

Haven Homes
Planned Unit Development
Use and Development Standards Statement

Plainfield, Indiana
Revised as of August 30, 2019

Developer:

RealAmerica Development LLC
10501 Hague Road
Fishers, IN 46038

Engineer:

MLS Engineering
10060 Bent Creek Blvd.
Fort Wayne, IN 46825

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Note: All of the above Exhibits (1-6) and Tables are incorporated by reference into and hereby made a part of this Haven Homes Development Plan.

Section 1. Project Overview. RealAmerica Development, LLC, a prominent Indianapolis area developer specializing in multifamily development, proposes to develop 117 multifamily housing units on approximately 8.27 acres of undeveloped property located on Stout Heritage Parkway, immediately east of 2601 Stout Heritage Parkway, as shown on the Conceptual Site Plan attached as Exhibit 2 ("Site Plan"). The project has two components: (a) 52 units of the project will be for general occupancy, which shall be located on Parcel A as developed in Phase I, as shown on the Site Plan, and in collaboration with Sheltering Wings and Cummins Behavioral Health Systems, 25% of those units will be devoted to provide safe, clean housing for survivors of domestic violence and their children; and (b) the other 65 units will be in a building designed for and restricted as "senior" (55+) apartments, which shall be located on Parcel B and developed as Phase II, as shown on the Site Plan. The project is to be known as "Haven Homes" and is referred to as "Haven Homes" or "Haven Homes District" in this Use and Development Standards Statement.

Section 2. Permitted Uses.

Section 2.1 Primary Uses.

- A. Multi-family Dwelling.

Section 2.2 Accessory Uses and Buildings.

- A. Exterior improvements: Community building, signs not otherwise regulated by Section 7.1, raised garden beds, patios, parking, pavilions for mailboxes and bike storage, garages with attached storage, bark park, pet wash, playground, sports courts, fences, picnic and grilling areas, gazebo, benches, carwash vacuum station, trash enclosures, on-site management and maintenance outbuildings are allowed.
- B. Within a permitted building: Salon, tele-health office, physical therapy/occupational therapy space, social services offices, classrooms, meeting space, library, fitness center, pet wash, computer center, on-site management and maintenance services, interior signs.
- C. All of the foregoing accessory uses and buildings shall be for the exclusive use and benefit of the residents of Haven Homes, except that any social service office, classroom and meeting space may be used by Sheltering Wings to serve clients similarly situated as those who are residents of Haven Homes.

Section 3. Development Standards. The intent of these standards is to enable the construction of a high-quality *Multi-family Dwelling* development.

Section 3.1 Development Standards and Bulk Requirements.

- A. Maximum number of general occupancy dwelling units on Parcel A: 52.
(Maximum of 16 three-bedroom units)
- B. Maximum number of senior dwelling units on Parcel B: 65.
- C. Minimum Front Building Setback: 40 feet for Parcel A, measured from the property line abutting Stout Heritage Parkway; 400 feet for Parcel B, measured from the property line abutting Stout Heritage Parkway to the southern-most corner of the building.
- D. Minimum Side Building Setback: 10 feet, measured from the property line

- E. Minimum Rear Building Setback: 40 feet for Parcel B, measured from the property line; 500 feet for Parcel A, measured from the rear property line to the southern-most building (mail kiosk).
- F. Maximum Building Height: Building B1 - 42 feet; Building B2 - 32 feet; Building B4 - 42 feet; Community Building - 20 feet
- G. Minimum Floor Area: 675 net square feet (1-bedroom units).
Minimum Floor Area: 875 net square feet (2-bedroom units).
Minimum Floor Area: 1,075 net square feet (3-bedroom units).
- H. Street Frontage: Minimum of 500 feet for Parcel A (Stout Heritage Parkway); no street frontage required for Parcel B

Section 4. Building Materials/Design. Proposed preliminary Building Elevations are shown on Exhibit 4. Building Exterior Siding Materials shall consist of brick and/or stone and/or fiber cement (Primary Siding Materials) and may include PVC Cornice and vinyl window elements (Secondary Siding Materials), as shown on Exhibit 4, Preliminary Elevations.

Section 5. Landscaping Requirements. The landscaping in Haven Homes District shall be a combination of native and ornamental plants combined in design to compliment the architectural character of the Buildings. Landscape treatment for perimeter yards, road frontages, service areas, and parking areas shall be designed as an integral and coordinated part of a final landscape plan for Haven Homes District.

Landscape Provisions.

A. Intent.

Landscaping of required Yards and required Bufferyards is an essential element of the design of a site with respect to promoting the public health, safety, comfort, convenience and general welfare of the Town of Plainfield. Landscaping is intended to lessen the impact of development on the environment by reducing glare and heat buildup, promoting the creation landscape islands for pedestrian safety, to break up large expanses of pavement, and to reduce storm water run-off. Landscaping provides a critical buffering effect between higher intensity Districts and lower intensity Districts (e.g., typically between commercial and industrial Districts and residential Districts).

B. Perimeter Landscaping for the Haven Homes District.

All required perimeters and all required Bufferyards for Haven Homes District shall be landscaped in compliance with the information included in Table A, Table B and Table C. subject to the following:

1. Front Perimeter Yard:

- a. The Front Perimeter Yard of the Real Estate, along Stout Heritage Parkway, shall have Level 5 perimeter landscaping, as set forth in Table B. The Front Perimeter Yard may be located within the 40 foot front building setback.

- b. The Level 5 perimeter landscaping shall be located within a minimum 15' wide landscaped area (which may be platted as an easement) adjacent to the Stout Heritage Parkway Right-of-Way, and could include either berms or ornamental/decorative fencing, as shown on the Conceptual Landscaping Plan attached as Exhibit 3 (the "Landscaping Plan").
 - c. As provided in Table C., the Level 5 perimeter landscaping shall consist of a Plant Unit Value (PUV) of 40% ornamental or shade trees, 40% evergreen trees and 20% hedge plants or shrubs (half of which shall be an evergreen species). The plant material may be clustered or planted in irregular patterns.
 - d. If a fence or wall is incorporated, required PUV will be given credit as stipulated. A .50 Plant Unit Value for each one-hundred (100) foot increment against the required Plant Unit Value specified by Table B. All plant material shall be located on the Street side of the fence or wall.
2. Side and Rear Perimeter Yards:
- a. The west perimeter yard of the Real Estate shall have Level 3 perimeter landscaping, as set forth in Table B. The Level 3 perimeter landscaping shall be located within a minimum 10' wide yard beginning at the edge of the property line, as shown on the Landscaping Plan.
 - b. As provided in Table C. the Level 3 perimeter landscaping shall consist of a Plant Unit Value (PUV) of 40% ornamental or shade trees, 40% evergreen trees and 20% hedge plants or shrubs. The plant material may be clustered or planted in irregular patterns.
 - c. Side and perimeter landscaping s
 - d. Existing trees may be used and given one (1) to one (1) credit if it is determined that the trees are an appropriate species and healthy.

D. Foundation Planting in the Haven Homes District.

- 1. Foundation planting areas shall be subject to the following requirements:
 - a. Location – Foundation planting areas shall be calculated individually for each applicable front, side or rear of a Building and shall be located along such front, side or rear of a Building (except for those portions of the front or side of a Building devoted to pedestrian ingress/egress, vehicular ingress/egress, loading or drop-off zones);
 - b. Relationship to Buildings – Foundation planting areas shall be located immediately adjacent to each Building,
 - c. Minimum Dimension – Foundation planting areas shall maintain a minimum depth in the smallest dimension of five (5) feet;
 - d. Plant Unit Value – Foundation planting areas shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover

materials and maintained as a foundation planting strip in compliance with the requirements for a Level 1 Plantings as set forth in Table B; and,

- e. Overlap with Perimeter Yards – Foundation planting areas may overlap required perimeter yards landscaping; provided, however, in any such case, the perimeter yard landscaping requirements shall control.

E. Parking Lot Landscaping in the Haven Homes District.

- 1. Interior Parking Lot Landscaping in the Haven Homes District.
 - a. All new surface Parking Lots and expanded surface Parking Lots located in the Haven Homes District shall include at least one interior landscape island measuring eight feet by eighteen feet (8' X 18') minimum for every fifteen (15) Parking Spaces. Each interior landscape island shall contain at least one Deciduous Shade (Overstory) Tree, Deciduous Ornamental (Understory) Tree or Evergreen Tree. All trees shall comply with the size at time of planting as indicated in Table C.
 - b. The area devoted to interior landscape islands may be located individually in the interior of the Parking Lot or may be aggregated into one or more landscape areas. When located individually, interior landscape islands shall be located so as to define vehicular and pedestrian traffic patterns. When aggregated into one or more landscape areas, interior landscape islands shall function to: preserve existing trees, create boulevard treatments, create landscape features, create common open space areas for passive recreational activities, or define vehicular and pedestrian traffic patterns.

F. Ground Cover Within Required Landscaping.

All landscaping required in Table C shall, at a minimum, consist of living vegetation (i.e., trees and shrubs) and grasses or ground cover materials, or preserved existing natural vegetation (i.e., thickets). Loose stone, rock or gravel may be used as a landscaping accent, but shall not exceed twenty (20) percent of the area of the required landscape area in which it is used.

G. Wall, Fence or Berm.

- 1. Fence or Wall Regulations.

- a. Fence or Wall in a Front Yard.

An ornamental, decorative fence or masonry wall may be used in conjunction with required front yard landscaping. Any fence or wall used in a Front Yard shall not exceed three (3) feet in height if solid or six (6) feet in height if the sight barrier is less than fifty (50) percent. Any fence or wall which maintains a height of between thirty (30) inches and three (3) feet if solid or between five (5) feet and six (6) feet if the sight barrier is less than fifty (50) percent shall count as up to a .50 Plant Unit Value for each one-hundred (100) foot increment against the required Plant Unit Value specified by Table 4.7-B.

- b. Fence or Wall in a Side or Rear Yard.

An ornamental, decorative fence or masonry wall may be used in conjunction with required Side or Rear Yard. Any fence or wall used in a Side or Rear Yard or side or rear Bufferyard shall not exceed six (6) feet in height if solid or ten (10) feet in height if the sight barrier is less than fifty (50) percent. Any fence or wall which maintains a height of between four (4) feet and six (6) feet if solid or between six (6) feet and ten (10) feet if the sight barrier is less than fifty (50) percent shall count as up to a .75 Plant Unit Value for each one-hundred (100) foot increment against the required Plant Unit Value specified by Table B.

2. Berms. An undulating earthen berm may be used in conjunction with any required perimeter yard landscaping. Any berm used shall have a maximum height not to exceed six (6) feet.

a. Construction of Berms.

A berm used as a landscaping element shall be constructed in accordance with the following regulations:

- i. Each berm shall have a minimum crown width of two (2) feet;
- ii. Each berm shall have a side slope of not greater than three feet horizontal to one foot vertical (3:1);
- iii. Each berm shall undulate by not less than two (2) feet in elevation and shall maintain its maximum height for a minimum of sixty (60) feet for each
- iv. one-hundred foot increment;
- v. Each berm shall be planted and covered with live vegetation; and,
- vi. A retaining wall may be used on the side of the berm facing away from the Public Right-of-Way.

b. Plant Unit Value for Berms.

The Plant Unit Value of a berm shall be determined by the height of the berm. The Plant Unit Value equivalent of a berm constructed in compliance with these regulations shall be as set forth below in Table D: Plant Unit Value of a Berm.

TABLE D - Plant Unit Value of a Berm

| Maximum Height of Berm | Plant Unit Value Equivalent |
|------------------------|-----------------------------|
| 3' | .50 |
| 6' | .75 |
| 10' | 1.0 |
| 15' | 1.5 |

H. Installation of Landscaping.

- 1. All landscaping is to be installed prior to occupancy of the Multifamily Buildings; or,
- 2. If seasons and weather conditions are not appropriate for the installation of landscaping immediately prior to commencement of the use, all landscaping shall be installed by the end of the next planting season after the use is commenced. For the purpose of the Haven

Homes District, planting seasons begins on May 15th and ends on September 30th of each year.

Section 6. **Lighting Requirements.**

Section 6.1 **Site lighting.**

- A. All site lighting shall be coordinated throughout the Real Estate and be of uniform design and materials, in accordance with the Lighting Cut Sheets included in Exhibit 5.
- B. Street lighting on Stout Heritage Parkway is existing and shall remain as-is.
- C. Exterior lighting of the site shall be designed so that (i) light is not directed off the site and (ii) the light source is shielded from direct offsite viewing.
- D. All exterior ground-mounted architectural, display and decorative lighting shall be generated from concealed, low level fixtures.
- E. Light fixtures in parking areas shall not exceed fifteen (15) feet in height.
- F. All building and pole mounted lighting fixtures shall have a 90-degree cut off and/or flat lenses.

Section 7. **Signage Requirements.** One double-sided entry sign shall be permissible along the Stout Heritage Parkway. Temporary signs and banners shall be permissible during the construction and leasing periods.

Section 7.1 The entry sign shall be a monument sign not exceed 8 feet in overall height from grade. The sign panel of shall be a maximum of 40 square feet (which includes structural elements and/or the mounting base). The entry sign shall be in accordance with the Signage Cut Sheet in Exhibit 6.

Section 7.2 The temporary sign construction sign shall be permitted during each construction phase of the development. Within one (1) month after completion of construction of the applicable phase, the sign shall be removed.

Section 7.3 The temporary leasing signs and/or banners shall be permitted during initial lease-up of each phase. Upon completion of initial lease-up, temporary leasing signs and/or banners shall only be permitted on an as-needed basis.

Section 8. **Site Access and Parking Requirements.**

Section 8.1 Site access shall be provided for Parcel A via one driveway along the Stout Heritage Parkway frontage, as shown on the Site Plan. The east driveway shall be a full access driveway. An additional access driveway will be reviewed should Parcel B be developed in the future. Possible options are noted on Sheet SP102A Area Site Plan.

Section 8.2 There shall be a maximum of 193 total parking spaces provided for the Haven Homes District in Phase I and Phase II, generally as shown on the

Site Plan. Total count may be subject to change and is dependent on the need for additional access drives in Phase II which would lessen this total.

Section 9. **Pedestrian Circulation.**

Section 9.1 Sidewalks, paths or walkways shall be provided, generally as shown on the Site Plan.

Section 10. **Drainage, Streets and Streetscape.**

Section 10.1 Underground storage/filtration tanks or stormwater detention areas will be provided to address storm water runoff, to meet the design criteria of the Town of Plainfield. Existing storm water detention and management systems will be used where possible.

Section 10.2 The internal driveway layout (including pavement widths, and design) within the Haven Homes District shall be as conceptually indicated on the Site Plan.

Section 10.3 Internal driveways within the Haven Homes District will be private. Private driveways shall be constructed to the standards of the Town of Plainfield, except that curbs may be omitted in order to provide for Low Impact Development (LID) techniques.

Section 11. **Additional Requirements and Standards.**

Section 11.1 Refuse Storage. Any Accessory Building or enclosure located in accordance with the Concept Plan for storage or disposal of refuse shall meet the following requirements:

- A. Waste refuse containers shall be fully enclosed on all four sides except for doors or gates, which shall be kept closed unless loading or unloading.
- B. The minimum height of an enclosure shall be the greater of (i) six (6) feet or (ii) the height of the dumpster and/or container plus two (2) feet.
- C. The enclosure shall be brick with gates made from composite wood slats, and integrated into the overall site layout.

Section 11.2 Outdoor Storage. Outdoor Storage shall not be permitted on the Real Estate except as related to construction.

Section 11.3 Temporary Uses. Temporary Uses, including construction trailers and/or leasing structures, shall be permitted.

Section 12. **Controlling Developer's Consent.** Without the written consent of the Controlling Developer, no other developer, user, owner, or tenant may obtain any permits or approvals, whatsoever, with respect to the Real Estate or any portion thereof.

Section 13. **Definitions.** The definitions (i) of the capitalized terms set forth below in this Section 14, as they appear throughout the Haven Homes Ordinance, shall have the meanings set forth below in this Section 14 and (ii) of all other capitalized terms included in the Haven Homes Ordinance and not defined below in this Section 14, shall be the same as set forth in the Zoning Ordinance.

Controlling Developer: The Controlling Developer shall mean the entity so-named as the entity which takes ownership of the subject Real Estate prior to development of the Haven Homes District, until the earlier of (i) said ownership development entity no longer owns any portion of the Real Estate; or, (ii) said development entity transfers or assigns, in writing, its rights as Controlling Developer. Such rights may be transferred by the Controlling Developer, in its sole discretion, in whole or in part, but only by a written instrument, signed by the Controlling Developer.

Department: The Town of Plainfield Department of Development Services.

Development Requirements: Written development standards and any written requirements specified in this Statement, which must be satisfied in connection with the approval of a building permit and Improvement Location Permit (ILP).

