

**MODIFICATION TO
PUD ORDINANCE FOR**

BO-MAR ESTATES

Original Case No. PUD-21-123

Petitioner:

J.C. Hart Company, Inc.
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Carmel, IN 46032

Attorney for Petitioner:

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Introduction

In 2022, the PUD Ordinance for Bo-Mar Estates (“Bo-Mar Estates PUD”) was approved in connection with Petition No. PUD-21-123, and as part of Town Council Ordinance No. 17- 2022. The Bo-Mar Estates PUD is hereby amended by deleting the ~~strikeout~~ text and inserting the double-underlined text as set forth in the attached **Exhibit A**.

Exhibit A

Bo-Mar Estates
Amended Planned Unit Development

Plainfield, IN

~~April 2022~~

Developers:
Olthof Homes LLC
1350 N Meridian St #100
Carmel, IN 46032

J.C. Hart Company, Inc. 805 City Center Drive, #120
Carmel, IN 46032

Attorney for Developer:
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Engineer for Developer:
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Plainfield, IN 46168

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Overview of Proposed Development

General Location and Surrounding Properties

The proposed Bo-Mar Estates Development (“PUD”) is generally located at 2698 Smith Road, on the west side of Smith Road and the north side of Township Line Rd. The surrounding uses to the site are primarily residential. The recently approved Hobbs Station PUD is located east of the site with proposed residential and commercial uses.

Conceptual Planning

The PUD is situated on approximately 126 acres and is currently zoned AG. The legal description for the property is attached as **Exhibit A**. The property is currently used for agricultural purposes. The proposed PUD aims to provide a diverse, master-planned residential community with multiple residential uses that transition seamlessly with the surrounding area and the proposed Hobbs Station PUD.

The districts in the PUD are designed and established to encourage a transition from high-intensity uses east of the site to low-intensity uses west of the site. The Multifamily District provides Class A one-, two-, and three-bedroom units with amenities for residents. The townhome and paired villa sections of the Residential District provide fee-simple ownership with a low maintenance lifestyle, including exterior landscaping and snow removal professionally managed by the homeowner’s association. The traditional single-family section of the Residential District provides multiple floor plans and elevations with upgrades and options to meet each homeowner’s needs. Walking trails throughout the community provide connectivity between each district. A large park area is centrally located to provide amenities such as a clubhouse and pool, pickle ball courts, and gathering areas. Adequate streets, utilities and services will be provided, and the layout of improvements within the PUD will preserve desirable features within the site. Improvements will include new roads and streetscapes, sidewalks and trails, landscaping, hardscaping, storm water detention and retention and utility extensions and upgrades.

General Project Development Standards

1. General

The PUD shall be developed with distinct districts and sections aimed at providing a variety of residential uses that will be compatible with the surrounding uses.

2. Districts. There shall be the following districts and sections within the PUD:

A. Multifamily District (“Multifamily District”) shall consist of approximately 15.8 acres located in the southeast portion of the PUD as shown on the Preliminary PUD Site Plan attached as **Exhibit B** (the “Preliminary PUD Site Plan”) and shall include multi-story main street/urban style apartment buildings.

B. Residential District (“Residential District”) shall consist of the following Sections:

1. Single-Family Section (“Single-Family Section”) shall consist of approximately 29.8 acres located in the northwest portion of the PUD as shown on the Preliminary PUD Site Plan and shall consist of detached single-family homes on individual deeded lots;
2. Paired-Villa Section (“Paired-Villa Section”) shall consist of approximately 10.8 acres which shall consist of attached two-family homes on individual deeded lots; and
3. Townhome Section (“Townhome Section”) shall consist of approximately 29.9 acres which shall consist of attached multi-unit two-story townhomes(the “Townhome Section”).

3. Streets

The PUD shall have both public and private streets, which will be built to theTown’s standards.

4. Signs

The type and placement of signs throughout the PUD shall be complementary and shall be subject to Plan Commission approval as part of the Final Detail Plan approval of a phase of development within the PUD.

5. HOA

A. Master Declaration/Governance (“Master HOA”)

A master association will be established, and professionally managed, and charged with the enforcement of the rules, procedures or guidelines established by the covenants, conditions and restrictions of the overall PUD. The Master HOA shall serve the primary function of enforcement of the covenants for the Community, whereas the Sub HOA shall be responsible for the enforcement and guidelines established in the covenants for each Section of the Residential District.

B. Residential HOA (“Sub HOA”)

A homeowner’s association for each Section of the Residential District will be established, and professionally managed, and charged with the enforcement of the rules, procedures or guidelines established by the covenants, conditions and restrictions of each Section and shall operate in concurrence with the Master HOA.

Multifamily District

I. District Intent:

The purpose of the Bo-Mar Estates Multifamily District (the “Multifamily District”) is to provide an upscale, main street/urban style apartment community with Class A amenities. The Multifamily District will include up to approximately 315 rental multi-story residences as approximately depicted on the Preliminary PUD Site Plan with appropriate standards as detailed below:

II. Permitted Uses, Accessory Uses and Special Exceptions

A. The following uses are permitted Primary Uses within the Multifamily District:

- Multifamily Dwellings

B. The following uses are permitted Accessory Uses within the Multifamily District:

All accessory uses permitted in Article 4. 1.A. of the Town of Plainfield Zoning Ordinance in effect at the time this PUD is enacted (“PZO”) shall be allowed within the Multifamily District, excluding the following accessory uses: Carports, mini-barns, storage sheds, children’s playhouses, swings. Notwithstanding, transit stations, and wireless communication facilities shall be permitted.

III. Development Standards

A. Maximum Project Gross Density – Twenty (20) Dwelling Units per acre.

B. Minimum Project Frontage - 150 feet on a Public Street and gain Access from said Public Street.

C. Minimum Setbacks and Yard Requirements:

1. A minimum Setback and Perimeter Yard shall be provided along all property lines of the Multifamily District as follows:

a. Front - a minimum Front Yard and Building Setback measured from the Proposed Right-of-Way shall be provided as follows:

Township Line Road: 0’
Smith Rd: 0’
Main Entrance Road: 0’

b. Side and Rear Yards - Minimum Side or Rear Yard – 20’

2. The minimum distance between buildings within the Multifamily District shall be 30’

D. Use of Minimum Yards. All landscaping within Minimum Yards shall be approved by the Plan Commission at the time of Final Detailed Plan approval of a phase of development within the Multifamily District. All Minimum Yards shall remain free from Buildings or Structures except where expressly permitted below or by other provisions of this Ordinance:

