Staff Report – Plan Commission

<table>
<thead>
<tr>
<th>Docket #:</th>
<th>PC2022-060 Sagebriar PUD</th>
<th>Hearing Date:</th>
<th>August 22, 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address:</td>
<td>East side of Five Points Road, approximately .5 miles south of County Line Rd</td>
<td></td>
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<tr>
<td>Applicant:</td>
<td>Rex Ramage, Pulte Group</td>
<td></td>
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<tr>
<td>Owner:</td>
<td>Francesann, LLC</td>
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<tr>
<td>Staff Contact:</td>
<td>Gabe Nelson, <a href="mailto:nelson@greenwood.in.gov">nelson@greenwood.in.gov</a>, 317.887.5230</td>
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Request:
The petitioner seeks approval of a rezone from AG to PUD District Ordinance to allow the development of a single family subdivision.

Location:
The subject property, on the east side of Five Points Road (Parcel ID# 41-02-25-032-016.000-006), is located approximately .5 miles south of County Line Road.

Existing & Surrounding Land Use:
The property is zoned (AG) Agricultural. The current use as agricultural and vacant land.

- North- (AG) Agriculture - Greenwood
- South- (A-1) Agricultural District - Johnson County
- East- (A-1) Agricultural District - Johnson County
- West- (AG) Agriculture - Greenwood/ (RR) Rural Residential District - Johnson County

See Attached Vicinity Map – Exhibit B

Ordinance References:
- Resolution No. 07-12, Greenwood Comprehensive Plans
- Ord. No. 20-29 UDO
- UDO Sec. 10-03-06, Landscaping and Buffering
- UDO Sec. 10-03-14, Building Design Standards

Review Considerations:
Plan Commission and the legislative body shall consider as many of the following as may be relevant to the specific proposal:

1. The extent to which the Planned Unit Development meets the purposes of this Ordinance, the Comprehensive Plan, and any other adopted planning objectives of the City.
2. The extent to which the proposed plan meets the requirements, standards, and stated purpose of the Planned Unit Development regulations.
3. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to the density, dimension, bulk, use required improvements, and construction and design standards and the reasons which such departures are or are not deemed to be in the public interest.
4. Whether proposal will not be injurious to the public health, safety, and general welfare.
5. The physical design of the Planned Unit Development and the extent to which it makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated permanent open space, and furthers the amenities of light and air, recreation, and visual enjoyment.
6. The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood, and whether the proposed plan would substantially interfere with the use or diminish the value of adjacent properties and neighborhoods.

7. The desirability of the proposed plan to the City's physical development, tax base, and economic well-being.

8. The proposal will not cause undue traffic congestion and can be adequately served by existing or programmed public facilities and services.

9. The proposal preserves significant ecological, natural, historical, and architectural resources to the extent possible.

Comments and Petitioner’s Findings of Fact:

The petitioner seeks approval of a rezoning to a PUD District Ordinance to allow the development of a single family subdivision. The proposed development is an age restricted (55+) single-family subdivision containing a maximum of 550 lots and substantial amenities, including a minimum 1,000 square foot clubhouse.

The following represents the petitioner’s findings and the staff’s comments on those findings.

The Comprehensive Plan

The petitioner has indicated that this request complies with the Comprehensive Plan in the following way(s):

The Comprehensive Plan recognizes the need to “continue to extend its corporate boundary” to accommodate anticipated growth. This development is consistent with this concept. In addition, the project provides a different variety of housing, which is a stated objective of the Comprehensive Plan. The subdivision amenities and open space, including walking trails, provided activities for residents, and the area is within the mixed use area, which contemplates projects completed in phases on larger tracts of land.

Staff Comment: Exhibit B shows the current land uses on and around the subject property, which primarily agricultural or vacant land. Exhibit E shows the most recent adopted Future Land Use Map (adopted December 17, 2012) showing the area as Mixed-Use.

Current conditions and the character of current structures and uses in each district;

The petitioner has indicated that this request complies with the current conditions and the character of current structures and uses in each district in the following way(s), “The development to the real estate represents the natural progression of development in Greenwood. While the real estate is currently vacant, the applicant believes that the extension of utilities will cause the surrounding property to be developed to expand to eastern portion of Greenwood.”

The most desirable use for which the land in each district is adapted;

The petitioner has indicated that, “As the population of Greenwood, particularly baby-boomers ages, the need for housing particularly suited for persons over 55 years in age is necessary and desirable. The use also expands utilities, which will make development of adjacent real estate possible.”

The conservation of property values throughout the jurisdiction; and

The petitioner has indicated that this request will not negatively affect the property values throughout Greenwood because, “The proposed project is a single family subdivision for senior (55+) housing. Such a project will extend utilities, increasing nearby property values. Moreover, since it will be age restricted, peak traffic is not expected as with traditional subdivisions; mitigating what might otherwise be traffic issues”

Responsible development and growth.

The petitioner has indicated that this request is considered responsible development and growth because: “It represents the logical growth of Greenwood in an area that is not identified for industrial or commercial development. It will provide a unique type of housing in a manner that does not unduly burden city service, including the surrounding streets.”

Staff Comment: The completed traffic impact study indicates that all study intersections currently in operation, and will continue to operate, at acceptable levels of service. Sanitary sewer will require an offsite main extension, a portion of which is assumed to be constructed with the Ridgetop Residential Development at Combs Road.
Recommendation:

Staff recommends a favorable recommendation of this petition. As this will be the first development in the annexation along Five Points, it should set a precedent. The Comprehensive Plan calls for attention to design, accessibility and connectivity to create the desired community and quality of life on Greenwood’s far eastside. Additionally, the purpose of a PUD is to “...encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character, and quality of new developments; to encourage a harmonious and appropriate mixture of uses; to facilitate the adequate and economic provision of streets, utilities, and City services; to preserve the natural environmental and scenic features of the site; to encourage and provide a mechanism for arranging improvements on sites so as to preserve desirable features; and to mitigate the problems which may be presented by specific site conditions.” While most features of this plan do work toward this purpose, Staff does have some concern on the proposed signage regulations. Staff also notes that sanitary sewer, storm sewer, and water will all require offsite easements to be obtained.

Staff recommends a favorable recommendation with the following commitments:

1. One-half right-of-way 35’ width shall be dedicated along the entire length of either the north property line or south property line of the PUD.
2. 50’ of half right-of-way shall be dedicated along Five Points Road as shown in the concept plan.
3. Five Points Road shall be reconstructed to County Road Option 1 along the entire development frontage.
4. If the number of lots in increases from 519 the City Engineer may require an amended traffic impact study.
5. A facilities plan, preliminary concept, or feasibility report shall be provided for electric power.
6. Coordination with Sanitation shall occur for the capacity, sizing, placement, and design of all sanitary sewer improvements including the gravity sewer main, force main, and lift station.
7. Pedestrian facilities are to be provided on both sides of all streets within the development.
8. Project dates for beginning and completion of each phase per UDO 10-03-17.E.2.b.iii shall be included.
9. All commitments shall be addressed before an LAP is released.

