



CITY OF FISHERS AGENDA

BOARD/COMMISSION: Planned Unit Development (PUD) Committee Meeting

DATE: 6/7/2023, at 5:00 PM

DIRECTIONS: Launch Fishers Theater , 12175 Visionary Way, Fishers, IN 46038

In accordance with the Americans with Disabilities Act (ADA), the City of Fishers will, upon request, provide appropriate aid and/or assistance leading to effective participation for people with disabilities. Anyone who requires such assistance should contact Kelly Lewark, Office Manager, no later than forty-eight (48) hours before the scheduled event at (317) 595-3487 or via email at lewarkk@fishers.in.us.

Members of the public can [submit comments to the board via form submittal](#) before 12pm on the day of the meeting.

Members of the public may [stream the live meeting](#) online.

1. Regular PUD Committee

- a. Howard Stevenson, Pete Peterson, Shawn Curran, Emily Bowman, Megan Baumgartner
- b. **Whistle Drive Development**
Case: PUD-23-4
Address: 11594 WHISTLE DR
Request: Consideration of architecture for a new multi-tenant building within the Stations at Fishers District PUD.
Petitioner: BW Development
Planner: Megan Vukusich, vukusichm@fishers.in.us
- c. **Parkside Self Storage**
Case: PUD-23-5
Address: 12915 PARKSIDE DR
Request: Consideration of architecture for a new self-storage facility within the

Parkside PUD.

Petitioner: Premier Storage Fishers, LLC

Planner: Megan Vukusich, vukusichm@fishers.in.us

d. **Flat Fork PUD Home Elevations**

Case: PUD-23-6

Address: Multiple parcels on the north side of 96th Street, between Georgia and Cyntheanne Road

Request: Consideration of architecture for new home elevations for the Flat Fork PUD.

The Flat Fork PUD includes a maximum of 220 single-family homes on the north side of 96th Street, between Georgia and Cyntheanne Road, and a C2Commercial area at the northeast corner of 96th & Georgia.

Petitioner: NVR, Inc. (d/b/a Ryan Homes)

Planner: Megan Vukusich, vukusichm@fishers.in.us

e. **Teverbaugh Dental**

Case: PUD-23-7

Address: 8180 E 106TH ST

Request: Consideration of architecture for a new dentist office within the Crosspoint PUD.

Petitioner: E L Land Investments LLP

Planner: Megan Vukusich, vukusichm@fishers.in.us

2. **Riverplace PUD Committee**

a. Howard Stevenson, John Weingardt, Elliott Hultgren, Shawn Curran, Drew Bender

b. None

3. **Staff Communication**

2019010417 ORDI \$25.00
03/25/2019 12:27:41PM 17 PGS
Jennifer Hayden
Hamilton County Recorder IN
Recorded as Presented



JDB

THE STATIONS AT FISHERS DISTRICT PUD



City of Fishers
Planned Development
Ordinance
No. 031819B

Year
2019

THE STATIONS AT FISHERS DISTRICT PUD

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Planned Development
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THE STATIONS AT FISHERS DISTRICT PUD

1.01 Declaration, Purpose and Intent, and Permitted Uses

Declaration	Purpose and Intent	Permitted Uses
Ordinance No. 031819B (this Ordinance) Adopted: <u>3/18/2019</u> The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 071618F, as amended, and the City of Fishers Official Zoning Map, as amended, which accompanies and is a part of the UDO are hereby amended as follows: The zoning classification of the real estate legally described in Section 1.12 of this Ordinance (the "Real Estate"), is hereby designated as a Planned Unit Development Mixed-Use (PUD-M), and that said PUD zoning district shall hereafter be known as "The Stations at Fishers District PUD." Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and its exhibits and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance. All previous PUD Ordinances, and amendments thereto, applicable to the Real Estate are hereby repealed.	The purpose of this PUD is to encourage improved design in the development of land by promoting greater flexibility in applying the UDO to the development of the Real Estate.	All uses described in the C3 Commercial District, and • Coffee House • Food truck • Indoor entertainment In addition, the following uses shall be permitted: • Multi-unit living and related amenities • Townhouse The following uses are prohibited: • Vehicle sales • Vehicle repair (minor) • Vehicle repair (major) • Car wash • Vehicle fuel sales • Mortuary • Place of worship • Tattoo parlor • Piercing studio • Massage parlor (specifically not including massage services that are part of a high-end day spa or other similar use) • Alternative financial services (e.g., refund anticipation loan lenders, title loan businesses, short-term loan providers, cash for precious metal stores and pawn shops)(specifically not including retail services such as Fidelity, Jackson Hewitt, Charles Schwab, and similar concepts) • Day care, adult • Adult entertainment establishment • Head shop and hookah lounge (specifically not including a cigar bar or lounge, such as Blend, that also offers retail sales and on-site consumption of cigars and cigar related accessories) • Second hand or government surplus store

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1.02 Applicability

- A. The standards of the UDO applicable to the C3 *Commercial District* and the M2 *Multi-Family Residential District* shall apply to the development of the Real Estate, except as modified, revised, or expressly made inapplicable by this Ordinance. "Article" cross-references of this Ordinance shall hereafter refer to the *Article* section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Section 1.3.6 Transition Ordinance* shall also apply to amendments.

1.03 Concept Plan

- A. The Concept Plan, attached hereto as **Exhibit A**, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plans and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. *Section 10.2.16.N* shall not apply. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of The Stations at Fishers District PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

1.04 Development Standards for Commercial Area (as shown on the Concept Plan)

- A. **General Regulations:** *Section 3.3.3. C3 Commercial District:* shall not apply. Instead, the following shall apply:
 - (1) Minimum perimeter Setbacks shall be as follows:
 - (a) Minimum Setback from northern perimeter of Real Estate (116th Street): Ten (10) feet.
 - (b) Minimum Setback from western perimeter of Real Estate: Zero (0) feet.
 - (c) Minimum Setback from southern perimeter of Real Estate: Five (5) feet.
 - (d) Minimum Setback from eastern perimeter of Real Estate: Ten (10) feet.
 - (2) Minimum Building Separation shall be zero (0) feet.
 - (3) Minimum Internal Setback shall be five (5) feet from the edge of pavement of any access drive or street, but not an alley.
 - (4) Maximum Building Height shall be eighty-five (85) feet.
 - (5) Maximum impervious area of lot shall be ninety-five (95) percent.
- B. **Cross References:** The regulations of *Chapter 6: Development Standards* shall apply, except as modified by this Ordinance.
- C. **Article 6.2. Accessory Structure Standards:** shall apply.
- D. **Article 6.3. Architectural Design Standards:** shall not apply; instead, the Mixed Retail/Office Building, as shown on the Concept Plan, shall be substantially similar in quality and character to the Illustrative Architectural Exhibit. The Illustrative Architectural Exhibit, attached hereto as **Exhibit B**, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of all new buildings constructed on the Real Estate. The final building designs may vary from the Illustrative Architectural Exhibit; however, buildings shall be substantially similar in quality and character to the buildings shown in the Illustrative Architectural Exhibit. The Commercial Building and the Hotel, as shown on the Concept Plan, each shall be reviewed and approved by the PUD Committee prior to the issuance of a building permit for each building, respectively. Additionally,
 - (1) The following materials shall be permitted: composite wood materials, steel, aluminum, metal, precast concrete, stone, and porcelain/ceramic tile, masonry, EIFS.
 - (2) LED lighting or tubing shall be an acceptable feature for building trim or accent areas.
 - (3) All mechanicals shall be located and screened to minimize visibility from the Real Estate's property

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- line and adjacent Rights-of-Way at the grade of the site.
- E. Article 6.4. Entrance & Driveway Standards: shall apply, as amended below:
 - (1) Section 6.4.2(B): *Maximum Pavement Width*: shall not apply.
 - F. Article 6.5. Exterior Lighting Standards: shall apply.
 - G. Article 6.6. Height Standards: shall apply, as modified by this Ordinance.
 - H. Article 6.7. Landscaping Standards: shall apply, as modified below:
 - (1) Section 6.7.4. *Buffer Yards*: shall not apply.
 - (2) Section 6.7.5.B. *Lot & Foundation Plantings; Foundation Planting*: shall apply, as modified below:
 - (i) At least two (2) shrubs, ornamental grasses, and/or ornamental trees shall be planted for every twelve (12) lineal feet of building circumference exclusive of loading dock openings. Plantings may be clustered and planted in a location approved by the Director.
 - (3) Section 6.7.6.E. *Street Trees; Escrow*: shall apply. In addition, an itemized estimate prepared by a landscape contractor shall also be accepted by the City.
 - I. Article 6.8. Lot Standards: shall apply, as modified by this Ordinance.
 - J. Article 6.9. Outdoor Display & Storage Standards: shall apply.
 - K. Article 6.10. Parking & Loading Standards: shall apply, as amended below:
 - (1) Section 6.10.4.D.2. *Parking Area Landscaping; Interior islands*: shall apply, as amended below:
 - (i) Each island or peninsula shall be at least one hundred sixty-two (162) square feet in size.
 - (2) Section 6.10.4.G. *Parking Area Landscaping; Parking Structure Perimeter Landscaping*: shall not apply.
 - (3) Section 6.10.7.A.1. *Additional Parking Provisions; Shared Parking; Minimum Number of Parking Spaces Required*: shall apply, as amended below:
 - (i) The shared lot shall provide at least 75% of the cumulative total of parking spaces required for each use.
 - (4) Section 6.10.8. *Off-Street Parking Schedule*: shall not apply. Instead, the following shall apply:
 - (i) Minimum Stalls Required: Three (3) spaces per one thousand (1,000) square feet of the total floor area constructed within the Commerical Area shall be provided, except for the following uses:
 - (a) Hotel: 1 space per hotel room, plus one space per employee on the largest shift.
 - L. Article 6.11. Pedestrian Accessibility Standards: shall apply.
 - M. Article 6.12. Permitted Non-residential Structure Standards: shall apply.
 - N. Article 6.13. Property Identification Standards: shall apply.
 - O. Article 6.14. Public Art Standards: shall not apply.
 - P. Article 6.15. Setback Standards: shall apply, as amended below:
 - (1) Section 6.15.2.E.1. *Building Setbacks; Commercial Setbacks*: shall not apply.
 - (2) Section 6.15.3.A.1. *Setback Encroachment; Building Features*: shall apply. In addition, foundations and footings may project into any required yard not more than two (2) feet.
 - (3) Section 6.15.3.A.2. *Setback Encroachment; Building Features*: shall apply, as amended below:
 - (i) No part of any non-residential or mixed-use structure or building, excluding footings, eaves or a cornice overhang, or a canopy over an entrance, not exceeding 15 feet, shall be within a required yard area.
 - Q. Article 6.16. Signage Standards: shall apply; however, a comprehensive sign package may be submitted for review and approval to the PUD Committee or Mayor or Mayor's Designee that may vary from the sign code as long as it is in keeping with the quality and character of the proposed development. In addition, street frontage, for the purposes of wall signs, shall include public/private streets, access drives, drive aisles, and parking lots.
 - R. Article 6.17. Wall & Fence Standards: shall apply.
 - S. Article 6.18. Water & Sewer Standards: shall apply.
 - T. Article 6.19. Vision Clearance Standards: shall apply.

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1.05 Design Standards for Commercial Area

- A. Cross References: The regulations of *Chapter 8. Subdivision Design Standards* applicable to *Planned Unit Development (PUD)* shall apply, except as modified by this Ordinance.
- B. Article 8.2. Block, Lot & Access Standards: shall apply, as amended below:
 - (1) *Section 8.2.4.B.2. Lots; Lot Standards; Interior Street Frontage*: shall not apply.
- C. Article 8.3. Street & Alley Standards: shall apply.
- D. Article 8.4. Open Space, Common Area & Amenity Standards: shall apply, as amended below:
 - (1) *Section 8.4.5. Perimeter Landscaping*: Perimeter Landscaping shall be in aggregate with other landscape requirements, not in addition to.
 - (2) *Section 8.4.6. Open Space*: shall not apply as long as an open space, such as a dog park or gathering area, is provided within the Real Estate and a program for public art is provided to and reasonably approved by the Director.
- E. Article 8.5. Other Design Standards: shall apply.

1.06 Development Standards for Residential Area (as shown on the Concept Plan)

- A. General Regulations: *Section 3.2.9. M2 Multi-Family Residential District*: shall not apply. Instead, the following shall apply:
 - (1) A maximum of 53 dwelling units shall be permitted.
 - (2) Minimum Lot Area (per building): 10,000 square feet
 - (3) Minimum Lot Frontage shall be 116 feet.
 - (4) Minimum Building Setbacks shall be as follows:
 - (a) Front setback shall be a minimum of twenty-five (25) feet. The front setback shall be measured to the Front Building Facade (as defined below) from the lot line parallel and closest to the Front Building Facade. The Front Building Facade shall be the facade opposite of the building facade that includes the garage door. The Rear Building Facade shall be the facade that includes the garage door.
 - (b) Side setback shall be a minimum of ten (10) feet.
 - (c) Rear setback shall be a minimum of twenty (20) feet. The rear setback shall be measured to the Rear Building Facade from the lot line parallel and closest to the Rear Building Facade.
 - (d) Building Separation shall be a minimum of twenty (20) feet.
 - (5) Maximum Building Height shall be forty (40) feet.
 - (6) Maximum impervious area of lot shall be ninety (90) percent.
- B. Cross References: The regulations of *Chapter 6: Development Standards* shall apply, except as modified by this Ordinance.
- C. Article 6.2. Accessory Structure Standards: shall apply.
- D. Article 6.3. Architectural Design Standards: shall apply, as amended below:
 - (1) *Section 6.3.4.A.2.d. Residential Design; Residential Cohesive Design; Standards*: shall not apply. However, each townhome unit will have matching address numbers, plaques, or other identity design features.
 - (2) *Section 6.3.4.A.2.e. Residential Design; Residential Cohesive Design; Standards*: shall not apply. Instead, for north-facing rear facades of the northernmost row of townhomes, each unit within a building shall alternate between first floor and second floor masonry height.
 - (3) *Section 6.3.4.B.2.a. Residential Design; Residential Building Form; Facade Standards*: shall not apply. Instead, each townhome unit shall be offset a minimum of two (2) feet from its adjacent unit to provide modulation in the townhome building's facade plane.
 - (4) *Section 6.3.4.B.2.f. Residential Design; Residential Building Form; Facade Standards*: Second-story residential facades of individual townhome units may not extend to the front face without additional facade modulation or additional material types and architectural accents.
 - (5) *Section 6.3.4.B.3 Residential Design; Residential Building Form; Roof Standards*: Shall not apply. Instead, the following shall apply:
 - (a) Roof systems shall be screened by a parapet wall and shall have a minimum roof pitch of 3/12 of

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- asphalt shingles.
- E. Article 6.4. Entrance & Driveway Standards: shall apply, as amended below:
 - (1) Section 6.4.3.A.1. Driveways; Residential: shall not apply.
 - F. Article 6.5. Exterior Lighting Standards: shall apply.
 - G. Article 6.6. Height Standards: shall apply.
 - H. Article 6.7. Landscaping Standards: shall apply, as amended below:
 - (1) Section 6.7.4.A. Buffer Yards; Applicability: Buffer yards shall not apply. Instead, a dog park may be installed within the Real Estate.
 - (2) Section 6.7.5.B. Lot & Foundation Plantings; Foundation Planting: shall apply, as specified below:
 - (a) Four (4) 2-gallon shrubs shall be planted per unit, with two (2) trees and ten (10) shrubs on each end of the buildings.
 - I. Article 6.8. Lot Standards: shall apply.
 - J. Article 6.9. Outdoor Display & Storage Standards: shall apply.
 - K. Article 6.10. Parking & Loading Standards: shall apply.
 - L. Article 6.11. Pedestrian Accessibility Standards: shall apply, as amended below:
 - (1) Section 6.11.2.B. Residential; Sidewalk Location: Sidewalks shall be provided to provide connectivity from all townhome entrances (front doors) to guest parking spaces, a dog park (if one is included), the Yard, and Kroger Strip Center.
 - (2) Section 6.11.2.C. Residential; Asphalt Path Minimum Width: shall not apply.
 - M. Article 6.12. Permitted Non-residential Structure Standards: shall apply.
 - N. Article 6.13. Property Identification Standards: shall apply.
 - O. Article 6.14. Public Art Standards: shall apply.
 - P. Article 6.15. Setback Standards: shall apply.
 - Q. Article 6.16. Signage Standards: shall apply, as amended below:
 - (1) Section 6.16.6.A.4. Free-Standing Signs; In General: A sign, if included, shall be located anywhere on the Real Estate.
 - R. Article 6.17. Wall & Fence Standards: shall apply.
 - S. Article 6.18. Water & Sewer Standards: shall apply.
 - T. Article 6.19. Vision Clearance Standards: shall apply.

1.07 Design Standards for Residential Area

- A. Cross References: The regulations of *Chapter 8. Subdivision Design Standards* applicable to *Planned Unit Development (PUD)* shall apply, except as modified by this Ordinance.
- B. Article 8.2. Block, Lot & Access Standards: shall apply, as amended below:
 - (1) Section 8.2.2.C.1. Anti-Monotony; Anti-monotony Code; Front Facade: shall not apply. Instead, front facades on the same building shall not be duplicated for one (1) unit on each side of the subject unit.
 - (2) Section 8.2.2.C.2. Anti-Monotony; Anti-monotony Code; Exterior Siding Color: shall not apply. Each building shall have a uniform design.
 - (3) Section 8.2.2.C.3. Anti-Monotony; Anti-monotony Code; Masonry Package: shall not apply. Each building within the community shall have a uniform design.
 - (4) Section 8.2.5.B. Subdivision Access; Entrance Design: shall not apply.
 - (5) Section 8.2.6.B.b. Pedestrian Network; Residential Minimum Internal Pedestrian Network: Sidewalks shall be provided to provide connectivity from all townhome entrances (front doors) to guest parking spaces, the dog park, the Yard, and Kroger Strip Center.
 - (6) Section 8.2.6.B.d. Pedestrian Network; Residential Minimum Internal Pedestrian Network: shall not apply.
- C. Article 8.3. Street & Alley Standards: shall apply, as amended below:
 - (1) Section 8.3.3.B.b.a. On-Street Parking; On-street Parking Requirements; In Residential Areas; Location: On-street guest parking spaces shall be located in close proximity to the front doors of the dwellings they serve, as shown on the concept plan.
 - (2) Section 8.3.3.B.b.a. On-Street Parking; On-street Parking Requirements; In Residential Areas:

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Design: On-street guest parking spaces shall be designed, as shown on the Concept Plan.

- (3) *Section 8.3.7.B. Alleys; Use of Alleys:* Alleys, as shown on the Concept Plan, shall be deemed approved.
- (4) *Section 8.3.7.B. Alleys; Easement:* Alleys shall be privately owned and maintained and shall be centered within an easement a minimum of 14 feet wide.
- D. *Article 8.4. Open Space, Common Area & Amenity Standards:* shall apply, as amended below:
 - (1) *Section 8.4.6.C. Open Space; Minimum Open Space:* shall not apply as long as an open space, such as a dog park or gathering area, is provided within the Real Estate and a program for public art is provided to and reasonably approved by the Director.
 - (2) *Section 8.4.6.H. Open Space; Public Art:* shall not apply.
- E. *Article 8.5. Other Design Standards:* shall apply.

1.08 Floodplain Standards for Real Estate

- A. *Cross References:* The regulations of *Chapter 9: Floodplain Standards* shall apply, except as modified by this Ordinance.
- B. *Article 9.1 Floodplain Standards:* shall apply.

1.09 Procedures

- A. The procedures set forth in *Chapter 10. Procedures and Permits* shall apply. Development plans shall be reviewed and approved based upon compliance with the development and design standards set forth herein.
- B. If applicable: (1) the Real Estate shall be assigned to the City's general PUD Committee (the "Committee") for review pursuant to *Section 10.1.2. Summary of Review Authority*; and (2) prior to the Committee's review, the Mayor or Mayor's Designee shall review each building's preliminary architectural plan (e.g., elevations, roof plan, floor plan, and rendering) and approve such plan based upon compliance with the development and design standards set forth herein.
- C. The Committee, if applicable, and the Mayor or Mayor's Designee shall have discretion and flexibility to consider and approve modifications pertaining to any development and design standards established or referenced by this Ordinance if the Committee or Mayor or Mayor's Designee determines such modifications are consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance.

1.10 PUD Expiration

- A. If, after five (5) years from the date of approval of this Ordinance, construction in the form of grading, infrastructure installation, or other land alteration has not commenced, then the provisions set forth by this Ordinance shall be rescinded as applied to the Real Estate, and the EN Employment Node District shall govern the Real Estate.

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03/18/19 B

Year
2019

1.11 Adoption

This ordinance shall be in full force and effect from and after its passage by the Common Council and after the occurrence of all other actions required by law. All provisions or parts of the UDO in conflict herewith are hereby repealed.

APPROVED by the Common Council of the City of Fishers this 18th day of March, 2019.

THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA
NAY

AYE
Richard W. Block

Richard W. Block,
President

Eric Moeller,
Vice-President

Cecilia Coble,
District At Large

Todd Zimmerman,
District At Large

Brad DeReamer,
District NE

David C. George,
District SW

Pete Peterson,
District SE

Selina Stoller,
District NW

John Weingardt,
District SC

X David C. George

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the 18th day of March, 2019, at 9:30 m.

ATTEST:

Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

3/18/2019
DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

Approved by: Chris Greisl, City of Fishers, City Attorney
Prepared by: Steven D. Hardin, Esq.,
Faegre Baker Daniels LLP, 600 East 96th Street, Suite 600,
Indianapolis, Indiana 46240. (317) 569-9600.

In accordance with Indiana Code, I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Mark R. Leach

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1.12 Real Estate

Part of the Northeast Quarter of Section 6, Township 17 North, Range 5 East of the Second Principal Meridian, Hamilton County, Indiana, being 6.640 acres of land shown on the plat of ALTA/NSPS Land Title Survey certified by Brian L. Haggard, PS #LS29800001 on August 23, 2018 under Banning Engineering project number 18185, the overall parcel being described as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence North 90 degrees 00 minutes 00 seconds West 958.00 feet; thence South 09 degrees 00 minutes 22 seconds West 50.62 feet to the south right of way line of 116th Street per Instrument 200200050446 in the Office of the Recorder of Hamilton County said point also being the POINT OF BEGINNING; thence South 90 degrees 00 minutes 00 seconds East 32.11 feet along the south right of way line of 116th Street to the northwest corner of Outlot D recorded as Instrument 2010008524; thence South 06 degrees 34 minutes 20 seconds West along the west line of said Outlot D 232.69 feet to the southwest corner of Outlot D; thence South 90 degrees 00 minutes 00 seconds West along said south line 112.84 feet; thence South 00 degrees 26 minutes 16 seconds West 346.25 feet; thence South 90 degrees 00 minutes 00 seconds West 14.17 feet; thence South 00 degrees 00 minutes 00 seconds East 284.00 feet to the north line of Highpoint Ridge per the Master Plan of Highpoint Ridge recorded as Instrument Number 2005003433; thence North 87 degrees 49 minutes 35 seconds West along the north line of said Highpoint Ridge 422.91 feet to the beginning of a non-tangent curve to the left having a radius of 745.00 feet and a central angle of 07 degrees 13 minutes 01 seconds; the radius point of which bears South 79 degrees 45 minutes 35 seconds West; thence along the arc of said curve 93.84 feet to the southeast corner of the plat for Fishers District recorded as Instrument 2018021156; thence the following three (3) calls along the east line of said plat; 1.) thence North 10 degrees 14 minutes 15 seconds West 70.00 feet to the beginning of a tangent curve to the right having a radius of 375.00 feet and a central angle of 12 degrees 04 minutes 17 seconds; 2.) thence along the arc of said curve 79.00 feet; 3.) thence North 01 degree 50 minutes 00 seconds East 335.00 feet to the southwest corner of the land of KLC Realty, LLC as recorded in Instrument Number 2016058111; thence the following three (3) calls along the south and east lines of said KLC Realty; 1.) North 76 degrees 48 minutes 43 seconds East 229.78 feet; 2.) thence North 64 degrees 03 minutes 46 seconds East 97.73 feet; 3.) thence North 09 degrees 00 minutes 22 seconds East 176.85 to the POINT OF BEGINNING, containing 6.640 acres more or less.

And

Part of the North Half of the Northeast Quarter of Section 6, Township 17 North, Range 5 East in Delaware Township, Hamilton County, Indiana, described as follows:

Beginning on the North line of the Northeast Quarter of Section 6, Township 17 North, Range 5 East 958.00 feet North 90 degrees 00 minutes 00 seconds West (assumed bearing) from the Northeast corner of said Northeast Quarter; thence North 90 degrees 00 minutes 00 seconds West on said North line 336.09 feet to the Northeast corner of Spring Dale Estates, First Section, a subdivision in Hamilton County, Indiana, said plat being recorded in Plat Book 2, page 166, in the Office of the Recorder of Hamilton County, Indiana; thence South 01 degrees 50 minutes 00 seconds West on the East line of said Spring Dale Estates, 320.00 feet; thence North 76 degrees 48 minutes 43 seconds East 228.84 feet; thence North 64 degrees 03 minutes 46 seconds East 97.73 feet; thence North 09 degrees 00 minutes 22 seconds East 227.69 feet to the place of beginning, containing 2.054 acres, more or less.

EXCEPT THEREFROM:

Part of the Northeast Quarter of Section 6, Township 17 North, Range 5 East of the Second Principal Meridian, Hamilton County, Indiana, and being a part of a parcel of land as described in Instrument No. 1983-001107, in the Office of the Recorder of Hamilton County, Indiana, described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of Section 6, Township 17 North, Range 5 East; thence. South 88 degrees 39 minutes 10 seconds West, along the North line of said Quarter Section, 958.00 feet to the Northeast corner of Instrument No. 1983-001107, and the Point of Beginning of this description; thence South 07 degrees 39 minutes 32 seconds West, along the Easterly line thereof, 60.24 feet; thence South 88 degrees 39 minutes 10 seconds West, 7.92 feet; thence North 01 degrees, 20 minutes 50 seconds West, 10.00 feet; thence South 88 degrees 39 minutes 10 seconds West, 321.24 feet to the East line of Spring Dale Estates, as per plat thereof recorded in Plat Book 2, Page 166; thence North 00 degrees 29 minutes 10 seconds East, along said East line, 49.53 feet to the North line of said Quarter Section; thence North 88 degrees 39 minutes 10 seconds East, along said North line 337.00 feet to the point of beginning, containing 16,614 square feet, 0.381 acres, more or less.

Exhibit A - Concept Plan



Exhibit B - Illustrative Architectural Exhibit

Mixed Retail/Office Building



Rear load townhome with dark brick color scheme

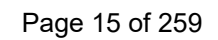


Exhibit B - Illustrative Architectural Exhibit

Front load townhome with dark brick color scheme

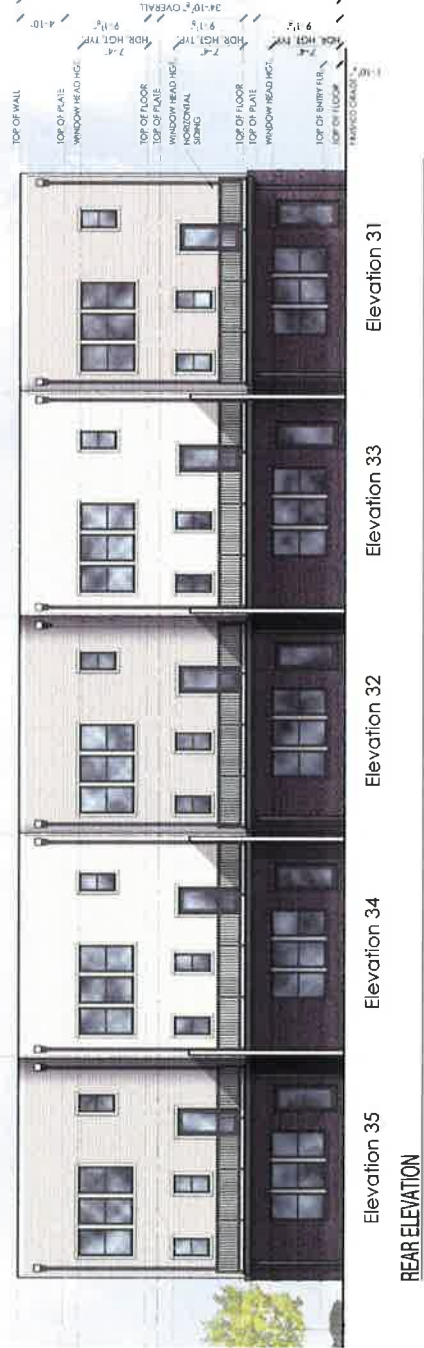
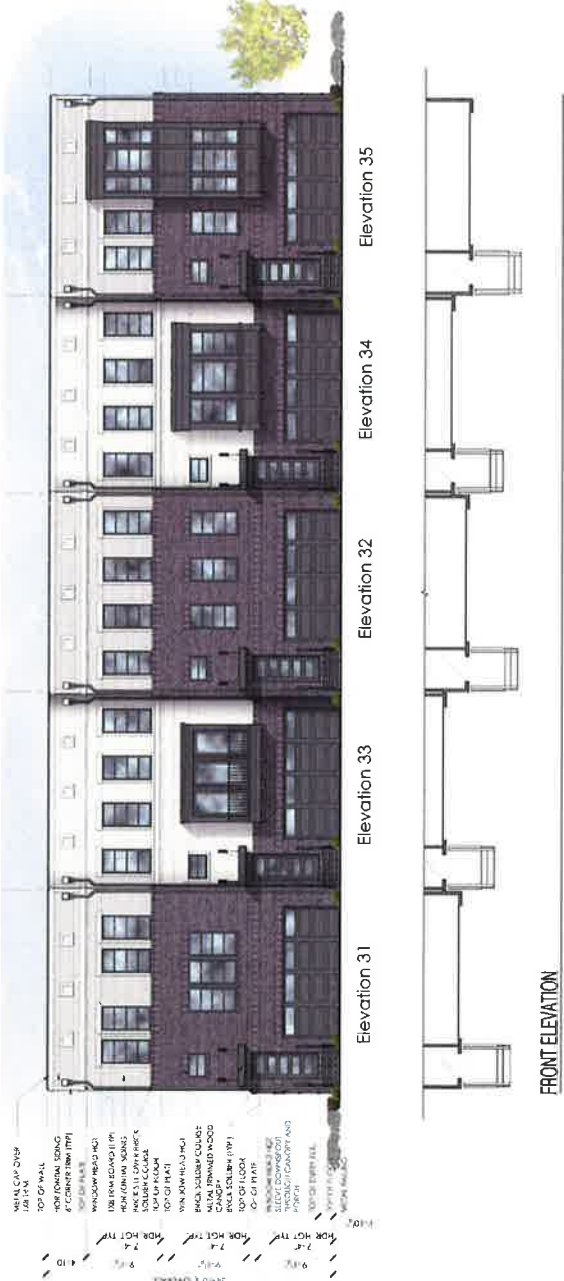


Exhibit B - Illustrative Architectural Exhibit

Side elevation is illustrative of all side elevations for both the rear and front load townhomes

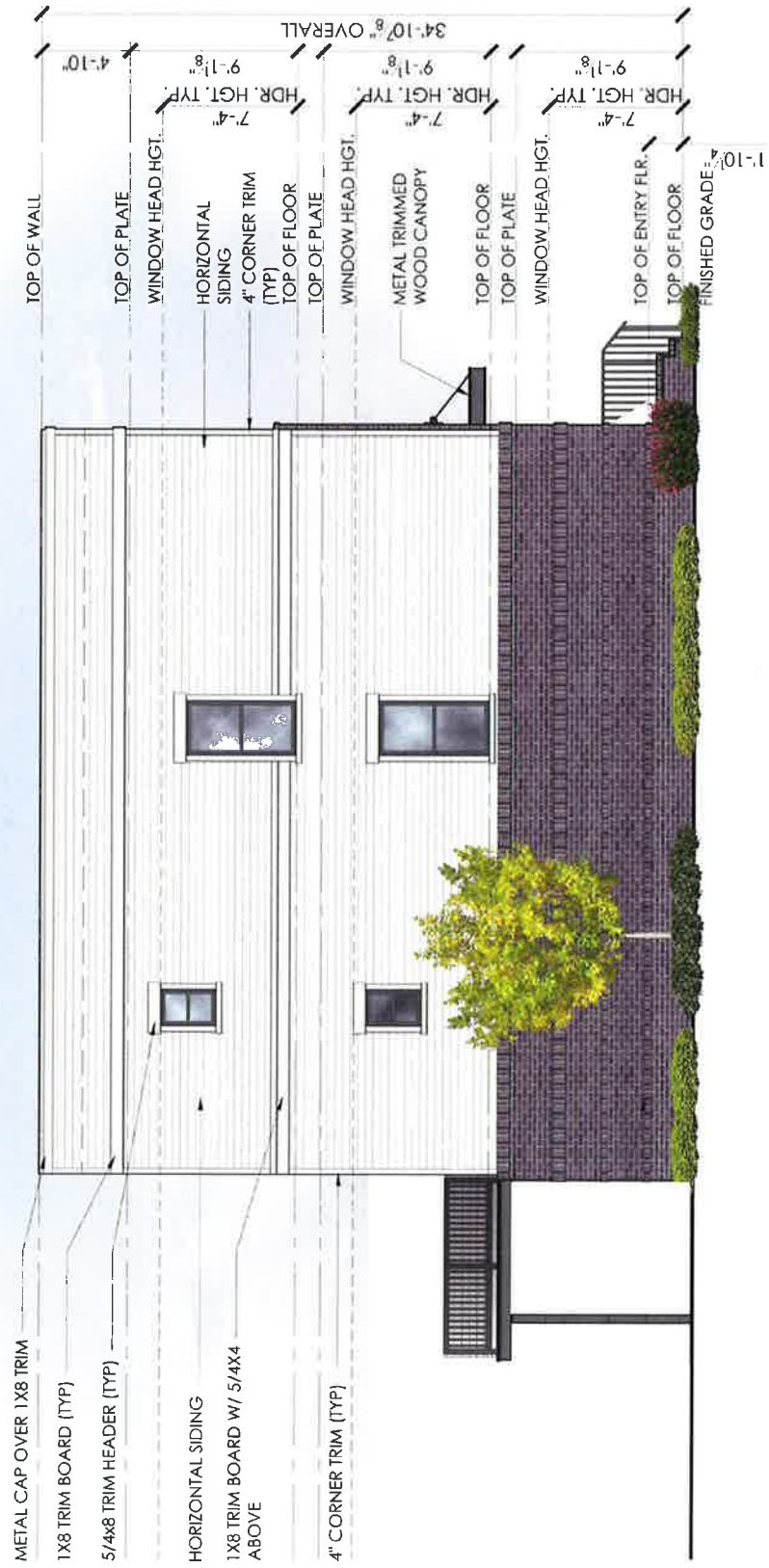


Exhibit B - Illustrative Architectural Exhibit

Rear load townhome with light brick color scheme



Exhibit B - Illustrative Architectural Exhibit

Front load townhome with light brick color scheme



FRONT ELEVATION

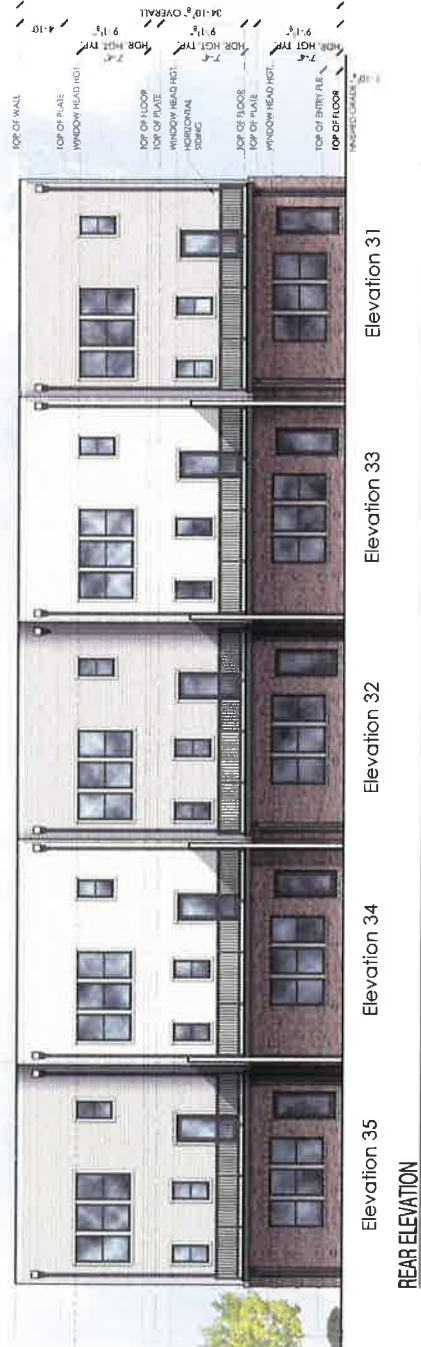


Exhibit B - Illustrative Architectural Exhibit

Side elevation is illustrative of all side elevations for both the rear and front load townhomes



THE STATIONS AT FISHERS DISTRICT PUD

03/18/19 B

Year
2019

1.11 Adoption

This ordinance shall be in full force and effect from and after its passage by the Common Council and after the occurrence of all other actions required by law. All provisions or parts of the UDO in conflict herewith are hereby repealed.

