

Colonial Hill

Planned Unit Development Statement
McCordsville, IN

(Initial Draft)

Petitioner:

D.R. Horton – Indiana, LLC (Westport Homes)
9210 N. Meridian Street
Indianapolis, IN 46260

Attorney for Petitioner:

Brian J. Tuohy
Doninger Tuohy & Bailey LLP
50 South Meridian Street, Suite 700
Indianapolis, IN 46204

Table of Contents

	Page
Overview of Proposed Development.....	3
General Project Development Standards.....	3
Exhibit “A” – Legal Description	
Exhibit “B” – Concept Plan	
Exhibit “C” – Character Exhibit of Proposed Cottage Homes	
Exhibit “D” – Character Exhibit of Proposed Traditional Homes	
Exhibit “E” – Character Exhibit of Proposed Estate Homes	

Overview of Proposed Development

General Location and Surrounding Properties

The proposed Colonial Hill Development (“Development”) is generally located east of CR 600 W between CR 750 N and CR 700 N, east of McCordsville Elementary School, and is situated on approximately 100 acres. The site is currently used for agricultural purposes. In addition to the nearby school, there are residential and agricultural uses surrounding the site. The proposed Development provides for a mix of single-family, residential type uses. Access to the Development will be obtained via CR 750 N and CR 700 N.

General Project Development Standards

1. **Density.** There shall be no more than 229 dwelling units or a maximum approximate gross density of 2.29 units per acre.
2. **Areas.** The Development shall consist of approximately 100 acres. There shall be three distinct Districts within the Development. Two of the Districts, the Cottage Home District and the Traditional Home District, shall be located within the approximately 45 acre portion of the site north of Stansbury Ditch (the “North Parcel”). The remaining District, the Estate Home District, shall be located within the approximately 55 acre portion of the site south of Stansbury Ditch (the “South Parcel”).
 - a. **Cottage Home District** shall include detached single-family dwellings consisting of one-story and two-story homes on individual deeded lots with rear load garages. There shall be no more than 66 Cottage Home lots with a minimum lot size of 5,000 sq. ft.
 - b. **Traditional Home District** shall include detached single-family dwellings consisting of one-story and two-story homes on individual deeded lots. There shall be no more than 76 Traditional Home lots. Traditional Home lots shall be a minimum of 7,500 sq. ft.
 - c. **Estate Home District** shall include detached single-family dwellings consisting of one-story and two-story homes on individual deeded lots. There shall be no more than 87 Estate Home lots. Estate Home lots shall be a minimum of 10,000 sq. ft., with at least 26 Estate Home lots being a minimum of 11,250 sq. ft.
3. **Minimum Open Space & Common Areas.** The minimum acreage of permanent open space shall be approximately 33.4 acres or approximately 33% of the total land area. The common areas of the Development shall include but not be limited to the following amenities: walking path and ponds.
4. **Bufferyard.** An approximately 100 ft. wide bufferyard with mounding shall be installed along the CR 700 N street frontage (the “Bufferyard”).

5. **Homeowners' Association/Covenants.** The maintenance and upkeep of the common areas including detention ponds, open space, amenities and the Bufferyard shall be the responsibility of a mandatory homeowners' association ("HOA"), to be established pursuant to the terms of a Declaration of Covenants, Conditions and Restrictions ("Covenants") to be recorded prior to final plat approval for the Development. The Covenants shall apply to all lots and other real estate within the Development.
6. **Signage.** Signage within the Development, including neighborhood entrance identification signage, directional signage, and any amenity area signage shall be subject to the approval of the Planning Director of the Town of McCordsville.
7. **Sidewalks.** Concrete sidewalks a minimum of 5' wide shall be provided along both sides of all public streets within the Development.
8. **Additional Standards.** Additional specific architectural and development standards for the homes within the Development shall be agreed to in writing by the Petitioner and Planning Staff of the Town of McCordsville and such standards shall be incorporated herein.

EXHIBIT A

Legal Description for Parcel No. 30-01-25-300-026.000-018 (W 750 N)

The East Half of the Southwest Quarter of Section 25, Township 17 North, Range 5 East in Vernon Township, Hancock County, Indiana, and being more particularly described as follows:

BEGINNING at a bronze monument marking the Southeast corner of said Half Quarter Section; thence South 88 degrees 47 minutes 28 seconds West (assumed bearing) along the South line of said Half Quarter Section 1340.89 feet to the Southwest corner of said Half Quarter Section; thence North 00 degrees 04 minutes 19 seconds East along the West line of said Half Quarter Section 2635.08 feet to the Northwest corner of said Half Quarter Section; thence North 88 degrees 22 minutes 52 seconds East along the North line of said Half Quarter Section 1343.69 feet to the Northeast corner of said Half Quarter Section; thence South 00 degrees 07 minutes 38 seconds West along the East line of said Half Quarter Section 2644.76 feet to the Point of Beginning, containing 81.319 acres, more or less.