1. Minimum Front Yards – ~~may include: Driveways; walkways with a maximum width of up to six (6) feet, or Signs as regulated by the PZO, and shall otherwise be maintained as open space free from Buildings or Structures.~~ (as described in Section III.C.1.a. of the Multifamily District) may include the following: drives, driveways (including interior access driveways), sidewalks, multipurpose pathways, parking spaces, landscaping and/or signs provided that the remainder of said yards shall be maintained as open space free from buildings or structures.
2. ~~Minimum Side Yards—shall be maintained open space free from Buildings or Structures.~~ Minimum Side and Rear Yards (as described in Section III.C.1.b. of the Multifamily District) may include the following: drives, driveways (including interior access driveways), sidewalks, multipurpose pathways, parking spaces, landscaping and/or signs provided that the remainder of said yards shall be maintained as open space free from buildings or structures.
3. ~~Minimum Rear Yards—shall be maintained open space free from Buildings or Structures.~~ Yards within the Minimum 30' between Buildings (as described in Section III.C.2. of the Multifamily District) may include the following: drives, driveways (including interior access driveways), sidewalks, multipurpose pathways, parking spaces, landscaping and/or signs provided that the remainder of said yards shall be maintained as open space free from buildings or structures.

E. Maximum Building Height

1. Primary Building – 4 stories; multifamily buildings fronting Smith Road and Township Line Road are required to be 4 stories; except that two multifamily buildings along Smith Road, two multifamily buildings along Township Line Road and one coach home building along Township Line Road may be 3 stories as approximately depicted on the Final Detailed Plan **Exhibit H.**
2. Accessory Buildings – 2 stories

F. Minimum Floor Area - The minimum Floor Area of each Multifamily Dwelling Unit shall be:

1. 720 square feet for Dwelling Units located on one story.
2. 450 square feet per floor for Dwelling Units located on more than one floor.

- G. Parking – shall be approved by the Plan Commission at the time of Final Detailed Plan approval for a phase of development within the Multifamily District. Shared parking shall allow for a reduction in the number of required parking spaces.
- H. Landscaping Requirements –shall be approved by the Plan Commission at the time of Final Detailed Plan approval of a phase of development within the Multifamily District.
- I. Screening of HVAC mechanical equipment - shall comply with Article 4 of the PZO.
- J. Trash Collection - ~~Centralized trash collection areas shall be provided. Screening of trash collection areas shall comply with Article 4 of the PZO.~~ A centralized trash collection area shall be provided. Screening of trash collection area shall be in substantial compliance with the enclosure depicted on the Trash Enclosure – Plan & Elevations, Sheet Z904 **Exhibit I**
- K. Lighting: Shall comply with Article 4.9 of the PZO.
- L. Developed Recreational Open Space Requirements:
 - 1. Developed Recreational Open Space may include, but not be limited to, such facilities as: playgrounds; tot lots; tennis, pickleball, volleyball or basketball courts; and common recreational buildings.
 - 2. Developed Recreational Open Space areas shall not overlap any required Interior Yards or Perimeter Yards.
 - 3. Plans for improvements within Developed Recreation Open Space areas shall be submitted for Plan Commission approval for each phase of development within the Multifamily District in connection with a petition for Final Detailed Plan approval for such phase.
- M. All projects located in the Multifamily District shall be subject to the requirements for the filing of a Final Detailed Plan petition as set forth in Article 6 of the PZO.
- N. The architectural design of the multifamily buildings shall be a main street or urban style design complementary to the surrounding area and as generally depicted in **Exhibit C**. All final elevations shall be approved by the Plan Commission.

Residential District
(Single-Family Section & Paired Villa Section)

I. District Intent:

The purpose of the Single-Family Section and Paired Villa Section of the Residential District is to provide single-family and paired-villa residences with a variety of floor plans and elevations. The Single-Family Section and Paired Villa Section of the Residential District shall contain up to approximately 85 single-family lots and 56 paired-villa lots, as approximately depicted on **Exhibit B**. A homeowner's association will be established and professionally managed to ensure compliance with the PUD standards and established covenants.

Multiple elevations will be approved by the Town of Plainfield as part of this PUD. Should a home be proposed which varies from the approved elevations, but otherwise meets the standards of this PUD, then the new elevation(s) shall be presented to and approved by the Planning Director. Should a home be proposed that varies from the standards of this PUD, then the new home(s) shall be presented to the Planning Director and/or the Plan Commission for approval as a minor amendment to this PUD. Illustrative renderings of single-family and paired villa residences are generally depicted in **Exhibit D**.

II. Permitted Uses, Accessory Uses and Special Exceptions

A. The following uses are permitted Primary Uses within the Single-Family Section of the Residential District:

1. Single Family and Paired Villa Dwellings
2. Model Homes. Model Home, as used herein, shall be defined as a residence constructed for the initial purpose of showing the home to potential buyers and may include a sales office. Model Homes may vary from development standards and approved elevations for the Single-Family District until such time as the Certificate of Occupancy is issued with respect to the last home built in the PUD. Prior to issuance of a Certificate of Occupancy on any model home, the subject model shall be converted to conform to the design standards in Section IV below.
3. Park, (may include, by example, but is not required to have, nor is limited to the following activities: outdoor recreation areas, amenity center, sports court(s), pocket park, or playground equipment)

B. The following uses are permitted Accessory Uses within the Single-Family Section and Paired Villa Section of the Residential District:

1. Accessory Uses: All accessory uses permitted in Article 4. 1.A. of the PZO shall be allowed within the Single-Family Section and Paired Villa Section, excluding the following accessory uses: Carports, mini-barns, storage sheds, signs, storage buildings, game courts. Detached accessory buildings shall be prohibited.

III. Development Standards

Standard	Single Family Units	Paired Villa Units
Maximum Number of Units	85	56
Minimum Lot Area	9,000 SF	5,600 SF (one dwelling)
Minimum Lot Width	75'	90' (two dwellings) 45' (one dwelling)
Lot Frontage at ROW	35'	35'
Minimum Front Yard Setback	20'	20'
Minimum Garage Door Setback	26'	26'
Minimum Side Yard Setback	6'	5'
Minimum Building Separation	12'	10'
Minimum Rear Yard Setback	20'	20'
Minimum Living Space per dwelling unit	1,650 SF (1-story) 1,950 SF (2-story)	1,300 SF
Maximum Lot Coverage	N/A	N/A
Min. Roof Pitch ¹	5/12	5/12
Max. Building Height	35'	35'
Min. Garage Size including storage	484 SF	412 SF
Garage door width Ratio to length of front façade	50% (The total width of garage doors shall not exceed 27')	50%
Max. Driveway width at ROW	16'	16'

¹Secondary, accent, and/or other roof planes shall have a minimum roof pitch of 3/12.

