

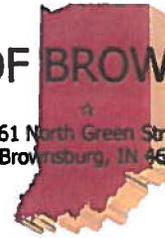
Commitment Amendment Application

FOUNDED 1848

TOWN OF BROWNSBURG

61 North Green Street
Brownsburg, IN 46112

Phone: 317.852.1128
Fax: 317.852.1135



BROWNSBURG ADVISORY PLAN COMMISSION

Project Name: Wynne Farms PUD Received: 12.15.10
Docket Number: 2011-01P / PCA-1-11-1061 Fee: \$250.00
Original Project Docket Number: ZA-300/WA03-05/LN03-02

1. Applicant's Name(s): Paul F. Rioux 2. Phone: (317) 863-2053
3. Applicant's Email: prioux@platinum-properties.com
4. Applicant's Address: 9757 Westpoint Drive
Suite 600
5. Owner's Name(s): Wynne Farms, LLC 6. Phone: (317) 818-2900
Managed by Platinum Properties, LLC (317) 818-2900
7. Owner's Address: 9757 Westpoint Drive
Suite 600
8. Representative: _____ 9. Phone: _____
10. Representative's email: _____
11. Representative's Address: _____

12. Applicant(s) is Circle One: Sole owner Joint owner Tenant Agent

Other (specify) _____

13. Legal Description:

See Exhibit-A (Legal Description) and Exhibit-B (Area Map)

14. Parcel Number(s)

32-07-25-200-001.000-016 & 32-07-25-100-005.000-016

14-2-25-61E 200-001

14-2-25-61E 100-005

Commitment Amendment Application *continued*

15. Present Zoning: PUD

16. Describe the proposed project: _____

The intent of this amendment is two-fold: 1) to enhance variety in the community and increase the diversity of front elevations by allowing more flexibility in material proportions and fenestrational presentation, and 2) to maintain the integrity of architectural styles (e.g. American Classical, Arts & Crafts, Georgian, Greek Revival, Italianate, Victorian).

The revisions to page twenty-four of the existing ordinance (in black) are highlighted (in red) below.

6.03 DESIGN STANDARDS

All single family dwellings shall be in accordance with the following standards and specifications:

- A. Front elevations shall be 100% brick, stone, or cultured stone, excluding windows and doors, up to eight (8') feet in height or equivalent square footage coverage. This requirement may also be met by utilizing a masonite or wood based siding product in lieu of vinyl on 100% of all elevations of the home or building. **Exception, regardless of the siding type, the amount of masonry required on front elevations may be less if the faithful execution of a period home and/or historical style so dictates.**
- B. All operable windows on the front of the home shall have shutters **unless otherwise highlighted with a minimum of four inch wide frames to enhance the appearance of the windows.**

17. Notarization: The above information and attached exhibits, to my knowledge and belief, are true and correct, and in compliance with the Zoning Ordinance and/or the Subdivision Control Ordinance of the Town of Brownsburg, Indiana.

Paul F. Rioux 12.15.10
Signature of Applicant Date

Paul F. Rioux 12.15.10
Print Name Date

STATE OF INDIANA)
COUNTY OF Hamilton) SS:

Subscribed and sworn to before me this 15th day of Dec., 2010

County of Residence:
Hamilton

[Signature]
Signature of Notary Public

Exhibit-A

PROPERTY DESCRIPTION

Undeveloped portion of "Parcel-F" (a.k.a. Birch Run) of Wynne Farms PUD

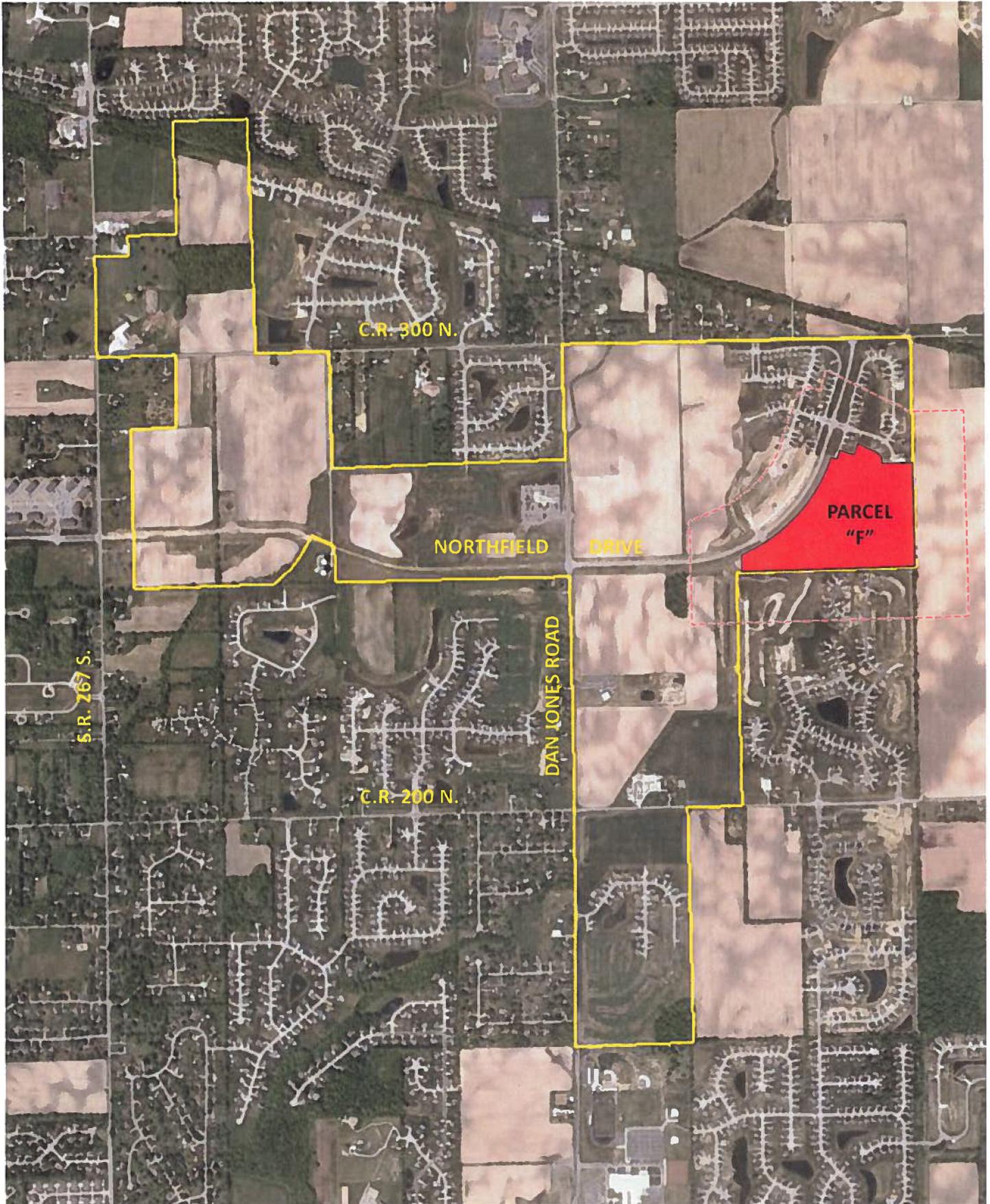
A part of the West Half of the Northeast Quarter and a part of the Southeast Quarter of the Northwest Quarter all in Section 25, Township 16 North, Range 1 East of the Second Principal Meridian in Hendricks County, Indiana, being more particularly described as follows:

Commencing at a railroad spike found representing the Northeast corner of said Section 25; thence South 88 degrees 55 minutes 49 seconds West on and along the North line of said Section a distance of 1327.59 feet to the calculated North Quarter corner of said Northeast Quarter Section as determined by an Alta/Acsm Land Title Survey as prepared by Benchmark Surveying Inc. and certified by Donn M. Scotten on January 31, 2003 and is recorded as Instrument Number _____ in the Office of the Recorder of Hendricks County, Indiana, said point also being the POINT OF BEGINNING of this description; thence South 00 degrees 50 minutes 25 seconds East a distance of 2659.00 feet to the calculated South Quarter corner of said Northeast Quarter Section; thence South 88 degrees 49 minutes 03 seconds West on and along the South line of said Quarter Section a distance of 1335.21 feet to the calculated center of the aforesaid Section 25; thence South 88 degrees 33 minutes 54 seconds West on and along the South line of the Southeast Quarter of the Northwest Quarter of said Section 25 a distance of 687.52 feet; thence North 00 degrees 58 minutes 24 seconds West a distance of 197.14 feet to a point on a curve concave Northwesterly having a central angle of 49 degrees 23 minutes 49 seconds and a radius of 1900.00 feet; thence Northeasterly on and along said curve an arc distance of 1638.06 feet (said arc being subtended by a chord having a bearing of North 42 degrees 13 minutes 12 seconds East and a length of 1587.80 feet); thence North 17 degrees 31 minutes 17 seconds East a distance of 897.56 feet to the point of curvature of a curve concave Westerly having a central angle of 14 degrees 15 minutes 48 seconds and a radius of 1900.00 feet; thence Northerly on and along said curve an arc distance of 472.99 feet (said arc being subtended by a chord having a bearing of North 10 degrees 23 minutes 23 seconds East and a length of 471.77 feet) to a point on the North line of the Northeast Quarter of said Section 25; thence North 88 degrees 55 minutes 49 seconds East on and along said North line a distance of 564.41 feet to the POINT OF BEGINNING and containing 65.93 acres, more or less. Subject to all restrictions, rights-of-way and easements of record.

