

Exhibit B

Commitments for Case Number _____

1. The Petitioner and the Town of Plainfield shall enter into a Memorandum of Understanding (“MOU”), satisfactory to the Town, for the proposed extension of the east/west collector roadway (future Hackamore Road). The MOU shall be entered into within ninety (90) days of this zoning approval unless extended by mutual agreement of the parties or the approval of the R-4 rezonings shall be deemed a nullity and the zoning of the property shall revert to its prior zoning classification without any additional action by the Town or Plan Commission.
2. The Developer shall dedicate the right-of-way to allow for the construction of a roundabout at the future intersection of C.R. 600 E and Hackamore Road. The Developer shall arrange for installation of accel/decel lanes at that intersection to serve access to the Development until Plainfield completes construction of the roundabout in the future.
3. One, shared driveway, will be permitted on Hackamore Road to allow access to lots 41-43 as depicted on the Concept Plan in Exhibit 1. No other driveways will be permitted on Hackamore Road.
4. All lots within Artisan shall conform with the development standards set forth below and the site shall be developed in substantial conformance with the Concept Plan.
 - a. The maximum number of lots will be 43.
 - b. The minimum home size within the R4 zoning classification shall be 2,100 square feet for a single story home and 2,300 square feet (1,000 sf minimum on 1st floor) for a two story home.
 - c. All lots in Artisan shall be developed with only single family homes and accessory uses as permitted in the R-4 Zoning Classification.
 - d. All lots in Artisan shall conform to the development standards of the R-4 district in the PZO in effect as of the date these commitments are recorded, except that the minimum lot width shall be increased to 65’.
5. Homes to be constructed in Artisan shall comply with the following standards:
 - a. Vinyl siding shall be prohibited throughout the Artisan development.

- b. Roof Pitch: The main roof shall have a minimum pitch of 6/12; pitches of less than 6/12 shall be permitted on porches or dormers to meet and enhance the architectural styling of the home.
- c. Roof Overhangs: The roof shall have overhangs that are not less than 12” extending out from the exterior sheathing of the home. Porches are permitted an overhang less than 12”.
- d. Lots 1, 27-38, and 40-43 shall be constructed with an exterior masonry wainscot wrap up to, at a minimum, the lowest first floor window sill elevation on all four sides of the home.
- e. All homes constructed on lots 28-38 will include a sunroom or breakfast room on the rear of the home. The rear yards of lots 28-38 will include 2 – 2” deciduous trees.
- f. All homes shall have fully sodded front yards installed by the builder and the rear and side yards shall be seeded with straw matting by the builder. On corner lots the side of the homes adjacent to the side street shall also be sodded.
- g. All homes shall have, at a minimum, a wainscot masonry treatment up to the first floor window sill, or the equivalent masonry amount, on the front of the home.
- h. The following additions/modifications to the Residential Design guidelines relating to the front façade shall apply:
 - i. Group 1
 - 1. Covered Porch or Portico at least 4’ deep front the front of the home to front porch, or minimum 24 square feet.
 - 2. Minimum Trim: Minimum 6” trim around all windows and accents on front elevations
 - ii. Group 2
 - 1. Minimum Masonry: At a minimum, all front elevations shall include a 24” wainscot of masonry (exclusive of doors, windows, garage doors, and areas under covered porches)

2. Side-by-side windows: minimum of one Double or Triple window set
3. Dimensional Shingles

iii. Group 3

1. Architectural Element: Included but not limited to the following – Soldier bricks, gable bracket, trim dentils, key trim, angle brackets
2. Decorative porch column
3. Decorative garage hardware

i. Landscaping Plantings

- i. Homes – All homes will include a minimum of 2-2” trees (one in the front yard and one in the rear yard), 1 ornamental tree, and 18 shrubs.
 - ii. An enhanced landscape buffer with a minimum PUV value of 5 will be provided along the south side of Hackamore Road.
- j. All land platted as common area shall remain the property of the Home Owners Association or held commonly by all property owners. Any change from or sale of common area to other uses shall require the approval of one hundred percent of the property owners and the Town of Plainfield.
- k. All lots constructed in Artisan shall be developed substantially in conformance with the Concept plan in Exhibit 1 attached hereto.
- l. All homes constructed in Artisan shall be constructed of substantially similar quality, size, and materials and include architectural design to those homes depicted in Exhibit 2 attached hereto.
- m. All garages shall be at least 406 square feet. A minimum of 50% of the homes constructed in Artisan will have an extended garage or 3 car garage.
- n. All garages shall be setback at least 30’ from the right-of-way adjacent to the front of the garage.

- o. All garage doors will include windows and will be painted to match the elevation.