



Planning & Building Department
6280 W 800N
McCordsville, IN 46055
Phone: 317.335.3604
Email: building@mccordsville.org

PUBLIC HEARING INFORMATION

Case #: PC-19-015

Title: Meadows at Sagebrook Planned-Unit Development (PUD)

Meeting Date: this zoning petition is currently scheduled to be heard at the October 15th Plan Commission meeting.

*Meeting agenda and staff report will be available on the website by end of business day on the Friday preceding the applicable meeting. Go to www.mcccordsville.org and click on "Agendas & Minutes".

**The annexation hearing will be held on October 29th.



McCORDSVILLE PLAN COMMISSION
PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

Zoning Ordinance Section 8.03

THIS APPLICATION IS FOR PRELIMINARY PUD PLAN ONLY. IF SUBMITTING AN APPLICATION FOR A FINAL DETAILED PLAN OR PUD AMENDMENT, PLEASE USE RESPECTIVE FORMS.

PUD Title: Meadows at Sagebrook PUD

Applicant Information

Name: Arbor Homes

Current Address: 9225 Harrison Park Court
(Number) (Street)

Indianapolis, IN 46216
(City) (State) (Zip)

Phone No.: 317-842-1875 E-mail Address: paulm@yourarborhome.com

Property Owner Information (the "owner" does not include tenants or contract buyers)

Name: Universal Properties, LLC.

Current Address: 14020 Brookstone Drive
(Number) (Street)

Carmel, IN 46032
(City) (State) (Zip)

Phone No.: 317-258-9001 E-mail Address: hderazi@gmail.com

Notification Information (list the person to whom all correspondence regarding this application should be directed)

Name: Paul Munoz - Entitlement Manager, Arbor Homes

Current Address: 9225 Harrison Park Court
(Number) (Street)

Indianapolis, IN 46216
(City) (State) (Zip)

Phone No.: 317-557-4466 E-mail Address: paulm@yourarborhome.com

Administrative Officer Use Only:

Existing Zoning: _____

Date Application Filed: _____

Docket No.: _____

Property Information

Property Size: 48.92 Acres acres **OR** _____ square feet

Current Address: 5740 North 700 West McCordsville, IN 46055
(Number) (Street)

OR General Location (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

Applicants should note that in reviewing the Planned Unit Development Preliminary Plan application, the Plan Commission and Town Council shall pay reasonable regard to the following:

- Requirements and Intent – The extent to which the proposal fulfills the requirements and intent of the Zoning Ordinance and the Subdivision Control Ordinance.
- Planning Documents – The Comprehensive Plan and any other applicable, adopted planning studies or reports.
- Characteristics – The current conditions and the character of current structures and uses in each zoning district.
- Desired Use – The most desirable use of which the land in each district is adapted.
- Property Values – The protection of collective property values throughout the Town of McCordsville.
- Growth Management – Responsible growth and development.
- Overlay Requirements – Consistency with the requirements of all applicable overlay districts.

☒ I have attached all materials required by Article VII of the McCordsville Zoning Ordinance (refer to the McCordsville Zoning Ordinance Section 8.03, Preliminary Plan & Rezoning, as amended from time to time).

Applicant's Signature

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

Ernest M. Cagle
(Applicant's Signature)

06/05/19
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers)

I authorize the filing of this application and will allow Town staff to enter this property for the purpose of processing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

John D. ...
(Owner's Signature)

06/05/2019
(Date)

(Owner's Signature)

(Date)

PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) – CHECKLIST

(McCordsville Zoning Ordinance: Section 8.03 – Preliminary Plan and Rezoning)

The following shall be included in the Preliminary Planned Unit Development (PUD) Application. The applicant is responsible for contacting the Administrative Officer to identify any information that is not applicable. The applicant is also required to provide any other information requested by the Administrative Officer or his/her designee to demonstrate compliance with the requirements of the McCordsville Zoning Ordinance.

PRELIMINARY Planned Unit Development (PUD) Application Checklist:

Note that Planned Unit Developments must also comply with the McCordsville Subdivision Control Ordinance (per IC 36-7-4-1513) and the provisions of Section 10.09, Development Plan Review, of the McCordsville Zoning Ordinance, as amended from time to time. If required, the Preliminary Plat and/or Site Development Plan may be filed simultaneously as the Preliminary Plan for review by the Plan Commission.

