

AGENDA RESERVATION REQUEST

CITY OF FRANKLIN COMMON COUNCIL

Please type or print

Date Submitted:	June 7, 2022	Meeting Date:	June 20, 2022
Contact Information:			
Requested by:	Joanna Tennell, Senior Planner		
On Behalf of Organization or Individual:			
		Estates at Franklin, LLC	
Telephone:	317-736-3631		
Email address:	jtennell@franklin.in.gov		
Mailing Address:	70 E. Monroe St., Franklin, IN 46131		
Describe Request:			
Approval of Ordinance 2022-03: Rezoning to be known as Eagles Landing PUD (Public Hearing & Official Action)			
List Supporting Documentation Provided:			
1. City Council memo			
2. Plan Commission Staff Report (PC 2022-17)			
3. PC Resolution 2022-17			
4. Ordinance 2022-03			
5.			
Who will present the request?			
Name:	Joanna Tennell	Telephone:	(317) 736-3631

The Franklin City Council meets on the 1st and 3rd Monday of each month at 6:00 p.m. in the Council Chambers of City Hall located at 70 E. Monroe Street. In order for an individual and/or agency to be considered for new business on the agenda, this reservation form and supporting documents must be received in the Mayor's office no later than 12:00 p.m. on the Wednesday before the meeting.



CITY OF FRANKLIN

DEPARTMENT OF PLANNING & ENGINEERING

70 E. MONROE STREET › FRANKLIN, INDIANA 46131 › 877.736.3631 › FAX 317.736.5310 › www.franklin.in.gov/planning

City Council - Memorandum

To: City Council Members
CC: Steve Barnett, Mayor and Jayne Rhoades, Clerk-Treasurer
From: Joanna Tennell, Senior Planner
Date: June 1, 2022
Re: **Eagles Landing PUD (Ordinance 2022-03)**

On May 17, 2022 the Franklin Plan Commission forwarded to the City Council a favorable recommendation on the above referenced rezoning petition from Estates at Franklin, LLC (Plan Commission Resolution #2022-17). The Plan Commission voted 6-0 for a favorable recommendation to be forwarded.

The petitioner is requesting that approximately 51 acres of property located at 2625 N. Hurricane Road be rezoned to Planned Unit Development (PUD). The attached staff report prepared for the Plan Commission meeting further describes this request.

The petition was properly advertised for the Plan Commission meeting. A copy of the rezoning ordinance is included. The proposed timeline for the petition is as follows:

Introduction:	June 6, 2022
Public Hearing:	June 20, 2022

If you have any questions regarding this petition please feel free to contact me directly at 736-3631.



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Plan Commission Staff Report

To: Plan Commission Members

From: Joanna Tennell, Senior Planner

Date: May 11, 2022

Re: Case PC 2022-17 (PUD – Detailed Plan): Eagles Landing PUD

REQUEST:

Case PC 2022-17 (PUD – Detailed Plan)...Eagles Landing PUD. A request by Estates at Franklin, LLC to approve the PUD Detailed Plan for approximately 51 acres. The subject property is located at 2625 N. Hurricane Road (Previously the Indiana Golf Academy).

Surrounding Zoning:

North: PUD (Planned Unit Development) and R-2 (Johnson County)
South: PUD (Planned Unit Development) and
East: PUD (Planned Unit Development) and
West: RS-2 (Residential: Suburban Two) and RS-3 (Residential: Suburban Three)

Surrounding Land Use:

North: The Legends Golf Club and Single-family residential
South: The Legends Golf Club
East: The Legends Golf Club
West: Agriculture & Proposed Single-family residential

PROPOSED ZONING:

Planned Unit Development (PUD)

1. The intent of the PUD zoning district is to provide greater design flexibility in the development of land when consistent with the Comprehensive Plan and intent of the Zoning and Subdivision Control Ordinance. Planned Unit Development regulations are intended to encourage innovations in land development techniques so that unique opportunities and circumstances may be met with greater flexibility. Planned Unit Developments should be used to address unique environmental concerns, provide a unique mix of land uses, and implement the Comprehensive Plan in way not considered by the established zoning districts. A PUD should not be used if the proposed development can be created using established zoning districts.
2. In this proposal, the PUD Detailed Plan outlines a development of a mixed-use project that includes a variety of single-family homes and 2 lots for future uses as listed in the plan.

CONSIDERATIONS:

1. The PUD Detailed Plan application includes the following documentation: (1) site description; (2) common holdings map; (3) sewerage verification (4) existing site conditions– including built features, easements, topography, natural features (including floodplain), and historic features; (5) proposed development – including street systems, land uses, open space, landscaping, natural

features, historic features, development requirements, written commitments, covenants, drainage with supporting exhibits, and project phasing.

2. The petitioner outlined the details of the request in the attached “Eagles Landing Detailed Plan”.
3. The subject property is surrounded by The Legends Golf Club to the north, east and south. Hurricane Creek is located to the east of the golf course with a portion of the subject property located within the limits of the regulatory floodplain.
4. The Technical Review Committee reviewed the petition at their April 21, 2022 meeting. Revised submittal was received April 27, 2022.
5. The 2013 Franklin Comprehensive Plan, Land Use Plan, identifies this area as Large-Lot Suburban Residential.

“Large-lot suburban residential areas are intended to include primarily single family detached residences. Other uses in large-lot suburban neighborhoods may include neighborhood and community parks and neighborhood-scale churches and schools. These neighborhoods are distinguished from small-lot suburban residential areas by their comparatively larger lot size and setbacks and lower density. A diversity of home sizes and designs is encouraged in these areas. Also encouraged is the occasional incorporation of accessory residences. In all cases, the design features of each home should provide materials, a scale, and other design elements that promote consistency in the neighborhood.”

PUD PROCESS:

1. The purpose of the PUD Detailed Plan and Rezoning stage of the PUD process is to finalize the details of the proposed PUD, document those details, and obtain final PUD approval from the Plan Commission and Common Council.
2. The PUD Detailed Plan application materials are reviewed by staff, followed by the Technical Review Committee. The Plan Commission will then hold a public hearing for the PUD Detailed Plan and will forward the Detailed Plan to City Council with either a favorable recommendation or unfavorable recommendation. The Plan Commission can also continue the application. The City Council will hold a public hearing and vote on the proposed PUD Detailed Plan.
3. Plan Unit Developments are required to comply with the City of Franklin Subdivision Control. The Zoning Ordinance states that “In no instance shall the approval of a PUD be interpreted as waiving or modifying any Subdivision Control Ordinance or Site Development Plan processes.”
4. The primary plat for the subdivision can be submitted and reviewed concurrent with the PUD – Detailed Plan. Any waiver requests from the Subdivision Control Ordinance would be filed at this time.
 - a. The applicant has submitted the primary plat and applicable waiver request (PC 2022-16), concurrent with the PUD – Detailed Plan.
 - b. The Commission may wish to hear cases PC 2022-16 & PC 2022-17 simultaneously.
 - c. Staff would recommend that the Commission take action on the waiver request prior to taking action on PC 2022-17 and then take action on the primary plat (PC 2022-16).

CRITERIA FOR DECISIONS :

In taking action on the PUD Detailed Plan and Rezoning request, the Plan Commission shall pay reasonable regard to the decision criteria outlined in Article 6.4 (H) of the City of Franklin Zoning Ordinance.

1. Requirements and Intent: The extent to which the proposal fulfills the requirements and intent of Article 6 of the City of Franklin Zoning Ordinance.

Staff Finding:

The proposed PUD standards are consistent with Article 6, Article 7, Article 8 and Article 9 of the City of Franklin Zoning Ordinance.

2. Planning Documents: The City of Franklin Comprehensive Plan and any other applicable, adopted planning studies or reports.

Staff Finding:

The long term land use plan of the 2013 Comprehensive Plan identifies the subject property as Large-Lot Suburban Residential and also indicates that Franklin should expand its executive housing inventory while providing for a diversity of housing. The proposed PUD, which includes architectural standards, meets these goals.

3. Characteristics: The current conditions and the character of current structures and uses in each zoning district.

Staff Finding:

The proposal is an expansion of the existing uses within the area and will provide an additional option of housing types as the city continues to grow. The golf course is immediately adjacent to the subject property and will be encompassing a portion of the subject site.

4. Desired Use: The most desirable use for which the land in each district is adapted.

Staff Finding:

The property is immediately adjacent to other residential properties, the golf course and a proposed residential development on the west side of Hurricane Road. The Comprehensive Plan has indicated that the subject area be developed in a residential manner. The proposal is consistent with these plans.

5. Property Values: The conservation of collective property values throughout the City of Franklin's jurisdiction as a whole.

Staff Finding:

The rezoning request should increase the property values in the area as the city continues to grow and the proposed PUD standards are similar in nature, and in some cases more extensive, to the current requirements outlined in the Zoning Ordinance.

6. Growth Management: Responsible growth and development.

Staff Finding:

The City's current inventory of housing needs to be expanded to promote additional growth, meet the current need for residential housing, and expand the tax base.

PLAN COMMISSION ACTION:

The Plan Commission may forward a *favorable recommendation or unfavorable recommendation to the Common Council* or *continue* the PUD – Detailed Plan and Rezoning.

STAFF RECOMMENDATION:

Staff recommends the Plan Commission forward a *favorable recommendation to Common Council with the following modification*:

1. Additional Development Standards on pages 18, 21, and 24 to include: Detached garages and sheds are prohibited.



**CITY OF FRANKLIN, PLAN COMMISSION RESOLUTION # 2022-17
TO THE FRANKLIN COMMON COUNCIL FOR CONSIDERATION**

NAME OF PETITIONER:
Estates at Franklin, LLC

PLAN COMMISSION DOCKET NUMBER:
PC 2022-17

RESOLUTION

WHEREAS, the Plan Commission of the City of Franklin has given careful study to the requirements of the City and all of the area within the jurisdiction of the Plan Commission relative to the enactment of an amendment to the Zoning Map; and

WHEREAS, the above Petitioner has filed a petition for rezoning, wherein the Petitioner requests a rezoning and a change to the Zoning Map of certain property located within the City of Franklin, Indiana from PUD (Planned Unit Development) to PUD (Planned Unit Development), more particularly described in "Exhibit A"; subject to the development standards described in "Exhibit B"; and

WHEREAS, after proper notice, as outlined in the City of Franklin Rules and Procedures and Indiana Code, a public hearing was held in the Council Chambers of Franklin City Hall, 70 E. Monroe Street, Franklin, Indiana on the 17th day of May, 2022, with the Commission having heard all objections and criticisms and having given careful study and consideration to said petition.

