

FAIRWOOD

A MIXED-USE PLANNED UNIT DEVELOPMENT
AVON, INDIANA



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Project Description

Fairwood is new mixed- use community proposed on land presently owned by the Turner Family. The property is located on the west side of Dan Jones Road, south of CR#200 South (Bradford Road).

The 131 rolling acres is currently zoned R1A and is proposed for a mix of single family homes and a 7-acre commercial parcel at the corner of the roundabout at CR 200 S and Dan Jones Road. A small creek clips the northeast corner of the property.

The surrounding uses are as follows:

- To the north is the Avon High School campus
- To the south is the Plainfield Town limits and the neighborhood of Williamsburg.
- To the west is a neighborhood of Hidden Valley Estates and a large partially wooded area owned by the Avon School corporation. The land is used for practice fields and the school's cross county track.
- To the east is Dan Jones Road.

Platinum Properties, Indiana's largest single family homesite developer, intends to create a community that features 2 distinct homes styles separated by a well landscaped entrance boulevard that terminates at a large community amenity area that will include a bathhouse, pool, playground and sport courts.

The request for a Planned Unit Development is considered far superior to standard zoning based on the following attributes:

- Multiple single-family product offerings in the same community
- Including a small commercial component into the plan
- A large common amenity and network of walking paths
- Frontage place along Dan Jones Road for better home presentation
- To accommodate the Town's desire for a road extension of CR #200 South that is not typically required in standard zoning or platting
- Maximizing common open spaces in excess of platting requirements
- Buffer areas to neighbors much greater than required in current zoning or Subdivision Control Ordinances.
- Landscaped boulevard entry
- Architectural requirements for the homes and commercial areas that are beyond those required in traditional zoning or platting.

A divided boulevard will provide an upscale entrance to Fairwood from Dan Jones Road. The boulevard will terminate at a large amenity center for the use of the residents.

To the south of the boulevard, Fairwood will effectively buffer the neighborhoods of Williamsburg and Hidden Valley Estates with new homes that will sell for average prices equal to or higher than the averages of those neighborhoods today. Homes in the southern section of Fairwood will be priced from the \$325,000 to over \$400,000. The homes in this section will be move-up family offerings with three car garages, 3 and 4 bedrooms situated on lots that are at least 10,000 square feet.

To the north of the boulevard will be homes on smaller lots targeting couples, young families and empty nester households. These homes will be priced from \$225,000 to \$300,000. The north section will have a secondary entrance to the north off a newly constructed extension to CR #200 South. This extension is a portion of a road that will eventually serve the Avon High School site when fully constructed.

Both types of homes will front Dan Jones Road in the area south of the creek presenting a better “front door” to the community than the typical rear yard views normally seen in older neighborhoods.

The community will be managed by a Home Owners Association and the amenities will include a pool with large deck area, playground, ball courts and significant walking trails throughout the neighborhood.

We are confident Fairwood will be a desirable place to live and asset to the Avon community.

The following is a summary of the Fairwood PUD proposal:

Net Acreage (Commercial)	7+/- acres
Net Acreage (Residential):	128+/- acres
Net Open Space Common Area	49+/- acres
Maximum Lot Count	300
Maximum Net Density	2.35 units/acre
New Streets (Internal)	3+/- miles
New Streets (External)	0.25+/- miles

Commercial Development Standards

Any development of the commercial parcel of Fairwood shall comply with Chapter 10 (Commercial District C-4) of the Avon Zoning Ordinance #2002-14 (approved 11-14-02), with the following exceptions.

A. Permitted Uses – the following Permitted uses are hereby eliminated from the Fairwood Commercial Area:

- Cell towers
- Commercial outdoor recreation
- Commercial parking garages
- Hotels
- Motels
- Ordinance products
- Taverns and Lounges

B. Architectural Style

- a. Commercial office uses will be designed with a “residential” architectural style as shown in Character illustrations in Exhibit “C”.
- b. Retail uses will have appearance similar to Character illustrations in Exhibit “C”.

