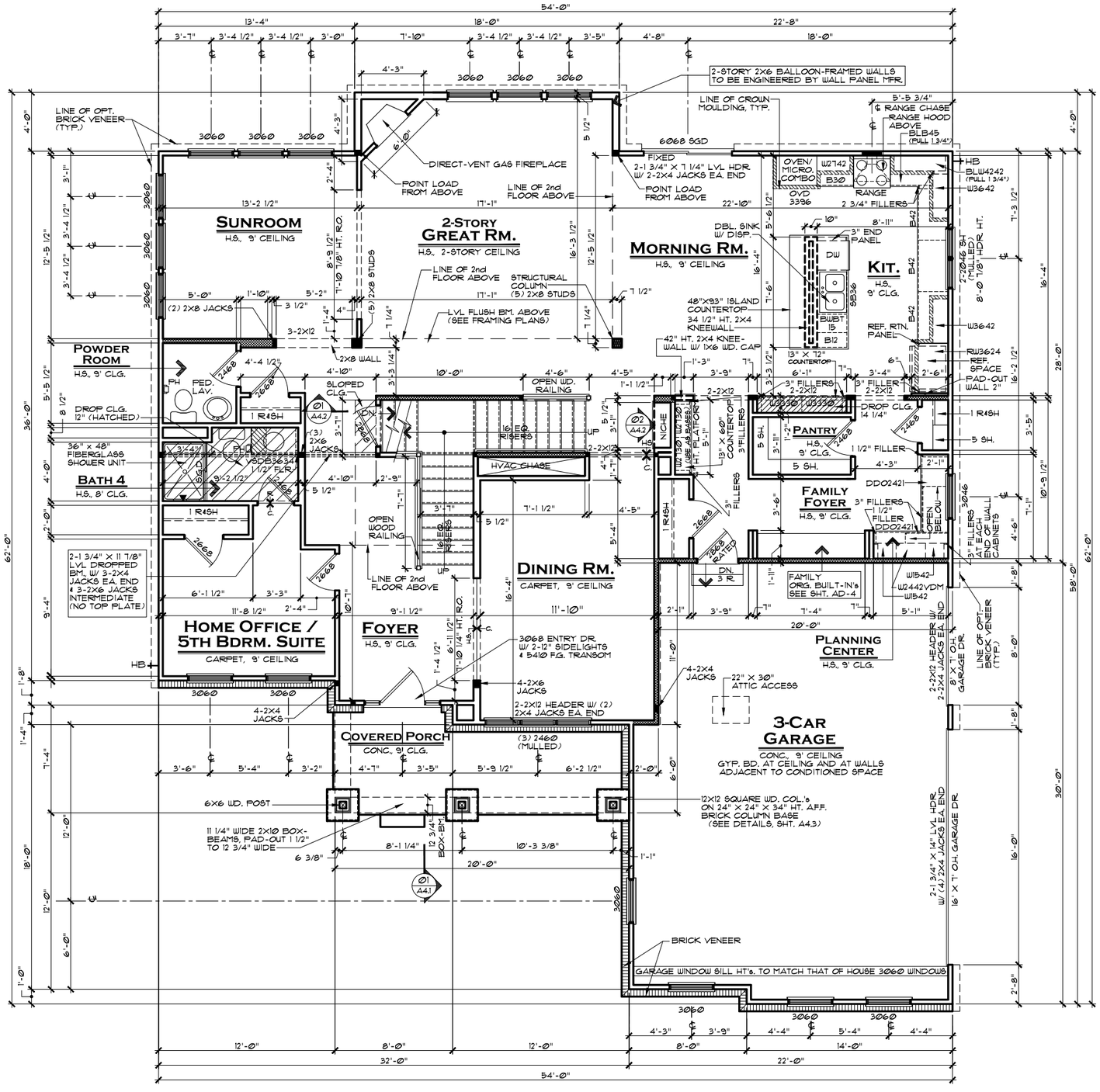
MODEL SOUTHILL C

DRAWING TITLE ELEVATIONS, ROOF

OPTION DESCRIPTION 3-CAR FRONT-LOAD GARAGE

SHEET NO. A1.3C

3/19/2020



NOTE:

HATCHED WALL INDICATES INTERIOR LD.-BRG. WALL WITH STUDS @ 16" O.C. AND DOUBLE TOP PLATE, TYP.

ALL LOAD-BEARING HEADERS TO BE 2-2X6 W/ 1/2" PLYWD. FILLER and (2) 2X JACK STUDS EACH END, EXCEPT AS NOTED

GENERAL NOTES:

1. ALL WINDOW HEADERS HEIGHTS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE.
2. ALL TRAY CEILINGS STEP DOWN 8" EXCEPT WHERE OTHERWISE NOTED.
3. 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE.
4. ALL INTERIOR ROUGH OPENINGS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE.

AREA CALCULATIONS

1st FLOOR LIVING AREA:	1,911 S.F.
2nd FLOOR LIVING AREA:	1,523 S.F.
TOTAL LIVING AREA:	3,434 S.F.
COVERED ENTRY:	130 S.F.
GARAGE:	630 S.F.
TOTAL UNDER ROOF:	4,194 S.F.

OPT. COVERED PATIO = 192 S.F.

FIRST FLOOR PLAN A

ALL

SCALE: 1/8" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED

REV.NO.	DATE	REMARKS
1	11/5/19	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR

SET NO.	DRAWN BY	COLLECTION
8960A2		ESTATE

MODEL: SOUTHILL A

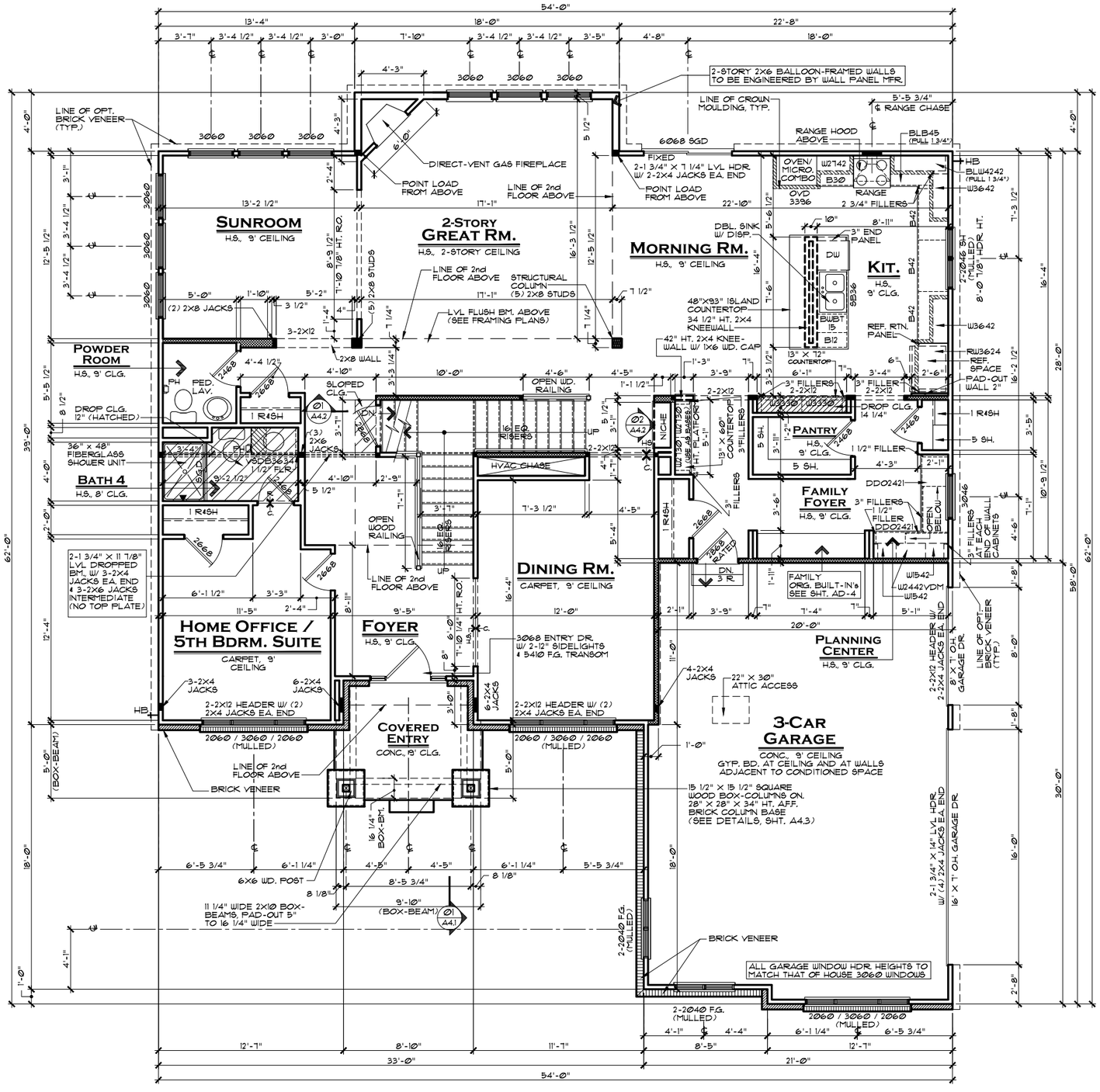
DRAWING TITLE: FIRST FLOOR PLAN

OPTION DESCRIPTION: ALL

SHEET NO.

A3.1A

3/19/2020



First Floor Plan B

ALL

SCALE: 1/8" = 1'-0"

NOTE:

HATCHED WALL INDICATES INTERIOR LD.-BRG. WALL WITH STUDS @ 16" O.C. AND DOUBLE TOP PLATE, TYP.

ALL LOAD-BEARING HEADERS TO BE 2-2X6 W/ 1/2" PLYWD. FILLER and (2) 2X JACK STUDS EACH END, EXCEPT AS NOTED

General Notes:

1. ALL WINDOW HEADERS HEIGHTS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE.
2. ALL TRAY CEILINGS STEP DOWN 8" EXCEPT WHERE OTHERWISE NOTED.
3. 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE.
4. ALL INTERIOR ROUGH OPENINGS TO BE 7'-10 7/8" HT. UNLESS NOTED OTHERWISE.

Area Calculations

1st FLOOR LIVING AREA:	1,931 S.F.
2nd FLOOR LIVING AREA:	1,554 S.F.
TOTAL LIVING AREA:	3,485 S.F.
COVERED ENTRY:	76 S.F.
GARAGE:	611 S.F.
TOTAL UNDER ROOF:	4,172 S.F.

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

MODEL: SOUTHILL B

DRAWING TITLE: FIRST FLOOR PLAN

OPTION DESCRIPTION: ALL

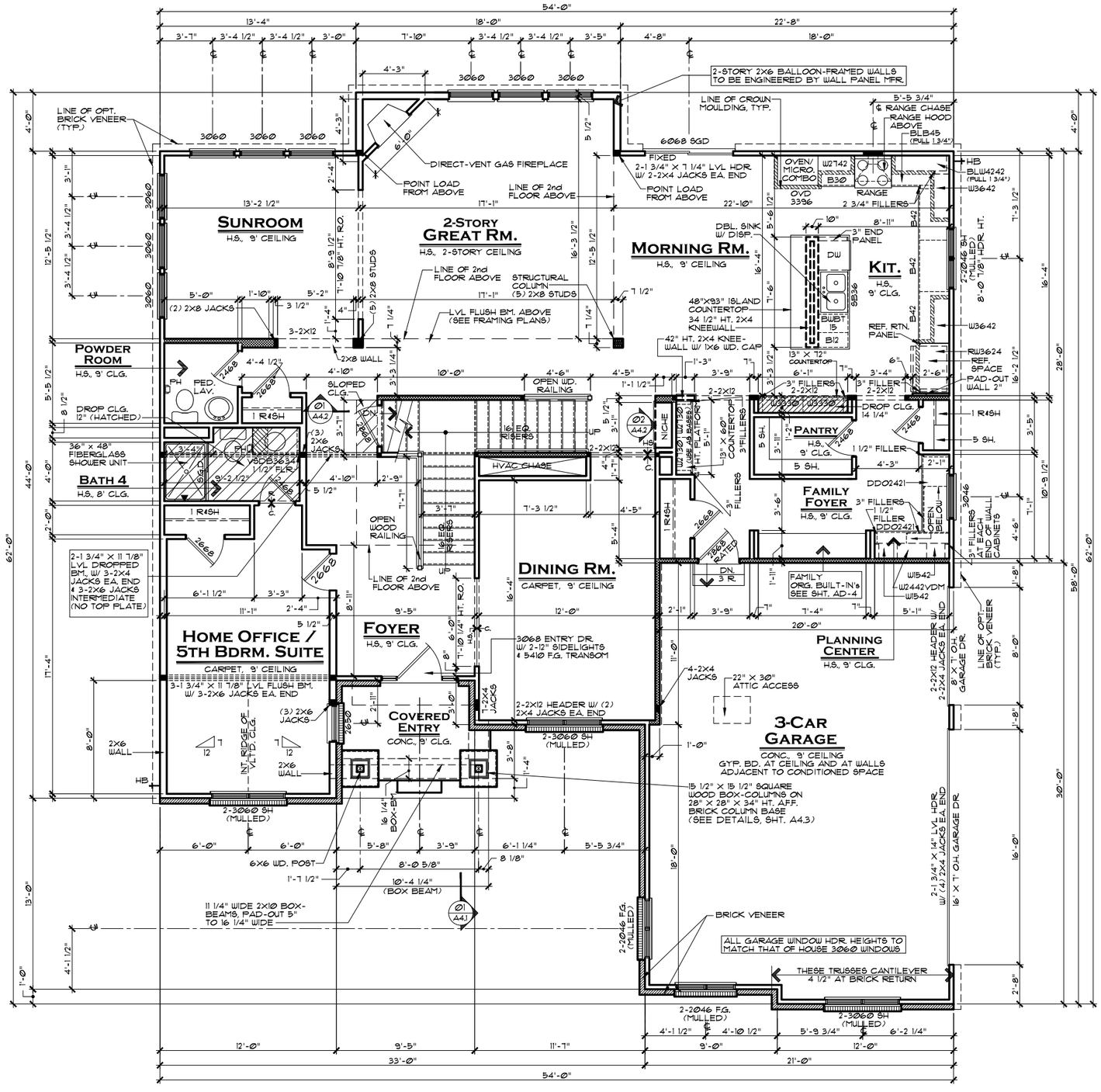
SET NO.: 8960B2

DRAWN BY:

COLLECTION: ESTATE

SHEET NO.: A3.1B

3/19/2020



FIRST FLOOR PLAN C

ALL

SCALE: 1/8" = 1'-0"

NOTE:

HATCHED WALL INDICATES INTERIOR LD.-BRG. WALL WITH STUDS @ 16" O.C. AND DOUBLE TOP PLATE, TYP.

ALL LOAD-BEARING HEADERS TO BE 2-2X6 W/ 1/2" PLYWD. FILLER and (2) 2X JACK STUDS EACH END, EXCEPT AS NOTED

GENERAL NOTES:

1. ALL WINDOW HEADERS HEIGHTS TO BE T'-10 7/8" HT. UNLESS NOTED OTHERWISE.
2. ALL TRAY CEILINGS STEP DOWN 8" EXCEPT WHERE OTHERWISE NOTED.
3. 1ST FLOOR WALL HT. TO BE 9'-1 1/8", EXCEPT WHERE NOTED OTHERWISE.
4. ALL INTERIOR ROUGH OPENINGS TO BE T'-10 7/8" HT. UNLESS NOTED OTHERWISE.

AREA CALCULATIONS

1st FLOOR LIVING AREA:	1,989 S.F.
2nd FLOOR LIVING AREA:	1,523 S.F.
TOTAL LIVING AREA:	3,512 S.F.
COVERED ENTRY:	64 S.F.
GARAGE:	610 S.F.
TOTAL UNDER ROOF:	4,186 S.F.

OPT. COVERED PATIO = 192 S.F.

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2	3/23/20	FRONT WINDOWS UPDATED
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR

MODEL: SOUTHILL C

DRAWING TITLE: FIRST FLOOR PLAN

OPTION DESCRIPTION: ALL

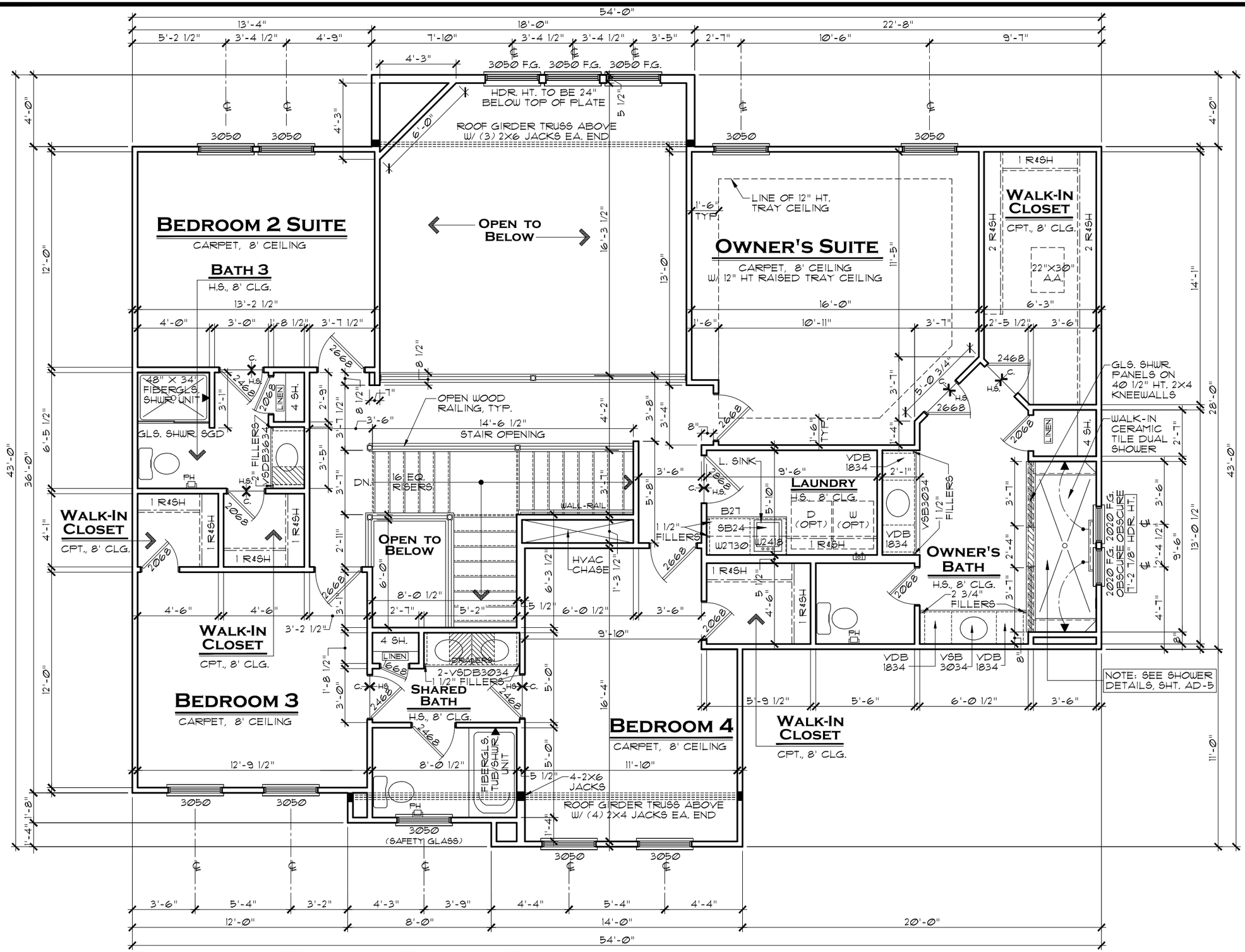
SET NO.: 8960C2

DRAWN BY:

COLLECTION: ESTATE

SHEET NO.: A3.1C

3/19/2020



SECOND FLOOR PLAN A

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/19	E/I RE-ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 8960A2

