



## **Project Narrative**

### **Haven Homes**

Plainfield, Indiana

September 2019

Located in the heart of the primary growth area in Plainfield, Haven Homes is a proposed two-phase 117-unit apartment community with 52 general occupancy apartments and 65 apartments restricted to seniors. Based on the comprehensive plan adopted in 2016 and the 2019 housing study, Plainfield is focused on multi-family housing of varying price points and styles. As the population grows and ages in Plainfield, the need for age targeted communities that are both walkable and convenient to shopping and healthcare is becoming a growing preference. Haven Homes not only targets those residents desiring to age in place but also those seeking workforce housing. RealAmerica is excited to be partnering with Sheltering Wings and Cummins Behavioral Health Systems at the onset to provide integrated supportive permanent housing to survivors of domestic abuse in 25% of the general occupancy apartments. The general occupancy apartments will be “workforce” housing with a focus on those working in the area. According to a recent housing study conducted by Greenstreet, everyday Plainfield attracts over 25,000 commuters to the area and many of these commuters represent a potential market for housing. Findings in this study also indicate that the majority of wages do not support homeownership and require more variety in the multi-family product at varying price points. We are just a short distance from Perry Crossing Shops and other retail establishments in addition to healthcare, trails, and thousands of jobs in both the retail sector and the warehousing/distribution industry. Haven Homes has direct access to the Central Indiana Regional Transportation Authority bus route for easy access to reliable and affordable transportation, in addition to the Clarks Creek Trail, which extends 4.2 miles and intersects with the Perimeter Trail.

### **Rationale for a PUD**

This remnant site has sat vacant since the early 2000's when the sites flanking on either side were developed. Within the last few years sites to the north and northwest have been developed with multi-family product and therefore a multi-family designation on this site blends nicely with the surrounding properties. This property is zoned within the Plainfield Marketplace PUD and, at just over 8 acres, is considerably smaller than our neighbors in any direction.

We are pursuing an amendment to the current PUD rather than seeking straight R-6 zoning under the advisement of the Planning Staff. Due to the time constraints of the tax credit process an amendment

provides more clear direction in a timelier fashion for this parcel. The location of the property promotes a walkable community encompassing neighboring businesses, shops, restaurants, and vast employment centers where residents can live, work, and play.

Without amending the PUD to accommodate this multi-family use the site would have limited uses due to size constraints and could remain vacant for many more years.

### **Development Summary**

The comprehensive development plan for Haven Homes will be divided into two separate and distinct areas. The general occupancy area is located at the front of the site (north) along Stout Heritage Parkway. It's purposefully designed with families in mind and includes one 3-story apartment building for general occupancy with 36 total apartments broken down as 12 one-bedroom, 12 two-bedroom, and 12 three-bedroom homes and one 2-story apartment building with a total of 16 units. The configuration of the building is as follows: 4 three-bedroom, 8 two-bedroom, and 4 one-bedroom homes. In the general occupancy area, six of the 52 units will be Type "A" accessible units. The back portion of the site (south) has been thoughtfully designed for our senior residents. We will showcase a 3-story apartment building with 38 one-bedroom and 27 two-bedroom homes for a total of 65 apartments. Exterior materials will consist of a combination of masonry and fiber cement siding with an architectural design intended to fit in the surrounding neighborhood. A variety of masonry products will be utilized to give each area its own distinct look and feel.

Our common areas will be functional, beautiful, and accessibly inviting to all residents and their guests. A large community resource center, dog park, kids play room (Haven's Hub), outdoor sports court, raised bed gardens and spacious outdoor patio space will all play an important role in creating a sense of community at Haven Homes. And for those times residents prefer a quiet place to relax outdoors and read a book, they can escape right outside their apartment to their own private balcony or patio. Our community resource center will provide a safe space for both large and small groups to gather for classes, support groups, and even enclosed office spaces where case managers or advocates can meet privately with residents. In addition to these tangible amenities, residents will have access to numerous services that help enrich our residents' physical and mental wellbeing. Haven Homes will offer a tele-health room where residents are able to meet virtually with off-site physicians, therapists, or clinicians for an initial assessment or follow-up appointments. Cummins Behavioral Health will provide therapists on-site as needed for mental and behavioral health sessions. Sheltering Wings will also provide a therapist to facilitate domestic violence support groups as needed (anticipated weekly). By offering these crucial health services within their homes, residents can seek more immediate treatment and heal in a comforting and stable environment that does not require finding transportation or time off work.

While we are designing beautiful new buildings that will fit into the context of its surroundings, we won't forget what has made our apartments so popular with our residents over the past 25 years. Our residents tell us what they love about their homes and what they would change during our annual request for feedback. We will continue to create our spacious apartments with luxury vinyl plank flooring, ceiling fans, cable TV hookups in all bedrooms, in unit washer and dryer at no additional cost to the resident and added measures to increase sound-proofing. The kitchens will feature amenities such as a built-in dishwasher, stove, garbage disposal, and self-cleaning oven.

Safety is a key priority within all of our communities and the residents of Haven Homes. The grounds and the parking lot will be well lit. Security cameras positioned around the property provide an extra level of

safety. Additional safety measures include fire extinguishers in each unit, fire suppressors over the stoves, and combo smoke detectors.

### **Site Access and Circulation**

Our primary access will be located off Stout Heritage Parkway as depicted on our site plan. RealAmerica is currently assessing secondary access points that would only be necessary at the time of development for Phase II. Sites like Haven Homes characterized by a large percentage of senior units generate less traffic than developments that are 100% general occupancy and traffic is more spread throughout the day instead of concentrating at rush hour.

### **Site Plan in relation to existing site conditions**

- Protection of unique topographical features on the site, including but not limited to slopes, streams and natural water features.
  - The current site is relatively flat with a mixture of random trees, varying in size and grass. There are not any unique topographic features located on this site.
- Protection and preservation of the existing site conditions, tree line and any other environmentally sensitive features
  - The site is not located in a flood plain and there are no wetlands on site according to the FEMA floodplain map and National Wetlands Inventory Map. The current site is relatively flat with berms located to the South and East of the property.
- The development of common open spaces and recreational areas (passive and active) will be accessible to the residents or users of the PUD by way of sidewalks and or footpaths.
  - There will be numerous outdoor common and recreational areas designed specifically for our residents to use. The common areas, access to dumpsters and handicap parking spaces will all be accessible by way of sidewalks and connect to public walks.
- Minimize the alteration of natural site features through the design and situation of individual Lots, Streets and Buildings.
  - The site is located within a commercial area with very little natural site features. The site plan was created to capitalize on the existing tree line to the east and the access limitations that exist off of Stout Heritage. Green space has been located in areas that will most benefit and encourage synergy between the general occupancy residents and our seniors.
- Utilization of individual Building designs which achieve an enhanced relationship between the development and the land; and,
  - The buildings were designed around existing utilities and easements.
  - By utilizing the existing tree lines and surrounding berms our design will promote a synergy with the surrounding properties with a walkable environment to all the nearby conveniences.
- Diversity and originality in Lot layout;
  - As described earlier, the site plan was created within the constraints of the utilities and easements preserving the tree line to the east while blending the general occupancy area with the senior area.
- A more efficient use of the land including the reduction of land area disturbed for utility lines and motor Vehicle access.
  - Developing the site into apartments will create an infill development whereas the current site is vacant and has limited use.

- By developing this remnant site for multi-family use it not only allows us to maximize infrastructure but also benefits the Town by utilizing other sites in a less dense manner.
- Incorporation of innovation within the design, materials and support services.
  - Haven Homes will be constructed to the Silver National Green Building Standard in our apartments designated for general occupancy and will include dual flush toilets, LED lighting and other energy saving features. Utility savings will be a big benefit for our residents. Our on-site staff will teach our residents to get the most out of the green features.
  - Families will receive support for their specific life skills objectives through programs and services that address their lack of formal education, unhealthy family relationships and mental health. The strategy for this service model is to help our residents to become economically and emotionally independent, and build stable lives. In an effort to create a sense of community local volunteers will assist with educational and support services
- Relationship to surrounding properties  
is an infill development, surrounded by commercial and multi-family properties. The building design and materials were designed to compliment the architecture of the neighboring properties. The landscape architect has utilized the existing tree line and berm to the east and the berm to the south to serve as a buffer from nearby commercial properties.

The Development Team is expected to consist of the following members:

**Owner: Subsidiary of RealAmerica**

**Developer: RealAmerica Development, LLC**

**General Contractor: RealAmerica Construction, LLC**

**Management Agent: RealAmerica Management, LLC**

**Architect: RealAmerica Design, LLC**

All of these entities are certified Women Business Enterprises.

The overall construction of Haven Homes is subject to tax credit funding which will be announced in mid-November 2019. If approved the construction of phase I, which is identified as the area fronting along Stout Heritage Drive, is estimated to begin in the spring of 2020 and shall conclude within a twelve month build cycle. Currently, phase II construction consisting of the Senior apartments is scheduled to commence at the completion of phase I with a build time of twelve months. The developer estimates that 100 construction jobs will be created through the construction of Haven Homes. An estimated five jobs will be created once the community is fully operational. Those positions will include management, maintenance and social work.

Please feel free to contact Jeff Ryan or Jennifer Lewis of RealAmerica, LLC with any questions.

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**Haven Homes**  
**Planned Unit Development**  
**Use and Development Standards Statement**

**Plainfield, Indiana**  
**Revised as of September 19, 2019**

**Developer:**

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**Fishers, IN 46038**

**Engineer:**

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

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<u>Exhibit 1.</u>	Legal Description	<u>Table A</u>	Perimeter Yard Landscaping
<u>Exhibit 2.</u>	Conceptual Site Plan	<u>Table B</u>	Landscaping Levels
<u>Exhibit 3.</u>	Conceptual Landscape Plan	<u>Table C</u>	Plant Unit Values
<u>Exhibit 4.</u>	Preliminary Elevations		
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Note: All of the above Exhibits (1-8) 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 a phased development, in which it intends to develop multifamily housing units on approximately 8.1 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 shown on the Site Plan (“Phase 1”), initially the developer will be collaborating 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) 65 units will be in a building designed for and restricted as “senior” (55+) apartments, which shall be located on Parcel B, as shown on the Site Plan (“Phase 2”). The overall 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. While certain references are made to the overall Haven Homes District, and to both Phase 1 and Phase 2 individually, the specific standards set forth herein shall be deemed to only apply to and regulate Phase 1, it being understood that a separate use and development statement will have to be filed and approved by the Town for Phase 2.

**Section 2. Permitted Uses.**

**Section 2.1 Primary Uses.**

**A. Phase I**

1. Multi-family Dwellings, including workforce housing and integrated supportive housing.

**B. Phase 2**

1. Multi-family Dwellings limited to “senior” housing, i.e., available to individuals 55 years of age and older, in accordance with federal legal requirements.

