

EXHIBIT "C"
Development Guidelines

The Legends At Geist
Planned Unit Development
Hamilton County, Indiana
June 10, 1992

Developer: Land Innovators Co.

Exhibit "C"
The Legends At Geist
Development Guidelines

I. STATEMENT OF PURPOSE AND INTENT

The Legends at Geist is a planned community. While its primary focus is residential, both the recreational and environmental components play an integral part in creating a unique living environment.

The Legends at Geist development standards are intended to carry out the goals of this planned community. They are written to ensure a unified, quality development. Through creativity in design, sensitivity to the characteristics of the site and compatibility of land uses, a commitment is made to the future of the community.

The following principles will be used in guiding development towards a planned community which can respond to changing market conditions.

- * Encouraging FLEXIBILITY in site design with respect to building spacing, heights and density of buildings, open space, street widths and parking.
- * Allowing a variety of CREATIVE SOLUTIONS to project design that may not be possible through the strict application of the local zoning and subdivision regulations.
- * Encouraging a mixed-use, MASTER PLANNED community providing for residential, recreational, and community services.
- * Encouraging INNOVATIONS in land use that result in the availability of attractive development opportunities.
- * Maximizing the UNIQUE physical features of The Legends at Geist.
- * Creating development patterns and project design that further the GOALS and POLICIES of the local governmental agencies.
- * Providing appropriate TRANSITIONS between land uses while encouraging an overall community focus.
- * Proving FLEXIBILITY for both land use type and density to be TRANSFERRED between parcels.

Exhibit "C"
The Legends At Geist
Development Guidelines

II. AUTHORITY/DEFINITIONS

AUTHORITY

These standards shall apply to all property contained within The Legends at Geist Planned Development. The regulations and requirements shall become the governing standards for review, approval, and modification of all development activities occurring on The Legends at Geist site. Provisions of this guide shall prevail and govern the development of The Legends at Geist, superseding existing zoning and subdivision ordinances. The subdivision and zoning ordinances and regulations of the appropriate governmental entity shall apply where the provisions of this guide do not address a specific subject, or where the plan commission or council provides changes.

DEFINITIONS

The following definition shall apply:

Community Services - Is intended to serve only the immediately surrounding residential neighborhood needs. No use shall be a heavy traffic generator. No residential land uses can occur in this parcel because it is within the flood fringe area. However, it is appropriate for genuine community services and those uses intended to provide convenience support for the neighborhoods.

Examples of primary permitted uses:

- * Community services - firehouse, school, church, police roll call enter
- * Education - day care, school
- * Recreational - community park, clubhouse

III. LAND USE STANDARDS

There are four primary land use categories within The Legends at Geist conceptual Planned Unit Development:

	<u>QUANTITIES</u>	<u>PERCENTAGES</u>
Residential	345.6 Acres	51%
Community Services/Lift Station	10.9 Acres	2%
Golf Course/Open Space*	289.3 Acres	43%
Collector Road R.O.W.	26.1 Acres	4%
TOTAL	671.9 Acres	100%

* Includes surface area of open water bodies

Exhibit "C"
The Legends At Geist
Development Guidelines

A. DEVELOPMENT DENSITY

Transfer of densities is permitted between parcels for flexibility purposes. When all residential parcel densities are added together, this total shall not be greater than 1,146 dwelling units. The density permitted on any parcel is a gross overall density. The maximum density per parcel and the total of 1,146 dwelling units for The Legends at Geist development shall not be exceeded without a formal amendment to the Planned Development. Modifications of 10% to parcel boundaries shall be permitted when final design is determined.

Development density maximums shall be determined on a parcel by parcel basis as specified in the following pages. Individual residential land use parcels shall be categorized into four different development density classifications; Large Lot Residential, Medium Lot Residential/One, Medium Lot Residential/Two and Small Lot Residential, which shall have the following maximum gross development densities, expressed in terms of the number of Dwelling Units (DU) per gross acre (AC):

- Large Lot Residential (LLR) - 1.5 DU/AC
 - Medium Lot Residential/One (MLR/1) - 2.5 DU/AC
 - Medium Lot Residential/Two (MLR/2) - 3.0 DU/AC
 - Small Lot Residential - (SLR) 5.0 DU/AC
- Overall Project - 1.71 DU/AC

Exhibit "C"
 The Legends At Geist
 Development Guidelines

B. RESIDENTIAL DEVELOPMENTAL STANDARDS

The following Table shall establish certain developmental standards for the construction of improvements for the residential parcels within The Legends at Geist Planned Development. Minimum lot sizes, minimum lot widths, and maximum lot coverage will not be regulated, but will be determined by the parcel development density and setback requirements.