Except, part of the Northwest Quarter of the Northeast Quarter of Section 25, Township 16 North, Range 1 East, Lincoln township, Hendricks County, Indiana, being more particularly described as follows:

Beginning at a Bolt marking the northwest corner of said Section 25; thence North 88 degrees 50 minutes 20 seconds East (assumed bearing) along the North line of said Northwest Quarter of Section 25 a distance of 2658.80 feet to a Railroad Spike marking the North Quarter corner of said Section 25, thence North 88 degrees 55 minutes 49 seconds East on and along the North line of said Quarter-Quarter Section 640.36 feet to the POINT OF BEGINNING; thence continuing North 88 degrees 55 minutes 49 seconds East on and along said North line 687.23 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section; thence South 00 degrees 50 minutes 25 seconds East on and along the East line of said Quarter-Quarter Section 1444.74 feet; thence South 89 degrees 09 minutes 35 seconds West 360.00 feet; thence North 00 degrees 50 minutes 25 seconds West 66.77 feet; thence North 34 degrees 51 minutes 07 seconds West 52.08 feet; thence North 52 degrees 07 minutes 22 seconds West 51.76 feet; thence North 70 degrees 17 minutes 58 seconds West 61.19 feet; thence North 62 degrees 56 minutes 31 seconds West 169.21 feet; thence South 17 degrees 31 minutes 17 seconds West 140.00 feet; thence North 72 degrees 28 minutes 43 seconds West 177.00 feet; thence South 17 degrees 31 minutes 17 seconds West 38.82 feet to a tangent curve concave Northwesterly and having a central angle of 04 degrees 09 minutes 18 seconds and a radius of 978.00 feet; thence Southwesterly on and along said curve an arc distance of 70.92 feet (said arc being subtended by a chord having a bearing of South 19 degrees 35 minutes 56 seconds West and a length of 70.91 feet); thence North 71 degrees 10 minutes 03 seconds West 171.95 feet to a point on the West right-of-way line of Northfield Drive the following three (3) courses being on and along said West right-of-way line; (1) said curve being concave Northwesterly having a central angle of 01 degrees 18 minutes 39 seconds and a radius of 1800.00 feet; thence Northeasterly on and along said curve an arc distance of 41.19 feet (said arc being subtended by a chord having a bearing of North 18 degrees 10 minutes 37 seconds East and a length of 41.18 feet); (2) thence North 17 degrees 31 minutes 17 seconds East 828.56 feet to the point of curvature of a tangent curve concave Westerly and having a central angle of 11 degrees 12 minutes 37 seconds and a radius of 1755.48 feet; (3) thence Northerly on and along said curve an arc distance of 343.47 feet (said curve being subtended by a chord having a bearing of North 11 degrees 54 minutes 59 seconds East a length of 342.92 feet); thence North 02 degrees 41 minutes 30 seconds East 162.09 feet to the POINT OF BEGINNING of this description and containing 26.11 acres, more or less, subject to all restrictions, right-of-way, and containing easement of record.

Exhibit-B
AREA MAP



NOTICE TO ADJACENT PROPERTY OWNERS
AFFIDAVIT

I/we Paul F. Rioux
after being fist duly sworn, depose and say:

1. That I/we have notified in person or by CERTIFIED RETURN RECEIPT U.S. MAIL, all landowners who are located within six hundred (600) foot radius or two (2) properties deep, whichever is greater, of my property located at See Exhibit-C, Brownsburg IN.
2. That the said landowners were informed by me of the filing of my application for Zoning Commitment Amendment approval and of the nature of said application as provided in the Rules of Procedure of the Brownsburg Advisory Plan Commission.
3. That the landowners were also notified that the Plan Commission will hold a public hearing regarding this application on 12.24.2011.
4. That the names and addresses of said landowners so notified are listed on Exhibit-D of this affidavit.

