

EXHIBIT A

DETAILED DEVELOPMENT

STANDARDS

Village at Plank Road

**A Proposed Amendment to an Existing Master Planned Mixed-
Use Development in the Town of Plainfield**

DEVELOPER:

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November 19, 2025

**AN ORDINANCE OF THE TOWN OF PLAINFIELD, INDIANA
AMENDING THE VILLAGE AT PLANK ROAD
PLANNED UNIT DEVELOPMENT DISTRICT**

AMENDED VILLAGE AT PLANK ROAD PUD

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 amendment to the previously adopted Village at Plank Road 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force and effect from and after its passage, (ii) all prior zoning commitments shall be null and void and replaced and superseded by this Amended Village at Plank Road PUD Ordinance, and (iii) this Amended Village at Plank Road PUD Ordinance shall be in full force and effect from and after its passage and signing by the Council.

Project Narrative/District Intent

The proposed development is located on the east side of Plainfield in the vicinity of Raceway Road, Main Street (US40) and Bradford Road (CR200S). The property was most recently rezoned as the Village at Plank Road Planned Unit Development (“VPR PUD” or “Original VPR PUD”) pursuant to Ordinance 06-2023 that was approved on February 13, 2023. Before that, the property was previously approved as the Double Creek Planned Unit Development (“Double Creek PUD”) with the Double Creek Detailed Development Standards (“DCDDS”) which were recorded on November 14, 2014.

It is the intent of the Developer to modify and amend the undeveloped portion of the previously approved VPR PUD designated as Area C, which will become the Amended Village at Plank Road Planned Unit Development (“Amended VPR PUD”), and that said Amended VPR PUD will create a set of new development standards. For the avoidance of doubt, Areas A1 and A2 are not to be modified by passage of this Amended VPR PUD.

The Amended VPR PUD will create new standards for Area C as designated in the original Double Creek PUD. It is intended that the DCDDS will allow Area B to stay in force and function as previously approved. The Amended VPR PUD will serve as a new document for development standards in Area C, which are to be divided into Areas C1 and C2, replacing any and all previous commitments for those areas. See Document #1 (the “District Map”).

Section 1. Application of Ordinance

Zoning Map: The Official Zoning Map of the Town of Plainfield Zoning Ordinance is hereby changed to designate the land described in Document #2 (the “Real Estate”), as the Amended Village at Plank Road Planned Unit Development District.

Development: Development in the District shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) those provisions of the Town of Plainfield Zoning Ordinance, as updated by Ordinance 27-2024 and enacted on August 12, 2024 (“PZO”), and as specifically referenced in this Ordinance. In the event of a conflict between this Ordinance and the PZO, the provisions of this Ordinance shall apply.

Village at Plank Road District Map: Development in the District shall be subject to the design and development standards applicable to Areas C1 and C2 on the District Map.

Section 2. General Purpose Statement

The Amended VPR PUD is proposed to create new standards for Area C of the Original VPR PUD, which is to be subdivided into Areas C1 and C2. Area B shall continue to be Double Creek Apartments as approved and constructed and currently in use. Areas A1 and A2 shall remain as approved by Ordinance 06-2023. Area C1 is approximately 13.504 acres and Area C2 is approximately 9.646 acres. These figures include additional right of way to be dedicated for additional public roads or other right of way that might be required for this development. The property is located entirely in the Town of Plainfield, Washington Township.

Section 3. General Terms and Conditions

A. The ordinance, plans and associated documents submitted with this Amended VPR PUD shall be considered the Final Detailed Plan and plat for Area C1, with the Final Detailed Plan for Area C2 to be submitted later. It is the intent that all these documents are complete for Area C1, but there will likely be minor modifications that will occur during the construction plan process that staff can approve administratively at their discretion.

B. It is the intent of this ordinance that FDP-22-119 would remain as currently approved for Area A1 and Area A2, but that FDP-22-119 would no longer apply to Areas C1 & C2. The FDP for Area C1 is largely complete, as described in Section 3(A), above. The FDP for Area C2 will adhere to the development standards set forth in Section 4, below, and the architectural standards set forth in Document #3.

C. It should be noted that Articles mentioned in this document reference to the PZO.

Section 4: Permitted Uses

The Amended VPR PUD divides Area C and creates two (2) new subareas denoted on the District Map, labeled C1 and C2. Both subarea C1 and subarea C2 shall have an individual Final Detailed Plan, with each to be submitted by the Developer to Town at Developer's discretion and with each Final Detailed Plan to be subject to approval by the Town of Plainfield (the "Town"). For the purposes of this ordinance, "Final Detailed Plan" or "FDP" shall have the meaning described in the [Architecture and Site Design \("ASD"\) Packet](#), published with the 2025 Thrive! Comprehensive Plan as enacted by the Town of Plainfield on May 12, 2025. For the avoidance of doubt, Areas A1, A2, and B are to remain unchanged and shall remain as approved in the existing VPR PUD. The previously approved development & architectural standards from Ordinance 06-2023 pertaining to Areas A1 and A2 are attached to this Amended VPR PUD as Document 5.

