

# **DETAILED DEVELOPMENT STANDARDS**

## **SUGAR GROVE FARMS**

### **A Proposed Residential Subdivision in the Town of Plainfield**

#### **DEVELOPER:**

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**PROPERTY LOCATION:**

The property is approximately 251 acres in size located in Guilford Township and being Southwest of the intersection of Moon Road and US 40. The property is bordered on the East by Moon Road and the Indiana State Correctional Facility; the South by residential and agricultural uses; the West by woodlands along a tributary of the West Fork of White Lick Creek and agricultural uses; and the North by U.S. 40, commercial and agricultural uses.

**STATEMENT OF PURPOSE:**

The site plan has been developed with five separate neighborhoods to accommodate housing needs for various demographic groups within the community. The five individual neighborhoods within the planned unit development have been located in general conformance to the pending Plainfield Comprehensive Plan. Significant wooded and open common areas are located throughout the community. These common areas and amenities have been located to provide all residents close access to recreational areas and open space.

There are five residential designations within the Sugar Grove Farms (“SGF”) Planned Unit Development. These areas are shown on the site plan. Areas will be generally located as shown on the plan, but may change in configuration or location due to development or engineering considerations however the total number of lots within each area are subject to the limitations set forth herein. Following are the development standards and permitted uses for each area.

**AREA “A” – *Two Family Dwellings***

**Development Standards:**

1. Minimum *Lot Area* – 10,350 square feet
2. Minimum *Lot Width* – 90 feet
3. Minimum *Lot Frontage* – 35 feet on a *Public Street* and gain direct *Access* from said *Public Street*
4. Maximum *Lot Coverage* – 40 percent
5. Minimum *Yards* and *Building Setback*
  - a. Front - a minimum *Front Yard* and *Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

|                                 |         |
|---------------------------------|---------|
| <i>Interstate Street:</i>       | 80 feet |
| <i>Primary Arterial Street:</i> | 60 feet |

|  |         |
|--|---------|
| <i>Secondary Arterial Street:</i>        | 40 feet |
| <i>Collector Street:</i>                 | 30 feet |
| <i>Local Street / Cul-de-Sac Street:</i> | 30 feet |

- b. Side – a minimum *Side Yard* of 6 feet shall be provided along all *Side Lot Lines*
  - c. *Aggregate Side* – a minimum *Aggregate Side Yard* of 12 feet shall be provided on all *Lots*
  - d. Rear – a minimum *Rear Yard* of 20 feet shall be provided along all *Rear Lot Lines* as follows:
    - (1) *Primary Building* – 20'
6. Maximum *Building Height* – 35 feet
  7. Minimum *Main Floor Area* – the minimum *Main Floor* area of the *Primary Building*, exclusive of *Garage, Carport, Deck, Patio*, and open *Porches*:
    - a. *One-story Building* – 1,000 square feet per *Dwelling Unit*.
    - b. Two or more story *Building* – 900square feet per *Dwelling Unit*, provided, that the total *Finished Floor Area* shall be at least 1,400 square feet
  8. *Off-Street Parking* – each *Dwelling Unit* shall be provided with at least two (2) *Off-Street Parking Spaces*.

\* Note: Area “A” may also be all or partially developed under the same single family development standards as Area “C.”

**AREA “B” – Single Family Dwellings**

**Development Standards:**

1. Minimum *Lot Area* – 7,500 square feet
2. Minimum *Lot Width* – 60 feet
3. Minimum *Lot Frontage* – 35 feet on a *Public Street* and gain direct *Access* from said *Public Street*.
4. Maximum *Lot Coverage* – 35 percent
5. Minimum *Yards and Building Setbacks*
  - a. Front – a minimum *Front Yard* and *Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

|                                   |         |
|-----------------------------------|---------|
| <i>Interstate Street:</i>         | 80 feet |
| <i>Primary Arterial Street:</i>   | 60 feet |
| <i>Secondary Arterial Street:</i> | 40 feet |