Paul F. Rioux 11.12.10
Signature of Affiant Date

Paul F. Rioux 11.12.10
Print Name Date

STATE OF INDIANA)
COUNTY OF Hamilton) SS:

Subscribed and sworn to before me this 15th day of Dec., 2010

My Commission Expires:
March 21, 2016

Eric W. Simons
Signature of Notary Public

County of Residence:
Hamilton

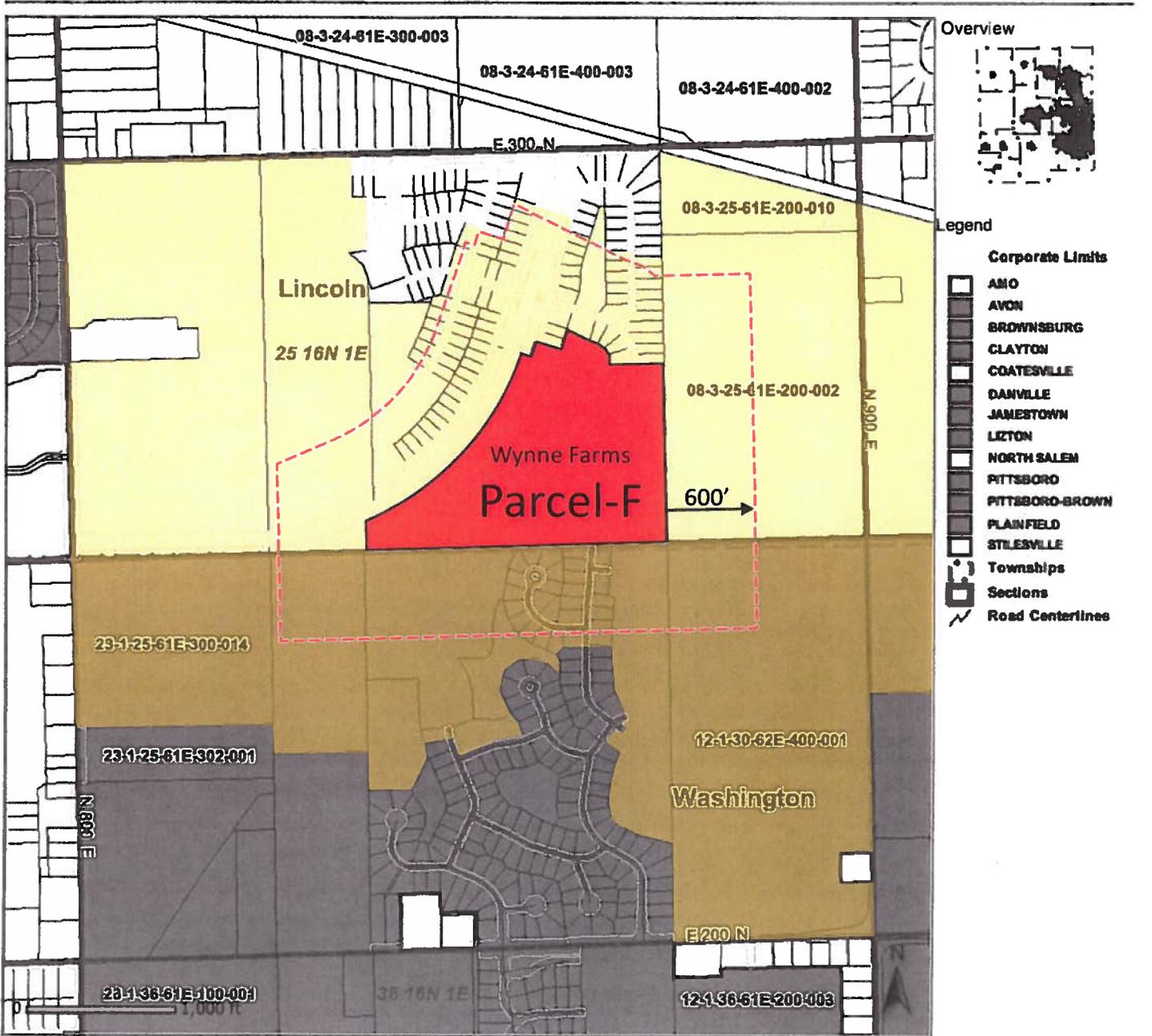
15th Eric W. Simons
Printed Name of Notary Public

Exhibit-C
ADJOINERS LOCATION DIAGRAM

Hendricks County, IN



Date Created: 12/13/2010
Map Scale: 1 in = 1,000 ft



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