**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, playground, sports courts, fences, picnic and grilling areas, gazebo, benches, carwash vacuum station, trash enclosures and maintenance outbuildings are allowed.
- B. Within a permitted building: Salon, pet wash, on-site management, tele-health office, physical therapy/occupational therapy space, social services offices, classrooms, meeting space, library, fitness center, pet wash, computer center, media/business center, sundry shop, 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 for Phase 1.

**Section 3.1 Development Standards and Bulk Requirements.**

- A. Maximum number of permitted multi-family dwelling units in Phase 1 (on Parcel A): 52.
- B. Minimum Front Building Setback: 40 feet for Parcel A, measured from the property line abutting Stout Heritage Parkway.
- C. Minimum Side Building Setback: 10 feet, measured from the property line
- D. Minimum Rear Building Setback: 500 feet for Parcel A, measured from the rear property line to the southern-most building (mail kiosk).
- E. Maximum Building Height: Building B1 - 42 feet; Building B2 - 32 feet; Community Building - 20 feet
- F. 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).
- G. Floor Areas for Dwelling Units shall be consistent with the Floor Plans attached as Exhibit 7.
- H. Maximum Number of 3 Bedroom Units in Phase 1: 16.
- I. 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 Parcel A (Phase 1) 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.
  - e. Approved curb cuts, driveways and access roads may be installed in the front perimeter yard, as described in Section 8.
2. Side and Rear Perimeter Yards:
  - a. The west perimeter yard of Parcel A 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 extending to the phasing line, as shown on the Landscaping Plan. No rear (south) perimeter yard shall be required for Parcel A.
  - 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 on Parcel A shall be installed as required in Section H.
  - 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.

- e. Approved driveways and access roads may be installed in a side or rear perimeter yard.

**C. 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.

**D. 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.

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.

**E. 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.

**F. 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 Yard. Any fence or wall used in a Side Yard or side 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 one-hundred foot increment;
- iv. Each berm shall be planted and covered with live vegetation; and,

- v. 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**

<b>Maximum Height of Berm</b>	<b>Plant Unit Value Equivalent</b>
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 15<sup>th</sup> and ends on September 30<sup>th</sup> of each year.

**Section 6. Lighting and Safety 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 6.2 Surveillance Cameras.**

- A. Surveillance Cameras shall be installed throughout Phase 1 of the Haven Homes project, in locations identified on Exhibit 8.

B. Surveillance Cameras shall remain operational at all times and data shall be stored for a minimum of thirty (30) days.

**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 to exceed 8 feet in overall height from grade. The sign panel 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 100 total parking spaces provided for the Haven Homes District in Phase I, 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.

**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)	1	2	3	1	2	3	4	(2)
RR	NA	NA	5-3	5-3	5-3	5-3	5-3	5-3	5-3	5-3	(1)	2	3	4	2	3	4	5	(2)
R-1	NA	NA	5-3	5-3	5-3	5-3	5-3	5-3	5-3	5-3	(1)	2	3	4	2	3	4	5	(2)
R-2	NA	NA	5-3	5-3	5-3	5-3	5-3	5-3	5-3	5-3	(1)	2	3	4	2	3	4	5	(2)
R-3	NA	NA	5-3	5-3	5-3	5-3	5-3	5-3	5-3	5-3	(1)	2	3	4	2	3	4	5	(2)
R-4	NA	NA	5-3	5-3	5-3	5-3	5-3	5-3	5-3	5-3	(1)	2	3	4	2	3	4	5	(2)
R-5	NA	NA	5-3	5-3	5-3	5-3	5-3	5-3	5-3	5-3	(1)	2	3	4	2	3	4	5	(2)
R-6	NA	NA	5-3	5-3	5-3	5-3	5-3	5-3	5-3	5-3	(1)	2	3	4	2	3	4	5	(2)
R-U	NA	NA	5-3	5-3	5-3	5-3	5-3	5-3	5-3	5-3	(1)	2	3	4	2	3	4	5	(2)
MU	NA	NA	5-3	5-3	5-3	5-3	5-3	5-3	5-3	5-3	(1)	1	1	2	1	2	3	4	(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	1	2	1	1	2	3	(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) = 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, I.
Fence, Wall or Berm	See Article 4.7, F.

**Exhibit 1**

**LEGAL DESCRIPTION**



Historic Fort Harrison  
 8901 Olin Avenue  
 Indianapolis, IN 46218  
 317-826-7100  
 317-826-7110 FAX

Engineering  
 Surveying  
 Architecture  
 GIS LIS  
 Geology

Land Description:  
 (part of Instrument Number 20030020742)

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 replot 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 200627468 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 98.25 feet to the northeast corner of a tract of land described in Instrument Number 200613917 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*

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



I affirm, under the penalties for perjury, that I have taken reasonable care to reflect 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 KRE

**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 Olive Avenue  
 Indianapolis, IN 46216  
 317-628-7100  
 317-628-7110 FAX

Engineering  
 Surveying  
 Architecture  
 GIS LBS  
 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 Westcor, 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 Westcor; 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*

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



I affirm, under the penalties for perjury, that I have taken reasonable care to reflect 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 SKC

**Exhibit 2**  
**Conceptual Site Plan**

**GENERAL SITE NOTES**  
**01 SITE SQUARE FOOTAGES**  
 • TOTAL SITE = 360,241 SF @ 27 ACRES +/- = 538K  
 • G-2 PARKING SPACES PROVIDED: 100 TOTAL  
 PARKING SPACES INCLUDES 8 MAIN PARKING SPACES REQUIRED  
 • GEN OCCUPANCY = 100  
 • TOTAL = 100  
**APARTMENT BUILDING B1 (GEN OCCUP) = 36,009 GSF**  
 3 STORIES (36 UNITS) 12-36R17-26R12-18R  
**APARTMENT BUILDING B2 (GEN OCCUP) = 17,714 GSF**  
 2 STORIES (16 UNITS) 4-38R8-28R4-18R  
**GENERAL OCCUPANCY TOTAL =**  
 52 UNITS TOTAL (INCLUDES 6 TYPE X ACCESSIBLE UNITS) 312/3 GSF APARTMENT BUILDINGS  
 COMMUNITY BUILDING B3 (GEN OCCUP) = 3,392 GSF  
 TOTAL GEN OCCUP = 58,585 GSF



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

PARCEL B - PHASE II - FUTURE SENIOR OCCUPANCY

**01: SITE PLAN**  
 SCALE: 1" = 1000'

- KEYNOTES**
- 01 MAIL ROOM/COVERED BIKE STORAGE
  - 02 MAINTENANCE SHED (10X10)
  - 03 PLAYGROUND (38'X50')
  - 04 SPORTS COURT (A SQUARE SHOWN)
  - 05 TRASH DUMPSTER & ENCLOSURE
  - 06 RAISED GARDEN BEDS FOR RESIDENTS
  - 07 SIGN EXTERNALLY LIGHTED. SEE SH1 A21
  - 08 DOG BARK PARK
  - 09 PARKING LANDSCAPE ISLAND
  - 10 COVERED DROP-OFF (PHASE II)
  - 11 BARAGES WITH STORAGE CLOSETS ON END OPPOSITE OVERHEAD DOOR. (PHASE II)
  - 12 NEW SECONDARY ENTRANCE DRIVE AS SHOWN (PHASE II)
  - 13 PROPOSED FOUNDATION PLANTING 5'-7" WIDE
  - 14 PROPOSED 15'-7" LANDSCAPING ELEVATION WHICH CAN OVERLAP WITH FOUNDATION PLANTING ZONE TO BE PLANTED WITH LEVEL STAIRWAYS
  - 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 DECELERATION LANE
  - 17 EXISTING SIDEWALK TO REMAIN
  - 18 EXISTING STREET / PAVEMENT TO REMAIN

**SP101**

**ARCH. SITE PLAN**

**HAVEN HOMES**  
 STOUT HERITAGE PARKWAY  
 PLAINFIELD, INDIANA





**Exhibit 3**  
**Conceptual Landscape Plan**



**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 VENER
5	VINYL 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 = 22%  
 FIBER CEMENT PANELS = 45%  
 FIBER CEMENT LAP SIDING = 33%

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 = 54%  
 FIBER CEMENT LAP SIDING = 25%



**02: REAR ELEVATION**

SCALE: 1" = 20'

RATIO OF MATERIALS  
 BRICK = 28%  
 FIBER CEMENT PANELS = 50%  
 FIBER CEMENT LAP SIDING = 22%



**04: SIDE ELEVATION**

SCALE: 1" = 20'



**03: SIDE ELEVATION**

SCALE: 1" = 20'

RATIO OF MATERIALS  
 BRICK = 35%  
 FIBER CEMENT PANELS = 39%  
 FIBER CEMENT LAP SIDING = 26%

RATIO OF MATERIALS  
 BRICK = 39%  
 FIBER CEMENT PANELS = 40%  
 FIBER CEMENT LAP SIDING = 21%

**EXTERIOR ELEVATION KEY NOTES**

1. ASPHALT DIMENSIONAL SHINGLES
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 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 = 34%  
 FIBER CEMENT LAP SIDING = 39%