Residential Development Standards

A. Permitted Uses:

1. Dwelling-Single family detached (permitted)
2. Home child care (special exception permit required)
3. Accessory uses customary and incidental to a permitted or special use (permitted)
4. Home occupations (see Chapter 13 of the Avon Zoning Ordinance) (permitted)

B. Development Standards

	Villas	Estate
1. Minimum Lot Size	7,000 Square Feet	10,000 Square Feet
2. Minimum Lot Width	60 Feet (at BSL)	80 Feet (at BSL)
3. Minimum Livable Floor Area		
Single-Story	1,300 Square Feet	1,600 Square Feet
Multi-Story		
Ground Floor	700 Square Feet	700 Square Feet
Minimum Total	1,600 Square Feet	1,800 Square Feet
4. Maximum Building Height-Principal	40 Feet	40 Feet
5. Minimum Front Yard Setback	30 Feet	30 Feet
6. Minimum Side Yard Setback	5 Feet	5 Feet
7. Minimum Distance Between Buildings	10 Feet	20 Feet
8. Minimum Rear Yard Setback	20 Feet	20 Feet

C. Architectural Standards - All Homes

1. Garages:
 - a. Two (2) car minimum.
 - b. Garage doors shall have windows.
 - c. Dusk to dawn lighting will be required on both sides of the garage door
 - d. The front façade of the garage door cannot extend more than 16 feet from the front façade of the house proper (either front brick major lineal footage wall or front edge of covered porch, whichever extends closer to the street).
 - a. Side loaded garage is exempt from the extension limit
2. Exterior Trim Materials:
 - c. Wood, fiber cement or vinyl (Villas only) trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different building materials.
 - d. Trim shall not be required for windows doors corners and the like that are surrounded by masonry materials
 - e. Windows with shutters do not require a trim wrap
 - f. Required Trim shall be at least 5" wide.
3. Roofs:
 - a. Dimensional shingles shall be used on all roof surfaces.

- b. 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.
 - c. All dwellings will feature a minimum of a 5:12 primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sun rooms, and third car garages with separate roof structures) shall not be considered primary roof for the purposes of the 5:12 pitch requirement above.
 - d. Dormers shall be designed with the correct details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs. Belvederes, cupolas, and pergolas are permitted if appropriate to the style, well proportioned, and fully detailed.
 - e. All bents, attic ventilators, turbines, flues and other roof penetrations must be painted to match the color of the roof or flat black.
 - f. Gutters and downspouts shall be appropriate to or visually integrated with the architectural style of the structure.
4. Exterior colors shall be limited to the standard and custom choices offered by builder. This shall apply to any repainting of the exterior pursuant to the Declaration of Covenants, Conditions and Restrictions.

D. Architectural Requirements, Villa Series Homes

1. Front Elevation:
- a. All dwellings shall have brick, masonry, stone or a combination thereof on at least fifty percent (50%) of the primary front elevation (excluding windows, doors, garage doors, and areas above roof line); or
 - b. Wood, Masonite or cement board siding in lieu of vinyl on 100% of all elevations of the home.
 - c. Where used, vinyl shall be premium grade vinyl siding and shall have a minimum thickness of 0.044 inches and shall comply with the ASTM Standard specification for rigid poly siding (ASTM D3679). All siding shall be Class I as listed in this standard. The minimum length of uncut siding pieces shall be twelve (12) feet. The installer shall make every effort to minimize the number of joints and to keep the length of installed siding pieces to twelve (12) feet. Additionally, the selected materials shall preserve a wood grained finish in both the siding and the trim.
 - d. In addition, all homes shall include features from the list below that have a combined point value of **5 (five)** points:

	Item	Point Value
1	Dormers	2
2.	Reverse gable or hip roof	2
3.	Covered front porch (minimum of 16 square feet)	2
4.	Decorative door surround, trim molding or header	1
5.	Decorative front door, sidelights or transom	1
6.	Side garage bump-out (minimum of 2 feet)	2

7.	Accent siding, decorative vents or accents in gable peak or face	1
8.	Shutters on windows	1
9.	Keystone or decorative brick accents	1
10.	Bay or Boxed out window	2
11.	Decorative porch railing	1
12.	Decorative columns	1
13.	Brick full height of front façade (including gables)	3
14.	Brick wainscot around sides and rear elevations	3
15.	Additional wall mounted exterior lights	1