*Collector Street:* 30 feet  
*Local Street / Cul-de-Sac Street:* 30 feet

- b. Side – a minimum *Side Yard* of 6 feet shall be provided along all *Side Lot Lines*.
  - c. Aggregate Side – a minimum Aggregate Side Yard of 12 feet shall be provided on all *Lots*.
  - d. Rear – a minimum *Rear Yard* of 20 feet shall be provided along the *Rear Lot Lines*.
    - (1) *Primary Building* – 20'
6. Maximum *Building Height* – 35 feet
  7. Minimum *Main Floor Area* - the minimum *Main Floor Area* of the *Primary Building*, exclusive of *Garage, Carport, Deck, Patio, and open Porches*:
    - a. One Story *Building* – 1,300 square feet
    - b. Two or more Story *Building* – 900square feet, provided, that the total *Finished Floor Area* shall be at least 1,600 square feet
  8. *Off-Street Parking* – each *Dwelling Unit* shall be provided with at least two (2) *Off-Street Parking Spaces*

#### **AREA “C” – Single Family *Dwellings***

##### **Development Standards:**

1. Minimum *Lot Area* – 9,500 square feet
2. Minimum *Lot Width* – 70 feet
3. Minimum *Lot Frontage* – 35 feet on a *Public Street* and gain direct *Access* from said *Public Street*.
4. Maximum *Lot Coverage* – 30 percent
5. Minimum *Yards and Building Setbacks*
  - a. Front – a minimum *Front Yard* and *Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

|  |         |
|--|---------|
| <i>Interstate Street:</i>                | 80 feet |
| <i>Primary Arterial Street:</i>          | 60 feet |
| <i>Secondary Arterial Street:</i>        | 40 feet |
| <i>Collector Street:</i>                 | 30 feet |
| <i>Local Street / Cul-de-Sac Street:</i> | 30 feet |
  - b. Side – a minimum *Side Yard* of 6 feet shall be provided along all *Side Lot Lines*.

- c. Aggregate Side -- a minimum Aggregate Side Yard of 15 feet shall be provided on all *Lots*.
  - d. Rear -- a minimum *Rear Yard* of 20 feet shall be provided along the *Rear Lot Lines*.
    - (1) *Primary Building* -- 20'
6. Maximum *Building Height* -- 35 feet
  7. Minimum *Main Floor Area* - the minimum *Main Floor Area* of the *Primary Building*, exclusive of *Garage, Carport, Deck, Patio*, and open *Porches*:
    - a. One Story *Building* -- 1,500 square feet
    - b. Two or more Story *Building* -- 1,100 square feet, provided, that the total *Finished Floor Area* shall be at least 1,800 square feet
  8. *Off-Street Parking* -- each *Dwelling Unit* shall be provided with at least two (2) *Off-Street Parking Spaces*

**AREA "D" -- Single Family *Dwellings***

**Development Standards:**

1. Minimum *Lot Area* -- 11,600 square feet
2. Minimum *Lot Width* -- 80 feet
3. Minimum *Lot Frontage* -- 35 feet on a *Public Street* and gain direct *Access* from said *Public Street*.
4. Maximum *Lot Coverage* -- 30 percent
5. Minimum *Yards and Building Setbacks*
  - a. Front -- a minimum *Front Yard and Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:
 

|  |         |
|--|---------|
| <i>Interstate Street:</i>                | 80 feet |
| <i>Primary Arterial Street:</i>          | 60 feet |
| <i>Secondary Arterial Street:</i>        | 40 feet |
| <i>Collector Street:</i>                 | 30 feet |
| <i>Local Street / Cul-de-Sac Street:</i> | 30 feet |
  - b. Side -- a minimum *Side Yard* of 8 feet shall be provided along all *Side Lot Lines*.
  - c. Aggregate Side -- a minimum Aggregate Side Yard of 20 feet shall be provided on all *Lots*.
  - d. Rear -- a minimum *Rear Yard* of 25 feet shall be provided along the *Rear Lot Lines*.
    - (1) *Primary Building* -- 25'

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6. Maximum *Building Height* – 35 feet
  7. Minimum *Main Floor Area* - the minimum *Main Floor Area* of the *Primary Building*, exclusive of *Garage, Carport, Deck, Patio, and open Porches*:
    - a. One Story *Building* – 1,700 square feet
    - b. Two or more Story *Building* – 1,200 square feet, provided, that the total *Finished Floor Area* shall be at least 2,000 square feet
  8. *Off-Street Parking* – each *Dwelling Unit* shall be provided with at least two (2) *Off-Street Parking Spaces*