- ☐ Pre-Application Meeting (required)
- ☐ Technical Review Committee Meeting (required)
- ☐ Plan Commission Meeting (required)
- ☐ Town Council Meeting (required)
- ☐ Preliminary PUD Plan Application
- ☒ Affidavit & Consent of Property Owner(s) (if owner is someone other than applicant), 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- ☐ Copy of Deed for Property Involved, 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer
- ☐ Filing Fee
- ☐ Preliminary Plan¹, 5 hard copies in a recordable format plus one electronic submittal in a format acceptable to the Administrative Officer of each of the following where appropriate:
The Preliminary Plan can take the form of a set of 24 inch by 36 inch sheets. The Preliminary Plan may include any graphics that will explain the features of the development. The Preliminary Plan shall include the following:
 - ☐ Cover Page and Index
 - ☐ Site Description
 - ☐ Common Holdings Map
 - ☐ Sewerage Verification

¹ In the event that the information contained herein conflicts with the applicable requirements of the McCordsville Zoning Ordinance, as amended from time to time, the regulations of the McCordsville Zoning Ordinance shall prevail.

- ☐ Existing Site Conditions (description of all existing conditions on the subject property), such as:
- Built Features
 - Easements
 - Topography
 - Natural Features
 - Historic Features
 - Other Significant Features
- ☐ Proposed Development (conceptual plan of the proposed development of the property), including.
- Street Systems
 - Land Uses
 - Open Space
 - Landscaping
 - Natural Features
 - Historic Features
 - Development Requirements
 - Written Commitments
 - Covenants
 - Drainage
 - Lighting Plan
 - Project Phasing
- ☐ Supplemental Information – Any other information requested by the Administrative Officer or Plan Commission to aid in the review of the Preliminary Plan. This may include, but is not limited to: topic areas such as traffic; utilities; tree preservation; flood hazards; and architectural design standards.

Town of McCordsville

Property Owner's Consent For Review Form

Property Owner Information (the “owner” does not include tenants or contract buyers)

Name: Universal Properties, LLC

Current Address: 14020 Brookstone Drive
(Number) (Street)
Carmel, IN 46032
(City) (State) (Zip)

Phone No.: 317-258-9001 E-mail Address: hderazi@gmail.com

The Property to be reviewed by: (Check all that apply)

 X Town Council

 X Plan Commission


 X Board of Zoning Appeals

Property Information

Current Address: 5740 North 700 West McCordsville, IN 46055
(Number) (Street)

And Location Description (if no address has been assigned, please provide a street corner, subdivision lot number, or attach a legal description)

Property Owners Consent: I/WE, Hesham Derazi, here-by acknowledge and give consent that my/our property can be submitted for review and consideration by the aforementioned Board(s).

Property Owner's Signature:  Date: 06/05/2019

Property Owner's Signature: _____ Date: _____

The map displays a portion of the City of St. Louis, Missouri, with various zoning districts and land parcels. The map includes labels for zoning districts such as D2 FF, DA, DP, PUD, R2.5, and 22c. It also shows street names like SAGEBROOKS 2, ROSEWOOD DR, SAGEBROOK SEC 3, W CLARY TRCE, SAGEBROOK SEC 2, SAGEBROOK SEC 1, 62ND ST, STANSBURY SEC 3, STANSBURY SEC 4, STANSBURY SEC 1, STANSBURY SEC 5, STANSBURY SEC 2, STANSBURY SEC 6, and N=700 W. A scale bar indicates 660 ft, and a north arrow is present in the bottom right corner.

Corporations Limit

Roads

- <all other values>
- , PRIVATE
- , PRIVATE
- I, PUBLIC
- S, PUBLIC
- U, PUBLIC

Subdivisions

Rights of Way

Parcel Search

Zoning

- Call 317-477-1134
- A
- CC
- CN
- CR
- IBP
- IG
- IL
- IN
- PUD
- R1.0
- R2.5
- R3.5
- R5.0
- RM
- RMH
- RR

JUNE 14, 2019



THE MEADOWS AT SAGEBROOK

PLANNED UNIT DEVELOPMENT



DEVELOPER
ARBOR HOMES

9225 Harrison Park Court Indianapolis, IN 46216

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Statement of Intent:

Arbor Homes (“Petitioner”) seeks to rezone approximately 49 acres of land adjacent and congruent to the Town of McCordsville, Indiana. The property is zoned by Hancock County zoning as R2.5. Arbor is proposing to rezone the property to PUD zoning. The property is located approximately 62nd Street and 700 West, also known as 5740 North 700 West McCordsville. The property is adjacent to the Sagebrook residential PUD to the North and the Stansbury PUD to the East. The property is adjacent to agricultural/vacant land uses to the south. The site features an overhead power easement of approximately 11 acres along the north west corner. The proposed development will include 127 detached single-family homes.