IV. Residential Requirements

The Town of Plainfield Residential Design Guidelines shall be replaced in its entirety with the design criteria set forth in the PUD.

A. Exterior Elevations

1. The front elevation of all single-family and paired villa homes in the Single-Family Section and Paired Villa Section shall include design features selected from the options specified in **Exhibit G**. Homes are required to score eleven (11) points from the Groups

listed in “Bo-Mar Estates Front Elevation Design Compliance Guidelines and Checklist.” Such eleven (11) points shall be allocated as follows: four (4) from Group 1, three (3) from Group 2, and the remaining from Group 3.

2. Non-street-oriented side elevations are required to score two (2) points from Groups listed in “Bo-Mar Estates Side and Rear Elevation Design Compliance Guidelines and Checklist” in **Exhibit G**. Such two (2) points shall be allocated as follows: a minimum of one (1) from Group 1.
3. Rear elevations and street-oriented side or rear elevations are required to score three (3) points from Groups listed in “Bo-Mar Estates Side and Rear Elevation Design Compliance Guidelines and Checklist” in **Exhibit G**. Such three (3) points shall be allocated as follows: a minimum of two (2) from Group 1.
4. Additional architectural embellishments or design features may be approved within each Group by the Plan Commission when such architectural features would provide a similar architectural effect to the items listed within each Group.
5. Paired Villa lots 25-28 as depicted in **Exhibit B** shall include a covered porch or sunroom.

B. All home elevations meeting the standards and requirements set forth in this PUD shall be reviewed and certified upon presentation to the Planning Director. Roofs

1. All homes shall have architectural/dimensional shingles, except for secondary, accent, and/or other non-primary roof planes may be metal.
2. All homes shall have a minimum of 12” roof overhangs, prior to the installation of siding material.
3. All homes will include a service walk from the front porch to the public sidewalk.

C. Garages

1. All homes shall have at least a two-car attached garage.

D. Anti-Monotony Code

1. All homes in the Single-Family Section shall conform to the anti-monotony code attached hereto as **Exhibit E**.

E. Exterior Materials

1. The exterior materials will be a mix of lap, shake, and board and batten siding, brick and stone masonry, and composite trim. Vinyl siding shall be prohibited.

V. Street & Pedestrian Design/Connectivity

- A. The project has been designed to link the separate districts through an interconnected street network and sidewalk system.

VI. Landscaping Requirements

- A. The following landscape requirements shall apply to the Single-Family Section and the Paired Villa Section:
 - 1. A minimum of eight (8) shrubs along the front elevation and shall be a minimum of eighteen (18) inches in height at the time of planting.
 - 2. One (1) shade tree, with two (2) inch caliper at the time of planting, shall be planted in the front yard.
 - 3. Landscaping in Right-Of-Way
 - a. Street Trees shall be planted along all streets within the lot, parallel to the street, and said street shade trees shall be a minimum two (2) inch caliper at the time of planting. Typical spacing of street trees shall be fifty (50) feet apart.
 - b. Landscaping shall be permitted within center medians and islands.
 - 4. Any landscaping permitted within the right-of-way will be the responsibility of the HOA to maintain.
 - 5. Perimeter Landscaping requirements shall be consistent with the below planting requirements.
 - a. Perimeter landscaping shall be required where the PUD abuts Smith Road and Township Line Road. The buffer along Smith Road and Township Line Rd will have a Level 5 buffer yard. Such landscaping shall be provided within a landscape easement and consist of both ornamental and shade trees. Berms shall not be required to be installed as part of the landscaping along Smith Road and Township Line Road.
 - b. A Level 3 perimeter yard along the west property line will be provided. The Applicant may conduct a tree inventory of the existing treeline and shall receive a 1:1 credit for any existing healthy trees. Existing healthy trees outside the area of development shall be preserved.
 - c. All perimeter yards shall be maintained by the HOA.

- B. Within the Single-Family Section, the front yard of all lots shall be landscaped with sod to the front building line extended to each side lot line. The remaining portions of the side yard and rear yard of the lot shall be seeded; provided that for corner lots, the street facing side yard shall be sodded.
- C. Within the Paired Villa Section, the front yard of all lots shall be landscaped with sod to the front building line and the remaining portions of the side and rear yards shall be seeded.

VII. Open Space and Amenities

- A. A minimum of twenty-five (25%) percent of the PUD shall be open space as generally depicted on the site plan in **Exhibit B**.
- B. Passive Amenities such as a central open space including trails shall be provided for passive recreation opportunities, as generally depicted on the site plan. Trails shall be either a 6' wide asphalt trail or 5' wide concrete sidewalk depending on the location.
- C. Active Amenities such as a playground, dog park, pickleball courts, and putting green shall be provided as generally depicted on the site plan in **Exhibit B**.
- D. A clubhouse and community pool as generally depicted on the site plan in **Exhibit B** shall be provided with the following features:
 - 1. Elevations: The clubhouse building shall be one (1) story and include a front and rear porch, multi-purpose room, exercise room and related equipment, restrooms and pool equipment. The structure shall be of Modern Farmhouse architecture complementary to the Townhome Residential District.
 - 2. Materials: the clubhouse building shall consist of a combination of masonry, lap, shake, and board and batten siding. Vinyl siding shall not be permitted.
 - 3. Roof: the main roof pitch shall be a minimum of 6:12.
 - 4. Overhangs: the clubhouse building shall have a minimum of twelve (12) inch overhangs, prior to the installation of siding material.
 - 5. Mechanical Equipment: shall not be located in front of the building.

VIII. Street Lighting Requirements

- 1. Street lighting shall meet the Town Standards and be permitted at entrances into the neighborhood, as approved in a submitted Lighting Plan reviewed and approved by the Plan Commission. Additional lighting may be erected throughout the community as determined by the Developer.

2. Street lighting within the public right-of-way shall be allowed. The design and location of such street lighting shall be approved by the Plan Commission upon Primary Plat approval.
3. Dusk to Dawn coach style lighting located on the garage shall be installed by the builder to help illuminate the neighborhood area. Yard post lights shall not be permitted.
4. The HOA shall be responsible for the electric cost of street lighting.

IX. Other Miscellaneous Standards and Regulations

1. No above ground pools shall be permitted. In ground pools shall be fenced in accordance with the applicable Indiana Building Codes and with fence regulations set forth in the HOA's Declaration of Covenants and Restrictions.
2. The community shall have uniform mailboxes. The mailboxes may be located in the right-of-way and shall be in gang boxes located within the community.