### AREA “E” – Single Family *Dwellings*

#### Development Standards:

1. Minimum *Lot Area* – 13,500 square feet
2. Minimum *Lot Width* – 90 feet
3. Minimum *Lot Frontage* – 35 feet on a *Public Street* and gain direct *Access* from said *Public Street*.
4. Maximum *Lot Coverage* – 25 percent
5. Minimum *Yards and Building Setbacks*
  - a. Front – a minimum *Front Yard and Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

|  |         |
|--|---------|
| <i>Interstate Street:</i>                | 80 feet |
| <i>Primary Arterial Street:</i>          | 60 feet |
| <i>Secondary Arterial Street:</i>        | 40 feet |
| <i>Collector Street:</i>                 | 30 feet |
| <i>Local Street / Cul-de-Sac Street:</i> | 30 feet |
  - b. Side – a minimum *Side Yard* of 8 feet shall be provided along all *Side Lot Lines*.
  - c. Aggregate Side – a minimum *Aggregate Side Yard* of 20 feet shall be provided on all *Lots*.
  - d. Rear – a minimum *Rear Yard* of 25 feet shall be provided along the *Rear Lot Lines*.
    - (1) *Primary Building* – 25'
6. Maximum *Building Height* – 35 feet
7. Minimum *Main Floor Area* - the minimum *Main Floor Area* of the *Primary Building*, exclusive of *Garage, Carport, Deck, Patio, and open Porches*:

- a. One Story *Building* – 1,700 square feet
  - b. Two or more Story *Building* – 1,200 square feet, provided, that the total *Finished Floor Area* shall be at least 2,000 square feet
8. *Off-Street Parking* – each *Dwelling Unit* shall be provided with at least two (2) *Off-Street Parking Spaces*

### **PROJECT AREA:**

1. Maximum Number of Units: 623
2. Total Project Area: 251.43 (+/-) acres
  - Area A – 40 (+/-) acres with approx. 75 lots / 150 units
  - Area B – 69 (+/-) acres with approx. 230 lots
  - Area C – 39 (+/-) acres with approx. 101 lots
  - Area D – 34 (+/-) acres with approx. 56 lots
  - Area E – 57 (+/-) acres with approx. 86 lots

**\*Note:** Area Acreage and # of units within each area are subject to a 10% – 15% fluctuation. However, maximum number of units shall not exceed 623. The Areas “A” through “E” do not include the common areas “a” and “b” listed below and perimeter right-of-ways.
3. Total Common Area: 54 (+/-) acres
  - a) Sugar Grove Farms Central Park: 6 (+/-) acres
  - b) Sugar Grove Farms Amenity Park: 3 (+/-) acres (pool & pool house)
  - c) Wooded Areas: 20 (+/-) acres
  - d) Additional Common Areas: 25 (+/-) acres
4. Perimeter Right-of-Way Area on Moon Road: 2.77 (+/-) acres
5. Pond areas shown on Zoning Exhibit: 14 (+/-) (Pond areas are subject to change and actual areas to be determined during design of site.)
6. There is estimated to be 9 (+/-) acres of **unmapped** floodway along the tributary of the West Fork of White Lick Creek.
7. Gross Project Density: 2.8 units /acre (This number is based on pond areas that are unknown at this time and an assumed floodway.)