DRAWN BY

COLLECTION ESTATE

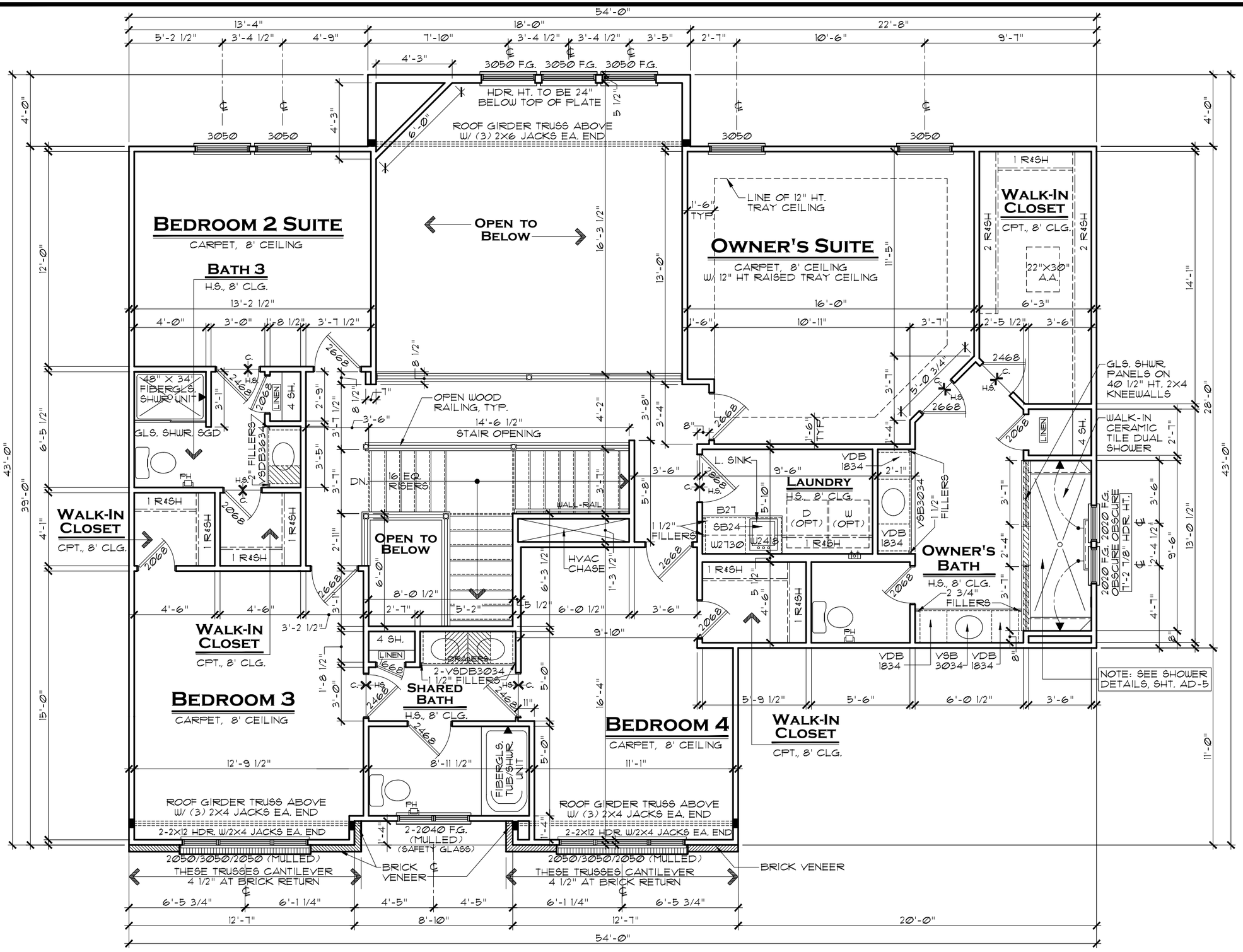
MODEL SOUTHILL A

DRAWING TITLE SECOND FLOOR PLAN

OPTION DESCRIPTION

SHEET NO. A3.2A

3/19/2020



SECOND FLOOR PLAN B

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/19	E/I RE-ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 8960B2

DRAWN BY

COLLECTION ESTATE

MODEL SOUTHILL B

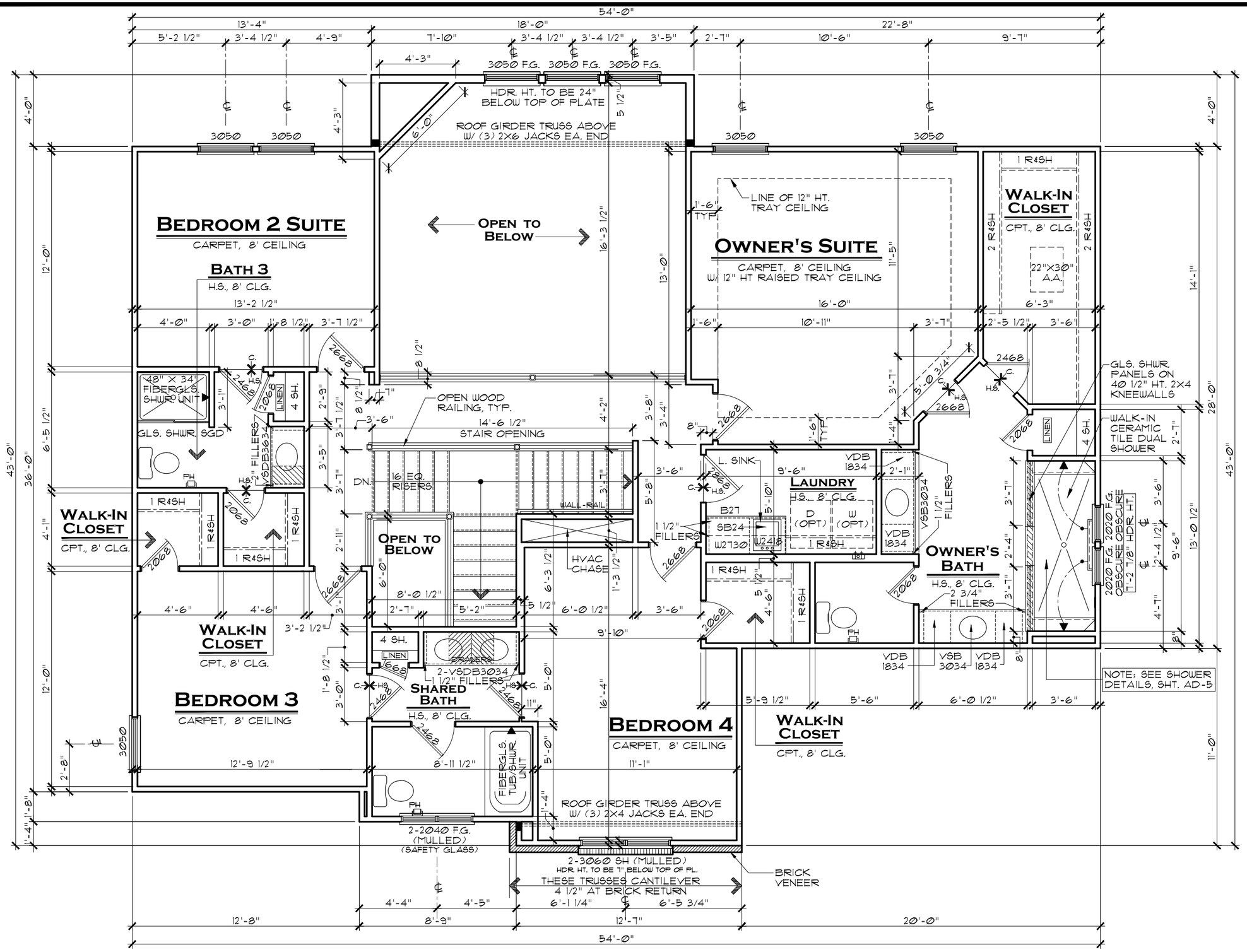
DRAWING TITLE SECOND FLOOR PLAN

OPTION DESCRIPTION

SHEET NO.

A3.2B

3/19/2020



SECOND FLOOR PLAN C

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I RE-ISSUE DATE
2	3/23/20	FRONT WINDOWS UPDATED
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO. 8960C2

DRAWN BY

COLLECTION ESTATE

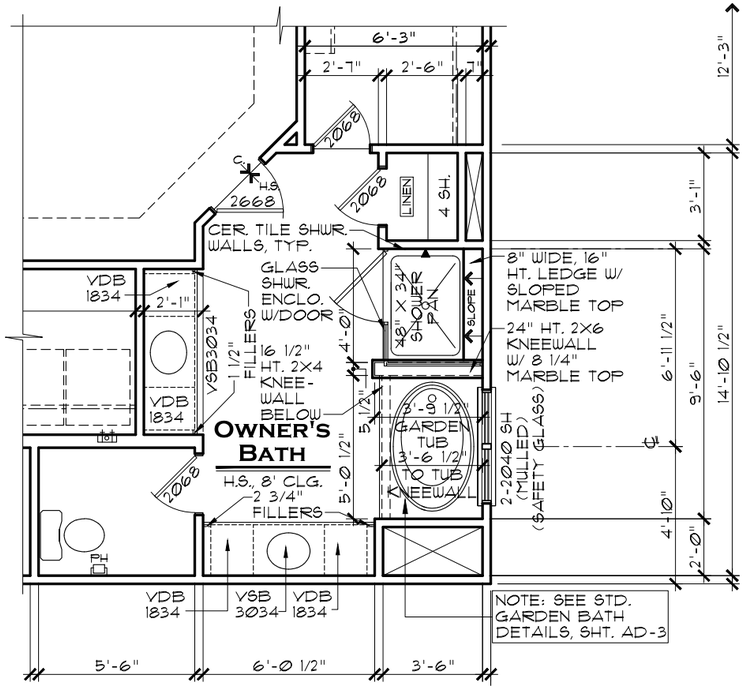
MODEL SOUTHILL C

DRAWING TITLE SECOND FLOOR PLAN

OPTION DESCRIPTION

SHEET NO. A3.2C

3/19/2020



OPT. GARDEN BATH

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED

REV.NO.	DATE	REMARKS
1	12/1/18	GARDEN BATH OPTION ADDED
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR

MODEL: SOUTHILL (ALL)

DRAWING TITLE: SECOND FLOOR OPTIONS

SET NO.: 8960A2, 8960B2, 8960C2

DRAWN BY:

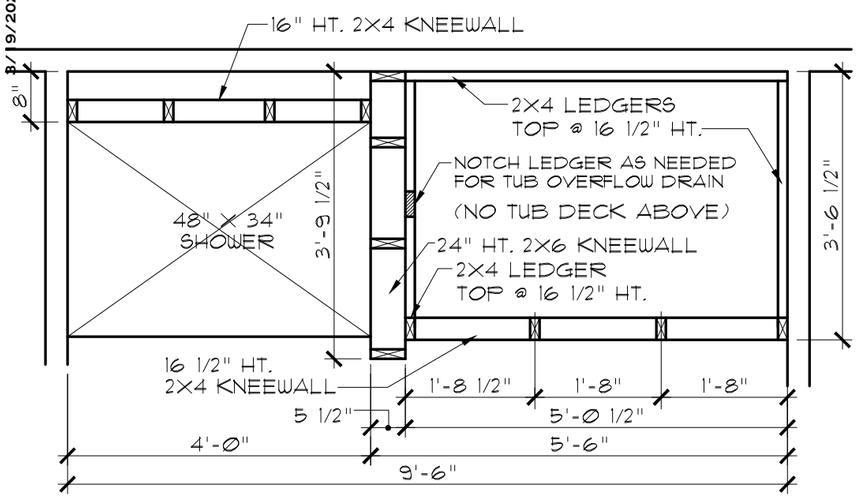
COLLECTION: ESTATE

OPTION DESCRIPTION:

SHEET NO.

A3.2.2

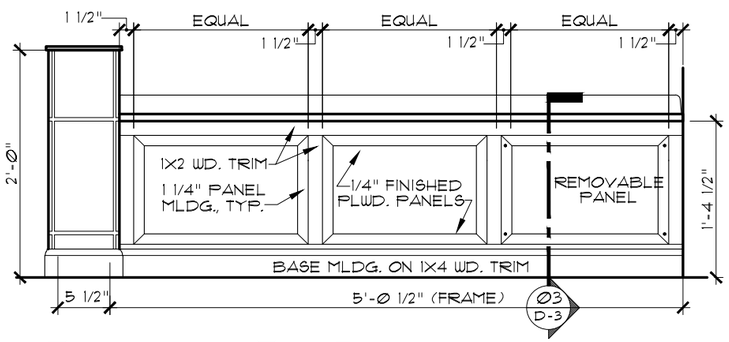
8/19/2020



Framing Plan at Tub

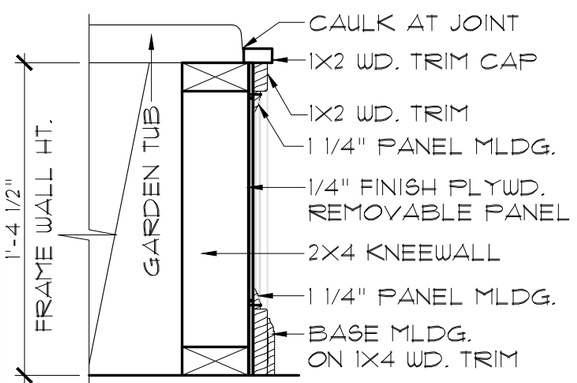
SCALE: 1/2" = 1'-0"

NOTE: LOCATE REMOVABLE PANEL SO AS TO ALLOW ACCESS TO WHIRLPOOL TUB PUMP



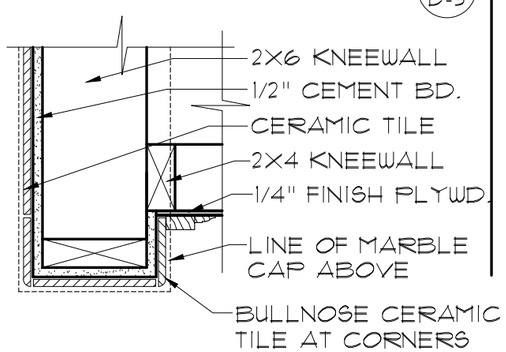
Elevation at Trim Panels

SCALE: 3/4" = 1'-0"



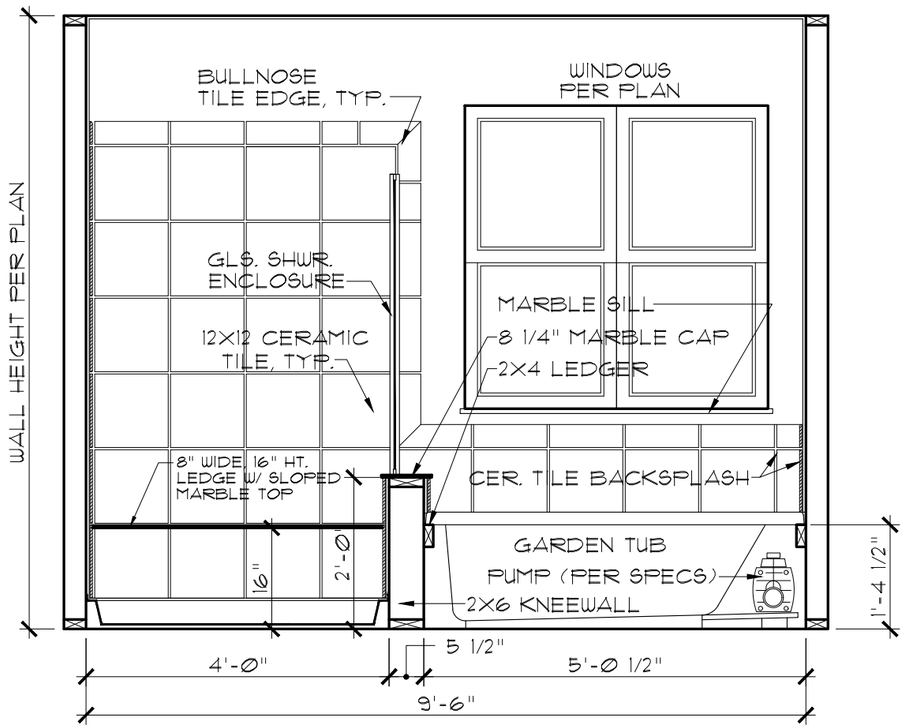
Ø3 D-3 **Section at Removable Panel**

SCALE: 1 1/2" = 1'-0"



Ø4 D-3 **Plan Section at Corner**

SCALE: 1 1/2" = 1'-0"

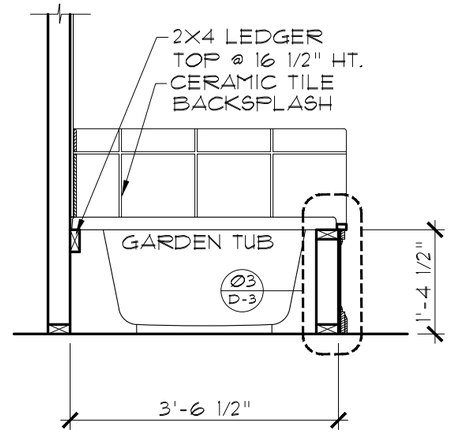


Ø1 D-3 **Section/Elevation at Garden Bath**

SCALE: 1/2" = 1'-0"

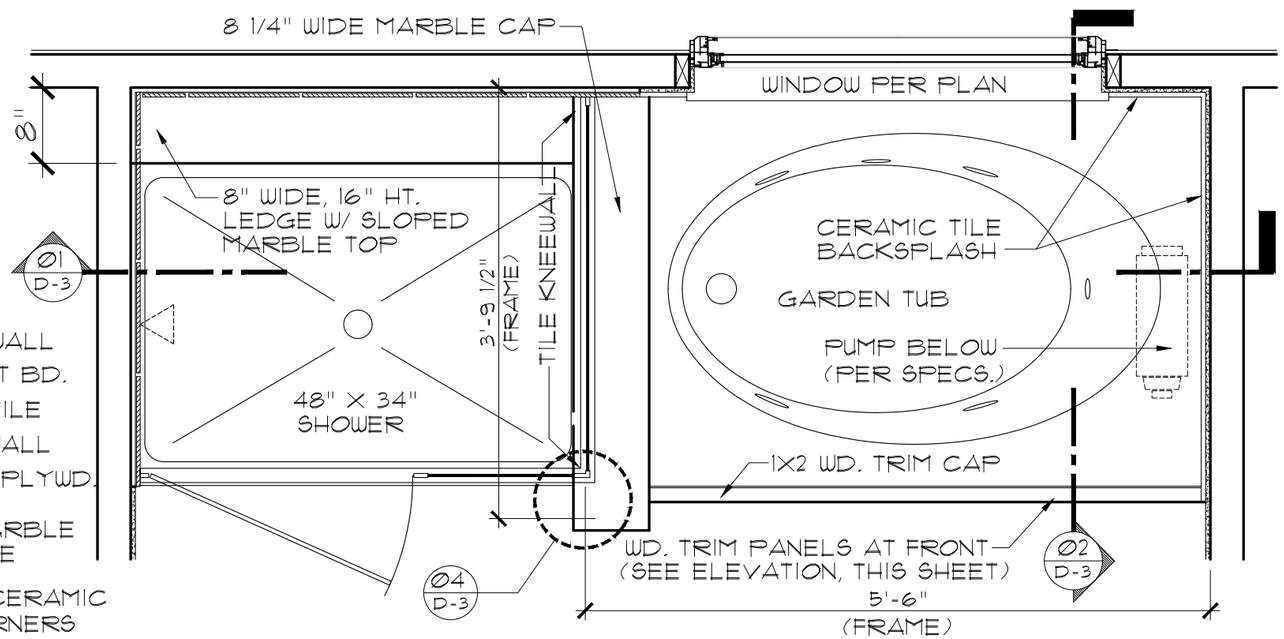
NOTE:
INSTALL TUB DIRECTLY ONTO LEDGERS / KNEEWALL. HOLD TUB 1/4" FROM FACE OF WALL STUDS

NOTE:
VERIFY BATH LAYOUT / ORIENTATION PER PLAN



Ø2 D-3 **Section at Garden Bath**

SCALE: 1/2" = 1'-0"



Enlarged Plan at Optional Garden Bath

SCALE: 3/4" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	12/11/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO.

DRAWN BY

COLLECTION **ESTATE**

MODEL **ALL HOUSES**

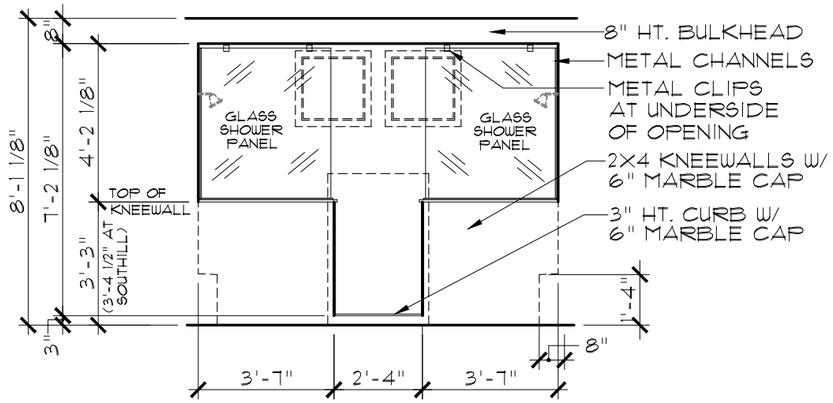
DRAWING TITLE **GARDEN BATH DETAILS**

OPTION DESCRIPTION **GARDEN BATH OPTION**

SHEET NO.