X. Homeowners Association and Declaration of Covenants

1. A Declaration of Covenants and Restrictions shall be prepared and recorded which shall contain various provisions regarding certain portions of the Real Estate occupied by any residential dwelling unit as determined by the builder(s), including, without limitation, provisions for mandatory assessments and maintenance of common areas.
2. A homeowner's association (HOA) will be established, and professionally managed, and charged with the enforcement of the rules, procedures or guidelines established by the covenants, conditions and restrictions of the subdivision.
3. The HOA will provide for maintenance of all common areas, entry features/structures including signage within the Residential District, and amenities. The Single-Family Section and Paired Villa Section shall be a sub-HOA to a Master HOA for the PUD.

XI. Approval Process

1. All approvals, amendments, and/or modifications to the Residential District of the PUD shall be governed by Article 6.1 of the PZO, except that homes that are deemed non-compliant by the Department of Development Services staff may be approved by a majority vote at the Plan Commission and/or Town Council.

Residential District (Townhome Section)

I. District Intent:

The purpose of the Townhome Section of the Residential District is to provide attached townhomes on approximately 29.9 acres, as approximately depicted on **Exhibit B**. Illustrative renderings of townhomes are generally depicted in **Exhibit D**.

II. Permitted Uses

The following uses are permitted Primary Uses within the Townhome Section of the Residential District:

1. Townhomes
2. Model Homes. Model Home, as used herein, shall be defined as a residence constructed for the initial purpose of showing the home to potential buyers and may include a sales office. Model Homes may vary from development standards and approved elevations for the Townhome Section of the Residential District until such time as the Certificate of Occupancy is issued with respect to the last home built in the PUD. Prior to issuance of a Certificate of Occupancy on any model home, the subject model shall be converted to conform to the development standards for the Townhome Section or the Residential District as may be applicable.

III. Development Standards

Standard	Townhome Units
Maximum Number of Units	301
Minimum Lot Area	1,200 SF
Minimum Lot Width	20'
Lot Frontage at ROW	20'
Minimum Front Yard Setback	5'
Minimum Side Yard Setback	N/A
Minimum Building Separation	10'
Minimum Rear Yard Setback	N/A
Minimum Living Space per dwelling unit	1,200 SF
Maximum Lot Coverage	N/A
Min. Roof Pitch ¹	5/12

Max. Building Height	40'
Min. Garage Size including storage	440 SF
Garage door width Ratio to length of front façade	N/A

IV. Residential Requirements

The Town of Plainfield Residential Design Guidelines shall be replaced in its entirety with the design criteria set forth in the PUD.

A. Exterior Elevations

1. The front elevation of all townhome buildings in the Townhome Section shall include design features selected from the options specified in **Exhibit G**. townhome buildings are required to score eleven (11) points from the Groups listed in “Bo-Mar Estates Front Elevation Design Compliance Guidelines and Checklist.” Such eleven (11) points shall be allocated as follows: four (4) from Group 1, three (3) from Group 2, and the remaining from Group 3.
2. Non-street-oriented side elevations are required to score two (2) points from Groups listed in “Bo-Mar Estates Side and Rear Elevation Design Compliance Guidelines and Checklist” in **Exhibit G**. Such two (2) points shall be allocated as follows: a minimum of one (1) from Group 1.
3. Rear elevations are required to score three (3) points from Groups listed in “Bo-Mar Estates Side and Rear Elevation Design Compliance Guidelines and Checklist” in **Exhibit G**. Such three (3) points shall be allocated as follows: a minimum of two (2) from Group 1.
4. Alleys shall not qualify as “street-oriented” facades of a townhome.
5. Additional architectural embellishments or design features may be approved within each Group by the Plan Commission when such architectural features would provide a similar architectural effect to the items listed within each Group.
6. The side elevation of townhome buildings identified with an asterisk (*) on **Exhibit F** shall have an enhanced side elevation as depicted in **Exhibit F**. All townhome elevations meeting the standards and requirements set forth in this PUD shall be reviewed and certified upon presentation to the Planning Director.

B. Roofs

1. All homes shall have architectural/dimensional shingles, except for secondary, accent, and/or other non-primary roof planes may be metal.
2. All homes shall have a minimum of 12” roof overhangs on the front and rear façades and 6” on the side facades, prior to the installation of siding material.

C. Garages

1. All homes shall have at least a two-car detached garage.

D. Exterior Materials

1. The exterior materials will be a mix of lap, shake, and board and batten siding, brick and stone masonry, and composite trim. Vinyl siding shall be prohibited.

V. Street & Pedestrian Design/Connectivity

1. The project has been designed to link the separate districts through an interconnected street network and sidewalk system.

VI. Street Lighting Requirements

1. Street lighting shall meet the Town Standards and be permitted at entrances into the neighborhood, as approved in a submitted Lighting Plan reviewed and approved by the Plan Commission. Additional lighting may be erected throughout the community as determined by the Developer.
2. Street lighting within the public right-of-way shall be allowed. The design and location of such street lighting shall be approved by the Plan Commission upon Primary Plat approval.
3. Dusk to Dawn coach style lighting located on the garage shall be installed by the builder to help illuminate the neighborhood area. Yard post lights shall not be permitted.
4. The HOA shall be responsible for the electric costs of street lighting.

VII. Other Miscellaneous Standards and Regulations

1. The community shall have uniform mailboxes. The mailboxes may be located in the right-of-way and shall be in gang boxes located within the community.
2. Off-Street Parking shall comply with Article 4 of the PZO. Detached garages shall be considered off-street parking.
3. Landscaping Requirements – shall be approved by the Plan Commission at the time of Final Detailed Plan approval of a phase of development within the Townhome District.

VIII. Homeowners Association and Declaration of Covenants

1. A Declaration of Covenants and Restrictions shall be prepared and recorded which shall contain various provisions regarding certain portions of the Real Estate occupied by any residential dwelling unit as determined by the builder(s), including, without limitation, provisions for mandatory

assessments and maintenance of common areas.

2. A homeowner's association (HOA) will be established, and professionally managed, and charged with the enforcement of the rules, procedures or guidelines established by the covenants, conditions and restrictions of the subdivision.
3. The HOA will provide for maintenance of all common areas, entry features/structures including signage within the Residential District, and amenities. The Townhome Section shall be a sub-HOA to a Master HOA for the PUD.

IX. Architectural Review

1. Architectural Review. All projects located in the Townhomes District shall be subject to the requirements for the filing of a Final Detailed Plan, including architectural renderings, elevations and exterior materials, as set forth in Article 6 of the PZO.