### **RESIDENTIAL DESIGN GUIDELINES**

\*See Residential Design Guidelines

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**ADDITIONAL COMMITMENTS:**

1. All single family structures shall have a landscaping package at the time of original construction to include, at a minimum, sod for the front yards up to the front building corners and seed and mulch application for the side and rear yard area, and plantings to include a minimum of two 2-inch caliper trees, (unless existing trees remain on lot) and a minimum of 6 shrubs. At least one of the trees will be a street tree and will be located in accordance with the Town of Plainfield Residential Design Guidelines. And as determined by good engineering practices and approved by the Town of Plainfield Planning and Engineering Departments. Easements, where required, will be shown on the plats. Typical spacing of street trees will be 50'.
2. Satellite disks of no more than two (2) feet in diameter shall be the only antennae permitted.
3. No outside storage of unlicensed vehicles, RV's, trailers, boats or boat trailers shall be permitted.
4. No above ground pools shall be permitted.
5. No out buildings shall be permitted.
6. Each community shall have uniform mailboxes.
7. A Home Owners Association shall be established for the development that will provide for maintenance of all common areas and amenities.
8. Landscaping and additional trees shall be planted on site within the development, per the landscape plan.
9. An asphalt path or concrete walk will be constructed, per Town of Plainfield standards, along the west side of Moon Road as determined by the Town of Plainfield. A path or walk, as determined by the Town and if approved by INDOT, will be constructed along U.S. 40 (Main Street) frontage. If the path or walk has not been constructed at the time of recording the plat for any section containing a path or walk along Moon Road or U.S. 40, a bond shall be provided. The bond shall be released at such time as the path or walk is constructed by the developer or by the Town of Plainfield as a part of future projects.
10. All local streets will be 30 feet wide back to back of curb. The entry Blvd off of Moon Road and U.S. 40 will be separated by landscape islands and will provide entry and exit lanes in accordance with the recommendations of the traffic study submitted.
11. The "SGF" Amenity Park will include a swimming pool and pool house, tot lot, basketball court, and playground for use by the residents of this development. "SGF" Central Park will be a separately developed park with walking trails, playfields and picnic shelters provided for use by the residents.
12. Walking trails will be provided throughout the common areas of the development and shall substantially comply with the preliminary plan.

13. Significant preservation / conservation of wooded and natural areas within various common areas in the project will be provided in general accordance with the zoning exhibit submitted. Tree surveys (typical 20' x 20') shall be provided within representative areas within the project, for restoration purposes, to be used should tree preservation areas be destroyed. Surveys shall be provided concurrently with the secondary plat.
14. A 30' easement, calling for preservation of wooded areas and building restrictions, shall be provided on the recorded plat on lots that abut the overall parcel north or south perimeter. Existing trees greater than or equal to 2-inch in caliper shall be preserved within the easement, excepting dead or diseased trees or trees that pose a hazard to persons or property. Any trees removed from the preservation area shall be replaced with trees of at least an equivalent Plat Unit Value, per the Plainfield Zoning Ordinance.
15. Additional right-of-way shall be conveyed to the Town of Plainfield to provide for a 50 foot Moon Road half right-of-way.
16. A 25 foot permanent utility easement shall be provided along Moon Road.
17. Further plans and details for the clubhouse, playgrounds, parks, trails, and fountains shall be provided to DRC for approval.
18. Substantial compliance with the preliminary plan, including the site and lot layout, landscape plans, Residential Design Guidelines (file dated December 7, 2004) and the Development Standards (file dated December 8, 2004) and located herein.

**RESIDENTIAL DESIGN  
GUIDELINES**

**SUGAR GROVE FARMS**

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Town of Plainfield**

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**AUGUST 19, 2004**

**REVISED SEPTEMBER 1, 2004**

**2<sup>ND</sup> REVISION SEPTEMBER 30, 2004**

**3<sup>RD</sup> REVISION OCTOBER 28, 2004**

**4<sup>TH</sup> REVISION NOVEMBER 3, 2004**

**5<sup>TH</sup> REVISION NOVEMBER 19, 2004**

**6<sup>TH</sup> REVISION DECEMBER 7, 2004**

**Sugar Grove Farms PUD**  
**Residential Design Guidelines**

**Section 1: Introduction**

A. Intent

The site design and architectural commitments contained in this Zoning Petition for Sugar Grove Farms Planned Unit Development (“SGF”) achieve the goals of providing a mix of neighborhoods containing various house styles, lot sizes and price points necessary to meet the housing needs of a broad spectrum of the Plainfield housing market. The individual neighborhoods were located to be in general conformance with the pending Plainfield Comprehensive Plan and to be compatible with surrounding land uses and natural features that are unique to this site.

Architectural commitments for the homes to be built in “SGF” are included in these zoning commitments that numerically meet the Residential Design Guidelines, approved May 12, 2003 while expanding upon the features available for credit thus encouraging more diversity in home elevations.

