

NOTE: The Town of Plainfield Zoning Ordinance, requires the use of this form in recording commitments made with respect to Development Plan Approvals, Zone Map Changes or Planned Unit Developments in accordance with I.C. 36-7-4-613 or I.C. 36-7-4-615.

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A DEVELOPMENT PLAN APPROVAL, ZONE MAP CHANGE OR PLANNED UNIT DEVELOPMENT REQUIRED BY THE TOWN OF PLAINFIELD ZONING ORDINANCE

In accordance with I.C. 36-7-4-613 or I.C. 36-7-4-615, the Owner of the real estate located in the Town of Plainfield, Hendricks County, Indiana, which is described below, makes the following COMMITMENTS concerning the use and development of the following described parcel of real estate:

LEGAL DESCRIPTION: See attached Exhibit "A".

STATEMENT OF COMMITMENTS:

1. Substantial compliance with Preliminary Plan including Detailed Development Standards and Residential Design Guidelines file dated November 15, 2013. (See attached Exhibit "B".)
2. Approvals must be granted by Hendricks County and INDOT for the street system as proposed.
3. A Memorandum of Understanding (MOU) shall be executed between the developer and Plainfield Town Council regarding financing, cost sharing and scope and timing of utility and road improvements needed to support the proposed development before Final Detailed Plans are approved by the Plainfield Plan Commission.
4. There shall be a satisfactory resolution with regards to permitted uses and restrictions as presented in Exhibit "C" of the Detailed Development Standards with approval of the Plainfield Plan Commission.

These COMMITMENTS shall run with the land, be binding on the Owner of the above-described real estate, subsequent owners of the above-described real estate and other persons acquiring an interest therein. These COMMITMENTS may be modified or terminated by a decision of the Town of Plainfield Plan Commission made at a public hearing after proper notice has been given.

201424114 ORDINANCE \$83.00  
11/14/2014 10:42:21A 36 PGS  
Theresa Lynch  
Hendricks County Recorder IN  
Recorded as Presented



Plainfield  
Planning & Zoning  
DP RZ PUD PP BZA ILP SP  
JAN 24 2014  
APPROVED RECEIVED  
BY \_\_\_\_\_

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36+2



EXHIBIT A  
Legal Description

Part of the Southwest quarter of Section 33, Township 15 North, Range 1 East, more particularly described as follows, to-wit:

Beginning at a point on the North line of the Southwest quarter, 497 feet East of the Northwest corner thereof; thence continue East on and along the North line of the Southwest quarter to a point 6.35 chains West of the Northeast corner of the Southwest quarter; thence South 14.26 chains to the center line of the North lane of U.S. Highway #40; thence in a Southwesterly direction on and along said center line of the North lane of U.S. Highway #40, to the Southeast corner of a tract of land described in a deed from Montello Dailey et us to Charles Sowchuk et us and recorded in Deed Record 157, page 270 of the records of Hendricks County, Indiana; thence in a Northerly direction on a straight line to the North line of the Southwest quarter and to the place of beginning, estimated to contain 35.06 acres, more or less.

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY,  
THAT I HAVE TAKEN REASONABLE CARE TO REDACT  
EACH SOCIAL SECURITY NUMBER IN THIS  
DOCUMENT, UNLESS REQUIRED BY LAW."

NAME

Joe G. James

EXHIBIT "B"

# VANDALIA PUD

A proposed Mixed Use Community in the  
Town of Plainfield  
November 15, 2013



**DETAILED DEVELOPMENT  
STANDARDS**

**Vandalia PUD**

**A Proposed Mixed-Use Community in the  
Town of Plainfield**

**DEVELOPER:**

Pulte Homes of Indiana, LLC  
Contact: David Compton  
11590 N. Meridian Street  
Carmel, IN 46032  
317-575-2350 ext. 204

**ENGINEER:**

Banning Engineering, P.C.  
Contact: Jeffrey Banning, P.E.  
853 Columbia Road, Suite 101  
Plainfield, IN. 46168  
317-707-3700

**ATTORNEY:**

Comer Law Office, LLC  
Contact: Ben Comer  
P.O. Box 207  
Danville, IN 46122  
317-745-4300

Certified by Plan Commission \_\_\_\_\_

Adopted by Town Council on \_\_\_\_\_

ORDINANCE NO. PUD-\_\_\_ - \_\_\_

AN ORDINANCE OF THE TOWN OF PLAINFIELD, INDIANA  
ESTABLISHING THE  
VANDALIA  
PLANNED UNIT DEVELOPMENT DISTRICT

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Plainfield, Indiana (the "Council"), that (i) pursuant to IC §36-7-4-1500 *et seq.*, it adopts this Vandalia PUD Ordinance, as an amendment to the Town of Plainfield Zoning Ordinance and it shall be in full force and effect from and after its passage, (ii) all prior commitments shall be null and void and replaced and superseded by this Vandalia PUD Ordinance, and (iii) this Vandalia PUD Ordinance shall be in full force and effect from and after its passage and signing by the Council.

**Section 1. Applicability of Ordinance**

Zoning Map. The Official Zoning Map of the Town of Plainfield Zoning Ordinance, is hereby changed to designate the land described in Exhibit "A" (the "Real Estate"), as a Planned Unit Development District to be known as Vandalia.

Development. Development in the District shall be governed entirely by (i) the provisions of this Vandalia Ordinance and its exhibits, and (ii) those provisions of the Town of Plainfield Zoning Ordinance specifically referenced in this Vandalia Ordinance. In the event of a conflict between this Vandalia Ordinance and the Town of Plainfield Zoning Ordinance, the provisions of this Vandalia Ordinance shall apply.

Vandalia District Map. Development in the District shall be subject to the development and design standards applicable to the areas identified as Areas A, B, C, D, E and F on the Vandalia District Map ("District Map") which is attached hereto as Exhibit "B".

**Section 2. General Purpose Statement**

Pulte Homes is proposing a planned unit development (PUD) to develop a mixed-use project on the west end of Plainfield. The project is located on both sides of existing County Road 500 E, north of US 40. The proposed PUD represents multiple uses, including traditional single-family residential, age-restricted residential, commercial, and recreational components spread across the 294 acre site.

In addition to improvements being constructed within the project site, this development will allow for upgrades and future extensions to the existing infrastructure for the benefit of the greater Plainfield community. Vandalia Trail will be extended to the west end of the project. The existing County Road 500 East will be terminated at the project's south boundary. A new road, Vandalia Boulevard, will connect to US 40 across from the Forest Creek entrance and connect to County Road 500 East at the project's north boundary. Vandalia Boulevard will be wider than County Road 500 East is today and will include mounding, landscaping and a public walking path connecting to Vandalia Trail.

The commercial component of the project will be located off of US40. Residential uses will be located north of the commercial uses. The project will provide a new age-restricted residential offering to Plainfield. Del Webb is an age-restricted community which focuses on an active adult lifestyle and low maintenance homes. Del Webb builds high quality new construction homes that blend functional design with innovation. The center piece of the Del Webb community is the club house which hosts a variety of activities. The club house will be approximately six thousand (6,000) square feet, and will offer social programming that is the essence of Del Webb living. Residents will gather at the Club House for organized activities such as book club, cooking demonstrations, fitness classes, card games and various other activities. In addition to meeting and banquet and fitness space, the Club House will also have outdoor space which will host activities such as tennis, bocce ball, and pool/patio gatherings. In keeping with the low maintenance lifestyle, the homeowners association will maintain all yards, mulch beds, and handle snow removal for Del Webb residents. Multiple home elevations and square footage options will be intermingled throughout the age-restricted area of Vandalia.