Director and/or Director, Plan: The Executive Director of Department of Development Services for the Town of Plainfield, and/or his/her assigns.

Plan Commission: The Plainfield Plan Commission.

Design Review Committee: The Plainfield Design Review Committee.

Town Council: The Plainfield Town Council.

Real Estate: The Real Estate legally described in Exhibit 1 (Legal Description).

Town: The Town of Plainfield, Indiana.

Zone Map: The Town's official Zone Map corresponding to the Zoning Ordinance.

Zoning Ordinance: The Town of Plainfield Zoning Ordinance, as amended.

DMS 14957667v5

TABLE A - PERIMETER LANDSCAPE YARDS

| Prop. | AG | RR | R-1 | R-2 | R-3 | R-4 | R-5 | R-6 | R-U | MU | TC | OD | NR | GC | I-1 | I-2 | I-3 | I-4 | PUD |
|-------|----|----|-----|-----|-----|-----|-----|-----|-----|-----|----|----|----|----|-----|-----|-----|-----|-----|
| AG | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 1 | 2 | 3 | 1 | 2 | 3 | 4 | | |
| RR | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 2 | 3 | 4 | 2 | 3 | 4 | 5 | | |
| R-1 | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 2 | 3 | 4 | 2 | 3 | 4 | 5 | | |
| R-2 | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 2 | 3 | 4 | 2 | 3 | 4 | 5 | | |
| R-3 | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 2 | 3 | 4 | 2 | 3 | 4 | 5 | | |
| R-4 | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 2 | 3 | 4 | 2 | 3 | 4 | 5 | | |
| R-5 | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 2 | 3 | 4 | 2 | 3 | 4 | 5 | | |
| R-6 | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 2 | 3 | 4 | 2 | 3 | 4 | 5 | | |
| R-U | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 2 | 3 | 4 | 2 | 3 | 4 | 5 | | |
| MU | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 1 | 1 | 2 | 1 | 2 | 3 | 4 | | |
| TC | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| OD | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| NR | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| GC | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| I-1 | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| I-2 | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| I-3 | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| I-4 | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | | |
| LA | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 1 | 1 | 2 | 1 | 1 | 2 | 3 | | |

LA = Limited Access Right-of-Way. NA = Screening not required. 1 = Level 1, 2 = Level 2,
 3 = Level 3, 4 = Level 4, 5 = Level 5.
 5-3 = Level 5 for the Front Perimeter along a Perimeter Street (Major Thoroughfare); Level 3 for the side and rear perimeter of the subdivision
 1) = Landscaping shall be provided as required by Article 2.8, B, 8.
 2) = Landscaping may be any Level as determined by the Plan Commission as part of the review and determination of the Planned Unit Development.

Landscape Table B

Landscape Provisions

TABLE B - LEVELS OF PERIMETER PLANTINGS

Level 1 = Any combination of plants selected from the Plant Categories listed in Table 4.7-C which equals or exceeds a Plant Unit Value of 1.0 for each one-hundred (100) lineal feet.

Level 3 = Any combination of plants selected from the Plant Categories listed in Table 4.7-C which equals or exceeds a Plant Unit Value of 3.0 for each one-hundred (100) lineal feet, provided that at least 25% of the required Plant Unit Value shall be derived from Deciduous Shade (Overstory) Trees or Deciduous Ornamental (Understory) Trees and at least 25% of the required Plant Unit Value shall be derived from Evergreen Trees or Evergreen Trees - Narrow Spread.

Level 5 = Any combination of plants selected from the Plant Categories listed in Table 4.7-C which equals or exceeds a Plant Unit Value of 5.0 for each one-hundred (100) lineal feet, provided that at least 10% of the required Plant Unit Value shall be derived from Deciduous Shade (Overstory) Trees or Deciduous Ornamental (Understory) Trees and at least 75% of the required Plant Unit Value shall be derived from Evergreen Trees or Evergreen Trees - Narrow Spread.

> Level 5 = Whenever a Plant Unit Value in excess of 5.0 is required in connection with the approval of a Development Plan - Development Incentives, or the imposition of conditions or commitments authorized by this Ordinance, at least 10% of the required Plant Unit Value shall be derived from Deciduous Shade (Overstory) Trees or Deciduous Ornamental (Understory) Trees and at least 75% of the required Plant Unit Value shall be derived from Evergreen Trees or Evergreen Trees - Narrow Spread.

Landscaping Table C

TABLE C

| Plant Categories (Minimum size at Time of Planting) | Plant Unit Value |
|---|--------------------|
| Deciduous Shade (Overstory) Tree: 2 1/2" caliper | .75 |
| 4" caliper | 1.00 |
| Deciduous Ornamental (Understory) Tree: 1 1/2" caliper | .50 |
| 3" caliper | .75 |
| Multi-Stemmed Tree (8' high) | .50 |
| Multi-Stemmed Tree (12' high) | .75 |
| Evergreen Tree (6' high) | .50 |
| Evergreen Tree (12' high) | .75 |
| Evergreen Tree - Narrow Spread (4' high) | .25 |
| Evergreen Tree - Narrow Spread (6' high) | .40 |
| Hedge Plant: | |
| 18" (foundation plantings only) | .025 |
| 24" high | .05 |
| 36" high | .10 |
| Preservation of Existing Vegetation | See Article 4.7 J. |
| Fence, Wall or Berm | See Article 4.7 F. |

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Section 3. Development Standards. The intent of these standards is to enable the construction of a high-quality *Multi-family Dwelling* development.

Section 3.1 Development Standards and Bulk Requirements.

- A. Maximum number of general occupancy dwelling units on Parcel A: 52.
(Maximum of 16 three-bedroom units)
- B. Maximum number of senior dwelling units on Parcel B: 65.
- C. Minimum Front Building Setback: 40 feet for Parcel A, measured from the property line abutting Stout Heritage Parkway; 400 feet for Parcel B, measured from the property line abutting Stout Heritage Parkway to the southern-most corner of the building.
- D. Minimum Side Building Setback: 10 feet, measured from the property line

- E. Minimum Rear Building Setback: 40 feet for Parcel B, measured from the property line; 500 feet for Parcel A, measured from the rear property line to the southern-most building (mail kiosk).
- F. Maximum Building Height: Building B1 - 42 feet; Building B2 - 32 feet; Building B4 - 42 feet; Community Building - 20 feet
- G. Minimum Floor Area: 675 net square feet (1-bedroom units).
Minimum Floor Area: 875 net square feet (2-bedroom units).
Minimum Floor Area: 1,075 net square feet (3-bedroom units).
- H. Street Frontage: Minimum of 500 feet for Parcel A (Stout Heritage Parkway); no street frontage required for Parcel B

Section 4. Building Materials/Design. Proposed preliminary Building Elevations are shown on Exhibit 4. Building Exterior Siding Materials shall consist of brick and/or stone and/or fiber cement (Primary Siding Materials) and may include PVC Cornice and vinyl window elements (Secondary Siding Materials), as shown on Exhibit 4, Preliminary Elevations.

Section 5. Landscaping Requirements. The landscaping in Haven Homes District shall be a combination of native and ornamental plants combined in design to compliment the architectural character of the Buildings. Landscape treatment for perimeter yards, road frontages, service areas, and parking areas shall be designed as an integral and coordinated part of a final landscape plan for Haven Homes District.

Landscape Provisions.

A. Intent.

Landscaping of required Yards and required Bufferyards is an essential element of the design of a site with respect to promoting the public health, safety, comfort, convenience and general welfare of the Town of Plainfield. Landscaping is intended to lessen the impact of development on the environment by reducing glare and heat buildup, promoting the creation landscape islands for pedestrian safety, to break up large expanses of pavement, and to reduce storm water run-off. Landscaping provides a critical buffering effect between higher intensity Districts and lower intensity Districts (e.g., typically between commercial and industrial Districts and residential Districts).

B. Perimeter Landscaping for the Haven Homes District.

All required perimeters and all required Bufferyards for Haven Homes District shall be landscaped in compliance with the information included in Table A, Table B and Table C. subject to the following:

1. Front Perimeter Yard:

- a. The Front Perimeter Yard of the Real Estate, along Stout Heritage Parkway, shall have Level 5 perimeter landscaping, as set forth in Table B. The Front Perimeter Yard may be located within the 40 foot front building setback.

- b. The Level 5 perimeter landscaping shall be located within a minimum 15' wide landscaped area (which may be platted as an easement) adjacent to the Stout Heritage Parkway Right-of-Way, and could include either berms or ornamental/decorative fencing, as shown on the Conceptual Landscaping Plan attached as Exhibit 3 (the "Landscaping Plan").
 - c. As provided in Table C., the Level 5 perimeter landscaping shall consist of a Plant Unit Value (PUV) of 40% ornamental or shade trees, 40% evergreen trees and 20% hedge plants or shrubs (half of which shall be an evergreen species). The plant material may be clustered or planted in irregular patterns.
 - d. If a fence or wall is incorporated, required PUV will be given credit as stipulated. A .50 Plant Unit Value for each one-hundred (100) foot increment against the required Plant Unit Value specified by Table B. All plant material shall be located on the Street side of the fence or wall.
2. Side and Rear Perimeter Yards:
- a. The west perimeter yard of the Real Estate shall have Level 3 perimeter landscaping, as set forth in Table B. The Level 3 perimeter landscaping shall be located within a minimum 10' wide yard beginning at the edge of the property line, as shown on the Landscaping Plan.
 - b. As provided in Table C. the Level 3 perimeter landscaping shall consist of a Plant Unit Value (PUV) of 40% ornamental or shade trees, 40% evergreen trees and 20% hedge plants or shrubs. The plant material may be clustered or planted in irregular patterns.
 - c. Side and perimeter landscaping s
 - d. Existing trees may be used and given one (1) to one (1) credit if it is determined that the trees are an appropriate species and healthy.

D. Foundation Planting in the Haven Homes District.

- 1. Foundation planting areas shall be subject to the following requirements:
 - a. Location – Foundation planting areas shall be calculated individually for each applicable front, side or rear of a Building and shall be located along such front, side or rear of a Building (except for those portions of the front or side of a Building devoted to pedestrian ingress/egress, vehicular ingress/egress, loading or drop-off zones);
 - b. Relationship to Buildings – Foundation planting areas shall be located immediately adjacent to each Building,
 - c. Minimum Dimension – Foundation planting areas shall maintain a minimum depth in the smallest dimension of five (5) feet;
 - d. Plant Unit Value – Foundation planting areas shall be landscaped with grass and shrubbery, trees, or hedge, or in combination with other suitable ground cover

materials and maintained as a foundation planting strip in compliance with the requirements for a Level 1 Plantings as set forth in Table B; and,

- e. Overlap with Perimeter Yards – Foundation planting areas may overlap required perimeter yards landscaping; provided, however, in any such case, the perimeter yard landscaping requirements shall control.

E. Parking Lot Landscaping in the Haven Homes District.

- 1. Interior Parking Lot Landscaping in the Haven Homes District.
 - a. All new surface Parking Lots and expanded surface Parking Lots located in the Haven Homes District shall include at least one interior landscape island measuring eight feet by eighteen feet (8' X 18') minimum for every fifteen (15) Parking Spaces. Each interior landscape island shall contain at least one Deciduous Shade (Overstory) Tree, Deciduous Ornamental (Understory) Tree or Evergreen Tree. All trees shall comply with the size at time of planting as indicated in Table C.
 - b. The area devoted to interior landscape islands may be located individually in the interior of the Parking Lot or may be aggregated into one or more landscape areas. When located individually, interior landscape islands shall be located so as to define vehicular and pedestrian traffic patterns. When aggregated into one or more landscape areas, interior landscape islands shall function to: preserve existing trees, create boulevard treatments, create landscape features, create common open space areas for passive recreational activities, or define vehicular and pedestrian traffic patterns.

F. Ground Cover Within Required Landscaping.

All landscaping required in Table C shall, at a minimum, consist of living vegetation (i.e., trees and shrubs) and grasses or ground cover materials, or preserved existing natural vegetation (i.e., thickets). Loose stone, rock or gravel may be used as a landscaping accent, but shall not exceed twenty (20) percent of the area of the required landscape area in which it is used.

G. Wall, Fence or Berm.

1. Fence or Wall Regulations.

- a. Fence or Wall in a Front Yard.

An ornamental, decorative fence or masonry wall may be used in conjunction with required front yard landscaping. Any fence or wall used in a Front Yard shall not exceed three (3) feet in height if solid or six (6) feet in height if the sight barrier is less than fifty (50) percent. Any fence or wall which maintains a height of between thirty (30) inches and three (3) feet if solid or between five (5) feet and six (6) feet if the sight barrier is less than fifty (50) percent shall count as up to a .50 Plant Unit Value for each one-hundred (100) foot increment against the required Plant Unit Value specified by Table 4.7-B.

- b. Fence or Wall in a Side or Rear Yard.

An ornamental, decorative fence or masonry wall may be used in conjunction with required Side or Rear Yard. Any fence or wall used in a Side or Rear Yard or side or rear Bufferyard shall not exceed six (6) feet in height if solid or ten (10) feet in height if the sight barrier is less than fifty (50) percent. Any fence or wall which maintains a height of between four (4) feet and six (6) feet if solid or between six (6) feet and ten (10) feet if the sight barrier is less than fifty (50) percent shall count as up to a .75 Plant Unit Value for each one-hundred (100) foot increment against the required Plant Unit Value specified by Table B.

2. Berms. An undulating earthen berm may be used in conjunction with any required perimeter yard landscaping. Any berm used shall have a maximum height not to exceed six (6) feet.

a. Construction of Berms.

A berm used as a landscaping element shall be constructed in accordance with the following regulations:

- i. Each berm shall have a minimum crown width of two (2) feet;
- ii. Each berm shall have a side slope of not greater than three feet horizontal to one foot vertical (3:1);
- iii. Each berm shall undulate by not less than two (2) feet in elevation and shall maintain its maximum height for a minimum of sixty (60) feet for each
- iv. one-hundred foot increment;
- v. Each berm shall be planted and covered with live vegetation; and,
- vi. A retaining wall may be used on the side of the berm facing away from the Public Right-of-Way.

b. Plant Unit Value for Berms.

The Plant Unit Value of a berm shall be determined by the height of the berm. The Plant Unit Value equivalent of a berm constructed in compliance with these regulations shall be as set forth below in Table D: Plant Unit Value of a Berm.

TABLE D - Plant Unit Value of a Berm

| Maximum Height of Berm | Plant Unit Value Equivalent |
|------------------------|-----------------------------|
| 3' | .50 |
| 6' | .75 |
| 10' | 1.0 |
| 15' | 1.5 |

H. Installation of Landscaping.

- 1. All landscaping is to be installed prior to occupancy of the Multifamily Buildings; or,
- 2. If seasons and weather conditions are not appropriate for the installation of landscaping immediately prior to commencement of the use, all landscaping shall be installed by the end of the next planting season after the use is commenced. For the purpose of the Haven

Homes District, planting seasons begins on May 15th and ends on September 30th of each year.

Section 6. **Lighting Requirements.**

Section 6.1 **Site lighting.**

- A. All site lighting shall be coordinated throughout the Real Estate and be of uniform design and materials, in accordance with the Lighting Cut Sheets included in Exhibit 5.
- B. Street lighting on Stout Heritage Parkway is existing and shall remain as-is.
- C. Exterior lighting of the site shall be designed so that (i) light is not directed off the site and (ii) the light source is shielded from direct offsite viewing.
- D. All exterior ground-mounted architectural, display and decorative lighting shall be generated from concealed, low level fixtures.
- E. Light fixtures in parking areas shall not exceed fifteen (15) feet in height.
- F. All building and pole mounted lighting fixtures shall have a 90-degree cut off and/or flat lenses.

Section 7. **Signage Requirements.** One double-sided entry sign shall be permissible along the Stout Heritage Parkway. Temporary signs and banners shall be permissible during the construction and leasing periods.

Section 7.1 The entry sign shall be a monument sign not exceed 8 feet in overall height from grade. The sign panel of shall be a maximum of 40 square feet (which includes structural elements and/or the mounting base). The entry sign shall be in accordance with the Signage Cut Sheet in Exhibit 6.

Section 7.2 The temporary sign construction sign shall be permitted during each construction phase of the development. Within one (1) month after completion of construction of the applicable phase, the sign shall be removed.

Section 7.3 The temporary leasing signs and/or banners shall be permitted during initial lease-up of each phase. Upon completion of initial lease-up, temporary leasing signs and/or banners shall only be permitted on an as-needed basis.

Section 8. **Site Access and Parking Requirements.**

Section 8.1 Site access shall be provided for Parcel A via one driveway along the Stout Heritage Parkway frontage, as shown on the Site Plan. The east driveway shall be a full access driveway. An additional access driveway will be reviewed should Parcel B be developed in the future. Possible options are noted on Sheet SP102A Area Site Plan.

