



EXHIBIT "A"

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)

**Plainfield
Planning & Zoning**
DP RZ PUD PP BZA ILP SP
FEB 08 2013
APPROVED RECEIVED
BY _____

STATEMENT OF COMMITMENTS:

- 1. Substantial compliance with the Detailed Development Standards and Residential Design Guidelines file dated February 4, 2013 and the Preliminary Plan and Preliminary Perimeter Landscaping Plan file dated January 25, 2013 as prepared by Banning Engineering.
- 2.
- 3.
- 4.

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.

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Before me, a Notary Public in and for said County and State, personally appeared Jeffrey E. Hines and Kyle Hines, Class A. Members, of Hines Commercial Properties, LLC, Managers of Hines Commercial Properties I, II, III, LLC, a(n) Indiana limited liability company, Owner(s) of the real estate described above who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 8th day of February, 2013

Signature Barbara L Henderson

Printed Barbara L Henderson

County of Residence Hendricks

My Commission expires: May 8, 2019

This instrument was prepared by Banning Engineering, BRIAN L. HAGGARD



"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 BRIAN L. HAGGARD

Land Description

A part of the Southeast Quarter, in Section 33, Township 15 North, Range 1 East, Hendricks County, Indiana, described as beginning at the Southwest corner of the West Half of the Southeast Quarter of said Section; running thence East on the South line thereof a distance of 20.65 chains to the Southeast corner of the West Half of the Southeast Quarter; thence running North along the East line of said West Half Quarter a distance of 34.70 chains to the center of the Cumberland Road; thence South 66 ½ degrees West in the center of said road to the West line of the West Half of the Southeast Quarter of said Section; thence South on said West line 29.30 chains to the place of beginning, containing 68.16 acres, more or less.

Less and excepting therefrom the following: Part of the Southeast Quarter of Section 33, Township 15 North, Range 1 East of the Second Principal Meridian, situated in Guilford Township, Hendricks County, Indiana, more particularly described as follows: Commencing at the Northeast corner of the Southeast Quarter, aforesaid; proceed thence South 01 degrees 04 minutes 30 seconds West (an assumed bearing), along the East line of said Southeast Quarter, 729.89 feet; thence South 90 degrees 00 minutes 00 seconds West, 1,349.13 feet to the Point of Beginning. From said Point of Beginning, thence South 00 degrees 57 minutes 15 seconds East, 31.98 feet; thence South 67 degrees 39 minutes 45 seconds West, parallel with the South right-of-way line of U.S. Highway 40, 207.00 feet; thence North 00 degrees 57 minutes 15 seconds West, 451.98 feet to said South right-of-way line; thence North 67 degrees 39 minutes 45 seconds East, along said South right-of-way line, 207.00 feet; thence South 00 degrees 57 minutes 15 seconds East, 420.00 feet to the Point of Beginning, containing in said exception 2.000 acres, more or less.

Land Description

A part of the Southwest Quarter in Section 33, Township 15 North, Range 1 East, Hendricks County, Indiana, and being a part of the parcel owned by Donald R. and Barbara J. Rudder as described in Deed Record 206, Page 56 in the Office of the Recorder of Hendricks County, more particularly described as follows:

Commencing from the northeast corner of said quarter proceed thence South 00 degrees 40 minutes 19 seconds East along the east line of said quarter 879.23 feet to the south right of way line of US Highway 40 and being the POINT OF BEGINNING; thence continue along the said east line South 00 degrees 40 minutes 19 seconds East 1,790.44 feet to the southeast corner of said quarter, marked by a stone; thence South 88 degrees 27 minutes 58 seconds West along the south line of said quarter 255.12 feet; thence North 00 degrees 44 minutes 56 seconds West 1,676.72 feet to said south right of way line; thence North 64 degrees 46 minutes 32 seconds East along said right of way line 282.93 feet to the POINT OF BEGINNING, and containing 10.198 acres of land, more or less.

This description was prepared from analysis of current record deed descriptions. The description was prepared for zoning purposes and is not intended to be used to convey title.