NOW THEREFORE BE IT RESOLVED, THAT THE FRANKLIN PLAN COMMISSION HEREBY FORWARDS A FAVORABLE RECOMMENDATION TO THE FRANKLIN COMMON COUNCIL THAT:

1. The property described herein, attached hereto, made part hereof, and marked as Exhibit "A" be rezoned to PUD (Planned Unit Development).
2. The development standards of the PUD for the real estate are described herein, attached hereto, made part hereof, and marked as Exhibit "B".
3. On behalf of the secretary, the staff of the Plan Commission is hereby directed to forward a copy of this resolution to the petitioner and the City of Franklin Common Council.
4. A copy of this Resolution forwarded to the Common Council shall be accompanied by the proposed Ordinance amending the Zoning Map for the consideration of the Common Council at its meeting.

Resolved by the City of Franklin, Indiana Plan Commission this 17th day of May, 2022.

PLAN COMMISSION OF THE CITY OF FRANKLIN, INDIANA

ATTEST:

Joe Abban, Secretary

Jim Martin, President

City of Franklin Common Council

ORDINANCE NUMBER 2022-03

AN ORDINANCE APPROVING RESOLUTION NUMBER 2022-17
OF THE CITY OF FRANKLIN, INDIANA PLAN COMMISSION, REZONING CERTAIN PROPERTY TO
PUD (Planned Unit Development)
(To be known as Eagles Landing PUD)

WHEREAS, the City of Franklin, Indiana Plan Commission (referred to hereafter as the “Plan Commission”) is an advisory Plan Commission to the City of Franklin, Indiana (referred to hereafter as the “City”), and has, by Resolution Number 2022-17 forwarded a favorable recommendation that the City’s Common Council amend the Zoning Map and rezone the property described in Exhibit “A”, attached hereto, from Planned Unit Development (PUD) to Planned Unit Development (PUD) subject to the development standards set forth in Exhibit “B”.

WHEREAS, pursuant to Indiana Code § 36-7-4-605, Resolution 2022-17 has been certified to the City’s Common Council; and

WHEREAS, the Common Council, after paying reasonable regard to: 1) City of Franklin Comprehensive Plan, 2) the current conditions and the character of current structures and uses in each district, 3) the most desirable use for which the land in each district is adapted, 4) the conservation of property values throughout the City of Franklin’s planning jurisdiction, and 5) responsible growth and development, finds the rezoning of the property described in Exhibit “A” should be approved subject to the development standards set forth in Exhibit “B”.

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF FRANKLIN, INDIANA, ORDAINS AND ENACTS THE FOLLOWING:

1. **Zoning Map Amended:** The subject property described in Exhibit “A” is hereby rezoned Planned Unit Development (PUD), with the development standards set forth in Exhibit “B” attached hereto.
2. **Construction of Clause Headings.** The clause headings appearing in this ordinance have been provided for convenience and reference, and do not purport and will not be deemed to define, limit, or extend the scope or intent of the clauses to which the headings pertain.
3. **Repeal of Conflicting Ordinances.** The provisions of all other ordinances in conflict with the provisions of this ordinance are of no further force or effect upon the remaining provisions of this ordinance.
4. **Severability of Provisions.** If any part of this ordinance is held to be invalid, such part will be deemed severable and its validity will have no effect upon the remaining provisions of this ordinance.
5. **Duration and Effective Date.** The provisions set forth in this ordinance become and will remain in full force and effect (until their repeal by ordinance) on the day of passage and adoption of this ordinance by signature of the executive in the manner prescribed by Indiana Code § 36-4-6-16.

INTRODUCED on the 6th day of June, 2022.

DULY PASSED on this ____ day of _____, 2022, by the Common Council of the City of Franklin, Johnson County, Indiana, having been passed by a vote of ____ in Favor and ____ Opposed.

City of Franklin, Indiana, by its Common Council:

Voting Affirmative:

Kenneth Austin, President

Robert D. Heuchan

Melissa Jones

Anne McGuinness

Irene Nalley

Josh Prine

Shawn Taylor

Voting Opposed:

Kenneth Austin, President

Robert D. Heuchan

Melissa Jones

Anne McGuinness

Irene Nalley

Josh Prine

Shawn Taylor

Attest:

Jayne Rhoades, City Clerk-Treasurer

Presented by me to the Mayor of the City of Franklin for his approval or veto pursuant to Indiana Code § 36-4-6-15 and 16, this ____ day of _____, 2022 at ____ o'clock p.m.

Jayne Rhoades, City Clerk-Treasurer

This Ordinance having been passed by the legislative body and presented to me was [**Approved** by me and duly adopted, pursuant to Indiana Code § 36-4-6-16(a)(1)] [Vetoed, pursuant to Indiana Code § 36-4-6-16(a)(2), this _____ day of _____, 2022 at _____ o'clock p.m.

Steve Barnett, Mayor

Attest:

Jayne Rhoades, City Clerk-Treasurer

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.

Signed _____

Prepared by:
Joanna Tennell, Senior Planner
Department of Planning & Engineering
70 E. Monroe Street
Franklin, IN 46131

EXHIBIT "A"

Part of the East half of Section 1, Township 12 North, Range 4 East of the Second Principal Meridian, Needham Township, Johnson County, Indiana, and being part of the land of L.O.I., and Indiana limited Partnership as recorded among the records of Johnson County, Indiana in Deed Book 261, page 113 and also being a part of the land of L.O.I., Limited Partnership as recorded among the records of Johnson County, Indiana in Instrument 98014148, being more particularly described as follows:

Commencing at the Northwest Corner of the Northeast Quarter of said Section 1 and running thence South 00 degrees 24 minutes 02 seconds West along the West line of said Northeast Quarter Section 1462.63 feet to the Southwest corner of real estate described in Deed Book 246, Page 317 recorded among the records of Johnson County, said point being the Point of Beginning; thence North 89 degrees 52 minutes 02 seconds East along the South line of said real estate, 447.00 feet to the Southeast corner thereof, thence South 12 degrees 46 minutes 24 seconds East 271.24 feet to a point on the Easterly edge of a paved cart path; thence on the following fifteen (15) courses along the Easterly edge of said paved cart path: (1) South 21 degrees 23 minutes 07 seconds East 16.11 feet; (2) South 08 degrees 28 minutes 53 seconds East 16.08 feet; (3) South 04 degrees 50 minutes 40 seconds East 24.95 feet; (4) south 06 degrees 19 minutes 37 seconds East 25.72 feet; (5) South 11 degrees 53 minutes 11 seconds East 17.82 feet; (6) South 20 degrees 48 minutes 19 seconds East 18.35 feet; (7) South 24 degrees 14 minutes 50 seconds East 25.50 feet; (8) South 27 degrees 00 minutes 10 seconds East 47.17 feet; (9) South 20 degrees 36 minutes 03 seconds East 12.85 feet; (10) South 14 degrees 54 minutes 29 seconds East 20.59 feet; (11) South 10 degrees 02 minutes 50 seconds East 99.68 feet; (12) South 12 degrees 02 minutes 55 seconds East 21.45 feet; (13) South 07 degrees 44 minutes 40 seconds East 51.09 feet; (14) South 05 degrees 04 minutes 35 seconds East 52.14 feet; (15) South 02 degrees 48 minutes 50 seconds East 54.37 feet; thence departing Easterly edge of said cart path and running South 35 degrees 46 minutes 36 seconds East 39.06 feet to a point on the Westerly edge of a field of sea grass as located on August 18, 1999; thence on the following six (6) courses along the Westerly edge of said sea grass: (1) South 37 degrees 47 minutes 25 seconds East 26.14 feet; (2) South 34 degrees 27 minutes 49 seconds East 33.84 feet; (3) South 44 degrees 00 minutes 24 seconds East 10.81 feet; (4) South 18 degrees 19 minutes 18 seconds East 10.81 feet; (5) South 10 degrees 50 minutes 58 seconds West 13.68 feet; (6) South 43 degrees 30 minutes 25 seconds West 13.68 feet; thence departing the Westerly edge of said sea grass and running South 50 degrees 01 minute 31 seconds East 54.90 feet; thence South 63 degrees 48 minutes 40 seconds East 199.08 feet to a point on the Northerly edge of a field of sea grass as located on August 18, 1999; thence on the following twenty three (23) courses along the meanderings of said sea grass: (1) North 77 degrees 53 minutes 45 seconds East 27.56 feet; (2) North 89 degrees 33 minutes 58 seconds East 35.66 feet; (3) North 81 degrees 52 minutes 01 seconds East 42.34 feet; (4) North 79 degrees 43 minutes 54 seconds East 21.78 feet; (5) South 84 degrees 33 minutes 57 seconds East 21.78 feet; (6) South 66 degrees 36 minutes 18 seconds East 27.99 feet; (7) South 46 degrees 23 minutes 10 seconds East 27.99 feet; (8) South 32 degrees 17 minutes 03 seconds East 115.47 feet; (9) South 19 degrees 39 minutes 40 seconds East 26.68 feet; (10) South 01 degree 33 minutes 48 seconds West 22.58 feet; (11) South 06 degrees 04 minutes 17 seconds West 49.62 feet; (12) South 02 degrees 52 minutes 29 seconds East 41.95 feet; (13) South 20 degrees 09 minutes 05 seconds East 24.86 feet; (14) South 48 degrees 38 minutes 40 seconds East 26.53 feet; (15) South 71 degrees 55 minutes 45 seconds East 12.99 feet; (16) North 76 degrees 45 minutes 21 seconds East 11.65 feet; (17) North 50 degrees 24 minutes 00 seconds East 21.24 feet; (18) North 43 degrees 55 minutes 57 seconds East 34.46 feet; (19) North 53 degrees 48 minutes 14 seconds East 21.78 feet; (20) North 66 degrees 35 minutes 02 seconds East 25.19 feet; (21) North 78 degrees 25 minutes 42 seconds East 18.35 feet; (22) North 88 degrees 44 minutes 37 seconds East 19.59 feet; (23) South 85 degrees 25 minutes 51 seconds East 29.75 feet; thence departing the edge of said sea grass and running South 39 degrees 08 minutes 21 seconds East 127.11 feet to a point on the Westerly edge of a field of sea grass as located on August 18, 1999; thence on the following twenty nine (29) courses along the Westerly edge of said sea grass: (1) South 13 degrees 10 minutes 40 seconds East 55.72 feet; (2) South 21 degrees 29 minutes 41 seconds East 27.40 feet; (3) South 31 degrees 39 minutes 53 seconds East 20.36 feet; (4) South 40 degrees 19 minutes 59 seconds East 20.36 feet; (5) South 40 degrees 27 minutes 08

