

## **Sandstone-Project Narrative**

Pulte Homes of Indiana, LLC seeks to develop the property generally located at 5080 East County Road 350 South and consisting of approximately 20.594 acres (the “Property”) into a single-family residential community consisting of sixty-four (64) lots (one (1) existing and sixty-three (63) new lots) to be known as Sandstone. The Property was recently annexed into the Town of Plainfield by Ordinance No. 05-2024 approved by the Plainfield Town Council on April 8, 2024. The Property is zoned R4.

The Property is situated on the north side of East 350 South, between Rockingham Way and South County Road 475 East. The Property is currently used for residential and agricultural purposes. There are residential and agricultural uses surrounding the site. The Comprehensive Plan calls for Single Family Detached Residential on the site. The Rockingham subdivision is located east of the site.

Sandstone will provide a quality residential community in the Town. Adequate streets, utilities, and services will be provided, and the layout of improvements within Sandstone aims to preserve desirable features within the site, including some perimeter wooded areas. Improvements will include new roads and streetscapes, sidewalks, landscaping, hardscaping, storm water detention and retention, and utility extensions and upgrades. Access to Sandstone will be obtained via East County Road 350 South, with an additional connection at Breccia Drive. The primary Plat also includes a stub road to the west for future connectivity.

Pulte will offer multiple floor plans and elevations in Sandstone, as well as upgrades and options to allow residents to select a home that best fits their needs. A homeowner’s association will be established and professionally managed to ensure compliance with the community standards and established covenants.