129'-8" BUILDING HEIGHT

118'-3" TRUSS BEARING

100'-8 5/8" FIN. LEVEL 2

100'-0" FIN. LEVEL 1

**A202**

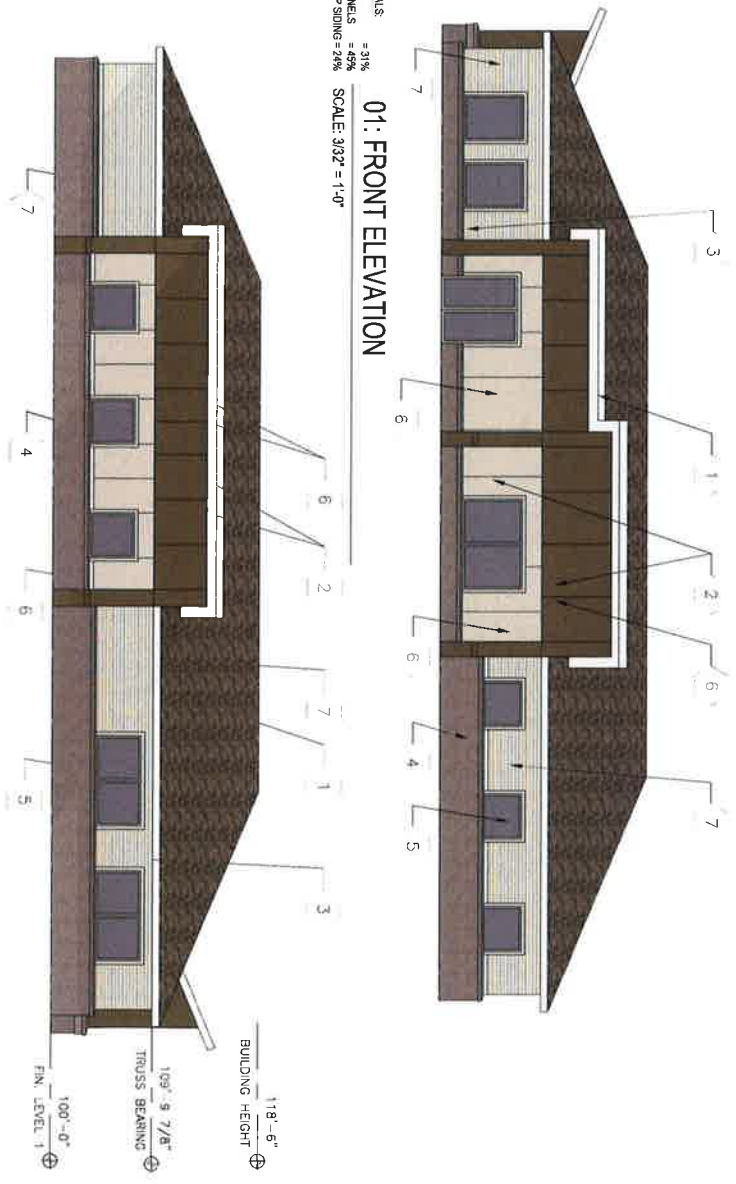
**BLDG B2 ELEVATIONS**

**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"

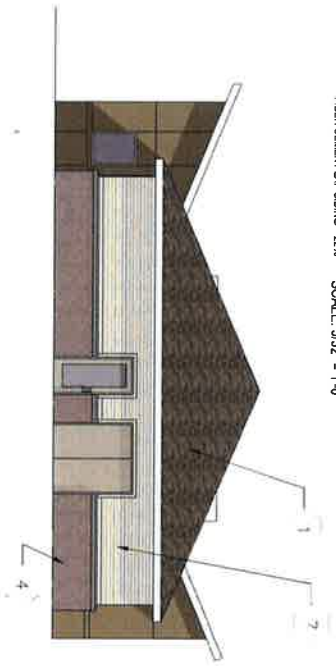
01: FRONT ELEVATION



EXTERIOR ELEVATION KEY NOTES	
1.	ASPHALT DIMENSIONAL SHINGLES
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 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 = 35% FIBER CEMENT PANELS = 34% FIBER CEMENT LAP SIDING = 29%	

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

02: REAR ELEVATION

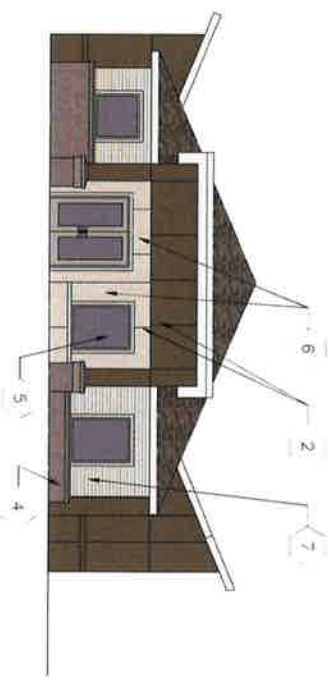


RATIO OF MATERIALS  
 BRICK = 34%  
 FIBER CEMENT PANELS = 39%  
 FIBER CEMENT LAP SIDING = 27%  
 SCALE: 3/32" = 1'-0"

04: SIDE ELEVATION

RATIO OF MATERIALS  
 BRICK = 39%  
 FIBER CEMENT PANELS = 39%  
 FIBER CEMENT LAP SIDING = 28%  
 SCALE: 3/32" = 1'-0"

03: SIDE ELEVATION (MAIN ENTRY)



A203

BLDG B3  
 ELEVATIONS

HAVEN HOMES  
 STOUT HERITAGE PARKWAY  
 PLAINFIELD, INDIANA



**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

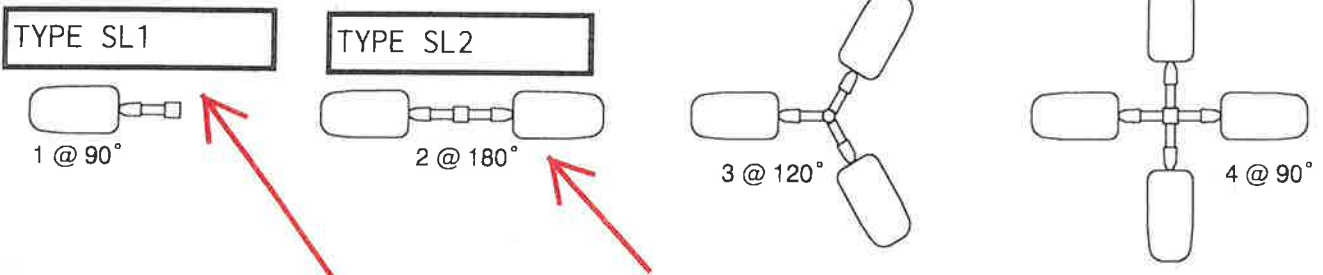
Sample: AA-35-40

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.



### 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

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



**AA Area Light**  
Outdoor

**TYPE SL1 &  
SL2- Area  
Lights**

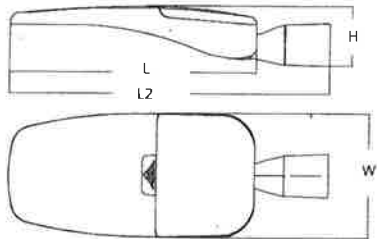


**Lumen Data**

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
<b>100W*</b>	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**

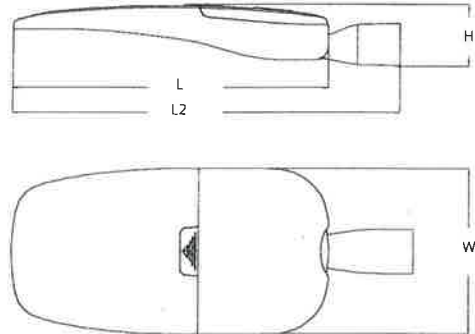
**35W  
75W**



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

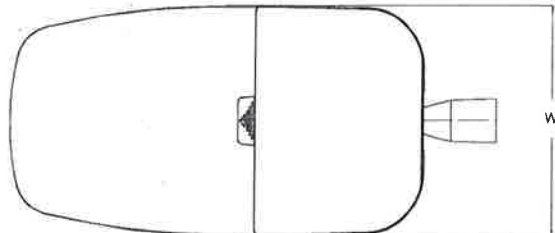
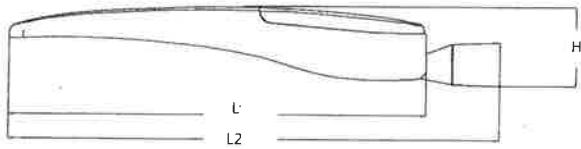
**100W  
150W**



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**



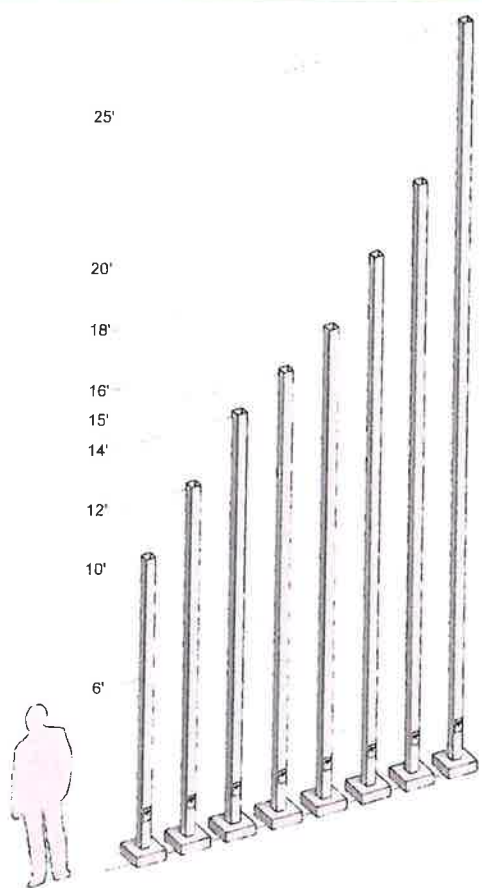
Part No.	Length (L)	Length 2 (L2)	Width(W)	Height(H)
AA-200-40	30.6	36	16.5	5.7
AA-240-40	30.6	36	16.5	5.7
AA-300-40	30.6	36	16.5	5.7

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.



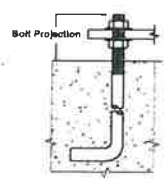
Drilled Mount



Tenon Mount



STL-1 Template  
10.00 X 10.00 X 0.76 Anchor Plate  
8.00-11.00" DIA. Bolt Circle



Anchor Bolt  
Minimum.....3%  
Maximum.....3%

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 type="checkbox"/>		<input 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"/>		<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"/>		<input type="checkbox"/> White	
<input type="checkbox"/>	SSS 154-11	15'	4"	11	9"	3/4" x 18" x 3"	<input type="checkbox"/> 3-90..... <input type="checkbox"/>		<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"/>		<input type="checkbox"/> Green	
<input type="checkbox"/>	SSS 184-11	18'	4"	11	9"	3/4" x 18" x 3"	Tenon <input type="checkbox"/> PT23 (2% O.D. x 4")			
<input type="checkbox"/>	SSS 204-11	20'	4"	11	10"	3/4" x 24" x 3"	<input type="checkbox"/> PT27 (2% O.D. x 4")			
<input type="checkbox"/>	SSS 254-11	25'	4"	11	11"	3/4" x 24" x 3"				

# 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

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



**WPGP**

Guard Pack WallPack

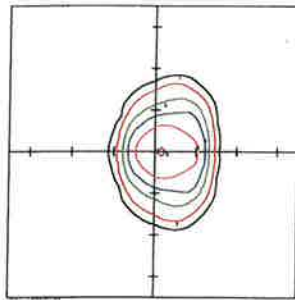
Outdoor

TYPE WP1-  
Building Wall  
Packs

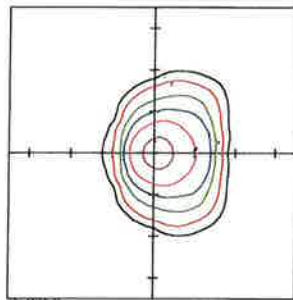
**Lumen Data**

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

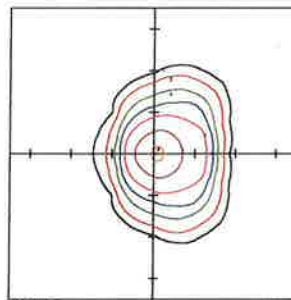
**Photometric**



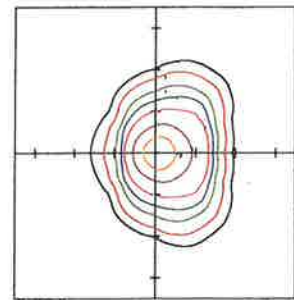
WGP-28-50-T3S @16'