APPROVED by the Common Council of the City of Fishers this 18th day of March, 2019.

THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA

NAY

AYE
Richard W. Block

Richard W. Block,
President

Eric Moeller,
Vice-President

Cecilia Coble,
District At Large

Todd Zimmerman,
District At Large

Brad DeReamer,
District NE

David C. George,
District SW

Pete Peterson,
District SE

Selina Stoller,
District NW

John Weingardt,
District SC

X David C. George

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the 18th day of March, 2019, at 9:30 m.

ATTEST:

Jennifer L. Kehl, City Clerk

MAYOR'S APPROVAL

Scott A. Fadness, Mayor

3/18/2019
DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

Approved by: Chris Greisl, City of Fishers, City Attorney

Prepared by: Steven D. Hardin, Esq.,
Faegre Baker Daniels LLP, 600 East 96th Street, Suite 600,
Indianapolis, Indiana 46240. (317) 569-9600.

In accordance with Indiana Code, I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Mark R. Leach

THE STATIONS AT FISHERS DISTRICT PUD

1.12 Real Estate

Part of the Northeast Quarter of Section 6, Township 17 North, Range 5 East of the Second Principal Meridian, Hamilton County, Indiana, being 6.640 acres of land shown on the plat of ALTA/NSPS Land Title Survey certified by Brian L. Haggard, PS #LS29800001 on August 23, 2018 under Banning Engineering project number 18185, the overall parcel being described as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence North 90 degrees 00 minutes 00 seconds West 958.00 feet; thence South 09 degrees 00 minutes 22 seconds West 50.62 feet to the south right of way line of 116th Street per Instrument 200200050446 in the Office of the Recorder of Hamilton County said point also being the POINT OF BEGINNING; thence South 90 degrees 00 minutes 00 seconds East 32.11 feet along the south right of way line of 116th Street to the northwest corner of Outlot D recorded as Instrument 2010008524; thence South 06 degrees 34 minutes 20 seconds West along the west line of said Outlot D 232.69 feet to the southwest corner of Outlot D; thence South 90 degrees 00 minutes 00 seconds West along said south line 112.84 feet; thence South 00 degrees 26 minutes 16 seconds West 346.25 feet; thence South 90 degrees 00 minutes 00 seconds West 14.17 feet; thence South 00 degrees 00 minutes 00 seconds East 284.00 feet to the north line of Highpoint Ridge per the Master Plan of Highpoint Ridge recorded as Instrument Number 2005003433; thence North 87 degrees 49 minutes 35 seconds West along the north line of said Highpoint Ridge 422.91 feet to the beginning of a non-tangent curve to the left having a radius of 745.00 feet and a central angle of 07 degrees 13 minutes 01 seconds; the radius point of which bears South 79 degrees 45 minutes 35 seconds West; thence along the arc of said curve 93.84 feet to the southeast corner of the plat for Fishers District recorded as Instrument 2018021156; thence the following three (3) calls along the east line of said plat; 1.) thence North 10 degrees 14 minutes 15 seconds West 70.00 feet to the beginning of a tangent curve to the right having a radius of 375.00 feet and a central angle of 12 degrees 04 minutes 17 seconds; 2.) thence along the arc of said curve 79.00 feet; 3.) thence North 01 degree 50 minutes 00 seconds East 335.00 feet to the southwest corner of the land of KLC Realty, LLC as recorded in Instrument Number 2016058111; thence the following three (3) calls along the south and east lines of said KLC Realty; 1.) North 76 degrees 48 minutes 43 seconds East 229.78 feet; 2.) thence North 64 degrees 03 minutes 46 seconds East 97.73 feet; 3.) thence North 09 degrees 00 minutes 22 seconds East 176.85 to the POINT OF BEGINNING, containing 6.640 acres more or less.

And

Part of the North Half of the Northeast Quarter of Section 6, Township 17 North, Range 5 East in Delaware Township, Hamilton County, Indiana, described as follows:

Beginning on the North line of the Northeast Quarter of Section 6, Township 17 North, Range 5 East 958.00 feet North 90 degrees 00 minutes 00 seconds West (assumed bearing) from the Northeast corner of said Northeast Quarter; thence North 90 degrees 00 minutes 00 seconds West on said North line 336.09 feet to the Northeast corner of Spring Dale Estates, First Section, a subdivision in Hamilton County, Indiana, said plat being recorded in Plat Book 2, page 166, in the Office of the Recorder of Hamilton County, Indiana; thence South 01 degrees 50 minutes 00 seconds West on the East line of said Spring Dale Estates, 320.00 feet; thence North 76 degrees 48 minutes 43 seconds East 228.84 feet; thence North 64 degrees 03 minutes 46 seconds East 97.73 feet; thence North 09 degrees 00 minutes 22 seconds East 227.69 feet to the place of beginning, containing 2.054 acres, more or less.

EXCEPT THEREFROM:

Part of the Northeast Quarter of Section 6, Township 17 North, Range 5 East of the Second Principal Meridian, Hamilton County, Indiana, and being a part of a parcel of land as described in Instrument No. 1983-001107, in the Office of the Recorder of Hamilton County, Indiana, described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of Section 6, Township 17 North, Range 5 East; thence. South 88 degrees 39 minutes 10 seconds West, along the North line of said Quarter Section, 958.00 feet to the Northeast corner of Instrument No. 1983-001107, and the Point of Beginning of this description; thence South 07 degrees 39 minutes 32 seconds West, along the Easterly line thereof, 60.24 feet; thence South 88 degrees 39 minutes 10 seconds West, 7.92 feet; thence North 01 degrees, 20 minutes 50 seconds West, 10.00 feet; thence South 88 degrees 39 minutes 10 seconds West, 321.24 feet to the East line of Spring Dale Estates, as per plat thereof recorded in Plat Book 2, Page 166; thence North 00 degrees 29 minutes 10 seconds East, along said East line, 49.53 feet to the North line of said Quarter Section; thence North 88 degrees 39 minutes 10 seconds East, along said North line 337.00 feet to the point of beginning, containing 16,614 square feet, 0.381 acres, more or less.

Exhibit A - Concept Plan



Exhibit B - Illustrative Architectural Exhibit

Mixed Retail/Office Building



Exhibit B - Illustrative Architectural Exhibit

Rear load townhome with dark brick color scheme



Exhibit B - Illustrative Architectural Exhibit

Front load townhome with dark brick color scheme

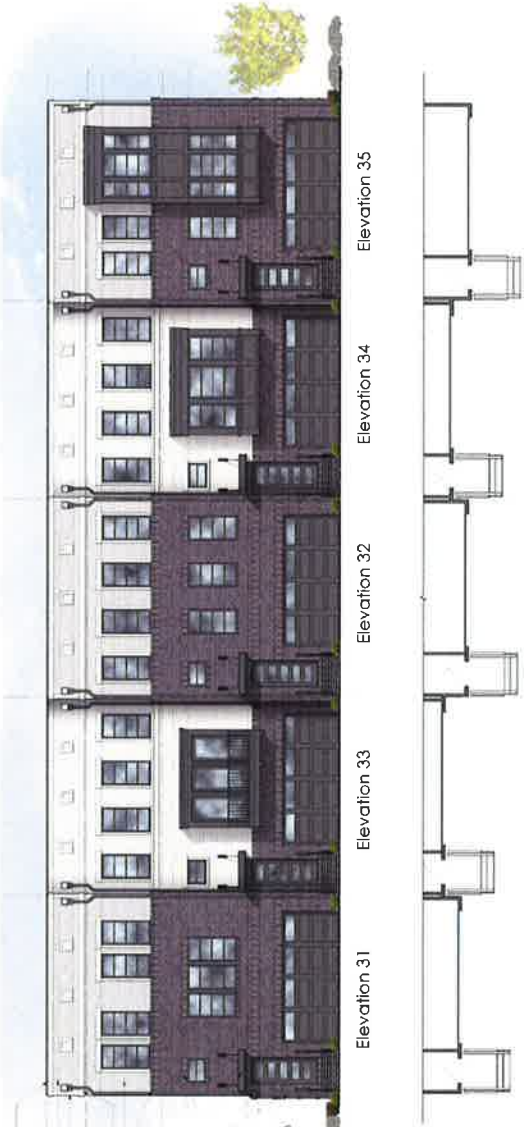


Exhibit B - Illustrative Architectural Exhibit

Side elevation is illustrative of all side elevations for both the rear and front load townhomes



Exhibit B - Illustrative Architectural Exhibit

Rear load townhome with light brick color scheme



Exhibit B - Illustrative Architectural Exhibit

Front load townhome with light brick color scheme



Exhibit B - Illustrative Architectural Exhibit

Side elevation is illustrative of all side elevations for both the rear and front load townhomes



PETITION HISTORY:

The Stations PUD was adopted by City Council in October 2017 as a PUD rezoning a R2 – Residential District to a PUD-C Commercial with an underlying zoning of C2 – Commercial. The Site plan incorporated a two-building commercial development with surface parking. With the continued growth and development of the 116th Street corridor there is an opportunity to increase the development size of the Planned Unit Development, include additional and diverse land use while connecting one existing development and one development currently under construction.

PETITION OVERVIEW:

Thompson Thrift Development is proposing The Stations at Fishers District, an 8.67 +/- acres mixed-use development. The Stations at Fishers District will include approximately 70,000 square feet of office / commercial, 10,000 square feet of retail, a hotel, and approximately 50 townhomes ranging in prices from \$275,000 to \$350,000. It will provide both vehicular and pedestrian connectivity between the Kroger commercial center and The Yard at Fishers District as well as Cumberland Road and Ikea Way with a boulevard-like connection. If approved Thompson Thrift plans to start site work later this year.

All uses are allowed described in C3 Commercial District as well as:

- ✓ Coffee House
- ✓ Food Truck
- ✓ Indoor Entertainment

In addition, the follow uses are permitted:

- ✓ Multi-unit living and related amenities
- ✓ Townhouse

Several uses are prohibited, including but not limited to:

- × Vehicle Sales
- × Vehicle Repair (minor or major)
- × Car Wash
- × Vehicle Fuel Sales
- × Alternative Financial Services

The Concept Plan shows the location of an office building, a mixed-used building, a hotel, and townhomes. It also shows the proposed location of shared bicycle parking and a dog park for the residence. A public art program will be incorporated into the development with the assistance of staff to meet the Open Space requirements of the UDO. The office buildings and townhomes architecture are included in the PUD as Illustrative Architectural Exhibits. The townhomes exhibits feature two color schemes, both a light and dark brick, as well as an alley-loaded and front-loaded garage designs.

PUBLIC COMMENTS:

No public comment has been received at the time of writing this staff report.

Faegre Baker Daniels, LLP. on behalf of Thompson Thrift Development, Inc. did hold a neighborhood meeting on February 25, 2019 and was available to answer any additional comments or concerns regarding the development. Staff was told that no issues arose from this neighborhood meeting.

PUD COMMITTEE:

The PUD Committee met on March 7, 2019 to review the architecture of the site plan, mixed-retail / office building, and townhomes. The Committee gave feedback to the petitioner, builder, and staff including a recommendation for the northern-most townhomes to be enhanced facing 116th Street. Additional masonry requirements were added to the PUD Ordinance for these townhomes. The PUD Committee approved the site plan, mixed-retail / office building, and townhomes (3-0).

ADVISORY PLAN COMMISSION:

The Advisory Plan Commission met on March 7, 2019 to review the Ordinance. The Commission gave feedback to the petitioner and staff. The Advisory Plan Commission send a favorable recommendation (9-0) to City Council.

STAFF COMMENTS:

Staff is supportive of the rezone of The Stations at Fishers District. The petitioner has worked with staff regarding changes to the architecture that is included as exhibits in the PUD as well as the concept plan and the inclusion of public art in the development.

Staff believes this meets the Regional Center called out in the 2040 Comprehensive Plan as well as the overall vision of the City of Fishers. Staff recommends the City Council approved the rezone of The Stations at Fishers District as presented.

ATTACHMENTS:

- 1) Ordinance
- 2) Petitioner Packet

The Stations

Planned Unit Development



PRESENTED BY
STEVEN D. HARDIN,
ESQ.
**FAEGRE BAKER
DANIELS**

City Council | March 18, 2019

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THE STATIONS PUD	

Applicant:
Thompson Thrift
Development, Inc.

Ashlee Boyd,
Managing Partner
Eric Wojak,
Development Director of
Midwest Region

111 Monument Circle
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Indianapolis, IN 46204

Attorney:
Steven D. Hardin, Esq.
Mark R. Leach,
Land Use Planner

Faegre Baker Daniels LLP
600 E. 96th Street
Suite 600
Indianapolis, IN 46240

Telephone: 317.569.9600

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<u>Tab 7</u>	Proposed PUD Ordinance

TAB 1

EXECUTIVE SUMMARY	
THE STATIONS PUD	

Thompson Thrift Development, Inc. ("Thompson Thrift") is pleased to propose its plans for The Stations, a nine-acre +/- development on the south side of 116th Street in between the Yard at Fishers District and the existing Kroger commercial center. The Stations is planned to include approximately 70,000 square feet of office, 10,000 square of retail, a hotel, and townhomes, ranging in price from \$275,000.00 to \$350,000.00. Importantly, The Stations will provide vehicular and pedestrian connectivity between Ikea Way to the west and Cumberland Road to east, relieving stress on 116th Street and enhancing the existing and planned developments.

PUD Committee Review and Recommendation:

The City's PUD Committee, at its March 6, 2019, meeting, reviewed the proposed plans and then voted unanimously to recommend approval of the plans.

Plan Commission Update:

On March 6, 2019, the Plan Commission held the public hearing on this proposal. No remonstrance was made, and, after conducting the public hearing, the Plan Commission voted unanimously to forward the proposed PUD Ordinance to the City Council with a favorable recommendation.

If approved, then site development work is anticipated to begin later this year.

Thank you for your consideration.

TAB 2

AERIAL LOCATION MAP

THE STATIONS PUD



Real Estate

TAB 3





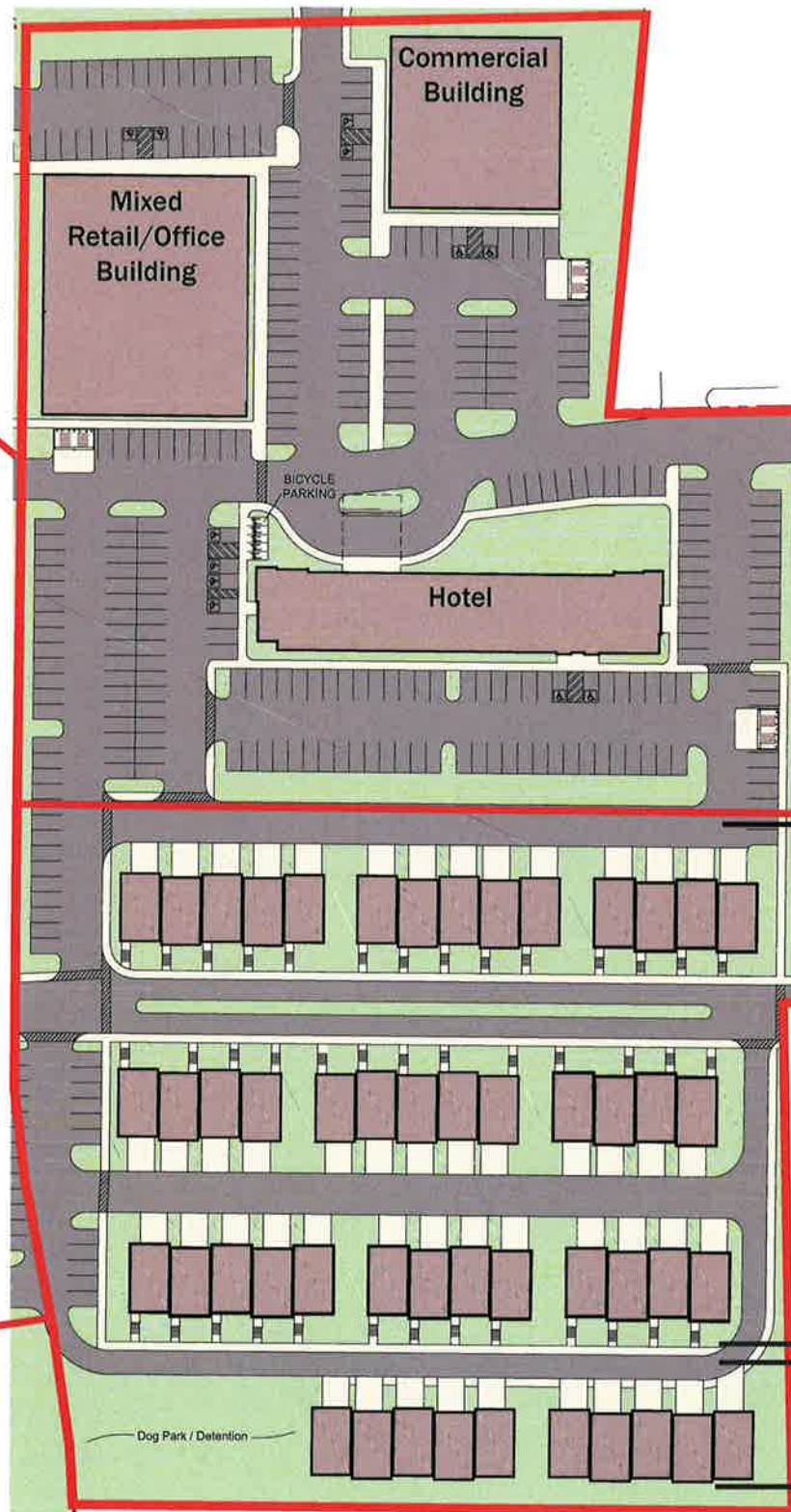
TAB 4

CONCEPT PLAN

THE STATIONS PUD



Commercial Area



Residential Area

Rear Load Townhomes

Front Load Townhomes

TAB 5

MIXED RETAIL/OFFICE BUILDING RENDERINGS

THE STATIONS PUD



North and East Elevations



North and West Elevations

TAB 6

TOWNHOME ELEVATIONS

THE STATIONS PUD



Rear load townhome with dark brick color scheme



(Side elevation is illustrative of all side elevations for both the rear and front load townhomes)



TOWNHOME ELEVATIONS	
THE STATIONS PUD	

TOWNHOME ELEVATIONS	
THE STATIONS PUD	



Front load townhome with light brick color scheme



FRONT ELEVATION



REAR ELEVATION _____

TAB 7

Year
2019

THE STATIONS AT FISHERS DISTRICT PUD

City of Fishers
Planned Development
Ordinance
No. 031819B

THE STATIONS AT FISHERS DISTRICT PUD

1.01 Declaration, Purpose and Intent, and Permitted Uses

Declaration	Purpose and Intent	Permitted Uses
Ordinance No. 031819B (this Ordinance) Adopted: <u>03/18/19</u> The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 071618F, as amended, and the City of Fishers Official Zoning Map, as amended, which accompanies and is a part of the UDO are hereby amended as follows: The zoning classification of the real estate legally described in Section 1.12 of this Ordinance (the "Real Estate"), is hereby designated as a Planned Unit Development Mixed-Use (PUD-M), and that said PUD zoning district shall hereafter be known as "The Stations at Fishers District PUD." Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and its exhibits and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance. All previous PUD Ordinances, and amendments thereto, applicable to the Real Estate are hereby repealed.	The purpose of this PUD is to encourage improved design in the development of land by promoting greater flexibility in applying the UDO to the development of the Real Estate.	All uses described in the C3 Commercial District, and • Coffee House • Food truck • Indoor entertainment In addition, the following uses shall be permitted: • Multi-unit living and related amenities • Townhouse The following uses are prohibited: • Vehicle sales • Vehicle repair (minor) • Vehicle repair (major) • Car wash • Vehicle fuel sales • Mortuary • Place of worship • Tattoo parlor • Piercing studio • Massage parlor (specifically not including massage services that are part of a high-end day spa or other similar use) • Alternative financial services (e.g., refund anticipation loan lenders, title loan businesses, short-term loan providers, cash for precious metal stores and pawn shops)(specifically not including retail services such as Fidelity, Jackson Hewitt, Charles Schwab, and similar concepts) • Day care, adult • Adult entertainment establishment • Head shop and hookah lounge (specifically not including a cigar bar or lounge, such as Blend, that also offers retail sales and on-site consumption of cigars and cigar related accessories) • Second hand or government surplus store

THE STATIONS AT FISHERS DISTRICT PUD

1.02 Applicability

- A. The standards of the UDO applicable to the C3 *Commercial District* and the M2 *Multi-Family Residential District* shall apply to the development of the Real Estate, except as modified, revised, or expressly made inapplicable by this Ordinance. "Article" cross-references of this Ordinance shall hereafter refer to the *Article* section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Section 1.3.6 Transition Ordinance* shall also apply to amendments.

1.03 Concept Plan

- A. The Concept Plan, attached hereto as **Exhibit A**, is hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plans and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. *Section 10.2.16.N* shall not apply. If the Director determines that a Development Plan is not substantially consistent with the Concept Plan (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of The Stations at Fishers District PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

1.04 Development Standards for Commercial Area (as shown on the Concept Plan)

- A. **General Regulations:** *Section 3.3.3. C3 Commercial District:* shall not apply. Instead, the following shall apply:
 - (1) Minimum perimeter Setbacks shall be as follows:
 - (a) Minimum Setback from northern perimeter of Real Estate (116th Street): Ten (10) feet.
 - (b) Minimum Setback from western perimeter of Real Estate: Zero (0) feet.
 - (c) Minimum Setback from southern perimeter of Real Estate: Five (5) feet.
 - (d) Minimum Setback from eastern perimeter of Real Estate: Ten (10) feet.
 - (2) Minimum Building Separation shall be zero (0) feet.
 - (3) Minimum Internal Setback shall be five (5) feet from the edge of pavement of any access drive or street, but not an alley.
 - (4) Maximum Building Height shall be eighty-five (85) feet.
 - (5) Maximum impervious area of lot shall be ninety-five (95) percent.
- B. **Cross References:** The regulations of *Chapter 6: Development Standards* shall apply, except as modified by this Ordinance.
- C. **Article 6.2. Accessory Structure Standards:** shall apply.
- D. **Article 6.3. Architectural Design Standards:** shall not apply; instead, the Mixed Retail/Office Building, as shown on the Concept Plan, shall be substantially similar in quality and character to the Illustrative Architectural Exhibit. The Illustrative Architectural Exhibit, attached hereto as **Exhibit B**, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of all new buildings constructed on the Real Estate. The final building designs may vary from the Illustrative Architectural Exhibit; however, buildings shall be substantially similar in quality and character to the buildings shown in the Illustrative Architectural Exhibit. The Commercial Building and the Hotel, as shown on the Concept Plan, each shall be reviewed and approved by the PUD Committee prior to the issuance of a building permit for each building, respectively. Additionally,
 - (1) The following materials shall be permitted: composite wood materials, steel, aluminum, metal, precast concrete, stone, and porcelain/ceramic tile, masonry, EIFS.
 - (2) LED lighting or tubing shall be an acceptable feature for building trim or accent areas.
 - (3) All mechanicals shall be located and screened to minimize visibility from the Real Estate's property

THE STATIONS AT FISHERS DISTRICT PUD

- line and adjacent Rights-of-Way at the grade of the site.
- E. Article 6.4. Entrance & Driveway Standards: shall apply, as amended below:
 - (1) Section 6.4.2(B): *Maximum Pavement Width*; shall not apply.
 - F. Article 6.5. Exterior Lighting Standards: shall apply.
 - G. Article 6.6. Height Standards: shall apply, as modified by this Ordinance.
 - H. Article 6.7. Landscaping Standards: shall apply, as modified below:
 - (1) Section 6.7.4. *Buffer Yards*: shall not apply.
 - (2) Section 6.7.5.B. *Lot & Foundation Plantings; Foundation Planting*: shall apply, as modified below:
 - (i) At least two (2) shrubs, ornamental grasses, and/or ornamental trees shall be planted for every twelve (12) lineal feet of building circumference exclusive of loading dock openings. Plantings may be clustered and planted in a location approved by the Director.
 - (3) Section 6.7.6.E. *Street Trees; Escrow*: shall apply. In addition, an itemized estimate prepared by a landscape contractor shall also be accepted by the City.
 - I. Article 6.8. Lot Standards: shall apply, as modified by this Ordinance.
 - J. Article 6.9. Outdoor Display & Storage Standards: shall apply.
 - K. Article 6.10. Parking & Loading Standards: shall apply, as amended below:
 - (1) Section 6.10.4.D.2. *Parking Area Landscaping; Interior islands*: shall apply, as amended below:
 - (i) Each island or peninsula shall be at least one hundred sixty-two (162) square feet in size.
 - (2) Section 6.10.4.G. *Parking Area Landscaping; Parking Structure Perimeter Landscaping*: shall not apply.
 - (3) Section 6.10.7.A.1. *Additional Parking Provisions; Shared Parking; Minimum Number of Parking Spaces Required*: shall apply, as amended below:
 - (i) The shared lot shall provide at least 75% of the cumulative total of parking spaces required for each use.
 - (4) Section 6.10.8. *Off-Street Parking Schedule*: shall not apply. Instead, the following shall apply:
 - (i) Minimum Stalls Required: Three (3) spaces per one thousand (1,000) square feet of the total floor area constructed within the Commerical Area shall be provided, except for the following uses:
 - (a) Hotel: 1 space per hotel room, plus one space per employee on the largest shift.
 - L. Article 6.11. Pedestrian Accessibility Standards: shall apply.
 - M. Article 6.12. Permitted Non-residential Structure Standards: shall apply.
 - N. Article 6.13. Property Identification Standards: shall apply.
 - O. Article 6.14. Public Art Standards: shall not apply.
 - P. Article 6.15. Setback Standards: shall apply, as amended below:
 - (1) Section 6.15.2.E.1. *Building Setbacks; Commercial Setbacks*: shall not apply.
 - (2) Section 6.15.3.A.1. *Setback Encroachment; Building Features*: shall apply. In addition, foundations and footings may project into any required yard not more than two (2) feet.
 - (3) Section 6.15.3.A.2. *Setback Encroachment; Building Features*: shall apply, as amended below:
 - (i) No part of any non-residential or mixed-use structure or building, excluding footings, eaves or a cornice overhang, or a canopy over an entrance, not exceeding 15 feet, shall be within a required yard area.
 - Q. Article 6.16. Signage Standards: shall apply; however, a comprehensive sign package may be submitted for review and approval to the PUD Committee or Mayor or Mayor's Designee that may vary from the sign code as long as it is in keeping with the quality and character of the proposed development. In addition, street frontage, for the purposes of wall signs, shall include public/private streets, access drives, drive aisles, and parking lots.
 - R. Article 6.17. Wall & Fence Standards: shall apply.
 - S. Article 6.18. Water & Sewer Standards: shall apply.
 - T. Article 6.19. Vision Clearance Standards: shall apply.

THE STATIONS AT FISHERS DISTRICT PUD

1.05 Design Standards for Commercial Area

- A. Cross References: The regulations of *Chapter 8. Subdivision Design Standards* applicable to *Planned Unit Development (PUD)* shall apply, except as modified by this Ordinance.
- B. Article 8.2. Block, Lot & Access Standards: shall apply, as amended below:
 - (1) *Section 8.2.4.B.2. Lots; Lot Standards; Interior Street Frontage*: shall not apply.
- C. Article 8.3. Street & Alley Standards: shall apply.
- D. Article 8.4. Open Space, Common Area & Amenity Standards: shall apply, as amended below:
 - (1) *Section 8.4.5. Perimeter Landscaping*: Perimeter Landscaping shall be in aggregate with other landscape requirements, not in addition to.
 - (2) *Section 8.4.6. Open Space*: shall not apply as long as an open space, such as a dog park or gathering area, is provided within the Real Estate and a program for public art is provided to and reasonably approved by the Director.
- E. Article 8.5. Other Design Standards: shall apply.

1.06 Development Standards for Residential Area (as shown on the Concept Plan)

- A. General Regulations: *Section 3.2.9. M2 Multi-Family Residential District*: shall not apply. Instead, the following shall apply:
 - (1) A maximum of 53 dwelling units shall be permitted.
 - (2) Minimum Lot Area (per building): 10,000 square feet
 - (3) Minimum Lot Frontage shall be 116 feet.
 - (4) Minimum Building Setbacks shall be as follows:
 - (a) Front setback shall be a minimum of twenty-five (25) feet. The front setback shall be measured to the Front Building Facade (as defined below) from the lot line parallel and closest to the Front Building Facade. The Front Building Facade shall be the facade opposite of the building facade that includes the garage door. The Rear Building Facade shall be the facade that includes the garage door.
 - (b) Side setback shall be a minimum of ten (10) feet.
 - (c) Rear setback shall be a minimum of twenty (20) feet. The rear setback shall be measured to the Rear Building Facade from the lot line parallel and closest to the Rear Building Facade.
 - (d) Building Separation shall be a minimum of twenty (20) feet.
 - (5) Maximum Building Height shall be forty (40) feet.
 - (6) Maximum impervious area of lot shall be ninety (90) percent.
- B. Cross References: The regulations of *Chapter 6: Development Standards* shall apply, except as modified by this Ordinance.
- C. Article 6.2. Accessory Structure Standards: shall apply.
- D. Article 6.3. Architectural Design Standards: shall apply, as amended below:
 - (1) *Section 6.3.4.A.2.d. Residential Design; Residential Cohesive Design; Standards*: shall not apply. However, each townhome unit will have matching address numbers, plaques, or other identity design features.
 - (2) *Section 6.3.4.A.2.e. Residential Design; Residential Cohesive Design; Standards*: shall not apply. Instead, for north-facing rear facades of the northernmost row of townhomes, each unit within a building shall alternate between first floor and second floor masonry height.
 - (3) *Section 6.3.4.B.2.a. Residential Design; Residential Building Form; Facade Standards*: shall not apply. Instead, each townhome unit shall be offset a minimum of two (2) feet from its adjacent unit to provide modulation in the townhome building's facade plane.
 - (4) *Section 6.3.4.B.2.f. Residential Design; Residential Building Form; Facade Standards*: Second-story residential facades of individual townhome units may not extend to the front face without additional facade modulation or additional material types and architectural accents.
 - (5) *Section 6.3.4.B.3 Residential Design; Residential Building Form; Roof Standards*: Shall not apply. Instead, the following shall apply:
 - (a) Roof systems shall be screened by a parapet wall and shall have a minimum roof pitch of 3/12 of

THE STATIONS AT FISHERS DISTRICT PUD

- asphalt shingles.
- E. Article 6.4. Entrance & Driveway Standards: shall apply, as amended below:
 - (1) Section 6.4.3.A.1. Driveways; Residential: shall not apply.
 - F. Article 6.5. Exterior Lighting Standards: shall apply.
 - G. Article 6.6. Height Standards: shall apply.
 - H. Article 6.7. Landscaping Standards: shall apply, as amended below:
 - (1) Section 6.7.4.A. Buffer Yards; Applicability: Buffer yards shall not apply. Instead, a dog park may be installed within the Real Estate.
 - (2) Section 6.7.5.B. Lot & Foundation Plantings; Foundation Planting: shall apply, as specified below:
 - (a) Four (4) 2-gallon shrubs shall be planted per unit, with two (2) trees and ten (10) shrubs on each end of the buildings.
 - I. Article 6.8. Lot Standards: shall apply.
 - J. Article 6.9. Outdoor Display & Storage Standards: shall apply.
 - K. Article 6.10. Parking & Loading Standards: shall apply.
 - L. Article 6.11. Pedestrian Accessibility Standards: shall apply, as amended below:
 - (1) Section 6.11.2.B. Residential; Sidewalk Location: Sidewalks shall be provided to provide connectivity from all townhome entrances (front doors) to guest parking spaces, a dog park (if one is included), the Yard, and Kroger Strip Center.
 - (2) Section 6.11.2.C. Residential; Asphalt Path Minimum Width: shall not apply.
 - M. Article 6.12. Permitted Non-residential Structure Standards: shall apply.
 - N. Article 6.13. Property Identification Standards: shall apply.
 - O. Article 6.14. Public Art Standards: shall apply.
 - P. Article 6.15. Setback Standards: shall apply.
 - Q. Article 6.16. Signage Standards: shall apply, as amended below:
 - (1) Section 6.16.6.A.4. Free-Standing Signs; In General: A sign, if included, shall be located anywhere on the Real Estate.
 - R. Article 6.17. Wall & Fence Standards: shall apply.
 - S. Article 6.18. Water & Sewer Standards: shall apply.
 - T. Article 6.19. Vision Clearance Standards: shall apply.