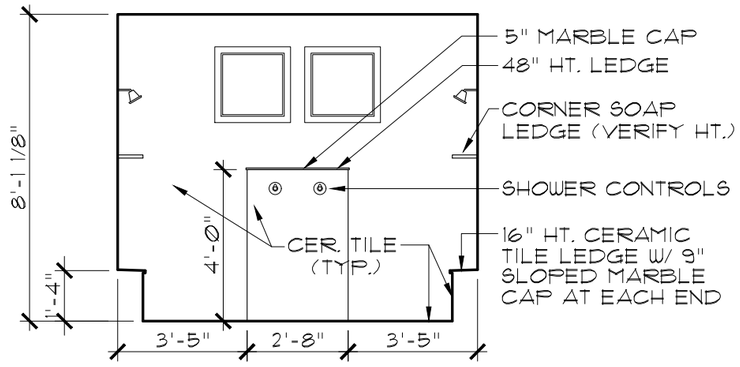
AD-3

3/19/2020



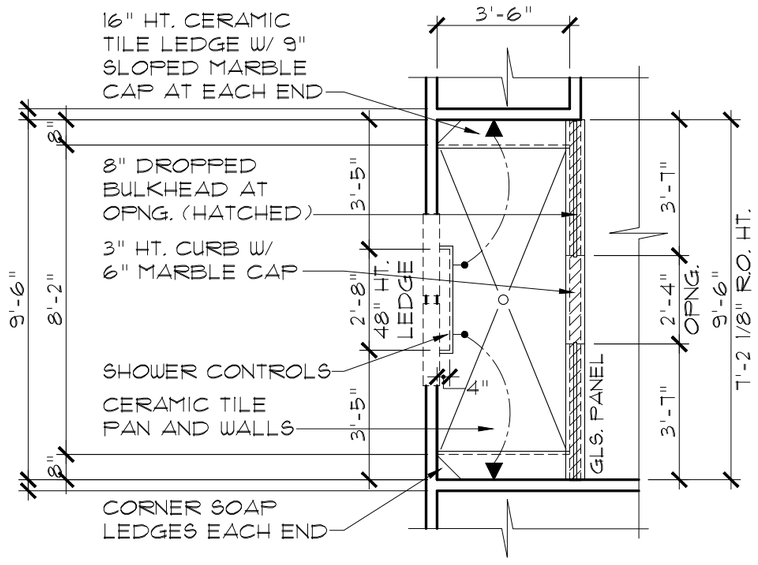
Elevation at Walk-In Shower

SCALE: 1/4" = 1'-0"



Interior at Walk-In Shower

SCALE: 1/4" = 1'-0"



Plan at Walk-In Shower

SCALE: 1/4" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR®

SET NO.

DRAWN BY

COLLECTION: ESTATE

MODEL: ALL HOUSES

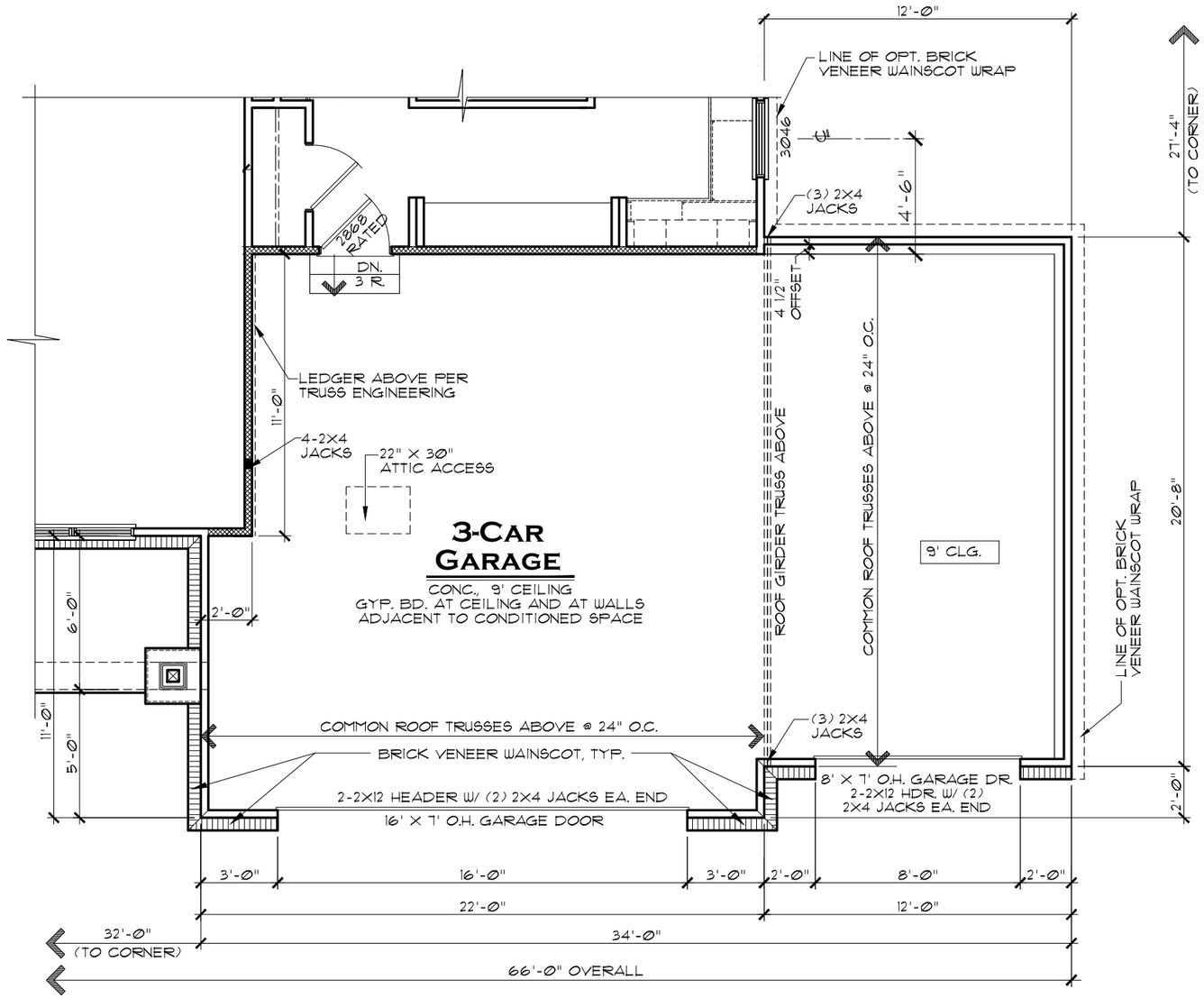
DRAWING TITLE: SHOWER DETAILS

OPTION DESCRIPTION: WALK-IN SHOWER

SHEET NO.

AD-5

3/19/2020



Partial Floor Plan A

3-Car Front-Load Garage

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR

MODEL: SOUTHILL A

SET NO.: 8960A2

DRAWN BY:

COLLECTION: ESTATE

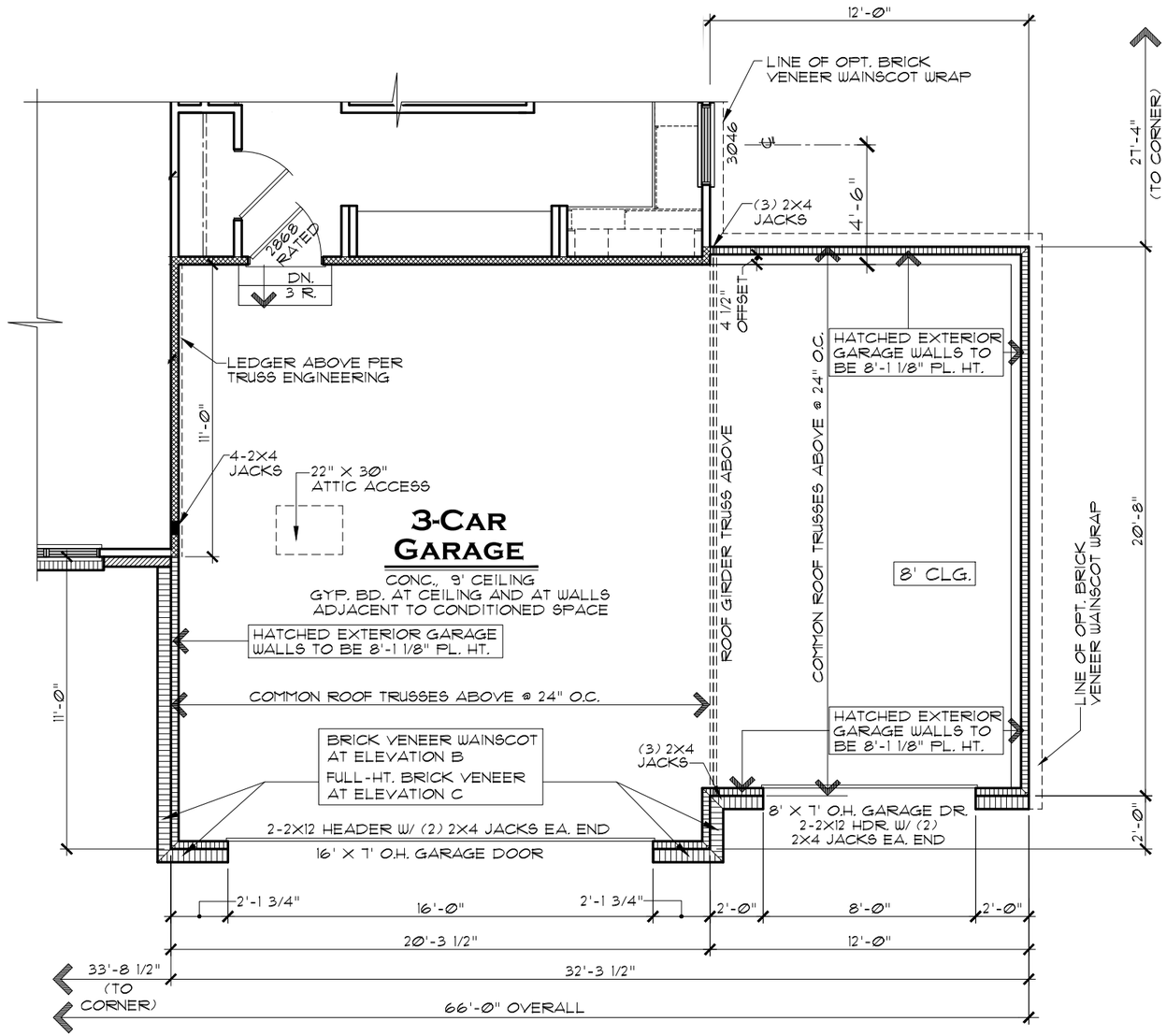
DRAWING TITLE: PARTIAL FLOOR PLAN

OPTION DESCRIPTION: 3-CAR FRONT-LOAD GARAGE BRICK FRONT / BRICK WAINSCOT WRAP

SHEET NO.

A3.3A

3/19/2020



Partial Floor Plan B C

3-Car Front-Load Garage

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR

MODEL: SOUTHILL B C

SET NO.: 8960B2, 8960C2

DRAWN BY:

COLLECTION: ESTATE

DRAWING TITLE: PARTIAL FLOOR PLAN

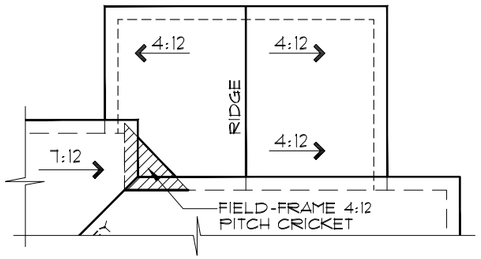
OPTION DESCRIPTION: 3-CAR FRONT-LOAD GARAGE BRICK FRONT / BRICK WAINSCOT WRAP

SHEET NO.

A3.3BC

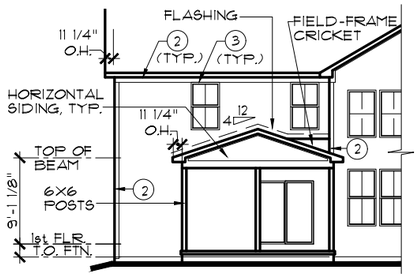
3/19/2020

NOTE: ALL OVERHANGS TO BE 11 1/4" EXCEPT AS NOTED.



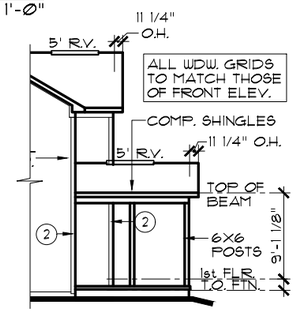
PARTIAL ROOF PLAN

SCALE: 3/32" = 1'-0"



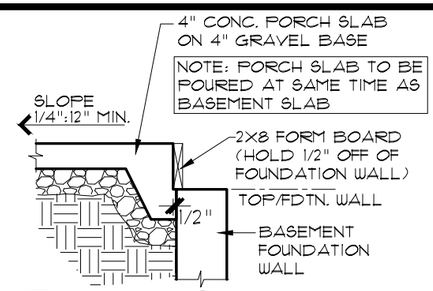
REAR ELEVATION

SCALE: 1/16" = 1'-0"



RIGHT ELEVATION

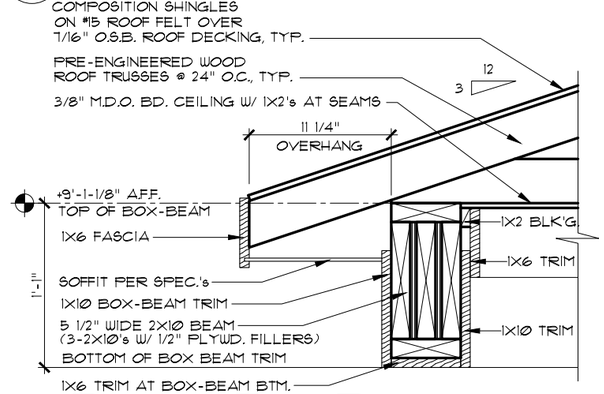
SCALE: 1/16" = 1'-0"



PORCH SLAB

Ø1 / A3.4

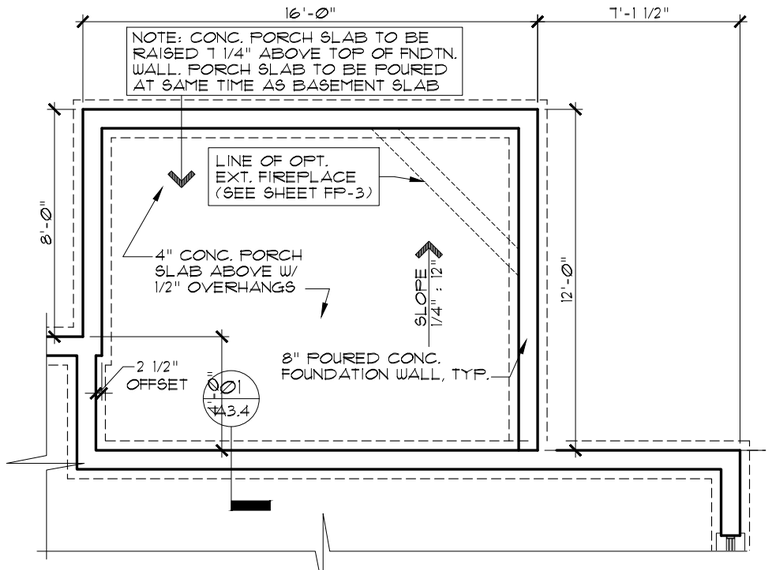
SCALE: 1/2" = 1'-0"



PORCH BOX-BEAM

Ø2 / A3.4

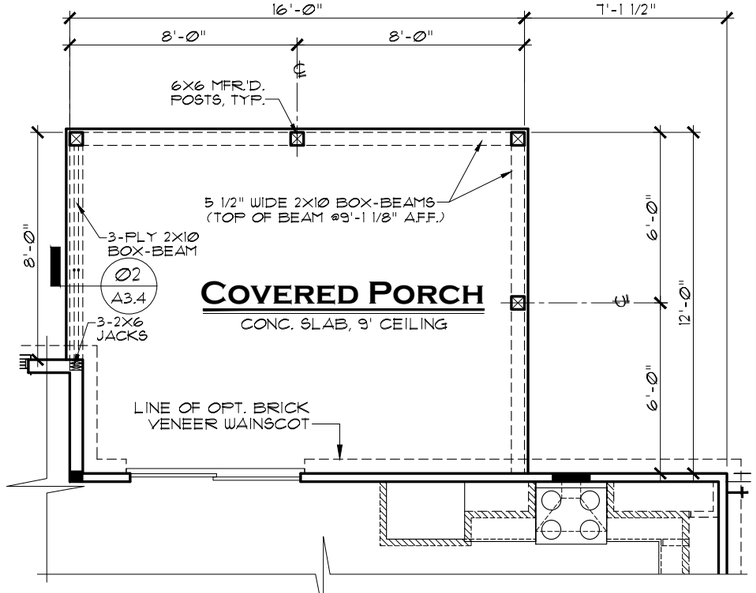
SCALE: 1" = 1'-0"



PARTIAL FNDTN. PLAN

OPT. COVERED PATIO
STANDARD BRICK FRONT

SCALE: 3/16" = 1'-0"



PARTIAL FLOOR PLAN

OPT. COVERED PATIO

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED℠

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2	8/22/19	DELETED POSTS, ADDED BEAM HANGER
3	3/23/20	DIMENSIONS OF PORCH UPDATED
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR

SET NO.: 8960A2, 8960B2, 8960C2

DRAWN BY

COLLECTION: ESTATE

MODEL: SOUTHILL (ALL)

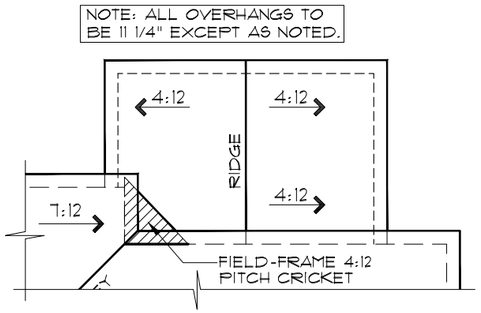
DRAWING TITLE: OPT. COVERED PATIO

OPTION DESCRIPTION: STANDARD BRICK FRONT

SHEET NO.