The permitted uses and standards for each of the two (2) new individual subareas are as follows:

Area C1 (Phase 1): Multifamily – This area is to be developed in substantial compliance with the Final Detailed Plan for sub-area C1, allowing the Amended VPR PUD.

A. Permitted Uses

1. Primary Uses: Multifamily Dwellings, Detached Garages, and Active/Passive Outdoor Recreation. as shown on the submitted plan.
2. As shown on the submitted plan, and including swimming pools, hot tubs, saunas, sport courts and athletic facilities. There will be no mini barns, storage sheds, and/or children’s playhouses.

B. Development Standards

1. Maximum Units: 216
2. Lot Area: Approximately 13.5 Acres
3. Minimum Project Frontage: 150 feet
4. Minimum Setbacks and Perimeter Yards:
 - i. Primary Structure
 1. The minimum setback from a public street shall be 5 feet.
 - ii. Accessory Structure
 1. The minimum setback for accessory structures from a public street shall be 7 feet.
 - iii. Minimum distance between buildings shall be 16 feet
5. Use of Minimum Yards: There are no Minimum Yards
6. Maximum Building Height
 - i. Primary Building: 65 feet
 - ii. Accessory Building: 35 feet
7. Minimum Floor Area:
 - i. Studio units, 540 minimum square feet
 - ii. One-bedroom units, 680 minimum square feet
 - iii. Two-bedroom units, 900 minimum square feet
 - iv. Three-bedroom units, 1250 minimum square feet
8. Parking: Parking spaces will be at a minimum ratio of 1.2 spaces per unit. There will be a minimum of 18 enclosed garages.
9. Signs: The type, use and location of signs throughout the multifamily development, both permanent and temporary shall be administratively approved by the Town of Plainfield planning staff based upon a master sign package submitted to and approved by the Town of Plainfield Plan Commission. Temporary signage shall be as shown on Document #4.
10. Landscaping Screening, and Lighting: Shall be per the Final Detailed Plan for sub-area C1.
11. Developed Recreational Open Space: Open space and amenities will be as shown on the Initial Development Plan. Outdoor amenities will include trail connections, creek/bridge crossing, swimming pool and pool deck, pet waste stations, and landscaping.
12. Requirements for all Private Streets, Interior Access Driveways and Interior Access Drives: These are subject to approval by staff during the approval of the Final Detailed Plan for this sub-area C1.

13. For a second means of access, there shall be a gated, fire only access for Area C1 through Double Creek Flats Apartments (Area B), contingent upon final acquisition of land and/or easement area from the adjacent landowner.

C. Architectural Standards: See Document #3.

D. Trash Collection: shall be located as shown on the Final Detailed Plan for sub-area C1.

E. Lighting: Shall be as shown on the Final Detailed Plan for sub-area C1.

Area C2 (Phase 2): Multifamily – This area is to be developed in general compliance with the Concept Plan, allowing the Amended VPR PUD. The Developer shall be required to submit a Final Detailed Plan for sub-area C2 for approval by the Town at a later date; this FDP shall be substantially similar to the below.

A. Permitted Uses

1. Primary Uses: Multifamily Dwellings, Detached Garages, and Active/Passive Outdoor Recreation as shown on the submitted plan.
2. As shown on the submitted plan, and including swimming pools, hot tubs, saunas, sport courts and athletic facilities. There will be no mini barns, storage sheds, and children's playhouses.

B. Development Standards

1. Maximum Units: 216
2. Lot Area: Approximately 9.6 Acres
3. Minimum Project Frontage: 150 feet
4. Minimum Setbacks and Perimeter Yards:
 - i. Primary Structure
 1. The minimum setback from a public street shall be 5 feet.
 - ii. Accessory Structure
 1. The minimum setback for accessory structures from a public street shall be 7 feet.
 - iii. Minimum distance between buildings shall be 16 feet
5. Use of Minimum Yards: There are no Minimum Yards
6. Maximum Building Height
 - i. Primary Building: 65 feet
 - ii. Accessory Building: 35 feet
7. Minimum Floor Area:
 - i. Studio units, 540 minimum square feet
 - ii. One-bedroom units, 680 minimum square feet
 - iii. Two-bedroom units, 900 minimum square feet
 - iv. Three-bedroom units, 1250 minimum square feet
8. Parking: Parking spaces will be at a minimum ratio of 1.2 spaces per unit. There will be a minimum of 18 enclosed garages.
9. Signs: The type, use and location of signs throughout the multifamily development, both permanent and temporary shall be administratively approved by the Town of Plainfield planning staff based upon a master sign

package submitted to and approved by the Town of Plainfield Plan Commission. Temporary signage may be erected and installed per the submitted Document #4.

10. Landscaping and Screening: Shall be per the Final Detailed Plan for sub-area C2. Screening of HVAC mechanical equipment will also be per the Final Detailed Plan for sub-area C2.
11. Developed Recreational Open Space: Open space and amenities will be as shown on the submitted Concept Plan. Outdoor amenities will include trail connections, outdoor patio area swimming pool and pool deck, pet waste stations, and landscaping.
12. Requirements for all Private Streets, Interior Access Driveways and Interior Access Drives: These will be subject to approval by staff following the submission of the Final Detailed Plan for sub- area C2.

