

**REQUESTS TO AMEND BO-MAR ESTATES PUD AND
FOR FINAL DETAILED PLAN APPROVAL**

PROJECT NARRATIVE

Applicant: J.C. Hart Company, Inc.

Site: Portion of 2698 Smith Road (northwest corner of Smith Road and Township Line Road)

J.C. Hart Company, Inc. (“Applicant”), the developer of a proposed multifamily development (the “Development”) to be located within approximately 15.715 acres of the Multifamily District of the Bo-Mar Estates PUD, respectfully requests Final Detailed Plan approval for the Development, along with certain amendments to the Bo-Mar Estates PUD.

As depicted on the plans filed herewith, the Development includes one (1) four-story multifamily building to be located at the corner of Township Line Road and Smith Road, fourteen (14) three-story multifamily buildings and eight (8) three-story single unit coach buildings for a total of 315 units. Additionally, the site will be improved with a clubhouse, pool, gazebo, pickleball courts, dog park and other amenities. The exteriors of the proposed buildings shall be constructed of brick veneer, painted cement board sidings and painted trim. The Development will have surface parking and the single unit coach buildings will have attached garages.

To allow for construction of the Development as approximately depicted on the Final Detailed Plan, Landscape Plan, Foundation Plans, Lighting Plan and other plans labeled Sheets G101 – Z907 (collectively hereinafter referred to as “Plans”) filed herewith, Applicant respectfully requests the Plainfield Plan Commission’s approval of the Plans and certain amendments to Section III. Development Standards of the Multifamily District of the Bo-Mar PUD as outlined within the proposed Modification to PUD Ordinance filed herewith.