The common areas throughout the community have been designed to front streets and eliminate or diminish the visibility of rear or side elevations of homes. These common areas and amenities are strategically located to conserve / preserve natural site features, create attractive terminal street vistas and provide all residents close proximity to parks and amenities.

The use of interconnecting streets and trails between the neighborhoods along with the use of curvilinear streets will create a community with variation of streetscapes and an integration of neighborhoods. Block sizes have been kept in scale with each neighborhood. Lot sizes were balanced against the desire to conserve significant wooded areas of the site and to provide numerous common amenity areas for use by the residents.

The combinations of site design elements and architectural commitments described herein will create a unique and attractive community that achieves Plainfield’s goals as described in the Residential Design Guidelines.

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**Section 2. Single Family and Two Family Guidelines**

A. Basic Standard

*The developer / builder desires to follow the Design Guidelines and Design Features as listed below in lieu of the Basic Standard.*

B. Design Guidelines and Design Features

The following guidelines will be employed to create variety and interest in all elevations of a home.

1. Garages – All single family dwellings and two family dwellings will have, at a minimum, a two car attached garage and will comply with the following guidelines:
  - a. Design Features for Garages – All two-car garages should utilize at least one (1) of the following three (3) design features:
    - (1) Garage Off-Set – Development of single family dwellings or two family dwellings in which the front facade of an attached or detached front loading garage is off-set and stepped back from the front building line by at least ten (10) feet.
    - (2) Garage as Percent of Facade – Garage doors shall not comprise more than forty (40) percent *for single family dwellings and not more than fifty (50) percent for two family dwellings* of the linear length of the ground floor, street facing facade of the primary building containing a dwelling unit.
    - (3) Side or Rear Loaded Garages – Utilization of a side loaded or rear loaded garage to minimize the impact of the garage doors on the streetscape.
  - b. Additional Design Features:
    - (1) More than Two-Car Garages – No more than two (2) one-car garage doors nor one (1) two-car garage door should be located on the same architectural plane of a front elevation. Architectural planes for additional sets of garage doors on a front elevation should be offset by a minimum of twelve (12) inches.
    - (2) Maximum Driveway Width – No driveway will exceed twenty (20) feet in width *for each dwelling unit* at the sidewalk.

- c. Minimum Size of Garages – All garages shall comply with the following minimum area and width guidelines:
- (1) One Car Garages – *Shall not be permitted in any single family area of the subdivision. One car garages may be permitted in the two-family area subject to Plan Commission approval of the specific home elevation.*
  - (2) Two Car Garages – *All single family garages will have a minimum area of 484 square feet, with a minimum width of 19 feet. Except that, subject to Plan Commission approval of the home elevation, the garage may be reduced to 450 square feet provided that no mechanical equipment (water heater, furnace,) be located in garage. Certain home designs cannot expand the garage area without compromising the architectural balance of the home (see example) or may provide other storage areas (ie. Basements, attached sheds) to justify this size garage . If the Two-family Homeowners Association provides for lawn maintenance and snow removal two car garages in two family dwelling units shall have a minimum of 400 square feet.*

C. Front Elevations – The front elevations of all single family dwellings and two family dwellings shall include design features selected from the options specified in Table 2A: Residential Design Features – Front Facades.

### **Table 2A: Residential Design Features Front Facades**

Select a minimum of eleven (11) of the following design features for the front facade with at least:

- Four (4) design features selected from Group 1;
- Three (3) design features selected from Group 2; and,
- The remaining four (4) design features may be selected from either Group 1, Group 2 or Group 3.

#### **Group 1:**

- Change in Elevation of Roof Ridge.
- Change in Direction of Roof Ridge.
- Roof with Dormers (minimum of two (2) dormers, unless Eyebrow Dormer).
- Bay or Oriel Window.
- Porch or Verandah (covering a minimum of 40% of the overall width of the front façade of the primary building containing a dwelling unit).
- Portico or Shed Roof Accent over Front Entry (minimum covered area - 4' X 10').
- Façade Modulation (Other than items listed herein; minimum 12 inches in depth)
- Front Facade Containing No Garage Doors.
- Roof Overhangs (minimum 12" on front, side and rear elevations).
- 100% brick or stone on front, side and rear elevations (i.e., all wall area\* below

the eave line or a trimmed gable). (Note: This item qualifies as three (3) design features selected from any Group).