seconds East 167.80 feet; (6) South 35 degrees 01 minute 10 seconds East 29.16 feet; (7) South 25 degrees 49 minutes 52 seconds East 33.86 feet; (8) South 20 degrees 41 minutes 52 seconds East 45.89 feet; (9) South 16 degrees 48 minutes 48 seconds East 86.21 feet; (10) South 10 degrees 36 minutes 37 seconds East 33.81 feet; (11) South 01 degree 54 minutes 11 seconds West 30.84 feet; (12) South 05 degrees 42 minutes 15 seconds East 8.69 feet; (13) South 41 degrees 58 minutes 19 seconds East 14.00 feet; (14) South 53 degrees 14 minutes 44 seconds East 42.35 feet; (15) South 39 degrees 36 minutes 19 seconds East 47.18 feet; (16) South 26 degrees 56 minutes 44 seconds East 16.12 feet; (17) South 05 degrees 21 minutes 20 seconds East 21.88 feet; (18) South 09 degrees 52 minutes 03 seconds West 19.81 feet; (19) South 22 degrees 41 minutes 20 seconds West 33.52 feet; (20) South 37 degrees 43 minutes 36 seconds West 30.88 feet; (21) South 49 degrees 35 minutes 04 seconds West 39.54 feet; (22) South 60 degrees 12 minutes 20 seconds West 34.82 feet; (23) South 66 degrees 25 minutes 55 seconds West 40.39 feet; (24) South 66 degrees 14 minutes 46 seconds West 40.52 feet; (25) South 59 degrees 39 minutes 26 seconds West 9.30 feet; (26) South 43 degrees 19 minutes 14 seconds West 9.96 feet; (27) South 24 degrees 53 minutes 40 seconds West 10.58 feet; (28) South 02 degrees 47 minutes 04 seconds West 8.65 feet; (29) South 07 degrees 40 minutes 39 seconds East 11.42 feet; thence departing the Westerly edge of said sea grass and running South 80 degrees 08 minutes 24 seconds West 496.08 feet; thence North 77 degrees 22 minutes 37 seconds West 301.32 feet; thence North 57 degrees 45 minutes 24 seconds West 33.83 feet to a point on the Southerly edge of a paved cart path; thence on the following ten (10) courses along the Southerly and Westerly meandering edge of said paved cart path: (1) North 61 degrees 56 minutes 08 seconds West 57.94 feet; (2) North 74 degrees 04 minutes 52 seconds West 35.18 feet; (3) North 88 degrees 01 minute 47 seconds West 16.00 feet; (4) South 68 degrees 57 minutes 06 seconds West 17.04 feet; (5) South 57 degrees 57 minutes 15 seconds West 26.29 feet; (6) South 46 degrees 36 minutes 46 seconds West 24.37 feet; (7) South 39 degrees 11 minutes 05 seconds West 14.37 feet; (8) South 25 degrees 19 minutes 27 seconds West 16.65 feet; (9) South 18 degrees 25 minutes 05 seconds West 31.27 feet; (10) South 15 degrees 08 minutes 01 second West 104.64 feet; thence departing edge of said paved cart path and running South 14 degrees 19 minutes 47 seconds West 26.04 feet to a point in the center line of a paved cart path; thence on the following four (4) courses along the center line of said paved cart path: (1) North 52 degrees 51 minutes 48 seconds West 54.76 feet; (2) North 41 degrees 06 minutes 23 seconds West 68.91 feet to a point on a non-tangent curve concave to the Southwest, having a central angle of 51 degrees 18 minutes 16 seconds and a radius of 169.37 feet; (3) Northwesterly and Westerly along said curve an arc distance of 151.66 feet (said curve being subtended by a chord having a bearing of North 61 degrees 12 minutes 44 seconds West and a length of 146.65 feet; (4) North 85 degrees 50 minutes 02 seconds West 98.70 feet; thence departing the center line of said paved cart path and running North 00 degrees 54 minutes 26 seconds East 31.64 feet; thence North 87 degrees 05 minutes 33 seconds West 181.97 feet to a point on the Easterly edge of a gravel drive, said point being on a non-tangent curve concave to the Southwest, having a central angle of 29 degrees 40 minutes 41 seconds and a radius 86.05 feet; thence Northwesterly along said gravel drive and said curve an arc distance of 44.57 feet (said curve being subtended by a chord having a bearing of North 42 degrees 14 minutes 26 seconds West and a length of 44.07 feet; thence North 89 degrees 35 minutes 58 seconds West 15.42 feet to a point on the West line of the Southeast Quarter of said Section 1; thence North 00 degrees 24 minutes 02 seconds East along the West line of said Half Section 399.54 feet to the Northwest corner of real estate described in said Instrument 98014148; thence continuing North 00 degrees 24 minutes 02 seconds East along the West line of said Half Section 984.32 feet to the Center of said Section; thence South 83 degrees 17 minutes 05 seconds East 449.48 feet; thence North 00 degrees 24 minutes 02 seconds East parallel to said West line 233.46 feet; thence South 89 degrees 24 minutes 02 seconds West 446.82 feet to the West line of said Half Section; thence North 00 degrees 24 minutes 02 seconds East along said West line 507.25 feet to the Point of Beginning.

Together with non-exclusive easements for easements for access, ingress of pedestrian and golf cart traffic and for the unobstructed right to use and practice upon the golf course driving range pursuant to Declaration of Easement by and between L.O.I. Limited Partnership, an Indiana limited partnership and Indiana Golf Foundation, an Indiana charitable foundation dated September 28, 1999 and recorded October 7, 1999 as Instrument No. 1999-29196, as amended by that Certain Easement Amendment by and between L.O.I. Limited Partnership, an Indiana limited partnership and Indiana Golf Foundation, an Indiana charitable foundation dated September 18, 2002 and recorded October 25, 2002 as Instrument No. 2002-035824.

Part of the Southeast Quarter of the Southwest Quarter of Section 1, Township 12 North, Range 4 East of the Second Principal Meridian in Needham Township, Johnson County, Indiana, being part of land conveyed to Frances I. Wright as described among the records of Johnson County, Indiana in Deed Book 247, page 200 (hereinafter referred to as the Wright property), being more particularly described as follows:

Beginning at the Northeast corner of said Quarter-Quarter Section and running South 00 degrees 24 minutes 02 seconds West along the East line thereof 34.39 feet to the Southwest corner of land conveyed to Indiana Golf Foundation as described among the records of Johnson County, Indiana in Instrument Number 1999-29195; thence departing said East line of said Quarter-Quarter Section and running North 89 degrees 35 minutes 55 seconds West 30.49 feet to the center line of Hurricane Road; thence North 00 degrees 26 minutes 36 seconds East 37.76 feet to a point on the North line of the Southeast Quarter of the Southwest Quarter of said Section 1, said point being on the North line of said Wright property; thence South 83 degrees 17 minutes 05 seconds East along the North line of the Southeast Quarter of the Southwest Quarter of Section 1 and the North line of said Wright property 30.65 feet to the Point of Beginning.

Part of the Southeast Quarter of Section 1, Township 12 North, Range 4 East of the Second Principal Meridian, Needham Township, Johnson County, Indiana, and being part of the land of L.O.I. an Indiana limited Partnership as recorded among the records of Johnson County, Indiana in Instrument 98014148, being more particularly described as follows:

Commencing at the Northwest Corner of the Northeast Quarter of said Section 1 and running thence South 00 degrees 24 minutes 02 seconds West along the West line of said Northeast Quarter Section 2146.10 feet to the Southwest corner of said Northeast Quarter; thence continuing South 00 degrees 24 minutes 02 seconds West along the West line of the Southeast Quarter of said Section 1383.86 feet to the Southwest corner of the land of Indiana Golf Foundation as recorded among the records of Johnson County, Indiana in Instrument 1999-029195, being the POINT OF BEGINNING; thence departing said West line and running the following four (4) courses along the South line of the Indiana Golf Foundation land: (1) South 89 degrees 35 minutes 58 seconds East 15.42 feet to a point on a non-tangent curve concave to the Southwest, having a central angle of 29 degrees 40 minutes 41 seconds and a radius of 86.05 feet; (2) Southeasterly along said curve an arc distance of 44.57 feet said curve being subtended by a chord having a bearing of South 42 degrees 14 minutes 25 seconds East and a length of 44.07 feet; (3) South 87 degrees 05 minutes 33 seconds East 181.97 feet; (4) South 00 degrees 54 minutes 26 seconds West 31.64 feet; thence North 85 degrees 50 minutes 02 seconds West 227.28 feet to a point on the West line of said Southeast Quarter section; thence North 00 degrees 24 minutes 02 seconds East along the West line of said Quarter Section 57.10 feet to the Point of Beginning.

EXHIBIT "B"

The proposed development is to include ninety-one (91) single-family homes with all necessary street, drainage and utility infrastructure. Additionally, two (2) lots, totaling approximately four (4) acres, shall be created for the mixed uses that will be allowed in the JK Manor House section. The development will include four (4) separate sections: Caledonia Park, Legendary Ridge, Rock Ridge Manor, & JK Manor House. There will be a total of 58 lots within the Caledonia Park section at a density of approximately 4.03 units/acre; 25 larger-sized lots are proposed within the Legendary Ridge section at a density of approximately 2.13 units/acre; and 8 of the proposed 91 residential lots are within the Rock Ridge Manor section at a density of approximately 1.51 units/acre. Refer to Exhibit "1" – Detailed Plan for Eagles Landing PUD

A. STREET SYSTEMS

The proposed internal subdivision street system will include all local classification streets with three (3) roadway connections to Hurricane Road. All streets will consist of bituminous pavement with a minimum pavement width of twenty-four (24) feet, and two (2) feet wide concrete roll curbs on each side. All proposed local streets will be contained within a minimum fifty (50) feet wide right-of-way and will be in conformance with the City of Franklin requirements. The layout of the proposed street systems is set forth on the Detailed Plan for Eagles Landing PUD attached hereto as Exhibit "1".

B. LAND USES

The land use of the development will be mostly single-family residential, with the two (2) lots in JK Manor House having the mixed uses as identified in this document. A companion golf course use shall also be utilized for enjoyment of the lot owners.

The Caledonia Park section will be of the highest density and feature smaller residential lots for no maintenance residences. The minimum lot area within the Caledonia Park section will be 6,000 sq.ft (0.138 Ac), with a maximum impervious lot coverage percentage of 75%. There will be a total of 58 lots within the Caledonia Park section at a density of approximately 4.03 units/acre.

The Legendary Ridge section will feature larger sized residential lots with a minimum lot area of 10,000 sq. ft (0.230 Ac), with a maximum lot coverage percentage of 75%. There will be a total of 25 lots within the Legendary Ridge section at a density of approximately 2.13 units/acre.

Rock Ridge Manor will be of lesser density and feature larger estate-sized lots. The minimum lot area within the Rock Ridge Manor section will be 17,000 sq.ft. (0.390 Ac), with a maximum lot coverage percentage of 60%. There will be a total of 8 lots within Rock Ridge Manor at a density of approximately 1.51 units/acre.

JK Manor House will have two lots. Lot No. 92 will be approximately 3.5 acres, and the 25,000 square foot existing building is located on this Lot No. 92. Lot No. 93 will be approximately one-half acre. This section will allow for mixed uses, and specifically:

- a. All of the Permitted Primary Uses allowed in the Residential: Multi-Family (RM) Zoning District.
- b. All of the Permitted Primary Uses allowed in the Residential: Rural (RR) Zoning District, provided this Permitted Land Use shall only apply to Lot No. 92 and said Lot No. 92 must be not less than 3.5 acres.