X. Approval Process

1. All approvals, amendments, and/or modifications to the Residential District of the PUD shall be governed by Article 6.1 of the PZO, except that homes that are deemed non-compliant by the Department of Development Services staff may be approved by a majority vote at the Plan Commission and/or Town Council.

EXHIBIT A

Legal Description

Part of the Southeast Quarter of Section 24, Township 15 North, Range 1 East of the Second Principal Meridian, Hendricks County, Indiana, being that 126.373-acre tract of land shown on the ALTA/NSPS Land Title Survey dated October 30, 2020, as last revised, by Michael J. Smith, PS #LS20500025 of American Structurepoint, Inc. Under project number 2020.02292, more particularly described as follows:

Commencing at a Hendricks County Disk at the southeast corner of said Southeast Quarter; thence North 00 degrees 28 minutes 21 seconds West 714.05 feet along the east line of said Southeast Quarter (basis of bearings is the Indiana Geospatial Coordinate System, Hendricks zone) to the northeast corner of the 3.501-acre parcel described in Instrument Number 200300002018, on file in the Office of the Recorder of Hendricks County, Indiana, being the POINT OF BEGINNING, the following seven (7) courses are along the north and west lines of said 3.501-acre parcel; 1)thence South 89 degrees 08 minutes 40 seconds West 14.15 feet to a rebar with a cap stamped "Gaston Land Survey 920002" (hereafter referred to as "Gaston rebar"); 2)thence South 33 degrees 01 minute 03 seconds West 40.95 feet to a Gaston rebar; 3)thence South 00 degrees 51 minutes 20 seconds East 256.00 feet (a bent Gaston rebar is 0.6 of a foot north); 4)thence South 38 degrees 46 minutes 29 seconds West 31.78 feet (a bent Gaston rebar is 0.9 of a foot north); 5)thence South 72 degrees 19 minutes 07 seconds West 886.32 feet (a bent Gaston rebar is 0.3 of a foot north and 0.2 of a foot east); 6)thence Westerly along a curve to the right having a radius of 1,950.00 feet and subtended by a long chord having a bearing of South 80 degrees 33 minutes 55 seconds West and a length of 559.40 feet (a bent Gaston rebar is 0.3 of a foot north and 0.2 of a foot east); 7)thence South 88 degrees 48 minutes 43 seconds West 217.96 feet to a Gaston rebar at the northeast corner of the 0.861-acre parcel described in Instrument Number 201018700, on file in the Office of said Recorder; thence South 89 degrees 03 minutes 51 seconds West 602.92 feet along the north line of said 0.861-acre parcel to a 5/8- inch diameter rebar with a cap stamped "ASI FIRM #0094" set flush (hereafter referred to as "setrebar") on the east line of Lot 5 in Minor Plat No. 9, recorded in Plat Book 9, Page 102 in the Office of said Recorder, the following three (3) courses are along the east and north lines of said Lot 5; 1)thence North 05 degrees 25 minutes 07 seconds East 433.61 feet to a set rebar; 2)thence North 12 degrees 31 minutes 18 seconds East 449.20 feet to a set rebar; 3)thence North 89 degrees 35 minutes 08 seconds West 494.27 feet to the centerline of Clark's Creek and the east line of Bluewood, Section 2, recorded as Instrument Number 200600006598 in the Office of said Recorder, the following 14 courses are along the east lines of said Bluewood Section 2, Arailia, Section 2, recorded as Instrument Number 200500016118 in the Office of said Recorder and Bluewood, Section 1, recorded as Instrument Number 200400034647, in the Office of said Recorder;

thence North 18 degrees 30 minutes 28 seconds West 4.98 feet;
thence North 20 degrees 19 minutes 10 seconds East 320.07 feet;
thence North 27 degrees 08 minutes 36 seconds East 227.05 feet;
thence North 00 degrees 19 minutes 35 seconds East 72.62 feet;
thence North 38 degrees 24 minutes 28 seconds East 117.76 feet;
thence North 18 degrees 25 minutes 24 seconds East 302.36 feet;
thence North 41 degrees 08 minutes 26 seconds East 129.46 feet;

thence South 75 degrees 45 minutes 45 seconds East 96.94 feet;
thence North 61 degrees 07 minutes 04 seconds East 217.07 feet;
thence North 33 degrees 50 minutes 41 seconds West 83.70 feet;
thence North 18 degrees 26 minutes 10 seconds East 381.29 feet;
thence North 68 degrees 05 minutes 06 seconds East 92.31 feet;
thence North 26 degrees 22 minutes 10 seconds West 99.33 feet;
thence North 13 degrees 25 minutes 03 seconds West 51.16 feet to the north line of said Southeast Quarter;

thence North 88 degrees 59 minutes 15 seconds East 1,754.55 feet along said north line to the northeast corner of said Southeast Quarter; thence South 00 degrees 28 minutes 21 seconds East 1,955.91 feet along the east line of said Southeast Quarter to the POINT OF BEGINNING. Containing 126.129 acres, more or less.

EXHIBIT B

Preliminary PUD Site Plan



SITE DATA

LAND USE	UNITS	AREA	% OF SITE
SINGLE FAMILY (75'w x 125'd TYP.)	85	29.8	23.6%
PAIRED VILLAS (90'w x 125'd TYP.)	56	10.8	8.5%
TOWNHOMES	301	29.9	23.7%
APARTMENTS	-	15.8	12.5%
DETENTION/FLOODPLAIN WETLAND/OPENSOURCE	-	33.9	26.9%
ENTRANCE DRIVE (77' R.O.W.)	-	4.8	3.8%
SMITH ROAD 1/2 ROW	-	1.2	1.0%
TOTAL	442	126.2 AC.	100.0%

CONCEPT PLAN
BO-MAR ESTATES
PLAINFIELD, INDIANA



GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAINC.COM

EXHIBIT C

Multifamily Illustrative Renderings

(Final elevations to be approved by the Plan Commission)