**DETAILED DEVELOPMENT
STANDARDS**

HINES PROPERTY

**A Proposed Commercial and Residential Development
Town of Plainfield**

DEVELOPER:

HINES COMMERCIAL PROPERTIES
CONTACT: JEFFREY E. HINES
P.O. BOX 579
ZIONSVILLE, IN 46077
317-709-6000

ENGINEER:

BANNING ENGINEERING P.C.
CONTACT: ROBERT J. STATON
853 COLUMBIA ROAD, #101
PLAINFIELD, IN. 46168
317-707-3741

OCTOBER 26, 2012
REVISED DECEMBER 13, 2012
REVISED DECEMBER 20, 2012
REVISED JANUARY 25, 2013
REVISED FEBRUARY 4, 2013



Banning Engineering, P.C. • 698 Tower Road, Suite 100 • Plainfield, IN 46168
Phone: (317) 839-2581 • Fax: (317) 838-9171 • E-mail: banning@banning-eng.com

PROPERTY LOCATION:

The property is approximately 72.4 acres in size located in Guilford Township and being on the south side of U.S. 40 approximately one-half mile west of Moon Road. The property is bordered on the West by Forest Creek; the South by Forest Creek Village residential neighborhood; the East by Sugar Grove Senior Living, Living Christ Lutheran Church and commercial uses; and the North by U.S. 40.

STATEMENT OF PURPOSE:

The Preliminary Plan has been developed with a commercial component of approximately 14.8 acres and approximately 57.6 acres of residential.

The commercial area is proposed to provide businesses in conformance with General Commercial uses. The area is intended to provide services and shopping opportunities for the growing west side of Plainfield .

The residential portion of the project has been developed to provide a neighborhood with common areas within easy access to all residents. The configuration of the streets and lots shown on the Zoning Exhibit are subject to change during the Primary Plat process and subsequent design phase of the project, however the total number of lots will not exceed the number shown on the exhibit.

Following are the development standards and permitted uses for each area.

Area "A" Single Family *Dwellings*

Development Standards:

1. Minimum *Lot Area* – 9,300 square feet
2. Minimum *Lot Width* – 75 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:

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* – 1,650 square feet
 - b. Two or more Story *Building* – 1,000 square feet, provided, that the total *Finished Floor Area* shall be at least 2,100 square feet
8. *Off-Street Parking* – each *Dwelling Unit* shall be provided with at least two (2) *Off-Street Parking Spaces*.

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:

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* – 800 square 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*.

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. Typical spacing of street trees will be 50'.
- 2. Satellite dishes 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. A Home Owners Association shall be established for the development that will provide for maintenance of all common areas and amenities.
- 7. All local streets will be 30 feet wide back to back of curb. The entry boulevard off of U.S. 40 will be separated by a landscape island and will provide entry and exit lanes in accordance with the recommendations of the traffic study and approved by INDOT.

8. Model homes will be the highest and best models offered by the builder.
9. A tree preservation easement shall be shown on the recorded plat in the southwest corner of the project.
10. An area 150 feet in width along the west line of the residential portion of the project will be restricted to no buildings or structures.
11. All lots along the south property line that abut Forest Creek Village shall be one story homes with bonus room allowed and shall have a brick wrap or façade treatments as approved by the Planning Department.
12. All cost relating to street lighting, including purchasing, installation, operation and maintenance will be the responsibility of the developer or the home owners association.

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 Rental Services

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

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

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

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

Convenience Store

Meat Market

Restaurant

Governmental Use

Fire Station

Governmental Offices

Police Station

Post Office, without outdoor parking of delivery vehicles

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

Arcade

Bait Sales

Banquet Hall

Billiard Room

Bowling Alley

Dancing, Aerobics, Gymnastics Studio

Indoor Recreation

~~Lodge or Private Club~~

~~Night Club~~

Skating Rink (Ice and Roller), indoor

Social Hall

Tennis / Racquet Club, indoor

Theater, indoor

Professional Offices

Real Estate Office

Research Laboratories

Service Organization Office

Travel Agency

Retail

Antique Shop

Apparel Shop

Appliance Store

Convenience Store

Department Store

Drug Store

Floor Coverings

Flower Shop

Furniture Store

Gift Shop

Gun Shop and Gunsmith Shop

Hardware Store

2. Special Exception Uses

Alcoholic Beverage Sales

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

Agricultural Uses

Commercial Greenhouse

Cropland and Orchards

Plant Nursery

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

Video Store

Residential

Nursing Home

Convalescent Home

Retail (cont.)