Minimum 50% brick or stone on front facade\*.

*The following items are in addition to the standard Group 1 Items listed in the Residential Design Guidelines. These features will provide builders with additional architectural options that will encourage variability in elevation design.*

*10/12 Roof Pitch (subject to approval of elevations).*

*4 x 8 Portico or Shed Roof accent (subject to approval of elevation)*

*Group 1 items in excess of 4 may be applied to Group 2 requirements.*

\* - Front facade wall area is exclusive of window or door areas but does include all wall areas oriented to the front of a primary building containing a dwelling unit located between the two side walls of such building.

**Group 2:**

Multiple Building Materials  
(secondary material must  
comprise at least 20% of front  
façade).\*

Crawl Space or Basement.

Hip Roof.

Gable Accent.

Side-by-Side Windows (within 8"; min.  
of 50% of windows)

Door Sidelight(s).

Door Transom.

Window Transom.

Side Garage Bump-out (minimum size  
3' X 10', exclusive of garage area).

*The following items are in addition to the standard Group 2 Items listed in the Residential Design Guidelines. These features will provide builders with additional architectural options that will encourage variability in elevation design.*

*3 car garage (if not counted as façade modulation above)*

*Dimensional Shingles*

*Sunbursts*

\* - Front façade wall area is exclusive of window or door areas but does include all wall areas oriented to the front of a primary building containing a dwelling unit located between the two side walls of such building.

**Group 3 – Additional Items:**

Decorative Door Architrave.

Decorative Window Architrave.

Decorative Window Cornice.

Decorative Trim Molding

(including, at a minimum,

Shutters (all front, side and rear  
elevations).

Window Grids (permanent).

Decorative Front Door (minimum 25%  
glazing).

fascia, soffit & corner trim).  
Architectural Elements (e.g.,  
quoins, pilasters, soldier  
courses, friezes, cornices,  
dentils, etc.).  
Pent Roof or Pent Roof Return.  
Accent Siding.

Decorative Gable Vents.  
Keystone (over all first floor, front  
facade windows and doors).  
Windows in Garage Door.  
Foundation Landscape Package  
(minimum: 2 trees; 1 tree and 4  
shrubs; or, 8 shrubs).

*The following items are in addition to the standard Group 3 Items listed in the Residential Design Guidelines. These features will provide builders with additional architectural options that will encourage variability in elevation design.*

*Feature window over front door  
Decorative Porch Columns (round, 6"x6" or trimmed-out)*

**NOTE:** *Additional architectural embellishments or design features may be approved within each Group by the Plan Commission when such architectural features would provide a similar architectural effect to the items listed within each Group.*

D. Additional Design Features for Single Family Dwelling Lots and Two Family Dwelling Lots.

1. Perimeter Streetscapes:

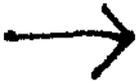
Moon Road

- a.) *The lots abutting the southern portion of Moon Road (south of existing house) shall be oriented towards Moon Road and utilize a frontage street with pond and landscape buffering.*
- b.) *The lots abutting the northern portion of Moon Road (north of existing house) shall be buffered by a 100-foot or greater landscaped greenbelt including a mound ranging in height from 6 to 10 feet and landscaping with a plant unit value of 5 or greater of which a minimum of 40% will be deciduous trees and 40% evergreen trees.*

US 40 / Main Street

*The lots abutting US 40 will be buffered by a 50-foot or greater landscaped greenbelt including landscaping with a plant unit value of 5 or greater of which 40% will be deciduous trees and 40% evergreen trees.*

2. *Interior Streetscapes – Streetscape variation will be created through the use of curvilinear streets, open area vistas and landscape features at street*



terminus. Block length will also be limited through the use of neighborhood interconnectivity. In addition, the Declarations of Covenants and Restrictions for the subdivision will include non-monotony provisions requiring homes next door to each other or across the street to be of differing elevations and combinations of brick, siding, and trim colors.