2. Rear Elevation: The rear elevation of all homes shall include features from the list below with a combined point value of **4 (four)** points:

	Item	Point Value
1.	Finished space “pop-out” or sunroom	4
2.	Covered or screened porch (minimum 80 square feet)	4
3.	Bay window	2
4.	Reverse gable	2
5.	Dormer	2
6.	Hip roof	2
7.	Accent siding	1
8.	Shutters on all double-hung windows	2
9.	Decorative trim molding at gutter height	1
10.	Window grids	1
11.	Raised wood or composite deck (minimum 8’ x 10’)	2
12.	Three-foot high brick and/or stone wainscot	3
13.	Each additional 2” caliper tree (max = 1)	1
14.	Each additional 6’ conifer tree (max = 1)	1

E. Architectural Requirements, Estate Series Homes

1. Front Elevation:

- All dwellings shall have brick, masonry, stone or a combination thereof on at least fifty percent (70%) of the primary front elevation (excluding windows, doors, garage doors, and areas above roof line); or
- 100% wood, Masonite or cement board siding on architecturally appropriate homes (i.e. Craftsman style).
- Vinyl siding shall not be permitted.
- In addition, all homes shall include features from the list below that have a combined point value of 7 (seven) points:

	Item	Point Value
1.	Dormers	2
2.	Reverse gable or hip roof	2

3.	Covered front porch (minimum of 16 square feet)	2
4.	Decorative door surround, trim molding or header	1
5.	Decorative front door, sidelights or transom	1
6.	Side garage bump-out (minimum of 2 feet)	2
7.	Accent siding, decorative vents or accents in gable peak or face	1
8.	Shutters on windows	1
9.	Keystone or decorative brick accents	1
10.	Bay or Boxed out window	2
11.	Decorative porch railing	1
12.	Decorative columns	1
13.	Brick full height of front façade (including gables)	3
14.	Brick wainscot around sides and rear elevations	3
15.	Additional wall mounted exterior lights	1

2. Rear Elevation: The rear elevation of all homes shall include features from the list below with a combined point value of **5 (five)** points:

	Item	Point Value
1.	Finished space “pop-out” or sunroom	4
2.	Covered or screened porch (minimum 80 square feet)	4
3.	Bay window	2
4.	Reverse gable	2
5.	Dormer	2
6.	Hip roof	2
7.	Accent siding	1
8.	Shutters on all double-hung windows	2
9.	Decorative trim molding at gutter height	1
10.	Window grids	1
11.	Raised wood or composite deck (minimum 8’ x 10’)	2
12.	Three-foot high brick and/or stone wainscot	3
13.	An additional 2” caliper tree (max = 1)	1
14.	An additional 6’ conifer tree (max = 1)	1

F. Landscape Commitments

1. Communal area landscaping will be installed per the approved submitted plan.
2. All Single Family Residential Lots:
 - a. The builder shall install sod in all front and side yards to rear corners of home.
 - b. A combination of two trees consisting of two (2) 2” caliper shade trees, or one (1) 1-1/2” caliper ornamental tree, or one (1) 6-7’ evergreen tree shall be planted in the front yard.

- c. Foundation landscaping in front yards shall include at a minimum ten (10) deciduous and/or evergreen shrubs 18" high at planting.
 - d. All rear yards shall be finish graded for proper drainage, seeded and hydro mulched as a minimum
 - e. A combination of two trees consisting of two (2) 2" caliper shade trees, or one (1) 1-1/2" caliper ornamental tree, or one (1) 6-7' evergreen tree shall be planted in the rear yard.
- 3. For corner lots, one additional tree should be planted.
 - 4. The Town of Avon will review all lot plot plans and development plans to verify compliance with the landscape requirements prior to issuing any building permits.