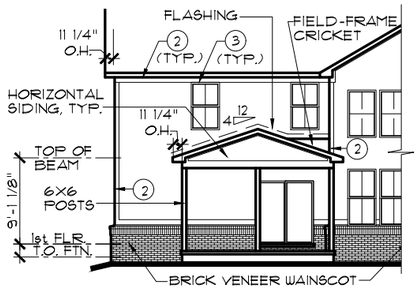
A3.4

3/19/2020



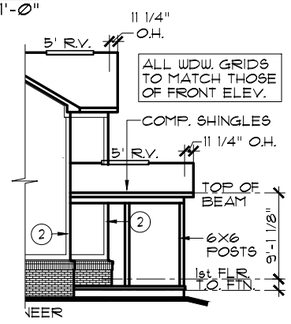
PARTIAL ROOF PLAN

SCALE: 3/32" = 1'-0"



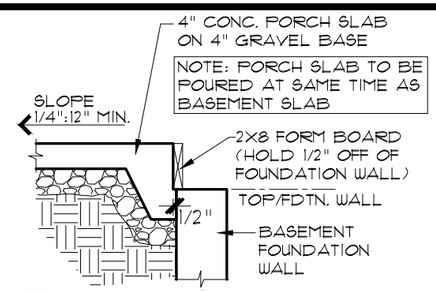
REAR ELEVATION

SCALE: 1/16" = 1'-0"



RIGHT ELEVATION

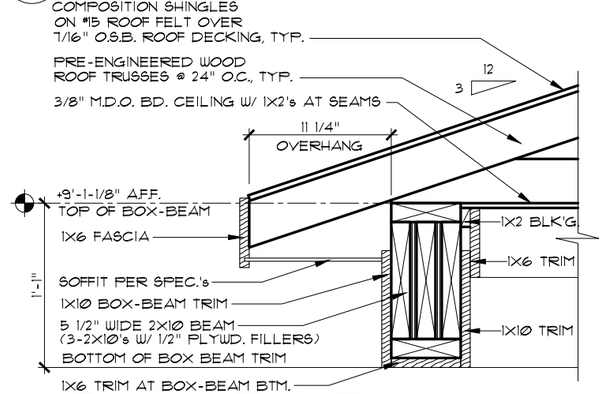
SCALE: 1/16" = 1'-0"



PORCH SLAB

Ø1 / A3.4

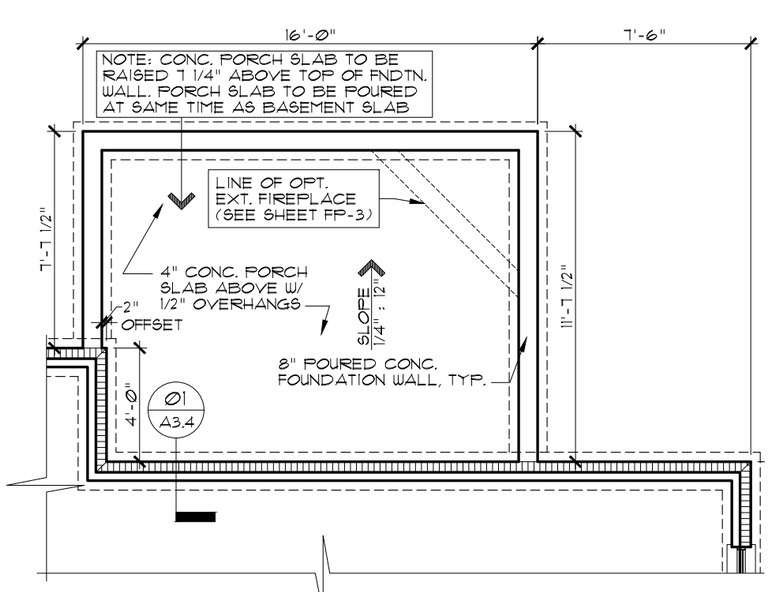
SCALE: 1/2" = 1'-0"



PORCH BOX-BEAM

Ø2 / A3.4

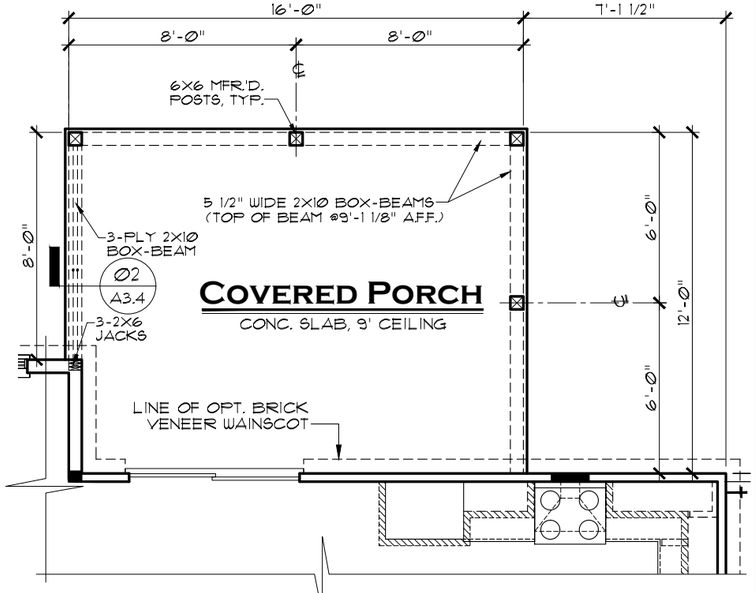
SCALE: 1" = 1'-0"



PARTIAL FNDTN. PLAN

OPT. COVERED PATIO
STANDARD BRICK FRONT

SCALE: 3/16" = 1'-0"



PARTIAL FLOOR PLAN

OPT. COVERED PATIO

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED

REV.NO.	DATE	REMARKS
1	11/5/18	E/I ISSUE DATE
2	8/22/19	DELETED POSTS, ADDED BEAM HANGER
3	3/23/20	DIMENSIONS OF PORCH UPDATED
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR

SET NO.: 8960A2, 8960B2, 8960C2

DRAWN BY

COLLECTION: ESTATE

MODEL: SOUTHILL (ALL)

DRAWING TITLE: OPT. COVERED PATIO

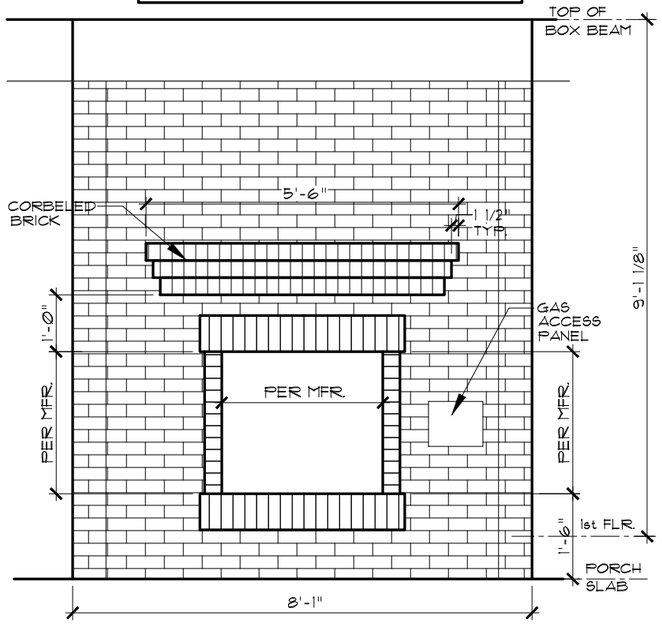
OPTION DESCRIPTION: OPT. BRICK WAINSCOT WRAP

SHEET NO.

A3.4

3/19/2020

NOTE: INSTALL EXTERIOR FIREPLACE UNIT PER MANUFACTURE'S SPEC.'S

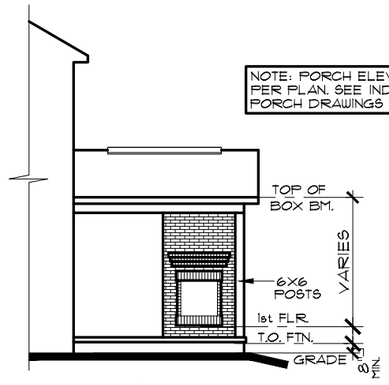


FIREPLACE ELEVATION

SCALE: 3/8" = 1'-0"

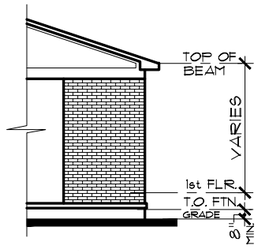
NOT AVAILABLE WITH DAYLIGHT OR WALK-OUT BASEMENTS

NOTE: PORCH ELEVATIONS VARY PER PLAN. SEE INDIVIDUAL HOUSE PORCH DRAWINGS FOR ALL INFO.



SIDE ELEVATION

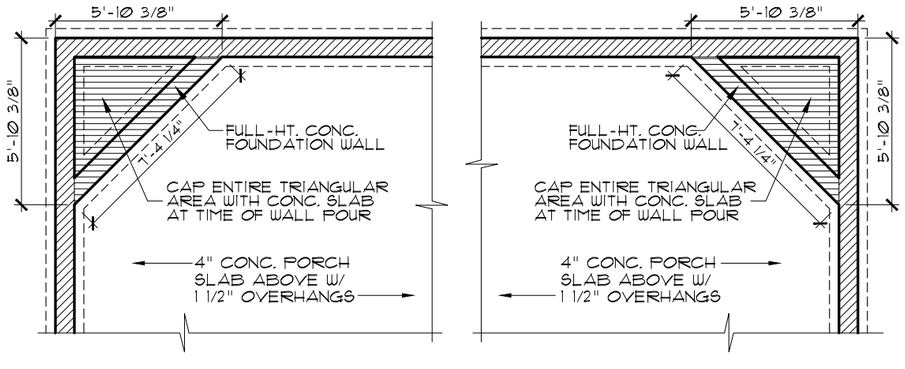
SCALE: 3/32" = 1'-0"



REAR ELEVATION

SCALE: 3/32" = 1'-0"

NOTE: SEE MAIN FOUNDATION PLAN FOR ALL OTHER NOTES AND DIMENSIONS.



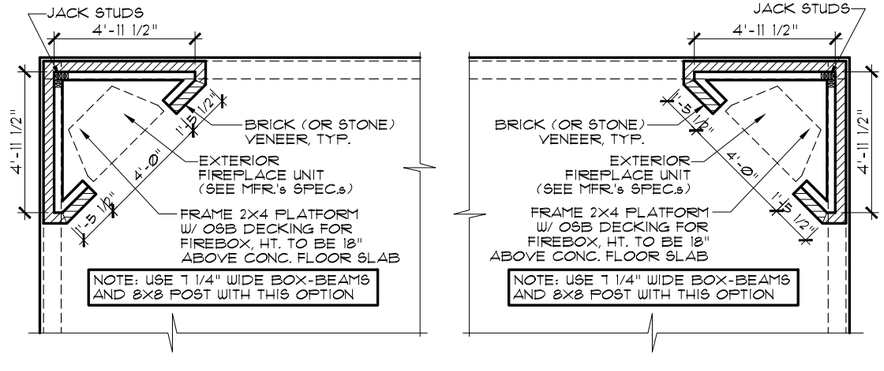
LEFT SIDE FIREPLACE **RIGHT SIDE FIREPLACE**

PARTIAL FOUNDATION PLANS

OPT. EXTERIOR FIREPLACE

SCALE: 3/16" = 1'-0"

NOTE: SEE MAIN FIRST FLOOR PLAN FOR ALL OTHER NOTES AND DIMENSIONS.



LEFT SIDE FIREPLACE **RIGHT SIDE FIREPLACE**

PARTIAL FLOOR PLANS

OPT. EXTERIOR FIREPLACE

SCALE: 3/16" = 1'-0"

INDIANAPOLIS DIVISION

EVERYTHING'S INCLUDED®

REV.NO.	DATE	REMARKS
1	9/3/18	E/I ISSUE DATE
2		
3		
4		
5		

THESE PLANS AND THE DESIGNS CONTAINED HEREIN ARE THE SOLE PROPERTY OF LENNAR CORPORATION

© 2018 LENNAR CORPORATION, ALL RIGHTS RESERVED

LENNAR CORPORATION EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DESIGNS AND DRAWINGS. UNAUTHORIZED DUPLICATION OR DISTRIBUTION OF THESE PLANS IS PROHIBITED.

LENNAR

SET NO.

DRAWN BY

COLLECTION **ESTATE**

MODEL **ALL ESTATE HOMES**

DRAWING TITLE **EXTERIOR FIREPLACE**

OPTION DESCRIPTION **ALL ESTATE HOMES**

SHEET NO.

FP-3

PUD COMMITTEE STAFF REPORT

DEPARTMENT CONTACT:
Breanna King, Department of Planning & Zoning, One Municipal Drive, Fishers, IN. 46038 T: (317) 595-3213

DOCKET NUMBER:	**PETITIONER/PROPERTY OWNER:**
PUD-22-21	Tony Bagato
PUBLIC HEARING DATE:	**PROPERTY ADDRESS/LOCATION:**
January 4, 2023 5:00 PM Huston Theater, Launch Fishers	Northeast of 113th and Florida Rd

SPECIFIC REQUEST: Requests approval of architectural elevations in addition to the existing approved elevations.

SIZE OF PROPERTY:	**EXISTING ZONING:**	**EXISTING LAND USE:**
37.46 acres	PUD – Geist Manor	Vacant

PROJECT SUMMARY:

Lennar homes is requesting approval of additional elevations for the Geist Manor PUD.

LOCATION MAP:

ATTACHMENTS:

☒ **PETITIONER'S PACKET**
☐ **AGENCY COMMENTS**
☐ **PUBLIC COMMENTS**
☐ **OTHER**

PETITION OVERVIEW:

Geist Manor is a 47-lot single family residential subdivision. This property is zoned PUD- Geist Manor and is annexed into the City.

History:

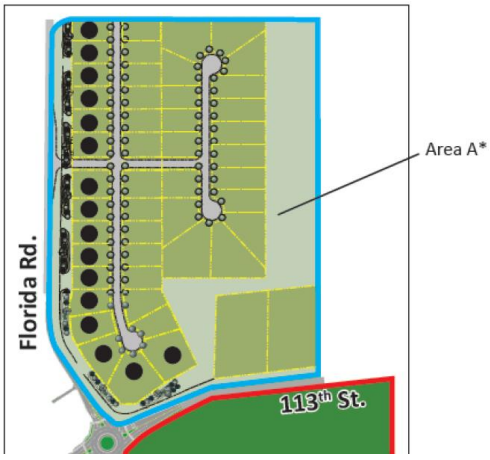
This PUD was originally written for Fischers homes in 2017. The original PUD included illustrative architectural exhibits and architectural element examples. The PUD also states, "If a home elevation does not comply with Section 1.04(D)(1)(a), then the proposed home elevation(s) shall be submitted for review and approval by the PUD Committee." In 2017, Fischers Homes brought additional house elevations to PUD Committee. These additional elevations were approved. As the builder has changes since the PUD was written, Lennar proposed different elevations to be included in the PUD on January 5, 2022. The Muirfield, Rivera and Southill elevations were added to the PUD. Lennar is returning to request approval to add homes from the Barrington and Waverly models.

Architectural Review:
This project is subject to the PUD ordinance and its subsequent commitments. Lennar seeks approval of the following elevations.

- Barrington
- Waverly

Approved elevations will be considered substantially consistent with the previously approved elevations and standards set forth in the PUD ordinance.

Per the Geist Manor PUD, in order to avoid flat architecture on the rear of homes, all homes on lots designated with a black circle on the concept plan shown below, must have a minimum three (3) foot wainscot, and incorporate one (1) or more of the following features: rear sunroom, rear screened porch, rear covered patio, or any other rear facade extension.



Staff had requested our architectural reviewers, Veridus, review the new elevations and provide comments on the character to determine if the new elevations were substantially similar with previously approved elevations. Veridus suggested changes in order to make the new elevations fit the character of Geist Manor. The comments are attached to this staff report. The petitioner will be addressing these comments during their presentation at PUD Committee.

To summarize, Veridus suggested minor adjustments to the Barrington elevations such as the types of building material, colors, and architectural features to better coordinate with approved elevations as well as adjust the roofline of

elevation B. It was suggested the Waverly model adjust the amount of masonry present and adjust the color contrast and the roofline of elevation C. Full comments on each elevation have been attached to this staff report to review.

STAFF COMMENTS:

Overall, Staff is supportive of the new elevations, but would like to see the comments from Veridus addressed.

ATTACHMENTS:
1) Petitioner Packet
2) Geist Manor PUD
3) Elevations Approved on 1.5.22
4) Veridus Architectural Review Comments

Barrington

Estate Collection

3,035 sq ft
2-story
4 beds · 3.5 baths
Dining room · Bonus room
3-car garage

EVERYTHING'S INCLUDED®

Elevation C

Elevation A

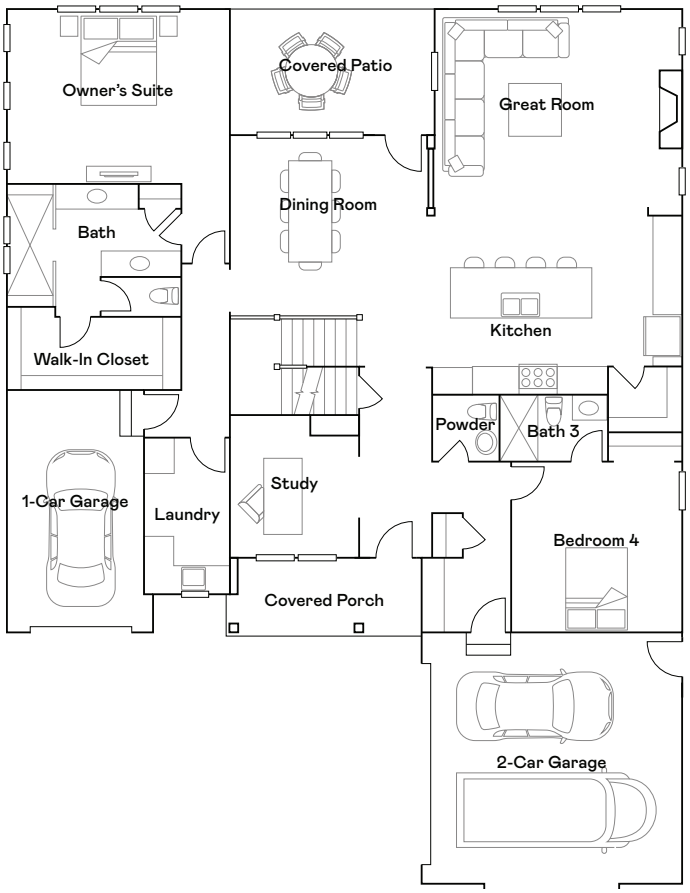
Elevation B

Barrington

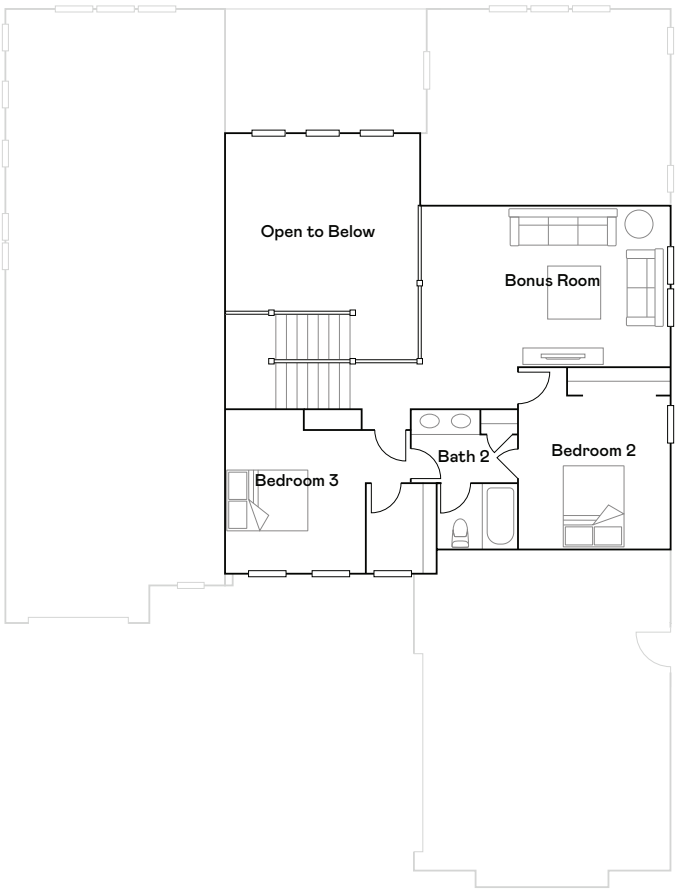
Estate Collection

3,035 sq ft
2-story
4 beds · 3.5 baths
Dining room · Bonus room
3-car garage

EVERYTHING'S INCLUDED®



First Floor



Second Floor

Lennar.com

LENNAR

Features, amenities, floor plans, elevations, and designs vary and are subject to changes or substitution without notice. Items shown are artist's renderings and may contain options that are not standard on all models or not included in the purchase price. Availability may vary. Sq. ft. and dimensions are estimated; actual sq. ft. and dimensions will differ. Garage/bay sizes may vary from home to home and may not accommodate all vehicles. Please see your New Home Consultant and/or home purchase agreement for actual features designated as an Everything's Included feature. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2022 Lennar Corporation. Lennar, the Lennar logo, Everything's Included and the Everything's Included logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. LNIND1081

Waverly

Estate Collection

3,523 sq ft
2-story
5 beds · 4.5 baths
Dining room · Bonus room
3-car side-load garage