Section 8.2 There shall be a maximum of 193 total parking spaces provided for the Haven Homes District in Phase I and Phase II, generally as shown on the

Site Plan. Total count may be subject to change and is dependent on the need for additional access drives in Phase II which would lessen this total.

Section 9. **Pedestrian Circulation.**

Section 9.1 Sidewalks, paths or walkways shall be provided, generally as shown on the Site Plan.

Section 10. **Drainage, Streets and Streetscape.**

Section 10.1 Underground storage/filtration tanks or stormwater detention areas will be provided to address storm water runoff, to meet the design criteria of the Town of Plainfield. Existing storm water detention and management systems will be used where possible.

Section 10.2 The internal driveway layout (including pavement widths, and design) within the Haven Homes District shall be as conceptually indicated on the Site Plan.

Section 10.3 Internal driveways within the Haven Homes District will be private. Private driveways shall be constructed to the standards of the Town of Plainfield, except that curbs may be omitted in order to provide for Low Impact Development (LID) techniques.

Section 11. **Additional Requirements and Standards.**

Section 11.1 Refuse Storage. Any Accessory Building or enclosure located in accordance with the Concept Plan for storage or disposal of refuse shall meet the following requirements:

- A. Waste refuse containers shall be fully enclosed on all four sides except for doors or gates, which shall be kept closed unless loading or unloading.
- B. The minimum height of an enclosure shall be the greater of (i) six (6) feet or (ii) the height of the dumpster and/or container plus two (2) feet.
- C. The enclosure shall be brick with gates made from composite wood slats, and integrated into the overall site layout.

Section 11.2 Outdoor Storage. Outdoor Storage shall not be permitted on the Real Estate except as related to construction.

Section 11.3 Temporary Uses. Temporary Uses, including construction trailers and/or leasing structures, shall be permitted.

Section 12. Controlling Developer's Consent. Without the written consent of the Controlling Developer, no other developer, user, owner, or tenant may obtain any permits or approvals, whatsoever, with respect to the Real Estate or any portion thereof.

Section 13. Definitions. The definitions (i) of the capitalized terms set forth below in this Section 14, as they appear throughout the Haven Homes Ordinance, shall have the meanings set forth below in this Section 14 and (ii) of all other capitalized terms included in the Haven Homes Ordinance and not defined below in this Section 14, shall be the same as set forth in the Zoning Ordinance.

Controlling Developer: The Controlling Developer shall mean the entity so-named as the entity which takes ownership of the subject Real Estate prior to development of the Haven Homes District, until the earlier of (i) said ownership development entity no longer owns any portion of the Real Estate; or, (ii) said development entity transfers or assigns, in writing, its rights as Controlling Developer. Such rights may be transferred by the Controlling Developer, in its sole discretion, in whole or in part, but only by a written instrument, signed by the Controlling Developer.

Department: The Town of Plainfield Department of Development Services.

Development Requirements: Written development standards and any written requirements specified in this Statement, which must be satisfied in connection with the approval of a building permit and Improvement Location Permit (ILP).

Director and/or Director, Plan: The Executive Director of Department of Development Services for the Town of Plainfield, and/or his/her assigns.

Plan Commission: The Plainfield Plan Commission.

Design Review Committee: The Plainfield Design Review Committee.

Town Council: The Plainfield Town Council.

Real Estate: The Real Estate legally described in Exhibit 1 (Legal Description).

Town: The Town of Plainfield, Indiana.

Zone Map: The Town's official Zone Map corresponding to the Zoning Ordinance.

Zoning Ordinance: The Town of Plainfield Zoning Ordinance, as amended.

DMS 14957667v5

TABLE A - PERIMETER LANDSCAPE YARDS

| Prop. | AG | RR | R-1 | R-2 | R-3 | R-4 | R-5 | R-6 | R-U | MU | TC | OD | NR | GC | I-1 | I-2 | I-3 | I-4 | PUD |
|-------|----|----|-----|-----|-----|-----|-----|-----|-----|-----|----|----|----|----|-----|-----|-----|-----|-----|
| AG | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 1 | 2 | 3 | 1 | 2 | 3 | 4 | 5 | 2 |
| RR | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 2 | 3 | 4 | 2 | 3 | 4 | 5 | 6 | 2 |
| R-1 | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 2 | 3 | 4 | 2 | 3 | 4 | 5 | 6 | 2 |
| R-2 | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 2 | 3 | 4 | 2 | 3 | 4 | 5 | 6 | 2 |
| R-3 | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 2 | 3 | 4 | 2 | 3 | 4 | 5 | 6 | 2 |
| R-4 | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 2 | 3 | 4 | 2 | 3 | 4 | 5 | 6 | 2 |
| R-5 | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 2 | 3 | 4 | 2 | 3 | 4 | 5 | 6 | 2 |
| R-6 | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 2 | 3 | 4 | 2 | 3 | 4 | 5 | 6 | 2 |
| R-U | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 2 | 3 | 4 | 2 | 3 | 4 | 5 | 6 | 2 |
| MU | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 1 | 1 | 2 | 1 | 2 | 3 | 4 | 5 | 2 |
| TC | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 |
| OD | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 |
| NR | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 |
| GC | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 |
| I-1 | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 |
| I-2 | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 |
| I-3 | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 |
| I-4 | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 2 | 2 |
| LA | NA | NA | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 5-3 | 1 | 1 | 2 | 1 | 1 | 2 | 3 | 4 | 2 |

LA = Limited Access Right-of-Way NA = Screening not required. 1 = Level 1, 2 = Level 2,
 3 = Level 3 4 = Level 4 5 = Level 5.
 5-3 = Level 5 for the Front Perimeter along a Perimeter Street (Major Thoroughfare); Level 3 for the side and rear perimeter of the subdivision
 1, 2, 3, 4, 5 = Landscaping shall be provided as required by Article 2.8, B., 8.
 1, 2, 3, 4, 5 = Landscaping may be any Level as determined by the Plan Commission as part of the review and determination of the Planned Unit Development.

Landscape Table B

Landscape Provisions

TABLE B - LEVELS OF PERIMETER PLANTINGS

- Level 1 = Any combination of plants selected from the Plant Categories listed in Table 4.7-C which equals or exceeds a Plant Unit Value of 1.0 for each one-hundred (100) lineal feet.**
- Level 3 = Any combination of plants selected from the Plant Categories listed in Table 4.7-C which equals or exceeds a Plant Unit Value of 3.0 for each one-hundred (100) lineal feet, provided that at least 25% of the required Plant Unit Value shall be derived from Deciduous Shade (Overstory) Trees or Deciduous Ornamental (Understory) Trees and at least 25% of the required Plant Unit Value shall be derived from Evergreen Trees or Evergreen Trees - Narrow Spread.**
- Level 5 = Any combination of plants selected from the Plant Categories listed in Table 4.7-C which equals or exceeds a Plant Unit Value of 5.0 for each one-hundred (100) lineal feet, provided that at least 10% of the required Plant Unit Value shall be derived from Deciduous Shade (Overstory) Trees or Deciduous Ornamental (Understory) Trees and at least 75% of the required Plant Unit Value shall be derived from Evergreen Trees or Evergreen Trees - Narrow Spread.**
- > Level 5 = Whenever a Plant Unit Value in excess of 5.0 is required in connection with the approval of a Development Plan - Development Incentives, or the imposition of conditions or commitments authorized by this Ordinance, at least 10% of the required Plant Unit Value shall be derived from Deciduous Shade (Overstory) Trees or Deciduous Ornamental (Understory) Trees and at least 75% of the required Plant Unit Value shall be derived from Evergreen Trees or Evergreen Trees - Narrow Spread.**

Landscaping Table C

TABLE C

| Plant Categories (Minimum size at Time of Planting) | Plant Unit Value |
|---|---------------------|
| Deciduous Shade (Overstory) Tree: 2 1/2" caliper | 75 |
| 4" caliper | 1.00 |
| Deciduous Ornamental (Understory) Tree: 1 1/2" caliper | 50 |
| 3" caliper | 75 |
| Multi-Stemmed Tree (8' high) | 50 |
| Multi-Stemmed Tree (12' high) | 75 |
| Evergreen Tree (6' high) | 50 |
| Evergreen Tree (12' high) | 75 |
| Evergreen Tree - Narrow Spread (4' high) | 25 |
| Evergreen Tree - Narrow Spread (6' high) | 40 |
| Hedge Plant: 18" (foundation plantings only) | 025 |
| 24" high | 05 |
| 36" high | 10 |
| Preservation of Existing Vegetation | See Article 4.7. J. |
| Fence, Wall or Berm | See Article 4.7. F. |

Exhibit 1

LEGAL DESCRIPTION



Historic Fort Harrison
 8901 Otis Avenue
 Indianapolis, IN 46218
 317-828-7100
 317-828-7110 FAX

Engineering
 Surveying
 Architecture
 GIS LIS
 Geology

Land Description:
 (part of instrument Number 200300020742)

Part of the Southeast Quarter of Section 30, Township 15 North, Range 2 East of the Second Principal Meridian in Hendricks County, Indiana, also being part of Lot 3 in Perry Road Business Park at Westcar, as per plat thereof, recorded in Plat Cabinet 2, Slide 181, Pages 1A and 1B, in the Office of the Recorder of Hendricks County, Indiana, said part being more particularly described as follows:

Beginning at the northeast corner of Lot 1 of Plainfield Commons II, Phase IV, recorded in Plat Cabinet 6, Slide 86, Page 2, being a replat of part of Lots 2 and 3 of said Perry Road Business Park at Westcar; thence South 89 degrees 44 minutes 08 seconds West along the north line of said Lot 1 a distance of 120.20 feet to the southeast corner of the variable right-of-way of Metropolis Parkway per said plat of Plainfield Commons II, Phase IV; thence North 00 degrees 15 minutes 52 seconds West along the east line of said right-of-way a distance of 99.72 feet to the northeast corner thereof, also being on the south line of a tract of land described in instrument Number 200827468 in said Recorder's Office; thence North 89 degrees 47 minutes 29 seconds East along said south line and the easterly prolongation of said right-of-way line a distance of 482.80 feet to the southeast corner of said tract, also being on the East line of the Southwest Quarter of said Quarter section; thence South 00 degrees 57 minutes 18 seconds East along said East line a distance of 99.25 feet to the northeast corner of a tract of land described in instrument Number 200813917 in said Recorder's Office; thence South 89 degrees 44 minutes 08 seconds West along the north line of said tract a distance of 363.79 feet to the Point of Beginning, containing 1.104 acres, more or less.

Steven W. Reeves
 Registered Land Surveyor #20400005
 August 20, 2010



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. Steve Reeves



Date 08/20/2010 002

This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report

Exhibit 1

LEGAL DESCRIPTION

Exhibit "A"
Legal Description

The following described real estate located in Hendricks County, Indiana:

Lot Numbered Two (2) and a part of Lot Numbered Three (3) in Perry Road Business Park At Westcor, an addition to the Town of Plainfield, Hendricks County, Indiana, as per plat thereof recorded November 17, 1999 in Plat Cabinet 2, Slide 181, pages 1A and 1B, in the office of the Recorder of Hendricks County, Indiana, more particularly described as follows:

Beginning at the Southwest corner of said Lot 2, being on the East right-of-way line of Perry Road and on a non-tangent curve to the left having a radius of 1550.00 feet, the radius point of which bears North 89 degrees 35 minutes 55 seconds West (basis of bearing -plat bearing); thence Northerly along said curve an arc distance of 35.19 feet to a point which bears North 89 degrees 06 minutes 03 seconds East from said radius point; thence North 00 degrees 53 minutes 57 seconds West along the West line of said Lots 2 and 3 a distance of 770.18 feet to the proposed right-of-way line of Galyan's Trail; (thence along said proposed right-of-way line the following 3 courses), (1) North 89 degrees 44 minutes 08 seconds East 40.00 feet; (2) North 00 degrees 53 minutes 57 seconds West 30.00 feet; (3) North 89 degrees 44 minutes 08 seconds East 1252.48 feet to the East line of said Lot 3; thence South 00 degrees 57 minutes 22 seconds East along said East line and the East line of said Lot 2 a distance of 720.64 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 30, Township 15 North, Range 2 East; thence South 00 degrees 47 minutes 29 seconds East along said East line of Lot 2 a distance of 100.40 feet to the Southeast corner thereof; thence South 89 degrees 06 minutes 03 seconds West along the South line of said Lot 2 a distance of 1293.33 feet to the point of Beginning, containing 24.55 acres, more or less.

LESS AND EXCEPT:

Lot Numbered One (1) in Plainfield Commons II, Phase IV, being a Replat of Lots 2 and 3 of Perry Road Business Park at Westcor, an addition to the Town of Plainfield, Hendricks County, Indiana, as per plat thereof recorded July 13, 2005 in Plat Cabinet 6, Slide 66, page 2 as Instrument Number 200500020460 in the office of the Recorder of Hendricks County, Indiana.

Caption Real Estate is commonly known as: 455 South Perry Road, Plainfield, IN 46168



Historic Fort Harrison
 8901 Otis Avenue
 Indianapolis, IN 46216
 317-826-7100
 317-826-7110 FAX

Engineering
 Surveying
 Architecture
 GIS LIS
 Geology

Land Description:
 (part of Instrument Number 200300020742)

Part of the Southeast Quarter of Section 30, Township 15 North, Range 2 East of the Second Principal Meridian in Hendricks County, Indiana, also being part of Lot 3 in Perry Road Business Park at Westcar, as per plat thereof, recorded in Plat Cabinet 2, Slide 181, Pages 1A and 1B, in the Office of the Recorder of Hendricks County, Indiana, said part being more particularly described as follows:

Beginning at the northeast corner of Lot 1 of Plainfield Commons II, Phase IV, recorded in Plat Cabinet 6, Slide 56, Page 2, being a replat of part of Lots 2 and 3 of said Perry Road Business Park at Westcar; thence South 89 degrees 44 minutes 08 seconds West along the north line of said Lot 1 a distance of 120.20 feet to the southeast corner of the variable right-of-way of Metropolis Parkway per said plat of Plainfield Commons II, Phase IV; thence North 00 degrees 15 minutes 52 seconds West along the east line of said right-of-way a distance of 99.72 feet to the northeast corner thereof, also being on the south line of a tract of land described in Instrument Number 200827468 in said Recorder's Office; thence North 89 degrees 47 minutes 29 seconds East along said south line and the easterly prolongation of said right-of-way line a distance of 482.80 feet to the southeast corner of said tract, also being on the East line of the Southwest Quarter of said Quarter section; thence South 00 degrees 57 minutes 16 seconds East along said East line a distance of 99.25 feet to the northeast corner of a tract of land described in Instrument Number 200813917 in said Recorder's Office; thence South 89 degrees 44 minutes 08 seconds West along the north line of said tract a distance of 363.79 feet to the Point of Beginning, containing 1.104 acres, more or less.

Steven W. Reeves
 Registered Land Surveyor #20400005
 August 20, 2010



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. Steve Reeves



This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report

Date 08/20/2010 SWC

Exhibit 2
Conceptual Site Plan

PARCEL A: PHASE I - MULTI-FAMILY (GENERAL OCCUPANCY)

PARCEL B: PHASE II - FUTURE SENIOR OCCUPANCY



GENERAL SITE NOTES:
 G1 SITE SQUARE FOOTAGES:
 - TOTAL SITE = 390,214 SF (8.27 ACRES +/-) = 82%
 G.2 PARKING SPACES PROVIDED: 187 TOTAL PARKING SPACES INCLUDES 14 ADA PARKING SPACES
 REQUIRED
 - GEN OCCUPANCY = 89
 - SENIOR OCCUPANCY = 86
 - TOTAL = 165

APARTMENT BUILDING 01 (GEN OCCUP) = 36,039 GSF
 3 STORIES (96 UNITS) 12,899/12,899/12,899

APARTMENT BUILDING 02 (GEN OCCUP) = 17,174 GSF
 2 STORIES (16 UNITS) 4,994/4,994/9,898

GENERAL OCCUPANCY TOTAL =
 52 UNITS TOTAL (INCLUDES 8 TYPE 'A' ACCESSIBLE UNITS) / 53,213 GSF APARTMENT BUILDINGS
 COMMUNITY BUILDING 03 (GEN OCCUP) = 3,352 GSF
 TOTAL GEN OCCUP = 56,565 GSF

APARTMENT BUILDING 04 (SENIOR OCCUP) = 76,572 GSF
 3 STORIES (66 UNITS) 39,198 / 39,198 / 27,298

01: SITE PLAN
 SCALE: 1" = 100'

(11) KEYNOTES:

01. MAIL ROOM COVERED BIKE STORAGE
02. MAINTENANCE SHED (100/10)
03. PLAYGROUND (35'X50')
04. SPORTS COURT (4 SQUARE SHOWN)
05. TRASH ENCLOSURE & ENCLOSURE
06. RAISED GARDEN BEDS FOR RESIDENTS
07. SIGN (EXTERNALLY LIGHTED, SEE SHF A22)
08. DOG BARK PARK
09. PARKING LANDSCAPE ISLAND
10. COVERED DROP-OFF PHASE II
11. GARAGES WITH STORAGE CLOSETS ON END OPPOSITE OVERHEAD DOOR (PHASE II)
12. NEW SECONDARY ENTRANCE DRIVE AS SHOWN (PHASE II)
13. PROPOSED FOUNDATION PLANTING 5'-0" WIDE
14. PROPOSED 15'-0" WIDE LANDSCAPING ELEMENT (WHICH CAN OVERLAP WITH FOUNDATION PLANTING ZONE) TO BE PLANTED WITH LEVEL 5 LANDSCAPING
15. PROPOSED LANDSCAPE BUFFER STRIP TO BE LOCATED WITHIN THE 10' SIDE YARD SCREENING IS TO COMMENCE AT EDGE OF NEIGHBORING PARKING LOT
16. PROPOSED DECORATION LANE
17. EXISTING SIDEWALK TO REMAIN
18. EXISTING STREET / PAVEMENT TO REMAIN

SP101

ARCH. SITE PLAN

HAVEN HOMES
 STOUT HERITAGE PARKWAY
 PLAINFIELD, INDIANA



SHEET NO.