WGP-40-50-T3S @16'



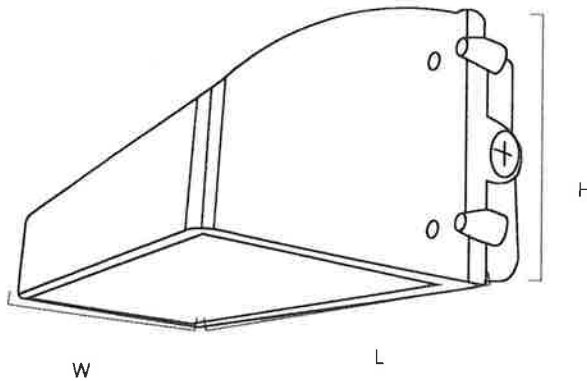
WGP-60-50-T3S @16'



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: \_\_\_\_\_

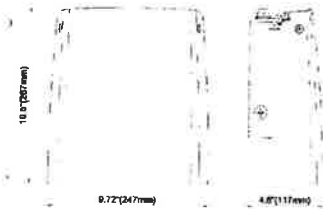
**TYPE WP2 -  
Garage Wall  
Packs**



**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 examples: WP-AD50U-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  Contact Maxlite for additional finishes	(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:**

**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); Average Rated Hours 50000
Warranty 5-Year Warranty	Lamp Code 1 LT LED LG UP OR DOWN SCONCE
Voltage 120/277 volts	CRI 90
RoHS Compliant Yes	Dimmable/Non-Dimmable Non-Dimmable
Kelvin Temp 3000K	
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)		*120-277V button photocell standard and available only on 40W and 50W models. Removable cap included					
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				
	40= 40W, 300W+ Quartz/150W Metal Halide equivalent						
	50= 50W, 500W Quartz/175W Metal Halide equivalent						

\*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
		<b>DETAILS</b>							
	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%							
<b>ELECTRICAL</b>	Power Factor	0.90							
	Input Voltage (V)	100-277V, 50/60Hz							
<b>PHYSICAL</b>	Housing	Die-cast aluminum							
	Lens	Tempered Glass							
	Mounting	Yoke with 1/2" threaded fitting							
	Operating Temperature	-22F to 104F (-30C to 40C)							
<b>QUALIFICATION</b>	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:

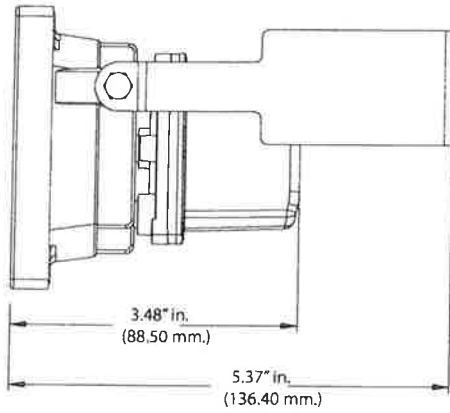
ORDER CODE	MODEL	DISTRIBUTION	NOMINAL POWER (WATTS)	FINISH	CCT
100566	FLS15U40B/G2	WIDE	15W	BRONZE	4000K
101182	FLS15U40BN/G2	NARROW	15W	BRONZE	
100567	FLS20U40B/G2	WIDE	20W	BRONZE	
101186	FLS20U40BN/G2	NARROW	20W	BRONZE	
100568	FLS40U40B/G2	WIDE	40W	BRONZE	
100776	FLS40U40BP1/G2	WIDE	40W	BRONZE	
101191	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	



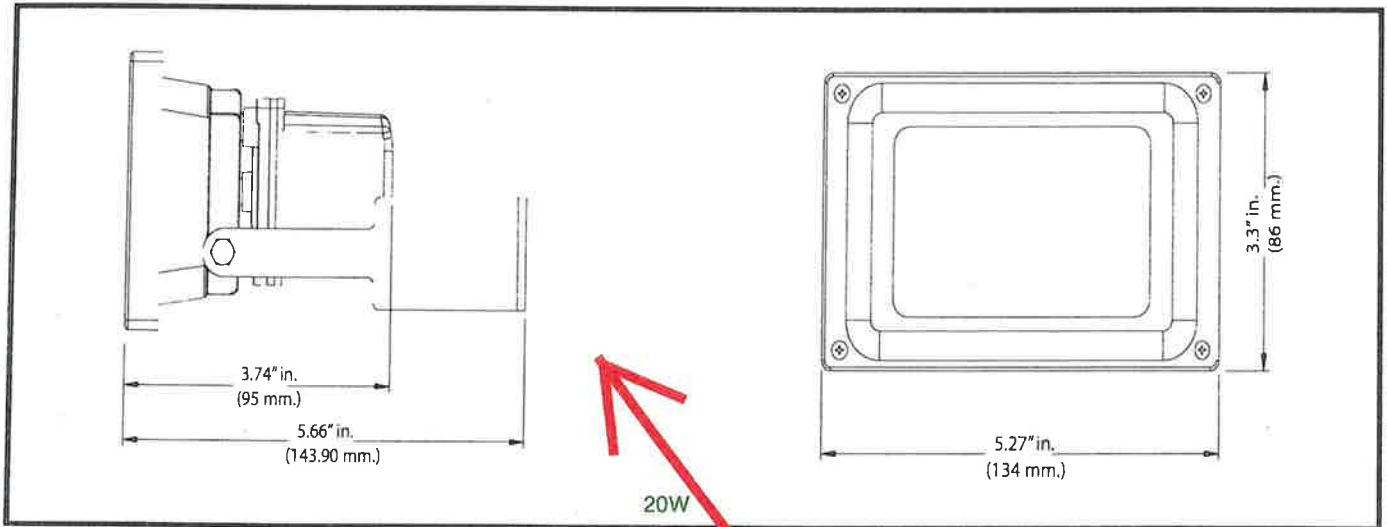
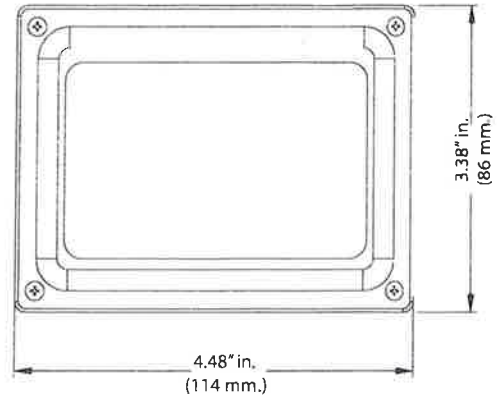
# LED SMALL FLOOD FLS SERIES, GENERATION 2

TYPE FL1- Ground  
Mount Sign

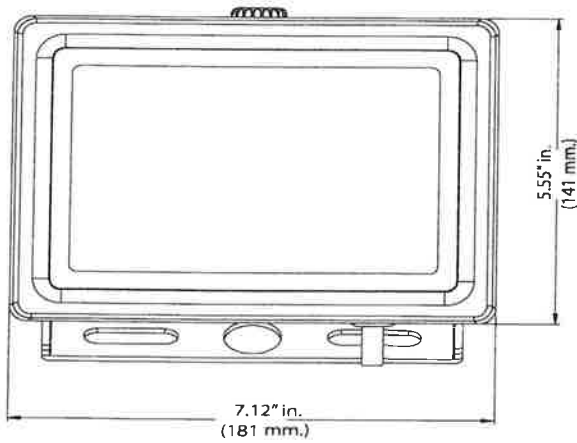
## DIMENSIONS:



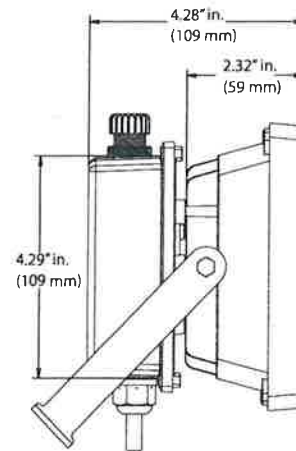
15W



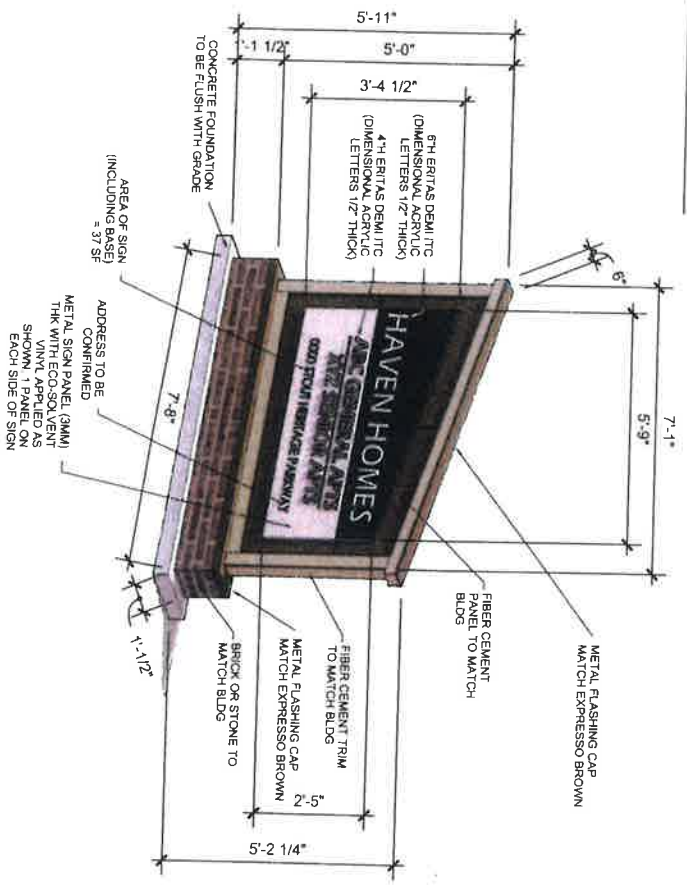
20W



40W



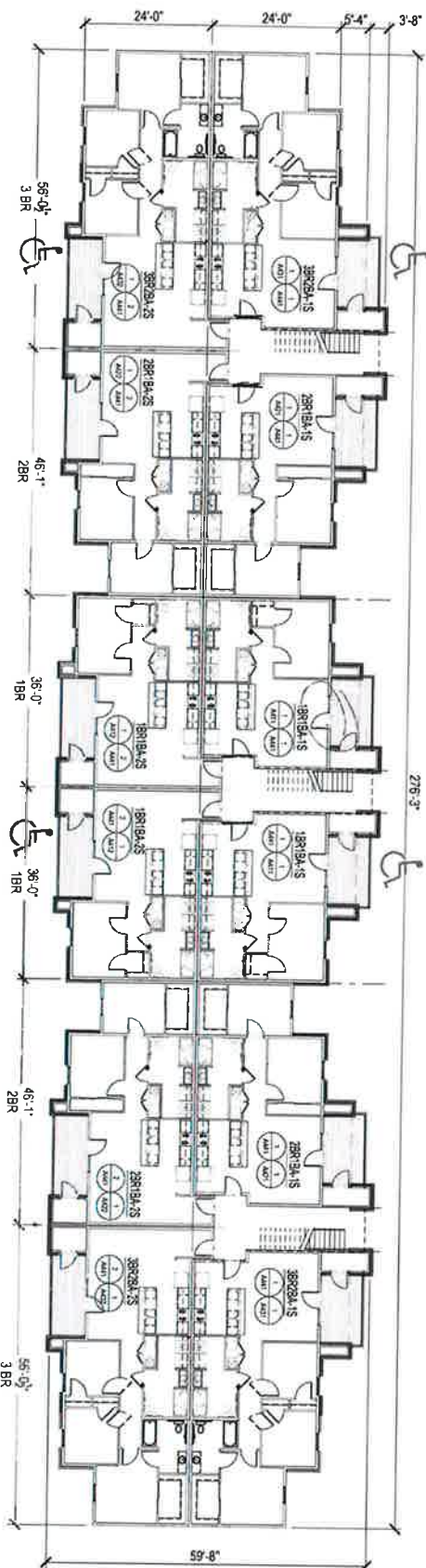
**Exhibit 6**  
**Signage Cut Sheet**



### 03: MONUMENT SIGN DETAILS

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

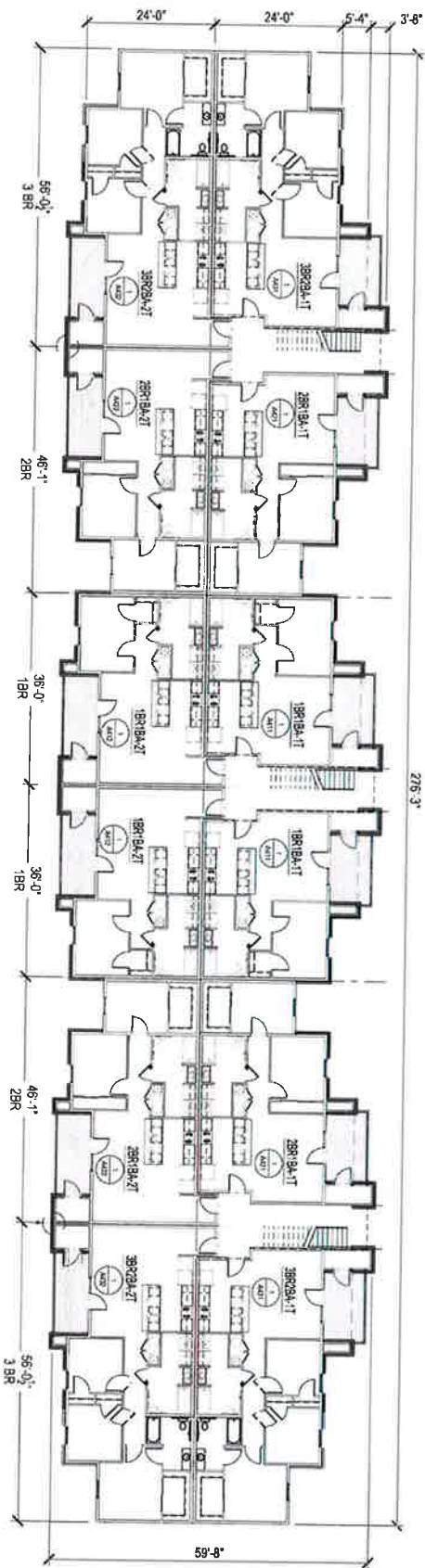
**Exhibit 7**  
**Floor Plans**



01: GROUND FLOOR PLAN - B1  
NO SCALE

- BUILDING TOTALS**
- BUILDING SQUARE FOOTAGE - 35,000 SF
  - 1 BR UNITS - 12 TOTAL (0 TYPE "N" ACCESSIBLE)
  - 2 BR UNITS - 12 TOTAL (0 TYPE "N" ACCESSIBLE)
  - 3 BR UNITS - 12 TOTAL (0 TYPE "N" ACCESSIBLE)
  - TOTAL = 36 TOTAL (0 TYPE "N" ACCESSIBLE)

- FIRST FLOOR PLAN NOTES**
- 1 BR UNITS - 1 TOTAL (0 TYPE "N" ACCESSIBLE)
  - 2 BR UNITS - 4 TOTAL (0 TYPE "N" ACCESSIBLE)
  - 3 BR UNITS - 1 TOTAL (0 TYPE "N" ACCESSIBLE)
  - TOTAL = 6 TOTAL (0 TYPE "N" ACCESSIBLE)



02: 2ND & 3RD FLOOR PLANS - B1  
NO SCALE

- 2ND & 3RD FLOOR PLAN NOTES**
- 1 BR UNITS - 1 TOTAL
  - 2 BR UNITS - 4 TOTAL
  - 3 BR UNITS - 1 TOTAL

**A101**

SHEET NO.