EXHIBIT D

**Single-Family Illustrative
Renderings**





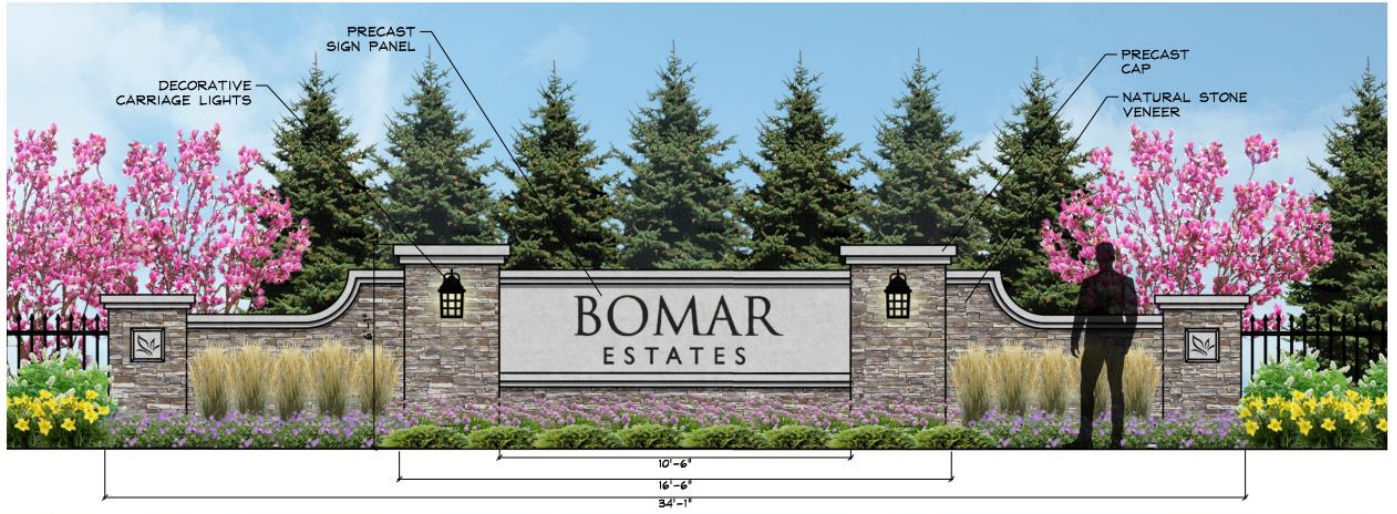
Paired Villa Illustrative Renderings



Townhome Illustrative Renderings



Monumentation Illustrative Rendering



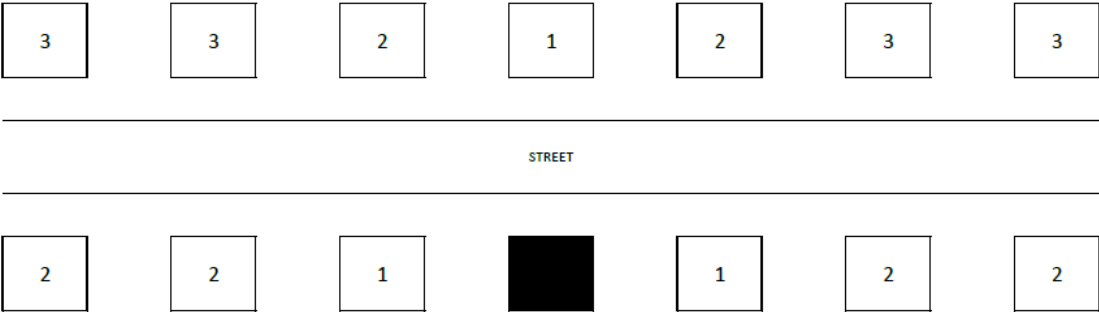
MONUMENT CONCEPT
PLAINFIELD, INDIANA

GARY E. WEBER ASSOCIATES, INC.
LAND PLANNING
EXTERIOR CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GEWA.COM

EXHIBIT E
Anti-Monotony Code



Anti-Monotony Diagram



- 1** Home cannot be the same floor plan and elevation as the Subject home. Must be a different color package.
- 2** Home cannot have the same siding color as the Subject home.
- 3** Home may be identical to the Subject home.

EXHIBIT F
Rear Elevation Enhancements for Single Family and Paired Villas
Side Elevation Enhancement for Townhomes



Exhibit F
Townhome Enhanced Side Elevations



Single Family

Exhibit G Residential Design Guidelines

Bo-Mar Estates Front Elevation Design Compliance Guidelines and Checklist
GROUP 1 – Minimum of four (4) items required. (Check all that apply)
Change in Elevation of Roof Ridge: Achieved through more than two roof ridges at different heights
Change in Direction of Roof Ridges: Achieved by any roof ridge with a different direction from that of the main roof ridge
Roof with Dormers (minimum of two (2) dormers, unless Eyebrow Dormer)
Bay or Oriel Window
Covered Porch or Portico at least 4’ deep from front of home to front porch, or min 24 sf
Façade Modulation (Other than items listed herein; minimum 12 inches in depth)
Façade Contains <u>No</u> Garage Doors
100% brick or stone on all elevations (i.e., all wall surface below the eave line or a trimmed gable). (Note: This item qualifies as three (3) design features selected from any Group)
Minimum 50% brick or stone on front façade
Minimum Trim: Minimum 6” trim on front elevations
<i>Group 1 items in excess of requirement may be applied to Group 2 or Group 3</i>
GROUP 2 – Minimum of three (3) items required. (Check all that apply)
Minimum Masonry: At a minimum, all front elevations shall include a two (2) foot kneewall of masonry (exclusive of doors, windows, garage doors and areas under covered porches)
Crawl Space or Basement
Hip Roof
Gable Accent
Side-by-side windows: minimum of (1) Double or Triple window set
Door Sidelight(s)
Door Transom
Window Transom
Side Garage Bump-out (minimum size 3' X 10', exclusive of garage area)
Dimensional Shingles
<i>Two (2) items from Group 3 or one (1) item from Group 1 may count as one (1) item in Group 2</i>
GROUP 3 – Minimum of four (4) items required. (Check all that apply)
Decorative Door Architrave
Decorative Window Architrave
Decorative Window Cornice
Decorative Trim: Including but not limited to a minimum of fascia, soffit and corner trim
Architectural Element: Including but not limited to (1) of the following – soldier bricks, gable bracket, trim dentils, key trim, angle brackets
Pent Roof or Pent Roof Return
Accent Siding
Shutters
Window Grilles on all windows
Decorative entry door with a minimum of 25% glazing

Decorative Gable Vents
Keystone (over all first floor, front façade windows and doors)
Garage door with windows
Garage door hardware
Foundation Landscape Package (minimum: 2 trees; 1 tree and 4 shrubs; or, 8 shrubs)
Decorative porch column