- c. The following Commercial uses:
 - i. Health & fitness
 - ii. Office uses
 - iii. Personal service uses
 - iv. Recreational uses that are small scale
 - v. Restaurant

- d. The following Institutional Public uses:
 - i. Church or other place of worship
 - ii. Community Center
 - iii. Day-care center
 - iv. Private clubs
 - v. Medical clinics
 - vi. School

C. OPEN SPACE

Refer to Exhibit "2" – Open Space Exhibit

The Eagles Landing development will include 13.414 Ac (26.20% of the total development) of open space / common areas. These areas are spread throughout the development and can be seen on the enclosed Open Space Exhibit attached hereto as Exhibit "2".

D. LANDSCAPING

Refer to Exhibit "3" –PUD Landscape Plan

The Eagles Landing development will consist of mounding and landscaping along the Hurricane Road frontage, landscaping at the subdivision entrances and throughout the common areas within the various sections of the development. All landscaping shall, at a minimum, conform to the City of Franklin Zoning Ordinance Article 7.16 & 7.17 and the City of Franklin Subdivision Control Ordinance Article 6.15.

E. NATURAL FEATURES

A portion of the project site lies within Zone 'AE', special flood hazard areas subject to inundation by the 1% annual chance flood, with base flood elevations determined. This area of the site will be maintained, and the topography will be unaltered. Any asphalt cart path installations in this area will be constructed to not negatively impact the 100-year flood elevation.

F. HISTORIC FEATURES

The development real estate does not contain any known historic features and is not included on the Indiana Historic Sites and Structures Inventory for Johnson County.

G. DEVELOPMENT REQUIREMENTS

Detailed Lot Development Standards set forth the development requirements that will apply to each of the four sections comprising the Eagles Landing PUD. These Lot Development Standards are as follows:

LOT DEVELOPMENT STANDARDS FOR CALEDONIA PARK

1. Development Standards

Number of lots	58
Minimum lot size	6,000 square feet
Maximum lot area	Not applicable
Minimum lot width (Measured at the front setback)	50 feet
Maximum lot depth	Not applicable
Maximum lot coverage (including all hard surface)	75%
Minimum front yard setback (Measured from street right-of-way)	25 feet
Minimum side yard setback	5 feet measured from adjacent property line and a total of ten feet between Residential Dwelling Units
Minimum rear yard setback	20 feet
Minimum living area per one story dwelling	1,350 square feet for single story, excluding basement
Minimum living area per two story dwelling	1,620 square feet, excluding basement
Minimum ground floor living area	70% of living area, excluding basement
Maximum primary structures per lot	1
Maximum height for primary structure	48
Building pad requirement behind the building line	40 feet x 70 feet = 2,800 square feet
Minimum two car garage	Not less than 22 feet wide by 24 feet deep, with minimum of 528 square feet

2. Permitted Land Uses:

- a. Single family residence
- b. Home Occupations in accordance with Article 7.7 of the City of Franklin Zoning Ordinance
- c. Temporary Home Sales Facilities in accordance with Article 7.4 of the City of Franklin Zoning Ordinance.

3. Exterior Lighting:

- a. All exterior lighting will be in accordance with Article 7.18 of the City of Franklin Zoning Ordinance.

4. Architectural Design Standards:

- a. Minimum of two-car attached garage shall be provided for each residence.
- b. Exterior Materials: The exterior will be stone, brick, high quality vinyl, or wood. Vinyl must meet or exceed the following standards and specifications:
 - i. Vinyl siding to meet or exceed Ply Gem Mastic Structure Home Insulation System double panel 6 inch or single panel seven-inch siding standards and specifications, as more fully set forth on Exhibit "4A" attached hereto;
 - ii. Trim, dormers, gables and similar accessories to meet or exceed Ply Gem Mastic Premium Siding Cedar Discovery accessory standards and specifications, as more fully set forth on Exhibits "4B, 4C, and 4D" attached hereto;
 - iii. Soffit to meet or exceed Ply Gem Mastic Pro-Tech Plus Soffit standards and specifications, as more fully set forth on Exhibit "4E" attached hereto; and
 - iv. Board and batten to meet or exceed Ply Gem Mastic Board and Batten standards and specifications, as more fully set forth on Exhibit "4F" attached hereto.
- c. The single-family dwellings must meet the following anti-monotony requirement:
 - i. Caledonia Park is designed to present a harmonious continuity in concept and design, and accordingly Dwelling Units in this section may present the same front elevation. However, adjacent Dwelling Units will utilize different applications of materials comprising the front elevations in order to ensure that there are material architectural features that will differentiate Dwelling Units within the section. Similarly, Dwelling Units that face each other across a street will utilize different applications of materials comprising the front elevations in order to further ensure that there are material architectural features that will differentiate Dwelling Units within the section. In addition, the same elevation colors will not be constructed within one (1) Lot in either direction on the same side of the street or directly across the street to ensure the architectural features differentiate dwellings within Caledonia Park.
- d. The Character Exhibit, attached hereto as Exhibit "5" and incorporated herein by this reference, is set forth for purposes of compiling images designed to capture the intended architecture of structures to be constructed in the Eagles Landing PUD. It is not the intent of the Character Exhibit to limit the architecture shown in the Character Exhibit, but to encourage a diversity of architecture of Dwellings in the proposed development.
- e. Foundations will be crawl space, basement, or concrete slab.
- f. Builder will be responsible for construction of public sidewalks in front of Lots

5. Fence, Hedge, and Wall Standards:

- a. Cannot be located within any sight visibility triangle as defined by Article 7.13 of the City of Franklin Zoning Ordinance.
- b. Cannot be located any closer to the front of a residence than the front foundation line of the residence.
- c. No fences will be allowed to extend to within five feet of any side yard or rear yard property line.
- d. Prohibited: chain-link, wood, electrified, barbed wire, razor wire, and stockade fences, provided however, this exclusion will not apply to the use of invisible fences which are permitted.

6. Landscaping Standards:

- a. All landscaping standards will meet and be in accordance with minimum requirements of the Franklin Zoning Ordinance.

7. Parking Standards:

- a. All driveways and vehicle parking areas shall be concrete, and the concrete shall be continuous from the point of connection to the abutting street to the point of connection to the garage apron.
- b. All driveways will be a minimum of sixteen (16) feet in width and shall meet the requirements of Article 7.10 and Article 7.12 of the City of Franklin Zoning Ordinance.
- c. Parking of recreational vehicles and commercial vehicles shall meet the requirements of Article 7.10 in the City of Franklin Zoning Ordinance.

8. Signage Standards:

- a. One entry sign shall be placed at each entrance to the Subdivision from Hurricane Road, and shall meet the following requirements:
 - i. Maximum height: 8 feet
 - ii. Maximum area of each sign: 48 square feet
 - iii. Setback: Two feet from right-of-way
- b. Neighborhood Marker Posts shall be placed as shown on the plat, and shall meet the following requirements:
 - i. Maximum height: 8 feet
 - ii. Maximum area of each sign: 48 square feet
 - iii. Setback: Two feet from right-of-way
- c. If not covered by the above, then the signs shall meet and be in accordance with the sign standards provided for in Article 8 of the City of Franklin Zoning Ordinance.

9. Additional Development Standards.

- a. All property owners in Caledonia Park are required to be members of both the Caledonia Park at Eagles Landing Lot Owners Association Inc. and Eagles Landing Master Owners Association Inc.
- b. No above ground pools are allowed. Inground pools are permitted.
- c. No playground equipment will be permitted on a Lot.
- d. Mailboxes will be installed by Builder.
- e. Detached garages and sheds are prohibited.

LOT DEVELOPMENT STANDARDS FOR LEGENDARY RIDGE

1. Development Standards

Number of lots	25
Minimum lot size	10,000 square feet
Maximum lot size	Not applicable
Minimum lot width (Measured at the front setback)	80 feet
Maximum lot depth	Not applicable
Maximum lot coverage (including all hard surface)	75%
Minimum front yard setback (Measured from street right-of-way)	30 feet
Minimum side yard setback	7.5 feet and a total of 15 feet between Residential Dwelling Units
Minimum rear yard setback	20 feet
Minimum living area per single story dwelling	2,000 square feet, excluding basement
Minimum living area per two story dwelling	3,000 square feet, excluding basement
Minimum ground floor living area	45% of living area, excluding basement
Maximum primary structures per lot	1
Maximum height for primary structure	48 feet
Minimum building pad requirement behind building line	65 feet x 70 feet = 4,550 square feet
Minimum two car garage	Not less than 22 feet wide by 24 feet deep, with minimum of 528 square feet.

2. Permitted Land Uses:

- a. Single family residence
- b. Home Occupations in accordance with Article 7.7 of the City of Franklin Zoning Ordinance
- c. Temporary Home Sales Facilities in accordance with Article 7.4 of the City of Franklin Zoning Ordinance.

3. Exterior Lighting:

- a. All exterior lighting will be in accordance with Article 7.18 of the City of Franklin Zoning Ordinance.

4. Architectural Design Standards:

- a. Minimum of two-car attached garage shall be provided for each residence.
- b. Exterior Materials: The exterior will be stone, brick, high quality vinyl, or wood. Vinyl must meet or exceed the following standards and specifications:
 - i. Vinyl siding to meet or exceed Ply Gem Mastic Structure Home Insulation System double panel 6 inch or single panel seven-inch siding standards and specifications, as more fully set forth on Exhibit "4A" attached hereto;
 - ii. Trim, dormers, gables and similar accessories to meet or exceed Ply Gem Mastic Premium Siding Cedar Discovery accessory standards and specifications, as more fully set forth on Exhibits "4B, 4C, and 4D" attached hereto;
 - iii. Soffit to meet or exceed Ply Gem Mastic Pro-Tech Plus Soffit standards and specifications, as more fully set forth on Exhibit "4E" attached hereto; and
 - iv. Board and batten to meet or exceed Ply Gem Mastic Board and Batten standards and specifications, as more fully set forth on Exhibit "4F" attached hereto.
- c. The single-family dwellings must meet the following anti-monotony requirement:
 - i. The same front Dwelling Unit elevation and the same elevation colors will not be constructed within two Lots in either direction on the same side of the street or directly across the street in order to ensure that significant architectural features will differentiate Dwelling Units within this section.
- d. Foundations will be crawl space, basement, or concrete slab.
- e. Builder will be responsible for construction of public sidewalks in front of Lots.

5. Fence, Hedge, and Wall Standards:

- a. Cannot be located within any sight visibility triangle as defined by Article 7.13 of the City of Franklin Zoning Ordinance.
- b. Cannot be located any closer to the front of a residence than the front foundation line of the residence.
- c. No fences will be allowed to extend to within five feet of any side yard or rear yard property line.
- d. Prohibited: chain-link, wood, electrified, barbed wire, razor wire, and stockade fences, provided however, this exclusion will not apply to the use of invisible fences which are permitted.

6. Landscaping Standards:

- a. All landscaping standards will meet and be in accordance with minimum requirements of the Franklin Zoning Ordinance.