Home Improvement Store

Jewelry Store

Music Store

Newsdealer

Paint Store

Radio, TV, Music Service and Sales

Retail Showroom

Shoe Store

Stationery and Book Store

Sporting Goods

Variety Store

Wall Coverings

Food Sales and Service

Farmers Market

Roadside Food Sales Stand

Governmental Use

Post Office, with outdoor parking of delivery vehicles

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*)

Communication/Utilities

~~Public Utility Substation~~

~~Public Wells~~

~~Sewage Treatment Plant~~

~~Water Treatment Plant~~

Educational Uses

~~Child Caring Institution~~

~~Kindergarten~~

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~~

3. Accessory Uses - See Article IV.

4. Temporary Uses - See Article IV.

B. Development Standards.

1. Minimum Lot Width and Frontage - each Lot or Integrated Center shall have a minimum Lot Width and Frontage on a Public Street of 50 feet.

2. 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:

Interstate Street: 60'

Primary Arterial Street: 30'

Secondary Arterial Street: 30'

Collector Street: 30'

Local Street / Cul-de-sac Street: 30'

~~Tool / Equipment Rental (with outdoor display or storage)~~

~~Veterinary Hospital, including Boarding (with outdoor pet runs or kennels)~~

Personal Service

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

Public Facilities

~~Neighborhood Recycling Collection Point~~

~~Parking Garage~~

~~Recycling Facility~~

Retail

~~Liquor Store~~

~~Lumber Yard~~

~~Manufactured, Modular or Mobile Home Sales and Display~~

~~Satellite Dish Sales and Service~~

b. Minimum *Side Yard* and *Setback* - shall be provided from the *Lot Line* as follows:

(1) Minimum *Side Yard* - 10 feet

(2) Minimum *Side Bufferyard* - 20 feet

c. Minimum *Rear Yard* and *Setback* - shall be provided from the *Lot Line* as follows:

(1) Minimum *Rear Yard* - 10 feet

(2) Minimum *Rear Bufferyard* - 20 feet

d. *Minimum Yards for Out Lots* - Out Lots within an *Integrated Center* shall provide a *Minimum Yard* of five (5) feet along all *Lot Lines* in common with other *Out Lots* or with the main portion of the *Integrated Center*. If any portion of an *Out Lot* abuts the perimeter of the *Integrated Center*, that portion of the *Out Lot* shall be required to comply with the applicable *Minimum Front, Side or Rear Yard* requirements set forth above. The main portion of the *Integrated Center* shall not be required to provide a *Minimum Yard* along the *Lot Line* in common with an *Out Lot*.

3. Use of *Minimum Yards* and *Bufferyards*

Use of *Minimum Yards* and *Bufferyards* - all *Minimum Yards* and *Bufferyards* shall be landscaped with grass, trees, shrubbery, or hedge, or in combination with other suitable ground cover materials and shall remain free from structures except where expressly permitted below:

a. *Minimum Front Yards* - may include *Driveways* and *Parking Areas* (provided that no portion of the *Parking Area* may be located closer to the *Right-of-Way* than the (10) feet; except for *Minimum Front Yards* abutting the Ronald Reagan Parkway, where *Parking Areas* shall be prohibited) and shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for *Perimeter Landscape Yards* as set forth in Article IV of the Town of Plainfield Zoning Ordinance;

b. *Minimum Front Bufferyards* - may include *Driveways* and shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for *Perimeter Landscape Yards* as set forth in Article IV of the Town of Plainfield Zoning Ordinance;

c. *Minimum Side and Rear Yards* - minimum *Side and Rear Yards* may include *Interior Access Driveways* connecting to adjoining *Lots* provided that the remainder of said *Yards* shall be maintained as open space free from *Buildings* or *Structures* in compliance with the requirements for *Perimeter Landscape Yards* as set forth in Article IV of the Town of Plainfield Zoning Ordinance ;

d. *Minimum Side and Rear Bufferyards* - shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover materials and maintained in compliance with the requirements for *Perimeter Landscape Yards* as set forth in Article IV of the Town of Plainfield Zoning Ordinance.

4. *Maximum Building Height* - 75 feet.

5. *Parking and Loading* - See Article IV of the Town of Plainfield Zoning Ordinance.