EVERYTHING'S INCLUDED®

Elevation C

Elevation A

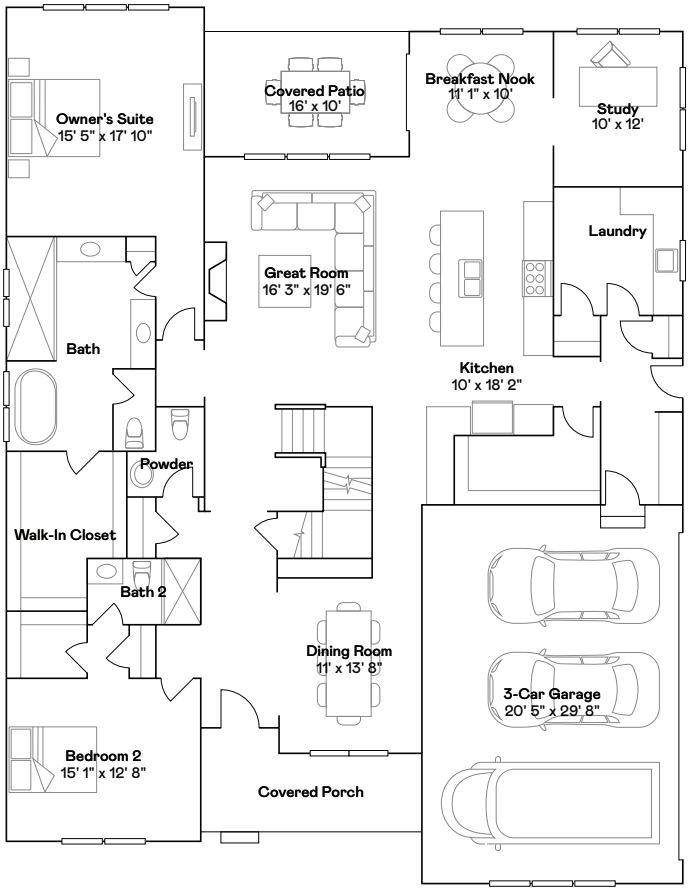
Elevation B

Waverly

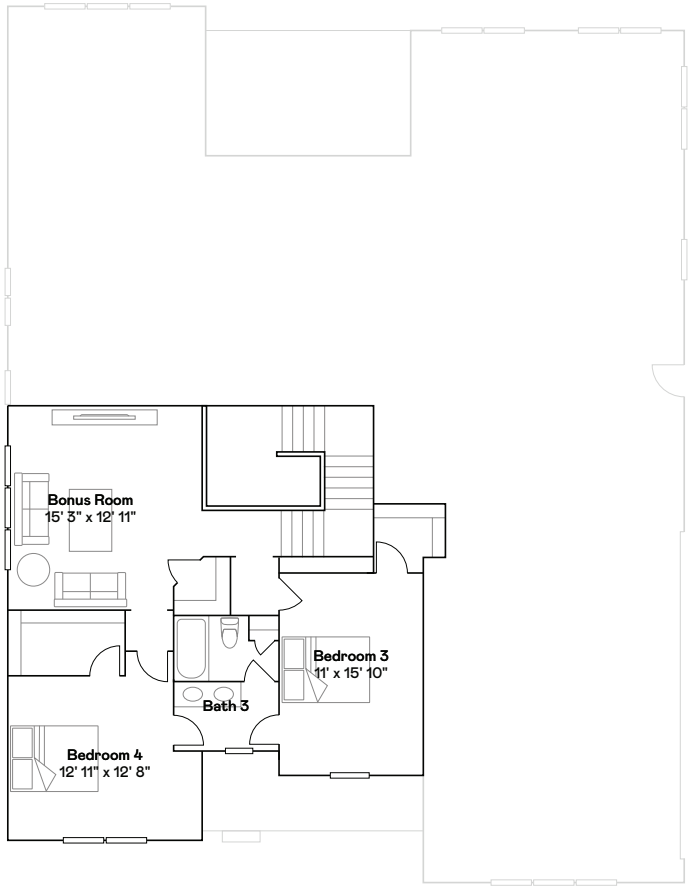
Estate Collection

3,523 sq ft
2-story
5 beds · 4.5 baths
Dining room · Bonus room
3-car side-load garage

EVERYTHING'S INCLUDED®



First Floor



Second Floor

Lennar.com

LENNAR®

Features, amenities, floor plans, elevations, and designs vary and are subject to changes or substitution without notice. Items shown are artist's renderings and may contain options that are not standard on all models or not included in the purchase price. Availability may vary. Sq. ft. and dimensions are estimated; actual sq. ft. and dimensions will differ. Garage/bay sizes may vary from home to home and may not accommodate all vehicles. Please see your New Home Consultant and/or home purchase agreement for actual features designated as an Everything's Included feature. This is not an offer in states where prior registration is required. Void where prohibited by law. Copyright © 2022 Lennar Corporation. Lennar, the Lennar logo, Everything's Included and the Everything's Included logo are U.S. registered service marks or service marks of Lennar Corporation and/or its subsidiaries. LNIND1075

ARCHITECTURAL CONSULTING SERVICES

Date: November 23, 2022

Project: Geist Manor, Florida Road and North 113th Street

Project#: 2022.0214.04

Summary:

The Geist Manor PUD was originally written for Fischer Homes in 2017. Since then, the builder changed to Lennar, who introduced three additional elevations known as Muirfield, Riviera and Southill. We understand these were approved earlier this year on January 5, 2022. It is our understanding that Lennar is wanting to add two additional elevation types to this existing PUD, each with three options. They are called the Barrington A, B and C, and the Waverly A, B and C. The Future Land Use 2040 map indicates this property is located within Estate Residential. We have provided the following architectural review comments for your consideration.

Architectural Review Comments:

For this particular development, I plan to review each of the three options for the Barrington and Waverly elevations, and provide feedback as it relates to the existing PUD.

1. While the Barrington elevations are introducing front loaded garages, we believe this can deemed acceptable since the previously accepted Muirfield elevations also include front loaded garages.

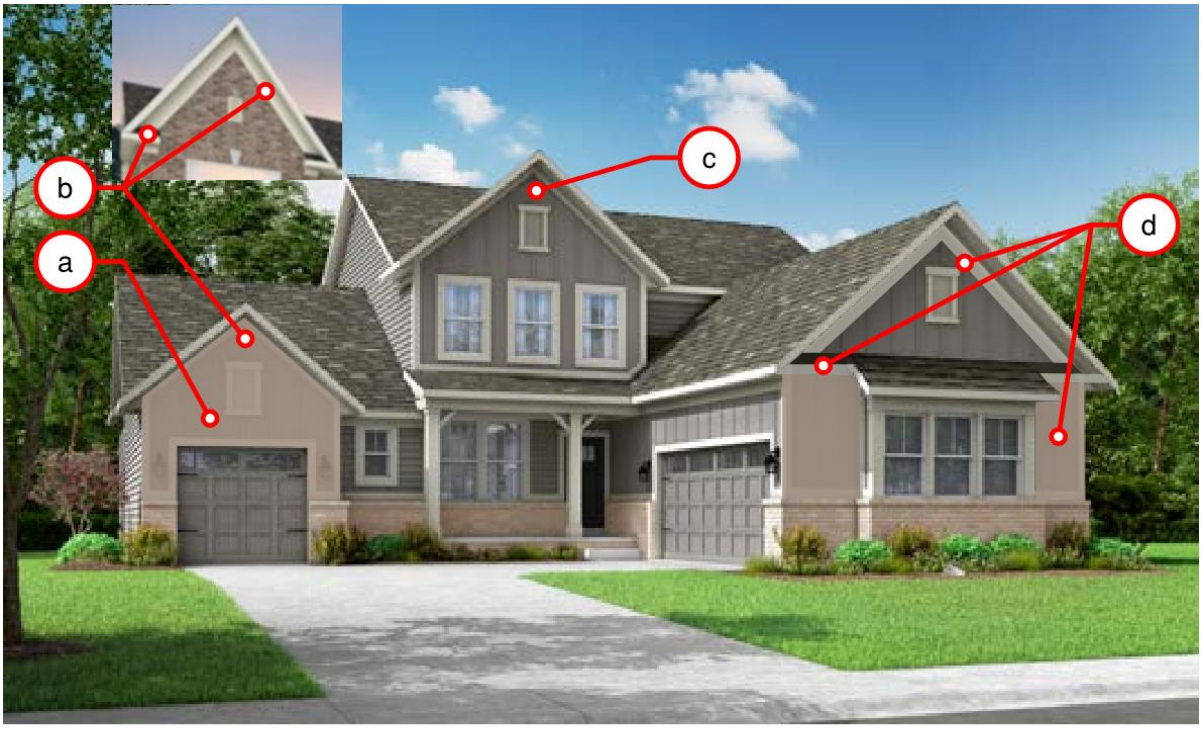
2. In order to provide an architectural style that compliments the existing approved elevations, I recommend further consideration of the exterior design of Barrington Elevation A as follows.

   a. Consider extending brick masonry veneer to be full height up into gable ends at small garage door as shown below.

   b. Provide a larger frieze board at brick veneered gable end and boxed-eave gable-end returns similar to that shown in Southill Elevation C.

   c. Consider additional enhancement at the taller central gable-end by utilizing a gable pediment or brackets similar to those shown in Muirfield elevations.

   d. Consider extending the brick masonry veneer up to the line of the roof eave, providing boxed eave gable-end returns at each end that extend over to the roof over the window bump-out, and providing larger frieze board at the gable-end above as shown below.



Elevation A

3. I recommend further consideration of the exterior design of Barrington Elevation B as follows.

   a. Consider changing the three shaded hip roof areas into gable-end roof systems. The gable ends should be enhanced utilizing gable pediments or brackets similar to those shown in Muirfield elevations.

   b. The taller, differing section of brick veneer at the right end of the front elevation seems awkward. Additionally, the differing brick veneer at the columns and front entry does not provide any enhancement. I recommend utilizing one brick type and color for this elevation.

   c. Consider providing a light color trim with the dark panels and siding, rather than matching dark colors, to enhance the elevation. Additionally, if extensive hip roofs are to be utilized, we recommend increasing the size of the frieze boards and incorporating brackets similar to that shown in Riviera Elevation C.

Elevation B

4. I recommend further consideration of the exterior design of Barrington Elevation C as follows.

   a. Consider extending brick masonry veneer up to roof eave at small garage door as shown below.

   b. Consider providing more contrast between the panel color and trim color at the four gable ends. Possibly incorporate the dark color of the shake siding into the panels of the four gable ends.

Elevation C

5. In order to provide an architectural style that compliments the existing approved elevations, I recommend further consideration of the exterior design of Waverly Elevation A as follows.

   a. Consider extending brick masonry veneer to be full height up into gable ends at each end as shown below.

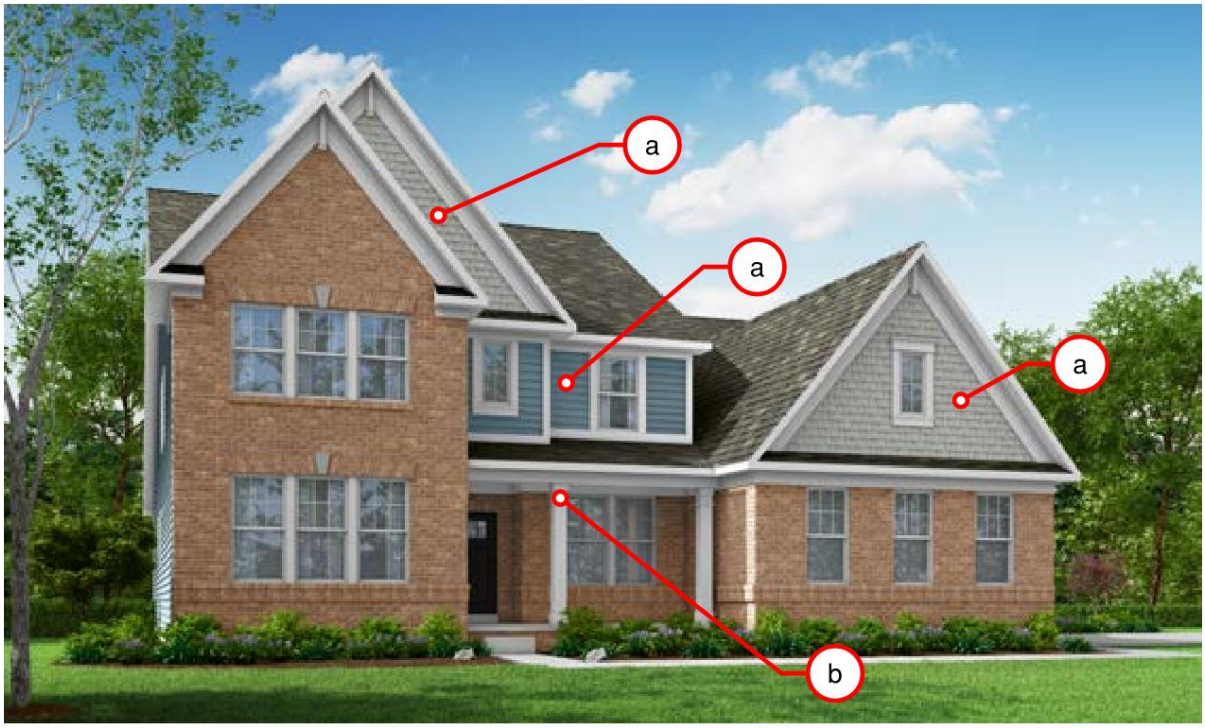
   b. Consider providing more contrast between the panel/siding color and trim color so there is not so much white. Possibly incorporate a dark color, or possibly two dark colors (one for siding, one for panels) for the field, and leave all the trim and accents white.

Elevation A

6. I recommend further consideration of the exterior design of Waverly Elevation B as follows.

   a. Consider utilizing a darker, more bold color at the lap siding and/or shake siding, as all three primary colors of this elevation are light and appear soft compared to the other elevations.

   b. Enhance entry by providing more robust columns, or emphasizing by adding brackets or more elaborate trim elements.



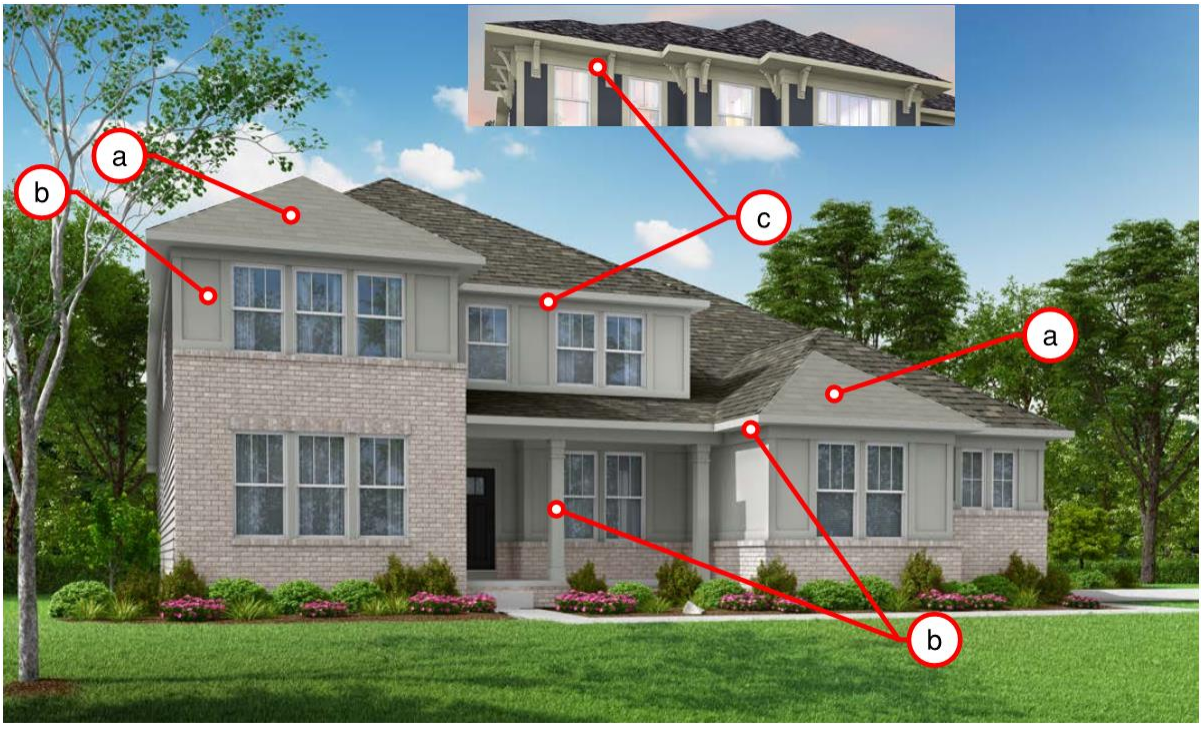
Elevation B

7. I recommend further consideration of the exterior design of Waverly Elevation C as follows.

   a. Consider changing the two highlighted hip roof areas into gable-end roof systems. The gable ends should be enhanced utilizing gable pediments or brackets similar to those shown in Muirfield elevations.

   b. Consider providing more contrast between the panel color and trim color. Consider providing white trim, columns and accents, rather than matching with the panels, to enhance the elevation.

   c. If extensive hip roofs are to be utilized, we recommend increasing the size of the frieze boards and incorporating brackets similar to that shown in Riviera Elevation C.



Elevation C

If you have any questions or comments, or would like to discuss anything within this review letter further, please feel free to contact me at (317) 746-8292 or email me at dweekes@theveridusgroup.com.

Very truly yours,
The Veridus Group

Dan C. Weekes, AIA, BECxP
Director of Building Forensics

2018019334 ORDI $25.00
05/04/2018 04:06:06PM 27 PGS
Jennifer Hayden
PSI Hamilton County Recorder IN
Recorded as Presented

Year
2017

GEIST MANOR PUD

City of Fishers
Planned Unit
Development
Ordinance
No. 071717E

Year
2017

GEIST MANOR PUD

City of Fishers
Planned Unit
Development
Ordinance
No. 071717E

GEIST MANOR PUD

Year 2017

1.01 Declaration, Purpose and Intent, and Permitted Uses

Declaration

Ordinance No. 071717E
(this "Ordinance")
Adopted: _____

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 090605A, as amended, and the Official Zoning Map of the City of Fishers, Indiana, dated June, 2017, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in Section 1.10 of this Ordinance (the "Real Estate"), is hereby designated as a **Planned Unit Development - Residential District (PUD-R)**, and that said PUD-R zoning district shall hereafter be known as the **"Geist Manor PUD."**

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO 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.

Purpose and Intent

The purpose of this PUD is to encourage improved design in the development of land by promoting greater flexibility in applying the UDO to the development of the Real Estate.

Permitted Uses

Area A:
All uses described in the R3 *Residential District.*

Area B:
All uses described in the OS *Open Space District.*

1.02 Applicability

A. The standards of the UDO applicable to the R3 *Residential District* shall apply to the development of Area A, except as modified, revised, or expressly made inapplicable by this Ordinance. The standards of the UDO applicable to the OS *Open Space District* shall apply to the development of Area B. *"Article"* cross-references of this Ordinance shall hereafter refer to the *Article* section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein shall have the meaning ascribed to them in the UDO. Pursuant to *Article 4.02(F): Planned Unit Development (PUD) Districts: Amendments to the Unified Development Ordinance,* an amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Article 1.10: Basic Provisions: Transition Rules* also shall apply to amendments.

1.03 Concept Plan

A. The Concept Plan, attached hereto as Exhibit A, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plan and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. *Article 9.18(M)(1): Planned Unit Development; Concept Plan: Changes or Amendments: UDO/PUD Text Amendment* shall not apply. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant within fifteen (15) days of receipt of the submitted Development Plan of (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of the Geist Manor PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

1.04 Development Standards (Area A only, except where Area B is noted)

A. Cross References: The regulations of *Article 05: Development Standards* shall apply, except as modified by this Ordinance.

B. General Regulations: *Article 2.10: R3 Residential District Development Standards* shall not apply. Instead, the following Development Standards Matrix shall apply:

Lots Permitted	Min. Lot Area	Min. Lot Width	Min. Lot Frontage	Min. Front Setback	Min. Side Setback	Min. Aggregate Side Setback	Min. Rear Setback	Max. Impervious Surface Coverage	Min. Living Unit Area	Max. Structure Height
47	12,600 sq. ft.	90' at Building Line	50'[1]	25'	5'	20'	25'	45% of the Lot Area	Ranch: 2,000 sq. ft.[2] 2-story: 2,300 sq. ft.	Primary: 35' Accessory: 18'

C. Accessory Structure Standards (AS): shall apply.

D. Architectural Design Standards (AD): shall apply, except as modified below:

(1) Approved Elevations

(a) The City's PUD Committee, at its September, 6, 2017, meeting, reviewed and approved the set of home plans on file with the City's Planning and Zoning Department (the "Approved

[1] 40' Minimum Lot Frontage for lots fronting on cul-de-sacs.

[2] Ranch homes less than 2,400 sq. ft. shall: (1) be built on no more than nine (9) lots; and (2) not be located on lots designated with a black circle on the Concept Plan.

Elevations"). The Illustrative Architectural Exhibit, attached hereto as Exhibit B, is a sampling and general representation of the approved home elevations. The Approved Elevations are hereby incorporated and approved. All homes shall be substantially consistent with the Approved Elevations or otherwise comply with the standards set forth in this Ordinance. The Director of Planning and Zoning, including his/her designees, shall review and approve home elevations at the time of filing of the Building Permit for compliance.

(b) If a home elevation does not comply with Section 1.04(D)(1)(a), then the proposed home elevation(s) shall be submitted for review and approval by the PUD Committee. The PUD Committee's review of the home elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of the PUD and the Approved Elevations.

(2) *Article 5.13 AD-01 (A)(1)(b): Architectural Design; Single-Family Residential; Facade; Side and Rear Elevation* shall not apply; rather, the following shall apply:

(a) Dwellings on lots designated with a black circle on the Concept Plan shall:

(i) have a minimum three (3') foot masonry wainscot on all four sides, and

(ii) incorporate one (1) or more of the following features: rear sun room, rear screened porch, rear covered patio, or any other rear facade extension.

(3) *Article 5.13 AD-01 (A)(2): Architectural Design; Single-Family Residential; Facade; Exterior Material* shall apply; however, aluminum, stucco, heavy-gauge vinyl, and vinyl shall not be permitted as a siding material.