SHEET TITLE

08.30.19 (REVISED) | PUD SUBMITTAL



PARCEL A: PHASE I - MULTI-FAMILY (GENERAL OCCUPANCY)

PARCEL B: PHASE II - FUTURE SENIOR OCCUPANCY

- GENERAL SITE NOTES:
- G1 SITE SQUARE FOOTAGES:
 - TOTAL SITE - 80,241 SF @ 27 ACRES +/- 38%
 - E2 PARKING SPACES PROVIDED: 187 TOTAL PARKING SPACES, INCLUDES 14 ADA PARKING SPACES REQUIRED
 - GEN OCCUPANCY = 99
 - SENIOR OCCUPANCY = 86
 - TOTAL = 185
 - GENERAL OCCUPANCY TOTAL = 52 UNITS TOTAL (INCLUDES 6 TYPE "A" ACCESSIBLE UNITS) / 52,713 GSF APARTMENT BUILDINGS
 - COMMUNITY BUILDING GEN OCCUP = 3,382 GSF
 - TOTAL GEN OCCUP = 56,095 GSF

APARTMENT BUILDING B4 (SENIOR OCCUP) = 75,877 GSF
 3 STORIES (65 UNITS) 36' - 18" @ 2.27 BSR

01: SITE PLAN - PHASE II

SCALE: 1" = 1000'

SP102

PHASE II
 SITE PLAN

HAVEN HOMES
 STOUT HERITAGE PARKWAY
 PLAINFIELD, INDIANA

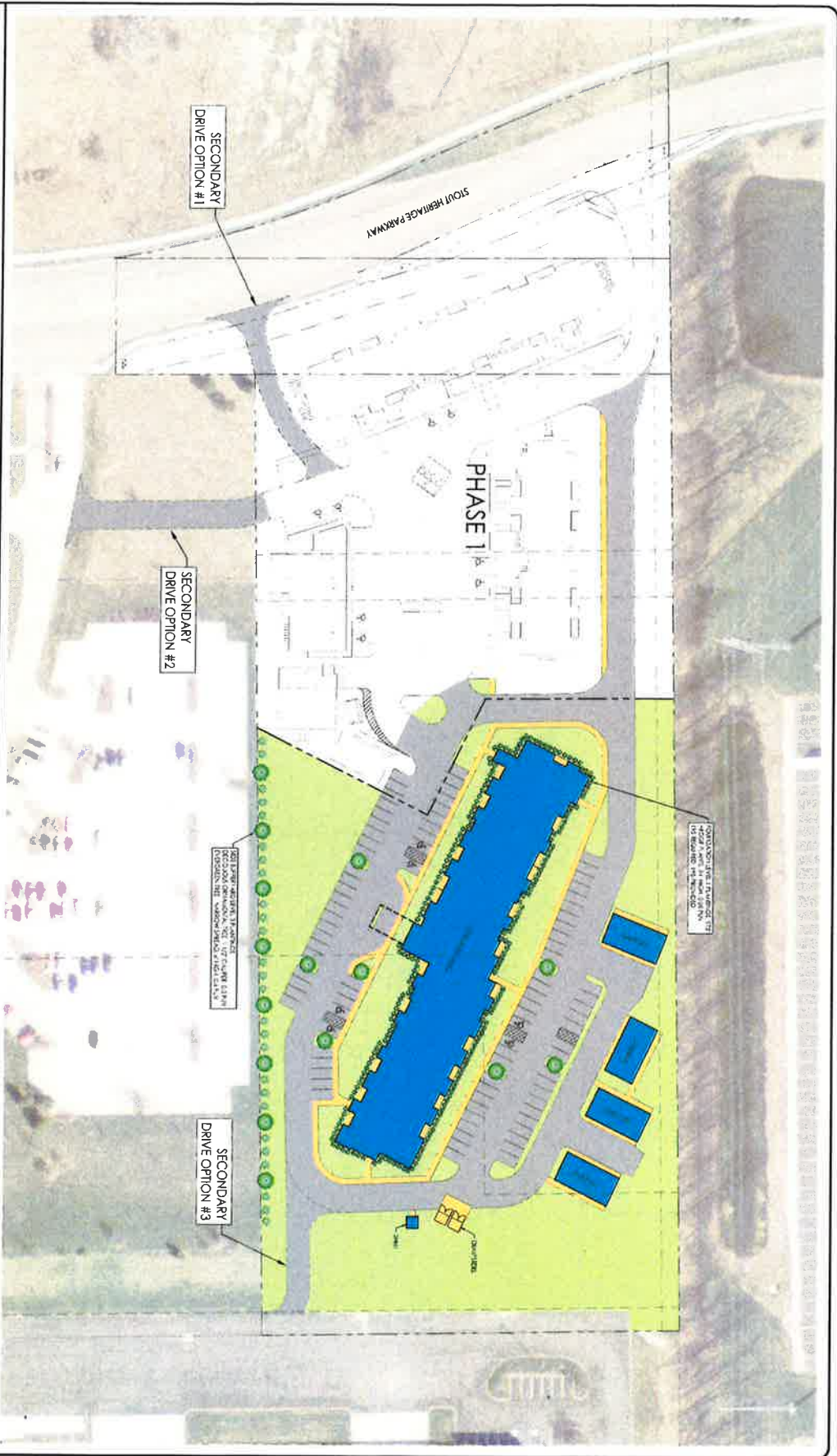


SHEET NO.

SHEET TITLE

08.30.19 (REVISED) | PUD SUBMITTAL

Exhibit 3
Conceptual Landscape Plan



- GENERAL NOTES:**
1. LANDSCAPE DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10, AND THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10, AND THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10.
 2. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10, AND THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10.
 3. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10, AND THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10.
 4. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10, AND THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10.
 5. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10, AND THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10.
 6. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10, AND THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10.
 7. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10, AND THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10.
 8. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10, AND THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10.
 9. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10, AND THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10.
 10. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10, AND THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10.
- PLANTING SCHEDULE:**
- 1. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10, AND THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10.
 - 2. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10, AND THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10.
 - 3. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10, AND THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10.
 - 4. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10, AND THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10.
 - 5. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10, AND THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10.
 - 6. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10, AND THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10.
 - 7. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10, AND THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10.
 - 8. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10, AND THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10.
 - 9. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10, AND THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10.
 - 10. PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10, AND THE CITY OF FORT WAYNE, INDIANA, LANDSCAPE DESIGN ORDINANCE, CHAPTER 100-10.

| <h1>L1.1</h1> | Haven Homes Stout Heritage Parkway Plainfield, IN 46168 Development Plan Landscape Plan - Phase 2 | REVISIONS: <table border="1"> <tr><th>NO.</th><th>DESCRIPTION</th><th>DATE</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table> | NO. | DESCRIPTION | DATE | | | | | | | | | | PREPARED BY: Real/Influence 10501 Highway Road Fishers, IN 46038 (317) 515-9975 | MLS Engineering ENGINEERING YOUR TOMORROW... TODAY Fort Wayne Office 6000 West Creek Boulevard Fort Wayne, IN 46825 Phone: (516) 694-4371 | Matrix Office 271 Tross Drive Marion, IN 46772 Phone: (317) 691-6146 | DESIGN REVIEW 10/15/2018 |
|--|--|---|------|-------------|------|--|--|--|--|--|--|--|--|--|--|---|---|------------------------------------|
| | NO. | DESCRIPTION | DATE | | | | | | | | | | | | | | | |
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| | | | | | | | | | | | | | | | | | | |
| Date: 08-26-2018 Drawn by: AIA, AN Project No.: 1808199 Sheet Number: | Scale: 1" = 40' | | | | | | | | | | | | | | | | | |

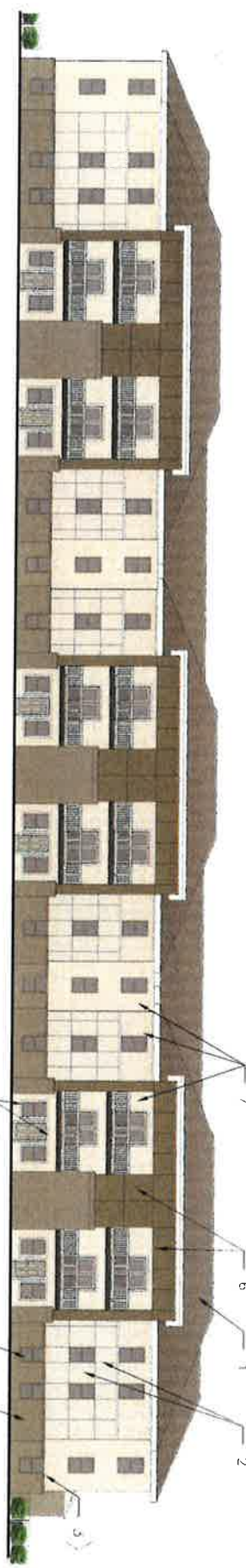
• **Exhibit 4** •

Preliminary Elevations



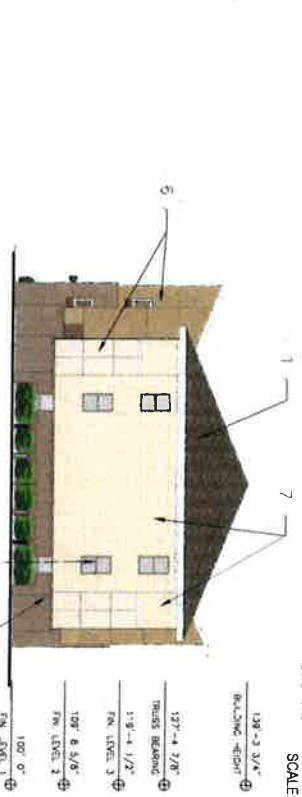
01: FRONT ELEVATION

SCALE: 1" = 20'



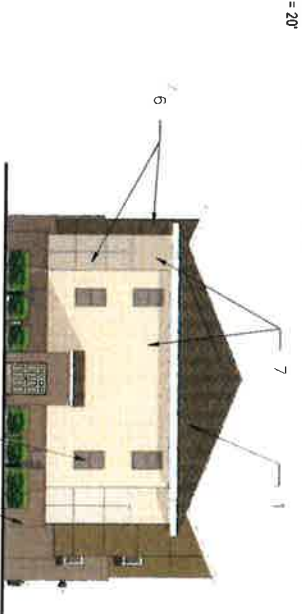
02: REAR ELEVATION

SCALE: 1" = 20'



04: RIGHT ELEVATION

SCALE: 1" = 20'



03: LEFT ELEVATION

SCALE: 1" = 20'

EXTERIOR ELEVATION KEY NOTES

- 1 ASPHALT DIMENSIONAL SHINGLES
 - 2 JOINTS OF FIBER CEMENT PANEL
 - 3 FIBER CEMENT TRIM
 - 4 BRICK VENEER
 - 5 FIBER CEMENT PANELS - SEE WINDOW SCHEDULE
 - 6 FIBER CEMENT PANELS - REVEAL
 - 7 FIBER CEMENT HORIZONTAL LAP SIDING
- GENERAL NOTE:
 PROVIDE 1X4 FIBER CEMENT TRIM BOARDS AT ALL CORNERS WHERE LAP SIDING OCCURS. PROVIDE METAL TRIM PIECES AT ALL OUTSIDE CORNERS OF FIBER CEMENT PANELS.

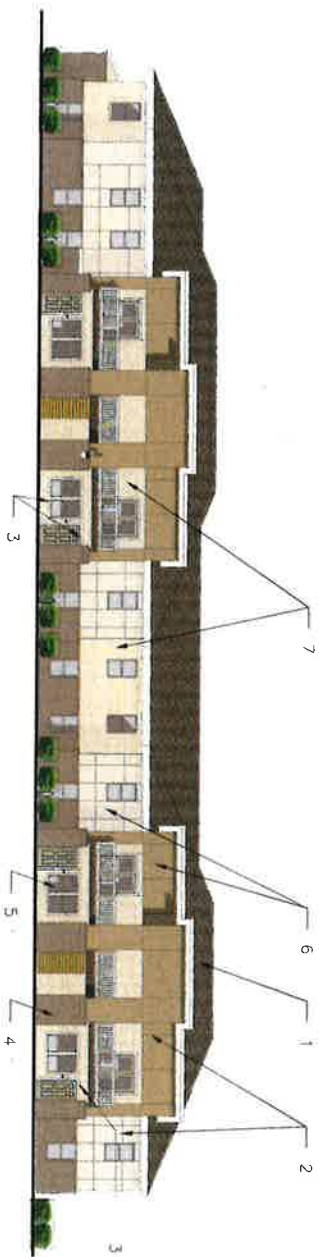
RATIO OF MATERIALS:
 BRICK = 22%
 FIBER CEMENT PANELS = 42%
 FIBER CEMENT LAP SIDING = 57%

A201

BLDG B1
 ELEVATIONS

HAVEN HOMES
 STOUT HERITAGE PARKWAY
 PLAINFIELD, INDIANA





01: FRONT ELEVATION

SCALE: 1" = 20'

RATIO OF MATERIALS
 BRICK = 21%
 FIBER CEMENT PANELS = 24%
 FIBER CEMENT LAP SIDING = 25%



02: REAR ELEVATION

SCALE: 1" = 20'

RATIO OF MATERIALS
 BRICK = 20%
 FIBER CEMENT PANELS = 50%
 FIBER CEMENT LAP SIDING = 24%



04: SIDE ELEVATION

SCALE: 1" = 20'

RATIO OF MATERIALS
 BRICK = 20%
 FIBER CEMENT PANELS = 50%
 FIBER CEMENT LAP SIDING = 20%



03: SIDE ELEVATION

SCALE: 1" = 20'

RATIO OF MATERIALS
 BRICK = 20%
 FIBER CEMENT PANELS = 50%
 FIBER CEMENT LAP SIDING = 20%

129'-8"
 BUILDING HEIGHT
 118'-5"
 TRUSS BEARING
 100'-8 5/8"
 FIN. LEVEL 2
 100'-0"
 FIN. LEVEL 1

EXTERIOR ELEVATION KEY NOTES

- 1 ASPHALT DIMENSIONAL SHINGLES
- 2 JOINTS OF FIBER CEMENT PANEL
- 3 FIBER CEMENT TRIM
- 4 BRICK VENEER
- 5 PAINT WINDOWS - SEE WINDOW SCHEDULE
- 6 FIBER CEMENT PANELS WITH METAL REVEAL
- 7 FIBER CEMENT HORIZONTAL LAP SIDING

GENERAL NOTE:
 PROVIDE 1X4 FIBER CEMENT TRIM BOARDS AT ALL CORNERS WHERE LAP SIDING OCCURS. PROVIDE METAL REVEAL TRIM PIECES AT ALL OUTSIDE CORNERS OF FIBER CEMENT PANELS.

