

RESPONSE TO GEIST WOODS ESTATES

1. Traffic Study:

A&F Engineering has completed a Traffic study as directed by the Town of McCordsville staff and has been submitted for their review and attached for your reference.

2. Section 8.03 of McCordsville's Zoning Ordinance:

- a. Vintner's Park is proposed to be constructed in two phases the phase lines have been shown on Sheet 1 of the Preliminary Plan drawings.
- b. Additional landscaping details of the common areas have been completed and attached for your reference.
- c. Common Area and Amenities- The common areas for Vintner's Park are shown on the Preliminary Plans. The plan provides for over 20 acres of Open Space/Common Areas providing for preservation of the wooded area along Geist Woods Estates, protecting the existing stream corridor and providing additional open space for walking trails, amenities and gathering spaces. A walking path is proposed along our West property line connecting Area B to Area C with a proposed connection to Daniel's Vineyard. The plans also show a Gazebo, fire pit and gathering area.
- d. Street Signage- The PUD Ordinance under Section 3 H states that the street signage will follow the standards and requirements under the Towns Zoning Ordinance.
- e. Commitments and Architectural Standards are included as part of Vintner's Park PUD Ordinance.
- f. Covenants and Restrictions for Vintner's Park will be provided with the Final Plat and Detailed plans.
- g. Drainage concepts and a utility layout have been provided with the Preliminary Plans
- h. Street Lighting- The PUD Ordinance under Section 3 H states that the street lighting will follow the standards and requirements under the Towns Zoning Ordinance.

3. The Vintner's Park concept plan was created to protect and preserve the natural features on the property. The majority of the existing wooded area on the Northwest corner of the property has been set aside in common area and the stream corridor along the Southwest corner has also been set aside in common area. The plan also provides for a 10' Tree Conservation easement around our North, East and West boundaries. The drainage easement along the perimeter has been increased from 20' to 30' to allow more room for required drainage improvements. The Geist Woods Estates community did not provide any tree protection easements along our common boundary.

4. Architectural Review Committee: All building elevations to be constructed within the Vintner's Park community will be required to be reviewed and approved by the Architectural Review Committee in the same manner as Geist Woods Estates.

5. **Construction Traffic** will be directed through the Vintner's Park entrance drive on County Road 900 North.

6. Architectural Standards:

- a. The minimum side yard setback for Vintner's Park is proposed at 6'. Geist Woods Estates was approved with a minimum side yard of 5'.
- b. Masonry- All homes in Vintner's Park will be required to have a minimum of a 30" masonry wainscot wrap on the home with higher percentages of brick required on the fronts of homes. The Builder will be offering a number of different styles of homes that do not warrant a full first floor brick wrap. Today's buyers desire more different styles of homes with additional exterior details that don't always include brick. The average price of homes in Areas A & B are still anticipated to be over \$500k.
- c. Anti-Monotony- This standard in the Vintner's Park PUD was written verbatim from the McCordsville Zoning Ordinance.
- d. Rear Elevations- Additional requirements have been added to the rear of the homes as depicted on Exhibit C-1 as requested by the McCordsville Town staff.
- e. Windows- This standard follows previous approvals from Pine Vail Estates. The Geist Woods standards only require windows on the façade facing a street. The remaining facades of the home are not required to have any windows.
- f. Landscaping for homes- The individual lot landscaping for Vintner's Park requires a minimum of three trees and 12 shrubs with an additional 3 trees and 12 shrubs required on a corner lot. The Geist Woods Estates standards require 3 trees and only 10 shrubs on the front elevation and only one additional tree and 12 shrubs on a corner elevation. Sod requirements have been added to the landscaping standards under Exhibit C of the Vintner's Park PUD Ordinance.
- g. Monument Signs: Vintner's Park is proposing to install a column similar to the columns shown on the entry monument wall at the connection to Geist Woods Estates this column will not have any ground lighting.
- h. We are currently negotiating the language, notification and acceptable noise levels with Daniel's Vineyard and will be modifying the language in the PUD accordingly. Our agreement with the Vineyard will not affect the noise levels and requirements at the Geist Woods Estates property line.