G. Open Space

- 1. There will be approximately 47 acres of open space.
- 2. There will be a combination of active and passive amenities.
- 3. The active amenities will include a Standard Facility as defined in Article 3.03B.3.a-e. of the Town of Avon Subdivision Control Ordinance. In addition, the Developer commits to constructing at least two (2) of the following:
 - a. Swimming Pool (minimum 1,200 square foot plus Wading Pool)
 - b. Shade Pavilion (at gathering area)
 - c. Playground (with swing set and climbing equipment)
 - d. Play Court (large single or multi-mini-court pad)
 - e. Pergola-covered Walkway
- 4. The passive amenities will include landscaped green space, a network of pedestrian paths and sidewalks, and occasional benches.
- 5. All open space/communal areas within the residential district shall be maintained and insured by the Homeowners Association.

H. Sign Requirements

- 1. Sign and Graphic Requirements:
 - a. It is the intent of the design of the signage and graphics to be additional unifying element within the development. This will be accomplished through the use of similar designs, design elements, materials, location of signs, and lighting techniques.
 - b. No signs shall be erected except in conformity with the following policy
- 2. Overall Design:
 - a. All project identification signs shall utilize the Fairwood logo as used by the developer, including:
 - i. Ground signs shall be low with horizontal wording. Vertical signs shall not have diagonal or vertical wording (excluding banners).
 - ii. Project Identification Signs
 - iii. Project Entrance Signs
 - iv. Directional Signs
 - v. Pedestrian, and

- vi. Trail Blazer
- b. Any written signage referring to this development shall include the words "Fairwood", even though incorporating the Fairwood logo.
- 3. Banner System;
 - a. Size not to exceed 18" wide x 36" height per banner
- 4. Residential Signs
 - a. Permitted signs shall include either single face monument or ground signs located on either or both side(s) of the entrance at the designated location.
 - b. Sign material shall be of or a combination of masonry, ornamental metal or other permanent materials.
 - c. Signs shall indicate the name and/or logo of the project or neighborhood
 - d. Signs shall not exceed 32 square feet of sign surface, single sided, 64 square feet, double sided
 - e. Signs shall not encroach into any public right-of-way
 - f. Signs shall not interfere with the sight triangle requirements of the Town of Avon Subdivision Control Ordinance
 - g. Walls and Column Height
 - i. Wall height shall not exceed 5 feet
 - ii. Column height shall not exceed 7 feet
- 5. Residential signs shall include a landscape design package appropriate to the sign and site location and shall be submitted for review and approval by the administrative staff of the Town of Avon
- 6. Temporary Signs:
 - a. One vertical temporary advertising sign 4' x 8' (32 square feet) double faced (64 square feet) located at the entrance
 - b. Structure of sign shall not exceed 10' height and 5' width

I. Additional Development Commitments

- 1. No accessory buildings will be permitted.
- 2. Snow removal will be by the Home Owners Association.
- 3. Trash pickup will be by the Home Owners Association.
- 4. A multi-use path in accordance with the Avon Bicycle and Pedestrian Network map will be constructed through the project generally in accordance with the concept plan. In addition, a multi-use path will be constructed along the Right-of-Way of Avon Road from the south property line continuing along the west side of the creek terminating near the north property line. The multi-use path shall be eight feet (8') in width; constructed of asphalt pavement; and maintained by the Fairwood Home Owners Association.
- 5. Street lights shall be installed by the Developer with each phase of development and shall be of a consistent design and theme as installed in Fairwood. Lights shall be maintained by the Home Owners Association. Lighting against an adjoining residential area will be restricted to one foot-candle and all pole lights will be of directional/cut off style fixtures.
- 6. Common Area sidewalks shall be installed as shown at the time of the street construction of the adjacent street.

7. Residential sidewalks, steps and ramps must be masonry, stone pavers or poured concrete.
8. Driveways shall be concrete.
9. Mailboxes shall be installed by the builder and shall be of a consistent design specified by the Developer.
10. No construction of any improvements whatsoever except for vegetative landscaping shall be commenced without the advance written approval of the Architectural Control Committee, pursuant to the Declaration of Covenants, Conditions and Restrictions.
11. Additional right-of-way shall be dedicated to the Town of Avon for Dan Jones Road.
12. The park impact fee of \$1,095/lot will be donated at the time of building permit filing.
13. Satellite dishes of no more than two (2) feet in diameter shall be the only antennae permitted.
14. No outside storage of unlicensed vehicles, RV's, trailers, boats or boat trailers shall be permitted.
15. No above ground pools shall be permitted.
16. A Home Owners Association shall be established for the development that will provide for maintenance of all communal areas and amenities.
17. Substantial compliance with the preliminary plan, including the site and lot layout, approved landscape plans, and the Development Standards located herein will be followed.