RATIO OF MATERIALS
 BRICK = 27%
 FIBER CEMENT PANELS = 59%
 FIBER CEMENT LAP SIDING = 34%

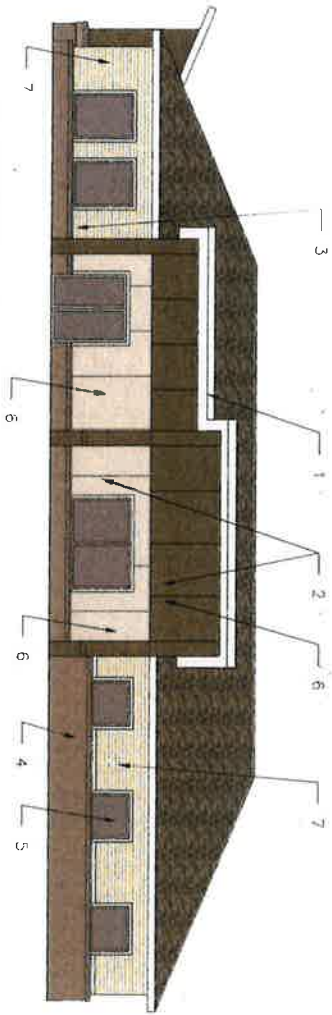
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A202

**BLDG B2
 ELEVATIONS**

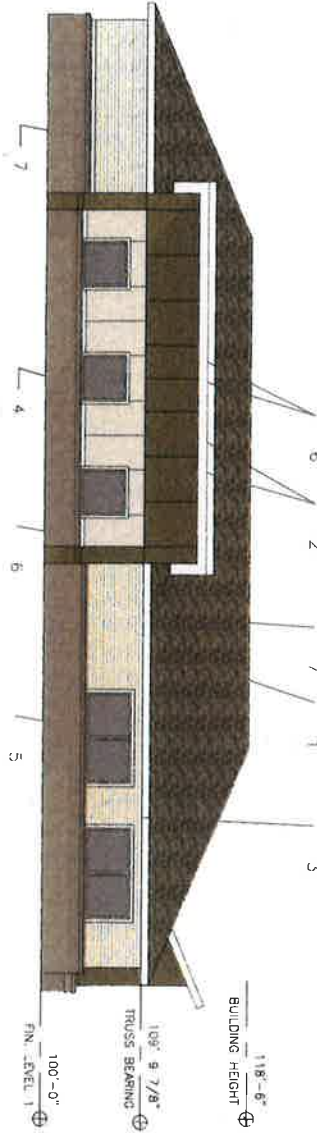
HAVEN HOMES
 STOUT HERITAGE PARKWAY
 PLAINFIELD, INDIANA





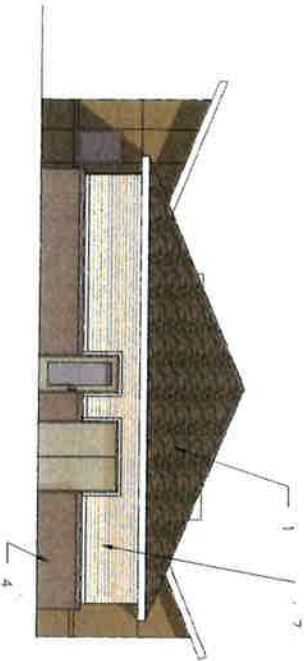
RATIO OF MATERIALS:
 BRICK = 31%
 FIBER CEMENT PANELS = 45%
 FIBER CEMENT LAP SIDING = 24%
 SCALE: 3/32" = 1'-0"

01: FRONT ELEVATION



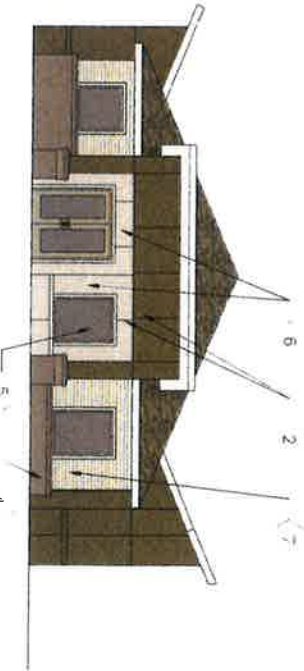
RATIO OF MATERIALS:
 BRICK = 42%
 FIBER CEMENT PANELS = 36%
 FIBER CEMENT LAP SIDING = 22%
 SCALE: 3/32" = 1'-0"

02: REAR ELEVATION



RATIO OF MATERIALS:
 BRICK = 24%
 FIBER CEMENT PANELS = 38%
 FIBER CEMENT LAP SIDING = 27%
 SCALE: 3/32" = 1'-0"

04: SIDE ELEVATION



RATIO OF MATERIALS:
 BRICK = 32%
 FIBER CEMENT PANELS = 36%
 FIBER CEMENT LAP SIDING = 28%
 SCALE: 3/32" = 1'-0"

03: SIDE ELEVATION (MAIN ENTRY)

| EXTERIOR ELEVATION KEY NOTES | |
|------------------------------|---------------------------------------|
| 1 | ASPHALT DIMENSIONAL SIDING |
| 2 | JOINTS OF FIBER CEMENT PANEL |
| 3 | FIBER CEMENT TRIM |
| 4 | BRICK VENEER |
| 5 | VINYL WINDOWS - SEE WINDOW SCHEDULE |
| 6 | FIBER CEMENT PANELS WITH METAL REVEAL |
| 7 | FIBER CEMENT HORIZONTAL LAP SIDING |

GENERAL NOTE:
 PROVIDE 1x1 FIBER CEMENT TRIM SQUARES AT ALL CORNERS WHERE LAP SIDING OCCURS. PROVIDE METAL REVEAL TRIM PIECES AT ALL OUTSIDE CORNERS OF FIBER CEMENT PANELS.

RATIO OF MATERIALS:
 BRICK = 33%
 FIBER CEMENT PANELS = 35%
 FIBER CEMENT LAP SIDING = 28%

A203

BLDG B3
 ELEVATIONS

HAVEN HOMES
 STOUT HERITAGE PARKWAY
 PLAINFIELD, INDIANA

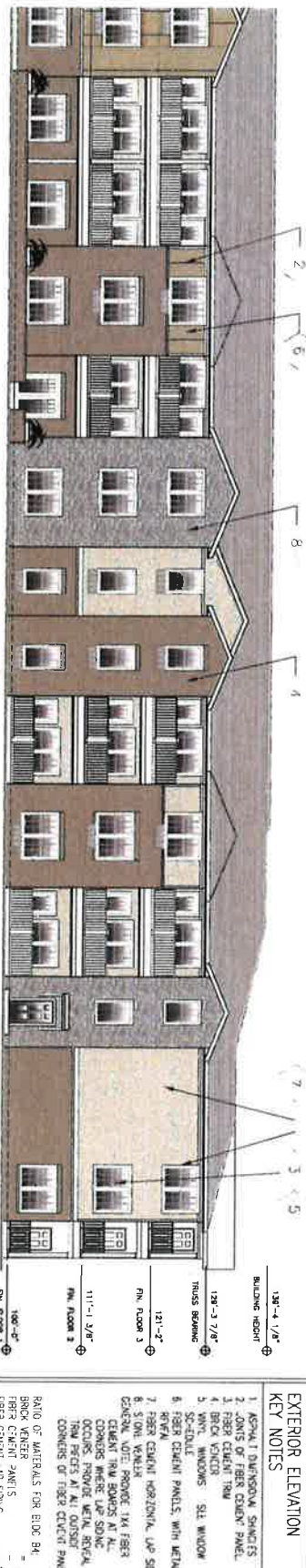




01: OVERALL FRONT ELEVATION
 SCALE: 1" = 30'

RATIO OF MATERIALS

- BRICK VENEER PANELS = 35%
- FIBER CEMENT PANELS = 25%
- FIBER CEMENT LAP SIDING = 25%
- STONE = 15%



02: PARTIAL EAST ELEVATION - SOUTH
 SCALE: 1/16" = 1'-0"

RATIO OF MATERIALS FOR BLDG B4

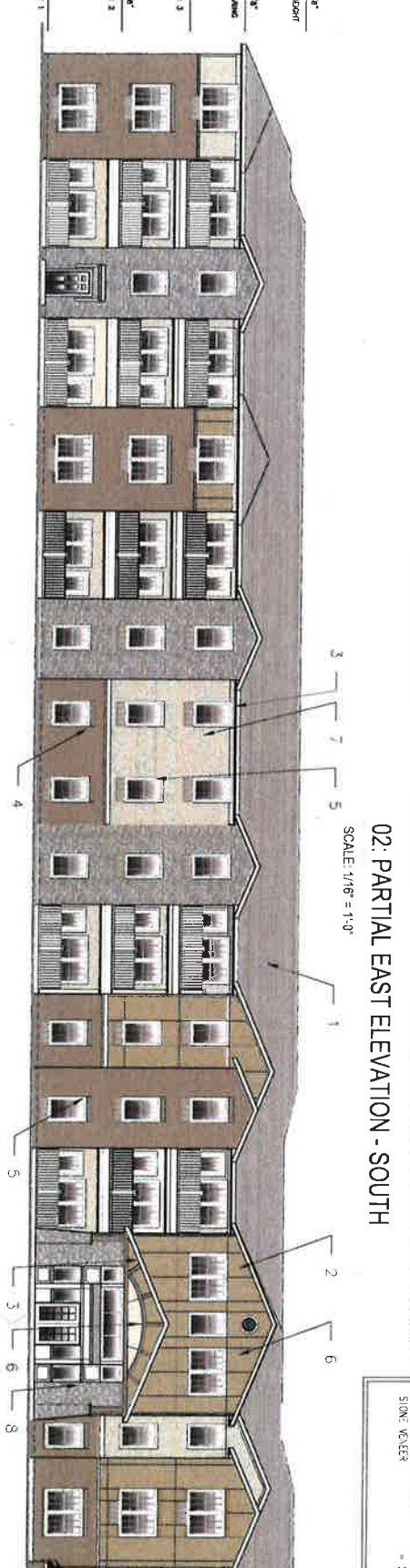
- BRICK VENEER PANELS = 35%
- FIBER CEMENT PANELS = 15%
- FIBER CEMENT LAP SIDING = 20%
- STONE = 20%

EXTERIOR ELEVATION KEY NOTES

1. ASPHALT DIMENSIONAL SHINGLES
2. JOINTS OF FIBER CEMENT PANEL
3. FIBER CEMENT TRIM
4. BRICK VENEER
5. W/NT WINDOWS - SET WINDOW SILL-CASSETTE
6. FIBER CEMENT PANELS WITH METAL BEVEL
7. FIBER CEMENT HORIZONTAL LAP SIDING
8. STONE VENEER
9. GENERAL NOTE: PROVIDE 1/4" FIBER CEMENT TRIM BOARDS AT ALL OCCASIONS, TRIMMER WITH LAP SIDING
10. PROVIDE 1/4" FIBER CEMENT TRIM BOARDS AT ALL JOINTS OF FIBER CEMENT PANELS

BUILDING HEIGHT

- 138'-4 1/8" ⊕
- 128'-3 7/8" ⊕ TRUSS BEARING
- 121'-2" ⊕ FIN. FLOOR 3
- 111'-1 1/8" ⊕ FIN. FLOOR 2
- 106'-2" ⊕ FIN. FLOOR 1



03: PARTIAL EAST ELEVATION - NORTH
 SCALE: 1/16" = 1'-0"





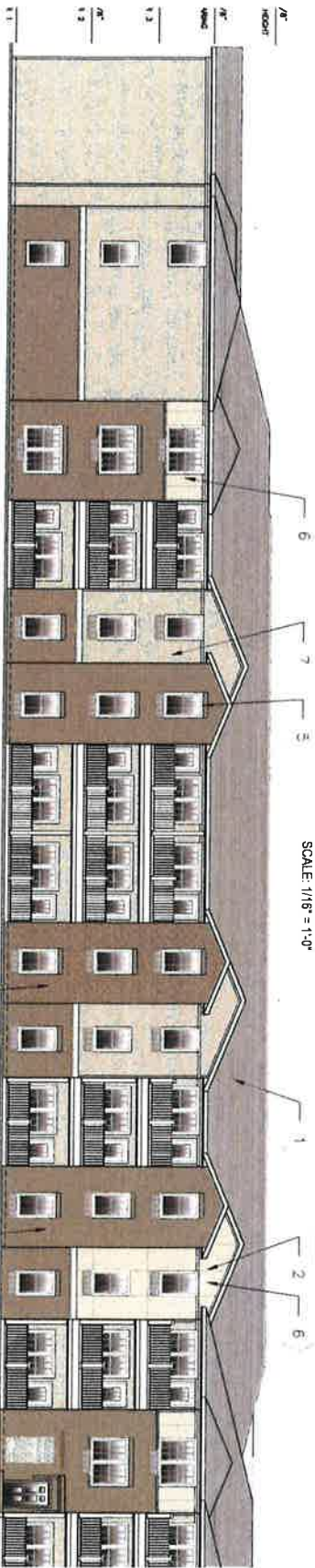
RATIO OF MATERIALS:
 BRICK = 36%
 FIBER CEMENT PANELS = 16%
 FIBER CEMENT LAP SIDING = 21%
 STONE = 27%

01: OVERALL WEST ELEVATION
 SCALE: 1" = 30'



02: PARTIAL WEST ELEVATION - SOUTH
 SCALE: 1/16" = 1'-0"

| EXTERIOR ELEVATION | |
|---|--|
| 1 | ASPHALT DIMENSIONAL SHINGLES |
| 2 | JOINTS OF FIBER CEMENT PANEL |
| 3 | FIBER CEMENT TRIM |
| 4 | BRICK VENEER |
| 5 | W/VT. WINDOWS - SEE WINDOW SCHEDULE |
| 6 | FIBER CEMENT PANELS, WITH METAL RIVALS |
| 7 | FIBER CEMENT HORIZONTAL LAP SIDING |
| 8 | STONE VENEER |
| GENERAL NOTE: REMOVE 1X4 FIBER CEMENT PANELS AT ROOF LINE AND PROVIDE METAL OCCURS PROVIDE METAL RIVALS, TRIM PIECES AT ALL OUTSIDE CORNERS OF FIBER CEMENT PANELS. | |



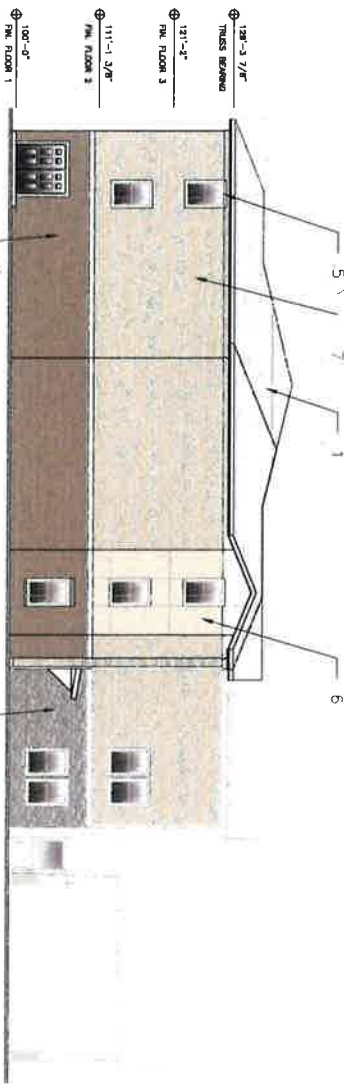
03: PARTIAL WEST ELEVATION - NORTH
 SCALE: 1/16" = 1'-0"

A211

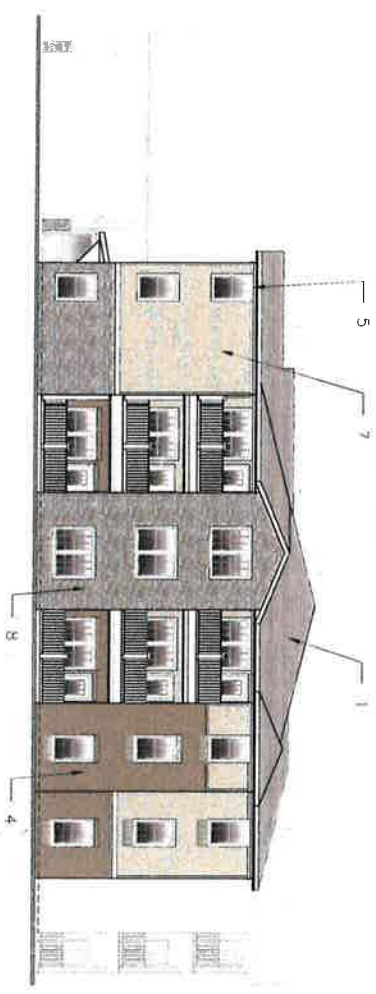
BLDG B4 ELEVS
 GEN. OCCUPANCY

HAVEN HOMES
 STOUT HERITAGE PARKWAY
 PLAINFIELD, INDIANA





01: SIDE ELEVATION
 SCALE: 1/16" = 1'-0"
 BRICK PERCENTAGE = 37%
 F.C. PANEL PERCENTAGE = 18%
 SIDING PERCENTAGE = 58%
 STONE PERCENTAGE = 07%