Bo-Mar Estates Side and Rear Elevation Design Compliance Guidelines and Checklist
SIDE AND REAR GROUP 1 – (Check all that apply)
Change in Elevation of Roof Ridge: Achieved through more than two roof ridges at different heights.
Change in Direction of Roof Ridges: Achieved by any roof ridge with a different direction from that of the main roof ridge.
Finished Space Pop-out
Open or Screened In Porch
Bay or Oriel Window
Bay Door
Side-by-side windows: minimum of (1) Double or Triple window set
Decorative entry door with a minimum of 25% glazing
Exterior Chase Fireplace
Façade Modulation
Dormers
100% Brick or Stone (all elevations, counts as three (3) design features selected from any Group)
50% Brick or Stone
Masonry wainscot (a min. of thirty (30) inches) shall qualify as one (1) point. A covered porch, a minimum of four (4) feet in depth or minimum of twenty-four (24) square feet, shall qualify as one (1) point. These should be different listings unless they intend for homes to only get one total despite having more than one. Also, if they want a point for a masonry wainscot, then the 50% brick should go away.
Service door in the garage shall qualify as one (1) point
Three windows in a row, aligned horizontally, shall qualify as one (1) point (separated by 8” or less)
Architecturally-enhanced trim a minimum of a nominal four (4) inches wide around all windows and doors on side and rear elevations
A minimum of two (2) or more windows per each side elevation
Architectural Treatment (e.g. brackets, louvers, change in material pattern, etc.) on gable ends
SIDE AND REAR GROUP 2 – (Check all that apply)
Multiple Façade Colors (excluding masonry and trim) Only if providing colored elevations or details
Multiple Building Materials
Hip Roof
Decorative Door Architrave
Decorative Window Architrave
Decorative Window Cornice
Decorative Trim Molding
Architectural Elements
Accent Siding
Door Transom
Window Transom
Elevated Deck with Rail
Integrated Covered Storage
Foundation Landscape
Window Grilles on all windows
Patio Doors (double width)
Garage Door with windows and/or hardware

Paired Cottage

Exhibit G Residential Design Guidelines

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Change in Direction of Roof Ridges: Achieved by any roof ridge with a different direction from that of the main roof ridge
Roof with Dormers (minimum of two (2) dormers, unless Eyebrow Dormer)
Bay or Oriel Window
Covered Porch or Portico at least 4' deep from front of home to front porch, or min 24 sf
Façade Modulation (Other than items listed herein; minimum 12 inches in depth)
Façade Contains <u>No</u> Garage Doors
100% brick or stone on all elevations (i.e., all wall surface below the eave line or a trimmed gable). (Note: This item qualifies as three (3) design features selected from any Group)
Minimum 50% brick or stone on front façade
Minimum Trim: Minimum 6" trim on front elevations
<i>Group 1 items in excess of requirement may be applied to Group 2 or Group 3</i>
GROUP 2 – Minimum of three (3) items required. (Check all that apply)
Minimum Masonry: At a minimum, all front elevations shall include a two (2) foot knee wall of masonry (exclusive of doors, windows, garage doors and areas under covered porches)
Crawl Space or Basement
Hip Roof
Gable Accent
Side-by-side windows: minimum of (1) Double or Triple window set
Door Sidelight(s)
Door Transom
Window Transom
Side Garage Bump-out (minimum size 3' X 10', exclusive of garage area)
Dimensional Shingles
<i>Two (2) items from Group 3 or one (1) item from Group 1 may count as one (1) item in Group 2</i>
GROUP 3 – Minimum of four (4) items required. (Check all that apply)
Decorative Door Architrave
Decorative Window Architrave
Decorative Window Cornice
Decorative Trim: Including but not limited to a minimum of fascia, soffit and corner trim
Architectural Element: Including but not limited to (1) of the following – soldier bricks, gable bracket, trim dentils, key trim, angle brackets
Pent Roof or Pent Roof Return
Accent Siding
Shutters
Window Grilles on all windows
Decorative entry door with a minimum of 25% glazing
Decorative Gable Vents
Garage door with windows

Garage door hardware
Foundation Landscape Package (minimum: 2 trees; 1 tree and 4 shrubs; or, 8 shrubs)
Decorative porch column

Bo-Mar Estates Side and Rear Elevation Design Compliance Guidelines and Checklist
SIDE AND REAR GROUP 1 – (Check all that apply)
Change in Elevation of Roof Ridge: Achieved through more than two roof ridges at different heights.
Change in Direction of Roof Ridges: Achieved by any roof ridge with a different direction from that of the main roof ridge.
Finished Space Pop-out
Open or Screened In Porch
Bay or Oriel Window
Bay Door
Side-by-side windows: minimum of (1) Double or Triple window set
Decorative entry door with a minimum of 25% glazing
Exterior Chase Fireplace
Façade Modulation
Dormers
100% Brick or Stone (all elevations, counts as three (3) design features selected from any Group)
50% Brick or Stone
Masonry wainscot (a min. of thirty (30) inches) shall qualify as one (1) point. A covered porch, a minimum of four (4) feet in depth or minimum of twenty-four (24) square feet, shall qualify as one (1) point. These should be different listings unless they intend for homes to only get one total despite having more than one. Also, if they want a point for a masonry wainscot, then the 50% brick should go away.
Service door in the garage shall qualify as one (1) point
Three windows in a row, aligned horizontally, shall qualify as one (1) point (separated by 8” or less)
Architecturally-enhanced trim a minimum of a nominal four (4) inches wide around all windows and doors on side and rear elevations
A minimum of two (2) or more windows per each side elevation
Architectural Treatment (e.g. brackets, louvers, change in material pattern, etc.) on gable ends
SIDE AND REAR GROUP 2 – (Check all that apply)
Multiple Façade Colors (excluding masonry and trim) Only if providing colored elevations or details
Multiple Building Materials
Hip Roof
Decorative Door Architrave
Decorative Window Architrave
Decorative Window Cornice
Decorative Trim Molding
Architectural Elements
Accent Siding
Door Transom
Window Transom
Elevated Deck with Rail
Integrated Covered Storage
Foundation Landscape
Shutters
Window Grilles on all windows
Patio Doors (double width)
Garage Door with windows and/or hardware