Attachments:
Exhibit A – Preliminary Site Plan
Exhibit B – Vicinity Map
Exhibit C – Existing Zoning Map
Exhibit D – Legal Description
Exhibit E – Greenwood Comprehensive Plan Proposed Land Use
Exhibit F - Sagebriar PUD District Ordinance
Exhibit G - Sagebriar Concept Plan
Exhibit H - Sagebriar Feasibility Report
Exhibit C – Existing Zoning Map

Greenwood Zoning
Exhibit D – Legal Description

A part of the Southwest Quarter and Northwest Quarter of Section 25 and a part of the Southeast Quarter and Northeast Quarter of Section 26, all being a part of Township 14 North, Range 4 East in Johnson County, Indiana, being more particularly described as follows:

BEGINNING at the Southwest corner of the Southwest Quarter of Section 25; thence North along the west line of said Southwest Quarter and along the west line of the Northwest Quarter a distance of 3025 feet, more or less to the north line of the land described Instrument Number 2009-015891; thence East along said north line a distance of 2694 feet, more or less to the east line of said Northwest Quarter Section; thence South along said east line and the east line of said Southwest Quarter Section a distance of 3012 feet, more or less, to the south line of said Southwest Quarter Section; thence West along said south line a distance of 2676 feet, more or less, to the POINT OF BEGINNING, containing 186 acres, more or less.

The above description contains the land described in Instrument Number 2009-015891 "FrancesAnn, LLC" (Parcel #41-02-25-032-016.000-006) in the Office of the Recorder of Johnson County, Indiana
SAGEBRIAR PUD DISTRICT ORDINANCE

ORDINANCE #____________________________
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Exhibit N – Anti-Monotony Exhibit
This PUD District Ordinance (the “PUD Ordinance”) is an ordinance amending the Unified Development Ordinance of the City of Greenwood, Indiana (the “City”), adopted October 5, 2020, as Common Council Ordinance 20-29, as amended (the “UDO”), which includes the Official Zone Map (the “Official Zoning Map”), in effect as of the date of the option of this PUD Ordinance.

Recitals

WHEREAS, under Petition # ______________ (the “Petition”) and in compliance with Indiana Code 36-4-7 et. seq., the City of Greenwood Plan Commission (the “Plan Commission”) conducted one or more public hearings, with due and proper notice and publication, with respect to a request to rezone the real estate legally described in Exhibit A attached hereto and incorporated herein by reference (the “Real Estate”) to a planned unit development district to be known as the Sagebriar Planned Unit Development District (the “Sagebriar PUD District”);

WHEREAS, the Plan Commission has sent to the Common Council of the City of Greenwood (the “Council”) its favorable/unfavorable/no recommendation of the Petition adopted on the ___ day of _____________, 2022 by a vote of ___ in favor, ____ opposed and ________ abstained, in accordance with Indiana Code 36-7-4-608 and Indiana Code 36-7-4-1505; and

WHEREAS, the Council is subject to the provisions of Indiana Code 36-7-4-1507 and Indiana Code 36-7-4-1512 concerning any action on this request.

NOW, THEREFORE, BE IT ORDAINED by the Council, after conducting a public meeting in accordance with Indiana Code 36-7-4-1505 and Indiana Code 36-7-4-608, that the UDO, including the Official Zoning Map, is hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 Designation. The UDO and Official Zoning Map are hereby changed to designate the Real Estate as a planned unit development district to be known as the “Sagebriar PUD District”.

1.2 Applicability. Development of the Real Estate shall be governed by (i) the provisions of this PUD Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the referenced zoning district, except as modified, revised, supplemented or expressly made inapplicable by this PUD Ordinance. To the extent of any conflict between this PUD Ordinance and any other provision of the UDO, the terms of this PUD Ordinance shall control.

1.3 References. Division (“Division”) and Section (“Section”) cross-references in this PUD Ordinance shall hereinafter refer to the section as specified and referenced in the UDO.
Supersede. All provisions and representations of the UDO that conflict with the provisions of this PUD Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this PUD Ordinance.

Section 2. Definitions.

2.1 Defined Terms. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the UDO. Terms that are defined in the UDO that are used in this Ordinance shall have the meanings ascribed to them in the UDO unless specifically stated otherwise.

2.2 Recitals. The provisions of the preface and Recitals noted above are hereby incorporated into this PUD Ordinance, including the terms defined therein.

2.3 Underlying Zoning District. The underlying zoning district for the real estate is deemed to be Residential Medium Lot Zone (RM) (the “Underlying Zoning District”).

Section 3. General Details.

3.1 Concept Plan. This PUD Ordinance and the maps and exhibits attached hereto shall constitute the Concept Plan for the Sagebriar PUD District. The Concept Plan is attached hereto and incorporated herein by reference as Exhibit B (the “Preliminary Site Plan”).

3.2 Written Statement of Character of the Sagebriar PUD District. The Sagebriar PUD District is intended to allow for the development of single family detached housing, that contains a maximum of 550 dwelling units. The dwelling units will provide for a minimum of two levels of homes that are specifically designed to meet the unique needs of persons over the age of 55, including significant and specifically targeted amenities as provided herein. The use of a planned unit development district allows the project, including lot sizes, open space, and amenities to be designed in furtherance of these objectives, which is not possible utilizing just the Underlying Zoning District development standards and requirements.

3.2.1 Pulte Homes of Indiana, LLC (“Developer”), pursuant to an existing purchase and sale agreement, will purchase and develop the entirety of the Real Estate, including the construction of all homes. Homes will be sold to persons in compliance with the requirements of HOPA.

3.3 Applicability of Underlying Zoning District. To the extent this PUD Ordinance is silent with respect to a particular land use, development standard or other applicable provision of the UDO, the standards and regulations of the Underlying Zoning District shall apply.

3.4 Platting. Primary and Secondary platting of sections or phases of the Sagebriar PUD District shall be required in compliance the provisions of Section 10-06-27 of the UDO.
Section 4. **Permitted Uses/Prohibited Uses.** The permitted uses on the Real Estate are as follows:

4.1 **Principal Uses.** All uses permitted in the RM District shall be permitted.

4.2 **Accessory Uses.** All accessory uses and structures permitted in the Underlying Zoning District shall be permitted.

4.3 **Special Exceptions.** Special Exceptions of the Underlying Zoning District are prohibited.

Section 5. **Maximum Dwellings.** The maximum number of Dwellings that may be constructed on the Real Estate shall be 550.