1.07 Design Standards for Residential Area

- A. Cross References: The regulations of *Chapter 8. Subdivision Design Standards* applicable to *Planned Unit Development (PUD)* shall apply, except as modified by this Ordinance.
- B. Article 8.2. Block, Lot & Access Standards: shall apply, as amended below:
 - (1) Section 8.2.2.C.1. Anti-Monotony; Anti-monotony Code; Front Facade: shall not apply. Instead, front facades on the same building shall not be duplicated for one (1) unit on each side of the subject unit.
 - (2) Section 8.2.2.C.2. Anti-Monotony; Anti-monotony Code; Exterior Siding Color: shall not apply. Each building shall have a uniform design.
 - (3) Section 8.2.2.C.3. Anti-Monotony; Anti-monotony Code; Masonry Package: shall not apply. Each building within the community shall have a uniform design.
 - (4) Section 8.2.5.B. Subdivision Access; Entrance Design: shall not apply.
 - (5) Section 8.2.6.B.b. Pedestrian Network; Residential Minimum Internal Pedestrian Network: Sidewalks shall be provided to provide connectivity from all townhome entrances (front doors) to guest parking spaces, the dog park, the Yard, and Kroger Strip Center.
 - (6) Section 8.2.6.B.d. Pedestrian Network; Residential Minimum Internal Pedestrian Network: shall not apply.
- C. Article 8.3. Street & Alley Standards: shall apply, as amended below:
 - (1) Section 8.3.3.B.b.a. On-Street Parking; On-street Parking Requirements; In Residential Areas; Location: On-street guest parking spaces shall be located in close proximity to the front doors of the dwellings they serve, as shown on the concept plan.
 - (2) Section 8.3.3.B.b.a. On-Street Parking; On-street Parking Requirements; In Residential Areas:

THE STATIONS AT FISHERS DISTRICT PUD

Design: On-street guest parking spaces shall be designed, as shown on the Concept Plan.

- (3) *Section 8.3.7.B. Alleys; Use of Alleys:* Alleys, as shown on the Concept Plan, shall be deemed approved.
- (4) *Section 8.3.7.B. Alleys; Easement:* Alleys shall be privately owned and maintained and shall be centered within an easement a minimum of 14 feet wide.
- D. *Article 8.4. Open Space, Common Area & Amenity Standards:* shall apply, as amended below:
 - (1) *Section 8.4.6.C. Open Space; Minimum Open Space:* shall not apply as long as an open space, such as a dog park or gathering area, is provided within the Real Estate and a program for public art is provided to and reasonably approved by the Director.
 - (2) *Section 8.4.6.H. Open Space; Public Art:* shall not apply.
- E. *Article 8.5. Other Design Standards:* shall apply.

1.08 Floodplain Standards for Real Estate

- A. *Cross References:* The regulations of *Chapter 9: Floodplain Standards:* shall apply, except as modified by this Ordinance.
- B. *Article 9.1 Floodplain Standards:* shall apply.

1.09 Procedures

- A. The procedures set forth in *Chapter 10. Procedures and Permits* shall apply. Development plans shall be reviewed and approved based upon compliance with the development and design standards set forth herein.
- B. If applicable: (1) the Real Estate shall be assigned to the City's general PUD Committee (the "Committee") for review pursuant to *Section 10.1.2. Summary of Review Authority;* and (2) prior to the Committee's review, the Mayor or Mayor's Designee shall review each building's preliminary architectural plan (e.g., elevations, roof plan, floor plan, and rendering) and approve such plan based upon compliance with the development and design standards set forth herein.
- C. The Committee, if applicable, and the Mayor or Mayor's Designee shall have discretion and flexibility to consider and approve modifications pertaining to any development and design standards established or referenced by this Ordinance if the Committee or Mayor or Mayor's Designee determines such modifications are consistent with the intent of this Ordinance and consistent with the quality and character represented in this Ordinance.

1.10 PUD Expiration

- A. If, after five (5) years from the date of approval of this Ordinance, construction in the form of grading, infrastructure installation, or other land alteration has not commenced, then the provisions set forth by this Ordinance shall be rescinded as applied to the Real Estate, and the EN Employment Node District shall govern the Real Estate.



Council Action Form

MEETING DATE	March 18, 2019			
TITLE	Request to approve The Stations at Fishers District rezone, 8.67 acres located at 9712 and 9799 E. 116th Street - Final Reading			
SUBMITTED BY	Name & Title: Ross Hilleary, Planner II Department: Community Development			
MEETING TYPE	☐ Work Session ☐ Executive	☒ Regular	☐ Special	☐ Retreat
AGENDA CLASSIFICATION	☐ Consent	☒ Ordinance	☐ Resolution	☐ Regular
ORDINANCE/RESOLUTION (New ordinances or resolutions are assigned a new number)	☐ 1 st Reading	☐ 2 nd Reading	☐ Public Hearing	☐ 3 rd Reading
	Ordinance #: 031819B		Resolution #:	
CONTRACTS (Contracts include other similar documents such as agreements and memorandum of understandings. <u>Check all applicable boxes pertaining to contracts</u>)	☐ Contract required for this item		☐ Signed copy of contract attached	
	☐ Seeking award or other scenario & will provide contract at a later date		☒ No contract for this item	
	☐ Contract over \$50,000			
HAMILTON COUNTY (Some documents need recorded by the City Clerk)	☒ Document must be recorded with the County Recorder's Office ☐ Wait 31 days prior to filing with the County Recorders' Office		☐ Document does not need recorded with the County Recorder's Office	
APPROVALS/REVIEWS	☐ Assistant/Deputy Department Head		☐ Controller's Office	
	☒ Department Head		☐ Finance Committee	
	☐ Deputy Mayor		☐ Technical Advisory Committee	
	☐ Mayor		☐ Other:	
	☐ Legal Counsel – <i>Name of Reviewer:</i>			

BACKGROUND (Includes description, background, and justification)	Faegre Baker Daniels, LLP. on behalf of Thompson Thrift Development, Inc. wish to rezone the subject property from The Stations PUD-C and Exit 5 (Sunbeam) PUD-C to The Stations at Fishers District PUD-M. The PUD would allow for C3-Commerical District Uses with additional uses including a coffee house, food trucks, and indoor entertainment and multi-unit townhomes. The subject property is located at 9712 116th Street Fishers, IN 46038 and on approximately 7 +/- acres of 9799 E 116th Street Fishers, IN 46038. Thompson Thrift Development, Inc. plans to construct a mixed-use building with office and retail, a commercial building, a hotel, and approximately 50 townhomes on the combined 8.67 +/- acre site.	
BUDGETING AND FINANCIAL IMPACT (Includes project costs and funding sources)	Budgeted \$:	Not applicable (N/A)
	Expenditure \$:	N/A
	Source of Funds:	N/A
	Additional Appropriation #:	N/A
	Narrative:	N/A
OPTIONS (Include <i>Deny Approval</i> Option)	1.	Hold Final Reading and approve
	2.	Proposed an Amendment and approve
	3.	Continue to April Council Meeting
	4.	Deny Approval
PROJECT TIMELINE	March 7, 2019 - PUD Committee (approved architecture of mix retail/office and townhomes) March 7, 2019 - Plan Commission review and favorable recommendation (Public Hearing) March 18, 2019 - Anticipated Final Reading and approval at City Council	
STAFF RECOMMENDATION (Board reserves the right to accept or deny recommendations)	Staff recommends that City Council hold Final Reading and approve the rezone of The Stations at Fishers District as presented	
SUPPLEMENTAL INFORMATION (List all attached documents)	1. Ordinance 2. Staff Report 3. Petitioner Packet	



Planned Unit Development (PUD) Committee Staff Report

Meeting Date: June 7, 2023

DEPARTMENT CONTACT:

Megan Vukusich, vukusichm@fishers.in.us

CASE NUMBER:

PUD-23-4

PETITIONER:

BW Development

PROPERTY ADDRESS/LOCATION:

11594 Whistle Dr

REQUEST: Requesting site design and architectural approve for new office / retail building within the Stations at Fishers District PUD.

APPLICABLE REGULATIONS:

The Stations at Fishers
District PUD (Ord. #
031819B)

EXISTING ZONING:

The Stations at Fishers
District PUD

FISHERS 2040:

Regional Mixed Use

LOCATION MAP



STAFF RECOMMENDATION

☐ Approve

☒ Approve with Conditions

☐ Continue

☐ Deny

ZONING HISTORY:

(317)595-3111

www.fishers.in.us

[facebook.com/fishers.indiana](https://www.facebook.com/fishers.indiana)

[@fishersin](https://www.instagram.com/fishersin)

One Municipal Drive
Fishers, Indiana 46038

The Stations at Fishers District PUD, PUD Ordinance number 031819B was originally approved on March 18, 2019. Prior to the rezone, the site was a single-family residence. Today, the PUD district features townhomes, a hotel and commercial structures. The original concept plan for the PUD District does show a building on this parcel as a Mixed Retail / Office building which is what is currently being proposed.

The PUD Committee formally approved architecture for a building on this property under case PUD-19-16 on December 4, 2019.

Approved Architecture under PUD-19-16



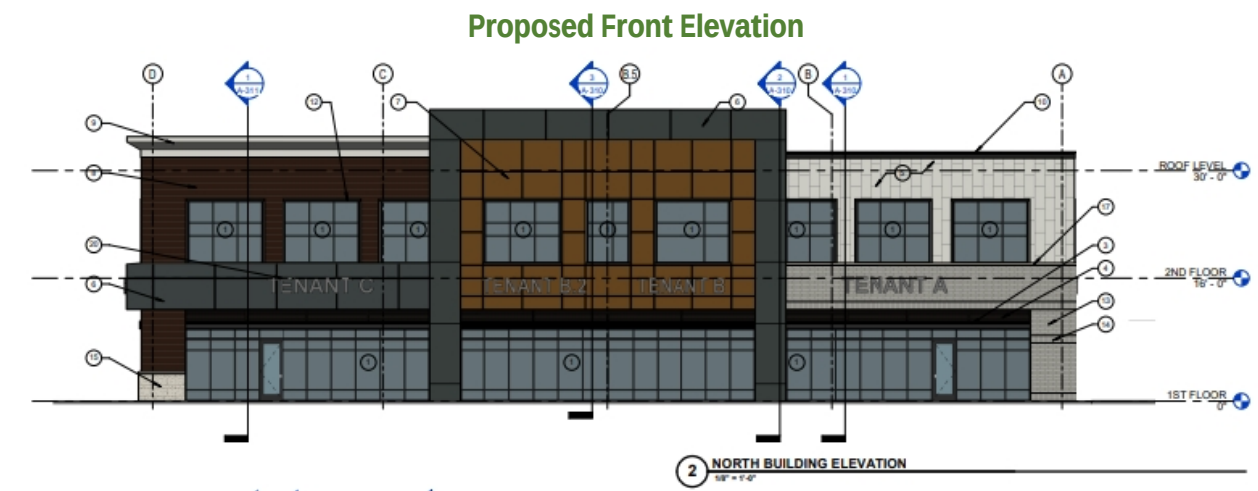
PETITION OVERVIEW:

The applicant, Nicholas Vergatos of JPS Consulting Engineers, is requesting architectural and site design approval for a new build retail / office mixed use structure. The PUD included illustrative architectural exhibits to dictate the design for the future mixed retail / office building on the subject site. The design features a modern look with elements of masonry and pops of color, featuring multiple levels and many windows. Please see an excerpt from the PUD below.

Architectural Rendering from PUD Ordinance



The proposed design includes many elements featured in the PUD architectural exhibit including elements of masonry, a variety of exterior materials, and a large amount of glazing. The new building is proposed to be 2-stories and therefore has a different building form. However, pedestrian scale elements have been added including multiple entryways and banding around the first floor. Four sided elevations are included in the Petitioner Packet.



PUBLIC ART

The PUD Committee approved a Creative Sign Package for this area under PUD-20-10 on November 4, 2020. As a part of that approval, public art was agreed to on the south elevation

of the building to be constructed on this property.

Approved Art Mural on South Elevation PUD-20-10



The petitioner has agreed to incorporate public art into their development and has identified an area on the site plan included in the Petitioner Packet. Staff has requested additional information on the planned public art as a part of their architectural approval.

STAFF RECOMMENDATION:

The site design and architectural elevations went before the Technical Advisory Committee (TAC) on 4/27/23. Staff recommends approval on the conditions:

- All TAC comments are addressed before final approval is given
- Public Art be incorporated into the development. The petitioner shall continue to work with staff on the details of the planned public art.
- Material changes per staff request. Additional comments from Veridus will be provided prior to the meeting.

STAFF RECOMMENDATION

☐ Approve ☒ Approve with Conditions ☐ Continue ☐ Deny

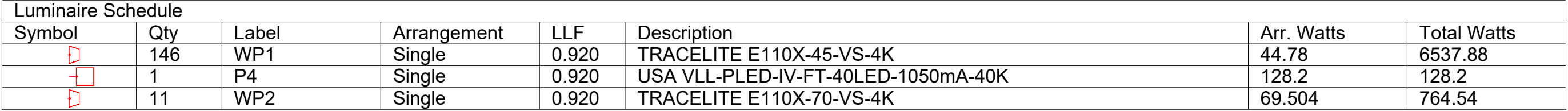
PARKSIDE SELF STORAGE

SUBMITTAL DRAWINGS

February 6, 2023



Techlite Corporation
7718 Loma Court
Fishers, IN 46038
317.578.2626 P
317.578.2727 F
www.techlitecorp.com



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AND DRIVE	Illuminance	Fc	5.78	44.9	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.75	5.9	0.0	N.A.	N.A.

NOTES:

- Contact Techlite for pricing. (317) 578-2626
- All readings taken at grade
- Buildings included as blocking entities
- Fixture Symbols are not to scale
- This drawing shows suggested fixtures and mounting locations based on the information provided.
- Techlite assumes no responsibility for variation of light levels that result from changes in project parameters not reported at the time of design.
- MH on drawing indicates mounting height from finished grade and intended as a guide, may be adjusted as needed on site.

DESCRIPTION

The E110X Series is a traditional full cutoff geometric sconce designed for optimal light control and distribution. Its die-cast aluminum construction provides ideal thermal management. Lumen packages from 3550 to 12,200 are available in 3000K, 4000K and 5000K CCT with a Type III distribution. This product offers project flexibility with photocontrol, integral motion sensor and battery backup options. This architectural family is offered in two housing sizes to complement new construction or retrofit applications, accommodating mounting heights up to 30'.

SPECIFICATIONS

Construction:

- Die-cast aluminum housing in a powder coated bronze finish with stainless steel hardware
- UV-stabilized polycarbonate lens
- Integral heat sink maximizes heat dissipation for longer LED life
- Hinged back box isolates drivers from LEDs and offers easy access to drivers
- Back box includes three conduit entry points (one on top and two on the sides) as well as a knockout on the bottom for optional sensor

Optics/LEDs:

- No uplight design to minimize light pollution
- 27W to 90W LED models replace 100W to 400W HID for up to 70% energy savings
- Efficacies up to 139 LPW maximize utility rebates
- Type III distribution
- Available in 3000K, 4000K and 5000K CCT
- CRI ≥70
- 70,000 hours L70

Electrical:

- 120-277VAC, 50/60Hz
- 1-10V Dimming driver

Testing & Compliance:

- cULus Listed for Wet Locations
- Operating temperatures: -40°C to 45°C (-40°F to 113°F)

Installation:

- Housing hinges to back box for easy installation
- Back box accommodates conduit entry as well as optional sensor
- Mounts to a standard 3-1/2" or 4" square electrical J-box

Options:

- Integral battery backup (BB) operates for 90 minutes, providing over 800 lumens for path of egress; Rated for ambient temperatures of 0°C to 40°C (32°F to 104°F)
- Factory installed 120/277VAC button type photocontrol (PC)
- Factory installed integral dimming occupancy sensor (SC)

Accessories:

- Dimming sensor for field installation (TL-MSSW)
- Remote control for TL-MSSW sensor (TL-MSSW-REMOTE)
- Button type universal photocontrol sensor 120/277VAC (PCU)

Warranty:

- Five Year Warranty (Terms and Conditions Apply)

Model: **TYPE WP1, WP2** Date: _____
Accessories: _____
Job Name: _____ Type: _____

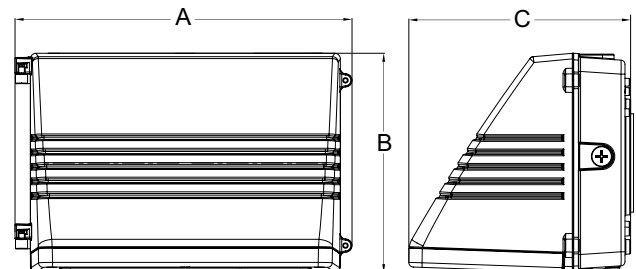


Specs at a Glance

Model	E110X-27	E110X-45	E110X-90
Wattage (W)*	27W	45W	90W
Lumens (lm)	3750	6100	12,200
Efficacy (LPW)	139	136	136
Equivalency (HID)	100-150 Watt	175-250 Watt	250-400 Watt
Distribution	Type III		
CCT (K)	3000K, 4000K, 5000K		
CRI	≥70		
Input Voltage	120-277VAC, 50/60Hz		
Operating Temp	-40°C to 45°C (-40°F to 113°F)		
Certifications	cULus Listed for Wet Locations		
Warranty	5 Years		
Weight	6.6 lbs	6.9 lbs	10.7 lbs

* Nominal Wattage. Tested at 5000K CCT. See performance table for more detailed lumen information.

Note: Environment and application will affect actual performance. Typical values and 25°C used for testing.



Model	A	B	C	Weight
E110X-27	14.2"	9.3"	8.8"	6.6 lbs
E110X-45	14.2"	9.3"	8.8"	6.9 lbs
E110X-90	18.1"	9.8"	9.5"	10.7 lbs

Ordering Information (Example: E110X-45-VS-4K-BR-BB)

Series	Wattage	Input Voltage	CCT	Finish	Options	Accessories ² (Field Installed)
E110X	27 = 27W	VS = 120-277VAC	3K = 3000K	BR = Bronze	BB = Battery Backup	PCU = 120-277VAC Button Photocontrol
	45 = 45W		4K = 4000K		SC ¹ = Dimming Sensor	TL-MSSW ¹ = Dimming Sensor
	90 = 90W		5K = 5000K		PC = Button Photocontrol 120/277VAC	TL-MSSW-REMOTE = Remote for Sensor

Notes

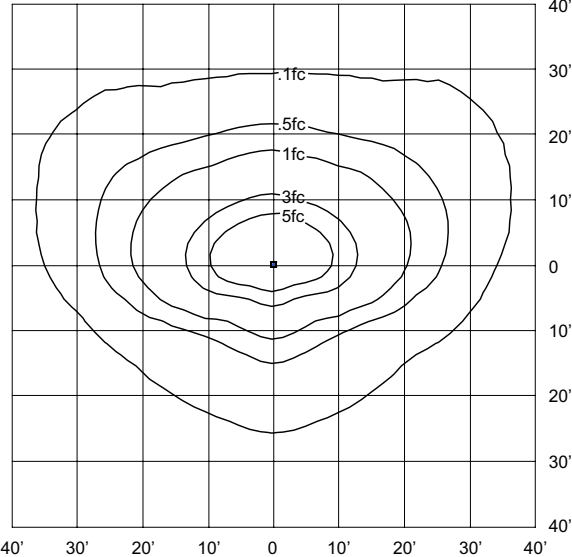
- ¹ PC Option not required if ordering SC
- ² Order as a separate line item. Shipped in a separate box for final installation in the field

Performance Data

Model	Wattage	CCT	Distribution	Lumen Output (lumens)	Efficacy
E110X-27-VS-3K-XX	27	3000K	Type III	3550	131
E110X-27-VS-4K-XX	27	4000K	Type III	3700	137
E110X-27-VS-5K-XX	27	5000K	Type III	3750	139
E110X-45-VS-3K-XX	45	3000K	Type III	5800	128
E110X-45-VS-4K-XX	45	4000K	Type III	6000	133
E110X-45-VS-5K-XX	45	5000K	Type III	6100	136
E110X-90-VS-3K-XX	90	3000K	Type III	11,600	128
E110X-90-VS-4K-XX	90	4000K	Type III	12,000	133
E110X-90-VS-5K-XX	90	5000K	Type III	12,200	136

Sample Photometry

E110X-27-VS-4K
IES: TYPE III Short
MOUNTING HEIGHT: 10'
TILT: ZERO
HORIZONTAL SPACING CRITERIA: 1.76



Motion Sensor Details - Option (SC) and Accessories (TL-MSSW and TL-MSSW-REMOTE)

SC Option (Factory Installed)
TL-MSSW Accessory (Sold Separately)

Sensor Dip Switch Settings
(Dip Switches on Sensor)

TL-MSSW-REMOTE
Accessory
(Sold Separately)

Sensor Settings (Remote)

DETECTION RADIUS/ANGLE	MAX 60°/360°
MOUNTING HEIGHT	MAX 40'
REMOTE RANGE	MAX 33'
FREQUENCY	5.8 GHz
HIGH MODE	70%, 80%, 90%, 100% (DEFAULT 100%)
SENSITIVITY	20%, 50%, 75%, 100% (DEFAULT 100%)
HOLD TIME	10sec, 1min, 5min, 10min, 15min, 20min, 30min, 60min (DEFAULT 5min)
DAYLIGHT HARVESTING	☀, (disabled), 10Lux, 30Lux, 50Lux (DEFAULT disabled)
STANDBY DIM SETTING	0, 10%, 20%, 30%, OFF (∞) (DEFAULT 30%)
STANDBY TIME SETTING (TO OFF)	ON (disabled), 1min, 30min, 60min (DEFAULT 30min)

AREA & ROADWAY LIGHTING

VALULUME SERIES - LED RECTILINEAR AREA LUMINAIRE

Luminaire

Heavy cast, low copper aluminum assembly (A356 alloy, <.2% copper) minimum wall thickness .188" with integral cooling ribs surrounding the electrical compartment. LED Module mounting area is machined to within a 0.002" surface flatness variance for maximum surface contact and thermal conductivity from the LED modules to the radiating fins. Passive radiating fins above the LED Optics provide superior thermal management and long LED life. The optical and electrical compartments are integrated with the support arm to create one assembly. Cast and hinged driver compartment cover provides access to the drivers and wiring.

PLED™ Optics

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded optical acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard and specialized street, site, and area distributions. All distributions are Zero Uplight (U0), Full-Cutoff. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters

High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Neutral White (4000K), Cool White (5000K), or Warm White (2700K & 3000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L94 at 60,000 hours (TM-21 calculated at 6x Test Time).

True Amber LED's TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver(s)

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

Finish

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

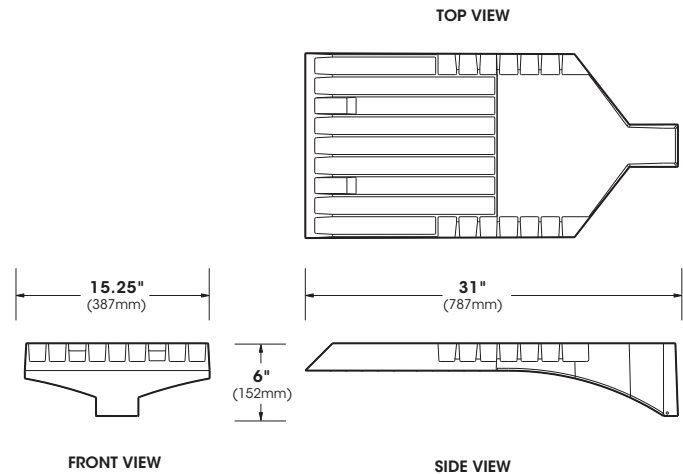
PROJECT NAME:

TYPE: P4

PROJECT TYPE:



VLL



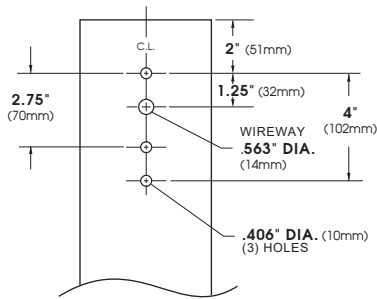
U.L. Listed for
Wet Location

2022153

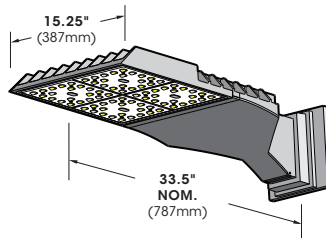
VLL SERIES - LED

SPECIFICATIONS

POLE DRILLING TEMPLATE

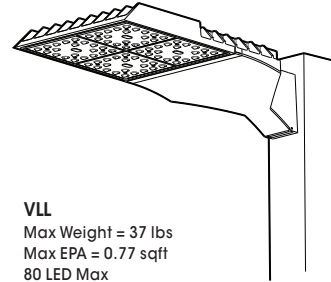


WALL MOUNT

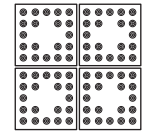


Extruded aluminum arm and cast aluminum Wall Bracket assembly provided with built in gasketed Wire access for Fixture/supply Wire connection.

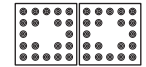
EPA & WEIGHT



PLED™ MODULES

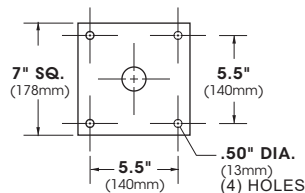


80 LED Module



40 LED Module

MOUNT PLATE



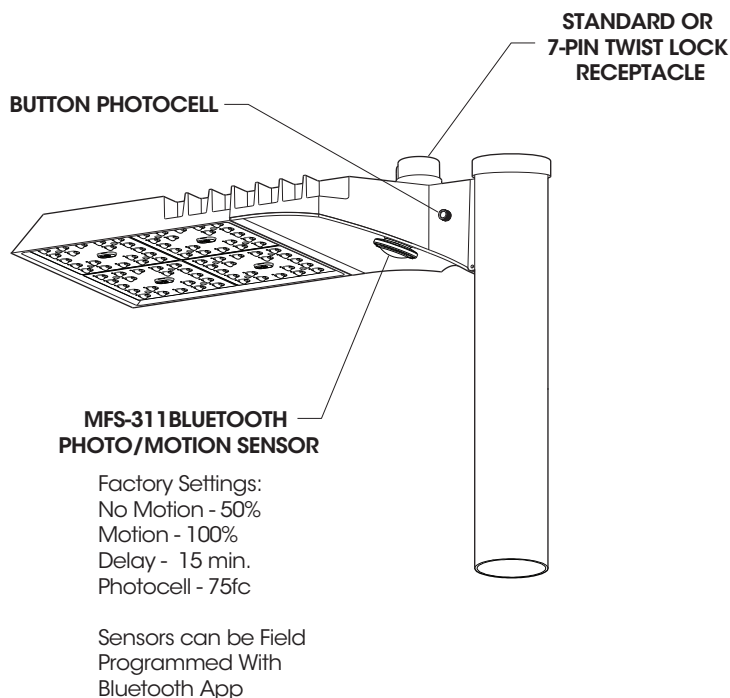
ORDERING INFORMATION

Spec/Order Example: VLL/PLED-III/80LED-525mA/30K/277/PC-T

Luminaire	Optics	LED Mode			Voltage	Mounting	Finish	Options
Luminaire	Optics	LED			Voltage	Mounting	Finish	Options
☐ VLL	PLED™ Distribution Type ☐ Type II PLED-II ☐ Type II Front Row PLED-II-FR ☐ Type III Median Illuminator PLED-II-MIL ☐ Type III Med. PLED-III ☐ Type III Wide PLED-III-W ☐ Type IV PLED-IV ☐ Type IV PLED-IV-FT ☐ Type V Narrow PLED-VSQ-N ☐ Type V Med. PLED-V-SQ-M ☐ Type V Wide PLED-V-SQ-W	# of LEDs ☐ 80LED ☐ 40LED Drive Current ☐ 1050mA ☐ 875mA ☐ 700mA ☐ 525mA ☐ 350mA Color Temp - CCT ☐ 27K (2700K) ☐ 30K (3000K) ☐ 40K (4000K) ☐ 50K (5000K) ☐ TRA True Amber¹ Consult Factory for Other LED Color, CCT, & CRI Options	Voltage ☐ 120 ☐ 208 ☐ 240 ☐ 277 ☐ 347 ☐ 480	Arm Mount ☐ 1 ☐ 2-180 ☐ 2-90 ☐ 3-90 ☐ 3-120 ☐ 4-90 Wall Mount ☐ WM WM - Wall Mount provided with mounting bracket and cover.	Standard Textured Finish ☐ Black RAL-9005-T ☐ White RAL-9003-T ☐ Grey RAL-7004-T ☐ Dark Bronze RAL-8019-T ☐ Green RAL-6005-T Premium Finishes ☐ Rust ☐ Patina Copper PC For smooth finish replace suffix "T" with suffix "S" (Example: RAL-9500-S) Consult factor for custom colors	☐ Internal House Side Shield inc. LED Count (Example: HS-PLED/48) ☐ External Glare Shield 4 Sided ☐ External Glare Shield 3 Sided Rear Wedge ☐ Round Pole Adapter ☐ Twist Lock Receptacle Only ☐ 7-Pin Twist Lock Receptacle Only ☐ High-Low Dimming for Switch by Others/Select Levels 50/100 or 25/100 (Example: HLSW/25) ☐ Photo Cell + Voltage (Example: PC120V) ☐ Single Fuse (120V, 277V) ☐ Double Fuse (208V, 240V) ☐ Blue-Tooth Programmable Photo/Motion Sensor (Factory - Motion 50/100; Photo 75ic) HS-PLED EGS4 EGS3W RPA TPR TPR7 HLSW PC+V SF DF MS-F311		

VLL SERIES - LED

OPTIONS



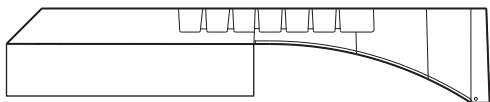
High Low Dimming For Switches (HLSW)

The HLSW is a Small Electronic Switch which Provides High Low Dimming Control Through the LED Driver's 0-10V Control. Switching is Done by Adding a Secondary AC Switched Hot Trigger Line to the HLSW in Addition to the Normal AC Power Line. When the Secondary Trigger Line is Powered, the Fixture will go to 100% Dimming. With no Power to the Trigger, the Fixture will operate at 50% or 25% Dimming. Switches for the Trigger Line can be a Normal AC Switch/Breaker or Timed Switch/Breaker.

Wireless and Other Fixture Controls

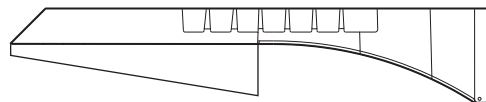
Contact Factory for Wireless and Other Fixture Controls and Recommendations. Most Controls Can be Integrated and Factory Installed.

External Glare Shields



EGS4 - 4 Sided Shield - 3" Deep

Minimum Cutoff = 12°
Average Cutoff = 23°



EGS3W - 3 Sided Shield - 3" Rear Depth

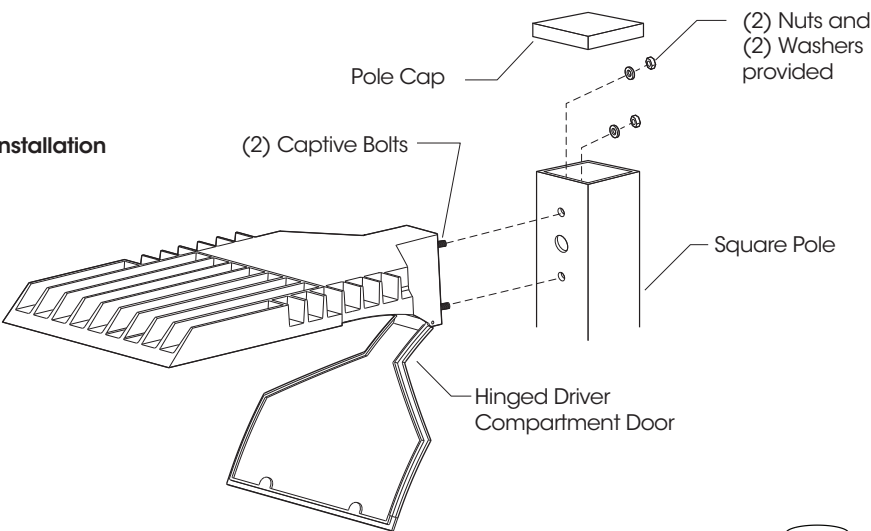
Minimum Rear Cutoff = 12°
Average Rear Cutoff = 23°
Minimum Side Cutoff = 4°
Average Side Cutoff = 16°

Glare Shields are rotatable on VLL. Consult factory for custom applications.

