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Augusta Woods is a proposed residential community designed to be compatible with the comprehensive plan and the Saratoga community while preserving some of the natural amenities of the site. The property is approximately 26 acres and is located on the west side of Saratoga Parkway south of the old railroad R/W.

Per the PUD zoning the designated density is 2 to 6 units per acre. The comprehensive plan shows the area as Medium Density 3 to 6 units per acre. The proposed development, at this time, is planned for a density of approximately 2.6 units per acre.

Following are the standards that will be adhered to and any additional commitments:

DEVELOPMENT STANDARDS:

1. Minimum *Lot Area* ~~→ 7,800~~ square feet
2. Minimum *Lot Width* ~~→ 60~~ feet on perpendicular lots at building line (50 feet on curves and cul-de-sacs at building line)
3. Minimum *Lot Frontage* – 35 feet on a *Public Street* and gain direct *Access* from said *Public Street*.
4. Maximum *Lot Coverage* – 40 percent
5. Minimum *Yards and Building Setbacks* –
 - a. Front – a minimum *Front Yard and Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

| | |
|--|--------------------|
| <i>Primary Arterial Street:</i> | 60 feet |
| <i>Secondary Arterial Street:</i> | 40 feet |
| <i>Collector Street:</i> | 30 feet |
| <i>Local Street / Cul-de Sac Street:</i> | 25 feet |
 - b. Side – a minimum *Side Yard* of 6 feet shall be providing along all *Side Lot Lines*.
 - c. *Aggregate Side* – a minimum *Aggregate Side Yard* of 12 feet shall be provided on all *Lots*.
 - d. Rear – a minimum *Rear Yard* shall be provided along all *Rear Lot Lines* as follows:
 - (1) Primary Building ~~→ 25~~ feet

6. *Maximum Building Height*
 - a. Primary Building – 35 feet
7. *Minimum Floor Area* – The minimum *Floor Area* of the *Primary Building*, exclusive of *Garage, Carport, Deck, Patio* and open *Porches*:
 - a. One Story *Building* – 1400 square feet minimum
 - b. Two or more Story *Building* – 1500 square feet
8. *Off-Street Parking* – each *Dwelling Unit* shall be provided with at least two (2) *Off-Street Parking Spaces*.

ADDITIONAL COMMITMENTS:

1. The main entryway off of Saratoga Parkway will consist of a landscaped divided roadway. ~~No parking will be allowed along divided portion of this street.~~
2. Landscaping will be provided per the submitted landscape plan.
3. ~~All homes will have concrete driveways and a minimum 19' wide and minimum 400 sq ft. in area attached garage capable of storing at least two (2) vehicles.~~
4. No outside storage of unlicensed vehicles, RV's, trailers, boats or boat trailers shall be permitted.
5. No above ground pools shall be permitted, except temporary pools having a depth of less than twenty four (24) inches.
6. No detached accessory buildings or other outbuildings shall be permitted.
7. All homes shall have uniform mail boxes as well as uniform street numbers.
8. A Home Owners Association shall be established for the development for the maintenance of all common areas, common amenities, lakes, entry monumentation and fence.
9. ~~All the homes within the subdivision will have 100 percent brick with wood or stucco accents and trim on all elevations, exclusive of windows, doors and gables. No vinyl siding will be utilized. Vinyl clad windows may be utilized.~~
10. A tree conservation and preservation area will be established with this development as shown on the plan. Clearing of trees and vegetation will occur only in areas required for street construction, building pad preparation and subsurface drainage installation. Prior to disturbance of any trees, a meeting will be held with the Town Staff, the developer and engineer to determine the extent and location of any clearing. The tree conservation area shall then be determined by a yellow ribbon tape to prevent grading or clearing into the Tree Conservation and Preservation areas. A typical 20' X 20' detailed tree vegetation survey shall be provided of the Tree Conservation area to show the number size and type of trees in the conservation area. The location of the tree survey shall be determined at

the meeting with the Town Staff. After clearing has occurred, a snow fence will be installed to eliminate disturbance in the tree conservation and preservation areas.

11. Street lighting will be consistent with that utilized throughout the Saratoga PUD development.
12. Each home will have the following minimum landscaping installed at the time of home construction: Front yard sodded; side and rear yards sodded or seeded, minimum of two 2 ½ inch caliper deciduous or 6 foot tall evergreen trees planted in the front of the home, minimum of 8 bushes or shrubs planted in the front of the home.
13. ~~All homes shall have dusk to dawn carriage lights or yard lights.~~
14. ~~Each home shall have a decorative address plate attached to the home with a size and location subject to the approval by the local 911 or police and fire department.~~
15. ~~Builder will not permit identical home elevations to be constructed on any adjoining lots within the community. Significant architectural features shall be used to differentiate between home elevations.~~
16. A minimum of one (1) shade tree shall be planted in the rear yard of all lots which adjoin Kennsington, with final selection of species and placement subject to the approval of the Director.
17. ~~No two (2) story homes shall be located on any lot which borders on Kennsington?~~

16 x 5"
3.5" letters