3. *All Other Side or Rear Elevations Not Oriented Toward a Perimeter Street - Single family dwellings and two family dwellings will utilize design features selected from the options specified in Table 2B: Residential Design Features – Side and Rear Elevations.*

### **Table 2B: Residential Design Features Side and Rear Elevations**

Select from the following design features:

- Rear Elevations – a minimum of four (4) of the following design features, with at least two (2) features selected from Group 1; or,
- Side Elevations – a minimum of two (2) of the following design features, with at least one (1) feature selected from Group 1.

#### **Group 1:**

- Change in Elevation of Roof Ridge.
- Change in Direction of Roof Ridge.
- Finished Space "Pop-Out" (minimum size 3' X 10').
- Open or Screened in Porch (minimum size 10' X 10').
- Bay or Oriel Window.
- Bay Door.
- Side-by-Side Windows (within 8"; minimum of 50% of windows).
- Exterior Chase Fireplace.
- Facade Modulation (other than items listed herein; minimum 12 inches in depth)
- Roof with Dormers (minimum of two (2) dormers).
- Roof Overhangs (minimum 12" on front, side and rear elevations).
- 100% brick or stone on front, side and rear elevations (i.e., all wall area\* below the eave line or a trimmed gable). (Note: This item qualifies as three (3) design features selected from any Group).
- Minimum 50% brick or stone on the applicable side or rear elevation \*.

*The following items are in addition to the standard Group 1 Items listed in the Residential Design Guidelines. These features will provide builders with additional architectural options that will encourage variability in elevation design.*

*Plant Windows – (min. 4 sf)*

- *Elevated Deck with Rail (min. 100 sf)*
- *First Floor Brick Wrap (one-hundred percent (100%) exclusive of windows and doors) - 2 credits*
- *Minimum two windows or doors per side elevation*

**\*Note:** Side elevation wall area is exclusive of window or door areas. Rear elevation wall area is exclusive of window or door areas but does include all wall areas oriented to the rear of a primary building containing a dwelling unit located between the two side walls of such building.

**Group 2:**

- **Multiple Building Materials** (secondary material must comprise at least 20% of the applicable elevation).
- **Hip Roof.**  
Roof Overhang (subject elevation only).
- **Decorative Door Architrave.**
- **Decorative Window Architrave.**
- **Decorative Window Cornice.**
- **Decorative Trim Molding** (including, at a minimum, fascia, soffit & corner trim).  
Architectural Elements (e.g., quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.)
- **Accent Siding.**
- **Door Transom.**
- **Window Transom.**
- **Elevated Deck with Decorative Rail.**
- **Integrated Covered Storage Area** (Not the same as a Side Garage Bump-Out; minimum size 3' X 10').
- **Foundation Landscape Package** (minimum: 2 trees; 1 tree and 4 shrubs; or, 8 shrubs).
- **Shutters** (all front, side and rear elevations).
- **Window Grids** (permanent).
- **Patio Doors** (double width, not sliding).

**NOTE:** Additional architectural or design features may be approved within each Group when such architectural features would provide a similar architectural effect to the items listed within each Group.

**E. Administration.**

1. Homeowners Association / Architectural Review Committee / Covenants, Conditions and Restrictions.

*A homeowners association (HOA) will be established including an architectural review committee (ARC) charged with the approval of all proposed new construction, alterations or additions in the subdivision in accordance with the rules, procedures or guidelines established by the covenants, conditions and*

2.1-

restrictions of the subdivision and will be used to establish the scope of review for such HOA or ARC.

**Section 3 Multifamily** NA

**Section 4. Open Space**

A. Computation of Size of Area Recommended for Open Space.

- Recommended open space per ordinance  $1/35 \times 623$  dwelling units = 17.8 acres.

- Actual open space approximately 54 acres

- a) Sugar Grove Farms Central Park: 6 (+/-) acres
- b) Sugar Grove Farms Amenity Park: 3 (+/-) acre (pool & pool house)
- c) Wooded Preservation/Conservation Areas: 20 (+/-) acres
- d) Additional Open Space: 25 (+/-) acres

B. General Standards for the Development of Open Space.

- 1. *Buffering – An adequate buffer equal to or greater than the appropriate lot setback will be provided between any open space and nearby dwelling units.*
- 2. *Surfacing of Playground Areas – Playground areas will utilize safety surfacing (see CPSC playground safety guidelines) under and around all play equipment.*
- 3. *Hazard Signs – Water areas or other safety hazards will be identified with tastefully designed hazard signs.*
- 4. *Safety – Proper buffering between children play areas and streets will be provided.*