The traditional single-family residential component will be located on the east side of the project and have at least two (2) different builders. Each builder will offer multiple floor plans and elevations as well as upgrades and options to allow residents to select a home that best fits their needs. Residents of the community will have connectivity to Vandalia Trail, and access to two pocket parks within the development. A homeowners association will be established to ensure compliance with the Vandalia PUD standards and restrictive covenants.

### **Section 3. General Terms and Conditions**

#### **A. Plans Considered Conceptual.**

The preliminary plan shall be considered conceptual. Final site design shall be reviewed by the Plainfield Plan Commission through the final detailed plan and platting processes outlined in Section 6.1 of the Plainfield Zoning Ordinance.

#### **B. Architectural Standards**

The developer / builder shall follow the Residential architecture requirements set forth in Section 6 of this PUD.

#### **C. Proposed Housing Products**

1. Two (2) general residential housing types are contemplated as part of the PUD plans for Vandalia: (1) Del Webb age-restricted product, and (2) traditional single-family residential product. Multiple elevations for each product will be approved by the Town of Plainfield as part of this PUD. Should a building product be proposed which varies from the approved elevations, but otherwise meets the standards of this Vandalia PUD, then the new elevations shall be presented to and approved by the Planning Director. Should a building product be proposed that varies from the standards of this Vandalia PUD, then the new product shall be presented to the Planning Director and/or the Plan Commission for approval as a minor amendment to this PUD. Prior to making any determination, the Planning Director may consult with the Plainfield Design Review Committee.
2. Areas labeled as “E” on the Concept Plan are considered “flex” areas, and may be utilized as either traditional single-family residential under the same standards as Area “D”, or Del Webb age-restricted residential under the same standards as Area “C”. Because Area “E” has two (2) distinct sub-areas, each sub-area may be either age-restricted or traditional single-family residential use.

D. Area Size Variation. Each Area (A – F, defined herein) has an approximate acreage calculation, as stated in Section 5(C) below. The final acreage calculation for each Area may vary up to fifteen percent (15%) from what is stated in Section 5(C).

#### **Section 4: Permitted Uses**

The Vandalia PUD has six (6) areas denoted on the District Map, labeled A through F. The Permitted uses in each sub area are as follows:

Area “A”: Commercial Area.

- a. Those General Commercial (GC) uses set forth on attached Exhibit “C”.
- b. One (1) sales trailer/information center for each residential home builder in Vandalia PUD, i.e. one for Del Webb, and a separate one for each single-family home builder, not to exceed four (4) in total.
- c. Signage, per Section 12 below.
- d. Incremental platting allowed.

Area “B”: Model Home Area.

- a. Model Home units. Model Home, as used herein, shall be defined as a residence constructed for the initial purpose of showing the home to potential buyers and may include a sales office. Model Homes may vary from development standards and approved elevations for Area “C” and Area “D” until such time as the Certificate of Occupancy is issued with respect to the last home built in Vandalia. Prior to issuance of a Certificate of Occupancy on any model home, the subject model shall be converted to conform to the design standards in Section 6 below.

- b. One (1) sales trailer/information center shall be permitted for each residential home builder in Vandalia PUD, i.e. one for Del Webb, and a separate one for each single-family home builder, not to exceed four (4) in total.
- c. Signage, per Section 12 below.
- d. Single family residence, initially, or after conversion from use as Model Home.
- e. Accessory Uses: As permitted by Section 4.1 of the Plainfield Zoning Ordinance, provided that detached accessory buildings shall be prohibited.

Area "C": Del Webb Area.

- a. Single family, age-restricted dwelling units, as allowed by Federal regulation, and specifically Housing For Older Persons Act.
- b. Accessory Uses: As permitted by Section 4.1 of the Plainfield Zoning Ordinance, provided that detached accessory buildings shall be prohibited.
- c. Model Homes.

Area "D": Traditional Single Family Residential Area

- a. Single Family Dwelling Units
- b. Accessory Uses: As permitted by Section 4.1 of the Plainfield Zoning Ordinance, provided that detached accessory buildings shall be prohibited.
- c. Model Homes.
- d. Outdoor recreation, i.e. pocket park, with or without playground equipment.

Area "E": Residential Flex Area

- a. Single family, age-restricted dwelling units, same as Area "C" above.
- b. Single Family Dwelling Units, same as Area "D" above.
- c. Accessory Uses: As permitted by Section 4.1 of the Plainfield Zoning Ordinance, provided that detached accessory buildings shall be prohibited.
- d. Model Homes.
- e. Outdoor recreation, i.e. pocket park, with or without playground equipment.

Area "F": Club House Area.

- a. Club House.

- b. Outdoor recreation. (Outdoor recreation may include, by example, but is not required to have, nor is limited to the following activities: golf, putting green, tennis, badminton, bocce ball, volley ball, pickle ball, walking trail, pool, patio gathering area, etc.)
- c. Indoor recreation. (Indoor recreation may include, by example, but is not required to have, nor is limited to the following activities: Social programming, fitness room, banquet room, etc.)
- d. Use of Area “F” is limited to Del Webb unit owners.

**Section 5: Residential Development Standards**

**A. Residential Bulk, Density, Standards Chart**

Standard	Area B – Model Tract	Area C – Del Webb	Area D – Traditional Single Family	Area E North - Flex	Area E South – Flex
Maximum Number of Units	35	475	275	115	36
Minimum Lot Area	Per C/D	5,640 SF	7,200 SF	Per C/D	Per C/D
Minimum Lot Width	Per C/D	47'	60'	Per C/D	Per C/D
Lot Frontage at ROW	Per C/D	20'	20'	20'	20'
Minimum Front Yard Setback (1)	Per C/D	20'	20'	20'	20'
Minimum Side Yard Setback	Per C/D	6'	6'	6'	6'
Minimum Building Separation (2)	Per C/D	12'	12'	12'	12'
Minimum Rear Yard Setback	Per C/D	15'	15'	15'	15'
Minimum Living Space per dwelling unit	Per C/D	1,000 SF	1,200 SF 1 story or 1,800 SF for 2 story	Per C/D	Per C/D
Maximum Lot Coverage	Per C/D	45%	40%	Per C/D	Per C/D
Min. Roof Pitch	Per C/D	5/12	5/12	5/12	5/12
Max. Building Height	Per C/D	35'	35'	35'	35'
Garage Size/storage (3)	Per C/D	410 SF	450 SF	Per C/D	Per C/D
Garage door width Ratio to length of front façade	Per C/D	55%	40% 1 car or 48% on 3 car	Per C/D	Per C/D

- (1) On corner lots, the side of the home facing the street shall be allowed a 15' setback..
- (2) Items without a foundation may extend up to 2' into the minimum building separation (ie bay windows).
- (3) Garage measurement, allowable sizes and exceptions to above standards are detailed in Exhibit D.

B. Commercial Development Standards.  
See attached Exhibit "C".

C. Open Space Standards

1. Open space shall be provided including Open Space, Common Areas, Ponds Areas:
  - a. Area A will be approximately 24.7 Acres with 10 Acres of Common Area.
  - b. Area B will be approximately 11.3 Acres with 4 Acres of Common Area.
  - c. Area C will be approximately 113.1 Acres with 25 Acres of Common Area.
  - d. Area D will be approximately 84.6 Acres with 22 Acres of Common Area.
  - e. Area E will be approximately 39.9 Acres with 13 Acres of Common Area.
  - f. Area F will be approximately 20.8 Acres with 20.8 Acres of Common Area.
2. The specific open space calculations provided may vary up to fifteen (15%) of the amounts stated.