C. Architectural Standards: See Document #3.

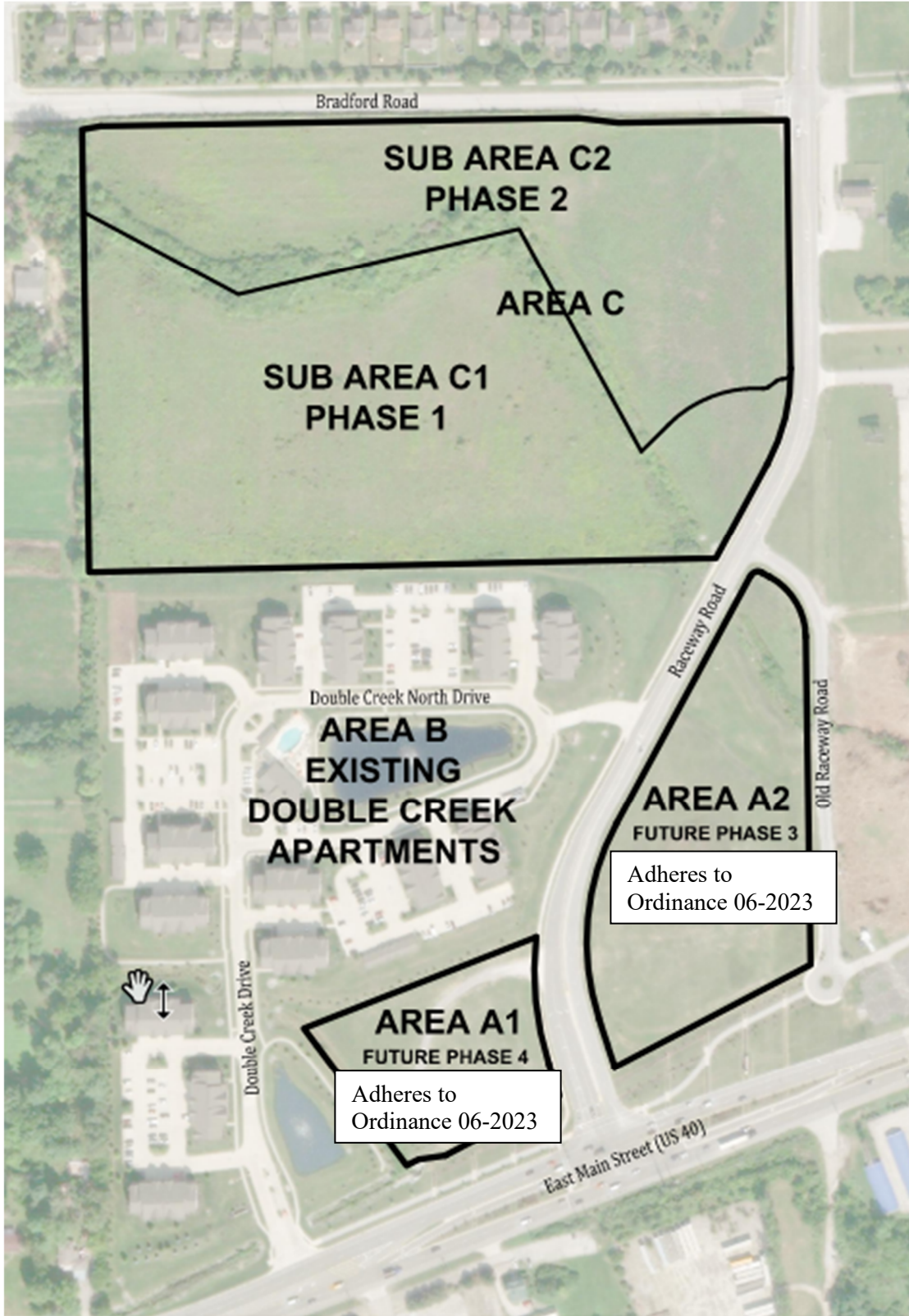
D. Trash Collection: shall be located as shown on the Final Detailed Plan for sub-area C2.

E. Lighting: Shall be as shown on the Final Detailed Plan for sub-area C2.

Additional Area C1 and Area C2 Commitments:

1. An east west road per the Comprehensive Plan to be known as Plank Road will be constructed as a part of the project. Typical street section is part of the submitted Final Development Plans.
2. Any additional right of way required for Bradford Road or Raceway Road will be dedicated as a part of each phase.
3. Centralized, drive-up mail kiosks shall be permitted for both Area C1 and Area C2.
4. It is the intent to construct the project in two (2) phases as shown on the Concept Plan. Areas C1 and C2 shall each be considered separate individual phases.
5. The owner will plow snow for the private drives, parking areas and trails as needed. The newly created east-west public street will be plowed by the owner until Plank Road is extended to the west of the property.