6. *Signs* - See Article VII of the Town of Plainfield Zoning Ordinance.

7. Outdoor Operations - Outdoor operations, including the display of goods or materials for sale, lease or rental may be conducted subject to the following regulations:

- a.** Outdoor operations shall not be located between a *Building Line* and a *Bufferyard*.
- b.** Outdoor operations shall not be located in a required *Yard* or required *Bufferyard*.
- c.** Outdoor operations shall not be located so as to interfere or conflict with walks, required *Parking Areas*, required *Loading Areas*, *Driveways*, *Interior Access Drives*, *Interior Access Driveways*, perimeter landscape yards or foundation plantings.
- d.** Vending machines shall abut the exterior wall of a *Building* and shall not be located in a required *Yard* or required *Bufferyard*.

8. Landscape Requirements - See Article IV of the Town of Plainfield Zoning Ordinance.

C. Architectural Review.

All development shall be subject to the requirements for the filing of a *Development Plan* for Architectural Review as set forth in Article V of the Town of Plainfield Zoning Ordinance.

D. Development Incentives.

Any proposed development located in the *GC District* shall be eligible to utilize the *Development Incentives* set forth in Article V of the Town of Plainfield Zoning Ordinance.

Lots in the commercial are shall be developed as a commercial incremental subdivision with a maximum of ten (10) lots.

**RESIDENTIAL DESIGN
GUIDELINES**

HINES PROPERTY

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

DEVELOPER:

HINES COMMERCIAL PROPERTIES
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317-709-6000

ENGINEER:

BANNING ENGINEERING P.C.
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317-707-3741

OCTOBER 26, 2012
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Hines Property PUD
Residential Design Guidelines

Section 1: Introduction

A. Intent

The site design and architectural commitments contained in this Zoning Petition for Hines Property Planned Unit Development (“Hines”) achieve the goals of providing a neighborhood containing various house styles to meet the housing needs of a segment of the Plainfield housing market.

Architectural commitments for the homes to be built in “Hines” are included in these zoning commitments that numerically meet the Residential Design Guidelines, approved May 12, 2003 and amended May 1, 2006 and July 7, 2008 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 provide all residents close proximity to parks areas.

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.

Section 2. Single 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 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* of the linear length of the ground floor, street facing façade 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.*
 - (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.*

- C. Front Elevations – The front elevations of all 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.
- 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).*	Side-by-Side Windows (within 8"; min. of 50% of windows)
Crawl Space or Basement.	Door Sidelight(s).
Hip Roof.	Door Transom.
Gable Accent.	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.	Shutters (all front, side and rear elevations).
Decorative Window Architrave.	Window Grids (permanent).
Decorative Window Cornice.	Decorative Front Door (minimum 25% glazing).
Decorative Trim Molding (including, at a minimum, fascia, soffit & corner trim).	Decorative Gable Vents.
Architectural Elements (e.g., quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.).	Keystone (over all first floor, front facade windows and doors).
Pent Roof or Pent Roof Return.	Windows in Garage Door.
Accent Siding.	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.

1. To avoid monotony, adjacent homes shall not have the same elevation.
2. All homes to have 12" overhangs extending out from the exterior sheathing on all facades.

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).

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.

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 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 x 170 dwelling units = 4.9 acres.*
 - *Actual open space approximately 9 acres.*
- B. General Standards for the Development of Open Space.
1. *Hazard Signs – Water areas or other safety hazards will be identified with hazard signs.*
 2. *Safety – Proper buffering between children play areas and streets will be provided.*
- C. Types of Open Space.
1. Greenways, Walkways or Pedestrian / Bike Path Alternatives.
- The development will have numerous walks and pathways connecting the various open space areas.*
- D. Maintenance of Open Space.
- All common areas within “Hines” 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.

Street Trees will be located along the divided primary 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 plan has been developed to provide a community with access to common areas as well as commercial services.

The infrastructure needs for the development of the area have been anticipated and addressed in the comprehensive plan. A 12" water main is proposed to be constructed along U.S 40. Sanitary sewer is available and the details of servicing the project will be worked out with the Town representatives.

Section 7. Building Materials and Craftsmanship.

Materials and Craftsmanship to be per Plainfield Residential Design Guidelines.