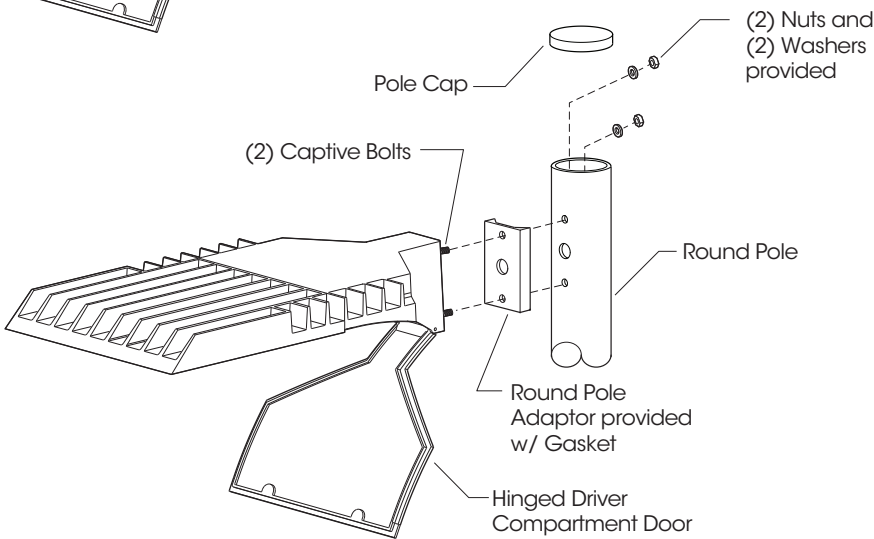
VLL SERIES - LED

INSTALLATION DETAIL

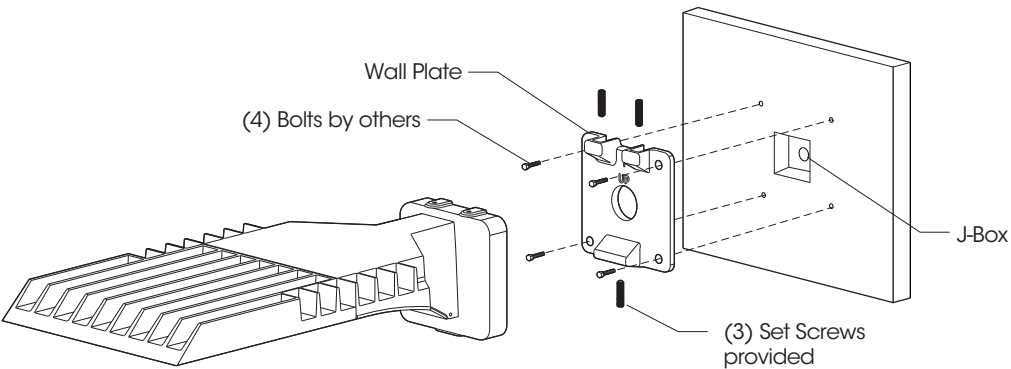
VLL Square Pole Installation



VLL Round Pole Installation



VLL-WM Installation



VLL SERIES - LED

PHOTOMETRIC DATA GUIDE - LM-80 LUMEN MAINTENANCE

LED Life / Operating Hours	Lumen Depreciation	Lumen Depreciation Scale Factor
60,000 (10x Test Time Calculated)	L94	0.94x
100,000 (Theoretical Calculated)	L92	0.92x
150,000 (Theoretical Calculated)	L89	0.89x

Lumen Depreciation Calculations Done in Accordance With IESNA TM-21 & LM-80 (25°C Ambient)
TM-21 6x Test Time Dictates that L94 > 60,000 Hours.

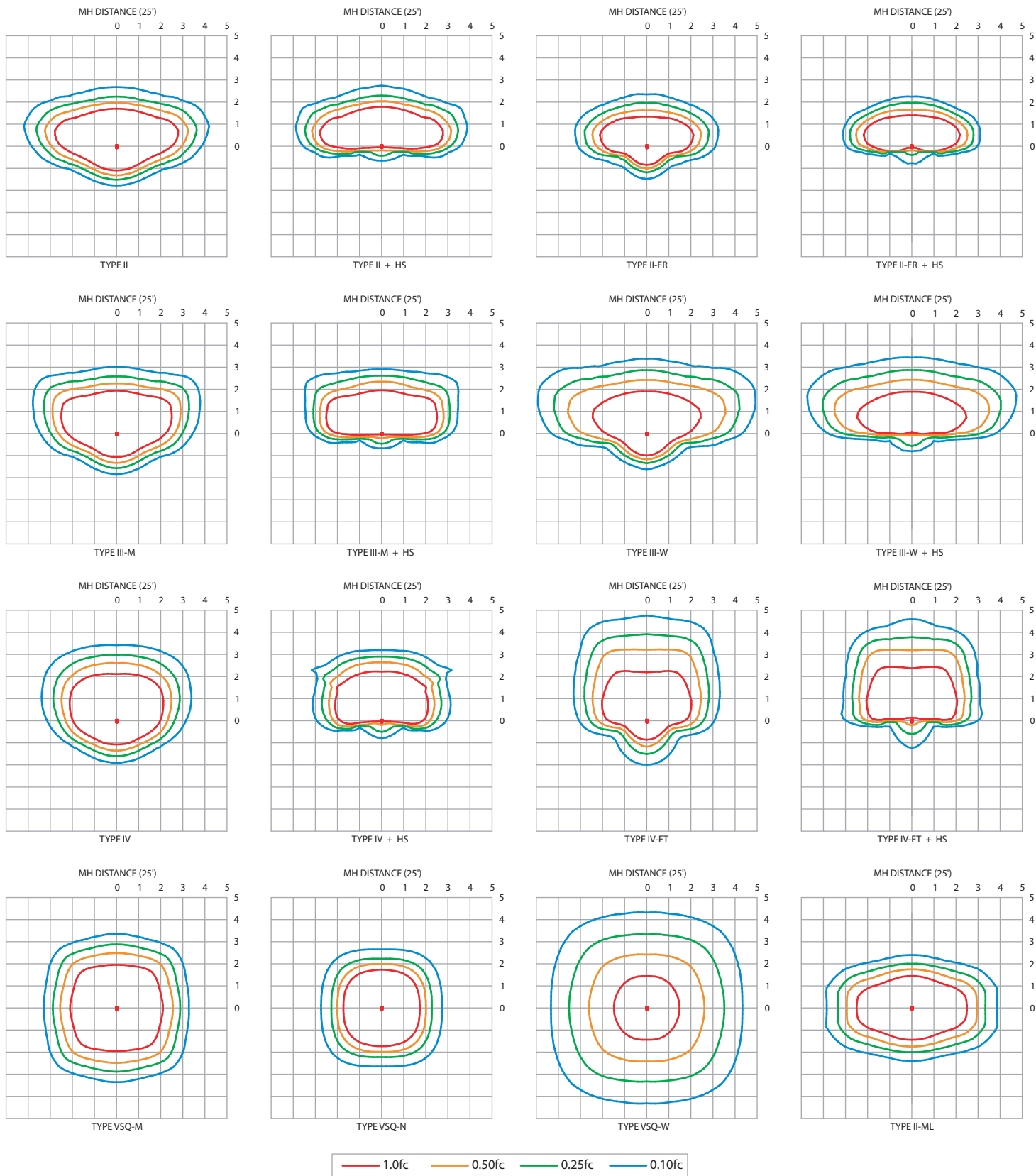
ELECTRICAL DATA GUIDE - AMPERAGE CHARTS

# of LEDs	mA	System Watts	120V	208V	277V	347V	480V
40	350	43	0.36	0.21	0.15	0.12	0.09
40	525	65	0.54	0.31	0.23	0.19	0.13
40	700	87	0.72	0.42	0.31	0.25	0.18
40	875	108	0.90	0.52	0.39	0.31	0.23
40	1050	128	1.07	0.62	0.46	0.37	0.27
80	350	85	0.71	0.41	0.31	0.25	0.18
80	525	129	1.08	0.62	0.47	0.37	0.27
80	700	174	1.45	0.83	0.63	0.50	0.36
80	875	216	1.80	1.04	0.78	0.62	0.45
80	1050	256	2.14	1.23	0.93	0.74	0.53

VLL SERIES - LED

PHOTOMETRIC DATA GUIDE - ISOFOOTCANDLE PLOTS

VLL-PLED-80LED-700mA-40K - 25' Pole Height



IES File downloads for this product can be found at www.usaltg.com/downloads/asr.html

VLL SERIES - LED

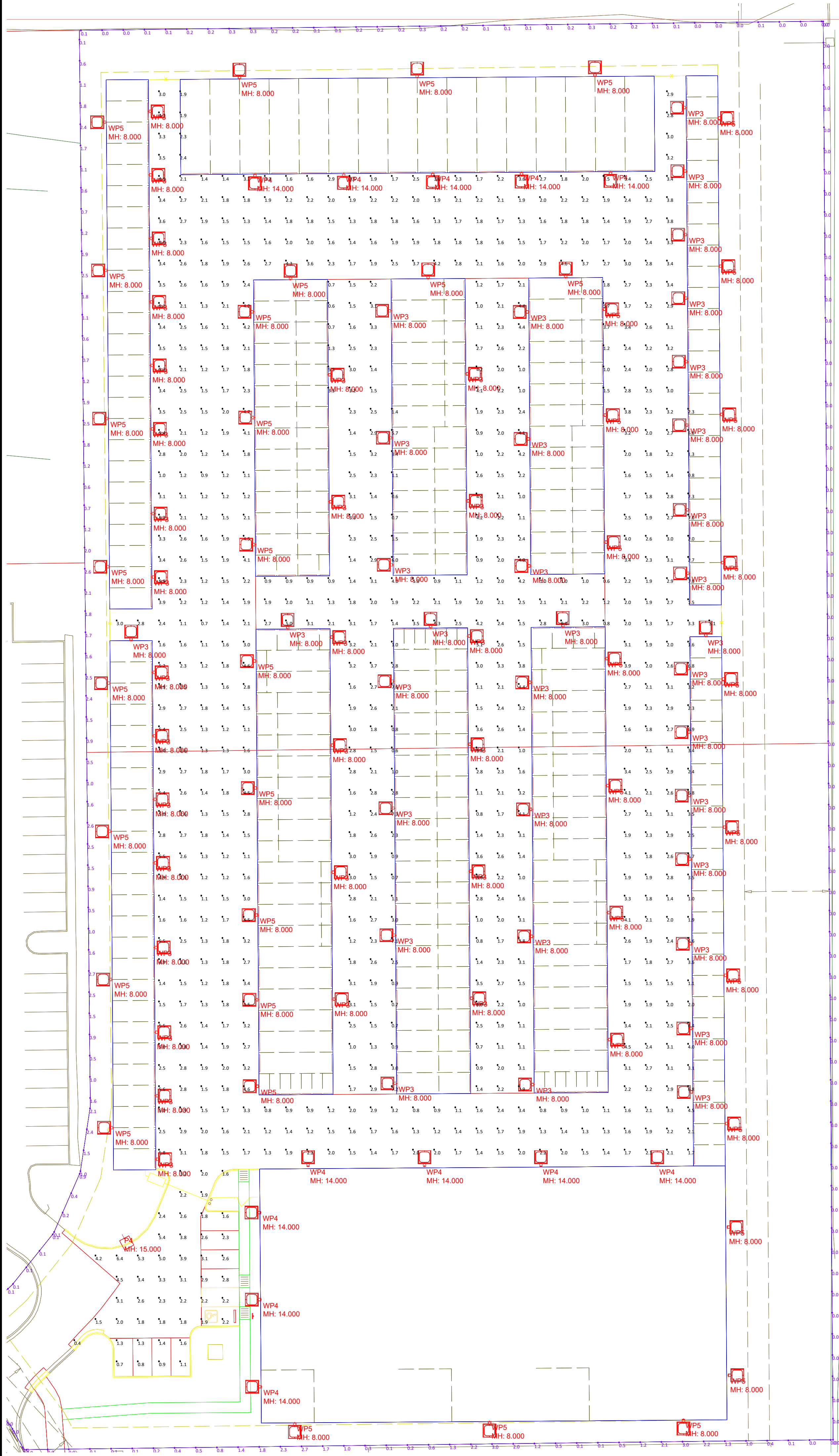
PHOTOMETRIC DATA GUIDE - LUMEN TABLES (VLL-PLED)

VLL-PLED																										
LED Count	Drive Current (mA)	System Watts	Dist'n Type	27K (2700K - 70CRI)			30K (3000K - 70CRI)			40K (4000K - 70CRI)			50K (5000K - 70CRI)			System Watts	TRA (590nm)									
				LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING		LUMENS	LPW	BUG RATING							
40	350	42.7	II	5819	136	B2-U0-G1	6281	147	B2-U0-G1	6612	155	B2-U0-G2	6943	163	B2-U0-G2	33.0	2309	70	B1-U0-G1							
			II-FR	5858	137	B2-U0-G1	6324	148	B2-U0-G1	6657	156	B2-U0-G1	6990	164	B2-U0-G1		2325	70	B1-U0-G0							
			II-ML	5819	136	B3-U0-G3	6282	147	B3-U0-G3	6612	155	B3-U0-G3	6943	163	B3-U0-G3		2309	70	B1-U0-G1							
			III-M	5921	139	B1-U0-G2	6392	150	B2-U0-G2	6728	158	B2-U0-G2	7065	165	B2-U0-G2		2349	71	B1-U0-G1							
			III-W	5497	129	B1-U0-G2	5935	139	B1-U0-G2	6247	146	B1-U0-G2	6559	154	B1-U0-G2		2182	66	B1-U0-G1							
			IV	5876	138	B1-U0-G2	6344	149	B2-U0-G2	6677	156	B2-U0-G2	7011	164	B2-U0-G2		2332	71	B1-U0-G1							
			IV-FT	5353	125	B1-U0-G2	5778	135	B1-U0-G2	6083	142	B1-U0-G2	6387	150	B1-U0-G2		2124	64	B1-U0-G1							
			VSQ-N	6141	144	B2-U0-G1	6630	155	B2-U0-G1	6979	163	B2-U0-G1	7328	172	B2-U0-G1		2438	74	B1-U0-G0							
			VSQ-M	6023	141	B3-U0-G1	6502	152	B3-U0-G1	6844	160	B3-U0-G1	7186	168	B3-U0-G1		2390	72	B2-U0-G1							
			VSQ-W	5879	138	B3-U0-G2	6346	149	B3-U0-G2	6680	156	B3-U0-G2	7015	164	B3-U0-G2		2333	71	B2-U0-G1							
			II-HS	4256	100	B0-U0-G1	4594	108	B1-U0-G1	4836	113	B1-U0-G2	5077	119	B1-U0-G2		1689	51	B0-U0-G0							
			II-FR-HS	4329	101	B0-U0-G1	4673	109	B0-U0-G1	4919	115	B0-U0-G1	5165	121	B0-U0-G1		1718	52	B0-U0-G0							
			III-M-HS	4305	101	B0-U0-G2	4647	109	B0-U0-G2	4892	115	B0-U0-G2	5137	120	B0-U0-G2		1708	52	B0-U0-G1							
			III-W-HS	4214	99	B0-U0-G2	4550	107	B0-U0-G2	4789	112	B0-U0-G2	5028	118	B0-U0-G2		1673	51	B0-U0-G1							
			IV-HS	4447	104	B0-U0-G1	4801	112	B0-U0-G2	5054	118	B0-U0-G2	5306	124	B0-U0-G2		1764	53	B0-U0-G1							
			IV-FT-HS	4203	98	B0-U0-G2	4537	106	B0-U0-G2	4776	112	B0-U0-G2	5015	117	B0-U0-G2		1668	51	B0-U0-G1							
			40	525	64.7	II	8396	130	B2-U0-G2	9064	140	B2-U0-G2	9541	147	B2-U0-G2		10017	155	B2-U0-G2	51.0	2715	53	B1-U0-G1			
						II-FR	8452	131	B2-U0-G1	9125	141	B2-U0-G1	9605	148	B2-U0-G1		10085	156	B2-U0-G1		2733	54	B1-U0-G1			
						II-ML	8396	130	B3-U0-G3	9064	140	B3-U0-G3	9541	147	B3-U0-G3		10018	155	B3-U0-G3		2715	53	B1-U0-G1			
						III-M	8543	132	B2-U0-G2	9223	143	B2-U0-G2	9708	150	B2-U0-G2		10194	158	B2-U0-G2		2762	54	B1-U0-G1			
III-W	7932	123				B2-U0-G2	8563	132	B2-U0-G2	9013	139	B2-U0-G3	9464	146	B2-U0-G3	2565	50	B1-U0-G1								
IV	8478	131				B2-U0-G2	9152	141	B2-U0-G2	9634	149	B2-U0-G2	10116	156	B2-U0-G2	2742	54	B1-U0-G1								
IV-FT	7724	119				B2-U0-G3	8338	129	B2-U0-G3	8777	136	B2-U0-G3	9216	142	B2-U0-G3	2497	49	B1-U0-G1								
VSQ-N	8861	137				B3-U0-G1	9566	148	B3-U0-G1	10070	156	B3-U0-G1	10574	163	B3-U0-G1	2866	56	B1-U0-G0								
VSQ-M	8690	134				B3-U0-G2	9381	145	B3-U0-G2	9875	153	B3-U0-G2	10369	160	B3-U0-G2	2809	55	B2-U0-G1								
VSQ-W	8483	131				B4-U0-G2	9157	142	B4-U0-G2	9640	149	B4-U0-G3	10122	156	B4-U0-G3	2743	54	B2-U0-G1								
II-HS	6141	95				B1-U0-G2	6629	102	B1-U0-G2	6978	108	B1-U0-G2	7327	113	B1-U0-G2	1985	39	B0-U0-G1								
II-FR-HS	6246	97				B1-U0-G1	6743	104	B1-U0-G1	7098	110	B1-U0-G1	7453	115	B1-U0-G1	2020	40	B0-U0-G0								
III-M-HS	6212	96				B0-U0-G2	6706	104	B0-U0-G2	7060	109	B0-U0-G2	7412	115	B0-U0-G2	2009	39	B0-U0-G1								
III-W-HS	6081	94				B0-U0-G2	6564	101	B0-U0-G2	6910	107	B0-U0-G2	7255	112	B0-U0-G2	1966	39	B0-U0-G1								
IV-HS	6417	99				B0-U0-G2	6927	107	B0-U0-G2	7292	113	B0-U0-G2	7656	118	B1-U0-G2	2075	41	B0-U0-G1								
IV-FT-HS	6064	94				B0-U0-G2	6546	101	B0-U0-G2	6891	107	B1-U0-G2	7235	112	B1-U0-G3	1960	38	B0-U0-G1								
40	700	86.8				II	10669	123	B2-U0-G2	11518	133	B2-U0-G2	12124	140	B2-U0-G2	12730	147	B2-U0-G2	N/A		N/A					
						II-FR	10740	124	B2-U0-G1	11594	134	B3-U0-G1	12205	141	B3-U0-G1	12815	148	B3-U0-G1								
						II-ML	10669	123	B3-U0-G3	11518	133	B3-U0-G3	12124	140	B3-U0-G3	12731	147	B3-U0-G3								
						III-M	10856	125	B2-U0-G2	11719	135	B2-U0-G2	12336	142	B2-U0-G2	12953	149	B2-U0-G2								
			III-W	10079	116	B2-U0-G3	10880	125	B2-U0-G3	11453	132	B2-U0-G3	12026	139	B2-U0-G3											
			IV	10774	124	B2-U0-G2	11630	134	B2-U0-G2	12243	141	B2-U0-G2	12855	148	B2-U0-G2											
			IV-FT	9814	113	B2-U0-G3	10595	122	B2-U0-G3	11153	128	B2-U0-G3	11710	135	B2-U0-G3											
			VSQ-N	11260	130	B3-U0-G1	12156	140	B3-U0-G1	12796	147	B3-U0-G1	13435	155	B3-U0-G1											
			VSQ-M	11042	127	B4-U0-G2	11920	137	B4-U0-G2	12548	145	B4-U0-G2	13175	152	B4-U0-G2											
			VSQ-W	10778	124	B4-U0-G3	11636	134	B4-U0-G3	12248	141	B4-U0-G3	12860	148	B4-U0-G3											
			II-HS	7803	90	B1-U0-G2	8423	97	B1-U0-G2	8866	102	B1-U0-G2	9310	107	B1-U0-G2											
			II-FR-HS	7937	91	B1-U0-G1	8568	99	B1-U0-G1	9019	104	B1-U0-G1	9470	109	B1-U0-G1											
			III-M-HS	7893	91	B1-U0-G2	8521	98	B1-U0-G2	8970	103	B1-U0-G2	9418	109	B1-U0-G2											
			III-W-HS	7726	89	B0-U0-G2	8341	96	B1-U0-G2	8780	101	B1-U0-G2	9218	106	B1-U0-G2											
			IV-HS	8153	94	B1-U0-G2	8802	101	B1-U0-G2	9265	107	B1-U0-G2	9728	112	B1-U0-G2											
			IV-FT-HS	7705	89	B1-U0-G3	8318	96	B1-U0-G3	8756	101	B1-U0-G3	9194	106	B1-U0-G3											
			40	875	108.0	II	12366	114	B2-U0-G2	13349	124	B2-U0-G2	14052	130	B2-U0-G2	14754	137	B3-U0-G2		N/A				N/A		
						II-FR	12448	115	B3-U0-G1	13439	124	B3-U0-G1	14146	131	B3-U0-G1	14853	138	B3-U0-G2								
						II-ML	12366	115	B3-U0-G3	13349	124	B3-U0-G3	14052	130	B3-U0-G3	14755	137	B4-U0-G4								
						III-M	12581	116	B2-U0-G2	13582	126	B2-U0-G2	14297	132	B2-U0-G2	15012	139	B2-U0-G2								
III-W	11682	108				B2-U0-G3	12611	117	B2-U0-G3	13275	123	B2-U0-G3	13939	129	B2-U0-G3											
IV	12487	116				B2-U0-G2	13480	125	B2-U0-G2	14189	131	B2-U0-G2	14899	138	B2-U0-G2											
IV-FT	11375	105				B2-U0-G3	12280	114	B2-U0-G3	12926	120	B2-U0-G3	13573	126	B2-U0-G3											
VSQ-N	13051	121				B3-U0-G1	14089	130	B3-U0-G1	14830	137	B3-U0-G1	15572	144	B3-U0-G1											
VSQ-M	12798	118				B4-U0-G2	13816	128	B4-U0-G2	14543	135	B4-U0-G2	15270	141	B4-U0-G2											
VSQ-W	12492	116				B4-U0-G3	13486	125	B4-U0-G3	14196	131	B4-U0-G3	14905	138	B4-U0-G3											
II-HS	9044	84				B1-U0-G2	9763	90	B1-U0-G2	10277	95	B1-U0-G2	10791	100	B1-U0-G2											
II-FR-HS	9199	85				B1-U0-G1	9930	92	B1-U0-G1	10453	97	B1-U0-G1	10976	102	B1-U0-G1											
III-M-HS	9149	85				B1-U0-G2	9876	91	B1-U0-G2	10396	96	B1-U0-G2	10916	101	B1-U0-G2											
III-W-HS	8955	83				B1-U0-G2	9667	90	B1-U0-G3	10176	94	B1-U0-G3	10685	99	B1-U0-G3											
IV-HS	9450	87				B1-U0-G2	10201	94	B1-U0-G2	10738	99	B1-U0-G2	11275	104	B1-U0-G2											
IV-FT-HS	8931	83				B1-U0-G3	9641	89	B1-U0-G3	10149	94	B1-U0-G3	10656	99	B1-U0-G3											
40	1050	128.2				II	14213	111	B2-U0-G2	15344	120	B3-U0-G2	16151	126	B3-U0-G3	16959	132	B3-U0-G3	N/A		N/A					
						II-FR	14308	112	B3-U0-G1	15446	120	B3-U0-G2	16259	127	B3-U0-G2	17072	133	B3-U0-G2								
						II-ML	14214	111	B3-U0-G3	15344	120	B4-U0-G4	16152	126	B4-U0-G4	16959	132	B4-U0-G4								
						III-M	14461	113	B2-U0-G2	15612	122	B3-U0-G2	16433	128	B3-U0-G3	17255	135	B3-U0-G3								
			III-W	13427	105	B2-U0-G3	14495	113	B2-U0-G3	15258	119	B2-U0-G3	16021	125	B3-U0-G3											
			IV	14352	112	B2-U0-G2	15494	121	B3-U0-G2	16309	127	B3-U0-G3	17125	134	B3-U0-G3											
			IV-FT	13075	102	B2-U0-G3	14115	110	B2-U0-G3	14858	116	B3-U0-G3	15601	122	B3-U0-G3											
			VSQ-N	15001	117	B3-U0-G1	16194	126	B4-U0-G1	17046	133	B4-U0-G2	17899	140	B4-U0-G2											
			VSQ-M	14710	115	B4-U0-G2	15880	124	B4-U0-G2	16716	130	B4-U0-G2	17552	137	B4-U0-G2											
			VSQ-W	14359	112	B4-U0-G3	15501	121	B4-U0-G3	16317	127	B4-U0-G3	17132	134	B5-U0-G3											
			II-HS	10395	81	B1-U0-G2	11222	88	B1-U0-G2	11813	92	B1-U0-G2	12403	97	B1-U0-G2											
			II-FR-HS	10573	82	B1-U0-G1	11414	89	B1-U0-G2	12015	94	B1-U0-G2	12616	98	B1-U0-G2											
			III-M-HS	10516	82	B1-U0-G2	11352	89	B1-U0-G2	11949	93	B1-U0-G3	12547	98	B1-U0-G3											
			III-W-HS	10293	80	B1-U0-G3	11112	87	B1-U0-G3	11696	91	B1-U0-G3	12281	96	B1-U0-G3											
			IV-HS	10862	85	B1-U0-G2	11726	91	B1-U0-G2	12343	96	B1-U0-G2	12960	101	B1-U0-G3											
			IV-FT-HS	10266	80	B1-U0-G3	11082	86	B1-U0-G3	11665	91	B1-U0-G3	12248	96	B1-U0-G3											

VLL SERIES - LED

PHOTOMETRIC DATA GUIDE - LUMEN TABLES (VLL-PLED)

VLL-PLED																			
LED Count	Drive Current (mA)	System Watts	Dist'n Type	27K (2700K - 70CRI)			30K (3000K - 70CRI)			40K (4000K - 70CRI)			50K (5000K - 70CRI)			System Watts	TRA (590nm)		
				LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING		LUMENS	LPW	BUG RATING
80	350	85.4	II	11277	132	B2-U0-G2	12174	143	B2-U0-G2	12814	150	B2-U0-G2	13455	158	B2-U0-G2	67.0	4475	67	B1-U0-G1
			II-FR	11352	133	B3-U0-G1	12256	144	B3-U0-G1	12901	151	B3-U0-G1	13546	159	B3-U0-G1		4504	67	B1-U0-G1
			II-ML	11277	132	B3-U0-G3	12175	143	B3-U0-G3	12815	150	B3-U0-G3	13456	158	B3-U0-G3		4475	67	B2-U0-G2
			III-M	11474	134	B2-U0-G2	12387	145	B2-U0-G2	13039	153	B2-U0-G2	13691	160	B2-U0-G2		4553	68	B1-U0-G1
			III-W	10654	125	B2-U0-G3	11501	135	B2-U0-G3	12106	142	B2-U0-G3	12712	149	B2-U0-G3		4228	63	B1-U0-G2
			IV	11388	133	B2-U0-G2	12294	144	B2-U0-G2	12941	152	B2-U0-G2	13588	159	B2-U0-G2		4518	67	B1-U0-G1
			IV-FT	10374	121	B2-U0-G3	11199	131	B2-U0-G3	11788	138	B2-U0-G3	12377	145	B2-U0-G3		4117	61	B1-U0-G1
			VSQ-N	11902	139	B3-U0-G1	12849	150	B3-U0-G1	13525	158	B3-U0-G1	14202	166	B3-U0-G1		4723	70	B2-U0-G1
			VSQ-M	11671	137	B4-U0-G2	12600	148	B4-U0-G2	13263	155	B4-U0-G2	13927	163	B4-U0-G2		4631	69	B3-U0-G1
			VSQ-W	11392	133	B4-U0-G3	12299	144	B4-U0-G3	12946	152	B4-U0-G3	13593	159	B4-U0-G3		4520	67	B3-U0-G2
			II-HS	8247	97	B1-U0-G2	8903	104	B1-U0-G2	9372	110	B1-U0-G2	9840	115	B1-U0-G2		3273	49	B0-U0-G1
			II-FR-HS	8389	98	B1-U0-G1	9056	106	B1-U0-G1	9533	112	B1-U0-G1	10009	117	B1-U0-G1		3329	50	B0-U0-G1
			III-M-HS	8344	98	B1-U0-G2	9007	105	B1-U0-G2	9482	111	B1-U0-G2	9956	117	B1-U0-G2		3311	49	B0-U0-G1
			III-W-HS	8167	96	B1-U0-G2	8817	103	B1-U0-G2	9281	109	B1-U0-G2	9745	114	B1-U0-G3		3240	48	B0-U0-G1
			IV-HS	8618	101	B1-U0-G2	9304	109	B1-U0-G2	9793	115	B1-U0-G2	10283	120	B1-U0-G2		3420	51	B0-U0-G1
			IV-FT-HS	8144	95	B1-U0-G3	8792	103	B1-U0-G3	9255	108	B1-U0-G3	9718	114	B1-U0-G3		3232	48	B0-U0-G2
80	525	129.4	II	16239	125	B3-U0-G3	17531	135	B3-U0-G3	18454	143	B3-U0-G3	19377	150	B3-U0-G3	101.0	5251	52	B1-U0-G1
			II-FR	16348	126	B3-U0-G2	17648	136	B3-U0-G2	18577	144	B3-U0-G2	19506	151	B3-U0-G2		5286	52	B1-U0-G1
			II-ML	16240	126	B4-U0-G4	17532	135	B4-U0-G4	18454	143	B4-U0-G4	19377	150	B4-U0-G4		5251	52	B2-U0-G2
			III-M	16523	128	B3-U0-G3	17837	138	B3-U0-G3	18776	145	B3-U0-G3	19715	152	B3-U0-G3		5343	53	B1-U0-G2
			III-W	15341	119	B2-U0-G3	16562	128	B3-U0-G3	17433	135	B3-U0-G3	18305	141	B3-U0-G3		4961	49	B1-U0-G2
			IV	16398	127	B3-U0-G3	17703	137	B3-U0-G3	18635	144	B3-U0-G3	19566	151	B3-U0-G3		5302	52	B1-U0-G1
			IV-FT	14938	115	B3-U0-G3	16127	125	B3-U0-G4	16976	131	B3-U0-G4	17824	138	B3-U0-G4		4830	48	B1-U0-G2
			VSQ-N	17140	132	B4-U0-G2	18504	143	B4-U0-G2	19477	151	B4-U0-G2	20451	158	B4-U0-G2		5542	55	B2-U0-G1
			VSQ-M	16807	130	B4-U0-G2	18144	140	B4-U0-G2	19099	148	B4-U0-G2	20053	155	B4-U0-G2		5434	54	B3-U0-G1
			VSQ-W	16406	127	B4-U0-G3	17711	137	B5-U0-G3	18643	144	B5-U0-G3	19575	151	B5-U0-G3		5304	53	B3-U0-G2
			II-HS	11877	92	B1-U0-G2	12821	99	B1-U0-G2	13496	104	B1-U0-G3	14171	110	B1-U0-G3		3841	38	B0-U0-G1
			II-FR-HS	12081	93	B1-U0-G2	13042	101	B1-U0-G2	13728	106	B1-U0-G2	14414	111	B1-U0-G2		3906	39	B0-U0-G1
			III-M-HS	12016	93	B1-U0-G3	12971	100	B1-U0-G3	13654	106	B1-U0-G3	14337	111	B1-U0-G3		3885	38	B0-U0-G1
			III-W-HS	11760	91	B1-U0-G3	12696	98	B1-U0-G3	13364	103	B1-U0-G3	14032	108	B1-U0-G3		3803	38	B0-U0-G2
			IV-HS	12411	96	B1-U0-G2	13398	104	B1-U0-G3	14103	109	B1-U0-G3	14808	114	B1-U0-G3		4013	40	B0-U0-G1
			IV-FT-HS	11729	91	B1-U0-G3	12662	98	B1-U0-G3	13328	103	B1-U0-G3	13995	108	B1-U0-G4		3792	38	B0-U0-G2
80	700	173.6	II	20595	119	B3-U0-G3	22232	128	B3-U0-G3	23403	135	B3-U0-G3	24573	142	B3-U0-G3	N/A	N/A		
			II-FR	20732	119	B3-U0-G2	22381	129	B3-U0-G2	23559	136	B3-U0-G2	24736	142	B3-U0-G2				
			II-ML	20595	119	B4-U0-G4	22233	128	B4-U0-G4	23403	135	B4-U0-G4	24573	142	B4-U0-G4				
			III-M	20954	121	B3-U0-G3	22621	130	B3-U0-G3	23812	137	B3-U0-G4	25003	144	B3-U0-G4				
			III-W	19456	112	B3-U0-G4	21003	121	B3-U0-G4	22109	127	B3-U0-G4	23214	134	B3-U0-G4				
			IV	20797	120	B3-U0-G3	22451	129	B3-U0-G3	23633	136	B3-U0-G3	24814	143	B3-U0-G4				
			IV-FT	18945	109	B3-U0-G4	20452	118	B3-U0-G4	21528	124	B3-U0-G4	22604	130	B3-U0-G4				
			VSQ-N	21737	125	B4-U0-G2	23466	135	B4-U0-G2	24701	142	B4-U0-G2	25936	149	B4-U0-G2				
			VSQ-M	21314	123	B5-U0-G3	23010	133	B5-U0-G3	24221	140	B5-U0-G3	25432	146	B5-U0-G3				
			VSQ-W	20806	120	B5-U0-G3	22461	129	B5-U0-G4	23643	136	B5-U0-G4	24825	143	B5-U0-G4				
			II-HS	15062	87	B1-U0-G3	16260	94	B1-U0-G3	17115	99	B1-U0-G3	17971	104	B1-U0-G3				
			II-FR-HS	15321	88	B1-U0-G2	16539	95	B1-U0-G2	17410	100	B1-U0-G2	18280	105	B1-U0-G2				
			III-M-HS	15238	88	B1-U0-G3	16450	95	B1-U0-G3	17315	100	B1-U0-G3	18181	105	B1-U0-G4				
			III-W-HS	14915	86	B1-U0-G4	16101	93	B1-U0-G4	16948	98	B1-U0-G4	17796	103	B1-U0-G4				
			IV-HS	15739	91	B1-U0-G3	16991	98	B1-U0-G3	17885	103	B1-U0-G3	18780	108	B1-U0-G3				
			80	875	215.9	IV-FT-HS	14874	86	B1-U0-G4	16058	92	B1-U0-G4	16903	97	B1-U0-G4				
II	23798	110				B3-U0-G3	25691	119	B3-U0-G3	27043	125	B3-U0-G4	28395	132	B3-U0-G4				
II-FR	23957	111				B3-U0-G2	25862	120	B3-U0-G2	27223	126	B3-U0-G2	28585	132	B4-U0-G2				
II-ML	23799	110				B4-U0-G4	25692	119	B4-U0-G4	27044	125	B4-U0-G4	28396	132	B4-U0-G4				
III-M	24214	112				B3-U0-G4	26140	121	B3-U0-G4	27516	127	B3-U0-G4	28892	134	B3-U0-G4				
III-W	22482	104				B3-U0-G4	24270	112	B3-U0-G4	25548	118	B3-U0-G4	26825	124	B3-U0-G4				
IV	24032	111				B3-U0-G3	25943	120	B3-U0-G4	27309	126	B3-U0-G4	28674	133	B3-U0-G4				
IV-FT	21892	101				B3-U0-G4	23634	109	B3-U0-G5	24877	115	B3-U0-G5	26121	121	B3-U0-G5				
VSQ-N	25118	116				B4-U0-G2	27116	126	B5-U0-G2	28543	132	B5-U0-G2	29970	139	B5-U0-G2				
VSQ-M	24630	114				B5-U0-G3	26589	123	B5-U0-G3	27988	130	B5-U0-G3	29387	136	B5-U0-G3				
VSQ-W	24042	111				B5-U0-G4	25954	120	B5-U0-G4	27321	127	B5-U0-G4	28686	133	B5-U0-G4				
II-HS	17405	81				B1-U0-G3	18789	87	B1-U0-G3	19778	92	B1-U0-G4	20766	96	B2-U0-G4				
II-FR-HS	17704	82				B1-U0-G2	19112	89	B1-U0-G2	20118	93	B1-U0-G2	21124	98	B1-U0-G2				
III-M-HS	17608	82				B1-U0-G4	19008	88	B1-U0-G4	20009	93	B1-U0-G4	21009	97	B1-U0-G4				
III-W-HS	17234	80				B1-U0-G4	18605	86	B1-U0-G4	19584	91	B1-U0-G4	20564	95	B1-U0-G4				
IV-HS	18187	84				B1-U0-G3	19634	91	B1-U0-G4	20667	96	B1-U0-G4	21701	101	B1-U0-G4				
IV-FT-HS	17188	80	B1-U0-G4	18555	86	B1-U0-G4	19532	90	B1-U0-G4	20509	95	B1-U0-G4							
80	1050	256.4	II	27354	107	B3-U0-G4	29530	115	B4-U0-G4	31084	121	B4-U0-G4	32638	127	B4-U0-G4	N/A	N/A		
			II-FR	27536	107	B3-U0-G2	29727	116	B4-U0-G2	31291	122	B4-U0-G2	32856	128	B4-U0-G2				
			II-ML	27355	107	B4-U0-G4	29531	115	B5-U0-G5	31085	121	B5-U0-G5	32639	127	B5-U0-G5				
			III-M	27832	109	B3-U0-G4	30046	117	B3-U0-G4	31627	123	B4-U0-G4	33209	130	B4-U0-G4				
			III-W	25841	101	B3-U0-G4	27897	109	B3-U0-G4	29365	115	B3-U0-G5	30834	120	B3-U0-G5				
			IV	27622	108	B3-U0-G4	29820	116	B3-U0-G4	31389	122	B4-U0-G4	32959	129	B4-U0-G4				
			IV-FT	25163	98	B3-U0-G5	27165	106	B3-U0-G5	28595	112	B3-U0-G5	30024	117	B3-U0-G5				
			VSQ-N	28871	113	B5-U0-G2	31168	122	B5-U0-G2	32808	128	B5-U0-G2	34448	134	B5-U0-G2				
			VSQ-M	28310	110	B5-U0-G3	30561	119	B5-U0-G3	32170	125	B5-U0-G4	33779	132	B5-U0-G4				
			VSQ-W	27634	108	B5-U0-G4	29833	116	B5-U0-G4	31403	122	B5-U0-G5	32973	129	B5-U0-G5				
			II-HS	20005	78	B1-U0-G4	21596	84	B2-U0-G4	22733	89	B2-U0-G4	23870	93	B2-U0-G4				
			II-FR-HS	20349	79	B1-U0-G2	21968	86	B1-U0-G2	23124	90	B1-U0-G2	24280	95	B1-U0-G2				
			III-M-HS	20239	79	B1-U0-G4	21848	85	B1-U0-G4	22998	90	B1-U0-G4	24148	94	B1-U0-G4				
			III-W-HS	19809	77	B1-U0-G4	21385	83	B1-U0-G4	22511	88	B1-U0-G4	23636	92	B1-U0-G5				
			IV-HS	20905	82	B1-U0-G4	22568	88	B1-U0-G4	23756	93	B1-U0-G4	24943	97	B1-U0-G4				
			IV-FT-HS	19756	77	B1-U0-G4	21328	83	B1-U0-G4	22451	88	B1-U0-G5	23573	92	B1-U0-G5				