7. Parking Standards:

- a. All driveways and vehicle parking areas shall be concrete, and the concrete shall be continuous from the point of connection to the abutting street to the point of connection to the garage apron.
- b. All driveways will be a minimum of sixteen (16) feet in width and shall meet the requirements of Section 7.10 and Section 7.12 of the City of Franklin Zoning Ordinance.
- c. Parking of recreational vehicles and commercial vehicles shall meet the requirements of Article 7.10 in the City of Franklin Zoning Ordinance.

8. Signage Standards:

- a. One entry sign shall be placed at each entrance to the Subdivision from Hurricane Road, and shall meet the following requirements:
 - i. Maximum height: 8 feet
 - ii. Maximum area of each sign: 48 square feet
 - iii. Setback: Two feet from right-of-way
- b. Neighborhood Marker Posts shall be placed as shown on the plat, and shall meet the following requirements:
 - i. Maximum height: 8 feet
 - ii. Maximum area of each sign: 48 square feet
 - iii. Setback: Two feet from right-of-way
- c. If not covered by the above, then the signs shall meet and be in accordance with the sign standards provided for in Article 8 of the City of Franklin Zoning Ordinance.

9. Additional Development Standards:

- a. All property owners in Legendary Ridge are required to be members of both the Legendary Ridge at Eagles Landing Lot Owners Association Inc. and Eagles Landing Master Owners Association Inc.
- b. No above ground pools are allowed. Inground pools are permitted
- c. No playground equipment will be permitted on a Lot.
- d. Mailboxes will be of the same brick or stone used to construct the Dwelling Unit and will be installed by Builder.
- e. Detached garages and sheds are prohibited.

LOT DEVELOPMENT STANDARDS FOR ROCK RIDGE MANOR

1. Development Standards

Number of lots	8
Minimum lot size	17,000 square feet
Maximum lot size	Not applicable
Minimum lot width (Measured at the front setback)	90 feet
Maximum lot depth	Not applicable
Maximum lot coverage (including all hard surface)	60%
Minimum front yard setback (Measured from street right-of-way)	30 feet
Minimum side yard setback	10 feet and a total of 20 feet between Residential Dwelling Units
Minimum rear yard setback	25 feet
Minimum living area per single story dwelling	2,500 square feet, excluding basement
Minimum living area per two story dwelling	3,000 square feet, excluding basement
Minimum ground floor living area	45% of living area, excluding basement
Maximum primary structures per lot	1
Maximum height for primary structure	48 feet
Minimum building pad requirement behind building line	65 feet x 70 feet = 4,550 square feet
Minimum two car garage	Not less than 22 feet wide by 24 feet deep, with a minimum of 528 square feet.

2. Permitted Land Uses:

- a. Single family residence
- b. Home Occupations in accordance with Article 7.7 of the City of Franklin Zoning Ordinance
- c. Temporary Home Sales Facilities in accordance with Article 7.4 of the City of Franklin Zoning Ordinance.

3. Exterior Lighting:

- a. All exterior lighting will be in accordance with Article 7.18 of the City of Franklin Zoning Ordinance.

4. Architectural Design Standards:

- a. Minimum of two-car attached garage shall be provided for each residence.
- b. Exterior Materials: The exterior will be stone, brick, high quality vinyl, or wood. Vinyl must meet or exceed the following standards and specifications:
 - i. Vinyl siding to meet or exceed Ply Gem Mastic Structure Home Insulation System double panel 6 inch or single panel seven-inch siding standards and specifications, as more fully set forth on Exhibit "4A" attached hereto;
 - ii. Trim, dormers, gables and similar accessories to meet or exceed Ply Gem Mastic Premium Siding Cedar Discovery accessory standards and specifications, as more fully set forth on Exhibits "4B, 4C, and 4D" attached hereto;
 - iii. Soffit to meet or exceed Ply Gem Mastic Pro-Tech Plus Soffit standards and specifications, as more fully set forth on Exhibit "4E" attached hereto; and
 - iv. Board and batten to meet or exceed Ply Gem Mastic Board and Batten standards and specifications, as more fully set forth on Exhibit "4F" attached hereto.
- c. The single-family dwellings must meet the following anti-monotony requirement:
 - i. The same front Dwelling Unit elevation and the same elevation colors will not be constructed within two Lots in either direction on the same side of the street or directly across the street in order to ensure that significant architectural features will differentiate Dwelling Units within this section.
- d. Foundations will be crawl space, basement, or concrete slab.
- e. Builder will be responsible for construction of public sidewalks in front of Lots.

5. Fence, Hedge, and Wall Standards:

- a. Cannot be located within any sight visibility triangle as defined by Article 7.13 of the City of Franklin Zoning Ordinance.
- b. Cannot be located any closer to the front of a residence than the front foundation line of the residence.
- c. No fences will be allowed to extend to within five feet of any side yard or rear yard property line.
- d. Prohibited: chain-link, wood, electrified, barbed wire, razor wire, and stockade fences, provided however, this exclusion will not apply to the use of invisible fences which are permitted.

6. Landscaping Standards:

- a. All landscaping standards will meet and be in accordance with minimum requirements of the Franklin Zoning Ordinance.

7. Parking Standards:

- a. All driveways and vehicle parking areas shall be concrete, and the concrete shall be continuous from the point of connection to the abutting street to the point of connection to the garage apron.
- b. All driveways will be a minimum of sixteen (16) feet in width and shall meet the requirements of Section 7.10 and Section 7.12 of the City of Franklin Zoning Ordinance.
- c. Parking of recreational vehicles and commercial vehicles shall meet the requirements of Article 7.10 in the City of Franklin Zoning Ordinance.

8. Signage Standards:

- a. One entry sign shall be placed at each entrance to the Subdivision from Hurricane Road, and shall meet the following requirements:

- i. Maximum height: 8 feet
- ii. Maximum area of each sign: 48 square feet
- iii. Setback: Two feet from right-of-way

- b. Neighborhood Marker Posts shall be placed as shown on the plat, and shall meet the following requirements:

- i. Maximum height: 8 feet
- ii. Maximum area of each sign: 48 square feet
- iii. Setback: Two feet from right-of-way

- c. If not covered by the above, then the signs shall meet and be in accordance with the sign standards provided for in Article 8 of the City of Franklin Zoning Ordinance.

9. Additional Development Standards.

- a. All property owners in Rock Ridge Manor are required to be members of both the Rock Ridge Manor at Eagles Landing Lot Owners Association Inc. and Eagles Landing Master Owners Association Inc.
- b. No above ground pools are allowed. Inground pools are permitted.
- c. No playground equipment will be permitted on a Lot.
- d. Mailboxes will be of the same brick or stone used to construct the Dwelling Unit and will be installed by Builder.
- e. Detached garages and sheds are prohibited.

LOT DEVELOPMENT STANDARDS FOR JK MANOR HOUSE

1. Development Standards

Number of lots	2
Minimum lot size	One lot consisting of 3.4 acres and one lot consisting of approximately ½ acres
Maximum lot size	Not applicable
Minimum lot width (Measured at the front setback)	80 feet
Maximum lot depth	Not applicable
Maximum lot coverage (including all hard surface)	75%
Minimum front yard setback (Measured from street right-of-way)	20 feet for new construction. Existing structures permitted to remain as-is.
Minimum side yard primary structure setback	5 feet
Minimum rear yard primary structure setback	10 feet
Minimum living area for each dwelling unit	450 square feet
Maximum primary structures per lot	1
Maximum height for primary structure	48 feet

2. Permitted Land Uses:

- a. All of the Permitted Primary Uses allowed in the Residential: Multi-Family (RM) Zoning District.
- b. All of the Permitted Primary Uses allowed in the Residential: Rural (RR) Zoning District, provided this Permitted Land Use shall only apply to Lot No. 92 and said Lot No. 92 must be not less than 3.4 acres.
- c. The following Commercial uses:
 - i. Health & fitness
 - ii. Office uses
 - iii. Personal service uses
 - iv. Recreational uses that are small scale
 - v. Restaurant
- d. The following Institutional Public uses:
 - i. Church or other place of worship
 - ii. Community Center
 - iii. Day-care center
 - iv. Private clubs
 - v. Medical clinics
 - vi. School

3. Exterior Lighting:

- a. All exterior lighting will be in accordance with Article 7.18 of the City of Franklin Zoning Ordinance.

4. Architectural Design Standards:

- a. For any expansion of the existing 25,000 square foot building on Lot No. 92 and for new construction on Lot No. 93, the exterior materials must be storefront glass or stone, brick, high quality vinyl, or wood. Vinyl must meet or exceed the following standards and specifications:
 - i. Vinyl siding to meet or exceed Ply Gem Mastic Structure Home Insulation System double panel 6 inch or single panel seven-inch siding standards and specifications, as more fully set forth on Exhibit "4A" attached hereto;
 - ii. Trim, dormers, gables and similar accessories to meet or exceed Ply Gem Mastic Premium Siding Cedar Discovery accessory standards and specifications, as more fully set forth on Exhibits "4B, 4C, and 4D" attached hereto;
 - iii. Soffit to meet or exceed Ply Gem Mastic Pro-Tech Plus Soffit standards and specifications, as more fully set forth on Exhibit "4E" attached hereto; and
 - iv. Board and batten to meet or exceed Ply Gem Mastic Board and Batten standards and specifications, as more fully set forth on Exhibit "4F" attached hereto.
- b. Foundations will be crawl space, basement, or concrete slab.

5. Fence, Hedge, and Wall Standards:

- a. Cannot be located within any sight visibility triangle as defined by Article 7.13 of the City of Franklin Zoning Ordinance.
- b. Cannot be located any closer to the front of the existing 25,000 square foot building than the front foundation line of this 25,000 square foot building.
- c. Prohibited: chain-link, wood, electrified, barbed wire, razor wire, and stockade fences.

6. Landscaping Standards:

- a. Existing landscaping is approved.
- b. Any additional landscaping will be provided by landscape architect. Any such additional landscaping will meet and be in accordance with minimum requirements of the Franklin Zoning Ordinance.

7. Parking Standards:

- a. All driveways and vehicle parking areas shall be asphalt or concrete and the asphalt or concrete shall be continuous from the point of connection to the abutting street to the point of connection to the parking facilities on the lot.
- b. All existing driveways and vehicle parking areas are permitted. Any new driveways will be a minimum of sixteen (16) feet in width and shall meet the requirements of Section 7.10 and Section 7.12 of the City of Franklin Zoning Ordinance.
- c. Parking of recreational vehicles and commercial vehicles shall meet the requirements of Article 7.10 in the City of Franklin Zoning Ordinance.
- d. Any other parking development standards that are not specifically identified will meet and be in accordance with Article 7.10 of the Franklin Zoning Ordinance.