The proposed development is consistent with the goals and objectives of the Town of McCordsville Comprehensive Plan. The Meadows is located to the southwest of the Town and the property will be contiguous to the Town boundaries. The Meadows will be a continuation of the current Sagebrook subdivision which will provide for a combined use of amenities and common area within one HOA.

Several goals within the Comprehensive Plan will be addressed within The Meadows. The Meadows will include an extension of the multi-use trails and an addition of a trailhead at the entrance to the development. The trailhead will include parking and programming for residents of McCordsville to be able to utilize the trail. Both will contribute to establishing a destination for pedestrian and bicyclists and encourage the use of multi-modal transportation. The multi-use path will not only extend along 700 North, but will extend through the development around the common area to the north. The Meadows will also include programmed amenities within the development for use by residents of The Meadows, existing Sagebrook homeowners and visitors.

The proximity to the Town, existing infrastructure and existing services are key objectives to the growth and annexation plans. The expansion of sewer and water services and improvements to the transportation and multi-modal routes will provide enhanced infrastructure and growth opportunity for the Town. The Meadows of Sagebrook shall provide a quality housing development, and an extension of infrastructure that will improve the quality of life for all residents within the Town of McCordsville.

ORDINANCE NO.

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MCCORDSVILLE,
HANCOCK COUNTY, INDIANA AMENDING ORDINANCE NO. _____, THE ZONING
ORDINANCE FOR THE TOWN OF MCCORDSVILLE, INDIANA**

WHEREAS, the Town Council of the Town of McCordsville, Indiana (the “Town Council”), has heretofore adopted Ordinance No. _____ as the Town of McCordsville, Indiana Zoning Ordinance (the “Zoning Ordinance”) pursuant to its authority under the laws of the State of Indiana, Indiana Code § 36-7-4 *et seq.*, as amended; and

WHEREAS, the Town of McCordsville, Indiana (the “Town”) is subject to the Zoning Ordinance; and

WHEREAS, the Town Advisory Plan Commission (the “Commission”) considered a petition (“The Meadows at Sagebrook PUD”), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”);

WHEREAS, the Commission forwarded Docket _____, after a public hearing held on the ____ day of _____, 2018, to the Town Council with a favorable recommendation by a vote of ____ in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on the ____ day of _____, 20____; and

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

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of McCordsville, Hancock County, Indiana, meeting in regular session, that the Subdivision Control Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1. The Zoning Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “The Meadows at Sagebrook District” (the “District”).
2. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Zoning Ordinance, as amended and applicable to the Underlying Zoning District (as defined herein) or Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
3. The underlying Zoning District shall be Single Family Residential District 4 (R4) (the “Underlying Zoning District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.
4. Section (“Section”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Subdivision and Development Ordinance.
5. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Subdivision and Development Ordinance.

Section 3. Preliminary Development Plan. The Preliminary Development Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Section VIII.: Planned Unit Developments. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Permitted Uses. The permitted uses, as defined by the Town of Danville Subdivision Control Ordinances, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

1. Single-Family Dwellings
2. All accessory uses and temporary uses in the Underlying Zoning District shall be permitted unless otherwise prohibited in this Ordinance.

Section 5. Zoning District Standards. The standards of Section III.: Zoning Districts Standards in the Zoning Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

Zoning District Standards. The purpose of this section is to provide detached single-family homes with an average lot size of approximately 8,500 Square Feet. The number of individual residential platted Lots shall not exceed 140, which represents an overall density of approximately 2.7 units per acre.

1. Minimum Lot size. The minimum Lot size shall be 6,000 square feet.
2. Lot Widths. All Lots in the District shall have a minimum width of fifty (50) feet measured at a point twenty-five (25) feet from the Street Right-Of-Way.
3. Minimum Lot Frontage. The minimum Lot Frontage shall be thirty (30) feet measured between Side Lot Lines at the Street Right-Of-Way.
4. Front Yard Set Back. The minimum front yard setbacks shall be as follows, measured from the Street Right-Of-Way.