TABLE I

DEVELOPMENTAL STANDARD	SLR	MLR/2	MLR/1	LLR
Front Yard Setback	20'	25'	25'	25'
Side Yard Setback	5'	7'	8'	10'
- Aggregate	10'	16'	20'	25'
- 10% Deviation	NA	1'	1'	1'
Rear Yard Setback	20'	20'	20'	25'
- 10% Deviation	2'	2'	2'	2.5'
Minimum Lot Frontage	20'	20'	20'	20'
Maximum Building Height				
Primary Use	35'	35'	35'	35'
Accessory Use	25'	25'	25'	25'
Minimum Floor Area 1-story (Excluding garages, 2-story porches, etc.)	1,000 1,400	1,400 1,800	1,400 1,800	1,800 2,000
Off-street Parking Spaces	2	2	2	2

* Zero lot line (ZLL) development may be allowed in these density classifications. If ZLL development is proposed, the minimum side yard setback is 0'.

All improvements on lots within individual parcels must adhere to the Development Standards specified in Table I, except as follows:

- up to 10% of the lots within any individual parcel may be allowed to deviate from either or both of the Side Yard and Rear Yard Setback requirements listed in Table I by the amount allowed in the Table (approximately 10%).
- Deviations from the setback requirements shall only apply to the dwelling units. Once a lot is recorded as having a setback deviation, it shall be recorded as one of the lots that constitute 10% of the lots in the parcel that are allowed such deviation. When the 10% figure is reached, no additional setback deviations shall be allowed for additional lots.

Exhibit "C"
The Legends At Geist
Development Guidelines

C. ZERO LOT LINE DEVELOPMENT

Zero lot line (ZLL) development shall be allowed within the SLR and MLR/2 density classifications. If ZLL development is desired by the developer, then all lots within a designated parcel must be laid out with the appropriate dwelling unit separations. If ZLL development is proposed, then dwelling units within ZLL areas shall not be allowed to have windows on exterior walls that lie within the required side yard setback (as set forth in Table I) from a property line.

Where a ZLL development directly abuts a lower density residential area (i.e., is not separated by a roadway, golf course or water body, etc.), transitional landscaping and screening techniques shall be employed to buffer the visual impact of the higher density area. A minimum perimeter setback of 20' shall also be required in such instances, regardless of whether the ZLL perimeter is a side or rear yard.

EXHIBIT "C"
The Legends At Geist
Development Guidelines

PARCEL: 1

USE: Golf Course/Open Space (Phase 1)
AREA: 92.5 Acres

PARCEL: 2

USE: Golf Course/Open Space (Phase 2)
AREA: 84.5 Acres

PARCEL: 3

USE: Golf Course/Open Space (Phase 3)
AREA: 49.4 Acres

PARCEL: 4

USE: Clubhouse/Dining Facilities
Misc. Golf Course Maintenance Facilities
AREA: 6.7 Acres

PARCEL: 5

USE: Single Family Detached
DENSITY: Large Lot 1.5 DU/AC
AREA: 8.0 Acres

Maximum Number of Lots: 12

PARCEL: 6

USE: Single Family Detached
DENSITY: Medium Lot 2.5 DU/AC
AREA: 13.3 Acres

Maximum Number of Lots: 33

PARCEL: 7

USE: Single Family Detached
DENSITY: Large Lot 1.5 DU/AC
AREA: 20.0 Acres

Maximum Number of Lots: 30

PARCEL: 8

USE: Single Family Detached
DENSITY: Medium Lot 2.5 DU/AC
AREA: 9.0 Acres

Maximum Number of Lots: 22

Exhibit "C"
The Legends At Geist
Development Guidelines

PARCEL: 9

USE: Single Family Detached *
DENSITY: Medium Lot 2.5 DU/AC
AREA: 5.7 Acres

Maximum Number of Lots: 14

* Due to contractual agreements with Hamilton Southeastern Utilities, this area is to be reserved for the possible use of a wastewater treatment plant. If the treatment plant does not need to be built the single family detached use will apply.

