

## Proposed Commitments for Case Numbers RZ-18-007 and RZ-18-008

1. Developer shall dedicate the approximate right-of-way as shown on the Preliminary Site Plan attached hereto ("Preliminary Site Plan") to allow for the east/west collector roadway as shown in the 2016 Town of Plainfield Comprehensive Plan.
2. No driveways shall gain direct access to the east/west collector road.
3. All intersections created by this development, excepting those at U.S. 40/West Main Street, and Hadley Road, shall have bulb-outs to reduce the intersection width. This shall include the proposed future access road adjacent to lot 93 of the Preliminary Site Plan. The design of such bulb-outs shall be determined by the Town of Plainfield.
4. A roundabout located south of Main Street (US 40) with stub streets to east and west shall be included as depicted on the preliminary site plan.
5. Street lights shall be installed at each intersection within the development and each home shall have dusk to dawn garage coach lighting.
6. The Developer commits that the lots to be developed on the site will substantially conform with development standards for houses set forth in all accompanied and approved exhibits attached to the Petition for Zone Map Change ("Petition") and the Preliminary Site Plan attached hereto.
  - a. The minimum home size within the R2 zoning classification shall be 1,800 square feet for a single story home and 2,200 square feet for a two story home.
  - b. The minimum home size within the R4 zoning classification shall be 1,800 square feet for a single story home and 2,000 square feet for a two story home.
7. All homes to be constructed on the site shall comply with the attached Architectural Standard. In addition the follow applies:
  - a. Vinyl siding shall be prohibited throughout the development.
  - b. All homes constructed on lots adjacent to CR600S and US 40 shall be constructed with an exterior first floor masonry wrap on the side and rear elevations of such homes exclusive of doors, windows and trim. Lots 1, 38, 115 and 116 on the Concept Plan are subject to this requirement.
  - c. All homes constructed on corner lots shall be constructed with an exterior masonry wainscot wrap up to, at a minimum, the lowest first floor window sill elevation on all four sides of the home. Lots which are separated from an intersection by common space are also subject to this requirement.
  - d. All homes shall have fully sodded front yards installed by the builder and the rear and side yards shall be seeded by the builder. On corner lots the side of the home adjacent to the side street shall be sodded.
  - e. All homes built on 90' wide or 70' wide lots as depicted in the Side Load Garage Exhibit attached hereto shall be required to have a side load garage.
8. Any land platted as common area shall remain the property of the Home Owners Association or held commonly by all the property owners in the absence of such an Association. Any change from common area to other uses shall require the approval of one hundred percent (100%) of the property owners and the Town of Plainfield.
9. The Developer shall install an amenity area consisting of a pool house, swimming pool of at least 1,800 square feet, a kid pool and a playground. The amenity area shall be pedestrian accessible by sidewalks or pathways at the developer's election. The amenity area shall be installed upon completion of 50% of the homes within the development.