**BLDG B1  
FLOOR PLANS**

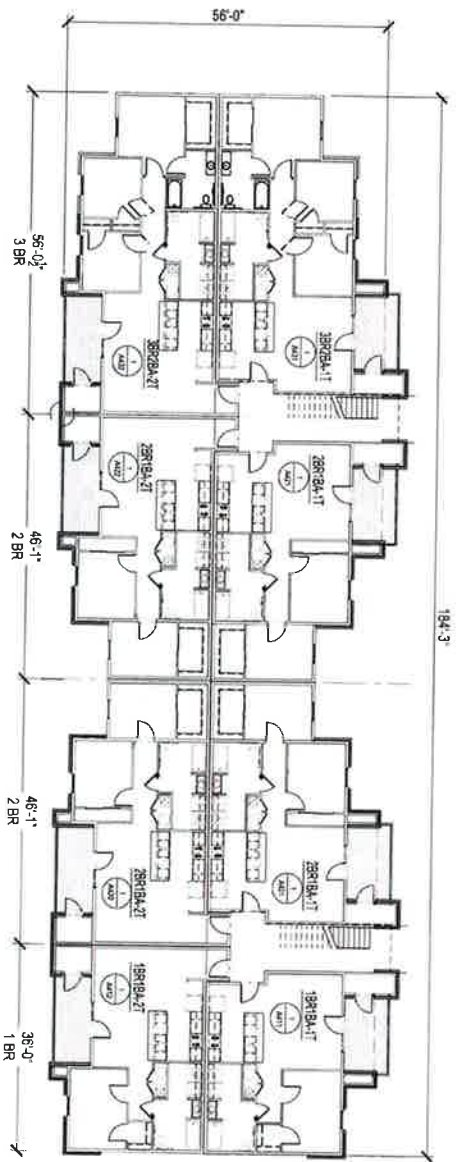
SHEET TITLE

**HAVEN HOMES**

STOUT HERITAGE PARKWAY  
PLAINFIELD, INDIANA

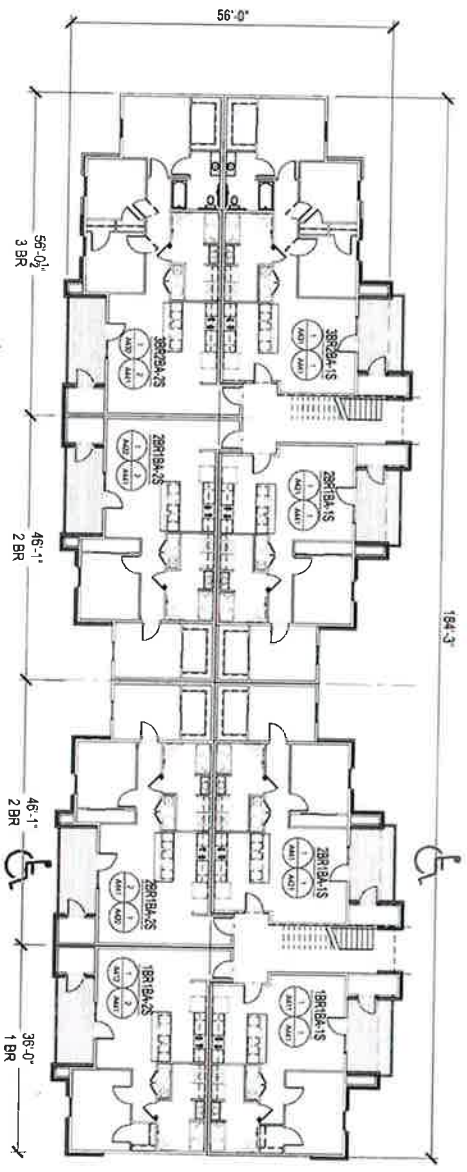
07.15.19 | LITHO SUBMITTAL





02: 2ND FLOOR PLAN - B2  
NO SCALE

- 2ND FLOOR PLAN NOTES**
- 1 BR UNITS = 7 TOTAL
  - 2 BR UNITS = 4 TOTAL
  - 3 BR UNITS = 1 TOTAL



01: GROUND FLOOR PLAN - B2  
NO SCALE

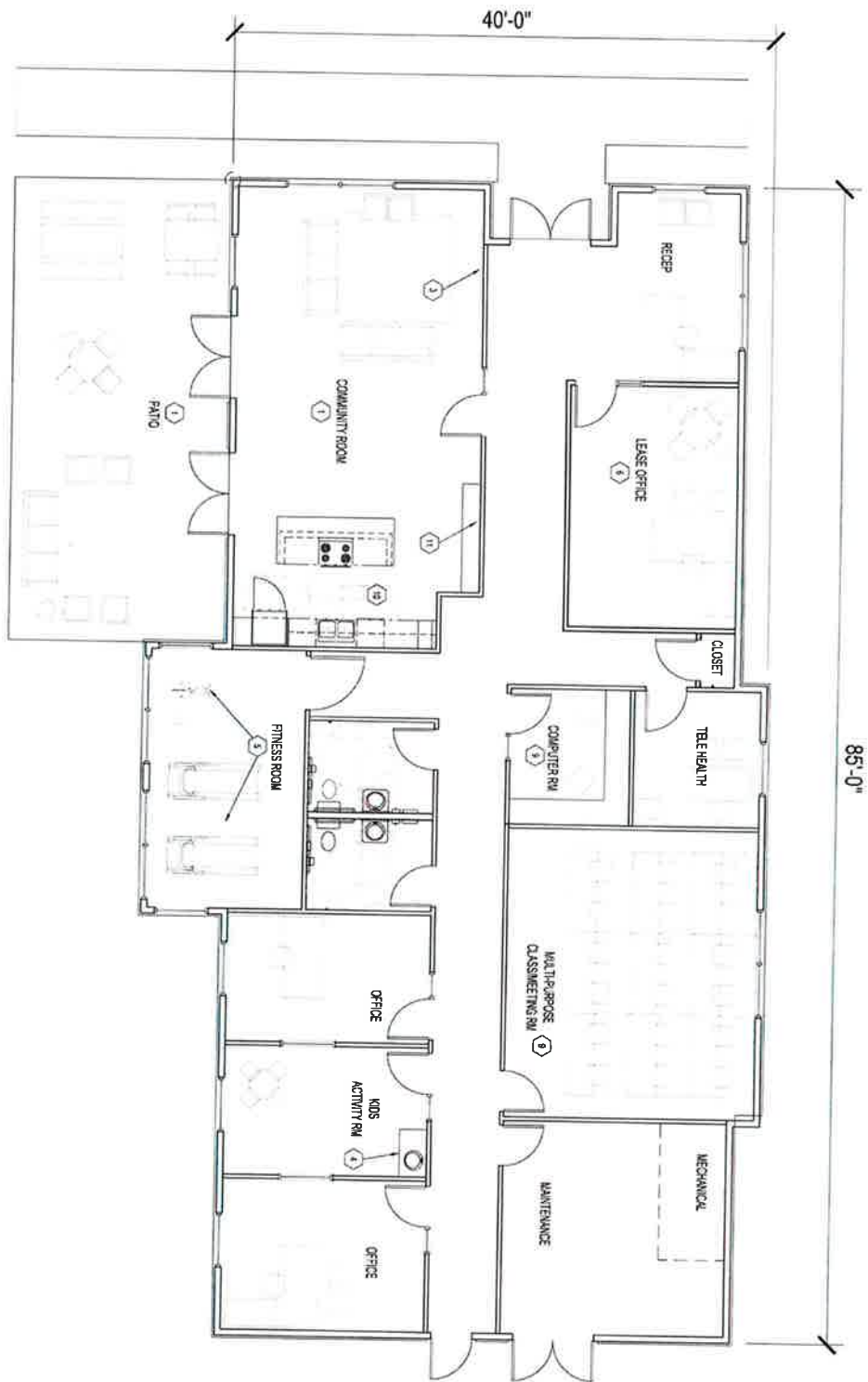
- BUILDING TOTALS**
- SQUARE FOOTAGE = 12,717 GSF
  - 1 BR UNITS = 4 TOTAL (2 TYPE "A" ACCESSIBLE)
  - 2 BR UNITS = 8 TOTAL (2 TYPE "A" ACCESSIBLE)
  - 3 BR UNITS = 4 TOTAL (2 TYPE "A" ACCESSIBLE)
  - TOTAL = 12 TOTAL (4 TYPE "A" ACCESSIBLE)
- 1ST FLOOR PLAN NOTES**
- 1 BR UNITS = 4 TOTAL (0 TYPE "A" ACCESSIBLE)
  - 2 BR UNITS = 1 TOTAL (0 TYPE "A" ACCESSIBLE)
  - 3 BR UNITS = 2 TOTAL (0 TYPE "A" ACCESSIBLE)

**A102**  
SHEET NO.

**BLDG B2 FLOOR PLANS**  
SHEET TITLE

**HAVEN HOMES**  
STOUT HERITAGE PARKWAY  
PLAINFIELD, INDIANA  
07.15.19 | LITHO SUBMITTAL





01: GROUND FLOOR PLAN - B3  
SCALE: 1/8" = 1'-0"

- COMMON AREA AMENITIES
- 1. FURNISH PATIO WITH OUTDOOR FURNITURE
  - 2. COMMUNITY ROOM FOR RESIDENTS
  - 3. COMMUNITY TV
  - 4. ARTS & CRAFTS STATION
  - 5. EXERCISE EQUIPMENT
  - 6. MANAGER ON-SITE
  - 7. OFFICE/KIDS OBSERVATION ROOM
  - 8. COMMUNITY PATIO
  - 9. INTERNET ACCESS PROVIDED
  - 10. KITCHEN EQUIPPED FOR DEMONSTRATIONS
  - 11. RESIDENTS INFO CENTER

**A103**

**BLDG B3  
FLOOR PLAN**

**HAVEN HOMES**  
STOUT HERITAGE PARKWAY  
PLAINFIELD, INDIANA



SHEET NO.

SHEET TITLE

07.15.19 | LITHO SUBMITTAL

**Exhibit 8**

**Surveillance Camera Location Diagram**



**GENERAL SITE NOTES:**  
 01. SITE SQUARE FOOTAGES:  
 - TOTAL SITE = 339,898 SF (7.8 ACRES) ± 4.12%  
 - OPEN SPACE = 160,998 SF (3.7 ACRES) ± 4.7%  
 G+2 PARKING SPACES PROVIDED: 147 TOTAL PARKING SPACES INCLUDES 8 ADA, PARKING SPACES REQUIRED  
 - GEN OCCUPANCY = 100

**APARTMENT BUILDING B1 (GEN OCCUP) = 86,009 GSF**  
 3 STORIES (08 UNITS) 125-3801728R012-18R

**APARTMENT BUILDING B2 (GEN OCCUP) = 171,774 GSF**  
 2 STORIES (16 UNITS) 438R14-29R8-18R

**01: SITE PLAN**  
 SCALE: 1" = 50'

- KEYNOTES:**
- 01. MAIL DELIVERED BY STORAGE
  - 02. MAINTENANCE SHED (100X10)
  - 03. PLAYGROUND (63'X50')
  - 04. SPORTS COURT (4 SQUARE SHOWN)
  - 05. TRASH DUMPSTER & ENCLOSURE
  - 06. RAISED GARDEN BEDS FOR RESIDENTS
  - 07. SIGN EXTERNALLY LIGHTED. SEE SHT 4221
  - 08. DOG BARK PARK
  - 09. PARKING LANDSCAPE ISLAND
  - 10. COVERED BIKE STORAGE
  - 11. GARAGE WITH STORAGE
  - 12. NEW/EXISTING DRIVEWAY AS SHOWN (PHASE II)
  - 13. PROPOSED FOUNDATION PLANTING 5'-2" WIDE
  - 14. PROPOSED 15'-0" W/ LANDSCAPING ESSENTIAL 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 DECELERATION LANE
  - 17. EXISTING SIDEWALK TO REMAIN
  - 18. EXISTING STREET PAVEMENT TO REMAIN
  - 19. SECURITY CAMERA LOCATION AS SHOWN
  - 20. SECURITY CAMERA LOCATION AT TOP OF EACH STAIR LANDING

**EXHIBIT A**

**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  
 8801 Olin Avenue  
 Indianapolis, IN 46216  
 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 Westcor, 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 Westcor; 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 reflect 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 KRC

## **EXHIBIT "B"**

**NOTE:** The Town of Plainfield Zoning Ordinance requires the use of this form in recording commitment modification(s) or termination(s) with respect to a Development Plan Approval, Zone Map Change or Planned Unit Development in accordance with I.C. 36-7-4-613 or I.C. 36-7-4-615.

### **COMMITMENTS MODIFYING OR TERMINATING EXISTING COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A DEVELOPMENT PLAN APPROVAL, ZONE MAP CHANGE OR PLANNED UNIT DEVELOPMENT.**

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

**LEGAL DESCRIPTION:** See Exhibit "A" attached hereto and incorporated by reference (the "Subject Property")

#### **STATEMENT OF MODIFICATION OR TERMINATION OF COMMITMENTS:**

1. The commitments issued in conjunction with Rezoning Ordinance 21-2002 (Market Place Planned Unit Development) as applied to the Subject Property are hereby terminated and replaced with the following commitments.
2. Substantial compliance with the Use And Development Standards Statement filed on September 19, 2019, and attached hereto as Exhibit "B".
3. Substantial compliance with the Preliminary Site Plan, Landscaping Plan and Building Renderings filed on September 19, 2019, and attached hereto as Exhibits "C," "D" and "E," respectively.

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

MODIFICATION OR TERMINATION OF COMMITMENTS contained in this instrument shall be effective upon adoption of modification or termination approved by the Town of Plainfield Plan Commission in petition # \_\_\_\_\_.

These COMMITMENTS may be enforced jointly or severally by:

1. The Town of Plainfield Plan Commission;
2. Owners of all parcels of ground adjoining the real estate to a depth of two (2) ownerships, but not exceeding six-hundred (600) feet from the perimeter of the real estate, and all owners of real estate within the area included in the petition who were not petitioners for approval, however ; and
3. \_\_\_\_\_  
\_\_\_\_\_

The undersigned hereby authorizes the Secretary of the Town of Plainfield Plan Commission to record this MODIFICATION OR TERMINATION OF COMMITMENTS in the Office of the Recorder of Hendricks County, Indiana, upon final approval petition # \_\_\_\_\_ by the Town of Plainfield Plan Commission.

IN WITNESS WHEREOF, Owner has executed this instrument this \_\_\_ day of \_\_\_\_\_, 2019.

**(Individual Owner)**

Signature \_\_\_\_\_ (Seal)

Signature \_\_\_\_\_ (Seal)

Printed \_\_\_\_\_

Printed \_\_\_\_\_

**(Organization Owner)**

\_\_\_\_\_

By \_\_\_\_\_

Printed \_\_\_\_\_

Title \_\_\_\_\_

**(Individual Acknowledgment)**

STATE OF \_\_\_\_\_ )  
 ) SS:  
COUNTY OF \_\_\_\_\_ )

Before me, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_, Owner(s) of the real estate described above who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Signature \_\_\_\_\_

Printed \_\_\_\_\_

County of Residence \_\_\_\_\_

My Commission expires: \_\_\_\_\_

**(Organization Acknowledgment)**

STATE OF \_\_\_\_\_ )  
 ) SS:  
COUNTY OF \_\_\_\_\_ )

Before me, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_, the \_\_\_\_\_ of \_\_\_\_\_, a(n) \_\_\_\_\_, Owner(s) of the real estate described above who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Signature \_\_\_\_\_

Printed \_\_\_\_\_

County of Residence \_\_\_\_\_

My Commission expires: \_\_\_\_\_

This instrument was prepared by \_\_\_\_\_.