DOCUMENT #1
AMENDED VILLAGE AT PLANK ROAD AREAS



DOCUMENT #2
VILLAGE AT PLANK ROAD
LAND DESCRIPTIONS

Parcel A1

Part of the east half of the northeast quarter of Section 20, Township 15 North, Range 2 East of the Second Principal Meridian in the Town of Plainfield, Hendricks County, Indiana, being that 2.497 acre tract of land shown on the plat of an ALTA/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011, as Banning Engineering's project Number 21233 (all references to monuments and courses herein are as shown on said plat of survey) described as follows: Commencing at a 5/8-inch rebar marking the southeast corner of the east half of said northeast quarter; thence North 00 degrees 10 minutes 17 seconds West along the east line thereof 1,112.12 feet to the north right-of-way line of former United States Highway 40; thence South 63 degrees 04 minutes 08 seconds West along said north right-of-way line 542.31 feet to the southwest corner of Tract 5b of the land of the Town of Plainfield recorded as Instrument Number 201914840 in the Office of the Recorder of Hendricks County and the POINT OF BEGINNING (the following three (3) calls are along said north right-of-way line of former United States Highway 40); 1) thence South 63 degrees 04 minutes 08 seconds West 231.77 feet; 2) thence South 82 degrees 35 minutes 57 seconds West 48.92 feet; 3) thence South 65 degrees 02 minutes 47 seconds West 25.59 feet to the southeast corner of Lot 1 in Double Creek per plat thereof recorded as Instrument Number 201513175 in said recorder's office (the following two (2) calls follow are the east and southerly lines of said Lot 1); 1) thence North 36 degrees 10 minutes 55 seconds West 310.61 feet; 2) thence North 69 degrees 13 minutes 38 seconds East 452.59 feet to the westerly line of said Tract 5b and the beginning of a non-tangent curve to the left having a radius of 550.00 feet and a central angle of 24 degrees 17 minutes 06 seconds, the radius point of which bears South 82 degrees 53 minutes 26 seconds East (the following two (2) calls are along the westerly line of said land of the Town of Plainfield); 1) thence southwesterly along the arc of said curve 233.12 feet to a point which bears South 72 degrees 49 minutes 28 seconds West from said radius point; 2) thence South 17 degrees 16 minutes 50 seconds East 61.44 feet to the POINT OF BEGINNING, containing 2.497 acres, more or less.

Parcel A2

Part of the east half of the northeast quarter of Section 20, Township 15 North, Range 2 East of the Second Principal Meridian in the Town of Plainfield, Hendricks County, Indiana, being that 5.427 acre tract of land shown on the plat of an ALTA/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011, as Banning Engineering's project Number 21233 (all references to monuments and courses herein are as shown on said plat of survey) described as follows: Commencing at a 5/8-inch rebar marking the southeast corner of the east half of said northeast quarter; thence North 00 degrees 10 minutes 17 seconds West along the east line thereof 1,112.12 feet to the north right-of-way line of former United States Highway 40; thence South 63 degrees 04 minutes 08 seconds West along said north right-of-way line 28.00 feet to the POINT OF BEGINNING; thence continue South 63 degrees 04 minutes 08 seconds West along said north right of way line 400.71 feet to the southeast corner of Tract 5b of the land of the Town of Plainfield recorded as Instrument Number 201914840 in the Office of the Recorder of Hendricks County (the following three (3) calls are along the east line of said Tract 5b); 1) thence North 17

degrees 16 minutes 50 seconds West 94.26 feet to the beginning of a tangent curve to the right having a radius of 450.00 feet and a central angle of 46 degrees 23 minutes 21 seconds; 2) thence northeasterly along the arc of said curve 364.34 feet; 3) thence North 29 degrees 06 minutes 31 seconds East 509.83 feet to the southerly line of Tract 3a of the land of the Town of Plainfield recorded as Instrument Number 201914837 in said recorder's office and the beginning of a tangent curve to the right having a radius of 15.00 feet and a central angle of 90 degrees 00 minutes 04 seconds (the following four (4) calls are along the south line said Tract 3a and the west lines of Tract 3b of the land of the Town of Plainfield recorded as Instrument Number 201914837 in said recorder's office); 1) thence southeasterly along the arc of said curve 23.56 feet; 2) thence South 60 degrees 53 minutes 25 seconds East 16.42 feet to the beginning of a tangent curve to the right having a radius of 125.00 feet and a central angle of 60 degrees 43 minutes 08 seconds; 3) thence southeasterly along the arc of said curve 132.47 feet; 4) thence South 00 degrees 10 minutes 17 seconds East 595.52 feet to the POINT OF BEGINNING, containing 5.427 acres, more or less.