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## **Section 6: Residential Requirements**

A. Exterior Elevations.

1. The front, side and rear elevations of all single family dwellings in Areas B, C, D, and E shall meet the requirements of the Residential Design Guidelines for Plainfield, approved May 12, 2003 and amended May 1, 2006 and July 7, 2008, with certain variable and additional features established in this PUD being also approved for credit. The applicable list of design criteria approved for residential construction is expressly set forth in the Vandalia Residential Guidelines attached hereto as Exhibit "D", which is intended to replace the Town of Plainfield Residential Design Guidelines. Homes may vary from such standards while in use as a Model Home, as set forth in Section 4 above.
2. Homes listed in Exhibit D-3 have been certified by the Plainfield Planning Director as meeting the requirements set forth in this PUD, and are eligible for building permits. Any other elevations meeting the criteria set forth in this PUD shall be subsequently certified upon presentation to the Planning Director.

B. Garages.

1. All single family dwellings shall have at least a two car attached garage. All garages shall meet the requirements set forth in the Vandalia Residential Guidelines attached hereto as Exhibit "D".
  2. Garages found in Architectural Appendix have been certified by Plainfield Planning Director that they meet the requirements set forth above in this section.
- C. All Homes shall have 25 year shingles.
- D. All Homes shall have a minimum of 12" roof overhangs, or 8" overhangs if brick is provided to the ridge line. Overhangs will be on all elevations.
- E. Vinyl siding standards shall be followed in accordance with the Town of Plainfield specification for use and installation of vinyl siding dated March 2006.
- F. Anti-Monotony Code: See Exhibit "E".
- G. Homeowners Association / Architectural Review Committee / Covenants, Conditions. A homeowners association (HOA) will be established and charged with the enforcement of the rules, procedures or guidelines established by the covenants, conditions and restrictions of the subdivision.

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### **Section 7: Vehicular Design and Pedestrian Connectivity.**

- A. The project has been designed to link the separate neighborhoods through an interconnected street network and sidewalk system. A walking path will be constructed along one (1) side of Vandalia Boulevard. The sidewalks and pathway will interconnect to Vandalia Trail.
- B. The extension of Vandalia Trail west of County Road 500 East to the west line of the Vandalia PUD, as well as the walking trail along one (1) side of Vandalia Boulevard, shall be constructed with the following standards:
1. Vandalia Trail shall be 12 feet wide and the path along Vandalia Boulevard shall be 8 feet wide.
  2. The Trail and path will both be constructed of asphalt.
  3. The 8' path will be constructed when Vandalia Boulevard is constructed. Construction of the 12' Trail will commence within one (1) year of the Town notifying developer that all required land has been obtained by the Town.

C. Right-Of-Way required on all internal Public Streets.

1. Area "A" will follow Town standards.
2. Area "B" and Area "C" public right-of-way for streets to be fifty feet (50'), with street width (back of curb to back of curb) to be twenty-six feet (26') and five feet (5') sidewalks. Parking will be prohibited on one (1) side of all such streets.
3. Area "D" public right-of-way for streets to be fifty feet (50'), with street width (back of curb to back of curb) to be thirty feet (30') and four feet (4') sidewalks.
4. Area "E" will follow standards stated above for Area "C" or Area "D" depending on which product is utilized.
5. Area "E", south of Vandalia Boulevard, will contain a Cul-De-Sac Street measuring more than eight hundred (800) feet in length, measured from centerline of the intersecting Street to the center point of the radius of the turn-around. As a waiver from Section 3(B)(3)(13) of the Town of Plainfield Subdivision Control Ordinance, said Cul-De-Sac Street in Area "E" south of Vandalia Boulevard may extend up to one thousand (1,000) feet in length.
6. Vandalia Boulevard public right-of-way to be seventy-feet (70'), with street width (back of curb to back of curb) to be forty feet (40').

**Section 8. Area "F" Clubhouse Requirements.**

- A. Minimum square footage required for the club house at build out will be no less than six thousand (6,000) square feet.
- B. The club house will contain meeting rooms and space designated for social programming and a fitness area.
- C. This facility will be constructed with the Del Webb section of the development. The construction of this building shall begin no later than twelve (12) months after the first home building permit (excluding any permit for a model home) is obtained in Area C.
- D. Landscaping for the buildings is described in Section 9 of this ordinance.
- E. Lighting Standards for the Clubhouse shall meet the requirement of the Town of Plainfield lighting ordinance Section 4.9 Lighting Standards.
- F. Parking Standards for the Clubhouse: A minimum of one (1) space per four hundred (400) square feet of interior space, plus two (2) handicap parking spaces, will be provided.

Parking for outdoor uses will be provided at the rate of one (1) space per six hundred (600) square feet of improved recreation area, excluding golf holes or walking trails, if any. Up to fifty percent (50%) of the required parking spaces for outdoor recreation may be satisfied by using the Clubhouse spaces, due to the areas being used at different times.

- G. Accessory Structures are permitted provided the architecture character meets the same material as the structure it is associated. Trash dumpsters must be confined by a dumpster enclosure with cedar or wood composite gates, and the building material of the enclosure shall reasonably match the associated structure.
- H. Provisions will be made to provide parking of bicycles at the Clubhouse.

**Section 9. Landscaping Requirements**

- A. The following landscape requirements shall apply to all lots in Area C:
  - 1. A minimum of eight (8) shrubs along the front elevation and shall be a minimum of eighteen (18) inches in height at the time of planting.
  - 2. One (1) shade tree, with two (2) inch caliper at the time of planting, shall be planted in the front yard.
  - 3. The front yard of all lots shall be landscaped with sod to the front building line extended to each side lot line. The remaining portions of the side yard and rear yard of the lot shall be seeded.
- B. The following landscape requirements shall apply to Area D:
  - 1. A minimum of eight (8) shrubs along the front elevation and shall be a minimum of eighteen (18) inches in height at the time of planting.
  - 2. One (1) shade tree, with two (2) inch caliper at the time of planting, shall be planted in the front yard.
  - 3. The front yard of all lots shall be landscaped with sod to the front building line extended to each side lot line. The remaining portions of the side yard and rear yard of the lot shall be seeded.
- C. Landscaping in Right-Of-Way
  - 1. Street Trees shall be planted along all streets within the right-of-way, parallel to the street, and said street shade trees shall be a minimum two (2) inch caliper at the time of planting, and shall be located in accordance with the Town of Plainfield Residential Design Guidelines and as determined by good engineering practices. Typical spacing of street trees shall be fifty (50) feet apart.
  - 2. Landscaping shall be permitted within center medians and islands.
  - 3. Any landscaping permitted within the right-of-way will be the responsibility of the HOA to maintain.
- D. Landscaping for Area F

1. The building base landscaping adjacent to the front elevation of each clubhouse building shall include a minimum of one shrub provided at a rate of every ten (10) feet of lineal building frontage and said shrubs shall be a minimum of eighteen (18) inches in height at the time of planting.
2. One (1) shade tree, at two (2) inch caliper at the time of planting, shall be planted every sixty (60) feet of lineal building frontage for each clubhouse building and shall be planted between the building and the sidewalk.
3. When the clubhouse building is designed, a Landscape Plan shall be submitted for review and approval by the Planning Director. Prior to making a determination, the Planning Director may consult with the Design Review Committee.