PARCEL: 10

USE: Lift Station
AREA: 0.57 Acres

PARCEL: 11

USE: Community Services/Open Space
AREA: 9.4 Acres

PARCEL: 12

USE: Open Space
AREA: 0.8 Acres

PARCEL: 13

USE: Single Family Detached
DENSITY: Medium Lot 3.0 DU/AC
AREA: 26.2 Acres

Maximum Number of Lots: 77

PARCEL: 14

USE: Open Space/Golf Course Expansion
AREA: 13.1 Acres

PARCEL: 15

USE: Open Space/Golf Course Expansion
AREA: 11.9 Acres

PARCEL: 16

USE: Single Family Detached
DENSITY: Medium Lot 2.5 DU/AC
AREA: 66.6 Acres

Exhibit "C"
The Legends At Geist
Development Guidelines

Maximum Number of Lots: 166

PARCEL: 17

USE: Recreational Open Space/Mineral Extraction
AREA: 30.4 Acres

PARCEL: 18

USE: Single Family Detached
DENSITY: Small Lot 5.0 DU/AC
AREA: 32.4 Acres

Maximum Number of Lots: 162

PARCEL: 19

USE: Single Family Detached
DENSITY: Small Lot 5.0 DU/AC
AREA: 56.0 Acres

Maximum Number of Lots: 280

PARCEL: 20

USE: Lift Station
AREA: 0.25 Acres

PARCEL: 21

USE: Single Family Detached
DENSITY: Small Lot 5.0 DU/AC
AREA: 13.6 Acres

Maximum Number of Lots: 68

PARCEL: 22

USE: Single Family Detached
DENSITY: Medium Lot 3.0 DU/AC
AREA: 90.0 Acres

Maximum Number of Lots: 270

PARCEL: 23

USE: Single Family Detached
DENSITY: Medium Lot 2.5 DU/AC
AREA: 4.8 Acres

Ord # 040892 A

The Legends at Geist
Proposed House Square Footage Minimums
11/05/91

<u>Parcel #</u>	<u>Description:</u>	<u>Min. 1 Story</u>	<u>Min. 2 Story</u>
1-4	Golf Course	n/a	n/a
5-7	Single family Large lot	1500	1800
8-9	Single family Large lot/Wastewater treatment	1500	1800
10	Lift Station	n/a	n/a
11	Community Services	n/a	n/a
12-13	Single family detached medium lot	1400	1800
14-17	Single family cluster	1300	1600
18	Recreational area	n/a	n/a
19	Community Services	n/a	n/a
20	Single family medium lot	1400	1800
21	Golf Course	n/a	n/a
22	Community Services	n/a	n/a
23-24	Apartments	R7	R7
25-26	Single family small lot	R5-C	R5-C
27-28	Apartments	R7	R7
29	Community services	n/a	n/a
30	Lift station	n/a	n/a
31	Community Services	n/a	n/a
32	Single family medium lot	1400	1800
33	Open Space	n/a	n/a

Hamilton Proper West
Amendment to Planned Unit Development
Hamilton County, Indiana
October 11, 1991

Developer: Land Innovators Co.

III. LAND USE STANDARDS

There are five primary land use categories within the Hamilton Proper West conceptual Planned Unit Development:

<u>AREA</u>	<u>QUANTITIES</u>	<u>PERCENTAGES</u>
Residential	372.2 Acres	51%
Community Services/Lift Station	24.3 Acres	3%
Golf Course/Open Space	215.4 Acres	29%
Collector Road R.O.W.	44.3 Acres	6%
Recreational Water	82.0 Acres	11%
TOTAL	738.2 Acres	

Transfer of densities is permitted between parcels for flexibility purposes. When all residential parcel densities are added together, this total shall not be greater than 1,774 dwelling units. The density permitted on any parcel is a gross overall density. The maximum density per parcel and the total of 1,774 dwelling units for the Hamilton Proper West development shall not be exceeded without a formal amendment to the Planned Development. Modifications of 10% to parcel boundaries shall be permitted when final design is determined.

Development Density Maximums

Single family/detached - 7.0 du/acre
Apartments - 18.5 du/acre
Overall Residential - 4.8 du/acre
Overall Project - 2.4 du/acre

11
16.5 units
↓

PARCEL: 1

USE: Golf Course / Open Space
(Phase 1 Construction)

ACREAGE: 91.2

PARCEL: 2

USE: Golf Course / Open Space
(Phase 2 Construction)

ACREAGE: 48.5

PARCEL: 3

USE: Golf Course / Open Space
(Phase 3 Construction)

ACREAGE: 50.7

PARCEL: 4

USE: Clubhouse / Restaurant /
Misc. Golf Course Maintenance Facilities

ACREAGE: 6.8

PARCEL: 5

USE: Single Family Detached

DENSITY: Large Lot 1.5 DU/AC

ACREAGE: 8.0

Maximum Total No. of Homesites: 12

No Existing residential streets shall be used for access into the proposed development.