Parcel C1

Part of the East Half of the Northeast Quarter of Section 20, Township 15 North, Range 2 East of the Second Principal Meridian in Hendricks County, Indiana described as follows:

Commencing at the northwest corner of said east half; thence South 00 degrees 55 minutes 46 seconds East 184.68 feet to the POINT OF BEGINNING; thence South 61 degrees 56 minutes 23 seconds East 317.72 feet; thence North 76 degrees 55 minutes 04 seconds East 523.77 feet; thence South 28 degrees 44 minutes 36 seconds East 460.92 feet; thence North 44 degrees 56 minutes 51 seconds East 68.11 feet to the beginning of a tangent curve to the right having a radius of 225.00 feet, subtended by a long chord having a bearing of North 69 degrees 09 minutes 22 seconds East and a length of 184.53 feet, with a central angle of 48 degrees 25 minutes 03 seconds; thence northeasterly along the arc of said curve 190.14 feet to the beginning of a reverse curve to the left having a radius of 14.00 feet, subtended by a long chord having a bearing of North 73 degrees 14 minutes 44 seconds East and a length of 9.63 feet, with a central angle of 40 degrees 14 minutes 20 seconds; thence northeasterly along the arc of said curve 9.83 feet; thence North 53 degrees 07 minutes 34 seconds East 17.77 feet to the beginning of a tangent curve to the right having a radius of 21.00 feet, subtended by a long chord having a bearing of North 70 degrees 41 minutes 57 seconds East and a length of 12.68 feet, with a central angle of 35 degrees 08 minutes 46 seconds; thence easterly along the arc of said curve 12.88 feet to the beginning of a reverse curve to the left having a radius of 15.00 feet, subtended by a long chord having a bearing of North 44 degrees 03 minutes 42 seconds East and a length of 20.92 feet, with a central angle of 88 degrees 25 minutes 15 seconds; thence northeasterly along the arc of said curve 23.15 feet to a point on the west line of the land of the Town of Plainfield recorded as Instrument Number 201914837 in the Office of the Recorder of Hendricks County (the following two (2) calls follow along said west line) which bears North 89 degrees 51 minutes 05 seconds East from said radius point and marks the beginning of a non-tangent curve to the right having a radius of 355.00 feet, subtended by a long chord having a bearing of South 14 degrees 08 minutes 26 seconds West and a length of 175.24 feet, with a central angle of 28 degrees 34 minutes 43 seconds the radius point of which bears South 89 degrees 51 minutes 05 seconds West; 1) thence southwesterly along said west line 177.07 feet; 2) thence South 28 degrees 25 minutes 48 seconds West 194.01 feet to the northeast corner of Lot 1 of Double Creek plat thereof recorded as

Instrument Number 201513175 in said recorder's office; thence South 88 degrees 43 minutes 07 seconds West along the north line of said Lot 1 a distance of 1,137.21 feet to the southwest corner of the land of the Town of Plainfield recorded as Instrument Number 201707950 in said recorder's office; thence North 00 degrees 55 minutes 46 seconds West along the west line of said land of the Town of Plainfield 654.56 feet to the POINT OF BEGINNING, containing 13.504 acres, more or less.

Parcel C2

Part of the East Half of the Northeast Quarter of Section 20, Township 15 North, Range 2 East of the Second Principal Meridian in Hendricks County, Indiana described as follows:

Commencing at the northwest corner of said east half; thence South 00 degrees 55 minutes 46 seconds East 35.00 feet to the south line of the land of the Town of Plainfield recorded as Instrument Number 201914837 in the Office of the Recorder of Hendricks County (the following six (6) calls follow along the south and west lines of said Town of Plainfield and the south line of the Town of Plainfield recorded as Instrument Number 200326535 in said recorder's office); 1) thence North 80 degrees 38 minutes 40 seconds East 34.39 feet; 2) thence North 89 degrees 00 minutes 18 seconds East 864.54 feet; 3) thence South 83 degrees 22 minutes 40 seconds East 75.44 feet; 4) thence North 89 degrees 00 minutes 18 seconds East 305.19 feet; 5) thence South 00 degrees 51 minutes 04 seconds East 451.06 feet to the beginning of a tangent curve to the right having a radius of 355.00 feet, subtended by a long chord having a bearing of South 00 degrees 29 minutes 59 seconds East and a length of 4.35 feet, with a central angle of 00 degrees 42 minutes 09 seconds; 6) thence southwesterly along the arc of said curve 4.35 feet to the beginning of a compound curve to the right having a radius of 15.00 feet, subtended by a long chord having a bearing of South 44 degrees 03 minutes 42 seconds West and a length of 20.92 feet, with a central angle of 88 degrees 25 minutes 15 seconds; thence southwesterly along the arc of said curve 23.15 feet to the beginning of a reverse curve to the left having a radius of 21.00 feet, subtended by a long chord having a bearing of South 70 degrees 41 minutes 57 seconds West and a length of 12.68 feet, with a central angle of 35 degrees 08 minutes 46 seconds; thence westerly along the arc of said curve 12.88 feet; thence South 53 degrees 07 minutes 34 seconds West 17.77 feet to the beginning of a tangent curve to the right having a radius of 14.00 feet, subtended by a long chord having a bearing of South 73 degrees 14 minutes 44 seconds West and a length of 9.63 feet, with a central angle of 40 degrees 14 minutes 20 seconds; thence southwesterly along the arc of said curve 9.83 feet to the beginning of a reverse curve to the left having a radius of 225.00 feet, subtended by a long chord having a bearing of South 69 degrees 09 minutes 22 seconds West and a length of 184.53 feet, with a central angle of 48 degrees 25 minutes 03 seconds; thence southwesterly along the arc of said curve 190.14 feet; thence South 44 degrees 56 minutes 51 seconds West 68.11 feet; thence North 28 degrees 44 minutes 36 seconds West 460.92 feet; thence South 76 degrees 55 minutes 04 seconds West 523.77 feet; thence North 61 degrees 56 minutes 23 seconds West 317.72 feet; thence North 00 degrees 55 minutes 46 seconds West 149.68 feet to the POINT OF BEGINNING, containing 9.646 acres, more or less.