Section 6. **Miscellaneous Regulations.**

6.1 **Common Areas and Facilities.** Common Open Space, Community Facilities and other portions of the Real Estate that are not located within a Lot shall not be subject to the Development Standards of Section 8 below unless specially required. Any provisions of the Underlying Zoning District shall not apply to the extent any such provision would prohibit or interfere with the development of the Real Estate in accordance with the Preliminary Site Plan.

6.2 **Minimum Standards.** The Development Standards listed in Section 8 below are the minimum requirements for the Sagebriar PUD District. Such development standards shall not be construed so as to prohibit any development on the Real Estate from exceeding the minimum requirements unless the Development Standards contain a maximum limitation or standard.

6.3 **Airstrip and Flight Path.** Development of the Real Estate shall be in conformance with all local, state, and federal laws as applicable to the Real Estate. Parcel 41-02-25-041-018.000-006 located to the east of the Real Estate within the limits of Johnson County, Indiana, has been identified to have a private airstrip on the property. The Preliminary Site Plan provides for a minimum of 250’ setback from the east property line of the Real Estate along the shared property line with 41-02-25-041-018.000-006.

Section 7. **Lot Standards.** All lots shall conform to the following development standards, as well as those standards listed in Section 8 below:
### Section 8. **Generally Applicable Regulations**

The Generally Applicable Regulations, Sections 10-03-02 through Sections 10-03-17 applicable to the Underlying Zoning District shall apply to the Sagebriar PUD District as follows:

#### 8.1 Section 10-03-02 Parking and Access

The provisions of Section 10-03-02 of the UDO shall apply to the Sagebriar PUD District.

#### 8.2 Section 10-03-03 Commercial Off-Street Loading Facilities

The provisions of Section 10-03-03 of the UDO shall not apply to the Sagebriar PUD District. No commercial off-street loading facilities shall be permitted in the Sagebriar PUD District.

#### 8.3 Section 10-03-04 Loading and Drop-off for Deliveries and Rideshare

The clubhouse amenity may, but shall not be required to, include facilities for the loading, pick-up and drop-off for rideshare passengers and deliveries.

#### 8.4 Section 10-03-05 Drive-thru(s)

The provisions of Section 10-03-05 of the UDO shall not apply to the Sagebriar PUD District. Drive thrus shall be prohibited in the Sagebriar PUD District.

#### 8.5 Section 10-03-06 Landscaping and Buffering

The provisions of Section 10-03-06 of the UDO shall apply to the Sagebriar PUD District as follows:

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<table>
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<tr>
<th>RM Standards</th>
<th>Minimum</th>
<th>Maximum</th>
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<tr>
<td>Lot Size (Sq. Ft.)</td>
<td>5,700</td>
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<td>Lot Width (Ft.)</td>
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<td>Front Yard Setback (Ft.)</td>
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<td>Side Yard Setback (Ft.)</td>
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<td>Building Height (Ft.)</td>
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<td>Residential Unit Size (Sq. Ft.)</td>
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<td>Impervious Lot Coverage (Maximum Percentage of Total Lot Area)</td>
<td>N/A</td>
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| Accessory Building Location  | Rear Yard, min. 5' from any lot line - permitted in a side yard only if there is 15' between the front of the primary structure and the accessory building |
| Accessory Building Height (Ft.) | N/A | 20' |
| Parking Location             | Driveway or Garage, On-Street parking as permitted by ordinance |
| Signage                      | Division III, Sec. 10-03-08, as modified by this PUD Ordinance |
| Landscaping                  | Division III, Sec. 10-03-06, as modified by this PUD Ordinance |
| Parking                      | Division III, Sec. 10-03-02 |
| Design Standards             | Division III, Sec. 10-03-14 |
| Uses                         | See Master Use Table in Division III, Sec. 10-02-11 |
8.5.1 *Subsections A, B, C, D, E, F, and G of Section 10-03-06* of the UDO shall apply to the Sagebriar PUD District, subject to the provisions of Section 8.5 of this Ordinance.

8.5.2 *Subsection H of Section 10-03-06* of the UDO shall apply to the Sagebriar PUD District, except as modified below:

8.5.2.1 Street trees shall be planted at a rate of one (1) tree per Lot, per frontage. For example, corner Lots shall have two (2) streets trees in the aggregate, with one (1) street tree planted per frontage.

8.5.2.2 Street trees shall be placed within three feet (3’) of the back of the sidewalk; provided, however, if the required location of a street tree would conflict with a utility or utility easement, then it may be relocated on the same Lot to a location as close as reasonably possible to what would have been its required location.

8.5.3 *Subsection I of Section 10-03-06* of the UDO shall apply to the Sagebriar PUD District, except as modified below:

8.5.3.1 Buffering or a buffer yard shall not be required where the Real Estate abuts a property that is located within the unincorporated area of Johnson County, Indiana.

8.5.4 *Subsection J of Section 10-03-06* of the UDO shall apply to the Sagebriar PUD District, except as modified below:

8.5.4.1 Interior islands may be installed above or below the level of the parking lot surface.

8.5.4.2 Drive aisles shall not require perimeter plantings; however, the perimeter parking lot landscaping area shall be required around the amenity area’s parking lot.

8.5.5 Existing vegetation shall be preserved where and as shown on the Preliminary Site Plan. Existing trees in common areas that are preserved and meet the size requirements of the UDO shall qualify as a credit in lieu of new plantings.

8.6 *Section 10-03-07 Outdoor Lighting*. The provisions of *Section 10-03-07* of the UDO shall apply to the Sagebriar PUD District, as modified below:

8.6.1 All homes shall include either i) one (1) coach light on both sides of the main garage door, or ii) a minimum of two (2) goose neck lights above the main garage door, and either x) one (1) coach light adjacent to, or y) one (1) can light above, the front door.

8.6.2 Post lights shall not be permitted on lots.
8.7 **Section 10-03-08 Signage.** The provisions of Section 10-03-08 of the UDO shall apply to the Sagebriar PUD District, except as modified below.

8.7.1 **Subsections A, B, D, F, G, H, I, J, K, O, P, Q, R, S, T, U, V and W of Section 10-03-08** of the UDO shall apply to the Sagebriar PUD District, subject to Section 8.7 of this Ordinance.

8.7.2 **Subsection C of Section 10-03-08** of the UDO shall apply to the Sagebriar PUD District, except that pole banner signs shall be permitted to be installed or displayed by the Developer or the homeowners’ association for the Sagebriar PUD District (the “HOA”) only along the main, entrance boulevard and in front of the amenity center. An Example of the permitted pole banner signs is attached hereto as Exhibit C. Pole banner signs shall be spaced a minimum of 150 feet apart.