(4) *Article 5.13 AD-01 (A)(3): Architectural Design; Single-Family Residential; Facade; Architectural Features* shall apply, as modified below:

(a) No more than one (1) architectural feature from *Article 5.13 AD-01 (A)(3)(b): Architectural Design; Single-Family Residential; Facade; Architectural Features; Roof* may be used to satisfy the requirements of *Article 5.13 AD-01 (A)(1)(a): Architectural Design; Single-Family Residential; Facade; Masonry; Front Elevation.*

(b) The following shall be added to the list of architectural features, which shall be worth one (1) point unless indicated otherwise:

(i) More than one (1) siding profile on the front elevation (e.g., second siding profile such as shake, vertical or other horizontal siding used as an accent);

(ii) Large feature window on the second floor above the front door[3];

(iii) covered front porch;

(iv) having three (3) or more materials on the front facade;

(v) one (1) multi-window dormer;

(vi) at least a two-foot (2') deep offset at one (1) or more points along the front elevation;

(vii) Dentil blocks, decorative brackets, crown moulding or similar architectural detailing at eaves on front facade[3]; or

(viii) Minimum three and a half inch (3 1/2") wide trim on all front facade windows

(5) *Article 5.13 AD-01 (D): Architectural Design; Single-Family Residential; Automobile Storage* shall apply. In addition,

(a) Decorative garage doors shall be required on all front-loading garages, as shown illustratively on the Decorative Garage Door Exhibit, attached hereto as Exhibit C. Other decorative garage doors also shall be permitted as long as the garage doors are substantially similar or greater in quality, character, and architectural detailing as the decorative garage doors shown on Exhibit C.

(6) *Article 5.13 AD-01 (D)(3): Architectural Design; Single-Family Residential; Automobile Storage;*

[3]Please see Exhibit E, Architectural Elements Examples

Minimum Garage Depth: shall apply, as modified below:
(a) Minimum Garage Depth: Nineteen (19) feet.

E. Density & Intensity Standards (DI): shall apply.
F. Entrance & Driveway Standards (ED): shall apply.
G. Environmental Standards (EN): shall apply.
H. Fence & Wall Standards (FW): shall apply.
I. Floodplain Standards (FP): shall apply.
J. Floor Area Standards (FA): shall apply.
K. Height Standards (HT): shall apply.
L. Home Occupation Standards (HO): shall apply.
M. Landscaping Standards (LA): shall apply.
N. Lighting Standards (LT): shall apply.
O. Loading Standards (LD): shall apply.
P. Lot Standards (LO): shall apply.
Q. Outdoor Storage Standards (OS): shall apply.
R. Parking Standards (PK): shall apply.
S. Pedestrian Accessibility Standards (PA): shall apply.
T. Performance Standards (PF): shall apply.
U. Permanent Outdoor Display Area Standards (PD): shall apply.
V. Property Identification Standards (PI): shall apply.
W. Public Art Standards (PT): shall apply.
X. Public Improvement Standards (PV): shall apply.
Y. Setback Standards (SB): shall apply.
Z. Sewer & Water Standards (SW): shall apply.
AA. Sexually Oriented Business Standards (SX): shall apply.
BB. Sign Standards (SG): shall apply.
CC. Structure Quantity Standards (SQ): shall apply.
DD. Telecommunication Facilities Standards (TC): shall apply.
EE. Temporary Use/Structure Standards (TU): shall apply.
FF. Use-specific Standards (US): shall apply.
GG. Vision Clearance Standards (VC): shall apply.

1.05 Design Standards (Area A only, except where Area B is noted)

A. Cross References: The regulations of *Article 7: Design Standards* applicable to a *Planned Unit Development (PUD)* shall apply except as modified by this Ordinance:
B. Access Road Standards (AC): shall apply.
C. Alley Standards (AL): shall apply.
D. Anti-monotony Standards (AM): shall apply.
E. Common Area Standards (CA): shall apply.
F. Covenant Standards (CE): shall apply.
G. Dedication of Public Improvement Standards (DD): shall apply.
H. Density and Intensity Standards (DE): shall apply.
I. Development Name Standards (DN): shall apply.
J. Easement Standards (EA): shall apply.
K. Erosion Control Standards (EC): shall apply.
L. Floodplain Standards (FL): shall apply.

M. Lot Establishment Standards (LT): shall apply; except as modified below:
(1) *Article 7.18 LE-01 (B)(3): Lot Establishment Standards; Residential Lot Standards: Corner Lots;* shall not apply. Instead, the following shall apply:
(a) Residential corner lots shall be at least twenty-five percent (25%) larger than the minimum lot area indicated for the zoning district.

N. Mixed Use Development Standards (MU): shall apply.

O. Monument & Marker Standards (MM): shall apply.

P. On-street Parking Standards (OG): shall apply.

Q. Open Space Standards (OP): Per *Article 7.25 OP-01(C)(6): Open Space Standards; Residential; City Council-Approved Open Space*, the open space shown on Exhibit D shall be deemed to satisfy the Open Space standards.

R. Pedestrian Network Standards (PN): shall apply.

S. Perimeter Landscaping Standards (PL): shall apply.

T. Prerequisite Standards (PQ): shall apply.

U. Storm Water Standards (SM): shall apply.

V. Street & Right-of-way Standards (SR): shall apply; except as modified below:
(1) *Article 7.36 SR-01 (C)(3): Street and Right-of-way Standards: Residential: Street Design Principles: Connectivity*; shall apply, except it shall not apply on the east side of the Real Estate (due to the topography and existing conditions).
(2) *Article 7.36 SR-01 (C)(11): Street and Right-of-way Standards: Residential: Street Design Principles: Cul-de-sac Length;* shall not apply. Instead, the following shall apply:
(a) The maximum cul-de-sac length shall be 1,050 feet.

W. Street Lighting Standards (SL): shall apply.

X. Street Name Standards (SN): shall apply.

Y. Street Sign Standards (SS): shall apply.

Z. Surety Standards (SY): shall apply.

AA. Utility Standards (UT): shall apply.

1.06 Procedures

A. The procedures set forth in *Article 9: Processes, Permits & Fees; Planned Unit Development* shall apply, as amended. Development plans shall be reviewed and approved based upon compliance with the development and design standards set forth herein.

B. If applicable the Real Estate shall be assigned to the City's general PUD Committee (the "Committee") for architectural review.

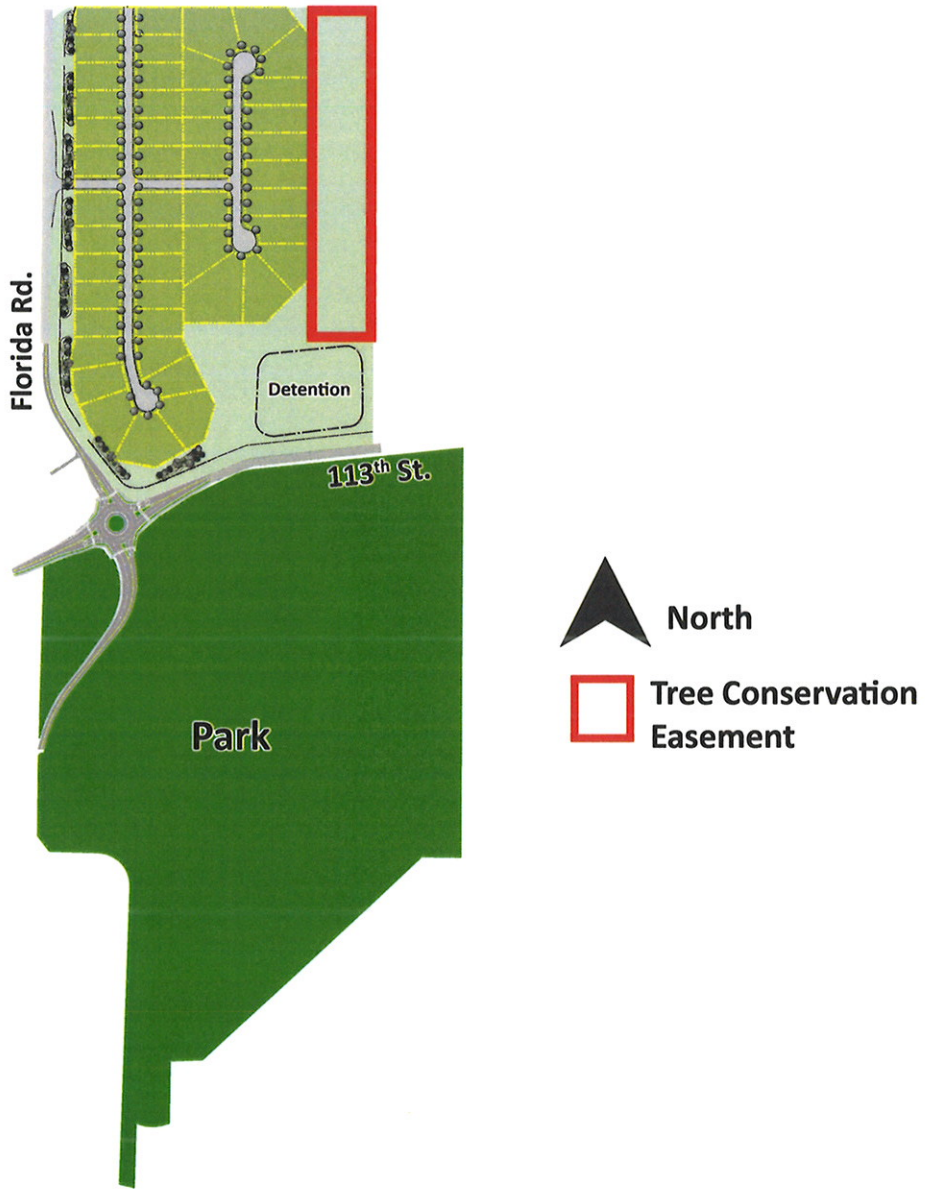
C. The Committee, if applicable, and the Mayor or Mayor's Designee shall have discretion and flexibility to consider and approve modifications pertaining to any development and design standards established or referenced by this Ordinance if the Committee or Mayor or Mayor's Designee determines such modifications are consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance.

1.07 Commitments

A. Pursuant to *Article 9.18(J)(4): Planned Unit Development; PUD District Ordinance and Concept Plan; City Council; Commitments*, certain commitments in the form substantially as attached hereto as Exhibit F (the "Commitments") shall be recorded by the owner of the Real Estate in the Office of the Recorder of Hamilton County, Indiana. The owner shall deliver a copy of the recorded instrument to the Planning and Zoning Department of the City of Fishers prior to applying for any subsequent permits for the Real Estate.

1.08 Tree Conservation Easement

A. A tree conservation easement ("Easement") as approximately shown on the Tree Conservation Exhibit, attached hereto and incorporated herein shall be recorded. Within the Easement, no trees with a diameter at breast height ("DBH") in excess of six inches (6") or evergreens eight feet (8') or more in height (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, listed as Invasive and Poor Characteristic Species as per Ordinance 080403C, as amended, or is required to be removed in order to comply with safety requirements of any governmental agency. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder (as the case may be) shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the Easement under Ordinance 080403C, as amended. It is acknowledged that certain areas of the woodlands will not be appropriate for the Easement due to drainage and utility needs and due to location of trails, paths, and related community amenities as will be identified at the time of the Detailed Development Plan.



1.09 Adoption

This ordinance shall be in full force and effect from and after its passage by the Common Council and after the occurrence of all other actions required by law. All provisions or parts of the UDO in conflict herewith are hereby repealed.

APPROVED by the Common Council of the City of Fishers this ____ day of _____, 2017.

THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

AYE		NAY
_____	David C. George, President	_____
_____	Todd P. Zimmerman, Vice-President	_____
_____	C. Pete Peterson, Member	_____
_____	John W. Weingardt, Member	_____
_____	Eric Moeller, Member	_____
_____	Selina M. Stoller, Member	_____
_____	Richard W. Block, Member	_____
_____	Cecilia C. Coble, Member	_____
_____	Brad DeReamer, Member	_____

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____ 2017, at _____ ____ m.

ATTEST: _____
Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

_____ _____
Scott A. Fadness, Mayor DATE

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor DATE

Approved by: Chris Greisl, City of Fishers, City Attorney
Prepared by: Steven D. Hardin, Esq.,
Faegre Baker Daniels LLP, 600 East 96th Street, Suite 600,
Indianapolis, Indiana 46240. (317) 569-9600.

In accordance with Indiana Code, I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: India A.J.B.B. Olson

COMMON COUNCIL OF THE CITY OF FISHERS, Ordinance
HAMILTON COUNTY, INDIANA

YAY		NAY	ABSTAIN
David C. Ayr	David George, President		
	Todd Zimmerman, Vice-President		
	C. Pete Peterson, Member		
	John Weingardt, Member		
	Eric Moeller, Member		
	Selina M. Stoller, Member		
	Richard W. Block, Member		
Cecilia Coble	Cecilia C. Coble, Member		
	Brad DeReamer, Member		

I hereby certify that the foregoing Ordinance/ Resolution was delivered to City of Fishers Mayor Scott Fadness on the 20th day of NOVEMBER 2017, at 8:30 P m.

ATTEST: _____
Jennifer L. Kehl, City Clerk

CITY OF FISHERS SEAL INDIANA

MAYOR'S APPROVAL

_____ 11/20/17
Scott A. Fadness, Mayor **DATE**

MAYOR'S VETO

_____ _____
Scott A. Fadness, Mayor **DATE**

This instrument prepared by: Christopher P. Greisl, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Christopher P. Greisl

LOTS ONE (1), TWO (2), THREE(3) AND SIXTY-ONE (61) LUXHAVEN REVISED 1ST SECTION, RECORDED IN DEED RECORD J34, PAGE 211, IN THE RECORDER'S OFFICE OF HAMILTON COUNTY, INDIANA,

ALSO, A PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 6 EAST OF SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE QUARTER SECTION POST ON THE NORTH SIDE OF SECTION 6, THENCE EAST 85.18 RODS, THENCE SOUTH 170 RODS, THENCE WEST 85.18 RODS, THENCE NORTH 170 RODS TO THE PLACE OF BEGINNING, CONTAINING 90-1/2 ACRES, EXCEPT 1/2 ACRE FOR A GRAVEYARD.

ALSO, WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 6 EAST OF SECOND PRINCIPAL MERIDIAN, EXCEPT COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 6 EAST OF SECOND PRINCIPAL MERIDIAN, THENCE EAST 17 RODS AND 4 FEET; THENCE SOUTH 72 RODS; THENCE WEST 17 RODS AND 4 FEET, THENCE NORTH 72 RODS TO THE PLACE OF BEGINNING, CONTAINING 8 ACRES, MORE OR LESS, ALSO EXCEPT LUXHAVEN ADDITION, AS SHOWN IN DEED RECORD 131 , PAGE 291.

EXCEPTING:

PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 6 EAST, LOCATED IN FALL CREEK TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE RAILROAD SPIKE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 6 EAST; THENCE NORTH 89 DEGREES 27 MINUTES 13 SECONDS EAST 59.46 FEET TO A STONE WITH CUT X AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 18 NORTH, RANGE 6 EAST; THENCE NORTH 89 DEGREES 20 MINUTES 15 SECONDS EAST 1040.64 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 10 MINUTES 15 SECONDS EAST 304.88 FEET ALONG SAID NORTH LINE TO A 5/8 INCH IRON ROAD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE NORTHEAST CORNER OF A 90.5 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 2008049801 (SAID 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING ALSO BEING THE NORTHWEST CORNER OF THE 20.197 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 2008004856); THENCE SOUTH 00 DEGREES 45 MINUTES 09 SECONDS WEST 1417.83 FEET ALONG THE COMMON BOUNDARY BETWEEN THE ABOVE TWO TRACTS TO A MAG NAIL AT THE SOUTHWEST CORNER OF SAID TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NUMBER 2008004856; THENCE SOUTH 85 DEGREES 04 MINUTES 44 SECONDS WEST 306.29 FEET ALONG THE CENTERLINE OF 113TH STREET TO A MAG NAIL; THENCE NORTH 00 DEGREES 45 MINUTES 09 SECONDS EAST 1440.58 FEET TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES MORE OR LESS.

ALSO EXCEPT TRACT ONE:
THIRTY (30) FEET OFF THE WEST SIDE OF LOT NUMBER SIXTY-TWO (62) IN LUXHAVEN AMENDED 1ST SECTION, AN ADDITION IN HAMILTON COUNTY, INDIANA.

TRACT TWO:
PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 17 NORTH, RANGE 6 EAST, IN HAMILTON COUNTY, INDIANA, AND DESCRIBED AS FOLLOWS: PARTS OF LOTS 75, 76, 77, 78, 79 ,80, 81 AND 82 IN LUXHAVEN, AN ADDITION IN HAMILTON COUNTY, INDIANA, AND

MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID QUARTER SECTION, 256 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID QUARTER SECTION 295 FEET; THENCE SOUTH AND PARALLEL TO SAID WEST LINE OF SAID QUARTER SECTION TO THE NORTH LINE OF MARTHA STREET AS SHOWN ON THE PLAT OF LUXHAVEN AMENDED 1ST SECTION; THENCE WEST ALONG THE NORTH LINE OF SAID MARTHA STREET 295 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH ALONG SAID WEST LINE TO THE PLACE OF BEGINNING.

TRACT THREE:

PART OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP I 7 NORTH, RANGE 6 EAST, IN HAMILTON COUNTY, INDIANA, AND DESCRIBED AS FOLLOWS: ALL OF LOTS 153 TO 166 INCLUSIVE IN LUXHAVEN, AN ADDITION IN HAMILTON COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID QUARTER SECTION 1428 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF MARTHA STREET AS SHOWN ON THE PLAT OF LUXHAVEN AMENDED 1ST SECTION 465 FEET TO THE WEST LINE OF LOT 125 IN LUXHAVEN AMENDED 1ST SECTION; THENCE SOUTH ALONG SAID WEST LINE 200 FEET; THENCE WEST AND PARALLEL TO THE SOUTH LINE OF SAID MARTHA STREET 465 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH ALONG SAID WEST LINE 200 FEET TO THE PLACE OF BEGINNING.

TRACT FOUR:

ALL THAT PART OF SAID QUARTER SECTION LYING SOUTH OF THE ADDITION KNOWN AS LUXHAVEN AND LUXHAVEN AMENDED 1ST SECTION, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID QUARTER SECTION 1628 FEET SOUTH OF THE NORTHWEST CORNER THEREOF; THENCE CONTINUING SOUTH ALONG SAID WEST LINE 992.5 FEET TO THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE EAST ALONG THE SOUTH LINE THEREOF 1336.0 FEET TO A CONCRETE POST: THENCE NORTH AND PARALLEL TO THE WEST LINE OF SAID QUARTER SECTION 1327.5 FEET TO A POINT ON THE SOUTHERN LINE OF SAID LUXHAVEN AMENDED I ST SECTION; THENCE SOUTHWESTERLY ON AND ALONG THE SOUTHERN LINES OF LOTS 105 TO 111, INCLUSIVE, OF LUXHAVEN AMENDED 1ST SECTION TO THE SOUTHWEST CORNER OF LOT 111; THENCE SOUTHWESTERLY ON AND ALONG THE SOUTHERN ON AND ALONG THE SOUTHERN LINES OF LOTS 112 TO 124, INCLUSIVE OF LUXHAVEN AMENDED I ST SECTION TO THE SOUTHWEST CORNER OF LOT 124; THENCE WEST 530.89 FEET TO THE PLACE OF BEGINNING, AND ALSO ALL THOSE PARTS OF MARTHA STREET; VAUGHN STREET AND LEWIS STREET WHICH ARE OR MAY BE A PART OF THE REAL ESTATE ABOVE DESCRIBED.