**E. Perimeter Planting and Bufferyard Requirements**

1. Perimeter Landscaping requirements shall be consistent with the below planting requirements.
  - a. Perimeter landscaping shall be required where the subdivision abuts Vandalia Boulevard. Vandalia Boulevard will have a Level 5 buffer yard. Such landscaping shall be provided within a landscape easement and consist of both ornamental and shade trees.
  - b. A Level 3 buffer yard along the east property line adjacent to Saratoga will be provided.
  - c. A Level 4 buffer yard will be incrementally installed between Area "A" and Area "B" at the time that each commercial Lot in Area "A" is developed.
  - d. The North, West, and South perimeters of the project will utilize the existing greenbelt as the buffer yard, and no additional landscaping will be required.

**Section 10. Accessory Buildings and Uses**

- A. No detached accessory buildings shall be allowed in Areas B, C, D, or E.
- B. Any Accessory Structures and Accessory Uses in Areas A, B, or F shall be compatible with the principal building(s) with which they are associated.
- C. The Developer may install entry features/structures with signage within the Vandalia Boulevard right-of-way or common areas of Area A, at the main entrance to development. The purpose of these entry features/structures is to create an identifiable landmark for the main entrance to the Vandalia project. These structures shall be allowed lighting and signage. These structures shall be maintained by the HOA.
- D. The Developer may install entry features/structures with signage within center medians located in the right-of-way or common areas throughout the development. The purpose of

these entry features/structures is to create an identifiable focal point for entry into each individual neighborhood within Vandalia. These structures shall be allowed lighting and signage. These structures shall be maintained by the HOA.

**Section 11. Lighting Requirements**

- A. Street lighting shall be permitted at entrances into the neighborhood, as determined by the Developer. Additional lighting may be erected throughout the community as determined by the Developer.
- B. Street lighting within the public right-of-way shall be allowed.
- C. Dusk to Dawn coach style lighting located on the garage may be installed by the builder in order to help illuminate the neighborhood area.

**Section 12. Signs and Entry Way Wall**

A. General Standards

- 1. Any sign representations submitted as part of this PUD approval shall be considered conceptual. Detailed sign plans shall be submitted with an application for a sign permit.
- 2. There shall be no minimum setback for signs. Signs may not encroach on the public right-of-way with approval by the Planning Director.
- 3. Signs shall not interfere with the Vision Clearance Area as specified in Section 4.14 of the Plainfield Zoning Ordinance without prior approval from the Planning Director.

B. Permanent Signage

- 1. Project Identification Signs
  - a. Location: Project identification signage shall be provided at the intersection of Vandalia Boulevard and US 40, in conjunction with the monument structures identified in Section 10(C) above.
  - b. Area: Project identification signage on the entry structure shall not exceed seventy-two (72) square feet in surface area per sign face. If a two-sided sign is not utilized, then a single-faced sign shall be permitted on the East and West side of Vandalia Boulevard.
  - c. Height: No project identification sign shall exceed six (6) feet in height. This height restriction is not applicable to the entry structure identified in Section 10(C) above.

- d. Signage may be lighted.
2. Entrance Identification Signs
  - a. Location: Each section of the development shall be permitted entry monumentation, also identified in Section 10(D) above.
  - b. Area: Signage identifying the name of an individual neighborhood may be provided as part of the entry monumentation for the neighborhood. When signage is provided, the area of the sign shall not exceed forty (40) square feet of surface area per sign face per entrance. If a two-sided sign is not utilized, then single-faced signs may be installed on each side of the entry road.
  - c. Height: No identification sign shall exceed five (5) feet in height. This height restriction is not applicable to the entry structure identified in Section 10(D) above.
  - d. Signage may be lighted.
3. Street Signs: The Developer may elect special street signs for the neighborhood in order to establish the character and theme of the Vandalia Development. 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.)
4. Clubhouse Wall Signs: Wall signage on the Clubhouse is permitted to match the appropriate architectural theme of the architecture. Such signage shall not exceed twenty-four inches (24") in height or ninety-six inches (96") in width.
5. Way Finding Signs: The Developer is permitted to place Way Finding Signs throughout the Vandalia Community. These signs are intended to be directional signs for both pedestrian and vehicular traffic subject to the following standards:
  - a. Way Finding Signs are limited to four (4) square feet.
  - b. May be located within the public right-of-way.
  - c. Sign design and material shall be in character with the theme of the neighborhood.
  - d. The Planning Director may approve such signs. The Planning Director may consult with the Design Review Committee prior to issuing such approval.
  - e. Height not to exceed four feet six inches (4' 6") feet.
6. Commercial Signs: Signage for commercial lots in Area "A" shall be governed by the Plainfield Zoning Ordinance, Articles 5.5, 7.4, 7.7, and 7.8.

### C. Temporary Signage

1. **Project Sign.** An overall project sign shall be permitted for master identification of the project. This sign shall not exceed ninety-six (96) square feet per sign face
2. **Real Estate Signs:** Each builder shall be permitted a real estate sign with a maximum area of 48 square feet per face and a maximum height of ten (10) feet, provided the following requirements are met.
  - a. Real estate signs may be permitted at the primary entrance of US 40 and Vandalia Boulevard, as well as entry points to individual neighborhoods within Vandalia.
  - b. Real estate signs shall maintain a setback of two (2) feet from the right-of-way. No more than four (4) such signs shall be located at any intersection. If more than four (4) builders require identification, builders shall be required to share a sign face so that the total number of temporary signs at the intersection does not exceed four (4).
3. **Sales Office Signage:** Each builder shall be permitted signage for sales centers to be located within the development, within Areas A and B. Each sales center may be permitted the following signage:
  - a. **Wall sign:** One (1) wall sign or awning incorporating a sign not to exceed ten percent (10%) of the total area of the façade on which the sign is located; and
  - b. **Freestanding Sign:** One (1) freestanding sign not to exceed thirty-two (32) square feet in area and six (6) feet in height.
  - c. **Flags:** Corporate flags may be flown at sales center locations in conjunction with the American flag. Only one corporate flag shall be permitted per sales center. 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.
4. **Model Home signage.** Allowed four (4) square feet of signage, in addition to banners and flags.
  - a. **Wall sign:** One (1) wall sign or awning incorporating a sign not to exceed ten percent (10%) of the total area of the façade on which the sign is located; and
  - b. **Freestanding Sign:** One (1) freestanding sign not to exceed thirty-two (32) square feet in area and six (6) feet in height.

- c. Flags: Corporate flags may be flown at sales center locations in conjunction with the American flag. Only one corporate flag shall be permitted per model home area. 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.
5. Area "C", Area "D" and Area "E" may each have Sales Office signage or Model Home Signage, but not both at the same time.
6. Banners: In addition to real estate signs, builders may be permitted to use pole banners to designate the perimeter or entrance to the development along U.S. 40 and Vandalia Boulevard, as well as entry to the Del Webb neighborhood along Del Webb Parkway and the location of model homes. At no time shall more than five (5) banners be displayed on any one side of each designated street.
7. Incidental Signs: Builders may be permitted incidental signs within the development, provided such signs match the architectural theme selected by the developer for all vertical elements (light poles, street signs, and the like), and provided that no sign shall exceed four (4) square feet in area or four (4) feet in height.
8. Temporary Marketing Signage shall be permitted for the developer designed to be in good character of the architecture of the Neighborhood
9. Other Marketing signs: Other Marketing signs identifying walking trails, amenities, the clubhouse are permitted without permit. These signs are limited in size to 6 square feet and 5 feet tall.