02: SIDE ELEVATION
 SCALE: 1/16" = 1'-0"
 BRICK PERCENTAGE = 25%
 F.C. PANEL PERCENTAGE = 09%
 SIDING PERCENTAGE = 40%
 STONE PERCENTAGE = 35%

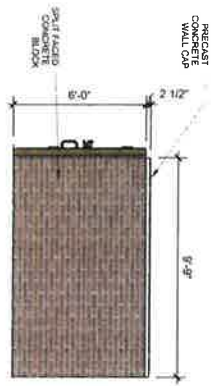
| EXTERIOR ELEVATION | |
|--|---------------------------------------|
| 1 | ASPHALT DIMENSIONAL SHINGLES |
| 2 | JOINTS OF FIBER CEMENT PANEL |
| 3 | FIBER CEMENT TRIM |
| 4 | STONE |
| 5 | WOOD WINDOWS SEE WINDOW SCHEDULE |
| 6 | FIBER CEMENT PANELS WITH METAL REVEAL |
| 7 | FIBER CEMENT HORIZONTAL LAP |
| 8 | STONE VENEER |
| GENERAL NOTE: OCCUR 1X4 FIBER CEMENT TRIM BOARDS AT ALL CORNERS WHERE LAP SIDING OCCURS PROVIDE METAL REVEAL TRIM PIECES AT ALL OUTSIDE CORNERS OF FIBER CEMENT PANELS | |

A211

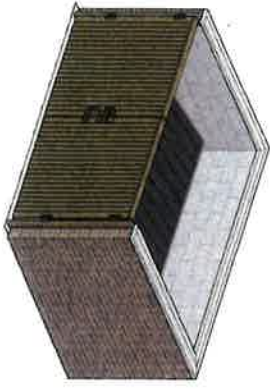
BLDG B4 ELEVS
 GEN. OCCUPANCY

HAVEN HOMES
 STOUT HERITAGE PARKWAY
 PLAINFIELD, INDIANA

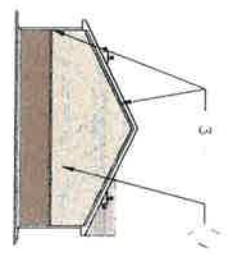




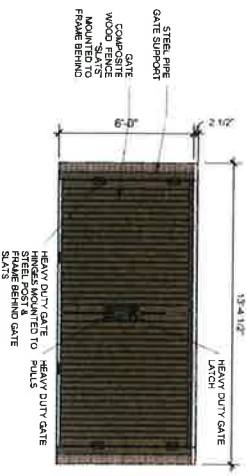
07: DUMPSTER ENCLOSURE-SIDE
SCALE: 3/16" = 1'-0"



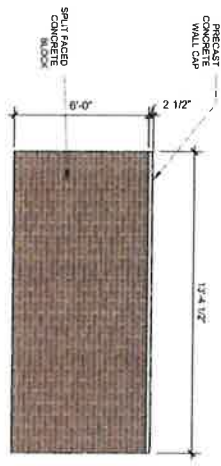
08: DUMPSTER ENCLOSURE-3D
SCALE: 3/16" = 1'-0"



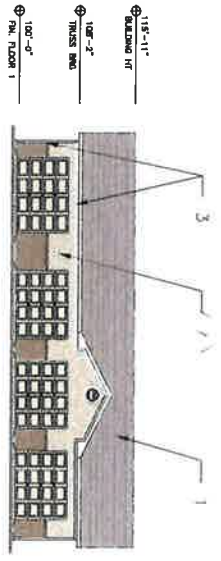
04: END ELEVATION
SCALE: 1/16" = 1'-0"



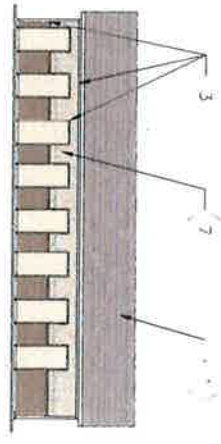
05: DUMPSTER ENCLOSURE-FRONT
SCALE: 3/16" = 1'-0"



06: DUMPSTER ENCLOSURE-REAR
SCALE: 3/16" = 1'-0"

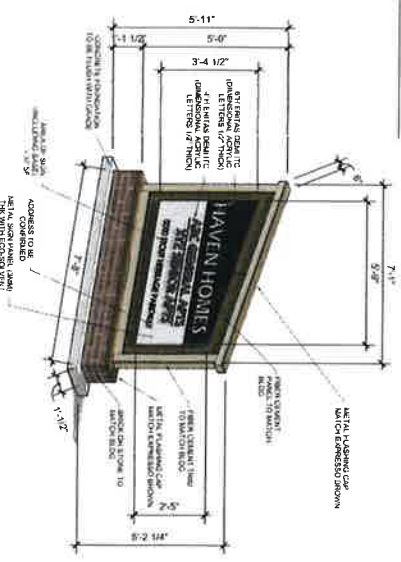


01: FRONT ELEVATION
SCALE: 1/16" = 1'-0"



02: REAR ELEVATION
SCALE: 1/16" = 1'-0"

| EXTERIOR ELEVATION KEY NOTES | |
|---|--|
| 1. | ASPHALT DIMENSIONAL SHINGLES |
| 2. | JOINTS OF FIBER CEMENT PANEL |
| 3. | FIBER CEMENT TRIM |
| 4. | BRICK VENEER |
| 5. | VINT. WINDOWS - SEE WINDOW SCHEDULE |
| 6. | SPRINKLER CLIENT PANELS, WITH METAL BRKA |
| 7. | FIBER CEMENT HORIZONTAL LAP |
| 8. | STONE VENEER |
| GENERAL NOTE: PROVIDE 1X4 FIBER CEMENT TRIM BOARDS AT ALL CORNERS WHERE SIDING OCCURS. PROVIDE METAL BRKA TRIM PIECES AT ALL OUTSIDE CORNERS OF FIBER CEMENT PANELS | |



03: MONUMENT SIGN DETAILS
SCALE: 1/4" = 1'-0"

A221

SHEET NO.

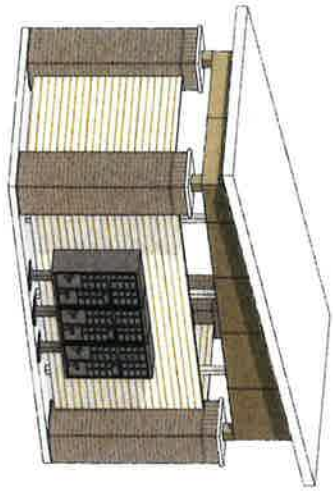
GARAGE ELEVATIONS

PROJECT SUBTYPE

HAVEN HOMES
STOUT HERITAGE PARKWAY
PLAINFIELD, INDIANA

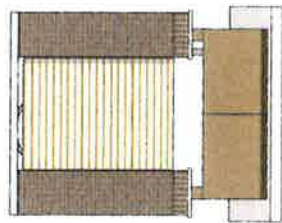
08.30.19 | Revised PUD SUBMITTAL





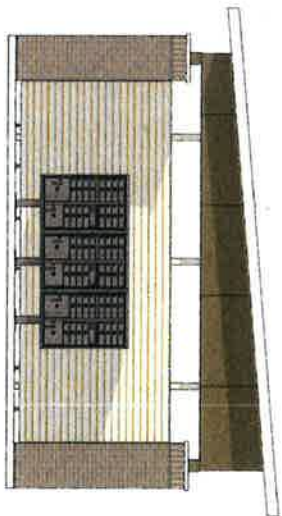
05: FRONT PERSPECTIVE

SCALE: 1/4" = 1'-0"



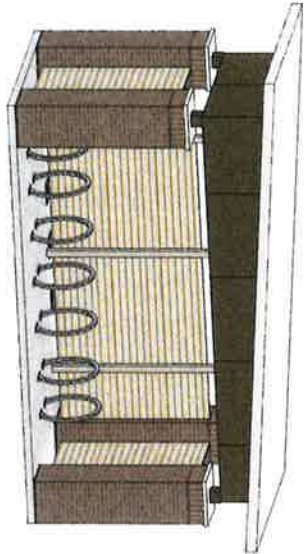
03: RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



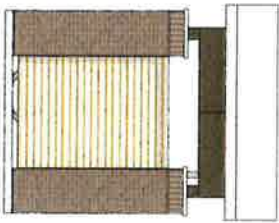
01: FRONT ELEVATION

SCALE: 3/16" = 1'-0"



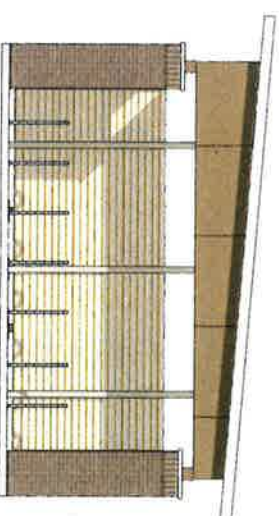
06: REAR SPECTIVE

SCALE: 1/4" = 1'-0"



04: LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"



02: REAR ELEVATION

SCALE: 3/16" = 1'-0"

A222

MAIL KIOSK & BIKE
STORAGE ELEVATIONS

HAVEN HOMES

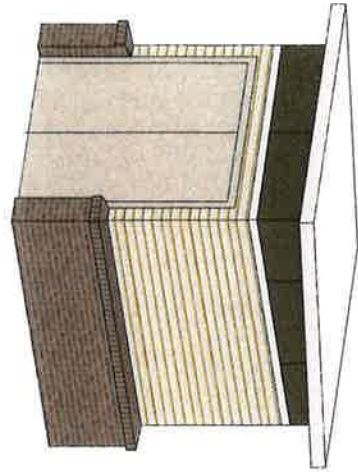
STOUT HERITAGE PARKWAY
PLAINFIELD, INDIANA



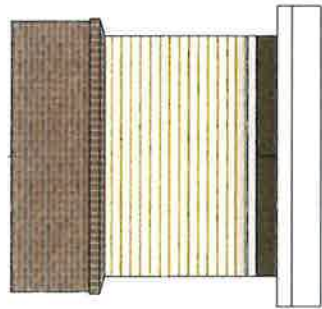
SHEET NO.

PROJECT SUBTYPE

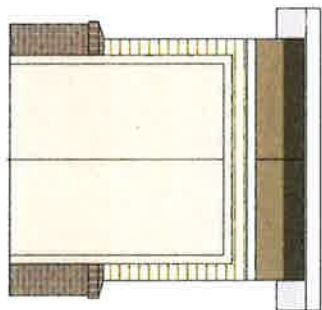
08.30.19 | Revised PUD SUBMITTAL



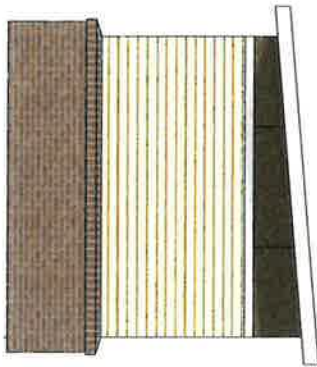
05: FRONT PERSPECTIVE
SCALE: 1/4" = 1'-0"



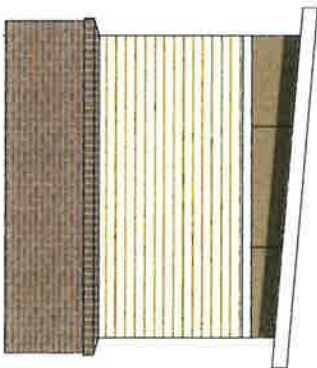
03: REAR ELEVATION
SCALE: 1/8" = 1'-0"



01: FRONT ELEVATION
SCALE: 1/8" = 1'-0"



04: LEFT ELEVATION
SCALE: 1/8" = 1'-0"



02: RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

A223

SHEET NO.

**MAINT SHED
ELEVATIONS**

PROJECT SUBTYPE

HAVEN HOMES

STOUT HERITAGE PARKWAY
PLAINFIELD, INDIANA

08.30.19 | Revised PUD SUBMITTAL



Exhibit 5

Lighting Cut Sheet

AA Area Light

Outdoor

The stylish minimal silhouette of the Airia complements a diverse range of environments while providing ample area lighting. Environments featuring the Airia include public parks, streets, and college campuses.

TYPE SL1 & SL2 - Area Lights



| Luminaire | Airia Area Light | Type |
|-----------|------------------|------|
| Project | | |
| Product | | |
| Notes | | |

Features

- IP66 Silicon Gasket
- 5mm Ultra Thin Glass Lens
- Flexible Universal Mounting



Order Format

Sample: AA-35-40

| Series | Wattage | CCT | Voltage | Dimming | Lens | Finish Color |
|-------------------------|--|----------|----------------|---------------------------------------|-------------|--------------|
| AA =Airia Area Light | 35=35W 75=75W 100=100W 150=150W 200=200W 240=240W 300=300W | 40=4000K | Blank=100-277V | Blank=1-10V Dimming ND=Non-Dimming | Blank=Clear | Blank=Bronze |

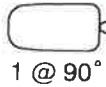
Application

Retrofit mounting for this fixture is made extremely flexible and simple with a mount that fits after any previous shoebox. No additional holes are needed. Round pole adapter makes this possible even with round poles.

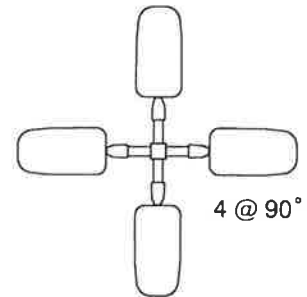
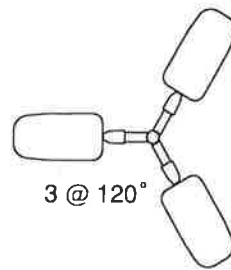
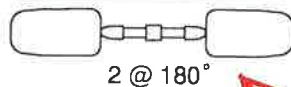
Construction

The Airia is precision manufactured from Die-cast aluminum. Modular quantities of LEDs can be adjusted on site to fit specific light distributions.

TYPE SL1



TYPE SL2



Electrical

35W to 300W models are available for the Airia Architectural Light. The calculated L70 lifespan of this fixture is greater than 100,000 hours with a standard input of 100-277VAC and 347-480VAC.

Optics

Available in type II, III, IV, and V distribution. Color accuracy is rated at 70+ CRI, in a color temperature of 4000K.