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	
	42	WP5	Single	0.920	RZR-WM1-PLD-III-W-20LED-350mA-40K	Arr. Watts
	12	WP4	Single	0.920	RZR-WM1-PLD-IV-FT-20LED-525mA-40K	21.4
	62	WP3	Single	0.920	RZR-WM1-PLD-IV-FT-20LED-350mA-40K	32.4
	1	P4	Single	0.920	USA VLL-PLD-IV-FT-40LED-1050mA-40K	21.4
						1326.8
						128.2

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
PARKING AND DRIVE	Illuminance	Fc	2.39	7.6	0.4	5.98
PROPERTY LINE	Illuminance	Fc	0.57	3.0	0.0	N.A.

NOTES:
-Contact Techlite for pricing. (317) 578-2626
-All readings taken at grade
-Buildings included as blocking entities
- Fixture Symbols are not to scale
-This drawing shows suggested fixtures and mounting locations based on the information provided.
-Techlite assumes no responsibility for variation of light levels that result from changes in project parameters not reported at the time of design.
- MH on drawing indicates mounting height from finished grade and intended as a guide, may be adjusted as needed on site.

Techlite Corporation
7718 Loma Court
Fishers, IN 46038
317.578.2626
www.techlitecorp.com

ILLUMINATING SINCE 1987

TECH LITE

Revisions

#	Date	Comments

Drawn By: SLB
Checked By: PM
Date: 2/6/2023

Scale: 1"=30'

Site Photometry

Parkside Self Storage

Page 1 of 1

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RAZAR WALLMOUNT-LED

S P E C I F I C A T I O N S

OPTICAL HOUSING

Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance $\leq \pm .003"$) to facilitate thermal transfer of heat to housing and cooling fins. The Optical Housing bolts to the Electrical Housing forming a unified assembly. The minimum wall thickness is .188".

ELECTRICAL HOUSING

Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly. Minimum wall thickness is .188". Fixture Mounting Plate affixes to mounting surface over a recessed j-box. Electrical Housing anchors on the top edge of the Mounting Plate and stainless steel recessed socket head screws tighten the Electrical Housing to the Mounting Plate from the bottom.

PLED™ OPTICAL MODULES

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. The asymmetric distributions, have a micro-reflector inside the refractor which re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce Type II, III, and Type IV site/area distributions as well as other specialty asymmetric distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS

High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

AMBER LED's

PCA (Phosphor Converted Amber) LED's utilize phosphors to create color output similar to LPS lamps and have a slight output in the blue spectral bandwidth. **TRA** (True Amber) LED's utilize material that emits light in the amber spectral bandwidth only without the use of phosphors.

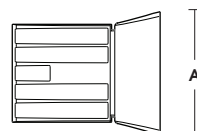
FINISH

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

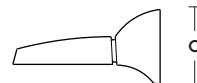
PROJECT NAME:

TYPE: WP3, WP4, WP5

PROJECT TYPE:

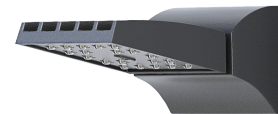


B



A

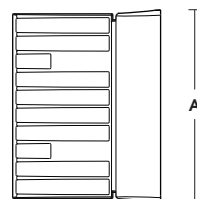
C



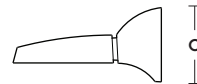
FIXTURE	A	B	C
RZR-W1	8.75" (22mm)	12" (305mm)	6" (152mm)
RZR-W1-EM	11" (279mm)	14" (356mm)	6.5" (165mm)

RZR-WM1

PATENT PENDING



B



A

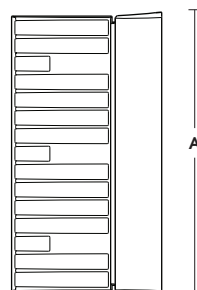
C



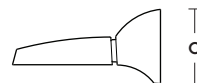
FIXTURE	A	B	C
RZR-W2	16" (406mm)	12" (305mm)	6" (152mm)
RZR-W2-EM	16" (406mm)	14" (356mm)	6.5" (165mm)

RZR-WM2

PATENT PENDING



B



A

C



FIXTURE	A	B	C
RZR-W3	23" (584mm)	12" (305mm)	6" (152mm)
RZR-W3-EM	23" (584mm)	14" (356mm)	6.5" (165mm)

RZR-WM3

PATENT PENDING



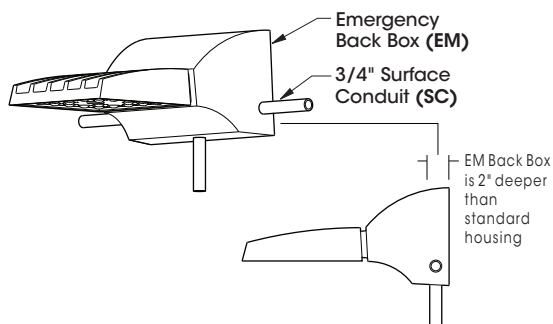
2019093



RAZAR WALLMOUNT SERIES-LED

S P E C I F I C A T I O N S

EMERGENCY OPTION



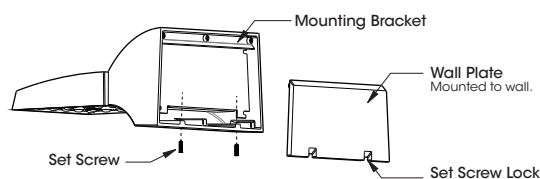
THE EMERGENCY OPTION BACK BOX EXTENDS 2" BEYOND THE STANDARD HOUSING AND CONTAINS THE EMERGENCY COMPONENTS (EC) INCLUDING BATTERIES OR CAN BE USED FOR SURFACE CONDUIT (SC) APPLICATIONS. THERE IS TO BE AN SC1, SC2, AND SC3 OPTION FOR THE DIFFERING HOUSING SIZES. SC SHIPS WITH THREADED CONDUIT PLUGS.

THE EM-LED SYSTEM PROVIDES POWER TO ALL LEDS IN THE ARRAY (20, 40, or 60) TO MEET THE FOLLOWING LIGHT LEVELS FOR A MINIMUM OF 90 MINUTES -

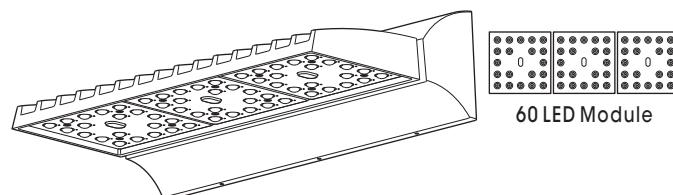
WM1 = 45% @ 350mA
WM2 = 36% @ 350mA
WM3 = 24% @ 350mA

* MULTIPLY THE % ABOVE BY THE LUMEN OUTPUT @ 350MA

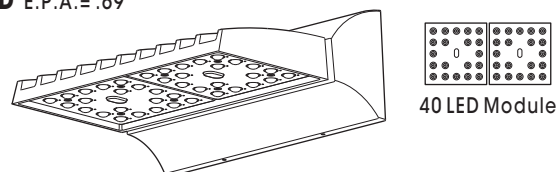
WALL MOUNTING



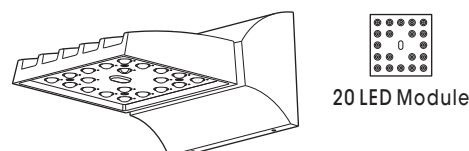
PLED® MODULES



RZR-WM3-LED E.P.A. = .69
Available in:
60 LED Module



RZR-WM2-LED E.P.A. = .47
Available in:
40 LED Module



RZR-WM1-LED E.P.A. = .33
Available in:
20 LED Module

MAX INPUT WATTAGE

# OF LED's	350mA	525mA	700mA	1050mA
60	68W	99W	131W	198W
40	45W	66W	87W	134W
20	23W	33W	44W	66W

Spec/Order Example: RZR-WM2/PLED-IV/40LED-700mA/CW/277/RAL-8019-S/SF

S P E C / O R D E R I N G I N F O R M A T I O N							
MODEL	OPTICS	LED MODE			VOLTAGE	FINISH	OPTIONS
MODEL	OPTICS	LED MODE			VOLTAGE	FINISH	OPTIONS
☐ RZR-WM1	☐ TYPE II PLED-II	RZR-WM1 ☐ 20LED	DRIVE CURRENT ☐ 350mA ☐ 525mA ☐ 700mA ¹	COLOR TEMP - CCT ☐ NW (4000K)* *STANDARD ☐ CW (5000K) ☐ WW (3000K)	☐ 120 ☐ 208 ☐ 240 ☐ 277 ☐ 347 ☐ 480	☐ BLACK RAL-9005-T ☐ WHITE RAL-9003-T ☐ GREY RAL-7004-T ☐ DARK BRONZE RAL-8019-T ☐ GREEN RAL-6005-T	☐ HIGH-LOW DIMMING FOR EXTERNAL CONTROL . . . HLSW ☐ HOUSE SIDE SHIELDING HS-PLED ☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) . . . PC+V ☐ SINGLE FUSE (120V & 277V) SF ☐ DOUBLE FUSE (208V & 240V) DF ☐ STEP DIM MOTION SENSOR (PROGRAMMED 50/100) MS-F211 ☐ REMOTE MOTION SENSOR CONFIGURATOR MS-FC10
	☐ TYPE II FRONT ROW PLED-II-FR						
☐ RZR-WM2	☐ TYPE III PLED-III	RZR-WM2 ☐ 40LED	1050mA ¹	CONSULT FACTORY FOR OTHER LED COLORS AMBER² ☐ PHOSPHOR CONVERTED AMBER PCA ☐ TRUE AMBER ³ TRA		FOR SMOOTH FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9005-S)	☐ EMERGENCY BACKUP 1 . . . EM1 ☐ EMERGENCY BACKUP 1 (HOUSING ONLY) EMH1 ☐ EMERGENCY BACKUP 2 . . . EM2 ☐ EMERGENCY BACKUP 3 . . . EM3 ☐ SURFACE CONDUIT 1 . . . SC1 ☐ SURFACE CONDUIT 2 . . . SC2 ☐ SURFACE CONDUIT 3 . . . SC3
	☐ TYPE III WIDE PLED-III-W						
☐ RZR-WM3	☐ TYPE IV PLED-IV	RZR-WM3 ☐ 60LED					
	☐ TYPE IV-FT PLED-IV-FT						

NOTES:
1 - 700mA and 1050mA NOT FOR USE WITH TRA LED'S
2 - NARROW BAND AMBERS HAVE NO DEFINABLE CCT EQUIVALENT
3 - AVAILABLE IN 350mA & 525mA DRIVE CURRENTS ONLY



LED COUNT	SOURCE TYPE	SOURCE	INITIAL LUMENS - 4000K	INITIAL LUMENS - 3000K	INITIAL LUMENS - 5000K	L70 GREATER THAN (HR)-TM21	STARTING TEMP.	SYSTEM WATTS	VOLTS	MAX INPUT AMPS
20	LED	20 PLED® Optical Module - 350mA	2,706 - 2,993	2,571 - 2,843	2,841 - 3,143	60,000+	-20°F	22	120 277 347	0.19 0.08 0.07
20	LED	20 PLED® Optical Module - 525mA	3,897 - 4,310	3,702 - 4,095	4,092 - 4,526	60,000+	-20°F	33	120 277 347	0.28 0.12 0.10
20	LED	20 PLED® Optical Module - 700mA	4,942 - 5,466	4,695 - 5,193	5,189 - 5,739	60,000+	-20°F	44	120 277 347	0.37 0.16 0.13
20	LED	20 PLED® Optical Module - 1050mA	6,564 - 7,260	6,236 - 6,897	6,892 - 7,623	60,000+	-20°F	65	120 277 347	0.55 0.24 0.19
40	LED	40 PLED® Optical Module - 350mA	5,585 - 6,178	5,206 - 5,869	5,864 - 6,487	60,000+	-20°F	43	120 277 347	0.36 0.16 0.13
40	LED	40 PLED® Optical Module - 525mA	8,059 - 8,914	7,656 - 8,468	8,462 - 9,360	60,000+	-20°F	65	120 277 347	0.55 0.24 0.19
40	LED	40 PLED® Optical Module - 700mA	10,240 - 11,327	9,728 - 10,761	10,752 - 11,893	60,000+	-20°F	87	120 277 347	0.73 0.32 0.26
40	LED	40 PLED® Optical Module - 1050mA	13,642 - 15,089	12,690 - 14,335	14,324 - 15,843	60,000+	-20°F	129	120 277 347	1.08 0.47 0.38
60	LED	60 PLED® Optical Module - 350mA	8,118 - 8,979	7,712 - 8,530	8,524 - 9,428	60,000+	-20°F	65	120 277 347	0.55 0.24 0.19
60	LED	60 PLED® Optical Module - 525mA	11,690 - 12,930	11,106 - 12,284	12,275 - 13,577	60,000+	-20°F	98	120 277 347	0.82 0.36 0.29
60	LED	60 PLED® Optical Module - 700mA	14,825 - 16,398	14,084 - 15,578	15,566 - 17,218	60,000+	-20°F	131	120 277 347	1.09 0.47 0.38
60	LED	60 PLED® Optical Module - 1050mA	19,691 - 21,780	18,706 - 20,691	20,676 - 22,869	60,000+	-20°F	193	120 277 347	1.61 0.70 0.56

NOTES:

1. Max Input Amps is the highest of starting, operating, or open circuit currents
2. Lumen values for LED Modules vary according to the distribution type
3. System Watts includes the source watts and all driver components.
4. Fuse value should be sufficient to protect all wiring components.
5. L70(10K) - TM-21 6x rule applied
L70(10K) - Calculated = 244,000 @ 700mA
= 102,000 @ 1050mA

WARNING: All fixtures must be installed in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.

AREA & ROADWAY LIGHTING

VALULUME SERIES - LED RECTILINEAR AREA LUMINAIRE

Luminaire

Heavy cast, low copper aluminum assembly (A356 alloy, <.2% copper) minimum wall thickness .188" with integral cooling ribs surrounding the electrical compartment. LED Module mounting area is machined to within a 0.002" surface flatness variance for maximum surface contact and thermal conductivity from the LED modules to the radiating fins. Passive radiating fins above the LED Optics provide superior thermal management and long LED life. The optical and electrical compartments are integrated with the support arm to create one assembly. Cast and hinged driver compartment cover provides access to the drivers and wiring.

PLED™ Optics

Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded optical acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard and specialized street, site, and area distributions. All distributions are Zero Uplight (U0), Full-Cutoff. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters

High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Neutral White (4000K), Cool White (5000K), or Warm White (2700K & 3000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L94 at 60,000 hours (TM-21 calculated at 6x Test Time).

True Amber LED's TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver(s)

Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V, 50/60Hz or 347V-480V, 50,60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

Finish

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

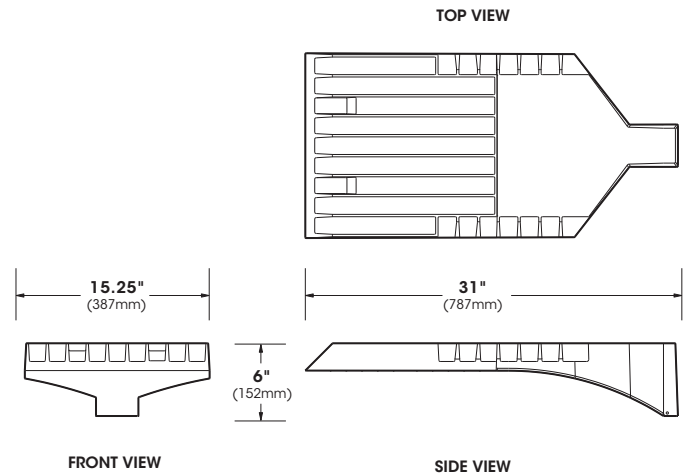
PROJECT NAME:

TYPE: P4

PROJECT TYPE:



VLL



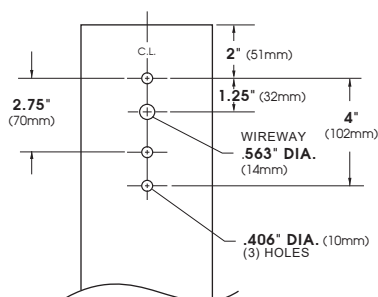
U.L. Listed for
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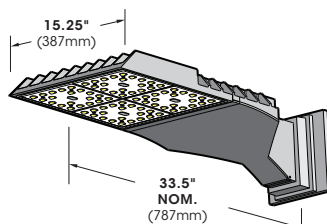
VLL SERIES - LED

SPECIFICATIONS

POLE DRILLING TEMPLATE

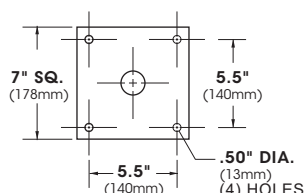


WALL MOUNT

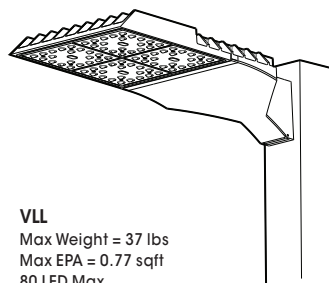


Extruded aluminum arm and cast aluminum Wall Bracket assembly provided with built in gasketed Wire access for Fixture/supply Wire connection.

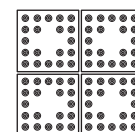
MOUNT PLATE



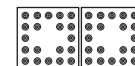
EPA & WEIGHT



PLED™ MODULES



80 LED Module



40 LED Module

ORDERING INFORMATION

Spec/Order Example: VLL/PLED-III/80LED-525mA/30K/277/PC-T

Luminaire	Optics	LED Mode			Voltage	Mounting	Finish	Options
Luminaire	Optics	LED			Voltage	Mounting	Finish	Options
☐ VLL	PLED™ Distribution Type	# of LEDs	Drive Current	Color Temp - CCT		Arm Mount	Standard Textured Finish	
	☐ Type II PLED-II	☐ 80LED	☐ 1050mA	☐ 27K (2700K)	☐ 120	☐ 1	☐ Black RAL-9005-T	☐ Internal House Side Shield inc. LED Count (Example: HS-PLED/48) HS-PLED
	☐ Type II Front Row PLED-II-FR	☐ 40LED	☐ 875mA	☐ 30K (3000K)	☐ 208	☐ 2-180	☐ White RAL-9003-T	☐ External Glare Shield 4 Sided EGS4
	☐ Type III Median Illuminator PLED-II-MIL		☐ 700mA	☐ 40K (4000K)	☐ 240	☐ 2-90	☐ Grey RAL-7004-T	☐ External Glare Shield 3 Sided Rear Wedge EGS3W
	☐ Type III Med. PLED-III		☐ 525mA	☐ 50K (5000K)	☐ 277	☐ 3-90	☐ Dark Bronze RAL-8019-T	☐ Round Pole Adapter RPA
	☐ Type III Wide PLED-III-W		☐ 350mA	☐ TRA True Amber ¹	☐ 347	☐ 3-120	☐ Green RAL-6005-T	☐ Twist Lock Receptacle Only TPR
	☐ Type IV PLED-IV			Consult Factory for Other LED Color, CCT, & CRI Options	☐ 480	☐ 4-90	Premium Finishes	☐ 7-Pin Twist Lock Receptacle Only TPR7
	☐ Type IV PLED-IV-FT						☐ Rust	☐ High-Low Dimming for Switch by Others/Select Levels 50/100 or 25/100 (Example: HLSW/25) HLSW
	☐ Type V Narrow PLED-VSQ-N					Wall Mount	☐ Patina Copper PC	☐ Photo Cell + Voltage (Example: PC120V) PC+V
	☐ Type V Med. PLED-V-SQ-M					☐ WM		☐ Single Fuse (120V, 277V) SF
	☐ Type V Wide PLED-V-SQ-W						For smooth finish replace suffix "T" with suffix "S" (Example: RAL-9500-S)	☐ Double Fuse (208V, 240V) DF
							Consult factor for custom colors	☐ Blue-Tooth Programmable Photo/Motion Sensor (Factory - Motion 50/100; Photo 75fc) MS-F311

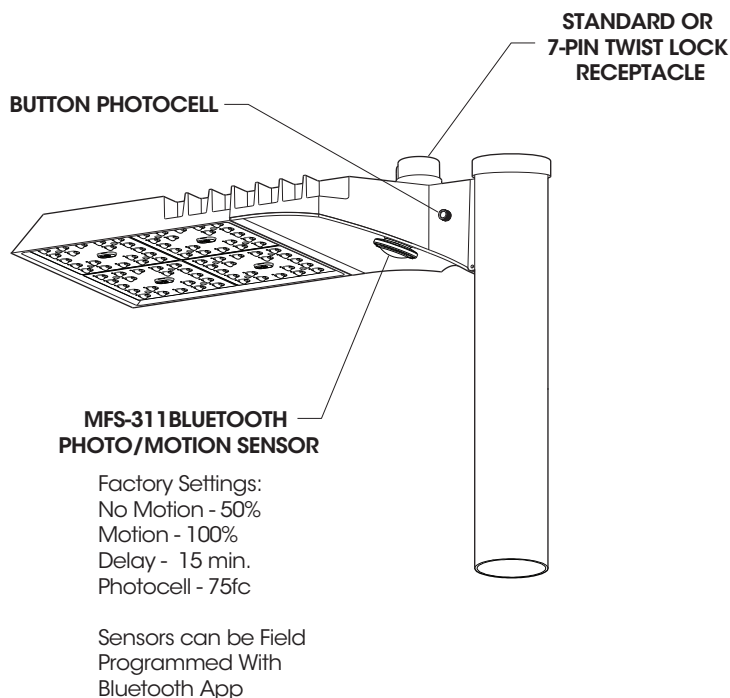
NOTES:

1- Available in 350mA & 525mA drive currents only

Consult Factory for
Other Drive Currents

VLL SERIES - LED

OPTIONS



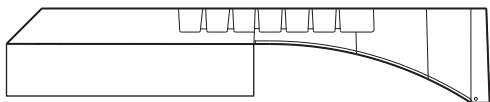
High Low Dimming For Switches (HLSW)

The HLSW is a Small Electronic Switch which Provides High Low Dimming Control Through the LED Driver's 0-10V Control. Switching is Done by Adding a Secondary AC Switched Hot Trigger Line to the HLSW in Addition to the Normal AC Power Line. When the Secondary Trigger Line is Powered, the Fixture will go to 100% Dimming. With no Power to the Trigger, the Fixture will operate at 50% or 25% Dimming. Switches for the Trigger Line can be a Normal AC Switch/Breaker or Timed Switch/Breaker.

Wireless and Other Fixture Controls

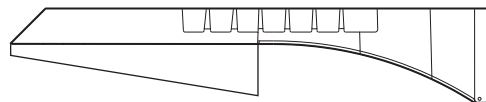
Contact Factory for Wireless and Other Fixture Controls and Recommendations. Most Controls Can be Integrated and Factory Installed.

External Glare Shields



EGS4 - 4 Sided Shield - 3" Deep

Minimum Cutoff = 12°
Average Cutoff = 23°



EGS3W - 3 Sided Shield - 3" Rear Depth

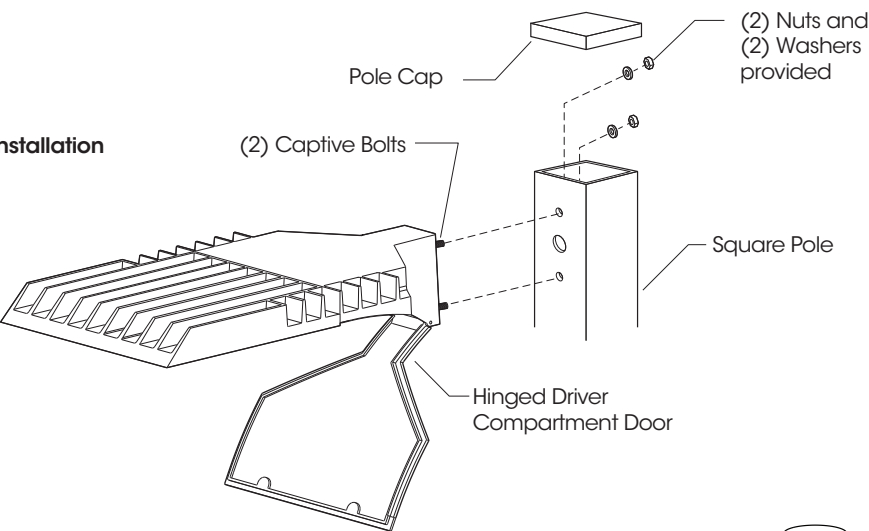
Minimum Rear Cutoff = 12°
Average Rear Cutoff = 23°
Minimum Side Cutoff = 4°
Average Side Cutoff = 16°

Glare Shields are rotatable on VLL. Consult factory for custom applications.

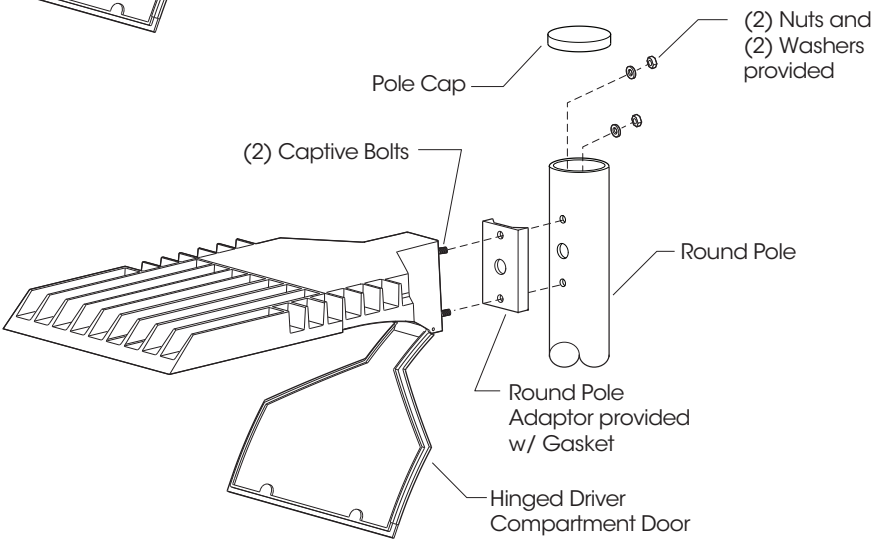
VLL SERIES - LED

INSTALLATION DETAIL

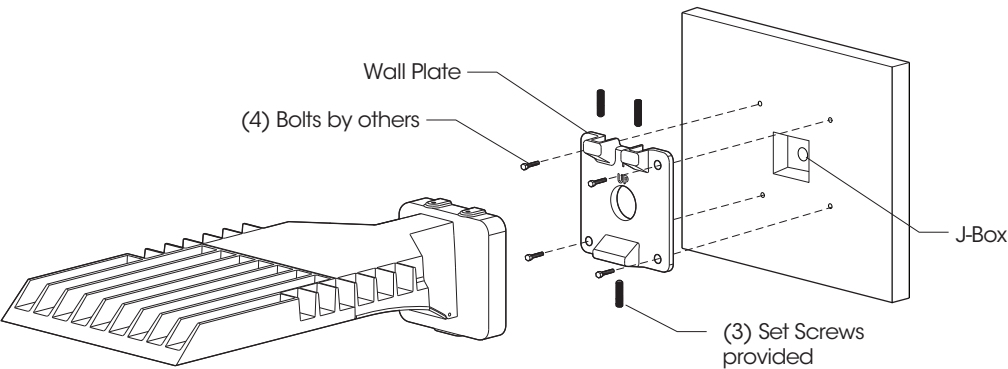
VLL Square Pole Installation



VLL Round Pole Installation



VLL-WM Installation



VLL SERIES - LED

PHOTOMETRIC DATA GUIDE - LM-80 LUMEN MAINTENANCE

LED Life / Operating Hours	Lumen Depreciation	Lumen Depreciation Scale Factor
60,000 (10x Test Time Calculated)	L94	0.94x
100,000 (Theoretical Calculated)	L92	0.92x
150,000 (Theoretical Calculated)	L89	0.89x

Lumen Depreciation Calculations Done in Accordance With IESNA TM-21 & LM-80 (25°C Ambient)
TM-21 6x Test Time Dictates that L94 > 60,000 Hours.