**Section 13. Additional Development Standards and Regulations:**

- A. Satellite dishes of no more than two (2) feet in diameter shall be the only exterior antennae permitted.
- B. No outside storage of, RV's, trailers, boats, boat trailers or unlicensed vehicles shall be permitted.
- C. Overnight parking should be restricted to guest parking and may not occur for 3 consecutive days. Resident parking shall be limited to the driveways and garages.
- D. No above ground pools shall be permitted.
- E. Each community shall have uniform mailboxes. The mailboxes may be located in the right-of-way adjacent to each residence, in a gang box near the front of the neighborhood or within the village center.
- F. A Home Owners Association shall be established for the development that will provide for maintenance of all common areas and amenities.

1. The HOA will provide lawn maintenance, snow removal for streets and sidewalks, and Clubhouse maintenance, in Area C.
  2. The HOA will provide snow removal for streets in Areas B and D.
  3. The HOA will maintain mailboxes in Areas, B, C, and D.
  4. Area E shall be maintained as part of Area C or D, depending on the use.
  5. The HOA will maintain street trees.
  6. The HOA will maintain and pay for electricity for street lights within the neighborhoods. Street lights along Vandalia Boulevard and Concord Road will be the responsibility of the Town.
  7. The HOA will perform leaf pick-up in Areas “C” and “F”; the Town of Plainfield will perform leaf pick-up in Areas “A”, “B”, and “D”.
- G. Final plans and details for the clubhouse, amenities, parks, trails and landscaping shall be provided to DRC for approval.

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#### **Section 14. Homeowners Association and Declaration of Covenants**

The Developer shall prepare and record a Declaration of Covenants which shall also contain various provisions regarding certain portions of the Real Estate occupied by any residential dwelling unit as determined by the Developer, including, without limitation, provisions for mandatory assessments and maintenance of common areas.

#### **Section 15. Approval Process**

- A. All approvals, amendments, modifications to the PUD shall be governed by Article 6.1 of the Plainfield Zoning Ordinance.

**EXHIBIT LIST:**

- A. Legal Description of Property
  - B. District Map/Concept Plan
  - C. Commercial Uses List
  - D. Residential Design Guidelines
    - D1: Certification of Compliance of Front Elevation
    - D2: Certification of Compliance of Side or Rear Elevations
    - D3: List of Approved Elevations
  - E. Anti-Monotony Code
- 
-

EXHIBIT A  
LEGAL DESCRIPTION – VANDALIA PUD

That portion of the Northeast Quarter of Section 32, the Northwest Quarter of Section 33, and Southwest Quarter of Section 28, all in Township 15 North, Range 1 East of the Second Principal Meridian, in Liberty and Guilford Townships, Hendricks County, Indiana, described as follows:

Considering the South line of the Northeast Quarter of said Section 32 as bearing North 88 degrees 30 minutes 08 seconds East with all bearings contained herein being relative thereto.

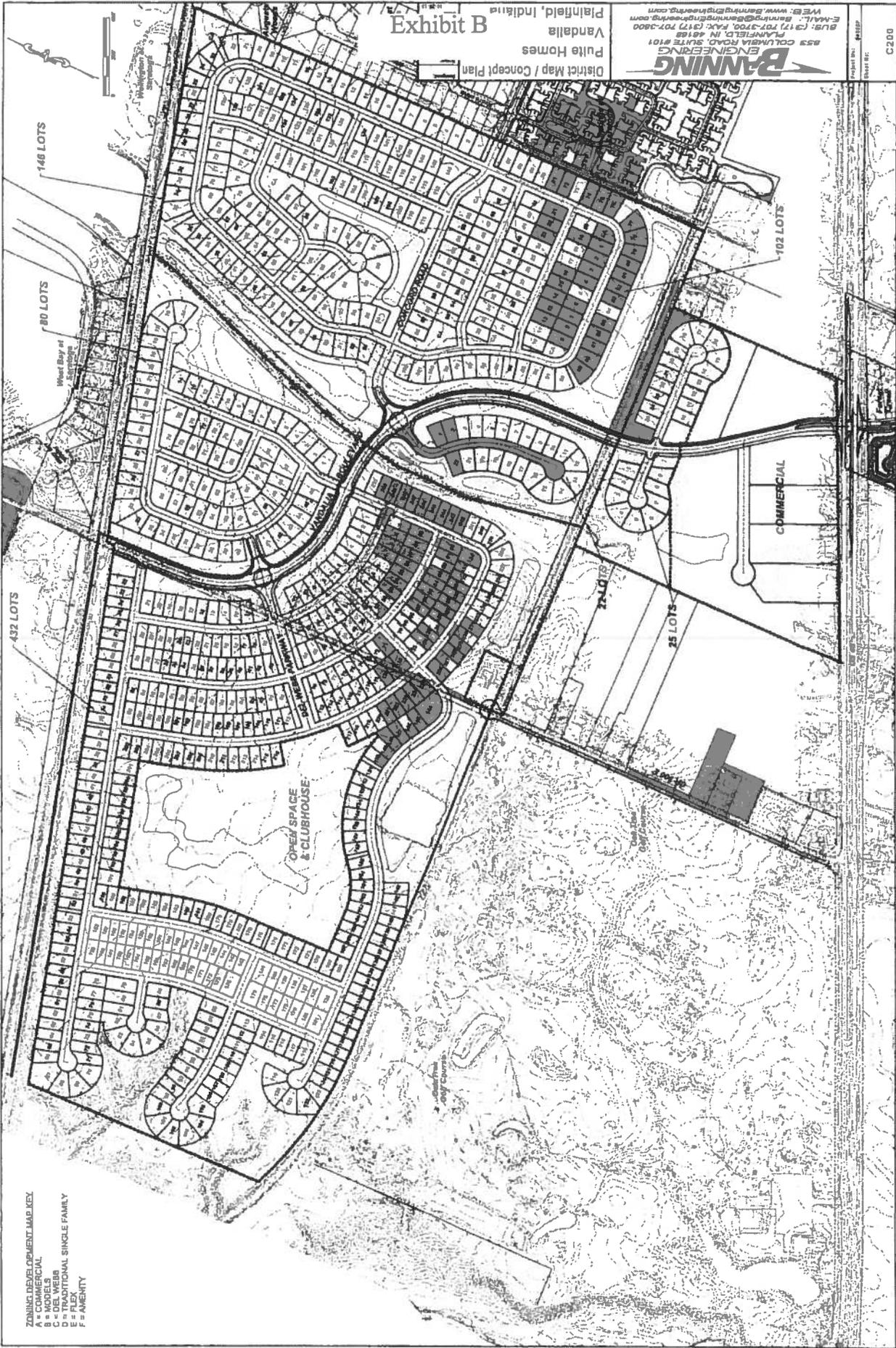
BEGINNING at a Hendricks County Surveyor's Disk found representing the southeast corner of said Northeast Quarter of Section 32, also being the southwest corner of said Northwest Quarter of Section 33; thence North 88 degrees 25 minutes 32 seconds East along the south line of said Northwest Quarter 2690.25 feet to stone found at the southeast corner thereof; thence North 00 degrees 38 minutes 00 seconds West along the east line of said Northwest Quarter 2675.70 feet to a stone found at the northeast corner thereof; thence North 00 degrees 54 minutes 17 seconds West along the east line of the Southwest Quarter of said Section 28 a distance of 190.36 feet to a 5/8 inch rebar with cap stamped "BANNING ENG FIRM #0060" (herein referred to as "rebar") set on the former southerly right of way line of the Consolidated Rail Corporation; thence South 75 degrees 01 minute 54 seconds West along said southerly line 361.70 feet to a rebar set; thence South 74 degrees 55 minutes 20 seconds West along said southerly line 2411.86 feet to a Mag nail with "BANNING ENG FIRM #0060" tag (herein referred to as "nail") set on the east line of said Northeast Quarter of Section 32; thence South 00 degrees 33 minutes 28 seconds East along said east line 43.62 feet to a nail set on said former southerly right of way line; thence South 74 degrees 50 minutes 40 seconds West along said southerly line 2786.73 feet (2781.24 feet by deed) to a rebar set on the west line of said Northeast Quarter; thence South 00 degrees 48 minutes 41 seconds East along said west line 1278.33 feet (1287.66 feet by deed) to a rebar set on the former north right of way line of the abandoned T.H.I. & E. Traction Company and the point of curvature of a curve concaved northeasterly with a radius of 1869.00 feet, a central angle of 24 degrees 50 minutes 26 seconds, and a radial line passing through said point which bears South 23 degrees 20 minutes 41 seconds West; thence easterly along said curve an arc length of 810.30 feet (508.86 feet by deed) to a rebar set; thence North 88 degrees 30 minutes 08 seconds East along said former north right of way line 1903.48 feet (2199.78 feet by deed) to a nail set on the east line of said Northeast Quarter, said point also being the southwest corner of the land of Walter Martin and Brenda Martin as described in Book 262, Page 285 in the Office of the Recorder of Hendricks County, Indiana; thence North 00 degrees 33 minutes 28 seconds West along said east line 149.86 feet (North 00 degrees 02 minutes West 150.00 feet by deed) to a nail set at the northwest corner of said land; thence North 88 degrees 48 minutes 21 seconds East along the north line of said land 272.17 feet (North 89 degrees 23 minutes East 273.2 feet by deed) to a rebar set; thence South 01 degree 47 minutes 03 seconds West along the east line of said land 148.29 feet (South 02 degrees 22 minutes 25 seconds West 148.25 feet by deed) to a rebar set on the former north right of way line of the abandoned T.H.I. & E. Traction Company; thence South 88 degrees 25 minutes 32 seconds west along said north right of way line 266.13 feet (South 88 degrees 58 minutes West 267.0 feet by deed) to a mag nail set on the west line of the Northwest Quarter of said Section 33; thence South 00 degrees 33 minutes 28 seconds East along said west line 66.01 feet to the POINT OF BEGINNING, containing 265.106 acres, more or less.