Certifications

- DLC Premium
- UL listed
- CE
- Title 24
- IP66 rated

| | |
|---------------------|-------------------|
| Input Voltage (VAC) | 120/277, 347/480 |
| CRI | 70+ |
| CCT(K) | 4000, 5000* |
| PF | >.95 |
| THD | <20% |
| L70 (Hours) | >100,000 |
| Color | Bronze |
| Housing | Die-Cast Aluminum |
| Optic Type | II, III, IV, V |
| Lens | Clear |
| Temperature Range | -40°C to 40°C |
| Warranty | 10 Years |



AA Area Light
Outdoor

TYPE SL1 &
SL2- Area
Lights

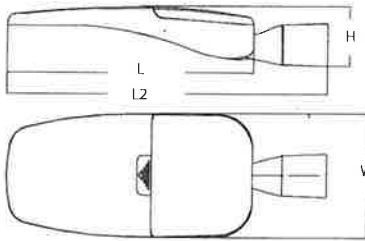


Lumen Data

| Wattage (W) | T2 Optic | | T3 Optic | | T4 Optic | | T5 Optic | |
|--------------|-----------------|-------------|-----------------|--------------|-----------------|-------------|-----------------|-------------|
| | Efficacy (lm/W) | Lumens (Lm) | Efficacy (lm/W) | Lumens (Lm) | Efficacy (lm/W) | Lumens (Lm) | Efficacy (lm/W) | Lumens (Lm) |
| 35W | 115 | 4025 | 115 | 4025 | 115 | 4025 | 115 | 4025 |
| 75W | 118 | 8850 | 118 | 8850 | 118 | 8850 | 118 | 8850 |
| 100W* | 120 | 12000 | 120 | 12000 | 120 | 12000 | 120 | 12000 |
| 150W | 120 | 18000 | 120 | 18000 | 120 | 18000 | 120 | 18000 |
| 200W* | 120 | 24000 | 120 | 24000 | 120 | 24000 | 120 | 24000 |
| 240W | 120 | 28800 | 120 | 28800 | 120 | 28800 | 120 | 28800 |
| 300W | 120 | 36000 | 120 | 36000 | 120 | 36000 | 120 | 36000 |

Dimensions

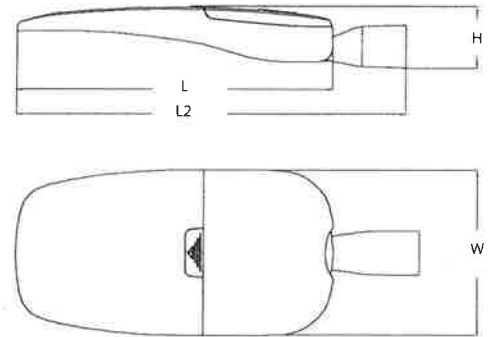
35W
75W



| Part No. | Length (L) | Length 2 (L2) | Width(W) | Height(H) |
|----------|------------|---------------|----------|-----------|
| AA-35-40 | 18 | 23.6 | 9 | 4.3 |
| AA-75-40 | 18 | 23.6 | 9 | 4.3 |

Recorded in inches

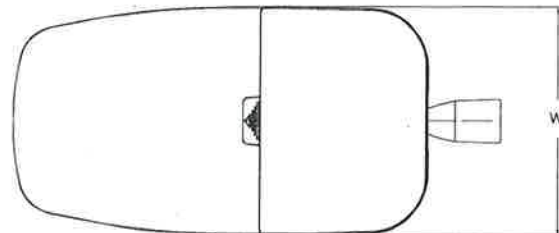
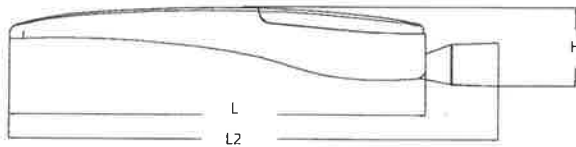
100W
150W



| Part No. | Length (L) | Length 2(L2) | Width(W) | Height(H) |
|-----------|------------|--------------|----------|-----------|
| AA-100-40 | 23.6 | 29.1 | 12 | 4.5 |
| AA-150-40 | 23.6 | 29.1 | 12 | 4.5 |

Recorded in inches

200W
240W
300W



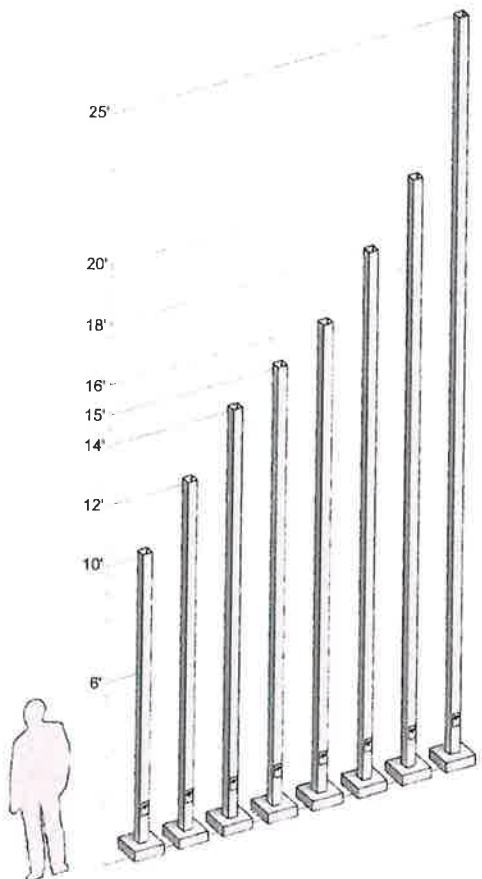
| Part No. | Length (L) | Length 2 (L2) | Width(W) | Height(H) |
|-----------|------------|---------------|----------|-----------|
| AA-200-40 | 30.6 | 36 | 16.5 | 5.7 |
| AA-240-40 | 30.6 | 36 | 16.5 | 5.7 |
| AA-300-40 | 30.6 | 36 | 16.5 | 5.7 |

Recorded in Inches

TYPE SL1 & SL2
- Area Lights



PL SSS 4" - Square Straight Steel Series - 11 Ga. (.120 Standard Wall)



Steel Pole Specifications

SHAFT: Commercial-quality, hot-rolled, carbon steel tubing with a minimum yield strength of 48,000 PSI, conforms to ASTM A500 grade A.

ANCHOR BASE: Fabricated from hot-rolled carbon steel plate conforming to ASTM A36 meets or exceeds minimum yield strength of 36,000 PSI. All welds shall conform to AWS D1.1. Base plate and shaft is circumferentially welded top and bottom.

ANCHOR BOLTS: Fabricated from hot-rolled carbon steel bar with minimum yield strength of 55,000 PSI. Bolt are fully galvanized and conform to ASTM-F1554 A55. Each bolt is furnished with two hex nuts and two flat washers.

BASE BOLT COVER: Two-piece standard full base cover is fabricated from heavy gauge quality carbon steel and pretreated with corrosion inhibitors. Provided with S304 stainless steel hardware. Spun and cast aluminum covers are available.

GROUNDING: Provision; 3/8-16 Threaded stud welded to inner shaft wall opposite hand hole. Flat washer and hex nut provided.

HAND HOLE: Reinforced 3" x 5" hand hole is located 18" above base. Cover and attachment hardware provided.

HARDWARE: S304 stainless steel

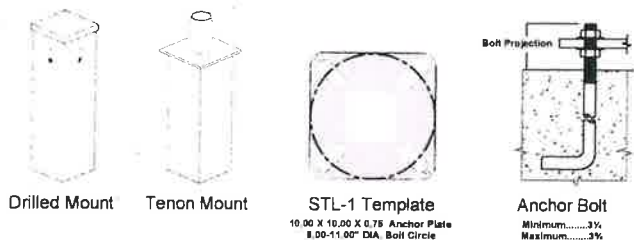
TOP CAP: Removable top cap provided with drill-mount poles

FINISH: TGIC thermoset polyester powder coat finish is electrostatically applied at a 3.0 mil nominal thickness. A five stage metal pretreatment process and sealer provide maximum corrosion resistance. The powder top coat is baked in excess of 400 degrees for supreme endurance.

Maximum EPA - SQ. FT.

| CATALOG NUMBER | MAX FIXT. WT. | 100 MPH | 90 MPH | 80 MPH | 70 MPH |
|----------------|---------------|---------|--------|--------|--------|
| 104-11 | 400 | 16.9 | 20.7 | 26.3 | 33.6 |
| 124-11 | 400 | 12.4 | 16.3 | 20.6 | 26.0 |
| 144-11 | 400 | 10.1 | 13.0 | 16.3 | 20.4 |
| 154-11 | 400 | 9.1 | 11.6 | 14.6 | 18.1 |
| 164-11 | 400 | 8.1 | 10.3 | 13.0 | 16.1 |
| 184-11 | 400 | 6.4 | 8.4 | 10.3 | 14.0 |
| 204-11 | 400 | 5.0 | 6.4 | 8.1 | 11.8 |
| 254-11 | 350 | 1.8 | 3.4 | 5.7 | 9.0 |

Calculations based on sustained wind forces plus additional 1.3 mph gust.



Ordering Information

| Pole Schedule | | | | | | | Mounting | Finish |
|--|-------------|------------|------------|-------------|-----------------|--|---|--------|
| Catalog Number | Pole Height | Shaft Size | Wall Gauge | Bolt Circle | Anchorage | | | |
| <input type="checkbox"/> SSS 104-11 | 10' | 4" | 11 | 9" | 3/4" x 18" x 3" | <input type="checkbox"/> 1..... | <input checked="" type="checkbox"/> Dark Bronze | |
| <input type="checkbox"/> SSS 124-11 | 12' | 4" | 11 | 9" | 3/4" x 18" x 3" | <input type="checkbox"/> 2-90..... | <input type="checkbox"/> Black | |
| <input type="checkbox"/> SSS 144-11 | 14' | 4" | 11 | 9" | 3/4" x 18" x 3" | <input checked="" type="checkbox"/> 2-180..... | <input type="checkbox"/> White | |
| <input type="checkbox"/> SSS 164-11 | 15' | 4" | 11 | 9" | 3/4" x 18" x 3" | <input type="checkbox"/> 3-90..... | <input type="checkbox"/> Grey | |
| <input type="checkbox"/> SSS 164-11 | 16' | 4" | 11 | 9" | 3/4" x 18" x 3" | <input type="checkbox"/> 4-90..... | <input type="checkbox"/> Green | |
| <input type="checkbox"/> SSS 184-11 | 18' | 4" | 11 | 9" | 3/4" x 18" x 3" | Tenon | | |
| <input type="checkbox"/> SSS 204-11 | 20' | 4" | 11 | 10" | 3/4" x 24" x 3" | <input type="checkbox"/> PT23 (2% O.D. x 4") | | |
| <input checked="" type="checkbox"/> SSS 254-11 | 25' | 4" | 11 | 11" | 3/4" x 24" x 3" | <input type="checkbox"/> PT27 (2% O.D. x 4") | | |

WPGP Guard Pack WallPack

Outdoor

Our new Guard Pack(GP) WallPack is a full cut-off series wallpack designed for an easy, universal installation best suited for outdoor illumination. With effective thermal management, corrosion-resistant, and die cast aluminum enclosure, the GP WallPack offers a glare free and uniform lighting, all while providing a comfortable visual experience.



TYPE WP1 -
Building Wall
Packs

| Luminaire | Type |
|-----------|------|
| Project | |
| Product | |
| Notes | |

Features

- Can be used to replace HID's up to 400W
- Alkali and salt erosion resistant
- Maintenance Free & Environmentally Friendly



Order Format

Sample: **WPGP-40-40-T3S-BL**

| Series | Wattage | CCT | Voltage | Dimming | Distribution | Finish Color | Options |
|------------------------------|---|----------------------|----------------------------------|---|--------------|---|---------------------------|
| WPGP =Guard Pack Wallpack | 78=78W 40=40W 60=60W 80=80W | 40=4000K 50=5000K | Blank=100-277VAC V=347-480VAC | Blank= 1-10V Dimming NB= Non-Dimming | T3S=T3S | Blank=Bronze BL=Black WH=White GR=Gray | PH=Photocell SE=Sensor |

Application

Directly mount on to any vertical surface over a standard 4" outlet box or for surface wiring.



Construction

Constructed in a heavy-duty die cast aluminum with clear glass for brilliant light distribution. The housing is coated in an environmentally friendly polyester powder formulated for a durable and long-lasting color in a bronze finish. No toxic heavy metals, VOC, or mercury were used in the design of this product.

Electrical

Luminaire is compatible with sensors, photocells and EM units. The fixture is available with 347-480V driver options. All luminaires have been tested by an independent laboratory in accordance with IESNA LM79 and LM80. Product certifications include: UL, DLC(Pending), Title 24, RoHS, Lighting Facts, and Safety Listing.

Optics

The Guard Pack is available with Type III optics. Color accuracy is rated at 70+ CRI, in a color temperature of 4000K and 5000K.

Certifications

- DLC
- UL Listed
- RoHS
- Title 24

| | |
|----------------------------|-----------------------------------|
| Input Voltage (VAC) | 100-277 / 347-480 |
| CRI | 70+ |
| CCT(K) | 4,000, 5,000 |
| PF | >.9 |
| THD | <15% |
| L70 (Hours) | 81,000 |
| Color | Bronze, Black White, Gray, Custom |
| Housing | Die Cast Aluminum |
| Optic Types | Clear, T3 |
| Temperature Range | -20°C to 40°C |
| Warranty | 5 Years |



WPGP

Guard Pack WallPack

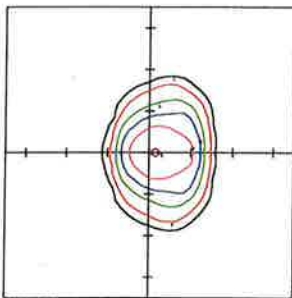
Outdoor

TYPE WP1-
Building Wall
Packs

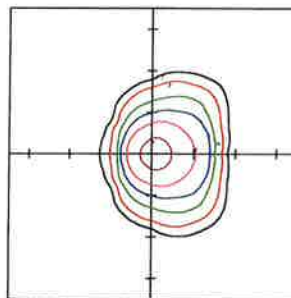
Lumen Data

| Catalog Number | Wattage (W) | BUG Rating | 4K | | | 5K | | |
|----------------|-------------|------------|----------------|-----------------|-------------|----------------|-----------------|-------------|
| | | | System Wattage | Efficacy (Lm/W) | Lumens (Lm) | System Wattage | Efficacy (Lm/W) | Lumens (Lm) |
| WPGP-28-XX-T3S | 28 | B1-U1-G1 | 28.1 | 138 | 3,602 | 27.62 | 131 | 3,619 |
| WPGP-40-XX-T3S | 40 | B2-U2-G1 | 36.4 | 140 | 5,119 | 37.16 | 140 | 5,231 |
| WPGP-60-XX-T3S | 60 | B2-U2-G1 | 55.3 | 136 | 7,552 | 55.35 | 137 | 7,623 |
| WPGP-80-XX-T3S | 80 | B3-U2-G1 | 75.1 | 135 | 10,187 | 75.12 | 136 | 10,283 |

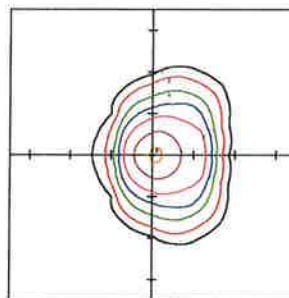
Photometric



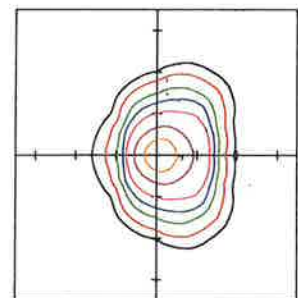
WGP-28-50-T3S @16'



WGP-40-50-T3S @16'



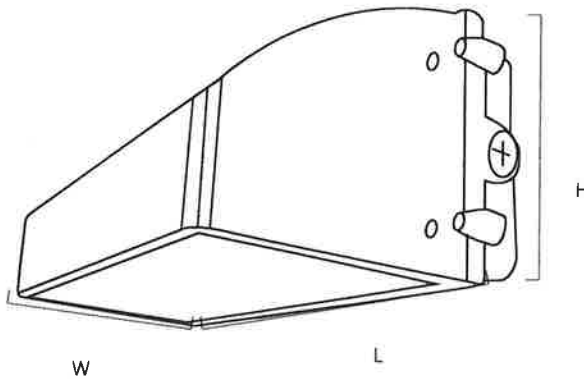
WGP-60-50-T3S @16'



WGP-80-50-T3S @16'

Dimensions

28W
40W
60W
80W



| Part No. | Length (L) | Height(H) | Width (W) |
|----------|------------|-----------|-----------|
| WPGP-28 | 12.61 | 6.86 | 5.10 |
| WPGP-40 | 12.61 | 6.86 | 5.10 |
| WPGP-60 | 12.61 | 6.86 | 5.10 |
| WPGP-80 | 12.61 | 6.86 | 5.10 |

Recorded in inches



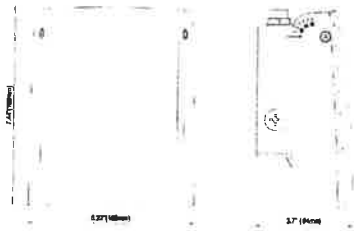
PROJECT NAME: _____ CATALOG NUMBER: _____

NOTES: _____ FIXTURE SCHEDULE: _____

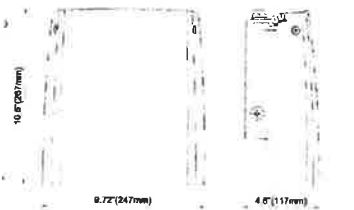
**TYPE WP2 -
Garage Wall
Packs**



DIMENSIONS (SIZE 1): 15W, 20W & 29W:



DIMENSIONS (SIZE 2): 50W & 70W:



PRODUCT DESCRIPTION:

WallMax™ Thin Cut Off Wall Packs offer a full Cutoff wall fixture while minimizing glare heads that aim light precisely while minimizing glare and backlight. These durable, energy-saving fixtures are perfect for lighting outdoor walkways, landscapes, parking areas and perimeters. Efficacy for the series reaches up to 131 lm/W, translating to 75 percent energy savings over HID luminaires. The fixtures include a variable voltage photocell that provides further energy savings.