Exhibit A- Concept Plan Exhibit

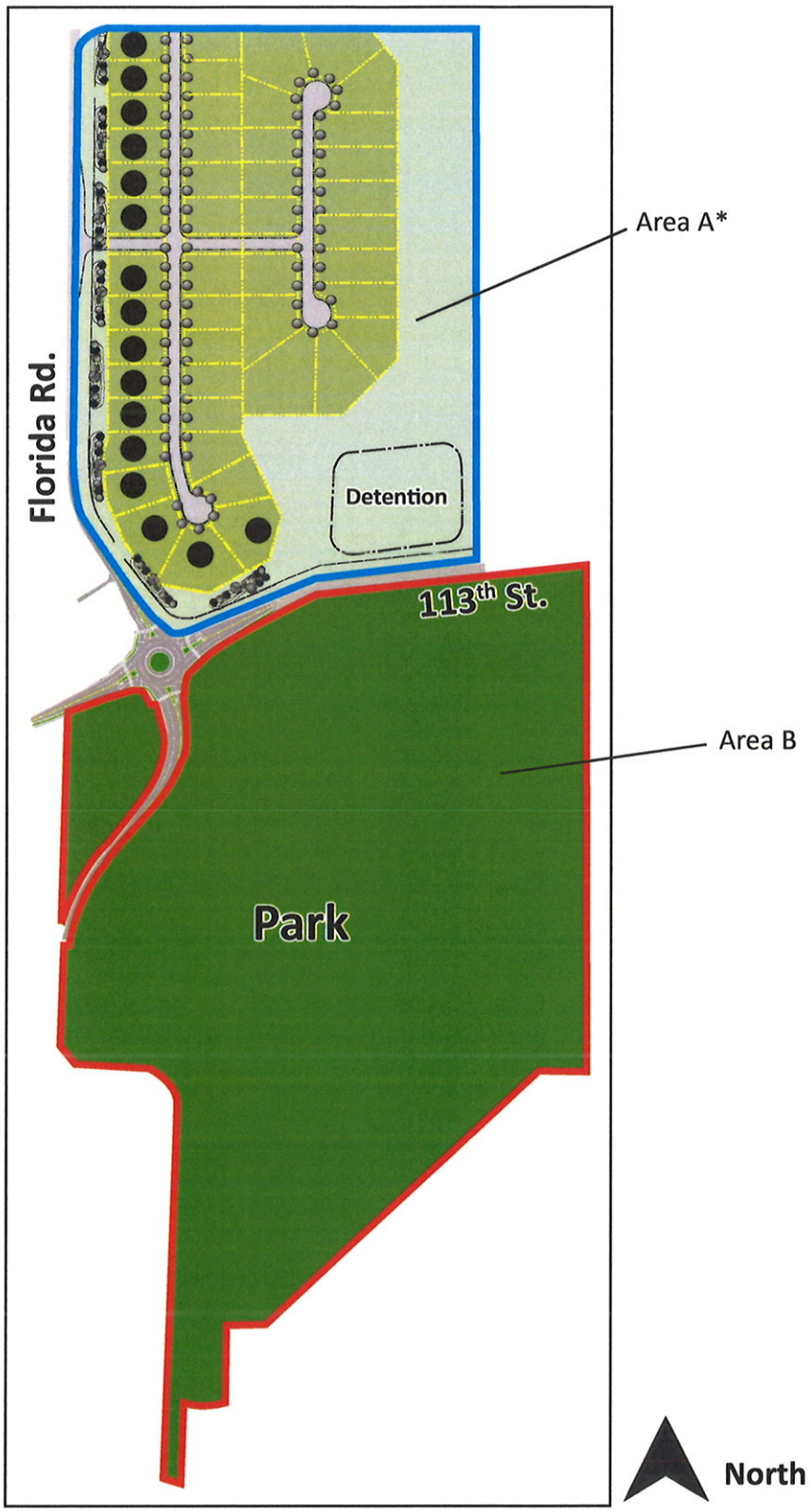


Exhibit B - Illustrative Architectural Exhibit

Exhibit B - Illustrative Architectural Exhibit (cont.)

Exhibit C - Decorative Garage Door Exhibit

Exhibit C - Decorative Garage Door Exhibit

Exhibit D - Open Space Exhibit

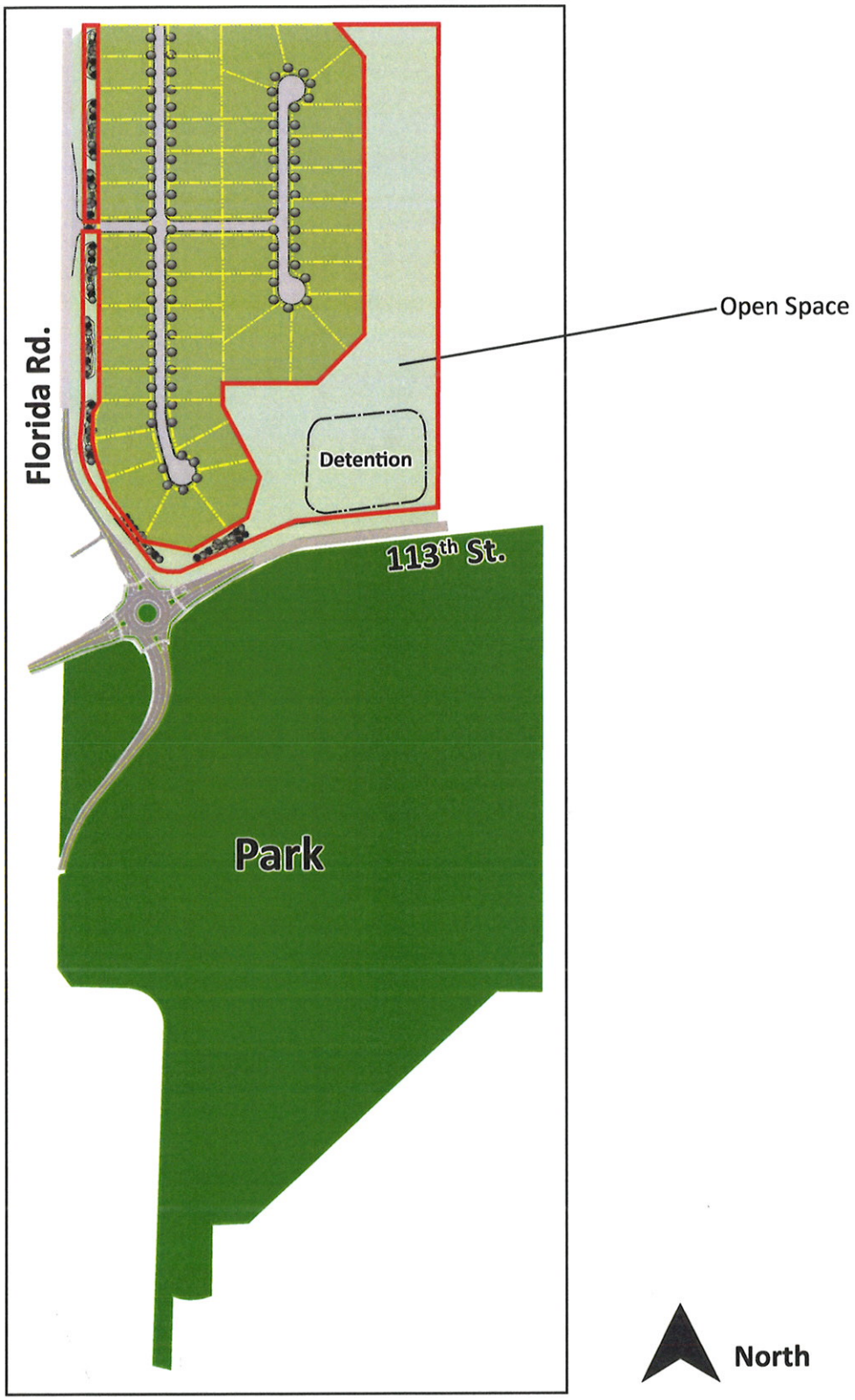


Exhibit E - Architectural Elements Examples
Large Feature Window

Exhibit E - Architectural Elements Examples
Decorative Brackets

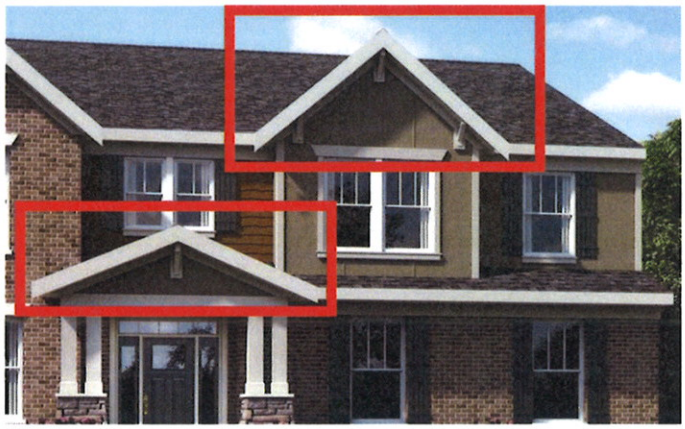
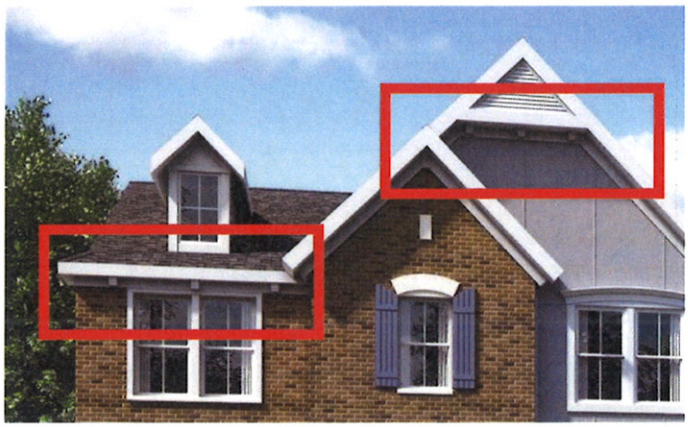
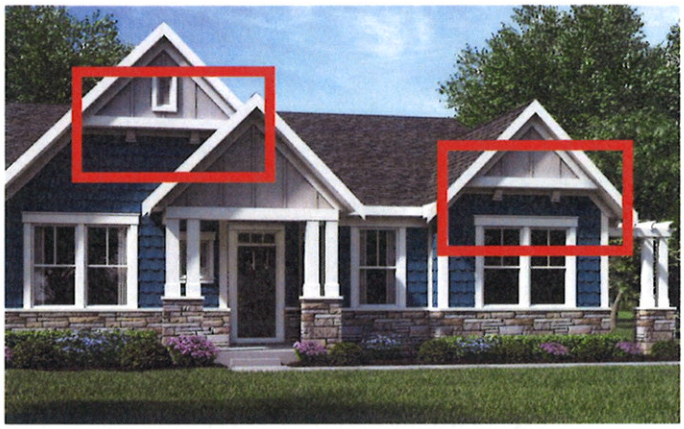
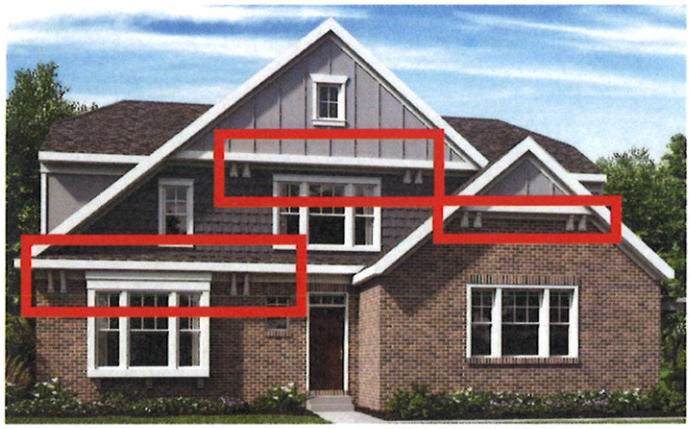


Exhibit E - Architectural Elements Examples
Dentil Blocks







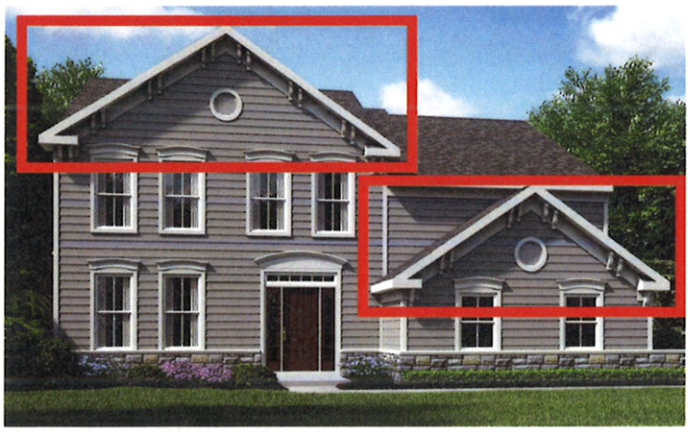
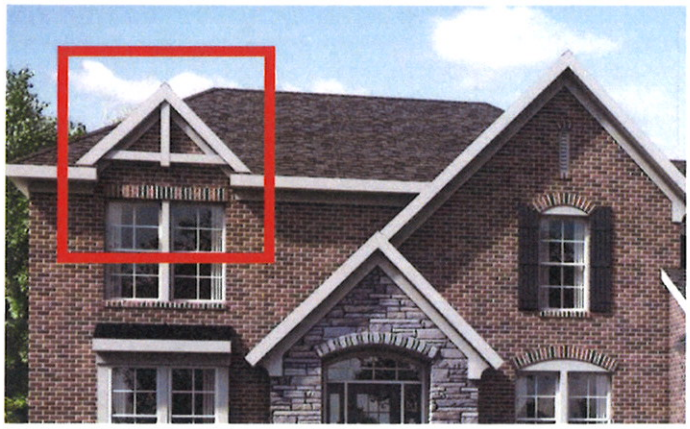
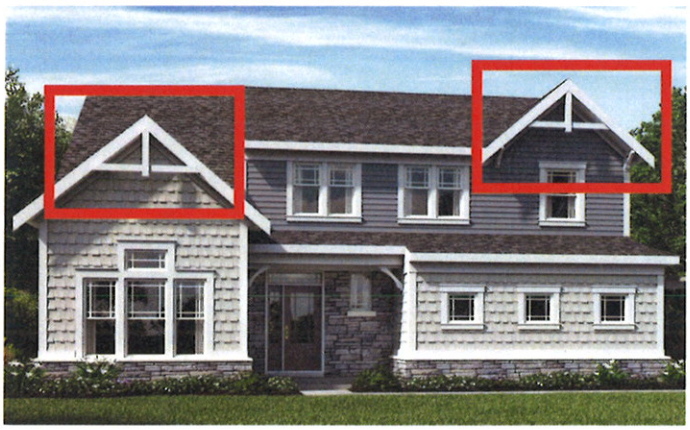
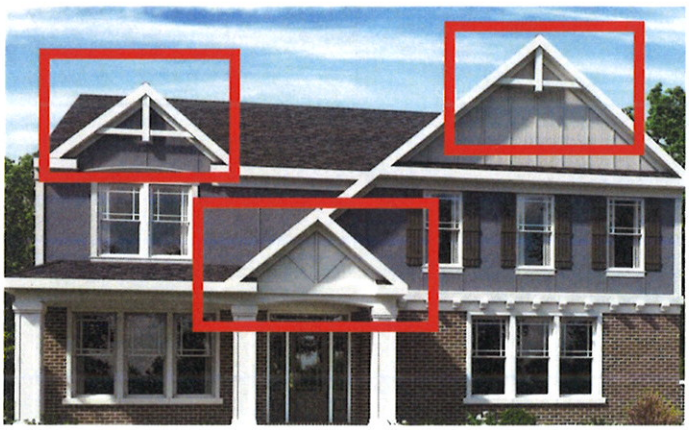


Exhibit E - Architectural Elements Examples
Architectural Detailing







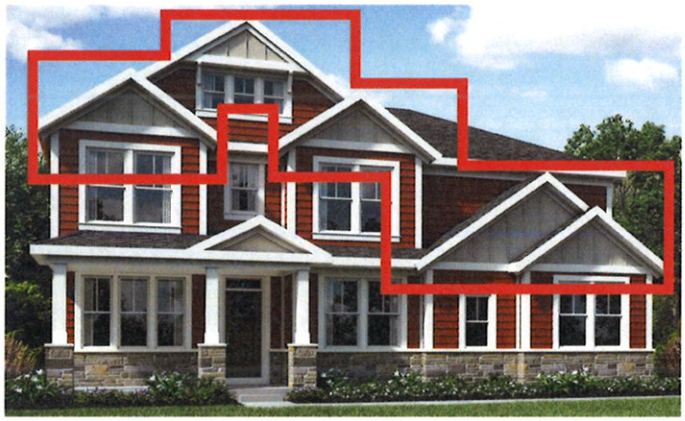


Exhibit E - Architectural Elements Examples
Crown Moulding

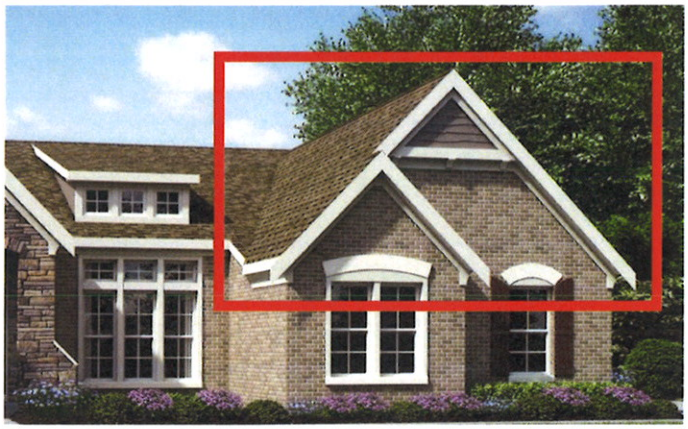


Exhibit F - Commitments

COMMITMENTS CONCERNING THE USE AND DEVELOPMENT OF REAL ESTATE

Mann Properties, LLC (the "Developer"), makes the following commitments to the Common Council ("Council") for the City of Fishers, Hamilton County, Indiana ("City") in connection with the use and development of real estate generally located at or about 0 East 113th Street, Fishers, Indiana ("Real Estate"):

WHEREAS, on or around September 6, 2017, the City's Advisory Plan Commission held a public hearing concerning a planned unit development for the Real Estate ("Geist Manor PUD") and sent a favorable recommendation to the Council for its review of the Geist Manor PUD;

WHEREAS, the purpose of the Geist Manor PUD is to encourage improved design in the development of land by promoting greater flexibility in applying the City of Fishers Unified Development Ordinance ("UDO") to the development of the Real Estate;

WHEREAS, as a condition to approving the Geist Manor PUD, Ordinance No. 071717E, (the "PUD Ordinance") the City seeks various commitments by the Developer as further defined herein ("Commitments"); and

WHEREAS, Developer now desires to make various Commitments to further enhance the Real Estate.

NOW, THEREFORE, Developer hereby declares that the following Commitments which shall be recorded and effective as an obligation and commitment running with the Real Estate.

Section 1. **Description of Real Estate.** See Exhibit A, attached hereto and incorporated herein by reference, which shall be the legal description of Area A as depicted in the PUD Ordinance (the "Description"). The Description shall be attached hereto and these Commitments recorded at the time the plat is recorded as described in Section 2(C), below.

Section 2. **Statement of Commitments to the City.** Developer hereby makes the following binding Commitments regarding the Real Estate:

A. **Annexation.** Developer hereby agrees to not remonstrate against annexation of the Real Estate by the City. If the Real Estate has not been annexed prior to Developer's first sale of a residential lot within the Real Estate, then Developer shall include a waiver of remonstrance provision in the covenants and restrictions for the Real Estate, which shall be recorded and provided to the purchaser of each lot with the Real Estate. Once the City achieves contiguity with the Real Estate, as defined by Ind. Code § 36-4-3-13, Developer, at no cost to itself, shall voluntarily annex the Real Estate into the City of Fishers.

B. **Payment of Impact Fees.** Developer hereby agrees that, prior to the formal annexation of the Real Estate to the City, any home constructed on the Real Estate shall voluntarily contribute to the City the standard Impact Fees, as further defined by Chapter 156 of the

City's Code of Ordinances, normally assessed by the City for a single-family home at the time a building permit is issued.

C. **Platting of Real Estate.** Within thirty (30) days after acquiring the Real Estate, Developer shall file for a primary plat of the Real Estate in accordance with the City's UDO. Developer's plat (the "Plat") shall show that portion of Parcel No: 13-16-06-00-00-003.000, and the entirety of Parcel No: 13-16-06-00-00-009.000, Parcel No: 13-16-06-04-01-001.000, Parcel No: 13-16-06-04-01-002.000, Parcel No: 13-16-06-04-01-003.000, and Parcel No: 13-16-06-04-01-062.000 being dedicated to the City pursuant to the Purchase and Park Impact Fee Credit Agreement by and between the City and Sue L. Ciott, Trustee of Sue L. Ciotti Revocable Trust & Herbert A. Miller, Trustee of Herbert A. Miller Revocable Trust, as a separate parcel as further depicted in Exhibit B, attached hereto and incorporated herein by reference.

Section 3. **Binding Effect.** These commitments are binding upon Developer, each subsequent owner of the Real Estate, and each other person acquiring an interest in the Real Estate, unless modified or terminated. Except as provided in Section 7, below, these commitments may be modified or terminated only by a decision of the Fishers City Council following a public hearing held by the Fishers Advisory Plan Commission wherein notice has been given as provided by the Rules of and Procedures of the Fishers Advisory Plan Commission.

Section 4. **Effective Date.** The Commitments contained herein shall be in full force and effect upon execution.

Section 5. **Recording.** The undersigned hereby authorizes the City to record these Commitments in the Office of the Recorder of Hamilton County, Indiana.

Section 6. **Enforcement.** These Commitments may be enforced by the City and its bodies.

Section 7. **Termination Upon Satisfaction of Commitments.** Once the Real Estate has been annexed into the City and the Plat has been Recorded, then: (a) the City and Developer expressly agree that these Commitments shall be deemed terminated and of no further force and effect; and (b) Developer and City agree to promptly execute and record a Termination of Commitments to that effect.