ALSO:

Part of the Southwest quarter of Section 33, Township 15 North, Range 1 East, more particularly described as follows, to-wit:

Beginning at a point on the North line of the Southwest quarter, 497 feet East of the Northwest corner thereof; thence continue East on and along the North line of the Southwest quarter to a

point 6.35 chains West of the Northeast corner of the Southwest quarter; thence South 14.26 chains to the center line of the North lane of U.S. Highway #40; thence in a Southwesterly direction on and along said center line of the North lane of U.S. Highway #40, to the Southeast corner of a tract of land described in a deed from Montello Dailey et us to Charles Sowchuk et us and recorded in Deed Record 157, page 270 of the records of Hendricks County, Indiana; thence in a Northerly direction on a straight line to the North line of the Southwest quarter and to the place of beginning, estimated to contain 35.06 acres, more or less.



**Exhibit B**

District Map / Concept Plan  
 Pulte Homes  
 Vandalia  
 Plainfield, Indiana

**BANNING ENGINEERING**  
 853 COLUMBIA ROAD, SUITE #101  
 PLAINFIELD, IN 46168  
 BUS: (317) 707-3700, FAX: (317) 707-3800  
 E-MAIL: [banning@banningengineering.com](mailto:banning@banningengineering.com)  
 WEB: [www.banningengineering.com](http://www.banningengineering.com)

Project No: 14382P  
 Sheet No: C200

ZONING DEVELOPMENT MAP KEY  
 A = ADULT  
 B = BODIES  
 C = DEL WEBB  
 D = TRADITIONAL SINGLE FAMILY  
 E = FARM  
 F = FARM

**2.11 GC - General Commercial**

Intent - GC: General Commercial *Districts* are established to provide a location for higher volume and higher intensity commercial uses than the NR *District*. Activities in this *District* are often large space users located along a *Primary Arterial Street* and the *Perimeter Parkway* and may include outdoor sales or operations.

**A. Permitted Uses.****1. Primary Uses**Automobile Service

~~Automobile Sales, New or Used,  
including Showroom, On-Site  
Service Department, and Wash  
/Detail Facilities~~

Automobile repair—major  
Automobile repair—minor  
~~Automobile parts sales (new)~~  
Car wash (automatic and  
self) Gasoline Service Station  
with  
minor repair (not to exceed two  
(2) accessory indoor service  
bays)  
~~Gasoline Service Station without  
repair~~  
Motor Cycle/Scooter Sales,  
Service and Repair  
Muffler Repair Shop  
Painting and Customizing  
Quick Lube Facilities  
~~Tire and Auto Service Center~~

Clothing Service

Dressmaking  
Dry Cleaning and Laundry  
Establishment  
Millinery Shop (Fabric Shop)  
~~Self-service Laundry~~  
Shoe Repair Shop  
Tailor and Pressing Shop

Communications/Utilities

~~Communication Relay Tower  
Public Wells  
Telephone Exchange~~

Educational Use

~~Child Care Center  
Library  
School - Public or Private  
School - Commercial, Trade or  
Business~~

Food Sales and Service

Bakery - Retail  
Dairy - Retail  
Delicatessen  
~~Drive-in / Drive-thru Restaurant~~  
Grocery  
Convenience Store  
Meat Market  
Restaurant

Governmental Use

~~Fire Station  
Governmental Offices  
Police Station  
Post Office, without outdoor  
parking of delivery vehicles~~

Miscellaneous

Agriculture Seed Sales  
~~Bus Station~~  
Clinic, Medical, Dental or  
Optometrists  
~~Electrical Repair~~  
Hospital /~~Sanitarium~~/  
Rehabilitation Center  
~~Hotel~~  
Motel (not within 600' of a  
~~Gateway Corridor~~)  
Mortuary / Funeral Home /  
Crematories  
Print Shop  
Radio / Television Stations  
(without transmission towers)  
~~Sign Painting~~  
~~Tool / Equipment Rental (without  
outdoor display or storage)~~  
Tourist Home / Bed & Breakfast  
Veterinary Hospital, including  
Boarding (without outdoor pet  
runs or kennels)

Office/Professional Services

Architect  
Artist  
~~Bank Machines~~  
Bank / Savings & Loan / Credit  
Union  
Construction Companies,  
Contractors, and Home  
Remodeling Companies  
Dentist  
Design Services  
Engineer  
Insurance Agent  
Lawyer  
Musician  
Physician  
Pharmacist  
Photographic Studio  
Professional Offices  
Real Estate Office  
Research Laboratories  
Service Organization Office  
Travel Agency

Personal Service

Barber Shop  
Beauty Shop  
Health Spa or Fitness Center  
Locksmith / Security Systems  
Tanning Salon

Public Facilities

Museum  
Public Park  
~~Parking Lot~~  
*Religious Use*

Recreation

~~Areade~~  
~~Bait Sales~~  
Banquet Hall  
~~Billiard Room~~  
~~Bowling Alley~~  
Dancing, Aerobics, Gymnastics,  
Cheerleading Studio  
Indoor Recreation  
~~Lodge or Private Club~~  
~~Night Club~~  
~~Skating Rink (Ice and Roller),  
indoor~~  
Social Hall  
Tennis / Racquet Club, indoor  
Theater, Indoor  
Video Store

Residential \*

*Assisted Living Facility*  
Convalescent Home  
Nursing Home

Retail

Antique Shop  
Apparel Shop  
Appliance Store  
Convenience Store  
Department Store  
Drug Store  
Floor Coverings  
Flower Shop  
Furniture Store  
Gift Shop

Retail (Cont.)