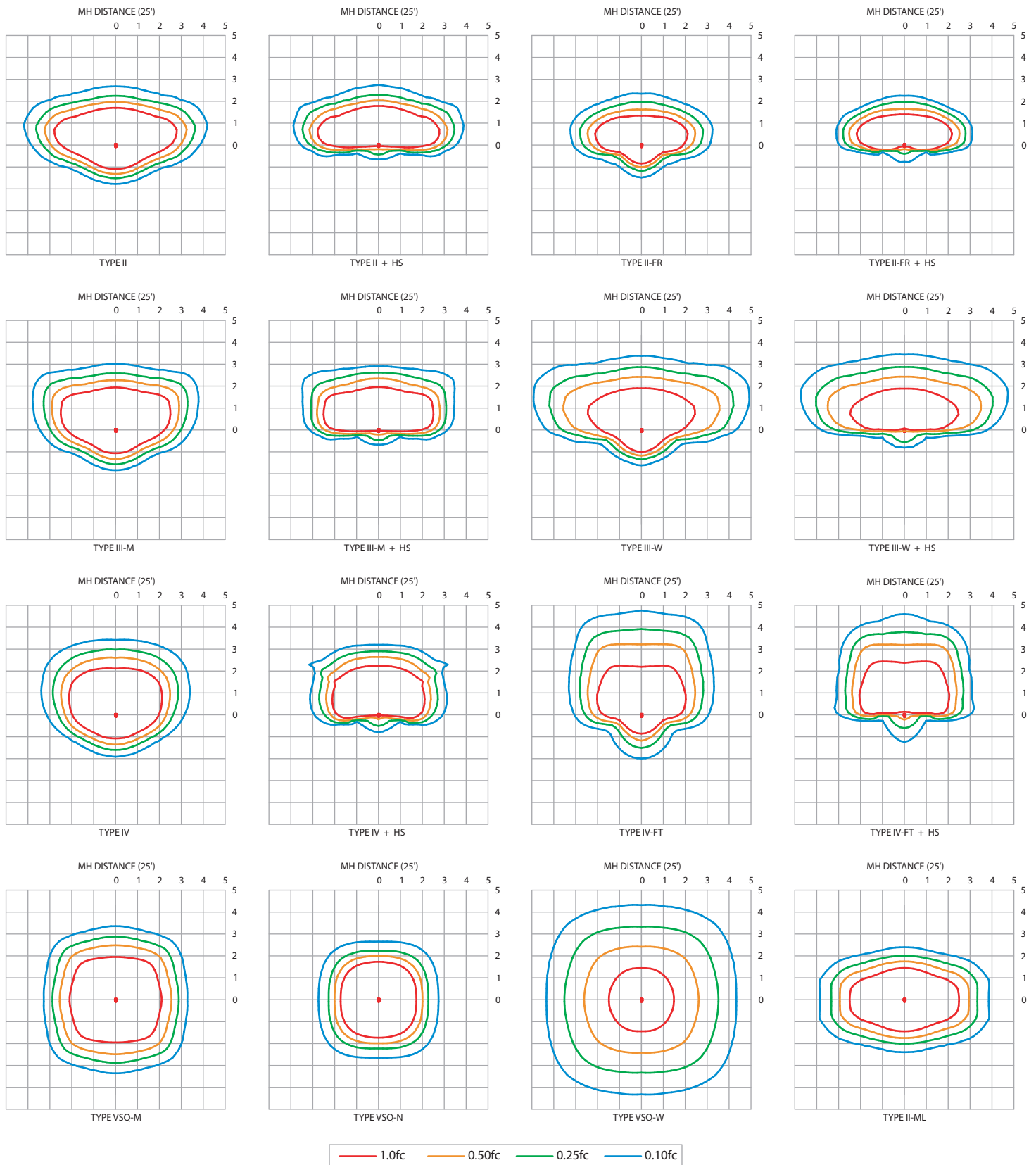
ELECTRICAL DATA GUIDE - AMPERAGE CHARTS

# of LEDs	mA	System Watts	120V	208V	277V	347V	480V
40	350	43	0.36	0.21	0.15	0.12	0.09
40	525	65	0.54	0.31	0.23	0.19	0.13
40	700	87	0.72	0.42	0.31	0.25	0.18
40	875	108	0.90	0.52	0.39	0.31	0.23
40	1050	128	1.07	0.62	0.46	0.37	0.27
80	350	85	0.71	0.41	0.31	0.25	0.18
80	525	129	1.08	0.62	0.47	0.37	0.27
80	700	174	1.45	0.83	0.63	0.50	0.36
80	875	216	1.80	1.04	0.78	0.62	0.45
80	1050	256	2.14	1.23	0.93	0.74	0.53

VLL SERIES - LED

PHOTOMETRIC DATA GUIDE - ISOFOOTCANDLE PLOTS

VLL-PLD-80LED-700mA-40K - 25' Pole Height



IES File downloads for this product can be found at www.usaltg.com/downloads/asr.html

VLL SERIES - LED

PHOTOMETRIC DATA GUIDE - LUMEN TABLES (VLL-PLED)

VLL-PLED																			
LED Count	Drive Current (mA)	System Watts	Dist'n Type	27K (2700K - 70CRI)			30K (3000K - 70CRI)			40K (4000K - 70CRI)			50K (5000K - 70CRI)			System Watts	TRA (590nm)		
				LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING		LUMENS	LPW	BUG RATING
40	350	42.7	II	5819	136	B2-U0-G1	6281	147	B2-U0-G1	6612	155	B2-U0-G2	6943	163	B2-U0-G2	33.0	2309	70	B1-U0-G1
			II-FR	5858	137	B2-U0-G1	6324	148	B2-U0-G1	6657	156	B2-U0-G1	6990	164	B2-U0-G1		2325	70	B1-U0-G0
			II-ML	5819	136	B3-U0-G3	6282	147	B3-U0-G3	6612	155	B3-U0-G3	6943	163	B3-U0-G3		2309	70	B1-U0-G1
			III-M	5921	139	B1-U0-G2	6392	150	B2-U0-G2	6728	158	B2-U0-G2	7065	165	B2-U0-G2		2349	71	B1-U0-G1
			III-W	5497	129	B1-U0-G2	5935	139	B1-U0-G2	6247	146	B1-U0-G2	6559	154	B1-U0-G2		2182	66	B1-U0-G1
			IV	5876	138	B1-U0-G2	6344	149	B2-U0-G2	6677	156	B2-U0-G2	7011	164	B2-U0-G2		2332	71	B1-U0-G1
			IV-FT	5353	125	B1-U0-G2	5778	135	B1-U0-G2	6083	142	B1-U0-G2	6387	150	B1-U0-G2		2124	64	B1-U0-G1
			VSQ-N	6141	144	B2-U0-G1	6630	155	B2-U0-G1	6979	163	B2-U0-G1	7328	172	B2-U0-G1		2438	74	B1-U0-G0
			VSQ-M	6023	141	B3-U0-G1	6502	152	B3-U0-G1	6844	160	B3-U0-G1	7186	168	B3-U0-G1		2390	72	B2-U0-G1
			VSQ-W	5879	138	B3-U0-G2	6346	149	B3-U0-G2	6680	156	B3-U0-G2	7015	164	B3-U0-G2		2333	71	B2-U0-G1
			II-HS	4256	100	B0-U0-G1	4594	108	B1-U0-G1	4836	113	B1-U0-G2	5077	119	B1-U0-G2		1689	51	B0-U0-G0
			II-FR-HS	4329	101	B0-U0-G1	4673	109	B0-U0-G1	4919	115	B0-U0-G1	5165	121	B0-U0-G1		1718	52	B0-U0-G0
			III-M-HS	4305	101	B0-U0-G2	4647	109	B0-U0-G2	4892	115	B0-U0-G2	5137	120	B0-U0-G2		1708	52	B0-U0-G1
			III-W-HS	4214	99	B0-U0-G2	4550	107	B0-U0-G2	4789	112	B0-U0-G2	5028	118	B0-U0-G2		1673	51	B0-U0-G1
			IV-HS	4447	104	B0-U0-G1	4801	112	B0-U0-G2	5054	118	B0-U0-G2	5306	124	B0-U0-G2		1764	53	B0-U0-G1
			IV-FT-HS	4203	98	B0-U0-G2	4537	106	B0-U0-G2	4776	112	B0-U0-G2	5015	117	B0-U0-G2		1668	51	B0-U0-G1
40	525	64.7	II	8396	130	B2-U0-G2	9064	140	B2-U0-G2	9541	147	B2-U0-G2	10017	155	B2-U0-G2	51.0	2715	53	B1-U0-G1
			II-FR	8452	131	B2-U0-G1	9125	141	B2-U0-G1	9605	148	B2-U0-G1	10085	156	B2-U0-G1		2733	54	B1-U0-G1
			II-ML	8396	130	B3-U0-G3	9064	140	B3-U0-G3	9541	147	B3-U0-G3	10018	155	B3-U0-G3		2715	53	B1-U0-G1
			III-M	8543	132	B2-U0-G2	9223	143	B2-U0-G2	9708	150	B2-U0-G2	10194	158	B2-U0-G2		2762	54	B1-U0-G1
			III-W	7932	123	B2-U0-G2	8563	132	B2-U0-G2	9013	139	B2-U0-G3	9464	146	B2-U0-G3		2565	50	B1-U0-G1
			IV	8478	131	B2-U0-G2	9152	141	B2-U0-G2	9634	149	B2-U0-G2	10116	156	B2-U0-G2		2742	54	B1-U0-G1
			IV-FT	7724	119	B2-U0-G3	8338	129	B2-U0-G3	8777	136	B2-U0-G3	9216	142	B2-U0-G3		2497	49	B1-U0-G1
			VSQ-N	8861	137	B3-U0-G1	9566	148	B3-U0-G1	10070	156	B3-U0-G1	10574	163	B3-U0-G1		2866	56	B1-U0-G0
			VSQ-M	8690	134	B3-U0-G2	9381	145	B3-U0-G2	9875	153	B3-U0-G2	10369	160	B3-U0-G2		2809	55	B2-U0-G1
			VSQ-W	8483	131	B4-U0-G2	9157	142	B4-U0-G2	9640	149	B4-U0-G3	10122	156	B4-U0-G3		2743	54	B2-U0-G1
			II-HS	6141	95	B1-U0-G2	6629	102	B1-U0-G2	6978	108	B1-U0-G2	7327	113	B1-U0-G2		1985	39	B0-U0-G1
			II-FR-HS	6246	97	B1-U0-G1	6743	104	B1-U0-G1	7098	110	B1-U0-G1	7453	115	B1-U0-G1		2020	40	B0-U0-G0
			III-M-HS	6212	96	B0-U0-G2	6706	104	B0-U0-G2	7060	109	B0-U0-G2	7412	115	B0-U0-G2		2009	39	B0-U0-G1
			III-W-HS	6081	94	B0-U0-G2	6564	101	B0-U0-G2	6910	107	B0-U0-G2	7255	112	B0-U0-G2		1966	39	B0-U0-G1
			IV-HS	6417	99	B0-U0-G2	6927	107	B0-U0-G2	7292	113	B0-U0-G2	7656	118	B1-U0-G2		2075	41	B0-U0-G1
			IV-FT-HS	6064	94	B0-U0-G2	6546	101	B0-U0-G2	6891	107	B1-U0-G2	7235	112	B1-U0-G3		1960	38	B0-U0-G1
40	700	86.8	II	10669	123	B2-U0-G2	11518	133	B2-U0-G2	12124	140	B2-U0-G2	12730	147	B2-U0-G2	N/A	N/A		
			II-FR	10740	124	B2-U0-G1	11594	134	B3-U0-G1	12205	141	B3-U0-G1	12815	148	B3-U0-G1				
			II-ML	10669	123	B3-U0-G3	11518	133	B3-U0-G3	12124	140	B3-U0-G3	12731	147	B3-U0-G3				
			III-M	10856	125	B2-U0-G2	11719	135	B2-U0-G2	12336	142	B2-U0-G2	12953	149	B2-U0-G2				
			III-W	10079	116	B2-U0-G3	10880	125	B2-U0-G3	11453	132	B2-U0-G3	12026	139	B2-U0-G3				
			IV	10774	124	B2-U0-G2	11630	134	B2-U0-G2	12243	141	B2-U0-G2	12855	148	B2-U0-G2				
			IV-FT	9814	113	B2-U0-G3	10595	122	B2-U0-G3	11153	128	B2-U0-G3	11710	135	B2-U0-G3				
			VSQ-N	11260	130	B3-U0-G1	12156	140	B3-U0-G1	12796	147	B3-U0-G1	13435	155	B3-U0-G1				
			VSQ-M	11042	127	B4-U0-G2	11920	137	B4-U0-G2	12548	145	B4-U0-G2	13175	152	B4-U0-G2				
			VSQ-W	10778	124	B4-U0-G3	11636	134	B4-U0-G3	12248	141	B4-U0-G3	12860	148	B4-U0-G3				
			II-HS	7803	90	B1-U0-G2	8423	97	B1-U0-G2	8866	102	B1-U0-G2	9310	107	B1-U0-G2				
			II-FR-HS	7937	91	B1-U0-G1	8568	99	B1-U0-G1	9019	104	B1-U0-G1	9470	109	B1-U0-G1				
			III-M-HS	7893	91	B1-U0-G2	8521	98	B1-U0-G2	8970	103	B1-U0-G2	9418	109	B1-U0-G2				
			III-W-HS	7726	89	B0-U0-G2	8341	96	B1-U0-G2	8780	101	B1-U0-G2	9218	106	B1-U0-G2				
			IV-HS	8153	94	B1-U0-G2	8802	101	B1-U0-G2	9265	107	B1-U0-G2	9728	112	B1-U0-G2				
			IV-FT-HS	7705	89	B1-U0-G3	8318	96	B1-U0-G3	8756	101	B1-U0-G3	9194	106	B1-U0-G3				
40	875	108.0	II	12366	114	B2-U0-G2	13349	124	B2-U0-G2	14052	130	B2-U0-G2	14754	137	B3-U0-G2	N/A	N/A		
			II-FR	12448	115	B3-U0-G1	13439	124	B3-U0-G1	14146	131	B3-U0-G1	14853	138	B3-U0-G2				
			II-ML	12366	115	B3-U0-G3	13349	124	B3-U0-G3	14052	130	B3-U0-G3	14755	137	B4-U0-G4				
			III-M	12581	116	B2-U0-G2	13582	126	B2-U0-G2	14297	132	B2-U0-G2	15012	139	B2-U0-G2				
			III-W	11682	108	B2-U0-G3	12611	117	B2-U0-G3	13275	123	B2-U0-G3	13939	129	B2-U0-G3				
			IV	12487	116	B2-U0-G2	13480	125	B2-U0-G2	14189	131	B2-U0-G2	14899	138	B2-U0-G2				
			IV-FT	11375	105	B2-U0-G3	12280	114	B2-U0-G3	12926	120	B2-U0-G3	13573	126	B2-U0-G3				
			VSQ-N	13051	121	B3-U0-G1	14089	130	B3-U0-G1	14830	137	B3-U0-G1	15572	144	B3-U0-G1				
			VSQ-M	12798	118	B4-U0-G2	13816	128	B4-U0-G2	14543	135	B4-U0-G2	15270	141	B4-U0-G2				
			VSQ-W	12492	116	B4-U0-G3	13486	125	B4-U0-G3	14196	131	B4-U0-G3	14905	138	B4-U0-G3				
			II-HS	9044	84	B1-U0-G2	9763	90	B1-U0-G2	10277	95	B1-U0-G2	10791	100	B1-U0-G2				
			II-FR-HS	9199	85	B1-U0-G1	9930	92	B1-U0-G1	10453	97	B1-U0-G1	10976	102	B1-U0-G1				
			III-M-HS	9149	85	B1-U0-G2	9876	91	B1-U0-G2	10396	96	B1-U0-G2	10916	101	B1-U0-G2				
			III-W-HS	8955	83	B1-U0-G2	9667	90	B1-U0-G3	10176	94	B1-U0-G3	10685	99	B1-U0-G3				
			IV-HS	9450	87	B1-U0-G2	10201	94	B1-U0-G2	10738	99	B1-U0-G2	11275	104	B1-U0-G2				
			IV-FT-HS	8931	83	B1-U0-G3	9641	89	B1-U0-G3	10149	94	B1-U0-G3	10656	99	B1-U0-G3				
40	1050	128.2	II	14213	111	B2-U0-G2	15344	120	B3-U0-G2	16151	126	B3-U0-G3	16959	132	B3-U0-G3	N/A	N/A		
			II-FR	14308	112	B3-U0-G1	15446	120	B3-U0-G2	16259	127	B3-U0-G2	17072	133	B3-U0-G2				
			II-ML	14214	111	B3-U0-G3	15344	120	B4-U0-G4	16152	126	B4-U0-G4	16959	132	B4-U0-G4				
			III-M	14461	113	B2-U0-G2	15612	122	B3-U0-G2	16433	128	B3-U0-G3	17255	135	B3-U0-G3				
			III-W	13427	105	B2-U0-G3	14495	113	B2-U0-G3	15258	119	B2-U0-G3	16021	125	B3-U0-G3				
			IV	14352	112	B2-U0-G2	15494	121	B3-U0-G2	16309	127	B3-U0-G3	17125	134	B3-U0-G3				
			IV-FT	13075	102	B2-U0-G3	14115	110	B2-U0-G3	14858	116	B3-U0-G3	15601	122	B3-U0-G3				
			VSQ-N	15001	117	B3-U0-G1	16194	126	B4-U0-G1	17046	133	B4-U0-G2	17899	140	B4-U0-G2				
			VSQ-M	14710	115	B4-U0-G2	15880	124	B4-U0-G2	16716	130	B4-U0-G2	17552	137	B4-U0-G2				
			VSQ-W	14359	112	B4-U0-G3	15501	121	B4-U0-G3	16317	127	B4-U0-G3	17132	134	B5-U0-G3				
			II-HS	10395	81	B1-U0-G2	11222	88	B1-U0-G2	11813	92	B1-U0-G2	12403	97	B1-U0-G2				
			II-FR-HS	10573	82	B1-U0-G1	11414	89	B1-U0-G2	12015	94	B1-U0-G2	12616	98	B1-U0-G2				
			III-M-HS	10516	82	B1-U0-G2	11352	89	B1-U0-G2	11949	93	B1-U0-G3	12547	98	B1-U0-G3				
			III-W-HS	10293	80	B1-U0-G3	11112	87	B1-U0-G3	11696	91	B1-U0-G3	12281	96	B1-U0-G3				
			IV-HS	10862	85	B1-U0-G2	11726	91	B1-U0-G2	12343	96	B1-U0-G2	12960	101	B1-U0-G3				
			IV-FT-HS	10266	80	B1-U0-G3	11082	86	B1-U0-G3	11665	91	B1-U0-G3	12248	96	B1-U0-G3				

VLL SERIES - LED

PHOTOMETRIC DATA GUIDE - LUMEN TABLES (VLL-PLED)

VLL-PLED																			
LED Count	Drive Current (mA)	System Watts	Dist'n Type	27K (2700K - 70CRI)			30K (3000K - 70CRI)			40K (4000K - 70CRI)			50K (5000K - 70CRI)			System Watts	TRA (590nm)		
				LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING	LUMENS	LPW	BUG RATING		LUMENS	LPW	BUG RATING
80	350	85.4	II	11277	132	B2-U0-G2	12174	143	B2-U0-G2	12814	150	B2-U0-G2	13455	158	B2-U0-G2	67.0	4475	67	B1-U0-G1
			II-FR	11352	133	B3-U0-G1	12256	144	B3-U0-G1	12901	151	B3-U0-G1	13546	159	B3-U0-G1		4504	67	B1-U0-G1
			II-ML	11277	132	B3-U0-G3	12175	143	B3-U0-G3	12815	150	B3-U0-G3	13456	158	B3-U0-G3		4475	67	B2-U0-G2
			III-M	11474	134	B2-U0-G2	12387	145	B2-U0-G2	13039	153	B2-U0-G2	13691	160	B2-U0-G2		4553	68	B1-U0-G1
			III-W	10654	125	B2-U0-G3	11501	135	B2-U0-G3	12106	142	B2-U0-G3	12712	149	B2-U0-G3		4228	63	B1-U0-G2
			IV	11388	133	B2-U0-G2	12294	144	B2-U0-G2	12941	152	B2-U0-G2	13588	159	B2-U0-G2		4518	67	B1-U0-G1
			IV-FT	10374	121	B2-U0-G3	11199	131	B2-U0-G3	11788	138	B2-U0-G3	12377	145	B2-U0-G3		4117	61	B1-U0-G1
			VSQ-N	11902	139	B3-U0-G1	12849	150	B3-U0-G1	13525	158	B3-U0-G1	14202	166	B3-U0-G1		4723	70	B2-U0-G1
			VSQ-M	11671	137	B4-U0-G2	12600	148	B4-U0-G2	13263	155	B4-U0-G2	13927	163	B4-U0-G2		4631	69	B3-U0-G1
			VSQ-W	11392	133	B4-U0-G3	12299	144	B4-U0-G3	12946	152	B4-U0-G3	13593	159	B4-U0-G3		4520	67	B3-U0-G2
			II-HS	8247	97	B1-U0-G2	8903	104	B1-U0-G2	9372	110	B1-U0-G2	9840	115	B1-U0-G2		3273	49	B0-U0-G1
			II-FR-HS	8389	98	B1-U0-G1	9056	106	B1-U0-G1	9533	112	B1-U0-G1	10009	117	B1-U0-G1		3329	50	B0-U0-G1
			III-M-HS	8344	98	B1-U0-G2	9007	105	B1-U0-G2	9482	111	B1-U0-G2	9956	117	B1-U0-G2		3311	49	B0-U0-G1
			III-W-HS	8167	96	B1-U0-G2	8817	103	B1-U0-G2	9281	109	B1-U0-G2	9745	114	B1-U0-G3		3240	48	B0-U0-G1
			IV-HS	8618	101	B1-U0-G2	9304	109	B1-U0-G2	9793	115	B1-U0-G2	10283	120	B1-U0-G2		3420	51	B0-U0-G1
			IV-FT-HS	8144	95	B1-U0-G3	8792	103	B1-U0-G3	9255	108	B1-U0-G3	9718	114	B1-U0-G3		3232	48	B0-U0-G2
80	525	129.4	II	16239	125	B3-U0-G3	17531	135	B3-U0-G3	18454	143	B3-U0-G3	19377	150	B3-U0-G3	101.0	5251	52	B1-U0-G1
			II-FR	16348	126	B3-U0-G2	17648	136	B3-U0-G2	18577	144	B3-U0-G2	19506	151	B3-U0-G2		5286	52	B1-U0-G1
			II-ML	16240	126	B4-U0-G4	17532	135	B4-U0-G4	18454	143	B4-U0-G4	19377	150	B4-U0-G4		5251	52	B2-U0-G2
			III-M	16523	128	B3-U0-G3	17837	138	B3-U0-G3	18776	145	B3-U0-G3	19715	152	B3-U0-G3		5343	53	B1-U0-G2
			III-W	15341	119	B2-U0-G3	16562	128	B3-U0-G3	17433	135	B3-U0-G3	18305	141	B3-U0-G3		4961	49	B1-U0-G2
			IV	16398	127	B3-U0-G3	17703	137	B3-U0-G3	18635	144	B3-U0-G3	19566	151	B3-U0-G3		5302	52	B1-U0-G1
			IV-FT	14938	115	B3-U0-G3	16127	125	B3-U0-G4	16976	131	B3-U0-G4	17824	138	B3-U0-G4		4830	48	B1-U0-G2
			VSQ-N	17140	132	B4-U0-G2	18504	143	B4-U0-G2	19477	151	B4-U0-G2	20451	158	B4-U0-G2		5542	55	B2-U0-G1
			VSQ-M	16807	130	B4-U0-G2	18144	140	B4-U0-G2	19099	148	B4-U0-G2	20053	155	B4-U0-G2		5434	54	B3-U0-G1
			VSQ-W	16406	127	B4-U0-G3	17711	137	B5-U0-G3	18643	144	B5-U0-G3	19575	151	B5-U0-G3		5304	53	B3-U0-G2
			II-HS	11877	92	B1-U0-G2	12821	99	B1-U0-G2	13496	104	B1-U0-G3	14171	110	B1-U0-G3		3841	38	B0-U0-G1
			II-FR-HS	12081	93	B1-U0-G2	13042	101	B1-U0-G2	13728	106	B1-U0-G2	14414	111	B1-U0-G2		3906	39	B0-U0-G1
			III-M-HS	12016	93	B1-U0-G3	12971	100	B1-U0-G3	13654	106	B1-U0-G3	14337	111	B1-U0-G3		3885	38	B0-U0-G1
			III-W-HS	11760	91	B1-U0-G3	12696	98	B1-U0-G3	13364	103	B1-U0-G3	14032	108	B1-U0-G3		3803	38	B0-U0-G2
			IV-HS	12411	96	B1-U0-G2	13398	104	B1-U0-G3	14103	109	B1-U0-G3	14808	114	B1-U0-G3		4013	40	B0-U0-G1
			IV-FT-HS	11729	91	B1-U0-G3	12662	98	B1-U0-G3	13328	103	B1-U0-G3	13995	108	B1-U0-G4		3792	38	B0-U0-G2
80	700	173.6	II	20595	119	B3-U0-G3	22232	128	B3-U0-G3	23403	135	B3-U0-G3	24573	142	B3-U0-G3	N/A	N/A		
			II-FR	20732	119	B3-U0-G2	22381	129	B3-U0-G2	23559	136	B3-U0-G2	24736	142	B3-U0-G2				
			II-ML	20595	119	B4-U0-G4	22233	128	B4-U0-G4	23403	135	B4-U0-G4	24573	142	B4-U0-G4				
			III-M	20954	121	B3-U0-G3	22621	130	B3-U0-G3	23812	137	B3-U0-G4	25003	144	B3-U0-G4				
			III-W	19456	112	B3-U0-G4	21003	121	B3-U0-G4	22109	127	B3-U0-G4	23214	134	B3-U0-G4				
			IV	20797	120	B3-U0-G3	22451	129	B3-U0-G3	23633	136	B3-U0-G3	24814	143	B3-U0-G4				
			IV-FT	18945	109	B3-U0-G4	20452	118	B3-U0-G4	21528	124	B3-U0-G4	22604	130	B3-U0-G4				
			VSQ-N	21737	125	B4-U0-G2	23466	135	B4-U0-G2	24701	142	B4-U0-G2	25936	149	B4-U0-G2				
			VSQ-M	21314	123	B5-U0-G3	23010	133	B5-U0-G3	24221	140	B5-U0-G3	25432	146	B5-U0-G3				
			VSQ-W	20806	120	B5-U0-G3	22461	129	B5-U0-G4	23643	136	B5-U0-G4	24825	143	B5-U0-G4				
			II-HS	15062	87	B1-U0-G3	16260	94	B1-U0-G3	17115	99	B1-U0-G3	17971	104	B1-U0-G3				
			II-FR-HS	15321	88	B1-U0-G2	16539	95	B1-U0-G2	17410	100	B1-U0-G2	18280	105	B1-U0-G2				
			III-M-HS	15238	88	B1-U0-G3	16450	95	B1-U0-G3	17315	100	B1-U0-G3	18181	105	B1-U0-G4				
			III-W-HS	14915	86	B1-U0-G4	16101	93	B1-U0-G4	16948	98	B1-U0-G4	17796	103	B1-U0-G4				
			IV-HS	15739	91	B1-U0-G3	16991	98	B1-U0-G3	17885	103	B1-U0-G3	18780	108	B1-U0-G3				
			80	875	215.9	IV-FT-HS	14874	86	B1-U0-G4	16058	92	B1-U0-G4	16903	97	B1-U0-G4				
II	23798	110				B3-U0-G3	25691	119	B3-U0-G3	27043	125	B3-U0-G4	28395	132	B3-U0-G4				
II-FR	23957	111				B3-U0-G2	25862	120	B3-U0-G2	27223	126	B3-U0-G2	28585	132	B4-U0-G2				
II-ML	23799	110				B4-U0-G4	25692	119	B4-U0-G4	27044	125	B4-U0-G4	28396	132	B4-U0-G4				
III-M	24214	112				B3-U0-G4	26140	121	B3-U0-G4	27516	127	B3-U0-G4	28892	134	B3-U0-G4				
III-W	22482	104				B3-U0-G4	24270	112	B3-U0-G4	25548	118	B3-U0-G4	26825	124	B3-U0-G4				
IV	24032	111				B3-U0-G3	25943	120	B3-U0-G4	27309	126	B3-U0-G4	28674	133	B3-U0-G4				
IV-FT	21892	101				B3-U0-G4	23634	109	B3-U0-G5	24877	115	B3-U0-G5	26121	121	B3-U0-G5				
VSQ-N	25118	116				B4-U0-G2	27116	126	B5-U0-G2	28543	132	B5-U0-G2	29970	139	B5-U0-G2				
VSQ-M	24630	114				B5-U0-G3	26589	123	B5-U0-G3	27988	130	B5-U0-G3	29387	136	B5-U0-G3				
VSQ-W	24042	111				B5-U0-G4	25954	120	B5-U0-G4	27321	127	B5-U0-G4	28686	133	B5-U0-G4				
II-HS	17405	81				B1-U0-G3	18789	87	B1-U0-G3	19778	92	B1-U0-G4	20766	96	B2-U0-G4				
II-FR-HS	17704	82				B1-U0-G2	19112	89	B1-U0-G2	20118	93	B1-U0-G2	21124	98	B1-U0-G2				
III-M-HS	17608	82				B1-U0-G4	19008	88	B1-U0-G4	20009	93	B1-U0-G4	21009	97	B1-U0-G4				
III-W-HS	17234	80				B1-U0-G4	18605	86	B1-U0-G4	19584	91	B1-U0-G4	20564	95	B1-U0-G4				
80	1050	256.4				IV-HS	18187	84	B1-U0-G3	19634	91	B1-U0-G4	20667	96	B1-U0-G4	21701	101	B1-U0-G4	N/A
			IV-FT-HS	17188	80	B1-U0-G4	18555	86	B1-U0-G4	19532	90	B1-U0-G4	20509	95	B1-U0-G4				
			II	27354	107	B3-U0-G4	29530	115	B4-U0-G4	31084	121	B4-U0-G4	32638	127	B4-U0-G4				
			II-FR	27536	107	B3-U0-G2	29727	116	B4-U0-G2	31291	122	B4-U0-G2	32856	128	B4-U0-G2				
			II-ML	27355	107	B4-U0-G4	29531	115	B5-U0-G5	31085	121	B5-U0-G5	32639	127	B5-U0-G5				
			III-M	27832	109	B3-U0-G4	30046	117	B3-U0-G4	31627	123	B4-U0-G4	33209	130	B4-U0-G4				
			III-W	25841	101	B3-U0-G4	27897	109	B3-U0-G4	29365	115	B3-U0-G5	30834	120	B3-U0-G5				
			IV	27622	108	B3-U0-G4	29820	116	B3-U0-G4	31389	122	B4-U0-G4	32959	129	B4-U0-G4				
			IV-FT	25163	98	B3-U0-G5	27165	106	B3-U0-G5	28595	112	B3-U0-G5	30024	117	B3-U0-G5				
			VSQ-N	28871	113	B5-U0-G2	31168	122	B5-U0-G2	32808	128	B5-U0-G2	34448	134	B5-U0-G2				
			VSQ-M	28310	110	B5-U0-G3	30561	119	B5-U0-G3	32170	125	B5-U0-G4	33779	132	B5-U0-G4				
			VSQ-W	27634	108	B5-U0-G4	29833	116	B5-U0-G4	31403	122	B5-U0-G5	32973	129	B5-U0-G5				
			II-HS	20005	78	B1-U0-G4	21596	84	B2-U0-G4	22733	89	B2-U0-G4	23870	93	B2-U0-G4				
			II-FR-HS	20349	79	B1-U0-G2	21968	86	B1-U0-G2	23124	90	B1-U0-G2	24280	95	B1-U0-G2				
			III-M-HS	20239	79	B1-U0-G4	21848	85	B1-U0-G4	22998	90	B1-U0-G4	24148	94	B1-U0-G4				
			III-W-HS	19809	77	B1-U0-G4	21385	83	B1-U0-G4	22511	88	B1-U0-G4	23636	92	B1-U0-G5				
IV-HS	20905	82	B1-U0-G4	22568	88	B1-U0-G4	23756	93	B1-U0-G4	24943	97	B1-U0-G4							
IV-FT-HS	19756	77	B1-U0-G4	21328	83	B1-U0-G4	22451	88	B1-U0-G5	23573	92	B1-U0-G5							



NEW SELF STORAGE FACILITY

PARKSIDE STORAGE

FISHERS, INDIANA

peterson ARCHITECTURE

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p 317.770.9714
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DRAWING FILE: P:\2022\03261.D - Drawings\Civil\Construction Documents\2022_03261.L100.LP.dwg
EDIT DATE: 4/2/2023
PLOT DATE: 4/2/2023 1:08 PM
PLOT SCALE: 1"=30'

EDITED BY: AMENACHACA

PLANT SCHEDULE

EVERGREEN TREES					
TO	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
TH	20	Thuja occidentalis 'Yellow Ribbon' / Yellow Ribbon Arborvitae	B & B	6' HT	As shown
TH	15	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	B & B	6' HT	As shown
ORNAMENTAL TREES					
CL	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
MR	15	Cercis canadensis 'Little Woody' / Little Woody Eastern Redbud	B & B	1.5' Cal.	As shown
MR	15	Magnolia stellata 'Royal Star' / Royal Star Magnolia	B & B	1.5' Cal.	As shown
MC	15	Malus x 'Sargentii' / Sargent Crabapple	B & B	1.5' Cal.	As shown
SHADE TREES					
AX	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
GA	5	Acer x freemanii / Freeman Maple	B & B	2" Cal.	As shown
GA	4	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	B & B	2" Cal.	As shown
LF	5	Liquidambar styraciflua 'Fastigiata' / Sweetgum 'Fastigiata'	B & B	2" Cal.	As shown
LT	5	Liriodendron tulipifera / Tulip Poplar	B & B	2" Cal.	As shown
SHRUBS					
CK	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
IS	10	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	CONT.	3 GAL	3' O.C.
IS	43	Ilex glabra 'Shamrock' / Shamrock Inkberry Holly	CONT.	3 GAL	3' O.C.
JQ	48	Juniperus aquamata 'Blue Carpet' / Blue Carpet Juniper	CONT.	3 GAL	3' O.C.
RG	28	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	CONT.	5 GAL	6' O.C.
VM	42	Viburnum dentatum 'Blue Muffin' / Blue Muffin Arrowwood Viburnum	CONT.	3 GAL	4' O.C.
VD	10	Viburnum plicatum tomentosum / Doublefile Viburnum	CONT.	5 GAL	8' O.C.
WS	70	Weigela florida 'Bokraspiw' / Spilled Wine® Weigela	CONT.	3 GAL	3' O.C.