Exhibit "A"

Legal Descriptions for Parcels 1, 2 & 3

Parcel 1

That portion of the Northeast Quarter of Section 23, Township 15 NORTH, Range 1 East, Guilford Township Plainfield, Hendricks County, Indiana, described as follows:

Commencing at Harrison Monument marking the southeast corner of said northeast quarter section; thence North 01 degree 01 minute 40 seconds West along the east line of said quarter section 728.18 feet to a point witnessed by a 5/8-inc rebar with orange cap stamped "Offset Corner Firm #0060" which bears South 88 degrees 58 minutes 20 seconds West 15.00 feet from said point and the POINT OF BEGINNING; thence continuing North 01 degree 01 minute 40 seconds West along said east line 940.19 feet to a point witnessed by a 5/8-inch rebar with orange cap stamped "Offset Corner Firm #0060" bearing south 88 degrees 58 minutes 20 seconds West 15.00 feet from said point; thence South 88 degrees 58 minutes 20 seconds West 463.31 feet to a 5/8-inch rebar with cap stamped "Banning Eng. Firm #0060" (hereinafter referred to as capped rebar); thence South 01 degree 01 minutes 40 seconds East parallel with said east line 940.19 feet to a capped rebar; thence North 88 degrees 58 minutes 20 seconds East 463.31 feet to the POINT OF BEGINNING. Containing 10.000 acres, more or less.

Parcel 2

That portion of the Northeast Quarter and Southeast Quarter of Section 23, Township 15 North, Range 1 East, Guilford Township, Plainfield, Hendricks County, Indiana, described as follows:

Commencing at Harrison Monument marking the southeast corner of said northeast quarter section; thence North 01 degree 01 minute 40 seconds West along the east line of said quarter section 1964.44 feet to a point witnessed by a 5/8-inch rebar with orange cap stamped "offset Corner Firm #0060" which bears South 88 degrees 58 minutes 20 seconds West 15.00 feet from said point at the POINT OF BEGINNING; thence continuing North 01 degree 01 minute 40 seconds West along said quarter section line 172.38 feet to a point at the southeast corner of land of The Town of Avon as described in Instrument Number 200908192, said point is witnessed by a 5/8-inch rebar with orange cap stamped "Offset Corner Firm #0060" bearing South 88 degrees 58 minutes 20 seconds West 15.00 feet from said point, (the following four (4) courses are along the south and west lines of said land of The Town of Plainfield); 1) thence South 88 degrees 58 minutes 20 seconds West 18.00 feet to a 5/8-inch rebar with cap stamped "Banning Eng. Firm #0060"

(hereinafter referred to as capped rebar); 2) thence North 01 degrees 01 minutes 40 seconds West 75.00 feet to a capped rebar; 3) thence South 88 degrees 58 minutes 20 seconds West 17.00 feet to a capped rebar; 4) thence North 06 degrees 13 minutes 20 seconds West 50.21 feet to a capped rebar; thence South 88 degrees 58 minutes 20 seconds West 264.23 feet to a capped rebar; thence South 01 degrees 01 minutes 40 seconds East parallel with said east line 297.38 feet to a capped rebar; thence North 88 degrees 58 minutes 20 seconds East 303.77 feet to the POINT OF BEGINNING. Containing 2.000 acres, more or less.