~~Gun Shop and Gunsmith Shop~~  
Hardware Store  
~~Home Improvement Store~~  
Jewelry Store  
Music Store  
Newsdealer  
Paint Store

Retail (Cont.)

Radio, TV, Music Service and  
Sales  
Retail Showroom  
Shoe Store  
Stationery and Book Store  
Sporting Goods  
Variety Store  
Wall Coverings

2. *Special Exception Uses*

Alcoholic Beverage Sales

Any Permitted use which includes  
the sale of alcoholic beverages  
for on-site consumption or  
carry-out

Governmental Use

~~Post Office, with outdoor  
parking of delivery vehicles~~

Agricultural Uses

~~Commercial Greenhouse~~  
~~Cropland and Orchards~~  
Plant Nursery

Miscellaneous

~~Artificial Lake~~  
~~Boat Sales, Service and Storage~~  
~~Farm Equipment Sales and  
Service~~  
Motel (within 600' of a Gateway  
Corridor)  
Radio / Television Stations (with  
transmission towers)  
Self-storage (Mini-) Warehouse  
(not within 600' of a  
Gateway Corridor)  
Tool / Equipment Rental (with  
outdoor display or storage)  
Veterinary Hospital, including  
Boarding (with outdoor pet  
runs or kennels)

Automobile Service

~~Automobile Auction~~  
~~Automobile Sales, New or Used,  
without a Showroom, On-Site  
Service Department or Wash /  
Detail Facilities~~  
~~RV and Camper Sales and Service~~  
~~Truck or Bus Sales and Service~~  
Truck Rental Services

Personal Service

~~Tattoo, Body Piercing,  
Scarifying and Branding  
Establishments~~

Communication/Utilities

~~Public Utility Substation~~  
~~Public Wells~~  
~~Sewage Treatment Plant~~  
~~Water Treatment Plant~~

Educational Uses

~~Child Caring Institution~~  
Kindergarten

Public Facilities

~~Neighborhood Recycling  
Collection Point~~  
~~Parking Garage~~  
~~Recycling Facility~~

Food Sales and Service

~~Farmers Market~~  
~~Roadside Food Sales Stand~~

Article 2.11  
General Commercial District

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Recreation

~~Amusement Park  
Ball Fields  
Driving Range  
Miniature Golf  
Outdoor Commercial Recreational  
Enterprise  
Private Recreational Development  
Skating Rink (Ice and Roller),  
outdoor  
Stadium/Arena  
Tennis/Racquet Club, outdoor  
Theater, Outdoor~~

Retail

~~Liquor Store  
Lumber Yard  
Manufactured, Modular or  
Mobile Home Sales and  
Display  
Satellite Dish Sales and Service~~

3. *Accessory Uses* - See Article IV.
4. *Temporary Uses* - See Article IV.

\* Residential. The historic home located at 5328 E US Hwy 40 shall be permitted to be used as a residence.

**EXHIBIT D**  
**VANDALIA PUD**  
**Residential Design Guidelines**

**Section 1 Residential Design Guidelines**

A. Basic Standard

*The developer / builder shall be allowed 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 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 design features:

- i. Garage Off-Set – Development of single family dwellings in which the front façade 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.
- ii. Garage as Percent of Façade – Garage doors shall not comprise more than fifty five (55) percent of the linear length of the ground floor of a single family dwellings street facing façade. The percentage is determined by dividing the garage door width by the overall width of the house. If a home has a third car garage that is offset from the remainder of the home, the width of the third garage is not included when measuring the garage door width.
- iii. 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.

2. Additional Design Features:

- a. More than Two-Car Garages – No more than two (2) one-car garage doors or 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.
- b. 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 guidelines:
  - i. The Homeowners Association in Area C will provide for lawn maintenance and snow removal. Each home shall have a two car garage with a minimum of 410 SF.
  - ii. At least 60% of the homes in Area D will have garages with a minimum of 484 SF. The remainder of the homes in Area D (with the exception of the Amberwood with Everyday Entry Option) will have a minimum of 450 SF. No mechanical equipment (furnace, water heater) shall be located within the 450 SF.

**Section 2 Residential Design Features**

The following features are in addition to or a modification of those stated in the Town of Plainfield’s Residential Design Guidelines.

**A. Front Elevation**

1. Area C

- A. Area C contains both 47’ and 55’ lots. Homes that sit on a 47’ lot are required to score ten (10) points on the front elevation checklist as follows: three from Group 1, three from Group 2, and the remaining four from any group. Homes that sit on a 55’ lot are required to score eleven (11) points on the front elevation checklist as follows: four from Group 1, three from Group 2, and the remaining from any group.

B. The following additions/modifications are requested to the front standards:

- a. GROUP 1
  - i. 10/12 Roof Pitch (subject to approval of elevations).
  - ii. 4 x 8 Portico or Shed Roof accent (subject to approval of elevation)
  - iii. Group 1 items beyond requirement may be counted in Group 2
  
- b. GROUP 2
  - i. Dimensional shingles shall count as a point
  - ii. Sunburst shall count as a point
  - iii. Two items from Group 3 may count as one item in Group 2
  
- c. GROUP 3
  - i. Feature window over front door shall count as a point
  - ii. Decorative porch columns (round, 6" x 6" or trimmed out) shall count as a point

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.

## 2. Area D

A. The following additions/modifications are requested to the front standards:

- a. GROUP 1
  - i. 10/12 Roof Pitch shall receive one point
  - ii. One point for each gable
  - iii. One point if a home has a covered porch or portico, regardless of size
  - iv. Group 1 items in excess of requirement may be applied to Group 2.
  
- b. GROUP 2
  - i. 3 car garage, if not counted as façade modulation
  - ii. Dimensional shingles
  - iii. Sunburst
  - iv. Windows – In lieu of one point when over half of the windows are in a side by side configuration; if the elevation contains more than one side by side configuration, then one point per configuration shall be given. A grouping of three windows in a single plane qualifies as side by side even if the distance between exceeds 8" (ie: Baldwin 4).
  - v. Two excess items in Group 3 may count as one Group 2 item.
  