TURF SCHEDULE

TURF GRASS SEED MIX		
See specifications for additional seed mixes and installation requirements.		91,185 sf
Festuca arundinacea / Tall Fescue		18,237 sf
Poa pratensis / Kentucky Bluegrass		72,948 sf
POND EDGE SEED MIX		
See Landscape Details for seed schedule and notes. Seed supplied by Cardno Native Plant Nursery (or approved equal supplier). Apply weight of live seed per supplier's recommendation. Install beneath erosion control netting along all slopes.		11,797 sf
Apply the following:		
Slope Stabilization Mix - Apply per supplier's recommendation.		
Native Wildflower Mix - Apply at 1/4 of supplier's recommendation.		

ORDINANCE NOTES

ARTICLE 6.7 LANDSCAPING STANDARDS

- MIN. SIZE AT INSTALL:
- DECIDUOUS TREE: 1-12" CAL
 - EVERGREEN TREE: 6' HEIGHT
 - SHRUB: 3 GAL CONTAINER OR 24" HEIGHT

BUFFER YARD STANDARDS:
LARGE - A LARGE-SIZED BUFFER YARD IS REQUIRED WHERE SINGLE-FAMILY, MULTI-FAMILY, MIXED USE, OR COMMERCIAL USES ADJUT INDUSTRIAL USES.

REQUIREMENTS FOR LARGE BUFFER YARD:
MIN. 50' WIDTH. OPAQUE FENCE AT 6-8' HEIGHT REQUIRED. UNDULATING MOUNDS AT 4-8' HEIGHT ARE REQUIRED FOR 60% OF THE TOTAL BUFFER YARD LENGTH
SIX (6) CANOPY TREES, FIVE (5) EVERGREEN TREES, AND 15 (15) SHRUBS MINIMUM PER 100 LF.

*NOTE: DUE TO HEIGHT RESTRICTIONS, ORNAMENTAL TREES HAVE BEEN PROPOSED INSTEAD OF CANOPY TREES.

- STREET BUFFER LENGTH: 669.86 LF
- REQUIRED PLANTINGS: (40) CANOPY TREES, (33) EVERGREEN TREES, (100) SHRUBS
- PROVIDED PLANTINGS: (40) ORNAMENTAL TREES, (33) EVERGREEN TREES, (100) SHRUBS

LOT PLANTINGS:
3 + 1 PER 15,000 SF OF LOT AREA OVER 45,000 SF. CANOPY TREES SHALL EQUAL 1/3 OF TOTAL TREES.
• LOT AREA: 239,735.1493 SF
• TREES REQUIRED: (16)
• TREES PROVIDED: (16)

FOUNDATION PLANTINGS:
(PRIMARY STRUCTURE ONLY) MIN. ONE (1) SHRUB AND/OR ORNAMENTAL TREE FOR EVERY 10 LF OF BUILDING PERIMETER. MIN. FOUR (4) SHRUBS PLANTED ALONG THE FOUNDATION FACING A STREET. CORNER LOTS SHALL INSTALL FOUR (4) SHRUBS PER SIDE FACING A STREET.

- PERIMETER: 680 LF
- REQUIRED: (68) ORNAMENTAL TREES/SHRUBS
- PROVIDED: (5) ORNAMENTAL TREES, (107) SHRUBS

ARTICLE 6.11 PARKING AND LOADING STANDARDS

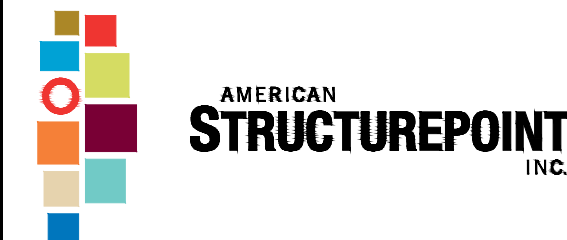
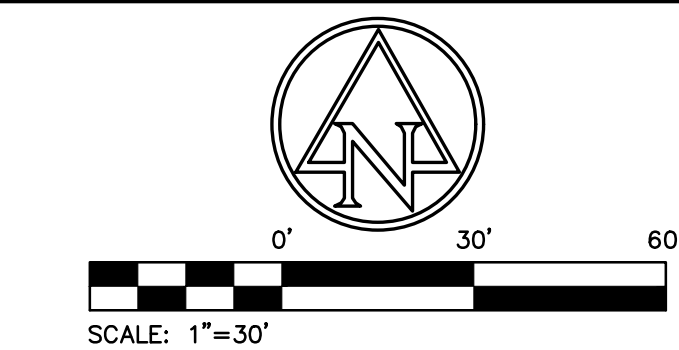
PERIMETER ISLANDS:

MIN. 30 SHRUBS PER 100 LF.

- 37 LF
- REQUIRED: (11) SHRUBS
- PROVIDED: (11) SHRUBS

TREE COVERAGE:

- MIN. (2) CANOPY TREES PER 2,000 SF OF PARKING AREA.
- EACH INTERIOR AND TERMINAL INTERIOR ISLAND MUST INCLUDE (1) CANOPY TREE
- AREA: 6,658.32 SF
- REQUIRED: (3) CANOPY TREES
- PROVIDED: (3) CANOPY TREES



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

PARKSIDE SELF STORAGE

12915 Parkside Drive
Fishers, Indiana

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CERTIFIED BY

ISSUANCE INDEX

DATE:	04/03/2023
PROJECT PHASE:	PERMIT SET

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2022.03261

LANDSCAPE PLAN

L100

REFERENCE NOTES

- Contractor to verify all utility locations in the field prior to beginning work and is responsible for any damage to utilities associated with work. Utilities shall be repaired to satisfaction of the utility owner and/or operating authority at no additional cost.
- In case of discrepancies between the plan and the plant list, the plan shall dictate. Dimensioned details take precedence over scaled details. If in question, contact the landscape architect.
- No substitutions of plant material will be allowed. If plants are shown to be unavailable, the contractor shall notify landscape architect prior to bid date in writing. All plants shall be inspected and tagged with project identification at nursery or contractor's operation prior to moving to job site. Plants may also be inspected and approved or rejected on the job site.
- All disturbed lawn areas shall be seeded or sodded as shown on plans. Refer to erosion control plans for temporary seeding and areas not shown on landscape plans.

GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
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- ## 04 TREE PLANTING - ON SLOPE



- ## 02 SHRUB AND PERENNIAL PLANTING



- 01 TREE PLANTING - LEVEL AREA
NTS



12915 Parkside Drive
Fishers, Indiana

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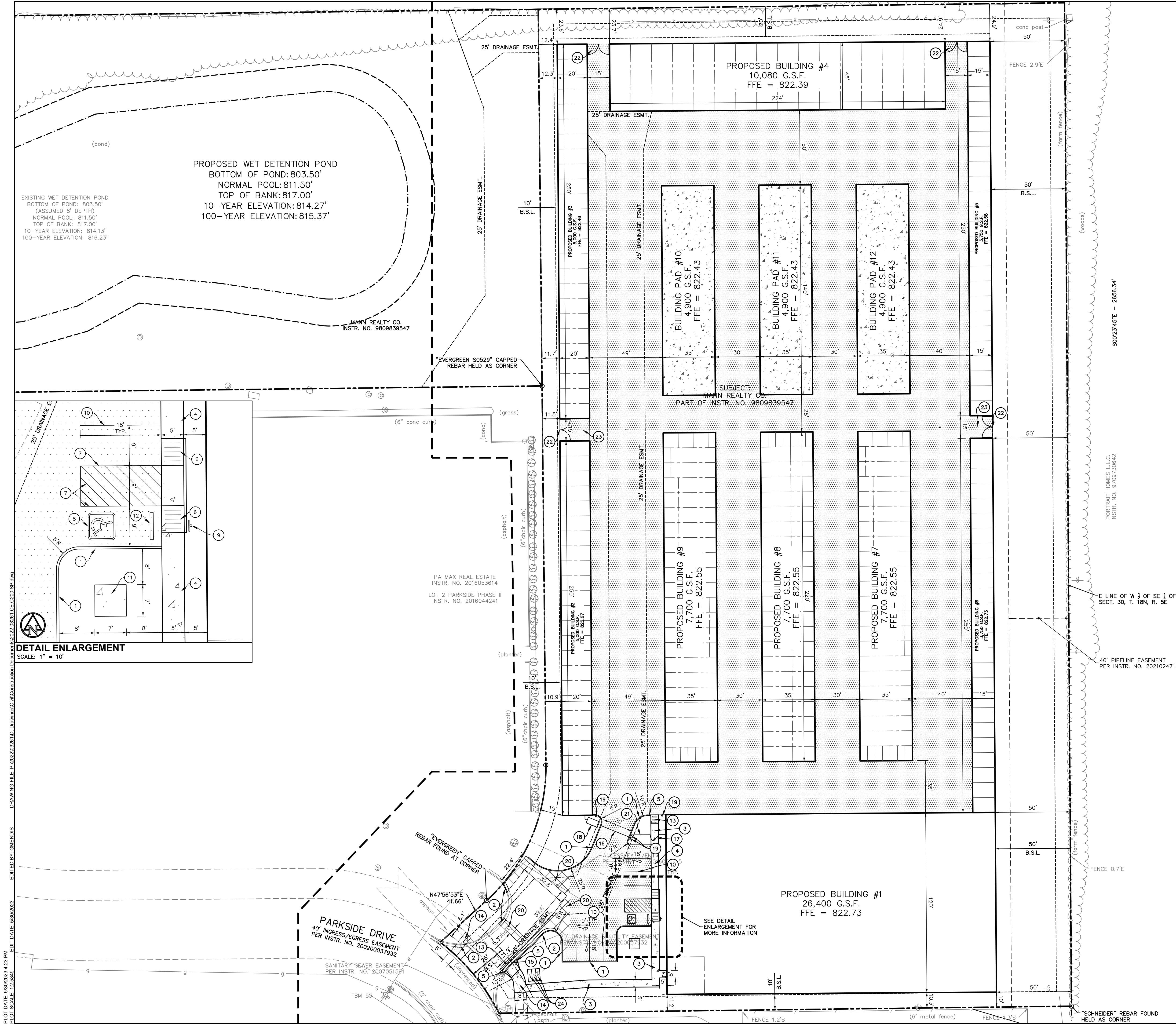
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04/03/2023
PROJECT PHASE:
PERMIT SET

REVISION SCHEDULE

Project Number 2022.03261

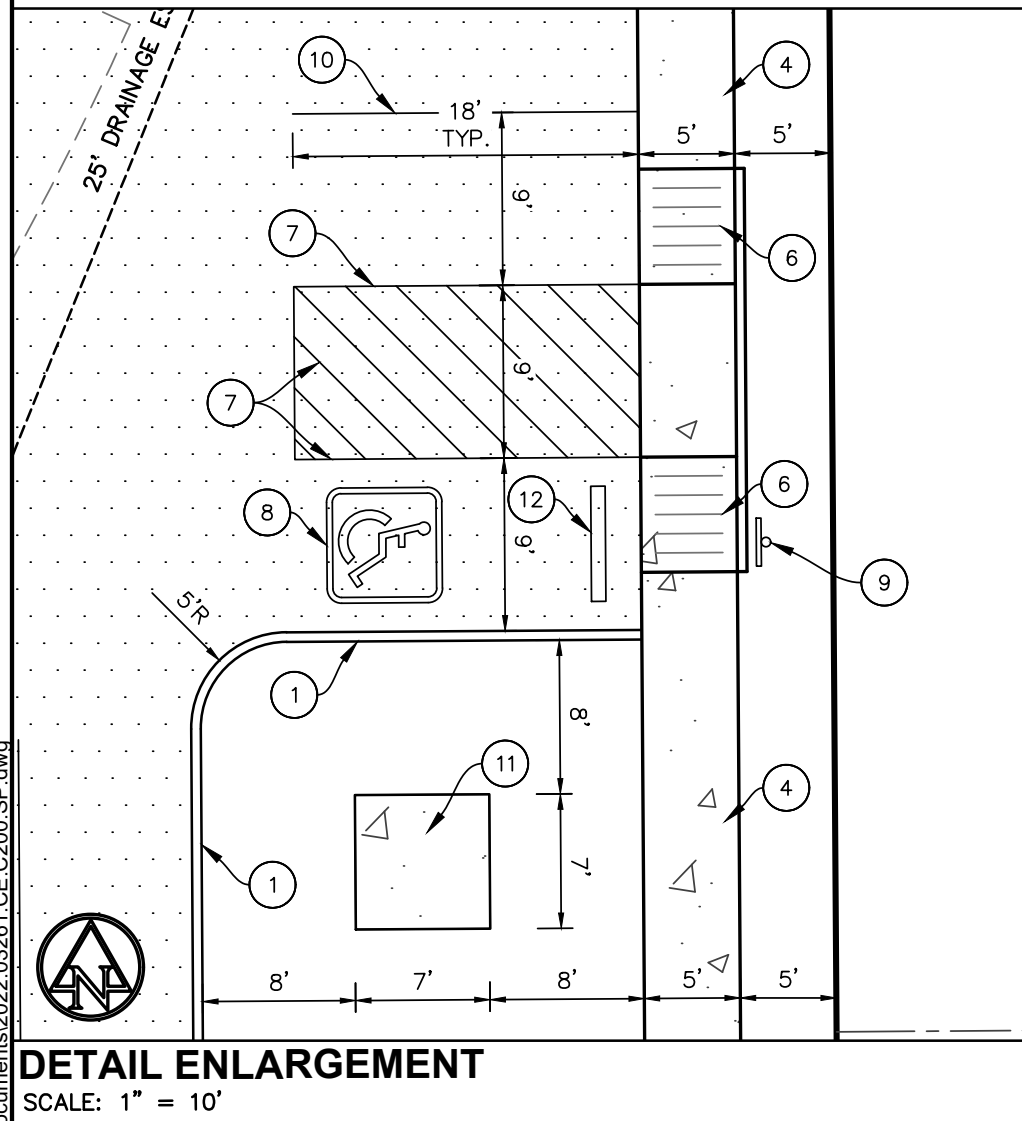
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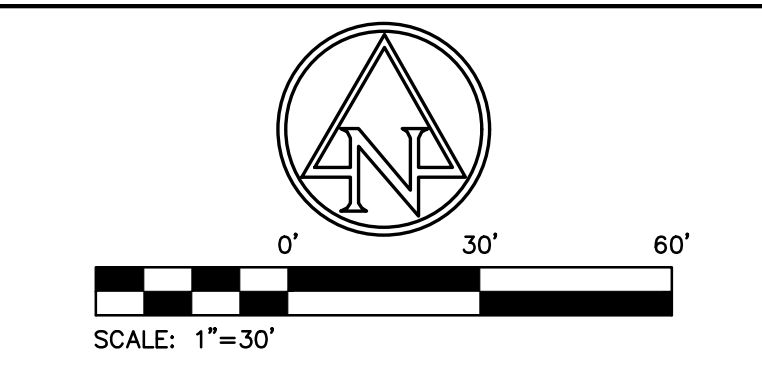


EXISTING WET DETENTION POND
BOTTOM OF POND: 803.50'
(ASSUMED 8' DEPTH)
NORMAL POOL: 811.50'
TOP OF BANK: 817.00'
10-YEAR ELEVATION: 814.13'
100-YEAR ELEVATION: 816.23'

PROPOSED WET DETENTION POND
BOTTOM OF POND: 803.50'
NORMAL POOL: 811.50'
TOP OF BANK: 817.00'
10-YEAR ELEVATION: 814.27'
100-YEAR ELEVATION: 815.37'



DETAIL ENLARGEMENT
SCALE: 1" = 10'



EXISTING LEGEND

- Bush
- Curb Inlet
- Drainage Manhole
- Drain Manhole
- Fire Hydrant
- Inlet
- Gas Marker Sign
- Light Pole
- Post
- Sanitary Manhole
- Temporary Bench Mark
- Telephone Pedestal
- Telephone Cross Box
- Water Meter
- Woods
- w- Buried Water Line
- rcp Reinforced Concrete Pipe
- pvc Plastic Pipe
- 5/8-inch diameter rebar w/cap stamped "Structurepoint - 0094" set flush, unless otherwise noted

SITE LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- ASPHALT PATH
- HEAVY DUTY ASPHALT PAVEMENT

SITE DATA TABLE

SITE ZONING:	PUD
PROJECT AREA:	5.6± ACRES
BUILDING AREA:	91,780 SF
SITE IMPERVIOUS AREA:	4.2± ACRES
STANDARD PARKING (9'x15'):	8
ADA PARKING PROVIDED:	1
(INCLUDES 1 VAN ACCESSIBLE)	
TOTAL PROPOSED PARKING:	9

KEYNOTES

- CONCRETE BARRIER CURB
- CONCRETE COMBINED CURB & GUTTER
- SIDEWALK DETAIL
- SIDEWALK ADJACENT TO CURB
- CURB TAPER
- ADA ACCESSIBLE RAMP TYPE 'K'
- ADA PARKING SPACE (4" BLUE PAINT STRIPE)
- ADA PARKING SYMBOL
- ADA ACCESSIBLE PARKING SIGN
- PARKING SPACE DETAIL (4" WHITE PAINT STRIPE)
- TRANSFORMER PAD PER UTILITY COMPANY STANDARDS
- CONCRETE WHEEL STOP
- PERPENDICULAR CURB RAMP (DETECTABLE WARNING PLATES ARE NOT TO BE INSTALLED)
- ASPHALT PATH
- CONCRETE COMBINED CURB & GUTTER - DEPRESSED
- 24" VERTICAL PIVOT GATE (REFER TO MANUFACTURER'S DETAILS. CONTRACTOR SHALL COORDINATE FINAL INSTALLATION WITH OWNER AND MANUFACTURER. CONTACT ENGINEER IF CHANGES CREATE CONFLICTS WITH LAYOUT)
- SINGLE SWING GATE WITH LOCK (6' WIDE)
- VERTICAL PIVOT GATE OPERATOR (REFER TO MANUFACTURER'S DETAILS. CONTRACTOR SHALL COORDINATE FINAL INSTALLATION WITH OWNER AND MANUFACTURER. CONTACT ENGINEER IF CHANGES CREATE CONFLICTS WITH LAYOUT)
- CONCRETE BOLLARD
- HEAVY DUTY ASPHALT (CONTRACTOR TO USE THE HEAVY DUTY ASPHALT SECTION AS BASIS OF DESIGN. THE PROPOSED PAVEMENT IS TO MATCH THE EXISTING ASPHALT PAVEMENT SECTION OF THE SHARED ACCESS ROAD)
- 6" WROUGHT IRON FENCE
- DOUBLE SWING GATE (14' WIDE)
- RAISED PAVEMENT MARKERS FOR HYDRANTS (WITH BLUE REFLECTOR LENS)
- BIKE RACK ('U' STYLE)

GENERAL NOTES:

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ISSUANCE INDEX	
DATE:	05/24/2023
PROJECT PHASE:	PERMIT SET

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2022.03261

SITE PLAN

C200



NEW CONSTRUCTION

PREMIER STORAGE AT PARKSIDE

12315 PARKSIDE DRIVE
FISHERS, INDIANA

BOYLE CONSTRUCTION MANAGEMENT INC.

PEER REVIEW

05/24/2023

REVISIONS:

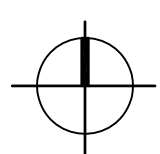
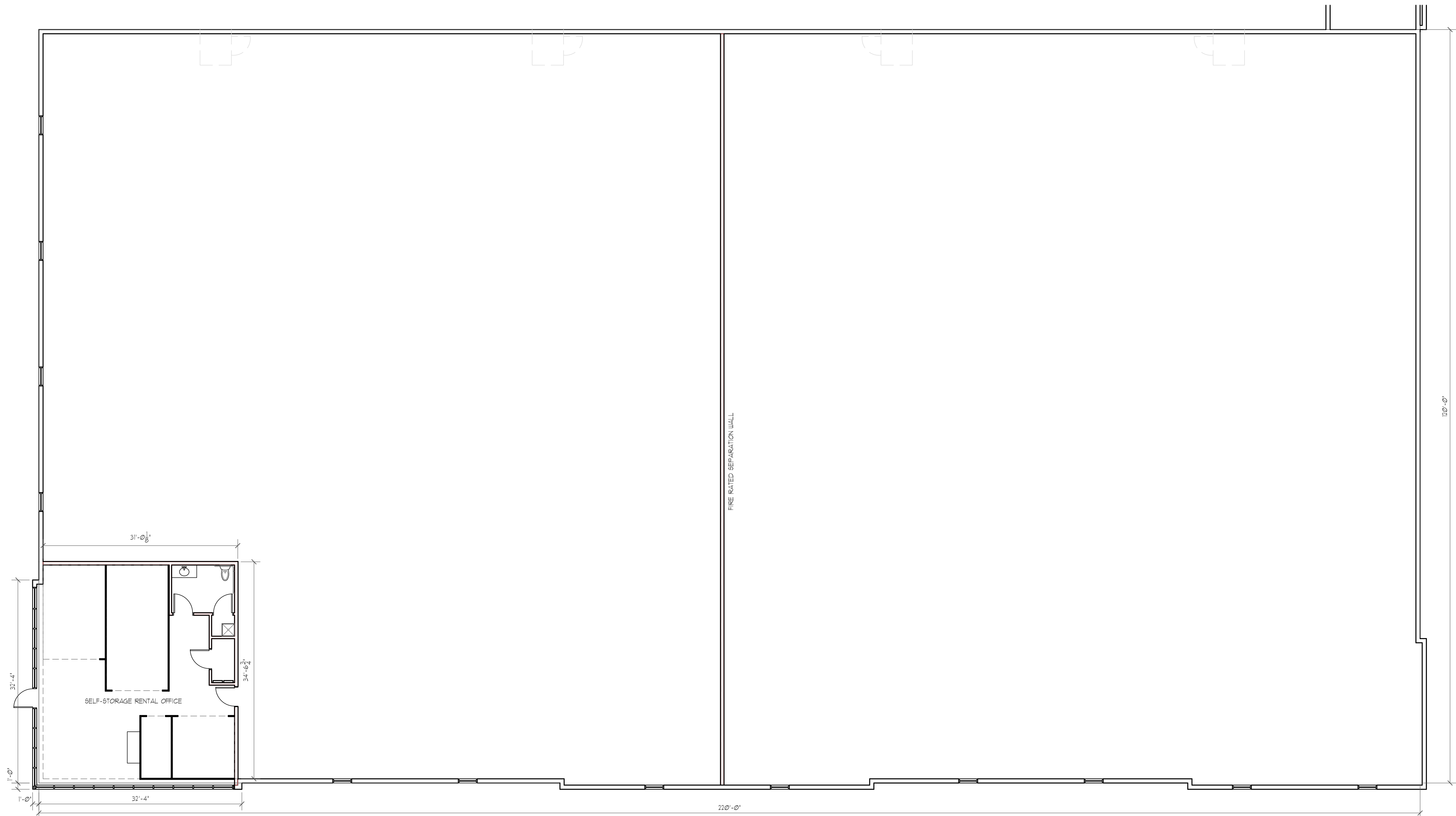
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PLOT DATE:	2023-05-11
DRAWN BY:	T.ANKER
CHECKED BY:	-
PROJECT NUMBER:	22-0130

ARCHITECTURAL BUILDING
PLAN

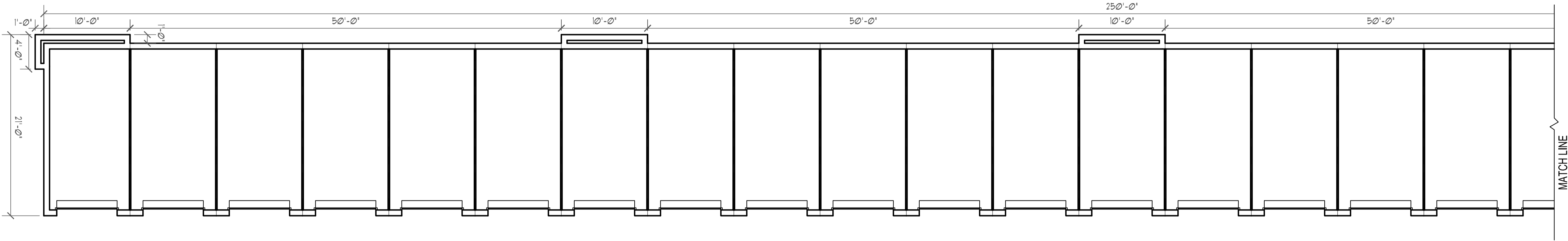
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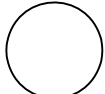
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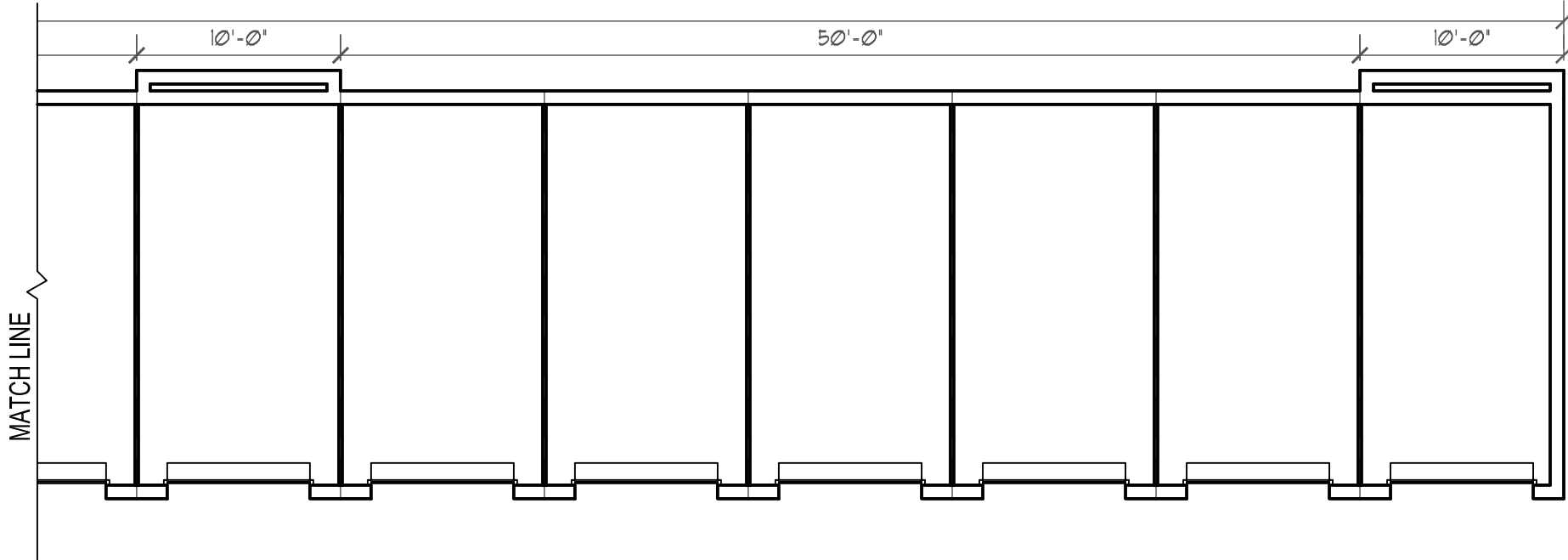


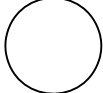
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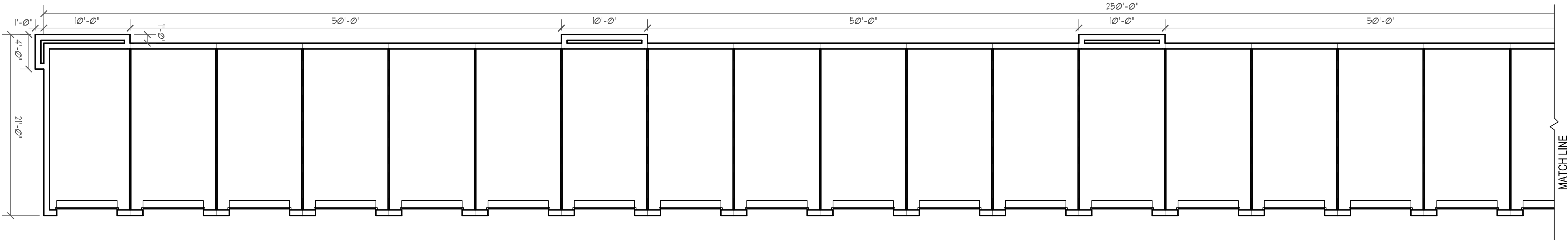
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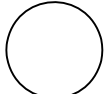


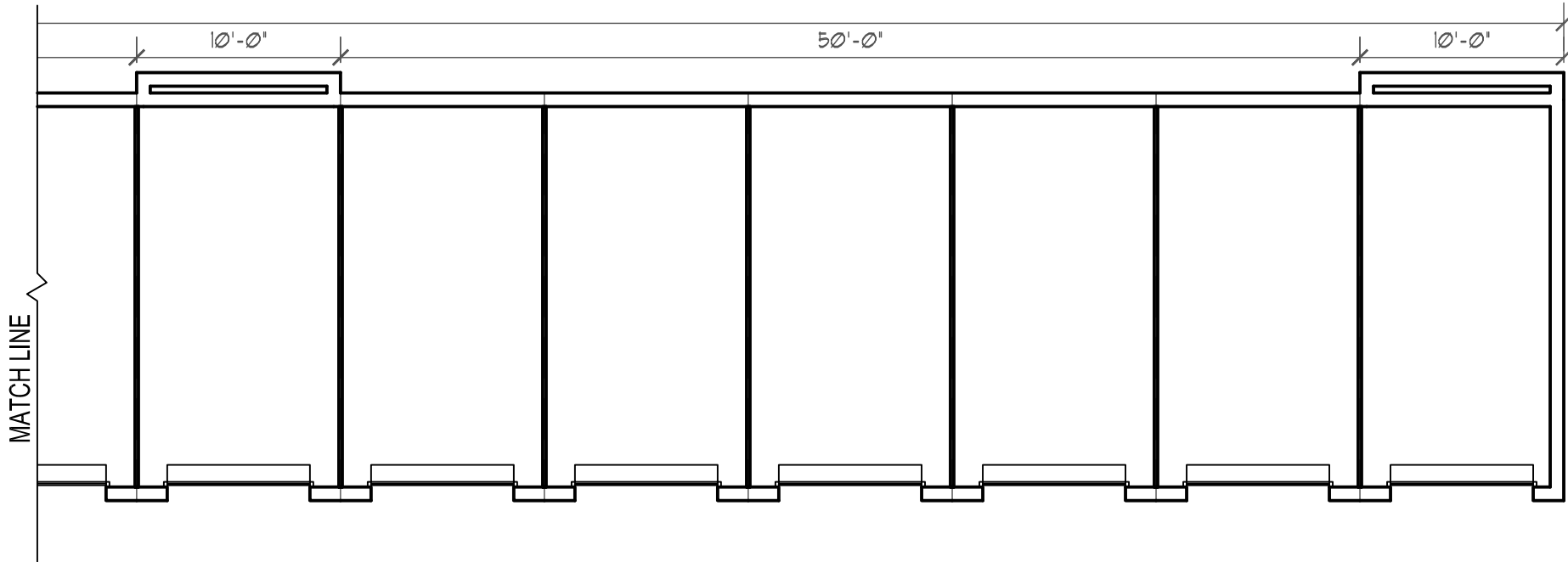
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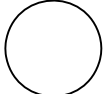


 **BUILDING 2 - PRELIMINARY PLAN**
SCALE: 1/8" = 1'-0"



 **BUILDING 3 - PRELIMINARY PLAN**
SCALE: 1/8" = 1'-0"



 **BUILDING 3 - PRELIMINARY PLAN**
SCALE: 1/8" = 1'-0"

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NEW CONSTRUCTION
PREMIER STORAGE AT PARKSIDE
12915 PARKSIDE DRIVE
FISHERS, INDIANA
BOYLE CONSTRUCTION MANAGEMENT INC.