8.7.3 **Subsection D of Section 10-03-08** of the UDO shall apply to the Sagebriar PUD District, except as provided below:

8.7.3.1 Parking Signs shall be permitted as follows: One (1) sign, per parking space, not to exceed two (2) square feet in area and six (6) feet in height (includes post) shall be permitted. An example of the permitted parking sign is attached hereto as Exhibit I.

8.7.4 **Subsection E of Section 10-03-08** of the UDO shall apply to the Sagebriar PUD District, except as provided below:

8.7.4.1 Street Pole Banners and Pole Banners installed by the Developer or the HOA shall be permitted only along the main, entrance boulevard and in front of the amenity center and shall not be classified as temporary signs. Street pole banners and pole banners shall be spaced a minimum of 150 feet apart, shall have no more than two (2) banners per pole, and shall not be affixed to more than fifteen (15) poles. Examples of the permitted street pole banners and pole banners are attached hereto as Exhibit C and Exhibit D.

8.7.5 **Subsection L of Section 10-03-08** of the UDO shall apply to the Sagebriar PUD District, except as provided below:

8.7.5.1 Each permanent entrance off Five Points Road shall be permitted a maximum of two (2) permanent Monument Signs. Subject to necessary approvals, Signs may be placed within the median or flanking both sides of the roadway. If a sign is placed within the median, it shall be permitted to have sign area on two (2) faces/sides. An example of the permitted monument signs is attached hereto as Exhibit E.

8.7.5.2 Sign face and sign face surround materials shall also include metal.
8.7.5.3 Sign face shall not exceed seventy-five (75) square feet in area, per face, per sign.

8.7.5.4 The maximum height of any Monument Sign shall be ten (10) feet for the sign face, and a maximum of fifteen (15) feet for any other part of the sign (columns, walls, decorative features, etc.).

8.7.6 Way Finding Signage shall be permitted as follows:

8.7.6.1 Permanent Way Finding Signs are permitted throughout the Sagebriar PUD District. These signs are intended to be directional signs for both pedestrian and vehicular traffic. Way Finding Signs not located at the intersection of two roads shall be spaced a minimum of 50 feet apart. An example of the permitted way finding signs is attached hereto as Exhibit F.

8.7.6.2 Way Finding Signs are limited to four (4) square feet in sign face area, affixed to a post totaling not more than five (5) feet in height (includes post). Way Findings Signs shall not be illuminated.

8.7.6.3 Subject to necessary approvals, Way Finding Signs may be located within the public right-of-way.

8.7.6.4 Way Finding Sign design and material shall be in character with the theme of the Sagebriar PUD District or an applicable phase thereof. Plastic material shall be prohibited.

8.7.7 Subject to necessary approvals, the Developer may elect special street signs for the neighborhood in order to establish the character and theme of the development. If elected, the HOA must maintain and/or replace such signs as needed. Street signs shall conform to the Manual for United Traffic Control Devices (M.U.T.C.D.).

8.7.8 Model Home Signage shall be permitted for so long as a Dwelling is used as a model home by a builder of Dwellings in the Sagebriar District as follows:

8.7.8.1 Sales Center Sign: One (1) ground sign on the lot on which the sales center is located, individually not to exceed eighteen (18) square feet in sign face area, five (5) feet in height (includes posts), and six (6) feet in width (includes posts) shall be permitted. The sales center sign may be double-faced. An example of the permitted sales center sign is attached hereto as Exhibit G.

8.7.8.2 Model Identification Sign: One (1) freestanding sign, per model, on the lot on which the model home is located, not to exceed six (6) square feet in sign face area, four (4) feet in height (includes posts),
and four (4) feet in width (includes posts). An example of the permitted model identification sign is attached hereto as Exhibit H.

8.7.8.3 Model Window/Decal Signs: Three (3) window/decal signs, per model, a combined total of up to ten (10) square feet in area shall be permitted.

8.7.9 Amenity Signage shall be permitted as follows:

8.7.9.1 Ground Sign: One (1) ground sign, located at the clubhouse location, individually not to exceed one hundred twenty-eight (128) square feet in sign face area, thirteen (13) feet in height (includes posts), and sixteen (16) feet in width (includes posts) shall be permitted until the clubhouse is complete and available for use. An example of the permitted sales center sign is attached hereto as Exhibit J.

8.7.9.2 Boulevard Signs: Ten (10) individual ground signs, located along the entry boulevard, individually not to exceed six (6) square feet in sign face area, affixed to a post totaling not more than five (5) feet in height (includes post), subject to necessary approvals, may be located within the public right-of-way. Examples of the permitted boulevard signs are attached hereto as Exhibit K. All Boulevard Signs shall be removed no later than the completion and sale of Dwellings on all Lots in the Sagebriar PUD District.

8.7.10 Marketing Entrance Identification Signs shall be permitted as follows

8.7.10.1 Location: Each permanent entrance off Five Points Road shall be permitted a maximum of one (1) double-faced, or two (2) single-faced ground sign(s). An example of the permitted marketing entrance identification sign is attached hereto as Exhibit L.

8.7.10.2 Each sign face of a marketing entrance identification sign shall individually not to exceed sixty-four (64) square feet in sign face area with five (5) square feet for starbursts (see Sign Exhibit), ten (10) feet in height (includes posts), and eight (8) feet in width (includes posts). All Marketing Entrance Identification Signs shall be removed no later than the completion and sale of Dwellings on all Lots in the Sagebriar PUD District.

8.7.11 Section M of Section 10-03-08 of the UDO shall not apply to the Sagebriar PUD District, Off-Premises signs shall not be permitted in the Sagebriar PUD District.
8.7.12 *Section N of Section 10-03-08* of the UDO shall apply to the Sagebriar PUD District, except as provided below:

8.7.12.1 Flags: Corporate flags may be flown at sales center locations in conjunction with the American flag are permitted. Only one corporate flag shall be permitted per builder. The maximum height of any such flag pole shall be restricted to twenty five (25’). Flag size should be appropriate for the height of the flag pole.

8.7.12.2 Street Pole Banners and Pole Banners shall be permitted and may be installed solely by the Developer or the HOA, and shall not be classified as temporary signs. Street Pole Banners and Pole Banners may be located on any street light poles within the Real Estate and shall not be limited in the total number of banners in the development. Each banner shall be a maximum of 2’ wide and 5’ tall. Banners may have print on both faces.

8.8 *Section 10-03-09 Fences and Screens.* The provisions of *Section 10-03-09* of the UDO shall apply to the Sagebriar PUD District, except as modified below:

8.8.1 Ornamental metal (aluminum) fences shall be permitted.

8.9 *Section 10-03-10 Outdoor Display and Storage.* The provisions of *Section 10-03-10* of the UDO shall apply to the Sagebriar PUD District, except as provided below:

8.9.1 Residential air-conditioning units shall be excluded from screening requirements.

8.10 *Section 10-03-11 Manufactured and Mobile Homes.* The provisions of *Section 10-03-11* of the UDO shall apply to the Sagebriar PUD District; however, Manufactured Homes and Mobile Home Parks are not permitted in the Sagebriar PUD District.