8. Signage Standards:

- a. Each Lot in this section will be permitted to install the following Non-Residential Temporary Signs in conformance with and in accordance to the requirements of the City of Franklin Zoning Ordinance, Article 8.3, Part 1 (A) applicable to MXC Districts:
 - i. Banners in accordance with Article 8.3, Part 1 (A)(1);
 - ii. Yard signs in accordance with Article 8.3, Part 1 (A)(3)(a); and
 - iii. Window signs in accordance with Article 8.3, Part 1 (A)(4).
- b. Each Lot in this section will be permitted to install the following Non-Residential Permanent Signs in conformance with and in accordance to the requirements of the City of Franklin Zoning Ordinance, Article 8.3, Part 2, applicable to MXC Districts:
 - i. Freestanding signs in accordance with Article 8.3, Part 2 (A), (B), and (J), provided no pole signs will be allowed;
 - ii. An electronic message board in accordance with Article 8.3, Part 2 (G) shall be permitted to be incorporated in the freestanding signage set forth in (i) above;
 - iii. Wall signs in accordance with Article 8.3, Part 2 (C); and
 - iv. Awning Signs in accordance with Article 8.3, Part 2 (D).

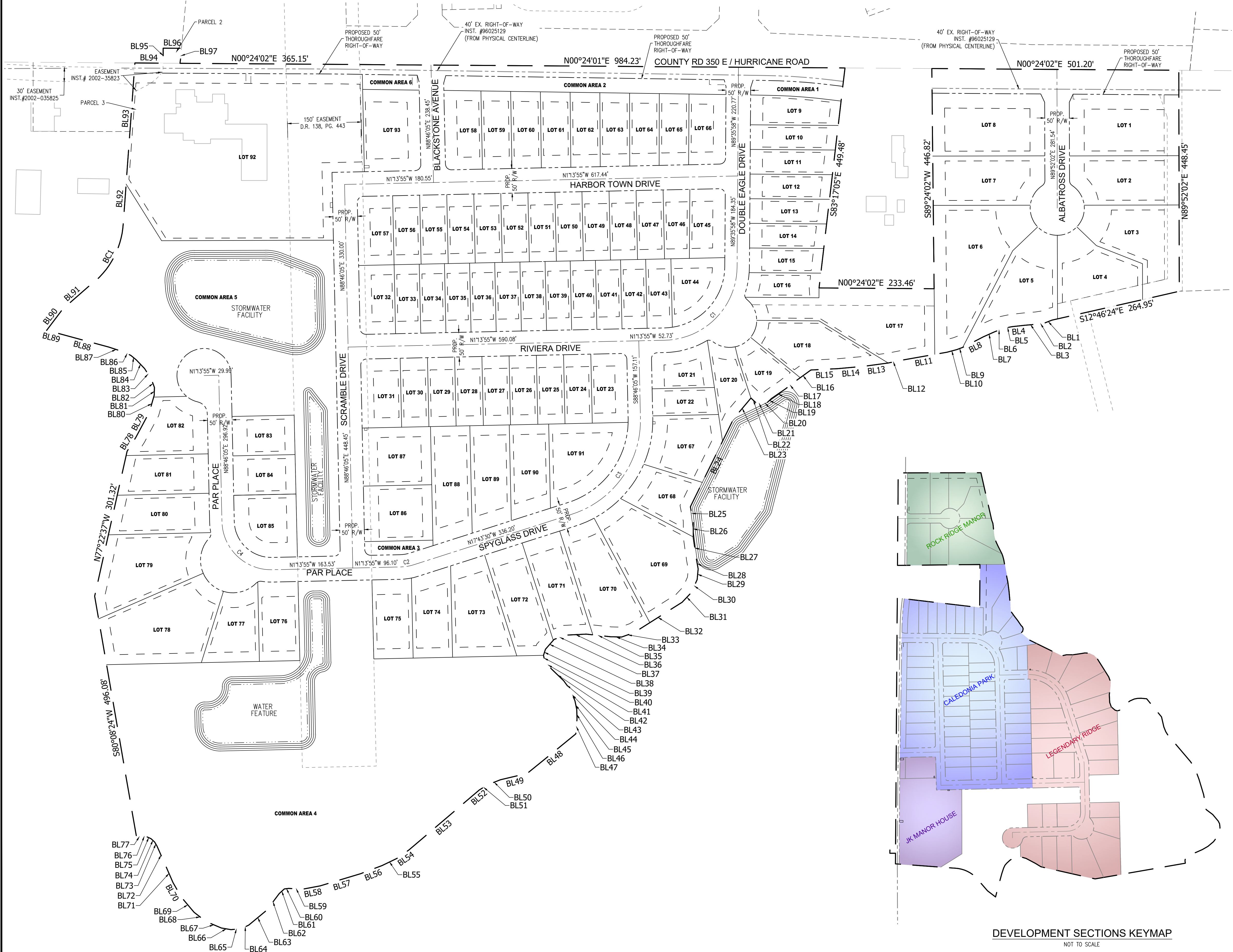
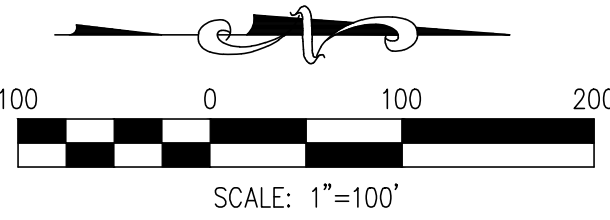
9. Additional Development Standards.

- a. The owner of JK Manor House Subdivision is required to be a member of Eagles Landing Master Owners Association Inc.

EXHIBIT "1"

DETAILED PLAN FOR EAGLES LANDING PUD

DETAILED PUD PLAN
EAGLES LANDING



A PART OF SECTION 1, ALL IN TOWNSHIP 12 NORTH,
RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN,
IN JOHNSON COUNTY, INDIANA

EXISTING LEGEND

- 800' CONTOURS
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- ADJOINER LINE
- FLOODPLAIN LINE
- 750' FLOODPLAIN ELEVATION LINE
- FLOODPLAIN SHADED ZONE 'X'
- FLOODPLAIN ZONE 'AE'
- FLOODPLAIN SHADED ZONE 'AE'
- ELECTRIC TOWER

PROPOSED LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- SETBACK LINE
- WATER EDGE

TREE PRESERVATION NOTE
ALL EXISTING, HEALTHY, MATURE TREES LOCATED WITHIN ANY COMMON AREA THAT CAN BE PRESERVED BY THE PROJECT SHALL BE PRESERVED.

Boundary Line Table			Boundary Line Table		
Line #	Direction	Length	Line #	Direction	Length
BL1	S21°23'07"E	16.11'	BL50	S21°29'41"E	27.40'
BL2	S08°28'53"E	16.08'	BL51	S31°39'53"E	20.36'
BL3	S04°50'40"E	24.95'	BL52	S40°19'59"E	20.36'
BL4	S06°19'37"E	25.72'	BL53	S40°27'08"E	167.80'
BL5	S11°53'11"E	17.82'	BL54	S35°01'10"E	29.16'
BL6	S20°48'19"E	18.35'	BL55	S25°49'52"E	33.86'
BL7	S24°14'50"E	25.50'	BL56	S20°41'52"E	45.89'
BL8	S27°00'10"E	47.17'	BL57	S16°48'48"E	86.21'
BL9	S20°36'03"E	12.85'	BL58	S10°36'37"E	33.81'
BL10	S14°54'29"E	20.59'	BL59	S01°54'11"W	30.84'
BL11	S10°02'50"E	99.68'	BL60	S05°42'15"E	8.69'
BL12	S12°02'55"E	21.45'	BL61	S41°58'19"E	14.00'
BL13	S07°44'40"E	51.09'	BL62	S53°14'44"E	42.35'
BL14	S05°04'35"E	52.14'	BL63	S39°36'19"E	47.18'
BL15	S02°48'50"E	54.37'	BL64	S26°56'44"E	16.12'
BL16	S35°46'36"E	39.06'	BL65	S05°21'20"E	21.88'
BL17	S37°47'25"E	26.14'	BL66	S09°52'03"W	19.81'
BL18	S34°27'49"E	33.84'	BL67	S22°41'20"W	33.52'
BL19	S44°00'24"E	10.81'	BL68	S37°43'36"W	30.88'
BL20	S18°19'18"E	10.81'	BL69	S49°35'04"W	39.54'
BL21	S10°50'58"W	13.68'	BL70	S60°12'20"W	34.82'
BL22	S43°30'25"W	13.68'	BL71	S66°25'55"W	40.39'
BL23	S50°01'31"E	54.90'	BL72	S66°14'46"W	40.52'
BL24	S63°48'40"E	199.08'	BL73	S59°39'26"W	9.30'
BL25	N77°53'45"E	27.56'	BL74	S43°19'14"W	9.96'
BL26	N89°33'58"E	35.66'	BL75	S24°53'40"W	10.58'
BL27	N81°52'01"E	42.34'	BL76	S02°47'04"W	8.65'
BL28	N78°43'54"E	21.78'	BL77	S07°40'39"E	11.42'
BL29	S84°33'57"E	21.78'	BL78	N57°45'24"W	33.83'
BL30	S66°36'18"E	27.99'	BL79	N61°56'08"W	57.94'
BL31	S46°23'10"E	27.99'	BL80	N74°04'52"W	35.18'
BL32	S32°17'03"E	115.47'	BL81	N88°01'47"W	16.00'
BL33	S19°39'40"E	26.68'	BL82	S68°57'06"W	17.04'
BL34	S01°33'48"W	22.58'	BL83	S57°57'15"W	26.29'
BL35	S06°04'17"W	49.62'	BL84	S46°36'46"W	24.37'
BL36	S02°52'29"E	41.95'	BL85	S39°11'05"W	14.37'
BL37	S20°09'05"E	24.86'	BL86	S25°19'27"W	16.65'
BL38	S48°38'40"E	26.53'	BL87	S18°25'05"W	31.27'
BL39	S71°55'45"E	12.99'	BL88	S15°08'01"W	104.64'
BL40	N76°45'21"E	11.65'	BL89	S14°19'47"W	26.04'
BL41	N50°24'00"E	21.24'	BL90	N52°51'48"W	54.76'
BL42	N43°55'57"E	34.46'	BL91	N41°06'23"W	68.91'
BL43	N53°48'14"E	21.78'	BL92	N85°50'02"W	98.70'
BL44	N66°35'02"E	25.19'	BL93	N85°50'02"W	227.28'
BL45	N78°25'42"E	18.35'	BL94	N00°24'02"E	57.10'
BL46	N88°44'37"E	19.59'	BL95	N89°35'55"W	30.49'
BL47	S85°25'51"E	29.75'	BL96	N00°26'36"E	37.76'
BL48	S39°08'21"E	127.11'	BL97	S83°17'05"E	30.65'
BL49	S13°10'40"E	55.72'			

Boundary Curve Table			
Curve #	Length	Radius	Chord Direction
BC1	151.67'	169.37'	N61°12'44"W
			146.65'

**EAGLES LANDING
DEVELOPMENT
DATA SUMMARY**

PROPOSED ZONING: PUD

TOTAL NUMBER OF LOTS: 93
TOTAL DEVELOPMENT AREA: 51,205 AC.
TOTAL DEVELOPMENT AREA w/o R/W: 43,921 AC.
TOTAL COMMON AREA: 13,414 AC.
TOTAL LENGTH OF PUBLIC STREETS: 4898 LFT