**EXHIBIT C**



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

PARCEL B: PHASE II - FUTURE SENIOR OCCUPANCY

GENERAL SITE NOTES  
 01 SITE SQUARE FOOTAGES

- TOTAL SITE = 380,241 SF @ 27 ACRES +/- = 53%
- 0.2 PARKING SPACES PROVIDED: 100 TOTAL PARKING SPACES (INCLUDES 8 ADA) PROVIDED
- SPAES REQUIRED
- GEN. OCCUPANCY = 100
- TOTAL = 100

APARTMENT BUILDING B1 (GEN OCCUP) = 36,029 GSF

3 STORIES (96 UNITS) 12-38R/12-28R/12-19R

APARTMENT BUILDING B2 (GEN OCCUP) = 71,714 GSF

2 STORIES (16 UNITS) 4-38R/8-28R/4-19R

GENERAL OCCUPANCY TOTAL = 52 UNITS TOTAL INCLUDES 8 TYPE 'X' ACCESSIBLE UNITS (5/23 GSF APARTMENT BUILDINGS COMMUNITY BUILDING B3 (GEN OCCUP) = 3,582 GSF TOTAL GEN OCCUP = 56,585 GSF

01: SITE PLAN  
 SCALE: 1" = 100'

- 11 KEYNOTES
- 01 MAIL ROOM COVERED BIKE STORAGE
  - 02 MAIN ENTRANCE SHED (10'x10')
  - 03 PLAYGROUND (35'x50')
  - 04 SPORTS COURT (4 SQUARE SHOWN)
  - 05 TRASH CHUTE/POSTER & ENCLOSURE
  - 06 RAISED GARDEN BEDS FOR RESIDENTS
  - 07 SIGN EXTERNALLY LIGHTED. SEE SH 142/1
  - 08 DOG BARK PARK
  - 09 PARKING LANDSCAPE ISLAND
  - 10 COVERED DROP-OFF PHASE II
  - 11 GARAGES WITH STORAGE CO. SETS ON END OPPOSITE OVERHEAD DOOR. (PHASE II)
  - 12 NEW SECONDARY ENTRANCE DRIVE AS SHOWN (PHASE II)
  - 13 PROPOSED FOUNDATION PLANTING 5'-7" WIDE CAN OVERLAP WITH FOUNDATION PLANTING ZONE TO BE PLANTED WITH LEVEL STANISLAOAS
  - 14 PROPOSED LANDSCAPE BUFFER STRIP TO BE LOCATED WITHIN THE 10' SIDE YARD SCREENING IS TO COMMENCE AT EDGE OF NEIGHBORING PARKING LOT
  - 15 PROPOSED DECELERATION LANE
  - 16 EXISTING SIDEWALK TO REMAIN
  - 17 EXISTING STREET/PAVEMENT TO REMAIN
  - 18 EXISTING STREET/PAVEMENT TO REMAIN

SP101

ARCH. SITE PLAN

HAVEN HOMES  
 STOUT HERITAGE PARKWAY  
 PLAINFIELD, INDIANA



**EXHIBIT D**

**EXHIBIT E**



01: FRONT ELEVATION  
 SCALE: 1" = 20'



02: REAR ELEVATION  
 SCALE: 1" = 20'



04: RIGHT ELEVATION  
 SCALE: 1" = 20'

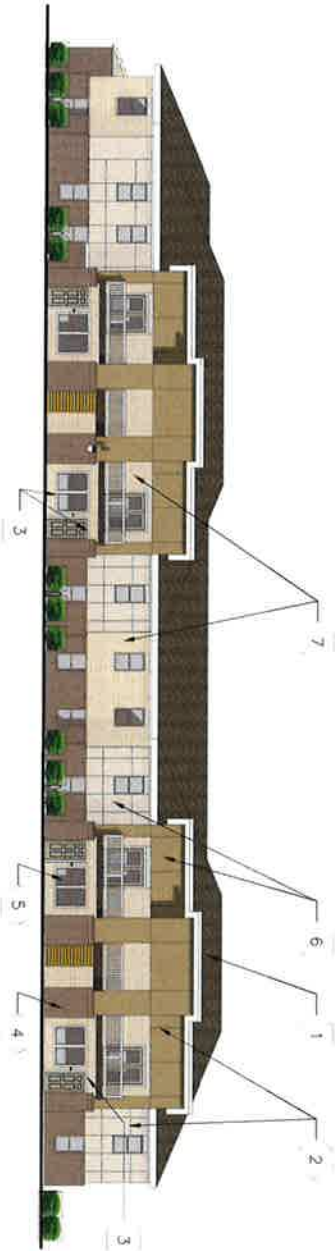


03: LEFT ELEVATION  
 SCALE: 1" = 20'

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

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

RATIO OF MATERIALS  
 BRICK = 22%  
 FIBER CEMENT PANELS = 42%  
 FIBER CEMENT LAP SIDING = 36%



**01: FRONT ELEVATION**

SCALE: 1" = 20'

RATIO OF MATERIALS  
 BRICK = 21%  
 FIBER CEMENT PANELS = 54%  
 FIBER CEMENT LAP SIDING = 25%



**02: REAR ELEVATION**

SCALE: 1" = 20'

RATIO OF MATERIALS  
 BRICK = 28%  
 FIBER CEMENT PANELS = 34%  
 FIBER CEMENT LAP SIDING = 34%



**04: SIDE ELEVATION**

SCALE: 1" = 20'

RATIO OF MATERIALS  
 BRICK = 28%  
 FIBER CEMENT PANELS = 34%  
 FIBER CEMENT LAP SIDING = 25%



**03: SIDE ELEVATION**

SCALE: 1" = 20'

RATIO OF MATERIALS  
 BRICK = 38%  
 FIBER CEMENT PANELS = 49%  
 FIBER CEMENT LAP SIDING = 25%

129'-8" ±  
 BUILDING HEIGHT  
 118'-3" ±  
 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. VINYL WINDOWS - SEE WINDOW SCHEDULE
6. FIBER CEMENT PANELS WITH METAL REVEAL
7. FIBER CEMENT HORIZON IN 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 = 22%  
 FIBER CEMENT PANELS = 42%  
 FIBER CEMENT LAP SIDING = 34%

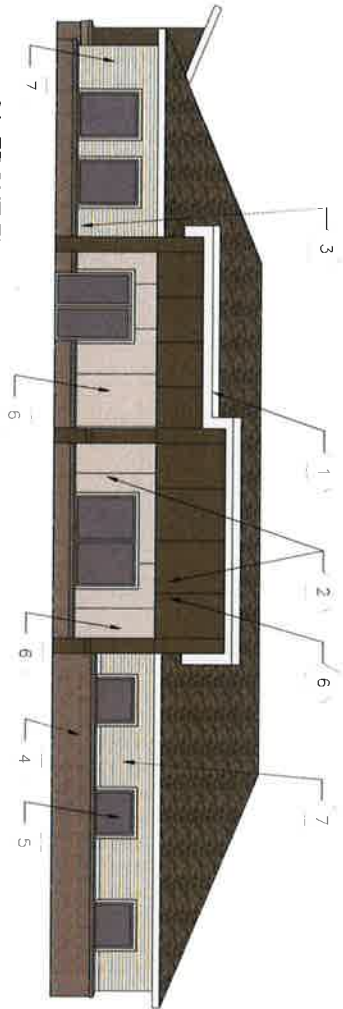
**A202**

**BLDG B2  
 ELEVATIONS**

**HAVEN HOMES**

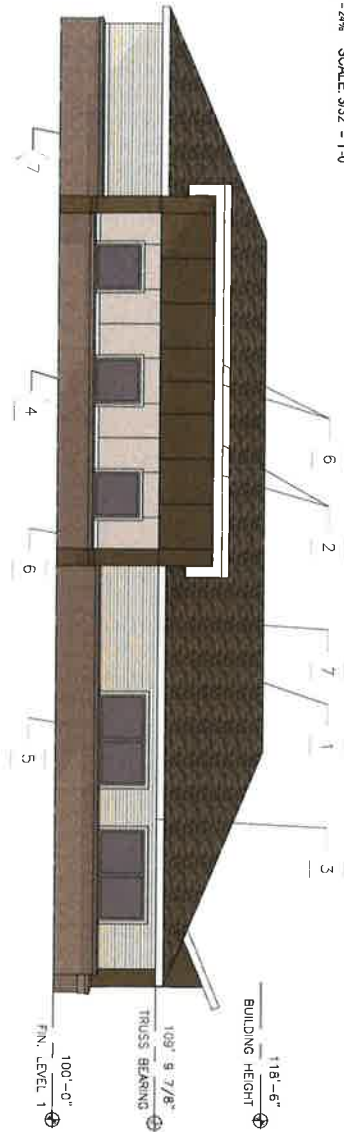
STOUT HERITAGE PARKWAY  
 PLAINFIELD, INDIANA





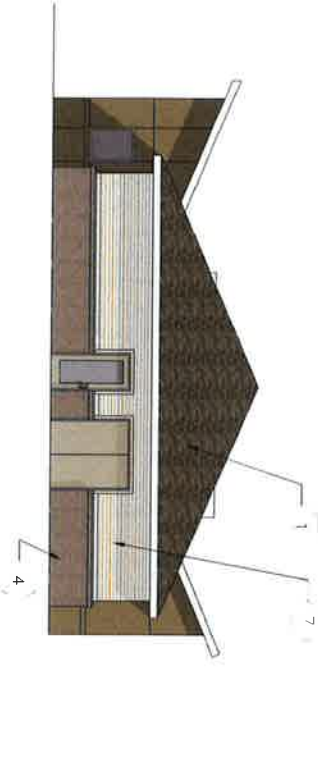
RATIO OF MATERIALS:  
 BRICK = 31%  
 FIBER CEMENT PANELS = 43%  
 FIBER CEMENT LAP SIDING = 24%  
 SCALE: 3/32" = 1'-0"

**01: FRONT ELEVATION**



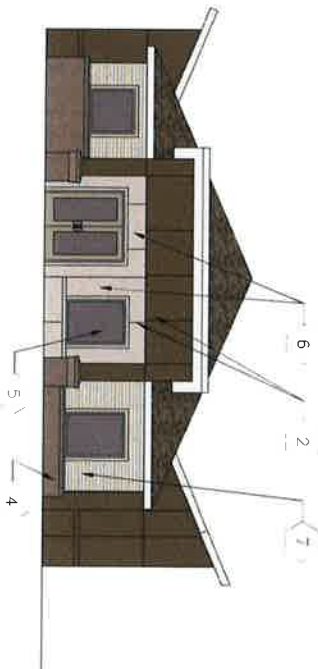
RATIO OF MATERIALS:  
 BRICK = 42%  
 FIBER CEMENT PANELS = 38%  
 FIBER CEMENT LAP SIDING = 22%  
 SCALE: 3/32" = 1'-0"

**02: REAR ELEVATION**



RATIO OF MATERIALS:  
 BRICK = 34%  
 FIBER CEMENT PANELS = 35%  
 FIBER CEMENT LAP SIDING = 27%  
 SCALE: 3/32" = 1'-0"

**04: SIDE ELEVATION**



RATIO OF MATERIALS:  
 BRICK = 35%  
 FIBER CEMENT PANELS = 38%  
 FIBER CEMENT LAP SIDING = 28%  
 SCALE: 3/32" = 1'-0"

**03: SIDE ELEVATION (MAIN ENTRY)**

EXTERIOR ELEVATION KEY NOTES	
1.	ASPHALT DIMENSIONAL SHINGLES
2.	BRICK VENER
3.	FIBER CEMENT PANEL
4.	BRICK VENER
5.	VINYL WINDOWS - SEE WINDOW SCHEDULE
6.	FIBER CEMENT PANELS, WITH METAL REVEAL
7.	FIBER CEMENT HORIZONTAL LAP SIDING

GENERAL NOTE:  
 LAP SIDING: FIBER CEMENT TONGUE AND GROOVE AT ALL CORNERS WHERE APPLICABLE. FIBER CEMENT PANELS: FIBER CEMENT PANELS AT ALL OUTSIDE CORNERS OF FIBER CEMENT PANELS.