IN WITNESS WHEREOF, Mann Properties, LLC, has caused these commitments to be executed as of this 25th day of April, 2017

[SIGNATURES ON FOLLOWING PAGE]

Mann Properties, LLC ("Developer")

By: _____
J. Brian Mann

Its: Manager

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared J. Brian Mann of Mann Properties, LLC, who having been duly sworn acknowledged the execution of the foregoing Commitments.

Witness my hand and Notarial Seal this 25 day of April, 2017

_____
Notary Public

My Commission Expires:

LINDA HARTMANN
Seal
Notary Public - State of Indiana
Marion County
My Commission Expires Apr 11, 2025

Printed Name_____
Residing in _____ County, Indiana

Ordonance

CITY OF FISHERS

By: David C. George
David George, Common Council President

ATTEST:

11/20/2017
Jennifer L. Kehl, City Clerk

This instrument prepared by: Christopher P. Greisl, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana 46038.

In accordance with Indiana Code, I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: /s/ Christopher P. Greisl, Esq.

EXHIBIT A

Legal Description - Area A

Part of the Northeast Quarter of Section 6, Township 17 North, Range 6 East, located in Fall Creek Township, Hamilton County, Indiana, described as follows:

Beginning at the Northwest corner of the Northeast Quarter of said Section 6; thence North 89 degrees 30 minutes 24 seconds East (assumed bearing) 59.45 feet to a stone with cut x at the Southwest corner of the Southeast Quarter of Section 31, Township 18 North, Range 6 East; thence North 89 degrees 18 minutes 43 seconds East 1,040.64 feet along the North line of the Northeast Quarter of said Section 6 to the Northwest corner of the 10.000 acre parcel owned by 4110 Investment LLC as recorded in Instrument No. 2010-025446 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 43 minutes 53 seconds West 1,441.30 feet along the West line of said 10.00 acre parcel to the center of 113th Street; thence the next two (2) courses are along the center of 113th Street; (1) South 84 degrees 53 minutes 34 seconds West 348.75 feet to the point of curvature of a curve concave Southerly, the radius point of said curve being South 05 degrees 06 minutes 26 seconds East 430.00 feet from said point; thence Westerly along said curve 158.22 feet to a point on said curve, said point being North 26 degrees 11 minutes 23 seconds West 430.00 feet from the radius point of said curve said point being on the northeasterly property line of the 9.065 acre parcel owned by City of Fishers as recorded in Instrument No. 2017-049025 in said Recorders Office; thence the next seven (7) courses are along the northern property line of said 9.065 acre parcel; (1) North 26 degrees 11 minutes 23 seconds West 50.00 feet to a point on a curve concave Southeasterly, the radius point of said curve being South 26 degrees 11 minutes 23 seconds East 480.00 feet from said point; (2) Southwesterly along said curve 5.41 feet to a point on said curve, said point being North 26 degrees 50 minutes 08 seconds West 480.00 feet from the radius point of said curve; (3) South 63 degrees 09 minutes 52 seconds West 245.16 feet; (4) North 65 degrees 45 minutes 32 seconds West 91.83 feet; (5) North 33 degrees 04 minutes 54 seconds West 437.51 feet; (6) North 00 degrees 45 minutes 35 seconds East 154.72 feet; (7) North 89 degrees 14 minutes 25 seconds West 30.00 feet to the West line of the Northeast Quarter of said Section 6; thence North 00 degrees 45 minutes 35 seconds East 1,010.58 feet along said West line to the place of beginning, containing 36.488 acres, more or less.

EXHIBIT B

Planned Unit Development (PUD) Committee Staff Report

Meeting Date: January 4, 2023

DEPARTMENT CONTACT:	**CASE NUMBER:**
Megan Vukusich, Director (vukusichm@fishers.in.us)	PUD-22-22
PETITIONER:	**PROPERTY ADDRESS/LOCATION:**
Bill Butz with Kimley-Horn on behalf of Thompson Thrift (bill.butz@kimley-horn.com)	Generally located on the east side of USA Pkwy, south of the Yard at Fishers District.

REQUEST: Approval of architecture for the new event center located in the Commons at Fishers District. The subject site is located on the east side of USA Parkway, south of the Yard at Fishers District.

APPLICABLE REGULATIONS:	**EXISTING ZONING:**	**FISHERS 2040:**
The Yard Phase II PUD Ordinance No. 091922F	The Yard Phase II PUD Ordinance No. 091922F	Employment Node

LOCATION MAP

STAFF RECOMMENDATION

☒ Approve ☐ Approve with Conditions ☐ Continue ☐ Deny

ZONING HISTORY:

The Yard Phase II PUD Ordinance was adopted on October 10, 2022. Prior to this rezone, the property was zoned Employment Node (EN).

PETITION OVERVIEW:

Per the Yard Phase II PUD Ordinance No. 091922F, Architectural Design Standards UDO Article 6.3: Shall apply. Additionally, alternative architectural exhibits that do not meet UDO Article 6.3 may be submitted for review and approval to the PUD Committee that may vary from the Architectural Design Standards as long as the architecture is in keeping with the quality and character of the property development.

The proposed event center building is planned to be 77' tall. Materials include various brick tones (tan, burgundy, and off-white), metal paneling, and aluminum framing.

A comprehensive sign package was also submitted with the PUD application for staff review. Per the PUD, a comprehensive sign package may be submitted for review and approval to the Mayor or Mayor's Designee that may vary from the sign code as long as it is in keeping with the quality and character of the property development. This is not required to be approved by the

PUD Committee and staff will work with the petitioner to address comments prior to approval.

STAFF RECOMMENDATION:

The architectural elevations were reviewed before the Technical Advisory Committee (TAC) on 12/15/2022. All TAC comments have been addressed and staff recommends approval.

STAFF RECOMMENDATION

☒ Approve ☐ Approve with Conditions ☐ Continue ☐ Deny

2022-11-25 2:56:38 PM

FISHERS EST. 1872

HALLETT SPORTS & ENTERTAINMENT

THOMPSON THRIFT

FISHERS EVENT CENTER	SCALE:
EXTERIOR VIEW	DATE: 2022-11-25 2:56:38 PM

S C I ARCHITECTS

2022-11-25 2:56:38 PM

FISHERS EST. 1872

HALLETT SPORTS & ENTERTAINMENT

THOMPSON THRIFT

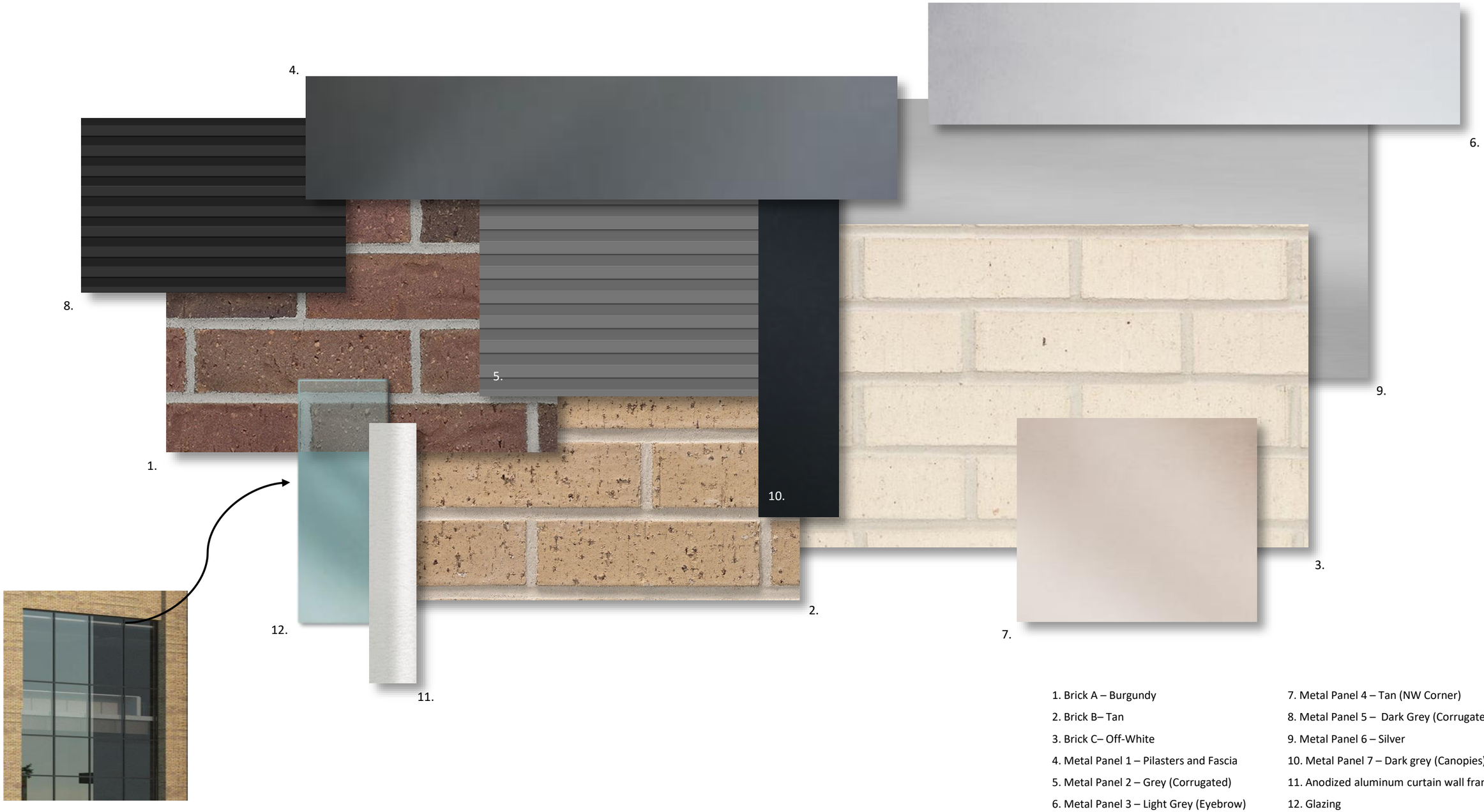
FISHERS EVENT CENTER

EXTERIOR VIEW

S C I ARCHITECTS

SCALE:

DATE: 2022-11-25 2:56:38 PM



1. Brick A – Burgundy
2. Brick B– Tan
3. Brick C– Off-White
4. Metal Panel 1 – Pilasters and Fascia
5. Metal Panel 2 – Grey (Corrugated)
6. Metal Panel 3 – Light Grey (Eyebrow)
7. Metal Panel 4 – Tan (NW Corner)
8. Metal Panel 5 – Dark Grey (Corrugated)
9. Metal Panel 6 – Silver
10. Metal Panel 7 – Dark grey (Canopies)
11. Anodized aluminum curtain wall framing
12. Glazing

2022-11-25 2:56:38 PM

FISHERS EST. 1872 | HALLETT SPORTS & ENTERTAINMENT | THOMPSON THRIFT

FISHERS EVENT CENTER

EXTERIOR MATERIALS

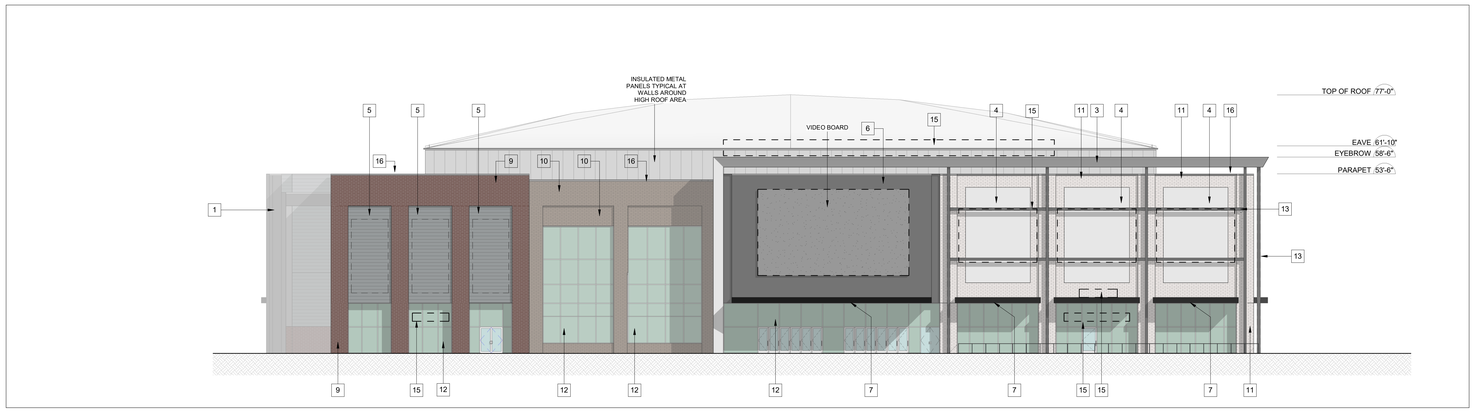
S C I ARCHITECTS

SCALE:

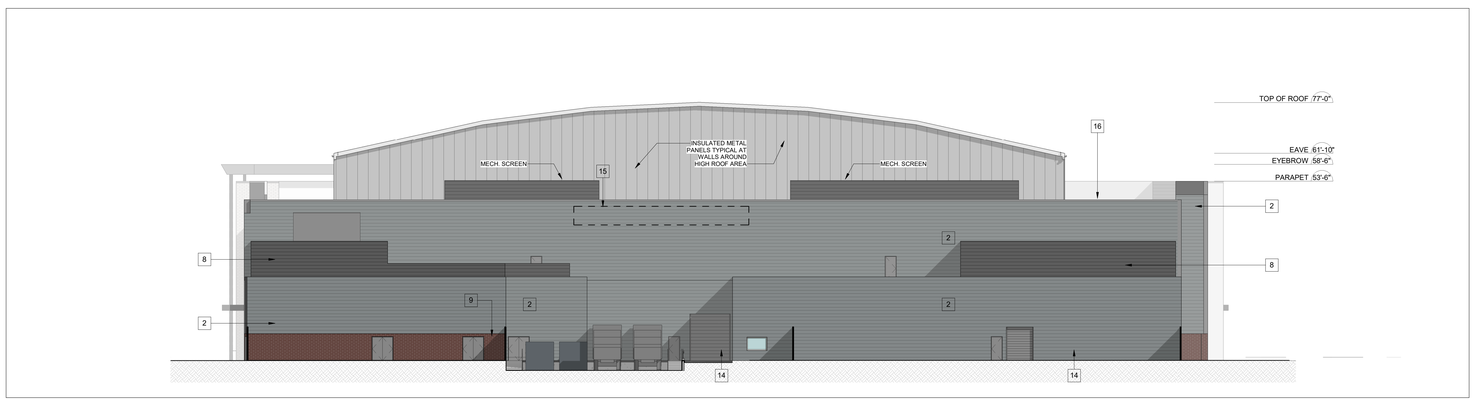
DATE: 2022-11-25 2:56:38 PM

LEGEND

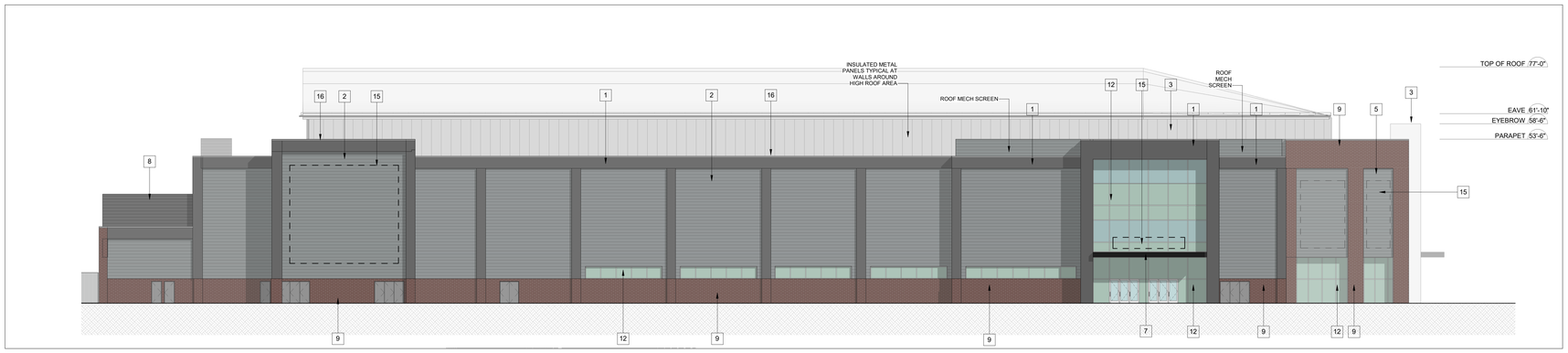
1	METAL PANEL 1
2	METAL PANEL 2
3	METAL PANEL 3
4	METAL PANEL 4
5	METAL PANEL 5
6	METAL PANEL 6
7	METAL PANEL 7 (CANOPIES)
8	ROOF TOP EQUIPMENT SCREEN
9	BRICK A
10	BRICK B
11	BRICK C
12	GLAZING/ SPANDREL GLAZING
13	METAL FRAMING - PT. FIN
14	H.M DOOR - PT. FIN
15	BUILDING SIGNAGE
16	PRE-FIN METAL COPING



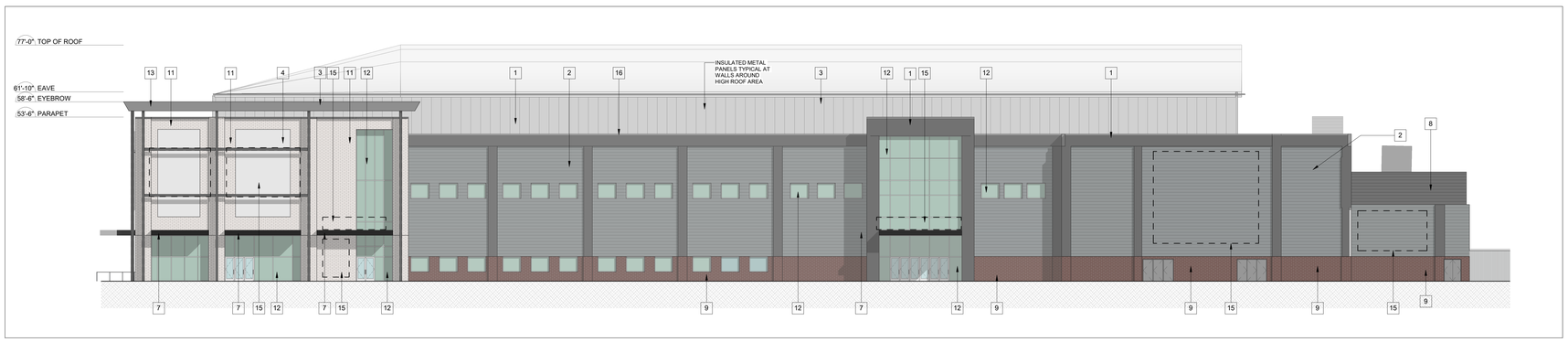
4 NORTH ELEVATION
1/16" = 1'-0"



3 SOUTH ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



1 WEST ELEVATION
1/16" = 1'-0"

© SCI Architects P.C. 2022

ARCHITECT
SCI ARCHITECTS
469 SEVENTH AVE, SUITE 900
NEW YORK, NY 10018
(646) 658-7410

STRUCTURAL ENGINEER OF RECORD
Fink Roberts & Petrie, Inc.
FRP Structural Engineers
3535 East 96th Street, Ste 126
Indianapolis, Indiana 46240

STRUCTURAL ENGINEER
DKWC
464 Willard Ave.
Toronto Ontario M6S 3R6
416 399 7173

MEP ENGINEER
me | engineers
14143 Denver West Pkwy, Suite 300
Golden, CO 80401
303-421-6655

CODE CONSULTANT
cci
215 W 40th St,
New York, NY 10018
212-216-9596

FOOD AND BEVERAGE CONSULTANT
S2O Consultants, Inc.
13 Winding Branch Rd
Hawthorn Woods IL 60047-8529
224-717-1555

AV/ ACOUSTIC CONSULTANT
WJHW
3424 Midcourt Road, Suite 124
Carrollton, Texas 75006
972-934-3700

SIGNAGE & BRANDING CONSULTANT
INFINITE SCALE
160 West 900 South
Salt Lake City, UT 84101
801 363 1881

NO.	DESCRIPTION	DATE

REVISIONS/ ISSUES

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DO NOT SCALE THE DRAWINGS

SEAL

IN PROGRESS
NOT FOR CONSTRUCTION

DRAWN: Author
DATE:
CHECKED: Checker
DATE PLOTTED: 2022-11-30 12:38:32 PM

OPERATOR
HALLETT SPORTS & ENTERTAINMENT

DEVELOPER
THOMPSON THRIFT

FISHERS
EVENT CENTER
CITY OF FISHERS,INDIANA

DWG. TITLE
Elevation Colour

SCALE: As indicated
DWG. NO.: 0-1
PROJ. NO.: 1910