8.11 *Section 10-03-12 Home Occupations.* The provisions of *Section 10-03-12* of the UDO shall apply to the Sagebriar PUD District, except that sales operations and construction offices shall temporarily be permitted in the sales center/model home(s) which uses/occupations shall terminate upon the transfer of the last home’s deed from Developer to the ultimate purchaser of the home.

8.12 *Section 10-03-013 Accessory Uses and Structures.* The provisions of *Section 10-03-013* of the UDO shall apply to the Sagebriar PUD District.
Section 10-03-14 Building Design Standards. The provisions of Section 10-03-14 of the UDO shall not apply to the Sagebriar PUD District. Instead, the following shall apply:

8.13.1 Non-Monotony: The non-monotony code attached hereto as Exhibit N shall apply to the Sagebriar PUD District.

8.13.2 Garages: All Dwellings shall have at least a 2-car attached garage and shall meet the following requirements:

8.13.2.1 The garage façade shall not constitute more than 60% of the overall front façade. Third-car garages and garage storage bays without a garage door are exempt from this requirement.

8.13.2.2 The garage façade shall not protrude further than twelve (12) feet (excluding any optional garage extension) from the nearest front façade or porch. If a garage façade extends greater than or equal to eight (8) feet from the nearest front façade or porch, then the side elevation of the garage facing the front door shall include one (1) window a minimum of fifteen (15) square feet in size.

8.13.2.3 All garage doors shall be decorative (hardware, windows, decorative panels or a combination thereof).

8.13.3 Exterior Materials: All Dwellings meet the following requirements:

8.13.3.1 Vinyl and aluminum siding shall be prohibited.

8.13.3.2 Masonry (including brick, stone, synthetic stone), wood materials (wood and engineered wood), fiber cement or other durable, synthetic materials, and vinyl shutters, aluminum facia, aluminum soffits, aluminum downspouts/gutters shall be permitted.

8.13.3.3 A masonry wainscot of not less than thirty (30) inches in height shall be included on all front elevations, unless the elevation is more than fifty percent masonry. All Dwellings on Corner Lots shall have four-sided masonry wrap that extends upward not less than thirty (30) inches.

8.13.4 Corner Lots: Side façades of the Dwelling facing a public street shall include a minimum of two (2) of the following elements:

8.13.4.1 A masonry material a minimum of thirty (30) inches tall;
8.13.4.2 A change in the exterior color separated by trim;
8.13.4.3 A change in the Exterior Material pattern separated by trim;
8.13.4.4 A change in the Exterior Material separated by trim;
8.13.4.5 A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.);
8.13.4.6 A minimum of ten (10) square foot gable window;
8.13.4.7 A gable peak with a change in Exterior Material; or
8.13.4.8 A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.

8.13.5 **Exterior Trim:** Front Elevations of all Dwellings shall meet the following requirements:

8.13.5.1 A 1 x 4-inch nominal window trim board shall be provided unless the window is wrapped in masonry or shutters are provided. Trim shall be wood, engineered wood, fiber cement, or equivalent material.

8.13.6 **Roof Elements:** All Dwellings shall meet the following requirements:

8.13.6.1 Overhangs shall be a minimum of twelve (12) inches measured from framing prior to the installation of siding material. Notwithstanding anything in this Ordinance to the contrary, overhangs may extend into side yards. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, covered porches and bay windows.

8.13.6.2 Roofs pitches shall be a minimum of 5:12 on the main portion of the roof. Dormers and accent roofs may have a reduced pitch of no less than 3:12, to achieve certain architectural styles.

8.13.6.3 All shingles shall be dimensional shingles. 3-tab shingles are prohibited.

8.13.7 **Windows:** All Dwellings shall meet the following requirements:

8.13.7.1 Front elevations shall each have a minimum of sixteen (16) square feet in window area, and a minimum of two (2) windows. For front elevations with a single window on the main living façade, the single window shall have shutters.
8.13.7.2 Side elevations shall have an aggregate square footage of a minimum of sixteen (16) square feet window area, with a minimum of four (4) square feet on each side. Side elevations facing a street on Corner Lots shall have a minimum of two (2) windows.

8.13.7.3 Rear elevations shall have a minimum of sixteen (16) square feet in window area, and a minimum of two (2) windows.

8.13.7.4 For purposes of the above calculations, windows in dormers, gables, front doors, service doors, and a garage door with windows, shall each qualify as one (1) window.

8.13.8 Driveway Length: All Dwellings shall have a minimum of twenty (20) feet between the edge of the sidewalk closes to the Dwelling and the garage.

8.13.9 Front Porch: All Dwellings shall have a front porch a minimum of thirty (30) square feet or a minimum of six (6) feet in depth.

8.13.10 Front Doors: The front door of all Dwellings shall face the street on which the Lot is located.

8.13.11 Illustrative Architectural Elevations. The elevations of homes attached hereto as Exhibit M illustrate conceptually the elements and anticipated character of for the architecture and design of Dwellings in the Sagebriar PUD District. The elevations are intended to set a benchmark for the architecture and design, and final Dwellings may vary.

8.14 Section 10-03-15 Telecommunications Facilities. The provisions of Section 10-03-15 of the UDO shall apply to the Sagebriar PUD District

8.15 Section 10-03-16 Specific Uses Standards. The provisions of Section 10-03-16 of the UDO shall apply to the Sagebriar PUD District, except as modified below:

8.15.1 All detached single-family homes shall require a minimum of twelve (12) feet of separation between neighboring detached single-family homes, which shall be measured from the nearest wall of the primary structure.

8.16 Section 10-03-17 Planned Unit Development (PUD). The provisions of Section 10-03-17 of the UDO shall apply to the Sagebriar PUD District, except as modified in this PUD Ordinance, including the modification or supplementing of Sections 10-03-06 through 10-03-07.

Section 9. Amenities and Open Space

9.1 Clubhouse. A minimum ten thousand (10,000) square feet clubhouse shall be constructed on the Real Estate, which shall include a fitness center, pool, community room, bocce ball courts, tennis or pickle ball courts, outdoor kitchen
and a dog park. The location shall be within the Amenity Area, as generally shown on the Preliminary Site Plan.

9.2 **Pocket Parks.** Pocket parks shall be developed in the location and size as shown on the Preliminary Site Plan. Each pocket park shall be installed as part of any adjacent phase or section of Dwellings.