Two Car Garage:	Twenty-five (25) Feet
Three Car Garage:	Twenty (20) Feet
5. Side Yard Set Back. The minimum side yard setbacks for all Lots shall be five (5) feet with an aggregate minimum distance between Dwellings of ten (10) feet.
6. Rear Yard Set Back. The minimum rear yard setbacks shall be twenty (20) feet from the Rear Lot Line.
7. Maximum Building Height. The maximum building height shall be thirty-five (35) feet for a primary structure.
8. Minimum Square Footage. Except as provided for below, all Dwellings in the District shall be subject to the following minimum finished living space requirements. Dwellings with Multiple stories shall have a ground floor area of 900 square feet:

Single-Story Dwellings	1300 square feet
Multi-Story Dwellings	1600 square feet

Section 6. Development Standards. The standards of Section III.: Zoning Districts Standards in the Zoning Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

1. Roof Pitch. All Dwellings in the District shall feature a minimum of a 6:12 primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and third car garages with separate roof structures) shall not be considered primary roof for the purposes of the 6:12 pitch requirement above.
2. Roof Overhang. All dwellings shall have a minimum of a twelve (12) inch gable overhang on dwellings where the side consists of siding at the eave, and a minimum of an eight (8) inch gable overhang on dwellings where the side consists of brick at the eave.
3. Front Elevation. All dwellings shall have brick, masonry, stone or a combination thereof on at least fifty percent (50%) of the principal elevation (excluding windows, doors, garage doors, and areas above roof line). When the elevation includes a front porch, the home shall have a minimum masonry of at least thirty percent (30%).

4. Side and Rear Elevations. Only dwellings that abut County Road 700 West or are located on corner lots adjacent to a street shall require a minimum of a three (3') foot brick or stone wainscot on the side facing the street. Should a full first floor brick wrap and/or a rear enclosed sunroom, screened in porch or a covered back porch be selected, said improvements shall satisfy the intent of this requirement.
5. Corner Lots. Dwellings built on Corner Lots shall include a minimum of one (1) window per story of a minimum size of two (2) feet by four (4) feet on the side of the Dwelling facing the Street. These windows shall include shutters.
6. Perimeter Lots. One Third (1/3) of the homes abutting County Road 700 West shall have an enclosed sunroom, screened in porch or a covered back porch.
7. Siding. All siding materials shall be masonry, wood, cement fiber board, stucco, shakes, board and batten, E.I.F.S. and vinyl siding (minimum thickness of 0.044 inches). Colors of all exterior materials shall be chosen by the builder and approved by the applicable governmental architectural review committee, if applicable.
8. Anti-Monotony. The same Dwelling Elevation shall not be repeated unless it is separated by one (1) lot or constructed directly across the Street so far as to ensure that significant architectural features shall differentiate Dwellings within the District. There is no limit to the percentage of the same elevation.
9. Windows and Openings. Unless adjacent to masonry, all windows and openings shall have a nominal 1 inch by 4 inch (1"x4") wood or vinyl surround, and shutters on operable windows where applicable by elevation architectural design.
10. Sod and Seedings. All dwelling shall have sod installed for the primary front yard. Dwellings built on Corner Lots shall have sod installed on all sides having Street frontage.
11. Maximum Lot Coverage for all Impervious Surface. The maximum Lot Coverage for all impervious surface shall be sixty (60%) percent of the total Lot.
12. Floor Plans and Elevations. Character exhibits, attached hereto as Exhibit D. Elevations, are incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the District's intent and vision. It is not the intent to limit the architectural styles shown in Exhibit D, but to encourage diversity in architectural styles of Dwellings within the District.
13. Driveways. All Dwellings in the District shall have concrete driveways.
14. Landscaping. All Dwellings in the District shall include a minimum of one (1) ornamental tree in the front yard, with corner lots to include an additional one (1) tree in the street side yard, with all being a minimum two (2) inch caliper at time of planting. All Dwellings in the District shall include a minimum of eight (8) shrubs or bushes in the front foundation planting bed and all shrubs or bushes will be at least eighteen (18) inches in height at the time of planting.