DOCUMENT #3
VILLAGE AT PLANK ROAD
MULTIFAMILY DESIGN GUIDELINES FOR AREAS C1 AND C2

A. Multifamily Site Design Standards

1. Accommodation for trash collection shall be centralized enclosures with the following characteristics:
 - a. Side and back enclosure screenwalls shall be a minimum of 6' tall and be brick masonry to match the color palette of adjacent multifamily buildings.
 - b. Front enclosure gates shall be stained cedar or aluminum and match the color palette of adjacent buildings.
 - c. Enclosures shall include foundation landscaping.
 - d. Signage/: The type, use and location of signs throughout the multifamily development shall be administratively approved by the Plainfield Planning staff based upon a master sign package submitted to and approved by the Plainfield Plan Commission.

B. Multifamily Architectural Features

1. Building Materials and Components
 - a. Buildings shall be attractive and durable. To ensure this, buildings shall be constructed of high-quality materials and require little maintenance.
 - b. Brick veneers may utilize contemporary architectural design features including stacked bond, soldier courses, and areas of inward and outward pattern and relief. Brick veneers may be varied unit sizes including standard modular, Roman, Norman, and utility. Brick faces and finishes may include wirecut, velour, flash and smooth. Brick units cannot be klinker, tumbled or any finish to represent neo-historic brick patterns.
 - c. Smooth-faced fiber cement panels may be applied with aluminum patterned relief joints such as EZ-trim or may be installed with board and batten look patterns. Reveals may be painted to match the panel or have an aluminum finish.
 - d. Fiber cement lap siding may be installed in various profile sizes and may be factory stained, factory painted, or field painted. Corners on fiber cement lap siding should be aluminum corner joints or fiber cement trim.
 - e. Metal wall siding and roofing may be installed in factory-finished colors as flush seam, standing seam, snap seam, and architectural crimped and fluted panels. Corrugated and large sheet pole barn metal siding are not allowed. Metal siding must have a minimum gauge of 26.
 - f. Real wood exterior siding must be knot-free and may be clear grade cedar ("c and better clear" minimum grade), rainscreen wood products including ipe and similar insect-free species, and thermally-modified timber products such as Arbor Wood Co. Dimensional rough cedar may be used on trash enclosures only. Cedar and natural wood exterior siding must be coated with a protective exterior siding stain.
 - g. Aluminum commercial lap siding such as Fastplank , Knotwood, and Alumax can be used in lieu of real wood siding to provide a consistent look and superior durability.

- h. Windows and Glazing: Windows, glazing and fresh air requirements shall use the following guidelines:
 - 1. Commercial spaces, ground floor multifamily common areas and amenity spaces shall use aluminum storefront glazing systems.
 - 2. Residential unit windows shall be fixed or operable vinyl or fiberglass units. Residential windows shall be colored white on the interior and non-white colored on the exterior.
 - 3. Residential units may have sliding doors or swing doors and shall match the color of the adjacent window units.
 - 4. Every bedroom and living room shall have a minimum of one operable window or balcony door unit to provide fresh air.
- i. Exterior building-mounted lighting must be a full-cutoff light fixture with a flat-bottomed lens.

C. Building Modes and Minimum Façade Point Values

- 1. Exterior building materials shall meet the standards of Plainfield Ordinance 14-2024, Article 4.21 - Architectural Standards, sections D.2-3. Table 4.21.D.3 Building Modes, Table 4.21.D.3 Materials and Usage, and Table 4.21.D.3.e.1 Calculation of Façade Point Value (FPV) shall be utilized to calculate a FPV score for multifamily and commercial buildings. A passing score of 600 points must be achieved by all multifamily and commercial buildings in this PUD.

D. Massing and Articulation

- 1. Each primary structure shall use horizontal articulation elements to break up long, flat walls. Multifamily and small commercial structures shall have a minimum of 2 horizontal articulations with a 50' maximum interval between articulations.