Townhome

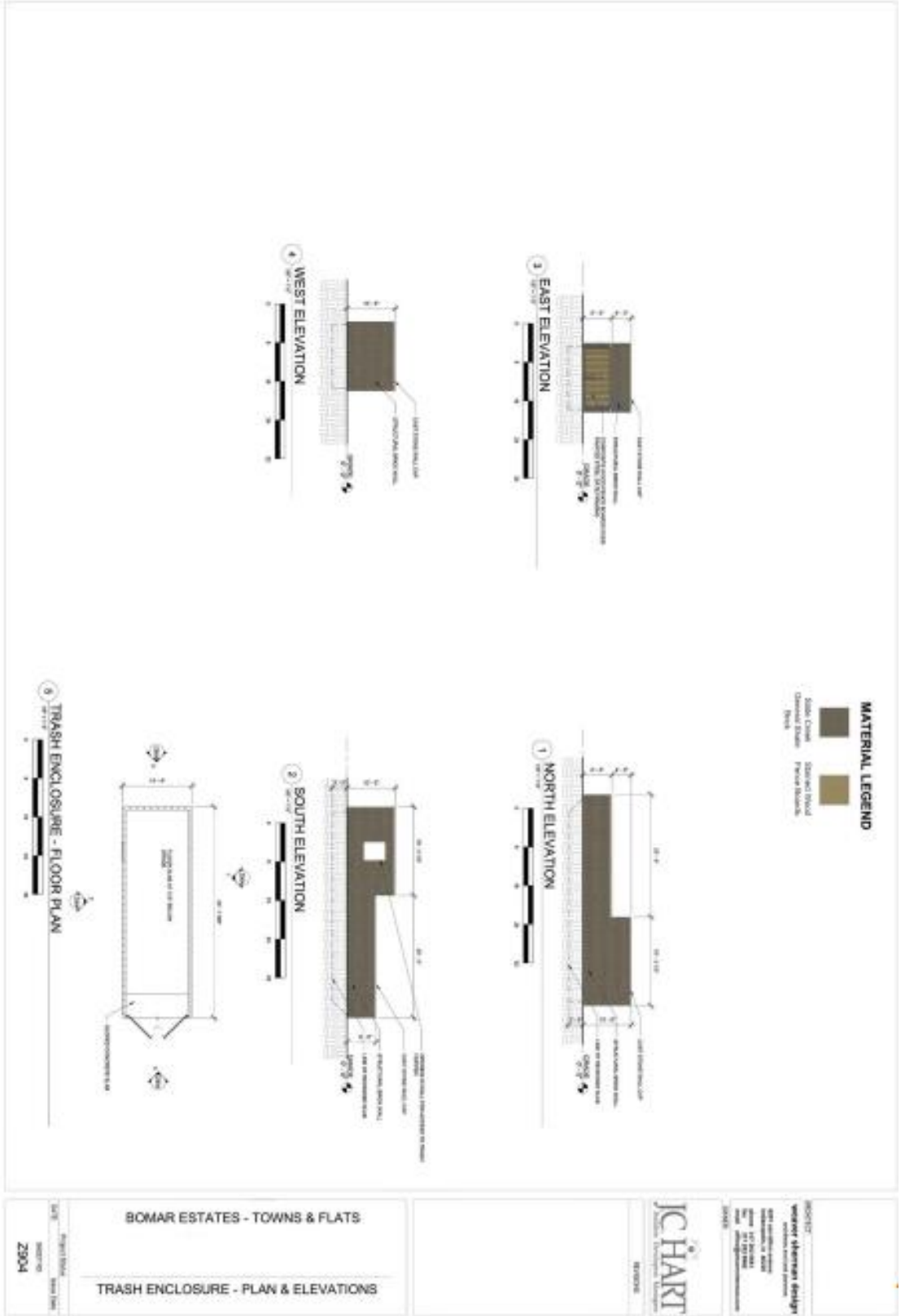
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Bay or Oriel Window
Covered Porch or Portico at least 4' deep from front of home to front porch, or min 24 sf
Façade Modulation (Other than items listed herein; minimum 12 inches in depth)
Façade Contains <u>No</u> Garage Doors
100% brick or stone on all elevations (i.e., all wall surface below the eave line or a trimmed gable). (Note: This item qualifies as three (3) design features selected from any Group)
Minimum 50% brick or stone on front façade
8/12 Roof Pitch on main roof plain
<i>Group 1 items in excess of requirement may be applied to Group 2 or Group 3</i>
GROUP 2 – Minimum of three (3) items required. (Check all that apply)
Minimum Masonry: At a minimum, all front elevations shall include a two (2) foot kneewall of masonry (exclusive of doors, windows, garage doors and areas under covered porches)
Crawl Space or Basement
Hip Roof
Gable Accent
Side-by-side windows: minimum of (1) Double or Triple window set
Door Sidelight(s)
Door Transom
Window Transom
Side Garage Bump-out (minimum size 3' X 10', exclusive of garage area)
Dimensional Shingles
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GROUP 3 – Minimum of four (4) items required. (Check all that apply)
Decorative Door Architrave
Decorative Window Architrave
Decorative Window Cornice
Decorative Trim: Including but not limited to a minimum of fascia, soffit and corner trim
Architectural Element: Including but not limited to (1) of the following – e olumns, s hutters (covered elsewhere), soldier bricks, gable bracket, trim dentils, key trim, angle brackets
Pent Roof or Pent Roof Return
Accent Siding
Shutters
Window Grilles on all windows
Decorative entry door with a minimum of 25% glazing
Decorative Gable Vents
Keystone (over all first floor, front façade windows and doors)
Garage door with windows

Garage door hardware
Foundation Landscape Package (minimum: 2 trees; 1 tree and 4 shrubs; or, 8 shrubs)
Decorative porch column

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Façade Modulation
Dormers
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Service door in the garage shall qualify as one (1) point
Three windows in a row, aligned horizontally, shall qualify as one (1) point
Architecturally-enhanced trim a minimum of a nominal four (4) inches wide around all windows and doors on side elevations
A minimum of two (6) or more windows per each side elevation
Architectural Treatment (e.g. brackets, louvers, change in material pattern, etc.) on gable ends
SIDE AND REAR GROUP 2 – (Check all that apply)
Multiple Façade Colors (excluding masonry and trim) Only if providing colored elevations or details
Multiple Building Materials
Hip Roof
Decorative Door Architrave
Decorative Window Architrave
Decorative Window Cornice
Decorative Trim Molding
Architectural Elements
Accent Siding
Window Transom
Elevated Deck with Rail
Integrated Covered Storage
Foundation Landscape
Shutters
Window Grilles on all windows
Patio Doors (double width)
Garage Door with windows and/or hardware

Exhibit I
Multi-Family Trash Enclosure Details



<p>DATE: 08/11/2014 DRAWN BY: JCH CHECKED BY: JCH 2804</p>	<p align="center">BOMAR ESTATES - TOWNS & FLATS</p> <hr/> <p align="center">TRASH ENCLOSURE - PLAN & ELEVATIONS</p>	<p align="center">JCHART</p> <p align="center">ARCHITECT</p>	<p>PROJECT: Bomar Estates - Towns & Flats 2804 10000 10000 10000 10000</p>
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