RATIO OF MATERIALS:  
 BRICK = 35%  
 FIBER CEMENT PANELS = 39%  
 FIBER CEMENT LAP SIDING = 28%

**HAVEN HOMES**

STOUT HERITAGE PARKWAY  
 PLAINFIELD, INDIANA



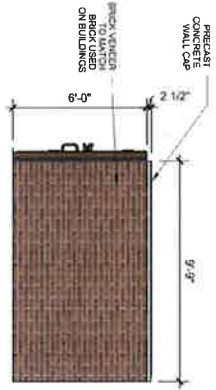
**A203**

**BLDG B3  
 ELEVATIONS**

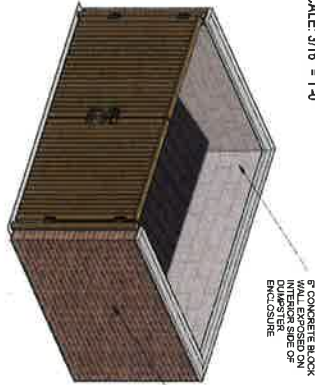
SHEET NO.

SHEET TITLE

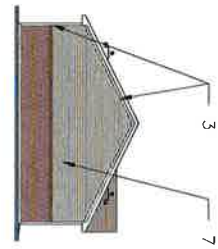
09.19.19 | Revised PUD SUBMITTAL



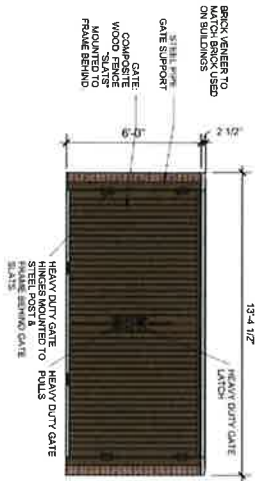
07: DUMPSTER ENCLOSURE-SIDE  
SCALE: 3/16" = 1'-0"



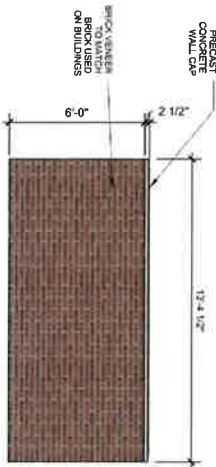
08: DUMPSTER ENCLOSURE-3D  
SCALE: 3/16" = 1'-0"



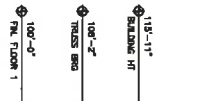
04: END ELEVATION  
SCALE: 1/16" = 1'-0"



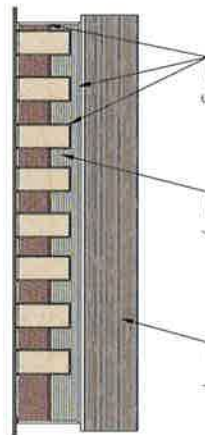
05: DUMPSTER ENCLOSURE-FRONT  
SCALE: 3/16" = 1'-0"



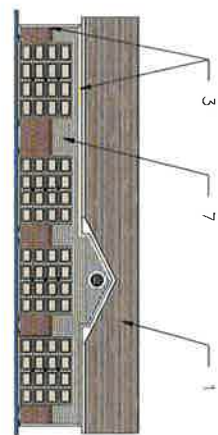
06: DUMPSTER ENCLOSURE-REAR  
SCALE: 3/16" = 1'-0"



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



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



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

BRICK PERCENTAGE = 25%  
F.C. PANEL PERCENTAGE = 00%  
STONE PERCENTAGE = 40%  
= 35%

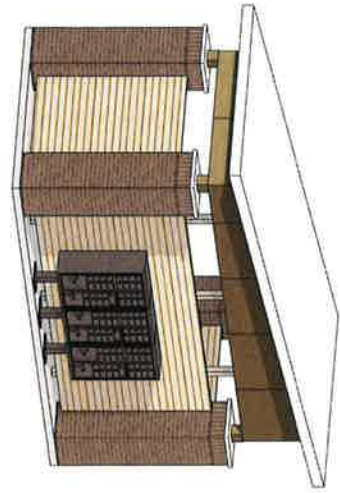
EXTERIOR ELEVATION	
KEY NOTES	
1.	ASPHALT DIMENSIONAL SHINGLES
2.	JOINTS OF FIBER CEMENT PANEL
3.	FIBER CEMENT TRIM
4.	BRICK VENEER
5.	WIND WINDOWS - SEE WINDOW SCHEDULE
6.	FIBER CEMENT PANELS WITH METAL REVEAL
7.	FIBER CEMENT HORIZONTAL LAP
8.	STONE VENEER
GENERAL NOTE: REMOVE 1/4" FIBER CEMENT TRIM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

A221

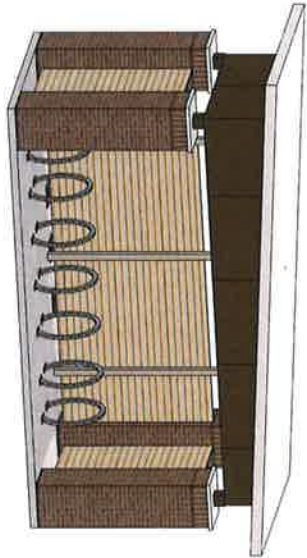
GARAGE ELEVATIONS

HAVEN HOMES  
STOUT HERITAGE PARKWAY  
PLAINFIELD, INDIANA

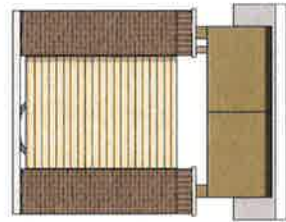




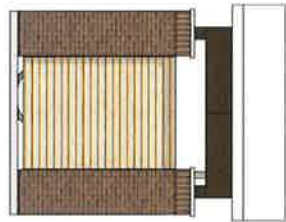
05: FRONT PERSPECTIVE  
SCALE: 1/4" = 1'-0"



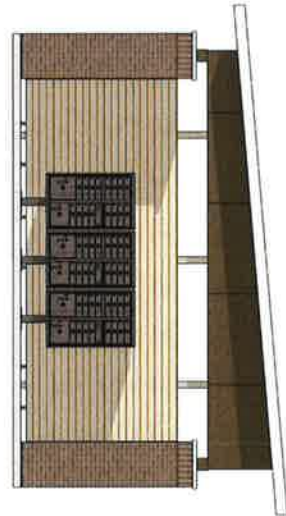
06: REAR SPECTIVE  
SCALE: 1/4" = 1'-0"



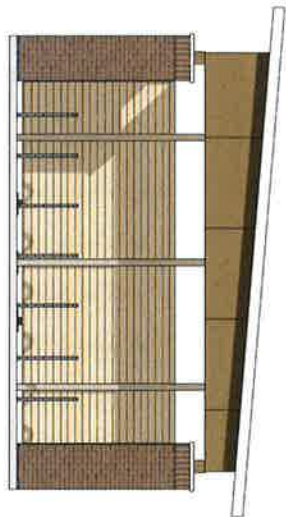
03: RIGHT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



04: LEFT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



01: FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



02: REAR ELEVATION  
SCALE: 3/16" = 1'-0"

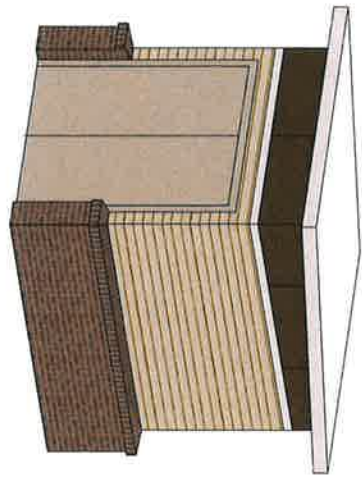
**A222**

MAIL KIOSK & BIKE  
STORAGE ELEVATIONS

**HAVEN HOMES**

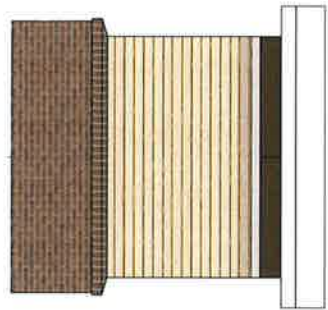
STOUT HERITAGE PARKWAY  
PLAINFIELD, INDIANA





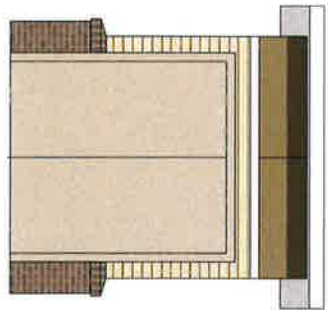
05: FRONT PERSPECTIVE

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



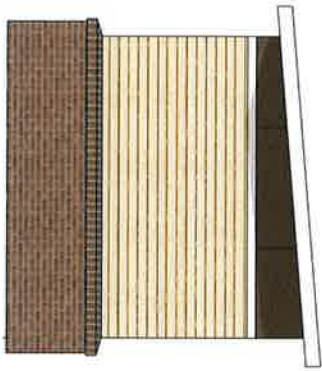
03: REAR ELEVATION

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



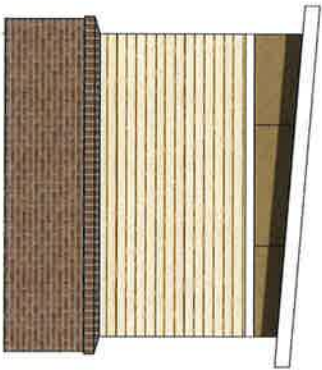
01: FRONT ELEVATION

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



04: LEFT ELEVATION

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



02: RIGHT ELEVATION

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