E. Building Variety and Typologies

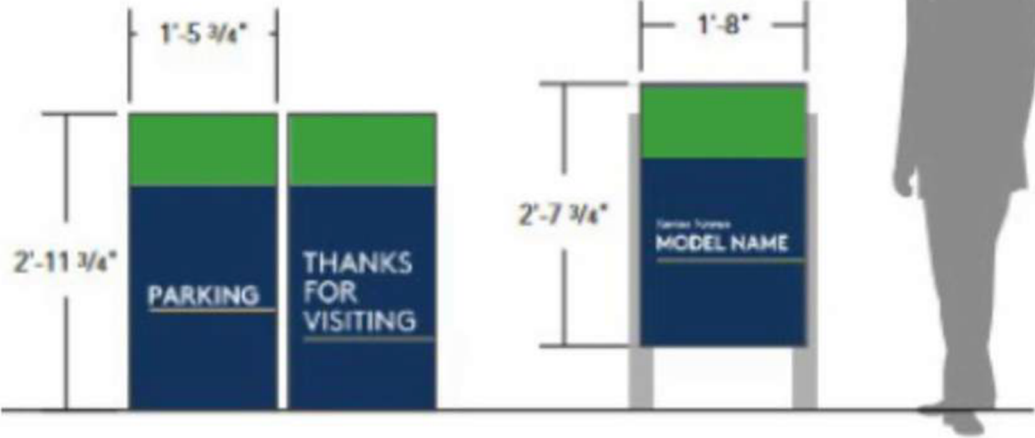
- 1. Each phase of development having 5 or more buildings shall have a minimum of two building typologies. A change in typology shall include two of the following characteristics:
 - a. A distinct change in building footprint.
 - b. A distinct change in building materials.
 - c. A distinct change in building materials, including one of the following:
 - 1. Change in window type
 - 2. Change in window, door or wall trim
 - 3. Change in roof
 - 4. Change in accessory details including canopies, balconies, or entrance design elements

DOCUMENT #4
 VILLAGE AT PLANK ROAD
 TEMPORARY SIGNAGE

The temporary signage shown on this document is intended to depict typical construction, leasing, sales, directional and promotional signage which may be placed at various times and locations on Areas C1 and C2. The exact wording and colors of the sign will vary. Temporary signage shall be removed at milestone events related to the sign such as; completion of project construction, issuance of a certificate of occupancy, closure of a model or cessation of an event noted on the sign.



TEMPORARY ID SIGNAGE



DOCUMENT #5
VILLAGE AT PLANK ROAD
DEVELOPMENT STANDARDS & DESIGN GUIDELINES FOR AREAS A1 & A2

PLEASE NOTE THAT THESE ARE CONSISTENT WITH ORDINANCE 06-2023. NO SUBSTANTIVE AMENDMENT IS REQUESTED FOR EITHER AREA A1 OR AREA A2. HOWEVER, THESE STANDARDS ARE INCLUDED HERE TO AVOID ANY POTENTIAL CONFUSION.

Permitted Uses & Standards for Areas A1 & A2 on the District Map (Document #1):

Area A1: GC: General Commercial – This area is to be developed as previously approved by the Double Creek Detailed Development Standards (DCDDS). The exception being that Area A is divided into Areas A1 and A2. Area A1 shall be 2.5 acres in size. All uses related to automobile services – sales, repair, carwash, service station, fuel sales, etc., are not permitted and are eliminated from the previous approval. The special exception use section will be eliminated per the original approval and alcohol sales by right will be allowed following the approval process established.

Area A1 is intended to be used for the following commercial/office uses as defined by the Plainfield Zoning Ordinance.

- A. Permitted Uses: Commercial Indoor Entertainment, Indoor Maintenance Services, Indoor Sales and Service, In-Vehicle Sales and Service, Medical Office/Hospital, Office, Personal Service, Office, Professional.
- B. The sidewalk connection extending from the building to Raceway Road shall serve as the required pedestrian connection to the main public roadway.

Area A2: Multifamily – This area is to be developed in substantial compliance with the plan which was submitted along with Ordinance 06-2023.

A. Permitted Uses

- 1. Primary Uses: Multifamily Dwellings, Carriage Houses, and Active/Passive Outdoor Recreation as shown on the submitted plan.
- 2. Accessory Uses: As shown on the submitted plan, and including swimming pools, hot tubs, saunas, sport courts and athletic facilities. There will be no carports, mini barns, storage sheds, and children’s playhouses.

B. Development Standards

- 1. Maximum Units: 150
- 2. Lot Area: Approximately 5.4 Acres
- 3. Minimum Project Frontage: 150 feet
- 4. Minimum Setbacks and Perimeter Yards:
 - i. Primary Structure