- c. GROUP 3
  - i. Feature window over front door
  - ii. Decorative porch column (round, 6" x 6" or trimmed out)

## **B. Side and Rear Elevations**

1. Vandalia Boulevard will contain a 50' greenbelt on each side. Homes backing up to the greenbelt will not be required to meet the Town of Plainfield's Certification of Compliance of Side or Rear Elevations with Residential Guidelines (attached as Exhibit D2).
2. The project does not contain, front or back up to any Perimeter Streets other than Vandalia Boulevard.
3. Each home shall contain a minimum of four (4) of the features listed on the Rear Elevation Guidelines. Of the four items, a minimum of two (2) must be selected from Group 1. Each home shall contain a minimum of two (2) of the features listed on the Side Elevation Guidelines. Of the two items, a minimum of one (1) must be selected from Group 1.
4. Area C
  - a. The following items are in addition to the standard Group 1 items listed in the Residential Design Guidelines for homes located within Area C. These features will provide builders with additional architectural options that will encourage variability in elevation design.
    - i. GROUP 1
      1. Plant windows (min 4SF)
      2. First floor brick wrap (100% exclusive of windows) – 2 points
      3. Each side by side configuration (regardless of total window count) will receive one point. A grouping of three windows in a single plane qualifies as side by side even if the distance between exceeds 8". If the rear of a ranch home contains more than 5 openings, one point is received regardless of configuration. If the rear of a two story home contains more than 8 openings, one point is received regardless of configuration. This option shall be in lieu of one point per 50% of all windows being side by side windows.
    - ii. GROUP 2
      1. Patio doors shall include any door that has over 50% glazing regardless of how door opens and regardless of it being single or double width.
      2. Elevated deck with rail (min 100SF)

5. Area D

- a. The following items are in addition to the standard Group 1 items listed in the Residential Design Guidelines for homes located within Area D. These features will provide builders with additional architectural options that will encourage variability in elevation design.

i. GROUP 1

1. Plant windows (min 4SF)
2. First floor brick wrap (100% exclusive of windows) – 2 points
3. Each side by side configuration (regardless of total window count) will receive one point. A grouping of three windows in a single plane qualifies as side by side even if the distance between exceeds 8". If the rear of a ranch home contains more than 5 openings, one point is received regardless of configuration. If the rear of a two story home contains more than 8 openings, one point is received regardless of configuration. This option shall be in lieu of one point per 50% of all windows being side by side windows.
4. Additional 2" caliper shade or ornamental tree
5. Additional 6' evergreen tree

ii. GROUP 2

1. Patio doors shall include any door that has over 50% glazing regardless of how door opens and regardless of it being single or double width
2. Elevated deck with rail (min 100SF)

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.

6. Additional Design Features.

1. To avoid monotony, adjacent homes shall not have the same elevation as shown in Exhibit E.
2. All homes to have 12" overhangs (or 8" over masonry) extending out from the exterior sheathing on all facades.

## Exhibit D1

<b>Certification of Compliance of Front Elevation with Residential Design Guidelines</b>	
<b>Petition #:</b> _____	<b>Subdivision Name:</b> _____
<b>Address:</b> _____	<b>Builder:</b> _____
<b>Lot #:</b> _____	<b>Home Model:</b> _____
<b>GROUP 1 – Minimum of four (4) items required. (Check all that apply)</b>	
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)	
Façade Contains No Garage Doors	
100% brick or stone on all elevations (i.e., all wall surface 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 façade*	
Other: (Specify)	
<b>GROUP 2 – Minimum of three (3) items required. (Check all that apply)</b>	
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	
Door Sidelight(s)	
Door Transom	
Window Transom	
Side Garage Bump-out (minimum size 3' X 10', exclusive of garage area)	
Other: (Specify)	
<b>GROUP 3 – Minimum of four (4) items required. (Check all that apply)</b>	
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.)	
Pent Roof or Pent Roof Return	
Accent Siding	
Shutters	
Window Grids (permanent)	
Decorative Front Door (minimum 25% glazing)	
Decorative Gable Vents	
Keystone (over all first floor, front façade windows and doors)	
Windows in Garage Door	
Foundation Landscape Package (minimum: 2 trees; 1 tree and 4 shrubs; or, 8 shrubs)	
Other: (Specify)	

The undersigned, does hereby certify that, to the best of his/her knowledge, the information contained on this Certification of Compliance is true and represents compliance with all conditions of or commitments made before the Plainfield Plan Commission regarding Residential Design Guidelines for the subject subdivision.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Phone # / Fax #

## Exhibit D2

<b>Certification of Compliance of Side or Rear Elevations with Residential Design Guidelines</b>	
<b>Petition #:</b> _____	<b>Subdivision Name:</b> _____
<b>Address:</b> _____	<b>Builder:</b> _____
<b>Lot #:</b> _____	<b>Home Model:</b> _____
<b>Street Orientation:</b> _____ (Minimum of 5 items required, with at least 3 from Group 1)	
<b>Rear Elevation:</b> _____ (Minimum of 4 items required, with at least 2 from Group 1)	
<b>Side Elevation:</b> _____ (Minimum of 2 items required, with at least 2 from Group 1)	
<b>GROUP 1 – (Check all that apply)</b> <span style="float: right;">*</span>	
Roof Line Elevation	
Roof Line Direction	
Finished Space Pop-out	
Open or Screened In Porch	
Bay or Oriel Window	
Bay Door	
Side-by-Side Windows	
Exterior Chase Fireplace	
Façade Modulation	
Dormers	
100% Brick or Stone (all elevations, counts as three (3) design features selected from any Group)	
50% Brick or Stone	
Other: (Specify)	
<b>GROUP 2 – (Check all that apply)</b> <span style="float: right;">*</span>	
Multiple Building Materials	
Hip Roof	
Decorative Door Architrave	
Decorative Window Architrave	
Decorative Window Cornice	
Decorative Trim Molding	
Architectural Elements	
Accent Siding	
Door Transom	
Window Transom	
Elevated Deck with Rail	
Integrated Covered Storage	
Foundation Landscape	
Shutters	
Window Grids	
Patio Doors (double width, not sliding glass doors)	
Other: (Specify)	

The undersigned, does hereby certify that, to the best of his/her knowledge, the information contained on this Certification of Compliance is true and represents compliance with all conditions of or commitments made before the Plainfield Plan Commission regarding Residential Design Guidelines for the subject subdivision.

\_\_\_\_\_  
Signature of Applicant \_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name \_\_\_\_\_  
Phone # / Fax #

EXHIBIT D3  
Approved Elevations

**Area C:**

Abbeyville 6, 7, 8, 9, 10, 11, 12, 13 & 14  
Ascend 7, 8, 9, 10, 11, 12, 13, 14 & 15  
Castle Rock 6, 7, 8, 9, 10, 11, 12, 13 & 14  
Discover 6, 7, 8, 9, 10, 11, 12, 13 & 14  
Martin Ray 6, 8, 9, 10, 11, 12, 13 & 14  
Passport 6, 7, 8, 9, 10, 11, 12, 13 & 14  
Trailblazer 6, 7, 8, 9, 10, 11, 12, 13 & 14

**Area D:**

Amberwood 4, 5, 17, 20 & 21  
Greenfield 4, 5, 17, 18 & 20  
Baldwin 4, 8, 16, 17 & 18  
Hilltop 3, 4, 5, 22 & 23  
Victoria 2, 4, 5, 15 & 22  
Riverton 3, 11, 16, 17 & 21  
Westchester 4, 16, 22, 23 & 24

Dover TRD, ACS, ERS, ITS & VIS  
Franklin TRC, ACS, ERS, ITS & VIS  
Barrington TRB, TRD, FCN, TRK, ACS, ERS, ITS & VIS  
Bradley TRD, TRK, FCN, ACS, ERS, ITS & VIS  
Jefferson TRD, TRK, FCN, ACS, ERS, ITS & VIS  
Juniper TRD, TRK, FCN, ACS, ERS, ITS & VIS  
Harrison ACA, TRB, TRC, TRD, ACS, ERS, ITS & VIS  
Hartford TRB, TRC, TRD, ACS, ERS, ITS & VIS  
Greenwich TRO, FCS, TRS, ACJ, FCJ & FHJ  
Hampton TRA, FCV, FCS, ACJ, FHJ & TRJ  
Providence TRR, FCV, TRT, FHJ, FCJ & TRJ