C. Types of Open Space.

*The sections which follow provide examples of various specific types of open space which may be provided and outlines recommended standards for the development or preservation of each type of open space.*

- 1. Playground – All playgrounds will:
  - a. *Include an open shelter or benches*

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- b. Utilize safety surfacing (see CPSC playground safety guidelines) under and around all play equipment.
  - c. Be landscaped around the perimeter with overstory trees, two and one-half (2 ½) inch caliper at time of planting, spaced not more than forty (40) feet on-center, or equivalent as appropriate for the setting; or be located near existing wooded areas.
  - d. All common areas containing playgrounds shall have a minimum size of 7,200 square feet.
  - e. There shall be a minimum of two common playground areas. One located within the "SGF" Central Park and another at the "SGF" Amenity Park.

2. Mini-Parks

*In addition to the "SGF" Central and Amenity parks there will be at least two additional activity oriented mini park areas; one adjacent to Area "A" and one in Area "E":*

- a. Mini Parks will be landscaped appropriately for the particular setting.
- b. Each mini-park will be easily accessible, and conveniently and safely reached and used by residents of the neighborhood.
- c. Each mini-park will be constructed on land that is dry and capable of serving the intended purpose.
- d. Mini-parks will be adequately sized for their intended purpose.

3. Greenways, Walkways or Pedestrian / Bike Path Alternatives.

*The development will have numerous walks and pathways connecting the various open space amenities.*

4. Parkway - NA
5. Close - NA
6. Square - NA

D. Maintenance of Open Space.

*All common areas within "SGF" will be owned and maintained by the Homeowner's Association. The HOA documents will provide assessments to each lot owner for its prorated cost of common area and amenity maintenance.*

**Section 5. Vehicular Design And Pedestrian Connectivity.**

*The project has been designed to link the five separate neighborhoods through an interconnected street network and open space pathway system. Park areas, wooded areas and community amenities have been strategically located providing all residents with vistas to open spaces and easy access to the varied recreational opportunities.*

*Street Trees will be located along the divided primary entry boulevard off of Moon Road and the divided entry boulevard off of US 40. Throughout the balance of the project individual lots will require a minimum of two front yard trees. At least one of the trees will be a street tree and will be located at a distance from the street as determined by the Town of Plainfield. Typical spacing of street trees will be 50'. Interconnected walking trails will be provided throughout the common areas of the development.*

**Section 6. Comprehensive Plan Interpretation.**

*The site plan has been developed with five individual neighborhoods to accommodate housing needs for various demographic groups within the community. The five neighborhoods within "SGF" have been located in general conformance to the pending new Plainfield Comprehensive Plan. Significant wooded and open common areas are located throughout the community. These common areas and amenities have been located to provide all residents close access to recreational areas and open space.*

*The infrastructure needs for the development of the area have been anticipated and addressed in the comprehensive plan. Currently there is a water main being constructed along Moon Road. Sanitary sewer is available and the details of servicing the project will be worked out with the Town representatives. The comprehensive plan calls for an interceptor along the creek on the western boundary.*

*There are five residential designations within the Sugar Grove Farms Planned Unit Development. These areas are shown within the attached site plan. Areas will be generally located as shown on the plan, and may change in configuration due to development or engineering considerations.*

**Section 7. Building Materials and Craftsmanship.**

*The following standards will be required siding/sheathing systems.*

*Vinyl Siding/Non-Nailable Base Sheathing (I.E.- R-Board)*

*Homes built utilizing a non-nailable base sheathing on the exterior walls shall:*

*Brett enforces → have exterior wall studs at 16" on center*

- use a vinyl siding product manufactured with (i) a minimum .044 material thickness, with a profile of 1/2" (butt height) or greater.*

- *Any vinyl with less than 0.46 material thickness shall also have a full rollover nail hem.*
- *A 5" maximum profile return panel width would be required.*

***All vinyl siding shall be approved and endorsed as meeting or exceeding ASTM-D3679 as certified by the Vinyl Siding Institute through their VINYL SIDING CERTIFICATION PROGRAM.***