ZONING OF ADJACENT PROPERTIES:
NORTH = PUD
SOUTH = PUD
EAST = PUD
WEST = RS-2 & RS-3

**DEVELOPMENT DATA
CALEDONIA PARK**

FRONT YARD SETBACK (FYS): 25'
SIDE YARD SETBACK (SYS): 5'
REAR YARD SETBACK (SYS): 20'
LOT WIDTH AT FYS (MIN.): 80'
MINIMUM LOT SIZE: 6,000 SFT

**DEVELOPMENT DATA
LEGENDARY RIDGE**

FRONT YARD SETBACK (FYS): 30'
SIDE YARD SETBACK (SYS): 7.5'
REAR YARD SETBACK (SYS): 20'
LOT WIDTH AT FYS (MIN.): 80'
MINIMUM LOT SIZE: 10,000 SFT

**DEVELOPMENT DATA
ROCK RIDGE MANOR**

FRONT YARD SETBACK (FYS): 30'
SIDE YARD SETBACK (SYS): 10'
REAR YARD SETBACK (SYS): 25'
LOT WIDTH AT FYS (MIN.): 90'
MINIMUM LOT SIZE: 17,000 SFT

**DEVELOPMENT DATA
JK MANOR HOUSE**

FRONT YARD SETBACK (FYS): 20'
SIDE YARD SETBACK (SYS): 10'
REAR YARD SETBACK (SYS): 25'
LOT WIDTH AT FYS (MIN.): 80'
MINIMUM LOT SIZE: 15,000 SFT

PREPARED BY:



Transportation &
Development Consultants
115 N. 17th Avenue, Reed Grove, IN 46007 (317) 785-1955
APRIL 26, 2022

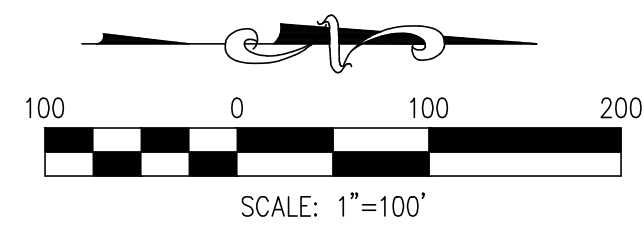
DEVELOPMENT SECTIONS KEYMAP
NOT TO SCALE

EXHIBIT "2"

OPEN SPACE EXHIBIT

OPEN SPACE EXHIBIT

EAGLES LANDING



TOTAL ACREAGE	= 51.205 Acres
COMMON AREA ACREAGE	= 13.414 Acres
PERCENTAGE COMMON AREA	= 26.2%

A PART OF SECTION 1, ALL IN TOWNSHIP 12 NORTH,
RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN,
IN JOHNSON COUNTY, INDIANA

EXISTING LEGEND

- 800 --- CONTOURS
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- ADJOINER LINE
- FLOODPLAIN LINE
- 750 --- FLOODPLAIN ELEVATION LINE
- [Pattern] FLOODPLAIN SHADED ZONE 'X'
- [Pattern] FLOODPLAIN ZONE 'AE'
- [Pattern] FLOODPLAIN SHADED ZONE 'AE'
- [Symbol] ELECTRIC TOWER

PROPOSED LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- LOT LINE
- SETBACK LINE
- WATER EDGE

TREE PRESERVATION NOTE
ALL EXISTING, HEALTHY, MATURE TREES LOCATED WITHIN ANY COMMON AREA THAT CAN BE PRESERVED BY THE PROJECT SHALL BE PRESERVED.

PREPARED BY:



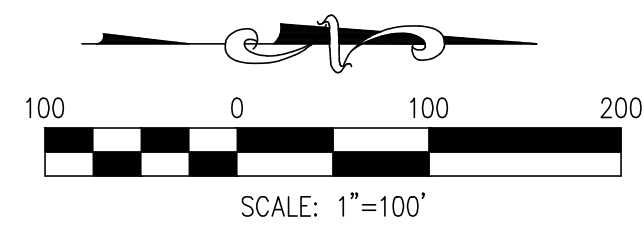
Transportation &
Development Consultants
115 N. 17th Avenue, Reed City, MI 49782 (267) 785-1555
APRIL 26, 2022

EXHIBIT “3”

LANDSCAPE PLAN

DETAILED PUD LANDSCAPING PLAN

EAGLES LANDING



A PART OF SECTION 1, ALL IN TOWNSHIP 12 NORTH,
RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN,
IN JOHNSON COUNTY, INDIANA

EXISTING LEGEND	
	800' CONTOURS
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT
	ADJOINER LINE
	FLOODPLAIN LINE
	750' FLOODPLAIN ELEVATION LINE
	FLOODPLAIN SHADED ZONE 'X'
	FLOODPLAIN ZONE 'AE'
	FLOODPLAIN SHADED ZONE 'AE'
	ELECTRIC TOWER

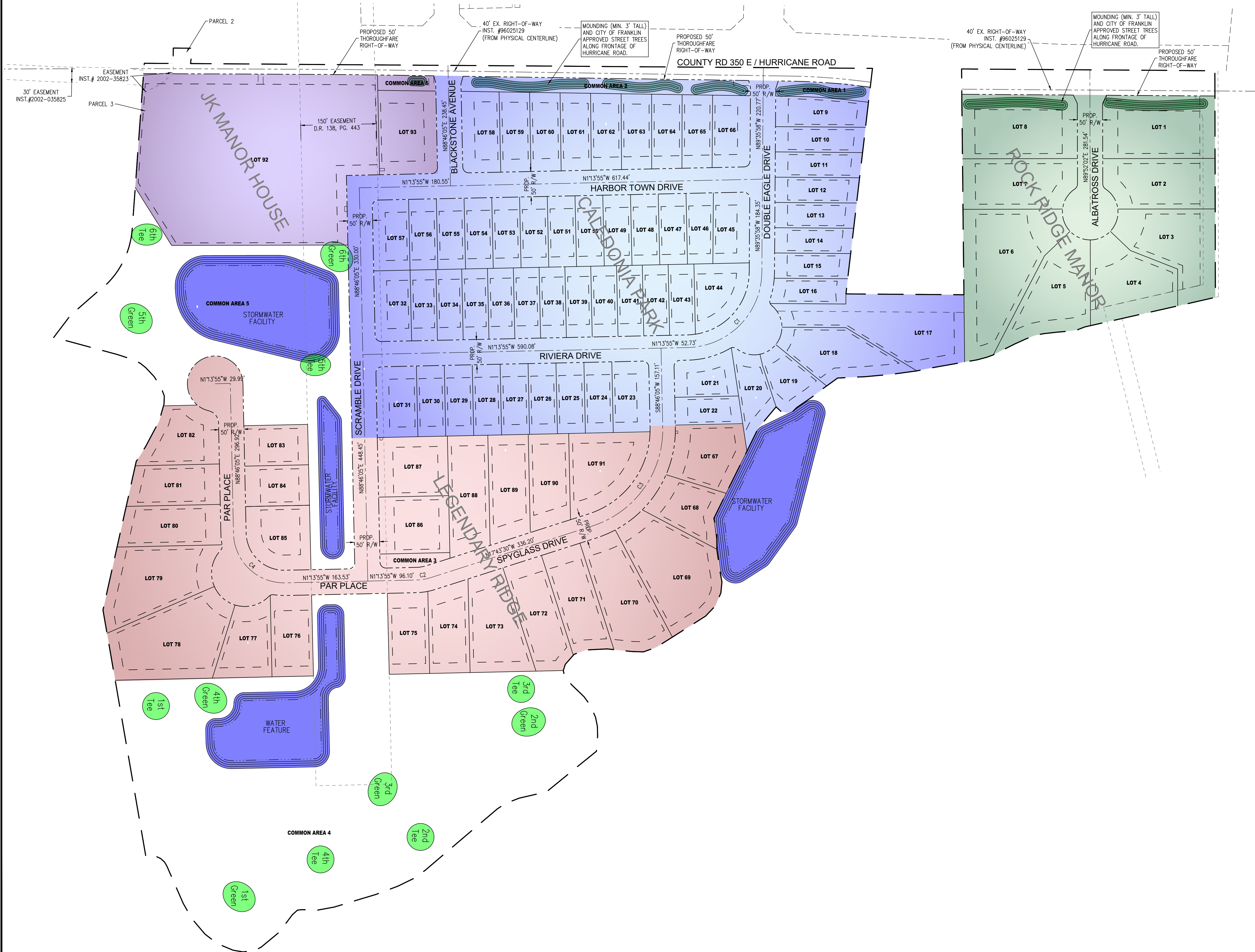
PROPOSED LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY
	CENTERLINE
	LOT LINE
	SETBACK LINE
	WATER EDGE

TREE PRESERVATION NOTE

ALL EXISTING, HEALTHY, MATURE TREES LOCATED WITHIN ANY COMMON AREA THAT CAN BE PRESERVED BY THE PROJECT SHALL BE PRESERVED.

AT A MINIMUM, ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF FRANKLIN ZONING ORDINANCE ARTICLE 7.16 & 7.17 AND THE CITY OF FRANKLIN SUBDIVISION CONTROL ORDINANCE ARTICLE 6.15.

SEE EAGLES LANDING PUD DOCUMENT FOR ADDITIONAL LANDSCAPING CONCEPTS.



PREPARED BY:



Transportation &
Development Consultants
115 N. 17th Avenue, Reed City, MI 49782 (267) 785-1555
APRIL 26, 2022

EXHIBIT "4"

VINYL SIDING STANDARDS

Structure®

Home Insulation System™

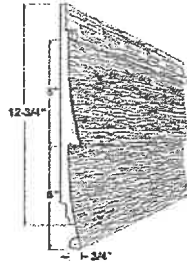
EXHIBIT "4A"

VINYL PRODUCTS

Product Code/Description

SRD61EPS
Structure
Double 6"

Nominal 1 1/4" Thick
Length: 12' 6"
8 Pcs./Ctn.
1 Sq./Ctn.
62 Lbs./Ctn.
Foam: EPS



Color Availability

White

Light Colors

Almond
Cameo
Classic Cream
Desert Sand
Linen
Sage
Sandtone
Silver Grey
Victorian Grey
Wicker

Classic Colors

Corn Silk
Everest

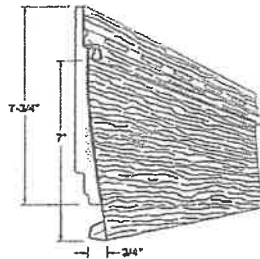
Harbor Grey
Pebblestone Clay
Scottish Thistle

Deep Colors

Autumn Harvest
Deep Granite
English Wedgewood
Misty Shadow
Montana Suede
Quiet Willow
Rugged Canyon
Russet Red
Vineyard Grove

SRS71EPS
Structure
Single 7"

Nominal 1 1/4" Thick
Length: 12' 3"
14 Pcs./Ctn.
1 Sq./Ctn.
68 Lbs./Ctn.
Foam: EPS



White

Light Colors

Almond
Cameo
Classic Cream
Desert Sand
Linen
Sage
Sandtone
Silver Grey
Victorian Grey
Wicker

Classic Colors

Everest
Harbor Grey
Pebblestone Clay
Scottish Thistle

Deep Colors

English Wedgewood
Montana Suede
Quiet Willow
Rugged Canyon

Notes:

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about our products.](#)

[Installing
vinyl siding
panels](#)



[Foam-backed
siding options](#)

[Replacing
panels and
outside
corners](#)



Structure®

EXHIBIT "4B"

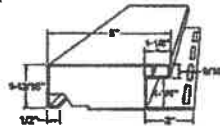
Home Insulation System™

Product Code/Description

Color Availability

SRLIN5
Structure 5" Corner Lineal
with EPS Foam

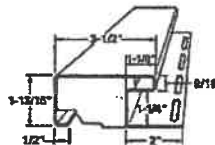
Length: 20'
10 Pcs./Ctn.
80 Lbs./Ctn.