AND

Legal Description for Parcel No. 30-01-25-300-023.000-018 (N 600 W)

A part of the West Half of the Southwest Quarter of Section 25, Township 17 North, Range 5 East, Vernon Township, Hancock County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said Quarter Section; thence North 88 degrees 21 minutes 44 seconds East along the South line of said Quarter Section a distance of 939.00 feet to the Point of Beginning of this description, said point being the Southeast corner of real estate described in Instrument Number [2001-17190](#) (Parcel I) in the Office of the Recorder, Hancock County, Indiana; thence North 00 degrees 24 minutes 34 seconds West along the East line of said real estate a distance of 1748.07 feet to the Southeast corner of Parcel II in said Instrument Number [2001-17190](#); thence North 31 degrees 50 minutes 21 seconds East along the Southeasterly line of said Parcel II, a distance of 253.68 feet to the approximate centerline of the Stansbury Ditch and the Southwesterly line of Dammann's Minor Subdivision as recorded in said Recorder's Office as Slide 119 in Plat Cabinet C; thence South 58 degrees 09 minutes 29 seconds East along said Southwesterly line a distance of 317.01 feet to the East line of said West Half; thence South 00 degrees 21 minutes 14 seconds East along the East line, a distance of 1784.83 feet to the Southeast corner of said West Half; thence South 88 degrees 21 minutes 44 seconds West along the South line of said West Half 401.83 feet to the point of beginning. Said to contain 17.249 acres more or less, in Hancock County, Indiana.

Colonial Hill

MCCORDSVILLE, IN

COUNTY ROAD 150 NORTH

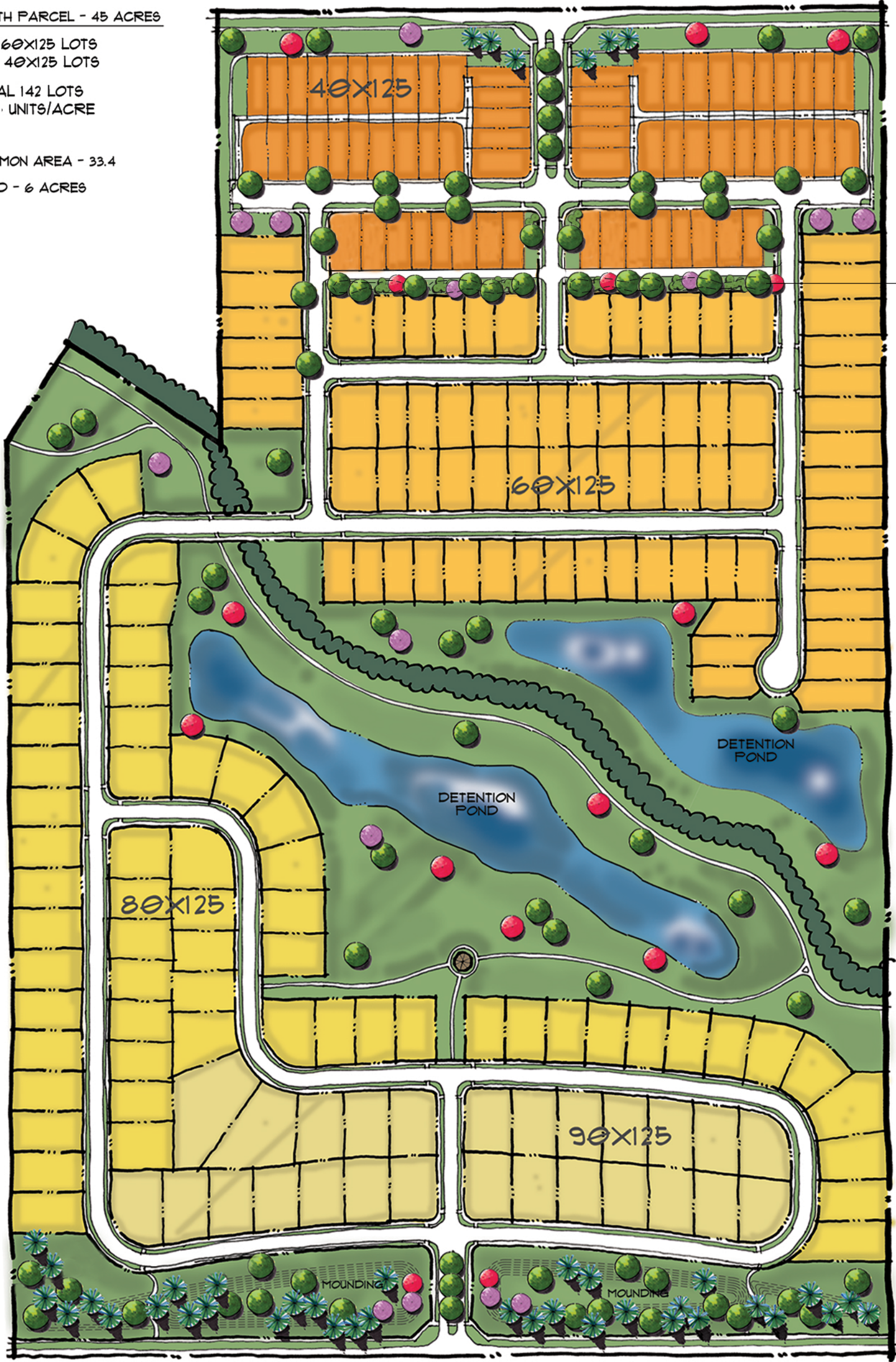
NORTH PARCEL - 45 ACRES

(16) 60X125 LOTS
(66) 40X125 LOTS

TOTAL 142 LOTS
3.15 UNITS/ACRE

COMMON AREA - 33.4

POND - 6 ACRES



MOUNDED BUFFER
PLANTINGS WITH
GRASSES AND
TREES

COUNTY ROAD 100 NORTH

SOUTH PARCEL - 55 ACRES

(61) 80X125 LOTS
(26) 90X125 LOTS

TOTAL 87 LOTS
1.58 UNITS/ACRE



EXHIBIT C
Character Exhibit of Proposed Cottage Homes



EXHIBIT D
Character Exhibit of Proposed Traditional Homes



EXHIBIT E
Character Exhibit of Proposed Estate Homes