PARCEL: 6

USE: Single Family Detached

DENSITY: Large Lot 2.5 DU/AC

ACREAGE: 13.3

Maximum Total No. of Homesites: 33

PARCEL 7

USE: Single Family Detached
 DENSITY: Large Lot 1.5 DU/AC
 ACREAGE: 20.0

Maximum Total No. of Homesites: 30

No existing residential streets shall be used for access into the proposed development.

PARCEL 8

USE: Single Family Detached
 DENSITY: Medium Lot 2.5 DU/AC
 ACREAGE: 9.6

Maximum Total No. of Homesites: 24

PARCEL: 9

USE: Single Family Detached *
 DENSITY: Medium Lot 2.5 DU/AC
 ACREAGE: 6.6

Maximum Total NO. of Homesites: 16

* Due to contractual agreements with Hamilton Southeastern Utilities, this area is to be reserved for the possible use of a wastewater treatment plant. If the treatment plant does not need to be built the single family detached use will apply.

PARCEL: 10

USE: Lift Station (Sanitary Sewer Pumping Station)
 ACREAGE: 0.57

PARCEL: 11

USE: Community Services / Open Space
ACREAGE: 7.8

PARCEL: 12

USE: Single Family Detached
DENSITY: Medium Lot 2.8 DU/AC
ACREAGE: 5.0
Maximum No. of Homesites: 14

PARCEL: 13

USE: Single Family Detached
DENSITY: Medium Lot 2.5 DU/AC
ACREAGE: 84.0
Maximum No. of Homesites: 210

PARCEL: 14

USE: Single Family Detached
DENSITY: Small Lot 3.5 DU/AC
ACREAGE: 16.5
Maximum No. of Homesites: 57

PARCEL: 15

USE: Single Family Detached
DENSITY: Small Lot 4.0 DU/AC
ACREAGE: 31.6
Maximum No. of Homesites: 126

PARCEL: 16

USE: Single Family Detached
DENSITY: Small Lot 5.0 DU/AC
ACREAGE: 11.1
Maximum No. of Homesites: 55

PARCEL: 17

USE: Single Family Detached
DENSITY: Small Lot 4.0 DU/AC
ACREAGE: 15.9
Maximum No. of Homesites: 63

PARCEL: 18

USE: Recreational Lake / Mineral Extraction
ACREAGE: 50.0

PARCEL: 19

USE: Community Services / Recreational
ACREAGE: 2.0

PARCEL: 20

USE: Single Family Detached
DENSITY: Medium Lot 2.5 DU/AC
ACREAGE: 70.0
Maximum No. of Homesites: 175

PARCEL: 21

USE: Golf Course / Open Space
ACREAGE: 10.5

PARCEL: 22

USE: Community Services / Recreational
ACREAGE: 4.3

PARCEL: 23

USE: Apartments
DENSITY: 18.5 DU/AC
ACREAGE: 7.2
Maximum No. of Units: 133

PARCEL: 24

USE: Apartments
DENSITY: 18.5 DU/AC
ACREAGE: 10.3
Maximum No. of Units: 190

PARCEL: 25

USE: Single Family Detached
DENSITY: Small Lot 5 DU/AC
ACREAGE: 9.5
Maximum No. of Homesites: 47

PARCEL: 26

USE: Single Family Detached
 DENSITY: Small Lot 5 DU/AC
 ACREAGE: 23
 Maximum No. of Homesites: 115

PARCEL: 27

USE: Apartments
 DENSITY: 18.5 DU/AC
 ACREAGE: 18.3
 Maximum No. of Units: 338

PARCEL: 28

USE: Apartments
 DENSITY: 18.0 DU/AC
 ACREAGE: 7.0
 Maximum No. of Units: 126

PARCEL: 29

USE: Community Services / Restaurant
 BUILDING COVERAGE: 40%
 ACREAGE: 4.8

PARCEL: 30

USE: Lift Station (Sanitary Sewer Pumping Station)
 ACREAGE: 0.25

PARCEL: 31

USE: Community Services
BUILDING COVERAGE: 40%
ACREAGE: 4.6

PARCEL: 32

USE: Single Family Detached
DENSITY: Medium Lot 2.0 DU/AC
ACREAGE: 5.1
Maximum No. of Homesites: 10

PARCEL: 33

USE: Open Space
ACREAGE: 7.7