Parcel 3

That portion of the Northeast Quarter and Southeast Quarter of Section 23, Township 15 North, Range 1 East, Guilford Township, Plainfield, Hendricks County, Indiana, described as follows:

BEGINNING at Harrison Monument marking the southeast corner of said northeast quarter section; thence North 01 degrees 01 minutes 40 seconds West along the east line of said quarter section 728.18 feet to a point, witnessed by a 5/8-inch rebar with orange cap stamped "offset Corner Firm #0060" and bearing South 88 degrees 58 minutes 20 seconds West 15.00 feet from said point, marking the southeast corner of a 10.000 acre parcel (the following three (3) courses are along the south, west and north lines thereof); 1) thence South 88 degrees 58 minutes 20 seconds West 463.31 feet to a 5/8-inch rebar with cap stamped "Banning Eng. Firm #0060" (hereinafter referred to as capped rebar); 2) thence North 01 degrees 01 minutes 40 seconds West 940.19 feet to a capped rebar; 3) thence North 88 degrees 58 minutes 20 seconds East 463.31 feet to a point on the east line of said quarter section as witnessed by a 5/8-inch rebar with orange cap stamped "Offset Corner Firm #0060" bearing South 88 degrees 58 minutes 20 seconds West 15.00 feet from said point; thence North 01 degrees 01 minutes 40 seconds West along the east line of said quarter section 296.07 feet to a point at the southeast corner of a 2.000 acre parcel, as witnessed by a 5/8-inch rebar with orange cap stamped "offset Corner Firm #0060" bearing South 88 degrees 58 minutes 20 seconds West 15.00 feet from said point, (the following three (3) courses are along the south, west and north lines thereof); 1) thence South 88 degrees 58 minutes 20 seconds West 303.77 feet to a capped rebar; 2) thence North 01 degrees 01 minutes 40 seconds West 297.38 feet to a capped rebar; 3) thence North 88 degrees 58 minutes 20 seconds East 264.23 feet to a capped rebar on the west line of the land of The Town of Avon as described in Instrument Number 200908182 [the following four (4) courses are along the west lines thereof]; 1) thence North 06 degrees 13 minutes 20 seconds West 60.24 feet to a capped rebar; 2) thence North 01 degrees 01 minutes 40 seconds West 100.00 feet to a capped rebar; 3) thence North 04 degrees 40 minutes 58 seconds East 150.75 feet to a capped rebar; 4) thence North 01 degrees 01 minutes 40 seconds West 63.57 feet to a capped rebar marking the southeast corner of the land of Che' Ranch, LLC as described in Instrument Number 200515949 (the following two (2) courses are along the south and west lines thereof); 1) thence South 87 degrees 59 minutes 39 seconds West 138.64 feet to a capped rebar; 2) thence North 00 degrees 41 minutes 02 seconds East 32.27 feet to a capped

rebar on the north line of said quarter section; thence South 88 degrees 26 minutes 42 seconds West along the north line of said quarter section 124.55 feet to a capped rebar marking the northeast corner of the land of Avon Community School Corporation as described in Instrument Number 200727752 (the following five (5) courses are along the east, south and west lines thereof); 1) thence South 00 degrees 30 minutes 44 seconds East 40.03 feet to a 5/8-inch rebar with unreadable cap; 2) thence South 88 degrees 22 minutes 50 seconds West 1445.07 feet to a 5/8-inch rebar; 3) thence South 00 degrees 48 minutes 49 seconds East 1910.01 feet to a 5/8-inch rebar; 4) thence South 88 degrees 24 minutes 03 seconds West 855.51 feet, to a 5/8-inch rebar; 5) thence North 00 degrees 48 minutes 08 seconds West 1952.32 feet to a capped rebar on the north line of said quarter section; thence South 88 degrees 26 minutes 42 seconds West along the north line of said quarter section 16.00 feet to a stone with cut "X" marking the northwest corner of said quarter section; thence South 00 degrees 48 minutes 08 seconds East along the west line of the said northeast quarter section and also the west line of said southeast quarter section 2994.75 feet to a capped rebar; thence North 88 degrees 22 minutes 03 seconds East 2620.32 feet to a point on the east line of said southeast quarter section, said points witnessed by a 5/8-inch rebar with orange cap stamped "offset Corner Firm #0060: bearing South 88 degrees 22 minutes 03 seconds West 15.00 feet from said point; thence North 01 degrees 00 minutes 53 seconds West along the east line of said southeast quarter section 324.26 feet to the POINT OF BEGINNING. Containing 127.413 acres, more or less.

