

Woodbrook at PLAINFIELD

Development Standards

	Single Family Woodbrook A	Single Family Woodbrook B	Senior Independent Living	Assisted Living Center	Community Center / Daycare Center
Land Area	19.6 – 21.6	35.0	20.0 – 23.0	3.0 – 6.0	1.0 – 3.0
Maximum Lots/Dwelling Units Per Acre	3.30	3.46	6.0	Single building of 2 stories with a floor area between 60,000-90,000 sf Maximum Building Height: 38' All other development standards to match OD district.	Community Center is a single story building containing a minimum of 2,500 sf; Daycare Center is a single story building containing 5,000 – 8,000 sf All other development standards to match OD district.
Minimum Lot Size	6,000-8,000	5,500-7,500	To be developed as a single or duplex/patio home; Buildings have unit sizes from 1250-1500 sf each side. Building Separation Between Foundation's: Aggregate Side 12' Rear 30' Minimum Front Setback is 20' from right-of-way to face of living area.		
Minimum Lot Width	60'-75'	50'-65'			
Maximum Lot Coverage	40%	40%			
Minimum Floor Area	1500 sf (One story) 1850 sf (Two story, 1000 sf on First Story)	1250 sf (One story) 1650 sf (Two story, 900 sf on First Story)			
Maximum Building Height	2 story/38'	2 story/38'			
Minimum Front Yard Setback	25'	25'			
Minimum Rear Yard Setback	20'	20'			
Minimum Side Yard Requirements	6' Minimum / 12' Aggregate	6' Minimum / 12' Aggregate			

Land Use Analysis

Community Center / Daycare Center	1.0 - 3.0 acres	
Assisted Living Center	3.0 – 6.0 acres	
Senior Independent Living	20.0 – 23.0 acres	6du/a
Single Family Woodbrook A	19.6 – 21.6 acres	3.30du/a
Single Family Woodbrook B	35.0 acres	3.46du/a
Total	81.6 acres	

PUD

Perimeter Landscape Buffer
(Minimum Level 1)

3.0 acres
(not included)
existing house

20' Landscape Buffer
(Landscape Level 1)

Pedestrian Pathway
(along Smith Road in R/W)

35' ROW (1/2 side)

Pedestrian Pathway
(on one side of collector)

Street Trees along Collector

Pedestrian Pathway
(on one side of collector)

Woodbrook "B"
35.0 acres
3.46 du/acre

Woodbrook "A"
19.6 -21.6 acres
3.30 du/acre

Ag

Hendricks County

20' Landscape Buffer
(Landscape Level 1)

County Road 900 East (Smith Road)

Community Center
(seizable)

Child Care
(seizable)

Assisted Living
3.0-6.0 acres

Pedestrian Pathway
(surrounds roundabout)

Street Trees along Collector

Pedestrian Pathway
(along Smith Road in R/W)

Pedestrian Pathway
(on one side of collector)

Senior Independent Living
20.0-23.0 acres
6.0 du/acre

20' Landscape Buffer
(Landscape Level 1)

Perimeter Landscape Buffer
(Minimum Level 1)

Abandoned Railroad

GC

(not included)
existing house

Perimeter Parkway

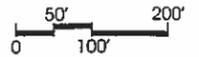
Concept Plan "A"

Woodbrook at Plainfield

ELI Communities



12/30/99 LR 5/11/00



GC

(Companion
rezoning
petition)

Perimeter Landscape Buffer
(Minimum Level 1)



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