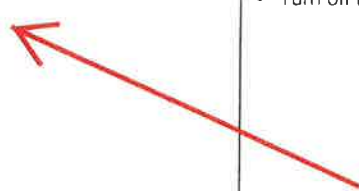
FEATURES:

- Full Cutoff optics
- >80 CRI min
- Universal 120-277V power supply
- Power Factor > 0.9; THD < 20%
- 100,000-hour L70 lifetime, TM-21 standards @ 25°C
- Three 1/2 NPD knockouts available for mounting convenience
- Adjustability- up to 90 degree- is optional

CONTROLS:

120-277VAC Photocell:

- Power the fixture when light levels reach 20 lux or below
- Turn off the fixture at 30 lux or higher



| MODEL SELECTION | | Typical order example: WP-ADS20U-50B | | | | | | | |
|------------------------------|--------------|--------------------------------------|-------------|---|-----------|---|-----------|---|--|
| WP-AD | | | U | - | B | - | | | |
| FAMILY | HOUSING SIZE | WATTAGE | VOLTAGE | - | CCT | - | FINISH | - | CONTROLS |
| WP-AD= WallMax™ Thin Cut Off | S= Small | 15= 15W; 100W MH replacement | U= 120-277V | - | 40= 4000K | - | B= Bronze | - | (OMIT= None PC= 120-277V Photocell |
| | | 20= 20W; 150W MH replacement | | | 50= 5000K | | | | |
| | | 29= 29W; 175W MH replacement | | | | | | | |
| | L= Large | 50= 50W; 250W MH replacement | | | | | | | |
| | | 70= 70W; 250W MH replacement | | | | | | | |





TYPE WP2 -
Garage Wall
Packs

SPECIFICATIONS:

| SPECIFICATIONS: | | WP-ADS15 | WP-ADS20 | WP-ADS29 | WP-ADL50 | WP-ADL70 |
|---------------------|-------------------------|----------|-----------|------------------------------------|-----------|-----------|
| ITEM | SPECIFICATION | DETAILS | | | | |
| GENERAL PERFORMANCE | Input Power (W) | 15 | 20 | 29 | 50 | 70 |
| | Lumens Delivered (lm) | 1,700 | 2,110 | 3,000 | 5,800 | 8,000 |
| | Efficacy (lm/W) | | up to 105 | | up to 131 | up to 116 |
| | CRI | | | >80 | | |
| | Lumen Maintenance (L70) | | | ≥100,000 | | |
| | Color Temperature | | | 4000K | 5000K | |
| | Spacing Criteria | | | Available Upon Request | | |
| ELECTRICAL | Power Factor | | | > 90 | | |
| | Input Voltage | | | 120-277V | | |
| | Housing | | | Die-cast aluminum + Prismatic lens | | |
| CERTIFICATION | Material Usage | | | RoHS compliant; no mercury | | |
| | Environment | | | Outdoor, Wet location | | |
| | Qualifications | | | FCC, ETL, DLC Standard | | |
| | Warranty | | | 5 Years | | |
| | Operating Temperature | | | -22°F to 131°F (-30°C to 55°C) | | |





TYPE WP3 -
Over Building
Exterior
Doorway



INS62-1149

1 Light LED Large Up or Down Sconce Fixture -
Bronze Finish; 10 watt; 120/277 volts

| | |
|---|---|
| Fixture Type Outdoor Wall Light | Collection No |
| Style Utility | Finish Bronze |
| Width 5" | Height 11.75" |
| Extension 3.88" | Number of Modules 1-Module |
| Light Source LED | Lumen Output 900 Lumens |
| Wattage 10 Watts | Operating Frequency 50/60Hz |
| Lamp Type LED | Bulb Base Direct Wired |
| Bulb Included Yes | Replaceable Light Source No |
| Safety Rated cETLus - Wet | CA Prop-65 Warning |
| CEC California T24 Compliant | Energy Saver Yes |
| Energy Star Yes | Operating Temperature -30C (-22F) to a maximum of +50C (+122F) |
| Warranty 5-Year Warranty | Average Rated Hours 50000 |
| Voltage 120/277 Volts | Lamp Code 1 LT LED LG UP OR DOWN SCONCE |
| RoHS Compliant Yes | CRI 90 |
| Kelvin Temp 3000K | Dimmable/Non-Dimmable Non-Dimmable |
| Supplied Bulb LED Module | |

jim.rago@insolutionproducts.com
317-372-4947



PROJECT NAME: _____

NOTES: _____

TYPE FL1- Ground Mount Sign

LED SMALL FLOOD FLS SERIES, GENERATION 2



PRODUCT DESCRIPTION:

The LED Small Floods are efficient, energy-saving replacements for metal halide and quartz halogen fixtures. Each luminaire features an integral listed driver, potted within a separate compartment to ensure cool operation and longer lifetime. The 15-, 20-, 40-, and 50-watt luminaires can mount at a broad range of angles with a yoke style arm and a 1/2" NPT threaded nipple.

FEATURES:

- Replaces 100 watt quartz halogen through 250 watt metal halide lamps
- Greater than 250,000 hours L70 lifetime. TM-21 calculated method @ 40°C
- Sealed fixture is dirt and bug free

CONTROLS:

120-277VAC Photocontrol: Voltage-specific photocontrols power the fixture when light levels reach 20 lux or below, and turn it off at 30 lux or higher. Option is available only with 40W and 50W models. Cap included if PC functionality is not required.

MOUNTING:

All models come standard with a yoke and a 1/2" NPT strain relief fitting for easy installation



1/2" threaded nipple allows for easy installation to weather proof boxes or landscape mounting posts.

MODEL SELECTION (Full list of order codes on pg. 2)

Typical order example: FLS20U40B

| FLS | | U | | B | | | /G2 | | |
|------------------|--|-------------|-----------|----------------|--------------|--------------|------------|-----------|-------------------------|
| FAMILY | NOMINAL POWER, EQUIVALENCY | VOLTAGE | CCT | FINISH | DISTRIBUTION | CONTROLS | GENERATION | | |
| FLS= Small Flood | 15= 15W, 150W Quartz/35W Metal Halide equivalent | U= 120-277V | 40= 4000K | B= Bronze, std | (OMIT)= Wide | (OMIT)= None | /G2= Gen 2 | | |
| | 20= 20W, 250W Quartz/50W Metal Halide equivalent | | 50= 5000K | | | | | N= Narrow | *P1= 120-277V Photocell |
| | 40= 40W, 300W+ Quartz/150W Metal Halide equivalent | | | | | | | | |
| | 50= 50W, 500W Quartz/175W Metal Halide equivalent | | | | | | | | |

Contact Maxlite for additional finishes

*120-277V button photocell standard and available only on 40W and 50W models. Removable cap included



LED SMALL FLOOD FLS SERIES, GENERATION 2

TYPE FL1- Ground
Mount Sign

SPECIFICATIONS:

| ITEM | SPECIFICATION | 15W | 20W | 40W | 50W | 15W | 20W | 40W | 50W |
|----------------------|-------------------------------|--|------|------|------|--------|--------|--------|--------|
| | | WIDE | WIDE | WIDE | WIDE | NARROW | NARROW | NARROW | NARROW |
| | Input Power (W) | 15 | 20 | 40 | 50 | 15 | 20 | 40 | 50 |
| | Lumens Delivered, 4000K (lm) | 1475 | 2180 | 4460 | 5750 | 1555 | 2315 | 4715 | 5880 |
| | Efficacy (lm/W) | Up to 124 lm/W | | | | | | | |
| | Lumen Maintenance (L70 hours) | >250,000 hours @ 40°C* | | | | | | | |
| | Color Rendering Index (CRI) | ≥70 | | | | | | | |
| | CCT | 4000K, 5000K | | | | | | | |
| | Color Consistency | Proprietary binning for uniform color | | | | | | | |
| | THD | <15% | | | | | | | |
| ELECTRICAL | Power Factor | 0.90 | | | | | | | |
| | Input Voltage (V) | 100-277V, 50/60Hz | | | | | | | |
| PHYSICAL | Housing | Die-cast aluminum | | | | | | | |
| | Lens | Tempered Glass | | | | | | | |
| | Mounting | Yoke with ½" threaded fitting | | | | | | | |
| | Operating Temperature | -22F to 104F (-30C to 40C) | | | | | | | |
| QUALIFICATION | Qualification | cULus, DLC Premium | | | | | | | |
| | Environment | Outdoor, wet locations, IP65 rating, FCC | | | | | | | |
| | Warranty | 5 Year | | | | | | | |

*Narrow beam options are special order.

*Lumen Maintenance Based on Calculated Method

ORDERING:

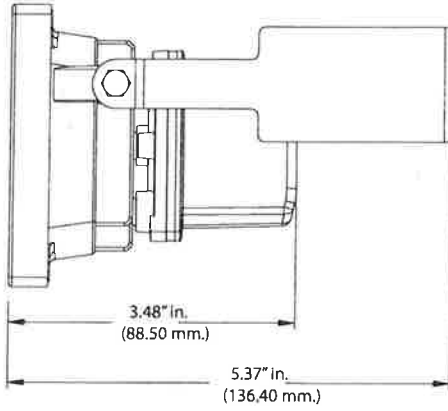
| ORDER CODE | MODEL | DISTRIBUTION | NOMINAL POWER (WATTS) | FINISH | CCT |
|------------|-----------------|--------------|-----------------------|--------|-------|
| 100566 | FLS15U40B/G2 | WIDE | 15W | BRONZE | 4000K |
| 101182 | FLS15U40BN/G2 | NARROW | 15W | BRONZE | |
| 100567 | FLS20U40B/G2 | WIDE | 20W | BRONZE | |
| 101186 | FLS20U40BN/G2 | NARROW | 20W | BRONZE | |
| 100568 | FLS40U40B/G2 | WIDE | 40W | BRONZE | |
| 100776 | FLS40U40BP1/G2 | WIDE | 40W | BRONZE | |
| 101191 | FLS40U40BNP1/G2 | NARROW | 40W | BRONZE | |
| 100569 | FLS50U40B/G2 | WIDE | 50W | BRONZE | |
| 100777 | FLS50U40BP1/G2 | WIDE | 50W | BRONZE | |
| 101198 | FLS50U40BNP1/G2 | NARROW | 50W | BRONZE | |
| 14098953 | FLS15U50B/G2 | WIDE | 15W | BRONZE | 5000K |
| 101205 | FLS15U50BN/G2 | NARROW | 15W | BRONZE | |
| 14098954 | FLS20U50B/G2 | WIDE | 20W | BRONZE | |
| 101206 | FLS20U50BN/G2 | NARROW | 20W | BRONZE | |
| 14098955 | FLS40U50B/G2 | WIDE | 40W | BRONZE | |
| 14098959 | FLS40U50BP1/G2 | WIDE | 40W | BRONZE | |
| 101207 | FLS40U50BNP1/G2 | NARROW | 40W | BRONZE | |
| 14098960 | FLS50U50BP1/G2 | WIDE | 50W | BRONZE | |
| 101208 | FLS50U50BNP1/G2 | NARROW | 50W | BRONZE | |



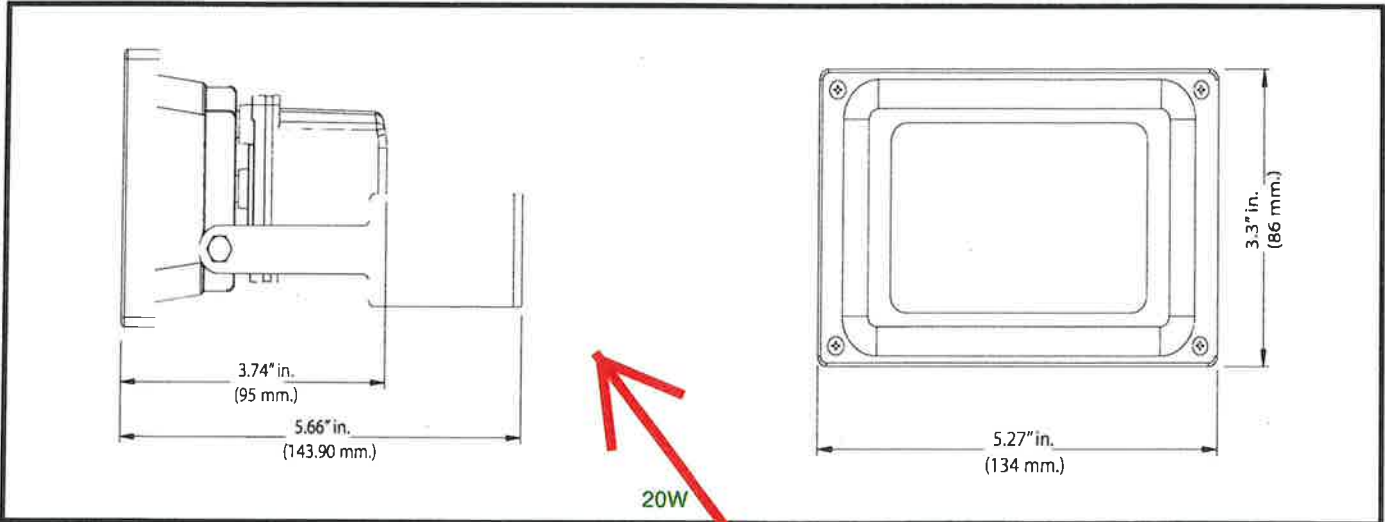
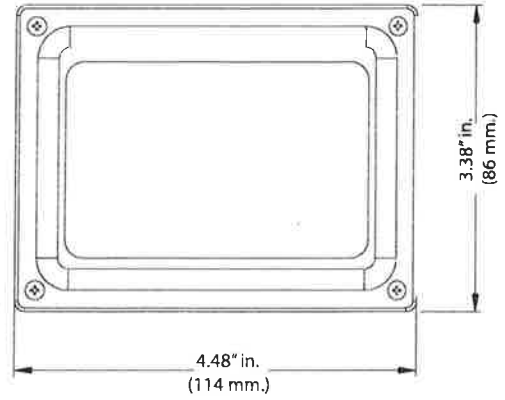
LED SMALL FLOOD
FLS SERIES, GENERATION 2

TYPE FL1- Ground
Mount Sign

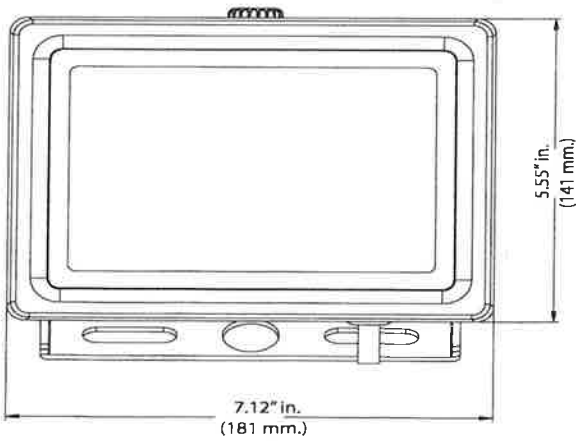
DIMENSIONS:



15W



20W



40W

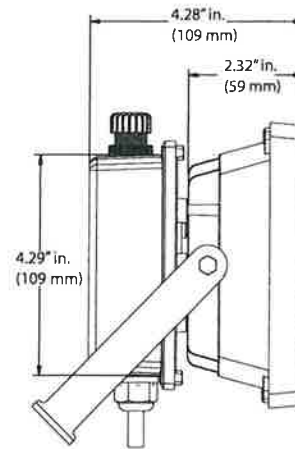
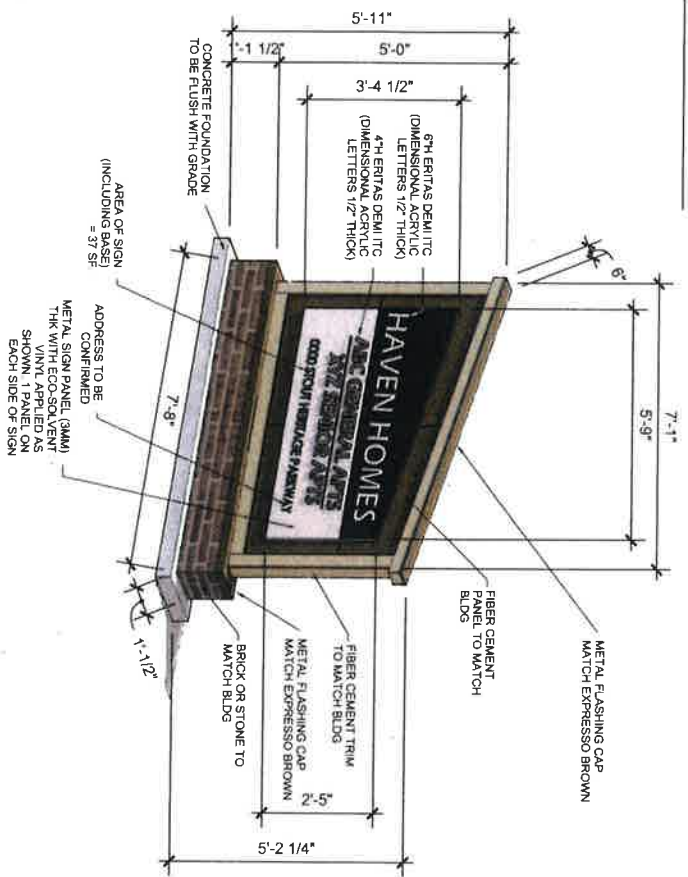


Exhibit 6
Signage Cut Sheet



03: MONUMENT SIGN DETAILS

SCALE: 1/4" = 1'-0"