15. Garages: All Dwellings in the District shall have a minimum two-car garage.

Section 7. General Standards. The standards of the Subdivision Control Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

1. Street Width. All Streets within the District shall be designed with a Right-Of-Way of fifty (50) feet with a minimum Street width of thirty (30) feet from back of curb to back of curb, with the exception of the frontage road. There shall be a five (5) feet wide planting strip from back of curb to front edge of sidewalk with a one (1) foot sidewalk easement at the rear of the sidewalk.
2. Street Signage. The developer shall be responsible for the cost of and the placement of all street signage as required by the Town.
3. On-Street Parking. On street parking shall be limited to one side of the street. No parking signs shall be installed to indicate which side of the street is prohibited.
4. Utilities. All utilities within the District shall be trenched and located behind the curb. This commitment is subject to the approval by the utilities that will serve the community. Private utilities shall be placed in the utility easements and shall not be within the public Right-Of-Way.
5. Tree Preservation Easement. A Tree Preservation Easement (T.P.E.) shall be located along certain areas of the perimeter of the development for the purpose of maintaining the existing healthy, non- evasive trees and shrubs. Said easement is designed to provide a natural barrier surround the development from existing homes and property.
6. Common Area Landscaping. The Common Area(s) located along County Road 700 West and 62nd Street shall contain undulating mounds to include trees and shrubs. Common Areas located within The Meadows shall include a mixture of deciduous and evergreen trees as depicted in **Exhibit C. Landscape Plan.**
7. Prohibited Structures. No other detached outbuildings or above ground pools shall be permitted in the District.
8. Street Trees. One (1) Canopy street tree shall be planted on an average of forty-five (45) feet of road frontage with a minimum of one (1) street tree per lot. Linear road frontage shall be calculated to figure exact number of trees to be planted. Street trees shall be located in the planting strip between the street and the sidewalk.
9. Fence and Wall Standards. No fences or walls shall be allowed in any drainage and/or utility easements on Lots.
10. Mailboxes. Dwellings in the District shall have individual mailboxes to be installed by the developer for each Dwelling. Mailboxes will be installed along one side of the street in accordance with the local United States Postal Service (USPS).
11. The subdivision shall be managed by a professional homeowner's association management company that shall maintain all common areas.

12. The builder shall have the right to place community marketing signs at the both entrances of the community off of the County Roads. Each sign shall be up to 32 square feet in size. In addition to the above mentioned signs, the builder shall have the right to place other ancillary marketing signs within the community including but not limited to signs in front of the model home(s) with business hours, phone number, website and etc. as well as signs on each lot identifying the individual lots such as “Available/For Sale” or “Sold”. Signs in front of each model may include one sign up to 9 square feet with the name of the model style and other information along with two additional signs each up to 4 square feet with additional advertising information. In addition to signs, builder shall have the right to install and maintain a US flag, Indiana state flag and company flag at the models. Also, the builder shall have the right to install and maintain up to five banner poles and flags along the County Road, outside of public right-of-way, leading to the location of the builder’s models. The poles shall be black and the banner flags shall be appropriate symbols, colors or text advertising the community.

PASSED AND ADOPTED THIS _____ day of _____, 20__.

MCCORDSVILLE TOWN COUNCIL

Voting For

Voting Against

Abstain

Tom Strayer

Tom Strayer

Tom Strayer

Brenden Williams

Brenden Williams

Brenden Williams

Barry Wood

Barry Wood

Barry Wood

Larry Longman

Larry Longman

Larry Longman

Bryan Burney

Bryan Burney

Bryan Burney

ATTEST:

Catherine C. Gardner, Clerk-Treasurer

EXHIBIT A

Legal Description

BEGINNING at a mag nail at the northeast corner of said Northeast Quarter; thence South 0 degrees 19 minutes 54 seconds East 902.64 feet along the east line of said Northeast Quarter (basis of bearings is the Indiana Geospatial Coordinate System, Hancock Zone) to a mag nail at the northeast corner of Tract II as described in Instrument Number 201508761, on file in the Office of the Recorder of Hancock County, Indiana; thence South 88 degrees 52 minutes 48 seconds West 158.00 feet along the north line of said Tract II and the north line of Tract I as described in said Instrument Number 201508761 to a 5/8-inch diameter rebar with a cap stamped "Structurepoint - 0094" set flush (hereafter referred to as "set rebar") at the northwest corner of said Tract I, the following two (2) courses are along the west and south lines thereof; 1)thence South 0 degrees 19 minutes 54 seconds East 299.25 feet to a set rebar; 2)thence North 88 degrees 52 minutes 48 seconds East 158.00 feet to mag nail on the east line of said Northeast Quarter, the following two (2) courses are along the east and south lines thereof; 1)thence South 0 degrees 19 minutes 54 seconds East 994.34 feet to a mag nail; 2)thence South 88 degrees 37 minutes 15 seconds West 990.83 feet to a rebar set at the southwest corner of Tract III as described in said Instrument Number 201508761; thence North 0 degrees 19 minutes 54 seconds West 2,201.66 feet along the west line of said Tract III to a mag nail on the north line of said Northeast Quarter; thence North 89 degrees 22 minutes 45 seconds East 108.12 feet to a brass plug at the southeast corner of the Southeast Quarter of Section 34, Township 17 North, Range 5 East; thence North 88 degrees 52 minutes 48 seconds East 882.63 feet along said north line to the POINT OF BEGINNING. Containing 48.924 acres, more or less.

EXHIBIT B

Concept Plan

Exhibit C

Adjacent Zoning Map



EXHIBIT D

Character Exhibits



ARBOR
H O M E S

THE ASHTON



Ashton P: shown with optional brick & shutters



Ashton A
shown with optional shutters



Ashton B
shown with optional shutters & brick



ARBOR H O M E S

THE ASPEN



Aspen B: shown with optional brick & shutters



Aspen A
shown with optional
front porch, railing
& brick



Aspen
Traditional
available in select
communities



Aspen
Craftsman
available in select
communities



Aspen
Tudor
available in select
communities



ARBOR
H O M E S

THE BRADFORD



Bradford A: shown with optional brick & shutters



Bradford B
shown with optional
brick & shutters



Bradford
Traditional
available in select
communities



Bradford
Craftsman
available in select
communities



Bradford
Tudor
available in select
communities



ARBOR HOMES

THE CHESTNUT



Chestnut A
shown with optional brick & shutters



Chestnut Craftsman
available in select communities



Chestnut B
shown with optional brick & shutters



Chestnut Traditional
available in select communities



Chestnut C
shown with optional brick & shutters



Chestnut Tudor
available in select communities



ARBOR
H O M E S

THE COOPER



Cooper B: shown with optional brick & shutters



Cooper A
shown with optional
brick



Cooper
Traditional
available in select
communities



Cooper
Craftsman
available in select
communities



Cooper
Tudor
available in select
communities



ARBOR
H O M E S

THE COTTONWOOD



Cottonwood A: shown with optional brick & shutters



Cottonwood B
shown with optional
brick



Cottonwood
Traditional
available in select
communities



Cottonwood
Craftsman
available in select
communities



Cottonwood
Tudor
available in select
communities



ARBOR HOMES

THE EMPRESS



Empress A
shown with optional brick & shutters



Empress Craftsman
available in select communities



Empress B
shown with optional brick & shutters



Empress Traditional
available in select communities



Empress C
shown with optional brick & shutters



Empress Tudor
available in select communities



ARBOR HOMES

THE LINDEN



Linden A
shown with optional brick & shutters



Linden Craftsman
available in select communities



Linden B



Linden Craftsman
available in select communities



Linden C
shown with optional brick & shutters



Linden Craftsman
available in select communities



ARBOR
H O M E S

THE MAGNOLIA



Magnolia C: shown with optional brick, shutters & porch railing



Magnolia A
shown with optional shutters



Magnolia B
shown with optional shutters & brick



ARBOR H O M E S

THE MULBERRY



Mulberry A
shown with optional brick



Mulberry Craftsman
available in select communities



Mulberry B
shown with optional brick



Mulberry Traditional
available in select communities



Mulberry C
shown with optional brick, shake siding & shutters



Mulberry Tudor
available in select communities



ARBOR
H O M E S

THE NORWAY



Norway A
shown with optional brick & shutters



Norway Craftsman
available in select communities



Norway B
shown with optional brick & shutters



Norway Traditional
available in select communities



Norway C
shown with optional brick & shutters



Norway Tudor
available in select communities



ARBOR
H O M E S

THE SPRUCE



Spruce A: shown with optional brick & shutters



Spruce B
shown with optional
brick & shutters



Spruce
Traditional
available in select
communities



Spruce
Craftsman
available in select
communities



Spruce
Tudor
available in select
communities