9.3 **Trails/Paths.** Trails shall be installed in the common areas of the Sagebriar PUD District in the locations generally shown on the Preliminary Site Plan. Internal Trails shall be a minimum of eight (8) feet in width and be paved with asphalt. The trail along Five Points Road shall be a minimum of ten (10) feet in width and be paved with asphalt.

9.4 **Common Areas.** Common Areas shall be installed generally as shown on the Preliminary Site Plan and may include, but shall not be limited to, perimeter landscaping, open space, conservation, detention, retention, utilities, amenities and drainageways.

9.5 **Open Space.** *Section 10-03-17(C)(5)* of the UDO shall apply to the Sagebriar PUD District.

**Section 10. Street Design.** *Section Sec. 10-06-02 and 10-06-05* of the UDO shall apply to the Sagebriar District except as provided below:

10.1 **Blocks.** There shall be no maximum block length for residential use.

10.2 **Streets.** Streets shall be installed as generally shown on the Preliminary Site Plan. There shall be a minimum of two (2) entrances off of Five Points Road. There shall be one (1) stub street to the north property line. No stub streets shall be required to the east or south property lines.

**Section 11. Model Homes.** *Section 10-06-28* of the UDO shall apply to the Sagebriar District except as provided below:

11.1 **Conditional ILP Term.** The conditional ILPs for a Model Home shall be valid for three years and shall automatically renew until Dwellings on all Lots in the Sagebriar PUD District have been sold by a builder.

11.2 **Model Home Parking Lot.** A temporary parking lot on one or more Lots occupied by a Model Home may be installed. The parking lot shall be removed as soon as reasonably possible after the Dwelling is no longer used as a Model Home.

11.3 **Number of Model Homes.** Two Model Homes per series of home design shall be permitted.

[Remainder of Page Intentionally Left Blank, Signature Page Follows]
PASSED BY THE COMMON COUNCIL OF CITY OF GREENWOOD, INDIANA, THIS ____ DAY OF ________________, 2022.

Michael Campbell, President Greenwood Common Council

FOR:       AGAINST:

________________________       Linda S. Gibson _______________________________
________________________       Ezra J. Hill _______________________________
________________________       Michael Williams _______________________________
________________________       Ronald Bates _______________________________
________________________       J. David Hopper _______________________________
________________________       David Lekse _______________________________
________________________       Michael Campbell_______________________________
________________________       Bradley Pendleton_______________________________
________________________       Andrew K. Foster _______________________________

ATTEST:

___________________________  
Jennine Myers, Clerk

The forgoing within and attached Ordinance passed by the Common Council of the City of Greenwood, Indiana, on the ____ day of ________________, 2022, is presented to me this ____ day of ________________, 2022, at _________ O’clock __,M. to the Mayor of the City of Greenwood, Indiana.

___________________________  
Jennine Myers, Clerk
The foregoing within and attached Ordinance passed by the Common Council of the City of Greenwood, Indiana, on the ____ day of __________________, 20___, is signed and approved by me this ____ day of __________________, 20___, at ______ O’Clock ___.M.

____________________________________
MARK W. MYERS Mayor of the City of Greenwood, Indiana
Part of the West Half of Section 25, Township 14 North, Range 4 East, Clark Township, Johnson County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of the Northwest Quarter of Section 25, Township 14 North, Range 4 East, Clark Township, Johnson County, Indiana; thence North 00 degrees 17 minutes 27 seconds East (assumed bearing - measured) on the West line of said Northwest Quarter 323.39 feet to a P.K. Nail at the Northwest corner of the 20 acres of equal width off the South end of said Northwest Quarter as described in Deed Book 204, Page 231 in the Office of the Recorder of Johnson County, Indiana; thence North 89 degrees 32 minutes 43 seconds East on the North line of said 20 acres a distance of 2694.27 feet to a 5/8 inch rebar on the East line of said Northwest Quarter; thence South 00 degrees 19 minutes 38 seconds West on the East line of said Northwest Quarter 323.39 feet to the Northeast corner of the Southwest Quarter of said Section 25; thence South 00 degrees 22 minutes 27 seconds West on the East line of said Southwest Quarter 2688.13 feet to the Southeast corner of said Southwest Quarter; thence South 89 degrees 08 minutes 16 seconds West on the South line of said Southwest Quarter 2676.76 feet to the Southwest corner of said Southwest Quarter; thence North 00 degrees 00 minutes 00 seconds East on the West line of said Southwest Quarter 2701.96 feet to the Point of Beginning; containing 185.97 acres, more or less.
Exhibit C
Pole Banner Signs - Example

22100 - Kimblewick Banners (Towne Rd)
Date: 1/20/21

- PMS 540c
- PMS 298c
- White

Pule Team will scout locations for these

Quantity: 10 set-ups
Finished Size: 24”w x 48”h
Image Process: CET Print | No Bleed
Laminate: None
Sides: Double
Substrate: 18oz Opaque Banner
Mount: 16’ Banner Pole

Approved: ____________________ | Date: ___________

Artwork File Name: N/Builders/Del Webb/Kimblewick/Pole Banners-Towne Rd.fs
Exhibit D
Pole Banner Signs– Banner Example

Banner A (1st at entry)
Front: THANK YOU FOR VISITING
Back:

Banner B
Front: EMBRACE NEW CHALLENGES
Back:

Banner C
Front: MEET NEW FRIENDS
Back:

Banner D
Front: TAKE NEW RISKS
Back:

Quantity: 4 (1 each of 4)
Finished Size: 24"w x 58.5"h
Image Process: CET Print | No Bleed
Laminate: None
Sides: Double
Substrate: 18oz Opaque Banner
Mount: 3" Sewn Pockets for 1" Arms

Approved: ___________________________ | Date: ___________________________

Artwork File Name: C:\Builders\Della\Kimblewick\Light Pole Banners.fsl
Exhibit E

Monument Sign (Neighborhood Identification Sign) Examples
Exhibit F
Way Finding Sign - Example

21735 - Kimblewick Directional (6)

Date: 10/29/20

- PMS 540c
- PMS 298c
- White

MODEL PARK
and
SALES CENTER

KIMBLEWICK
by Carl Wilson

Quantity: 1
Finished Size: 17.75"w x 23.75"h
Image Process: CET Print | 1/16" bleed
Laminate: Gloss
Sides: Single
Substrate: Aluminum
Mount: 2" Aluminum Posts

Approved: ___

Artwork File Name: Not Bull
Exhibit G
Model Home [Sales Center Sign] Example

21735 - Kimblewick Sales Center (1)
Date: 1/8/21

Quantity: 1
Finished Size: 59"w x 41.75"h
Image Process: CET Print
Laminate: Gloss
Sides: Double Panel
Substrate: Aluminum
Mount: 4" Aluminum Posts | 3" Cross Support

Approved: [Signature] | Date: ____________

Artwork File Name: N\Builders\Del Webb\Kimblewick\Sales Center 59x42 fs
Exhibit H
Model Home [Model Identification] Example