White

SRLIN35
Structure 3-1/2" Window
and Door Casing Lineal
with EPS Foam

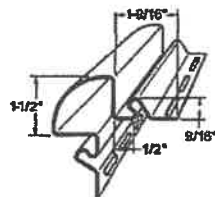
Length: 20'
10 Pcs./Ctn.
68 Lbs./Ctn.



White

LINQRS
Corner Starter and Lineal

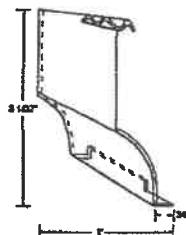
Length: 20'
10 Pcs./Ctn.
68 Lbs./Ctn.



White

SCROWN126
Snap-In Crown 3" Crown

Length: 12' 6"
20 Pcs./Ctn.
55 Lbs./Ctn.



White

Light Colors
Cameo
Desert Sand
Wicker

Classic Color
Pebblestone Clay

VINYL PRODUCTS

Structure®

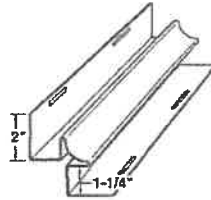
Home Insulation System™

EXHIBIT "4C"

Product Code/Description

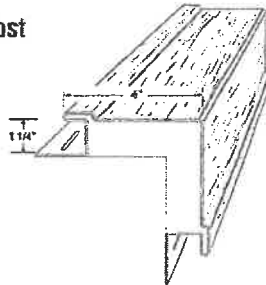
SRICP125
**Structure Inside Corner
Post 1-1/4"**

Length: 10'
4 Pcs./Ctn.
7.41 Lbs./Ctn.



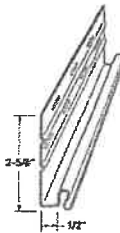
SROCP4
**Structure 4" Corner Post
with EPS Foam**

Length: 12'
4 Pcs./Ctn.
21.7 Lbs./Ctn.



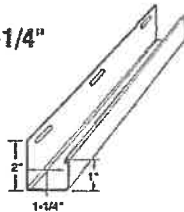
SRSS
Structure Starter Strip

Length: 12' 6"
24 Pcs./Ctn.
46 Lbs./Ctn.



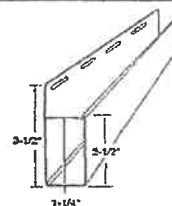
MVJ125
**All Purpose J-Channel - 1-1/4"
1" Face**

Length: 12' 6"
20 Pcs./Ctn.
29.5 Lbs./Ctn.



WCT12
**2-1/2" Wide Window
Casing Trim - 1-1/4"**

Length: 12' 6"
20 Pcs./Ctn.
66 Lbs./Ctn.



Color Availability

White

Light Colors

Almond
Cameo
Classic Cream
Desert Sand
Linen
Sage
Sandstone
Silver Grey
Victorian Grey
Wicker

Classic Colors

Corn Silk

Everest
Harbor Grey
Pebblestone Clay
Scottish Thistle

Deep Colors

Autumn Harvest
Deep Granite
English Wedgewood
Misty Shadow
Montana Suede
Quiet Willow
Rugged Canyon
Russet Red
Vineyard Grove

White

Light Colors

Almond
Cameo
Classic Cream
Desert Sand
Linen
Sage
Sandstone
Silver Grey
Victorian Grey
Wicker

Classic Colors

Corn Silk

Everest
Harbor Grey
Pebblestone Clay
Scottish Thistle

Deep Colors

Autumn Harvest
Deep Granite
English Wedgewood
Misty Shadow
Montana Suede
Quiet Willow
Rugged Canyon
Russet Red
Vineyard Grove

White

Light Colors

Almond
Cameo
Classic Cream
Desert Sand
Linen
Sage
Sandstone
Silver Grey
Victorian Grey
Wicker

Classic Colors

Corn Silk
Everest

Harbor Grey
Pebblestone Clay
Scottish Thistle

Deep Colors

Autumn Harvest
Deep Granite
English Wedgewood
Misty Shadow
Montana Suede
Quiet Willow
Rugged Canyon
Russet Red
Vineyard Grove

White

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Structure®

EXHIBIT "4D"

Home Insulation System™

Product Code/Description

Color Availability

MVFJ061

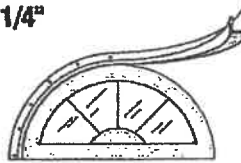
Flexible J-Channel - 1-1/4"

Length: 12' 6"

20 Pcs./Ctn.

66 Lbs./Ctn.

Throat width: 1-1/4"



White

Note: For use with Structure Home Insulation System™.

Notes:

VINYL PRODUCTS

EXHIBIT "4E"

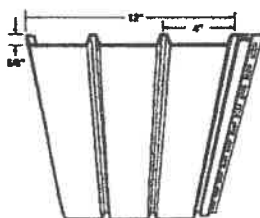
VINYL PRODUCTS

Pro-Tech® Plus Vinyl Soffit

Product Code/Description

PTS12N
**Pro-Tech® Plus
Triple 4"
Non-Ventilated Panel**

Nominal .040" Thick
Finish: Matte
Length: 12'
16 Pcs./Ctn.
1.92 Sqs./Ctn.
90 Lbs./Ctn.



(Musket Brown color not warranted for sidewall use.)

Color Availability

White

Light Colors

Almond
Cameo
Classic Cream
Desert Sand
Linen
Sandtone
Silver Grey
Victorian Grey
Wicker

Classic Colors

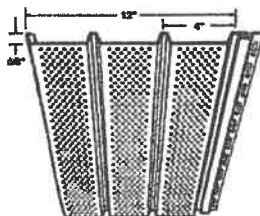
Everest
Harbor Gray
Pebblestone Clay

Dark Color

Musket Brown

PTS12V
**Pro-Tech® Plus
Triple 4"
Ventilated Panel**

Nominal .040" Thick
Finish: Matte
5.87 Sq. In. N.F.A./Sq. Ft.
Length: 12'
16 Pcs./Ctn.
1.92 Sqs./Ctn.
88 Lbs./Ctn.



(Not warranted for sidewall use.)

White

Light Colors

Almond
Cameo
Classic Cream
Desert Sand
Linen
Sandtone
Silver Grey
Victorian Grey
Wicker

Classic Colors

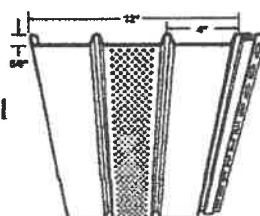
Everest
Harbor Gray
Pebblestone Clay

Dark Color

Musket Brown

PTS12CV
**Pro-Tech® Plus
Triple 4"
Center Ventilated Panel**

Nominal .040" Thick
Finish: Matte
1.96 Sq. In. N.F.A./Sq. Ft.
Length: 12'
16 Pcs./Ctn.
1.92 Sqs./Ctn.
89 Lbs./Ctn.



(Not warranted for sidewall use.)

White

Notes:

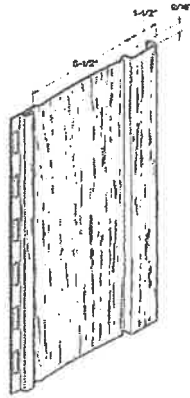
Board+Batten Designer Series™

EXHIBIT "4F"

Product Code/Description

B870
**Board+Batten
Designer Series**
**5-1/2" Board with
1-1/2" Batten**

Nominal .048" Thick
Length: 10'
17 Pcs./Ctn.
1 Sqs./Ctn.
54 Lbs./Ctn.



Color Availability

White

Light Colors

Almond
Classic Cream
Desert Sand
Sandtone
Tuscan Olive
Victorian Grey
Wicker

Classic Colors

Corn Silk
Everest
Harbor Grey
Pebblestone Clay
Scottish Thistle

Deep Colors

Autumn Harvest
Brunswick
Civic Brownstone
Deep Granite
English Wedgewood
Lakeshore Fern
Misty Shadow
Montana Suede
Quiet Willow
Rugged Canyon
Russel Red
Vinlage Dublin

Notes:

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siding
options](#)

[Installing
vertical
siding](#)



EXHIBIT "5"

CHARACTER EXHIBIT



Sample of local custom home with brick and high-quality vinyl siding representing types of building material for Caledonia Park
This home also represents type of home that would be acceptable in Legendary Ridge and Rock Ridge Manor.



Sample of local custom home with brick and high-quality vinyl siding representing types of building material for Caledonia Park. This home also represents type of home that would be acceptable in Legendary Ridge and Rock Ridge Manor.



Sample of local custom home with brick and high-quality vinyl siding representing types of building material for Caledonia Park. This home also represents type of home that would be acceptable in Legendary Ridge and Rock Ridge Manor.



Sample of local custom home with brick and high-quality vinyl siding representing two types of building material for Caledonia Park.



Sample of local custom home with brick, stone and wood siding representing types of building material approved for Caledonia Park ,Legendary Ridge and Rock Ridge Estates.



Sample of local custom home with brick, stone and vinyl siding representing types of Material for Caledonia Park. This home also represents type of home that would be acceptable in Legendary Ridge and Rock Ridge Manor



Sample Elevation #1. Reflecting similar size, style, landscaping and blending of colors and materials that are under development for Caledonia Park at Eagles Landing.



Sample Elevation #2. Reflecting similar size, style, landscaping and blending of colors and materials that are under development for Caledonia Park at Eagles Landing.



Sample Elevation #3. Reflecting similar size, style, landscaping and blending of colors and materials that are under development for Caledonia Park at Eagles Landing.



Two examples of Cornett metal roofing, examples of a very high-end, local quality product proposed for Caledonia Park at Eagles Landing. This roof cost up to 175% more than a shingle roof. It is being considered because of the potential 50-year life cycle of the roof compared with 20 to 25 for most high-end shingle products.