1. The minimum setback from Main Street, New or Old Raceway Roads shall be 5 feet
 - ii. Accessory Structure
 1. The minimum setback for accessory structures from Main Street, New or Old Raceway Road shall be 10 feet.
 - iii. Minimum distance between buildings shall be 16 feet
 5. Use of Minimum Yards: There are no Minimum Yards
 6. Maximum Building Height
 - i. Primary Building: 65 feet
 - ii. Accessory Building: 35 feet
 7. Minimum Floor Area:
 - i. Studio units, 540 minimum square feet
 - ii. One-bedroom units, 680 minimum square feet
 - iii. Two-bedroom units, 900 minimum square feet
 - iv. Three-bedroom units, 1250 minimum square feet
 - v. Carriage House units, 850 minimum square feet
 8. Parking: Parking spaces will be at a minimum ratio of 1.2 spaces per unit. There will be a minimum of 28 enclosed garages.
 9. Signs: The type, use and location of signs throughout the multifamily development, both permanent and temporary shall be administratively approved by the Plainfield Planning staff based upon a master sign package submitted to and approved by the Plainfield Plan Commission. Temporary signage shall be as shown on Document #4.
 10. Landscaping and Screening: As shown on the approved Final Detailed Plan which ties to Ordinance 06-2023. Level of Landscaping is detailed on those previously submitted plans. Screening of HVAC mechanical equipment will also be as shown on the previously submitted detail.
 11. Developed Recreational Open Space: Open space and amenities will be as shown on the submitted plan. Area A2 will be allowed to utilize Area C amenities. The significant Area A2 amenities will be interior to the building and a part of the Architectural Plans. Trail connections, outdoor patio areas, and landscaping will be provided at a minimum.
 12. Requirements for all Private Streets, Interior Access Driveways and Interior Access Drives: These will be designed and approved by staff during the final detail development plan process.
- C. Architectural Standards: See below.
- D. Trash Collection: Shall be located as shown on the previously submitted plan.
- E. Lighting: Shall be as shown on the previously submitted plan. The maximum pole height shall be 15'.

ARCHITECTURAL STANDARDS

- A. Multifamily Site Design Standards
 1. Accommodations for trash collection shall be centralized enclosures with the following characteristics:

- a. Side and back enclosure screenwalls shall be minimum 6' tall and be made of integrally colored ground face masonry units to match the color palette of adjacent multifamily buildings
 - b. Front enclosure gates shall be stained cedar or aluminum and match the color palette of the adjacent buildings
 - c. Shall include foundation landscaping
2. Foundation landscaping shall occur at all buildings and must occupy 75% of the building footprint, not including walk-out patios
3. Onsite covered parking structures and carriage house garages shall utilize the same architectural modulation principles as primary and secondary buildings.

B. Multifamily Architectural Features

1. Building materials should comply with the following guidelines:
 - a. Brick veneers may utilize contemporary architectural design features including stacked bond, soldier courses, and areas of inward and outward pattern and relief. Brick veneers may be varied unit sizes including standard modular, Roman, Norman, and utility. Brick faces and finishes may include wire cut, velour, flash and smooth. Brick units cannot be klinker, tumbled or any finish to represent neo-historic brick patterns.
 - b. Concrete masonry unit exterior surfaces must be ground-faced and integrally colored with mortar colors in the same color palette as the masonry units. CMU may have scoring to create visual patterns. Split and standard face CMU are not allowed as exterior finish surfaces.
 - c. Smooth-faced fiber cement panels may be applied with aluminum patterned relief joints such as EZ-trim or may be installed with board and batten look patterns. Reveals may be painted to match the panel or have an aluminum finish.
 - d. Fiber cement lap siding may be installed in various profile sizes and may be factory stained, factory painted, or field painted. Corners on fiber cement lap siding should be aluminum corner joints or fiber cement trim.
 - e. Metal wall siding and roofing may be installed in factory-finished colors as flush seam, standing seam, snap seam, and architectural crimped and fluted panels. Corrugated and large sheet pole barn metal siding are not allowed. Metal siding must have a minimum gauge of 26.
 - f. Real wood exterior siding must be knot-free and may be clear grade cedar ("c and better clear" minimum grade), rainscreen wood products including ipe and similar insect-free species,

and thermally-modified timber products such as Arbor Wood Co. Cedar exterior siding must be coated with a protective exterior siding stain.

2. Building facade modulation shall occur on all primary and secondary structures utilizing the following guidelines:
 - a. Modulation is defined as a change in building surface, color or material. Modulation may occur by stepping or changing the depth of the façade including balcony recesses, by changing the material surface, texture or color, or by adding projecting elements or features to a façade. Balcony railings are considered a modulation. Windows are not considered modulations.
 - b. Any building façade greater than 100 feet in length shall have a minimum of three modulations. At least one modulation shall be a repeated shape in the same proportions.
 - c. Any building façade less than 100 feet in length shall have a minimum of two modulations
3. Windows, glazing and fresh air requirements shall use the following guidelines:
 - a. Ground floor common areas and amenity shall use aluminum storefront glazing systems. Operable window walls are encouraged in amenity and clubhouse areas.
 - b. Residential unit windows shall be fixed or operable vinyl or fiberglass units. Residential windows shall be colored white on the interior and non-white colored on the exterior.
 - c. Residential units may have sliding doors or swing doors with sidelights and shall match the color of the adjacent window units.
 - d. Every bedroom and living room shall have a minimum of one operable window or balcony door unit to provide fresh air.
4. Exterior lighting mounted to primary and secondary buildings shall be a full-cutoff light fixture with a flat-bottomed lens.
5. Signs: The type, use and location of signs throughout the multifamily development, both permanent and temporary shall be administratively approved by the Plainfield Planning staff based upon a master sign package submitted to and approved by the Plainfield Plan Commission. Temporary signage shall be as shown on Document #4.