21735 - Kimblewick Model ID (2)
Date: 10/29/20

- PM5 540c
- PM5 298c
- White

Stardom
(Churchill Series)

Mystique
(Belmont Series)

Vista
(Keeneland Series)

Qty: 1

Quantity: 3 (1 each of 3)
Finished Size: 29"w x 22.75"
Image Process: CET Print
Laminate: Gloss
Sides: Double Panel
Substrate: Aluminum
Mount: 3" Aluminum Posts | 2" Cross Support

Approves: ____________________________ | Date: ________________
Artwork File Name: N:\Builders\Del Webb\Kimblewick\Model ID 29x23.fs
Exhibit I
Model Home [Model Parking] Example

12"x18" Future Homeowner Post & Panel Signs
Exhibit J

Amenity Ground Sign - Example

RESORT-STYLE AMENITIES & CLUBHOUSE COMING 2023

- Indoor/Outdoor Pool
- Multi-Purpose Rooms
- Movement Studio
- Fitness Center
- Athletic Courts
- Much More!

KIMBLEWICK

by Del Webb

Quantity: 1
Finished Size: 92’w x 90’h
Image Process: CET Print | 1/16” bleed
Laminate: Gloss
Sides: Double-Panel
Substrate: Aluminum
Mount: 4”x6”x13ft Cedar Posts Stained Black

Approved: 
Date: 

Artwork File Name: N/Buildings/Del Webb/Kimblewick/Amenity Sign.png
Exhibit K

Amenity Boulevard Sign – Examples
Exhibit L
Marketing Entrance Identification Signs – Examples
Exhibit M

Del Webb Illustrative Elevations
Exhibit N
Anti-Monotony Exhibit

Pulte Homes

MONOTONY CODE GRAPHIC

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Subject home

1
2
3
4

1. Home cannot be of the same elevation of the same plan as the Subject home. Must be a different color package.
2. Home cannot be of the same elevation of the same plan as the Subject home. Cannot be the identical color package as the Subject home but may have the same brick.
3. Home may be of the same plan and elevation as the Subject home, but must be a different color package.
4. May be identical to Subject home.
SAGEBRIAR
CONCEPT PLAN
Pulte Homes of Indiana, L.L.C.

DEVELOPER / CONTACT:
Pulte Homes of Indiana, L.L.C.
Rex Ramage/David Compton
11590 N. Meridian St., Suite 530
Carmel, Indiana 46032
(317) 575-2350

AGENT/ENGINEER:
HWC Engineering
Brandon Burke
135 N. Pennsylvania, Suite 2800
Indianapolis, IN 46204
(317) 347-3063
bburke@hwengineering.com

PROPERTY ADDRESS:
N FIVE POINTS RD, GREENWOOD, IN 46143
PARCEL #: 41-02-03-016.000-006

SAGEBRIAR
ZONING: SAGEBRIAR PUD
MAX DWELLING UNITS 550
MIN. LOT AREA 5,700 SF
MIN. LOT WIDTH 46'
MIN. FRONT YARD BUILDING SETBACK 20'
MIN. SIDE YARD SETBACK 6'
MIN. REAR YARD SETBACK 15'
MIN. LIVING AREA 1,500 SF
MAX. LOT COVERAGE 60%
MAX. BUILDING HEIGHT 35'

PROPERTY ADDRESS:
N FIVE POINTS RD, GREENWOOD, IN 46143
PARCEL #: 41-02-03-016.000-006

UTILITY CONTACT INFORMATION:

CITY OF GREENWOOD (SANITARY SEWER)
CITY OF GREENWOOD (STORMWATER)
JOHNSON COUNTY SURVEYORS OFFICE
INDIANA AMERICAN WATER (WATER)
JOHNSON COUNTY REMC (ELECTRIC)
CENTER POINT ENERGY (GAS)

LOCATION MAP

OVERALL MAP

SHEET LIST TABLE

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TYPICAL STREET CROSS SECTION A-A
ENTRANCE STREET CROSS SECTION B-B
PART OF WEST 1/2, SECTION 25, TOWNSHIP 14 NORTH, RANGE 4 EAST
CLARK COUNTY, JOHNSON, IOWA

ALTA/NSPS LAND TITLE SURVEY

SCHEDULE OF EXCEPTIONS

Part of the Southeastern Quarter and Southeast Quarter in Section 25, Township 14 North, Range 4 East, Johnson County, Iowa, located upon a re-measurement survey prepared by Christopher J. Oostdyk, Professional Surveyor. (Youngs, Harrell & Closser, P.C. Engineers), referenced to the North 1983 Illinois State Plane Coordinate System (NAD 1983 UTM Zone 14).

19 General title exceptions that are not excluded from survey. Attaching dialing.

Schedule B-1 Exception

SFP Title of France, Inc., also SFP Title, issuing office for Chicago Title Insurance Company, commitment number 232776-1.1, dated January 6, 2021.

19 General title exceptions that are not excluded from survey. Attaching dialing.
CONCEPT PLAN

FIVE POINTS ROAD (CR 300 E)

PRELIMINARY

CITY OF GREENWOOD, INDIANA

LEGEND:

NOTE:

SCALE: 1" = 60'

(ON FEET)

FOR CONTINUATION SEE SHEET C1.4

REVISIONS

FOR CONTINUATION SEE SHEET C1.4

SAGEBRIAR CONCEPT PLAN

C1.6

CONCEPT PLAN

NOTE: Call 811 or 800-382-5544 before you dig!

Graphic Scale

Scale: 1" = 60'

www.hwcengineering.com
SAGEBRIAIR CONCEPT PLAN
CITY OF GREENWOOD, INDIANA

LEGEND:

EXISTING

PROPOSED

REVISIONS

INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY

www.hwcengineering.com

CONCEPT PLAN
NOT FOR CONSTRUCTION
FOR CONTINUATION SEE SHEET C1.2
FEASIBILITY REPORT

SAGEBRIAR BY DEL WEBB
CITY OF GREENWOOD
JOHNSON COUNTY, INDIANA

DEVELOPER:
Pulte Homes of Indiana, LLC
11590 N. Meridian St, Suite 530
Carmel, IN 46033

PREPARED BY:
HWC ENGINEERING
135 N. Pennsylvania Street, Suite 2800
Indianapolis, IN 46204

Report Date: August 10, 2022
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Feasibility Narrative  Appendix A

Site Maps  Appendix B
  Location Map
  USGS Topographic Map
  Soils Map
  Floodplain Map
  Wetlands Area Map

Utility Maps  Appendix C
  Drainage Exhibit
  Sanitary Service Exhibit
  Sanitary - Existing Connection Location
  Water Service Exhibit

Phasing Plan  Appendix D
  Preliminary Phasing Plan Exhibit
Introduction
Pulte Homes of Indiana, LLC is proposing the development of a 519 +/- single-family subdivision in Greenwood, IN known as Sagebriar by Del Webb. The overall project site is 186 acres +/- in size and located between County Line Rd and Main Street on the east side of Five Points Road.