Exhibit “B”

Site Location Map

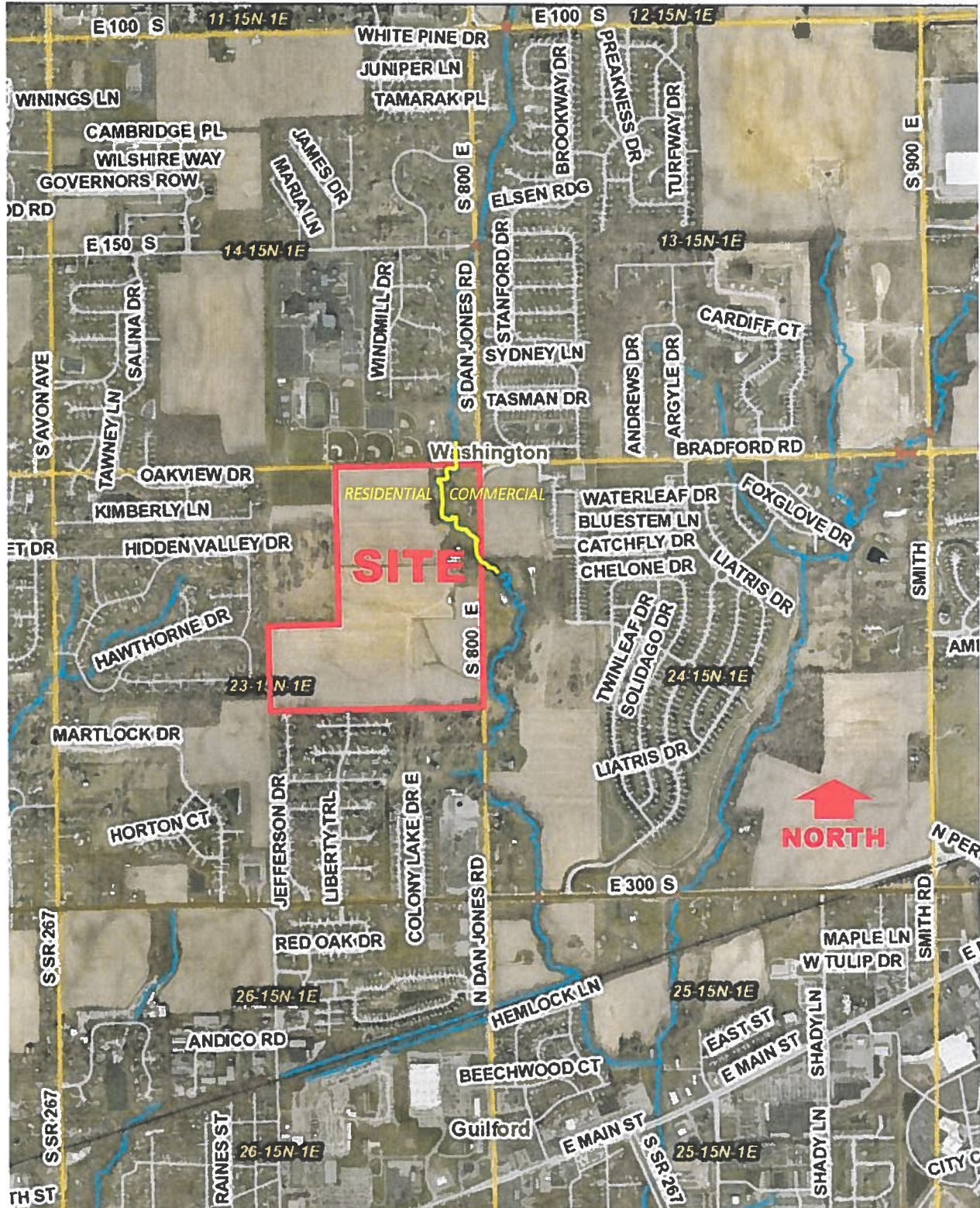


EXHIBIT “C”

Commercial Office Building Character Pictorials





Commercial Retail Building Character Pictorials



EXHIBIT “D”

Sample Estate Series Home Elevations





Sample Villa Series Home Elevations









EXHIBIT “E”

Amenity Character Pictorials