This report is preliminary in nature and only covers information for sanitary and water connections as well as stormwater outlet.

Adjoining Land Conditions
North: Agricultural
South: Agricultural
West: Agricultural/Residential
East: Agricultural/Residential

Existing Conditions
The existing site is comprised of primarily agricultural land with some wooded areas in the southeast quadrant. The overall property drains from west to northeast/east, eventually into the Grubbs Open Ditch (Leatherwood Creek).

Stormwater
Preliminary drainage design includes eight (8) detention ponds/lakes that will outlet to the Grubbs Open Ditch to manage stormwater quantity and quality for the development.

The overall detention pond network will accept runoff from the development and route flow through the pond network to the downstream pond “Lake #1” located in the northeast corner and utilize one offsite outfall to serve the development. The northeast corner of the site is the closest point to a viable outfall and lowest in existing site topography. The Concept Plan includes preliminary information for the detention ponds such as normal pool elevations and the proposed 10 and 100-year event staged elevations.

The offsite storm sewer outfall will be extended north to the Grubbs Open Ditch from the development’s northeast corner. The outfall has been preliminary reviewed and is approximately 1,000 feet of 30” RCP with an invert of 821.00 at the Grubbs Open Ditch and Lake #1 normal pool onsite of 825.00.

The stormwater design will comply with the City of Greenwood and Johnson County Surveyor’s Office drainage standards, as applicable. An offsite outfall easement will be required.

Sanitary
Sanitary services will be provided by the City of Greenwood. This will require an offsite 15” gravity sanitary sewer extension from west of the development, the existing connection point is
a 15” sanitary sewer previously extended just east of Graham Road as part of a private
development intended to be extended east in the future. The 15” sanitary sewer will be
extended through the approved Primary Plat for the Ridgetop residential development to Combs
Road. From Combs Road, the 15” sanitary sewer will be extended east to Five Points Roads
across undeveloped properties. The Sagebriar Development will be the upstream most point of
this gravity service area, based on existing topography and cover restrictions only the southern
portion of the development site will be served by gravity. Offsite easements will be required to
extend sanitary sewer service to the development property.

The northern/eastern portions of the development site has lower existing topography compared
to the southern portion. To serve these lower areas, a regional lift station north of the
development property will be required to serve the balance of the site. The regional lift station
will be designed to accommodate future land development within the Grubbs Open Ditch
watershed. The regional lift station is proposed on the south side of the Grubbs Open Ditch
north of the Sagebriar development. A gravity sewer will be extended north offsite similar to the
drainage outfall at this location to provide the northern/eastern portion of the development
gravity sanitary service to the lift station. A force main from the lift station will be routed back
into the Sagebriar development to the 15” gravity sanitary sewer extension which will be
extended as far east into the development as possible. In summary, the regional lift station has
been evaluated to serve the undeveloped sewershed upstream of the proposed location along
the Grubbs Open Ditch to eliminate the need for additional lift stations in the future to serve this
area of Greenwood. Offsite easement will be required for the regional lift station, gravity
sanitary sewer and force main. See Appendix C for Sanitary Sewer Service Exhibit and the
existing gravity sanitary sewer connection point near Graham Road.

**Water**

Water service will be provided by Indiana American Water. Currently, an existing 24” ductile
iron water main is along the north side of Main Street/Rocklane Road at the intersection of Five
Points Road. To serve the Sagebriar development, the development is anticipating extending a
12 or 16” offsite water main (subject to future hydraulic review) north along Five Points Road.
Indiana American Water has indicated ample capacity to serve the development. Offsite
easements will be required.

**Traffic Impact Study**

A&F Engineering (Traffic Consultant) has prepared a Traffic Impact Study for Pulte Homes,
which was submitted to the City of Greenwood in March of 2022.

**Phasing Plan**

A preliminary phasing plan is included in Appendix D, the Sagebriar development will be built in
phases over a period of time. All infrastructure required to support each phase of development
will be built accordingly and included in each phase’s set of Construction Plans to be reviewed
during infrastructure construction permitting/approval stages at a later date. All preliminary
phasing is subject to change based on market conditions and additional review of detailed
infrastructure needs.
Map symbols consist of a combination of letters or of letters and numbers. The first capital letter is the initial one of the soil name. The second letter is lowercase and separates map units whose names begin with the same letter. The third letter is a capital letter and indicates the class of slope. Symbols without a slope letter are for miscellaneous areas, Udoorthents, or nearly level soils. Some symbols have a number at the end and are eroded phases. A final number of 2 indicates that the soil is moderately eroded, and a number 3 indicates that the soil is severely eroded.

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Br</td>
<td>Brookston silty clay loam, 0 to 2 percent slopes</td>
</tr>
<tr>
<td>CrA</td>
<td>Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes</td>
</tr>
<tr>
<td>CsB2</td>
<td>Crosby-Miami silt loams, 2 to 4 percent slopes, eroded</td>
</tr>
<tr>
<td>FxC2</td>
<td>Fox complex, 6 to 12 percent slopes, eroded</td>
</tr>
<tr>
<td>MnB2</td>
<td>Miami silt loam, 2 to 6 percent slopes, eroded</td>
</tr>
<tr>
<td>MnC2</td>
<td>Miami silt loam, 6 to 12 percent slopes, eroded</td>
</tr>
<tr>
<td>MnD2</td>
<td>Miami silt loam, 12 to 18 percent slopes, eroded</td>
</tr>
<tr>
<td>MnE</td>
<td>Miami silt loam, 18 to 25 percent slopes</td>
</tr>
<tr>
<td>MtB3</td>
<td>Miami clay loam, 2 to 6 percent slopes, severely eroded</td>
</tr>
<tr>
<td>MtC3</td>
<td>Miami clay loam, 6 to 12 percent slopes, severely eroded</td>
</tr>
<tr>
<td>Re</td>
<td>Rensselaer silty clay loam</td>
</tr>
</tbody>
</table>

Sources: IndianaMap, Indiana Spatial Data Portal and WebSoilSurvey
1% Annual Chance Flood Hazard
Regulatory Floodway
Special Floodway
Area of Undetermined Flood Hazard
0.2% Annual Chance Flood Hazard
Future Conditions 1% Annual Chance Flood Hazard
Area with Reduced Risk Due to Levee
Phase 1: 100 Lots
Phase 2: 118 Lots
Phase 3: 83 Lots
Phase 4: 101 Lots
Phase 5: 117 Lots

*Subject to change