FUD REVIEW

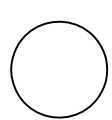
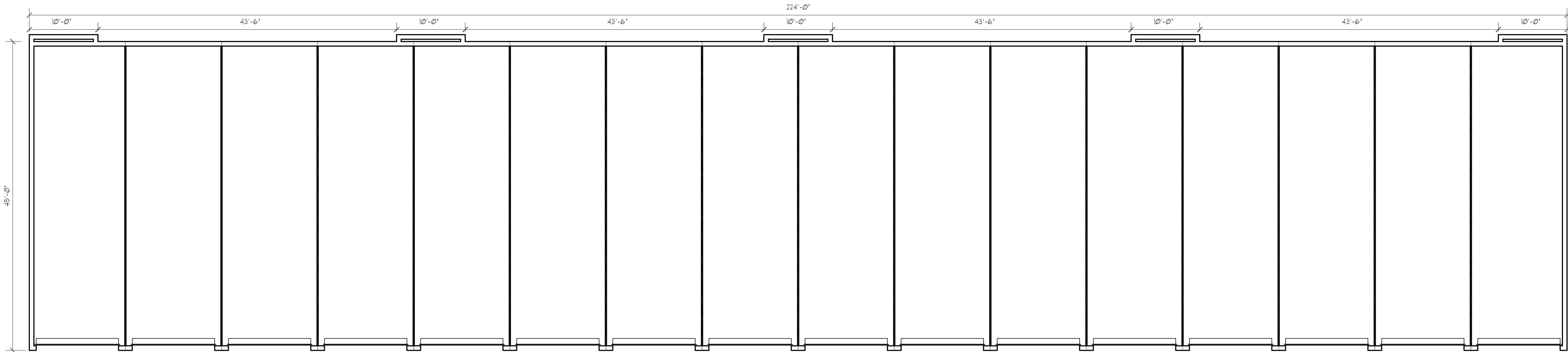
05/24/2023

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1 REVISION
DATE
2 REVISION
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PLOT DATE: 2023-05-24
DRAWN BY: -
CHECKED BY: -
PROJECT NUMBER: 22-0130

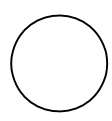
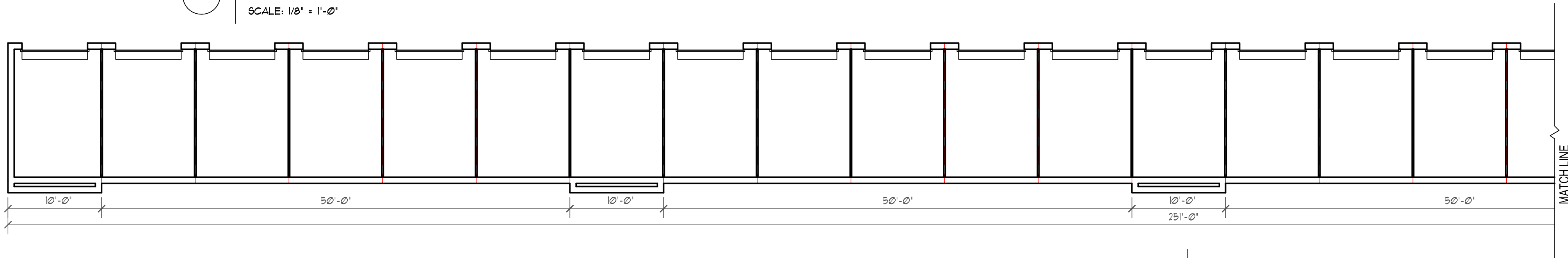
ARCHITECTURAL BUILDING
PLAN
A102

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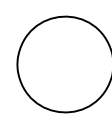
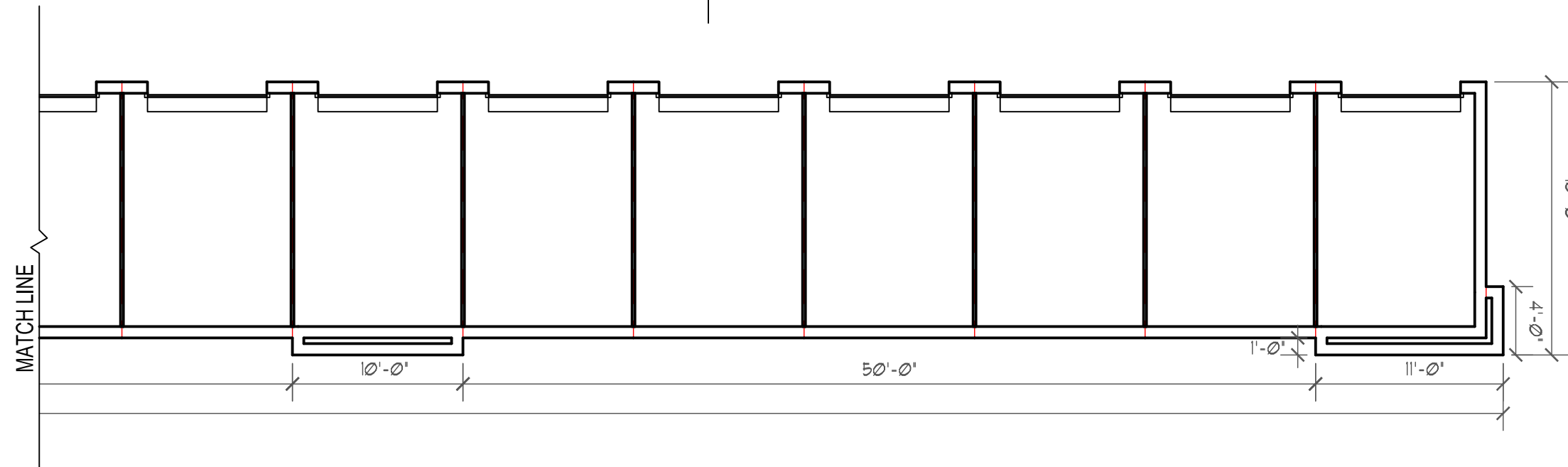
BUILDING 4 - PRELIMINARY PLAN

SCALE: 1/8" = 1'-0"



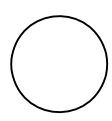
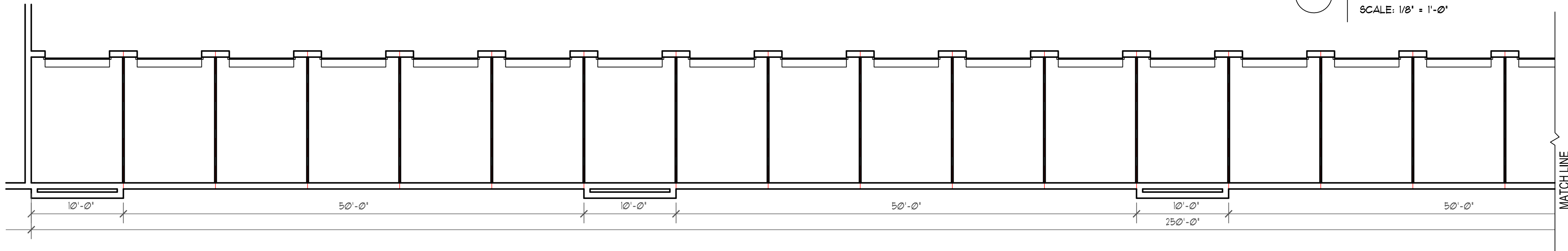
BUILDING 5 - PRELIMINARY PLAN

SCALE: 1/8" = 1'-0"



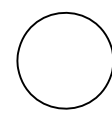
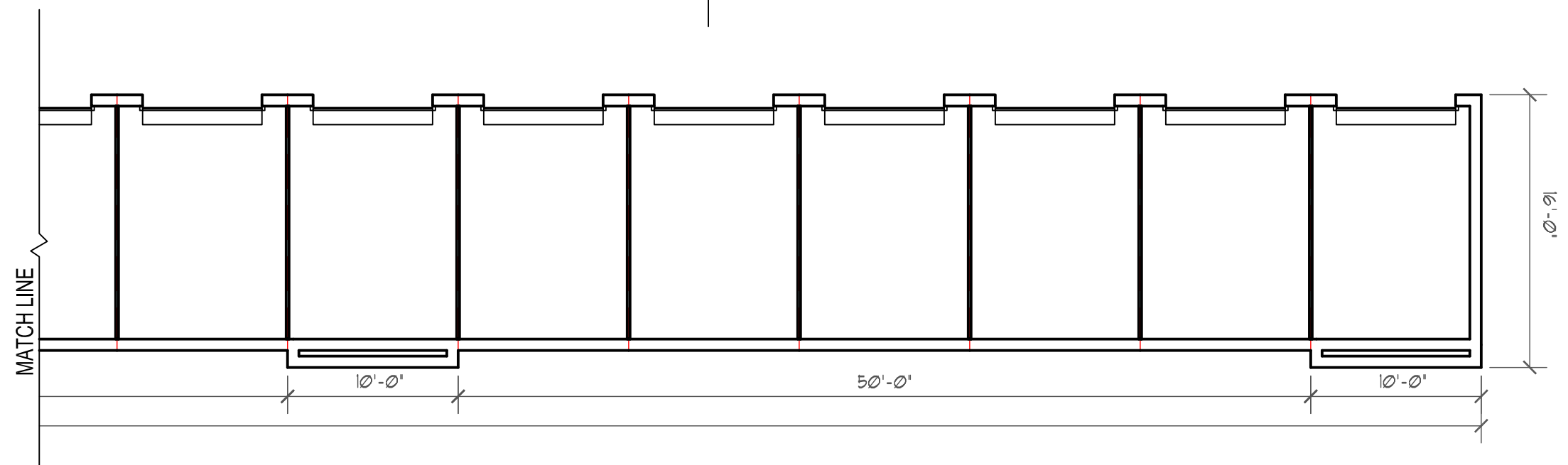
BUILDING 5 - PRELIMINARY PLAN

SCALE: 1/8" = 1'-0"



BUILDING 6 - PRELIMINARY PLAN

SCALE: 1/8" = 1'-0"



BUILDING 6 - PRELIMINARY PLAN

SCALE: 1/8" = 1'-0"

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NEW CONSTRUCTION
PREMIER STORAGE AT PARKSIDE
12915 PARKSIDE DRIVE
FISHERS, INDIANA
BOYLE CONSTRUCTION MANAGEMENT INC.

FUD REVIEW

05/24/2023

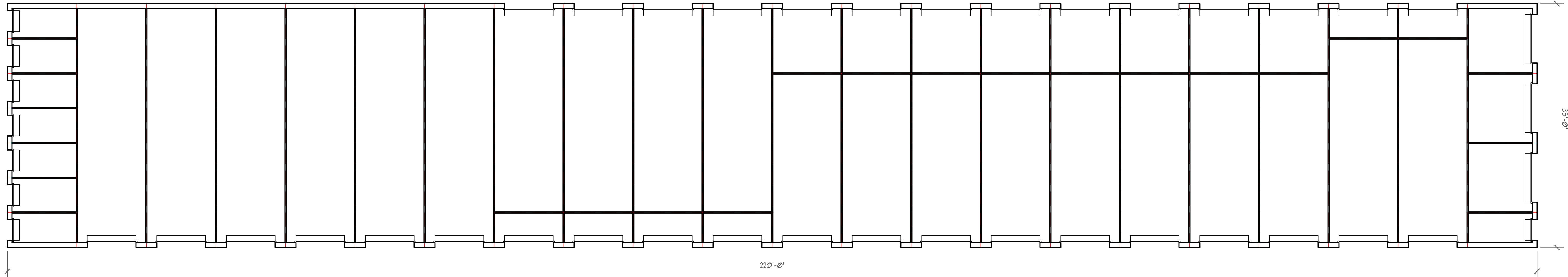
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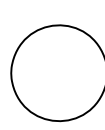
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DRAWN BY: TANKER
CHECKED BY: -
PROJECT NUMBER: 22-0190

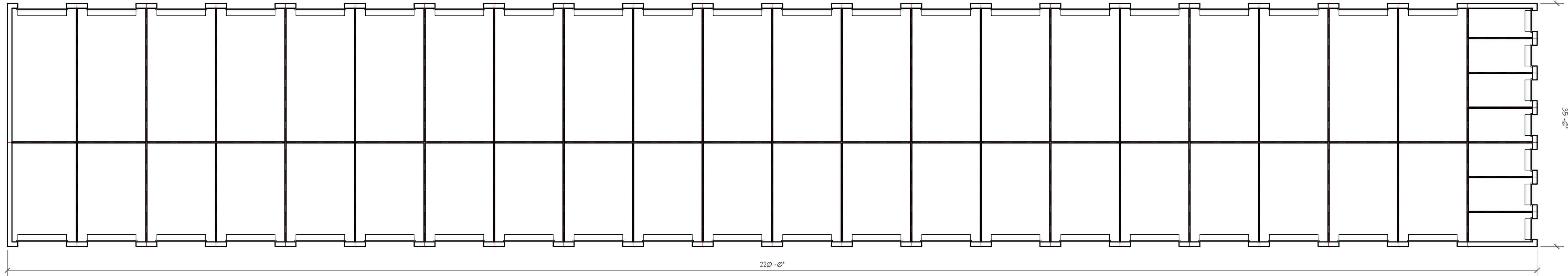
ARCHITECTURAL BUILDING
PLAN

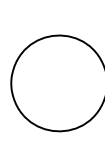
A103

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 BUILDINGS 7+9 - ARCHITECTURAL FLOOR PLAN
SCALE: 1/8" = 1'-0"



 BUILDING 8 - ARCHITECTURAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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PUD REVIEW

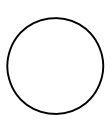
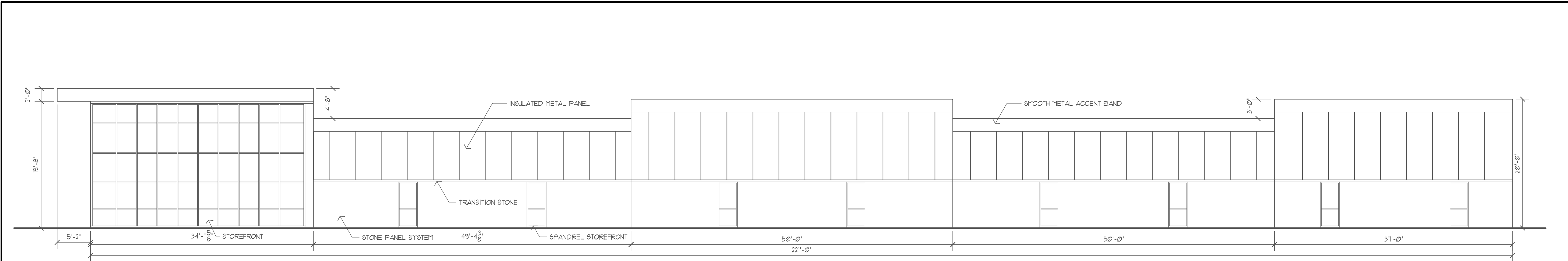
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PROJECT NUMBER: 22-0190

ARCHITECTURAL BUILDING
PLAN
A104

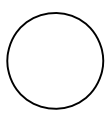
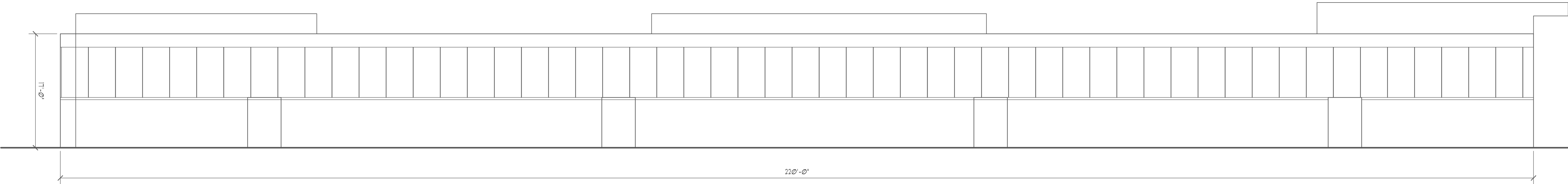
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BUILDING 1 - ELEVATION

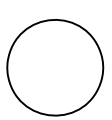
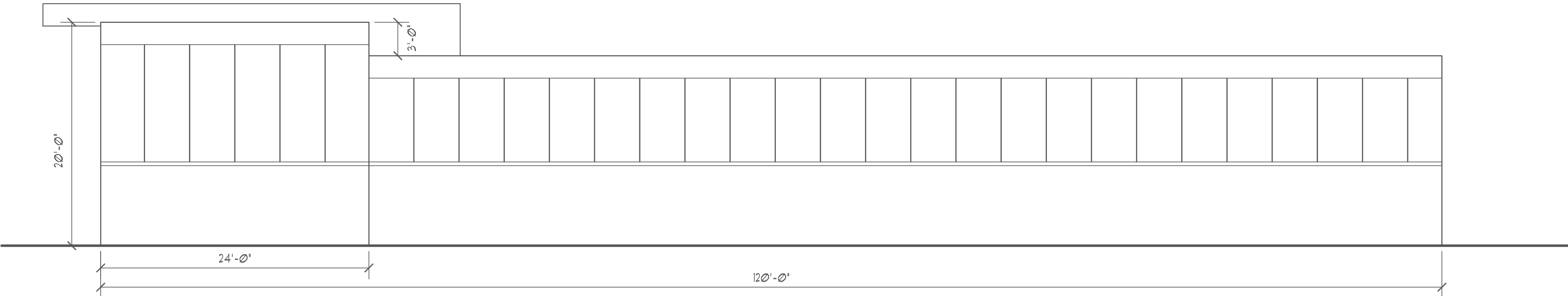
SCALE: 1/8" = 1'-0"

PRIMARY BUILDING



BUILDING 1 - ELEVATION

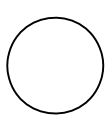
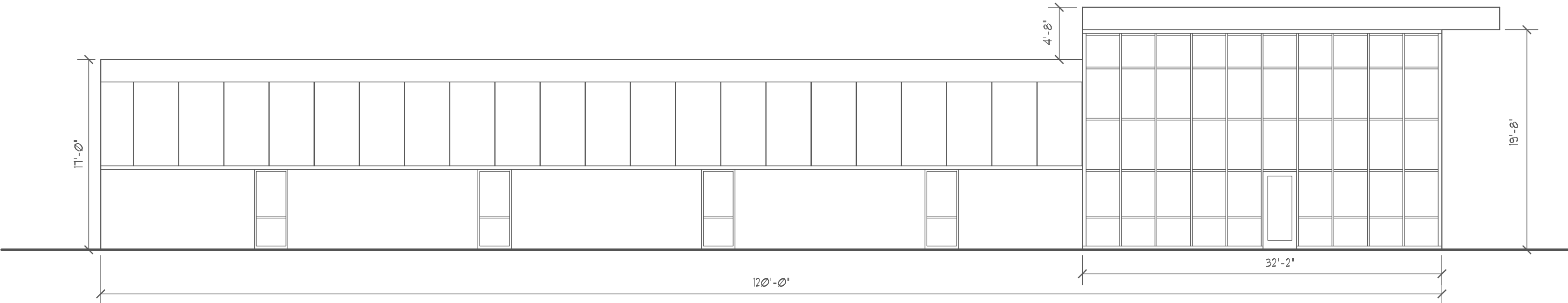
SCALE: 1/4" = 1'-0"



BUILDING 1 - ELEVATION

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

PRIMARY BUILDING



BUILDING 1 - ELEVATION

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

PRIMARY BUILDING

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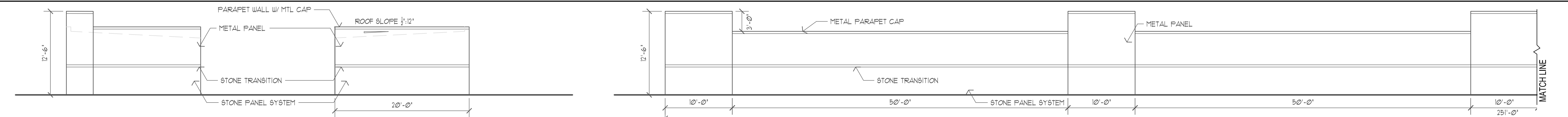
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DRAWN BY:	T.ANKER
CHECKED BY:	-
PROJECT NUMBER:	22-0130

EXTERIOR ELEVATIONS
A201

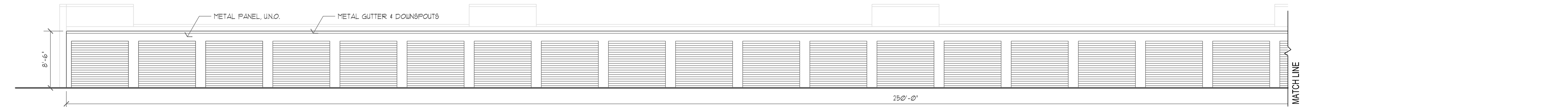
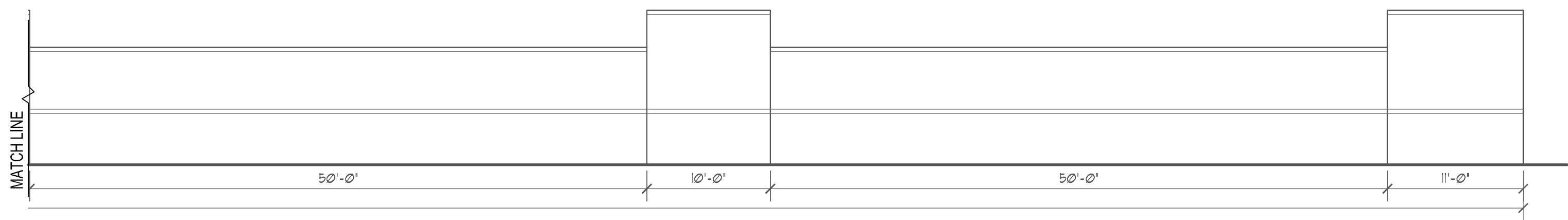
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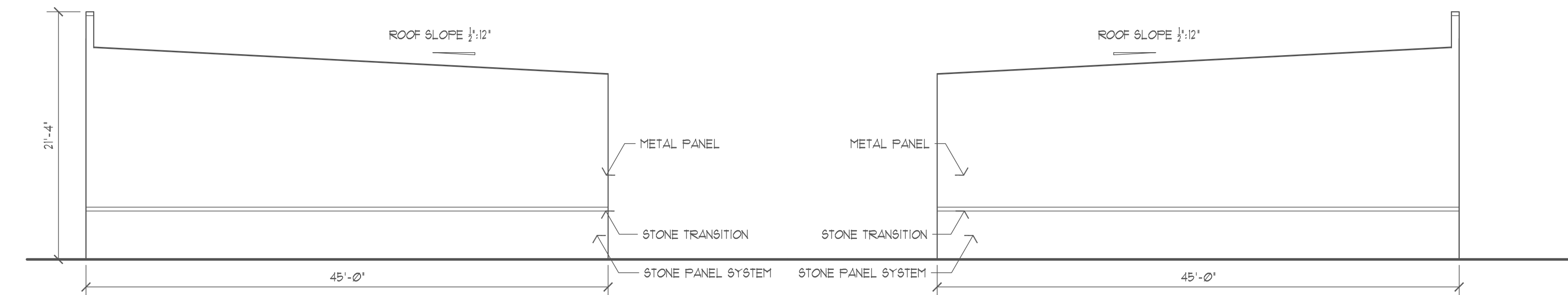
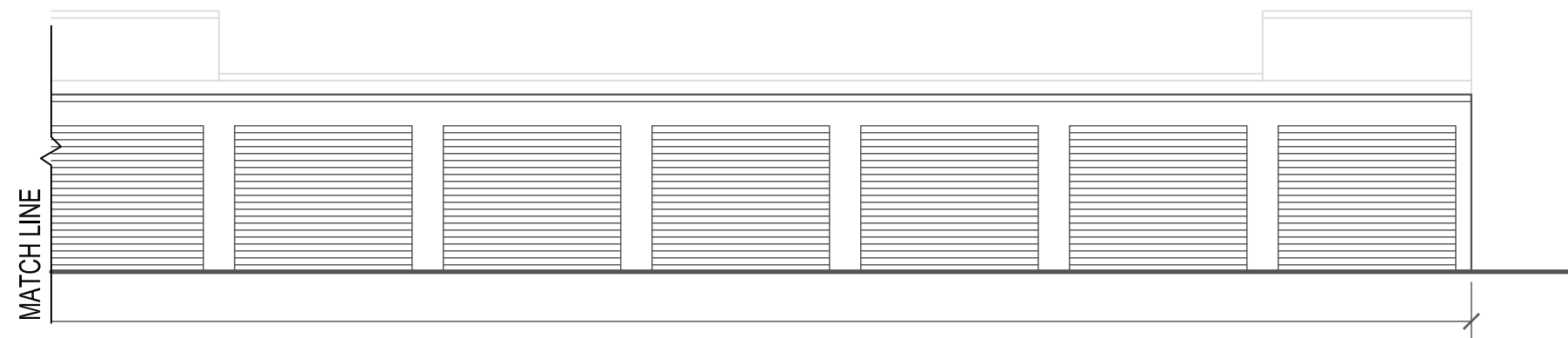
BUILDINGS 2+3 - ELEVATION
SCALE: 1/8" = 1'-0"
PRIMARY BUILDING

BUILDINGS 2+3 - ELEVATION
SCALE: 1/8" = 1'-0"

BUILDINGS 2+3 - ELEVATION
SCALE: 1/8" = 1'-0"

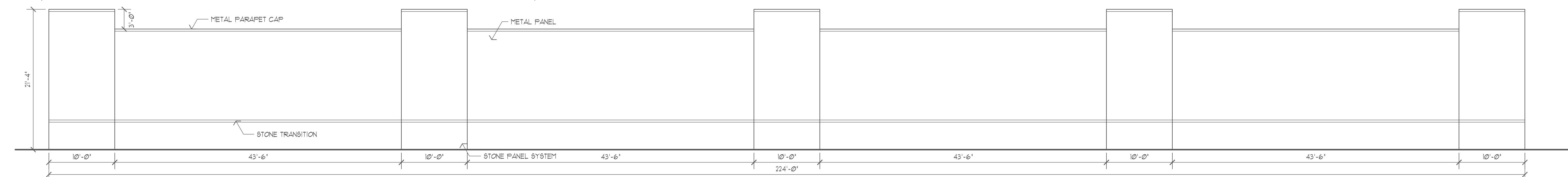


BUILDINGS 2+3 - ELEVATION
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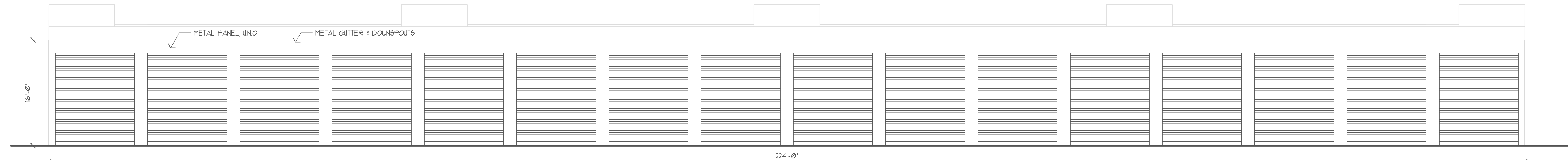


BUILDING 4 - ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 4 - ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 4 - ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 4 - ELEVATION
SCALE: 1/8" = 1'-0"

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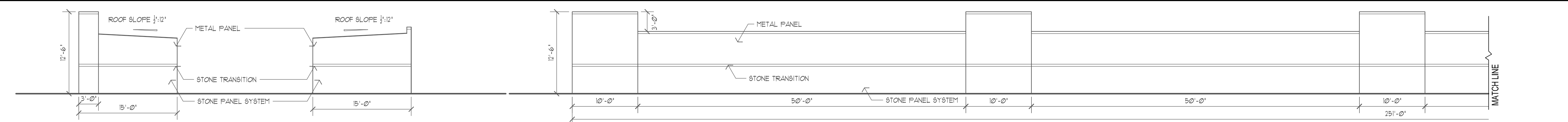
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PROJECT NUMBER:	22-0190

EXTERIOR ELEVATIONS

A202

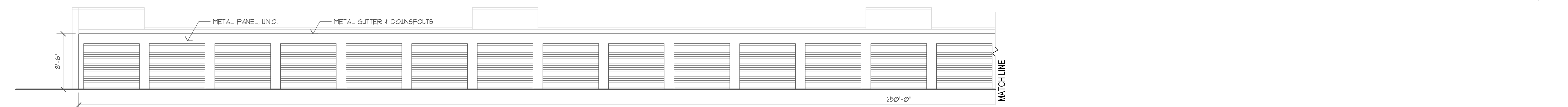
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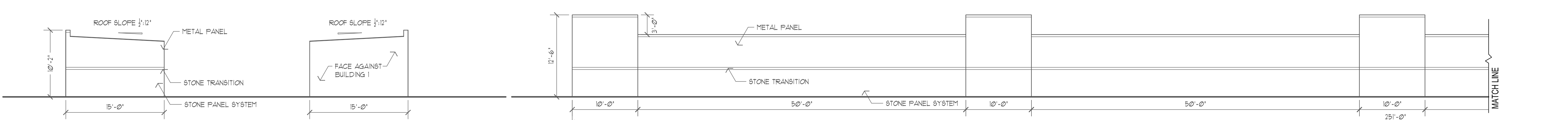
BUILDING 5 - ELEVATION
SCALE: 1/8" = 1'-0" PRIMARY BUILDING

BUILDING 5 - ELEVATION
SCALE: 1/8" = 1'-0" PRIMARY BUILDING

BUILDING 5 - ELEVATION
SCALE: 1/8" = 1'-0" PRIMARY BUILDING



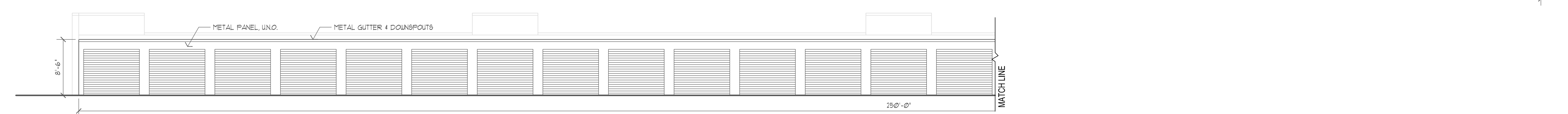
BUILDING 5 - ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 6 - ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 6 - ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING 6 - ELEVATION
SCALE: 1/8" = 1'-0" PRIMARY BUILDING



BUILDING 6 - ELEVATION
SCALE: 1/8" = 1'-0"

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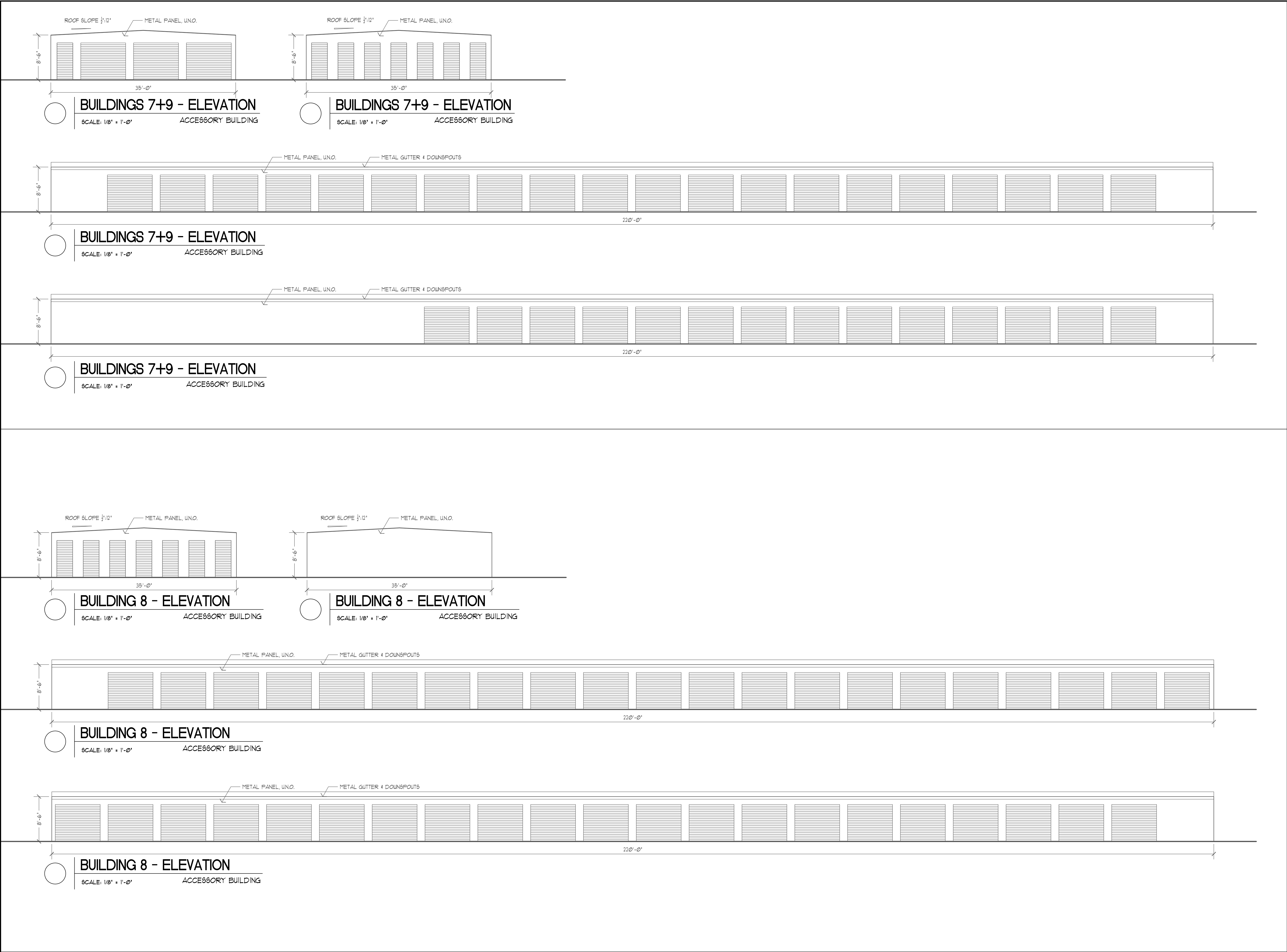
NEW CONSTRUCTION

PREMIER STORAGE AT PARKSIDE

12915 PARKSIDE DRIVE
FISHERS, INDIANA

BOYLE CONSTRUCTION MANAGEMENT INC.

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EXTERIOR ELEVATIONS	
A203	
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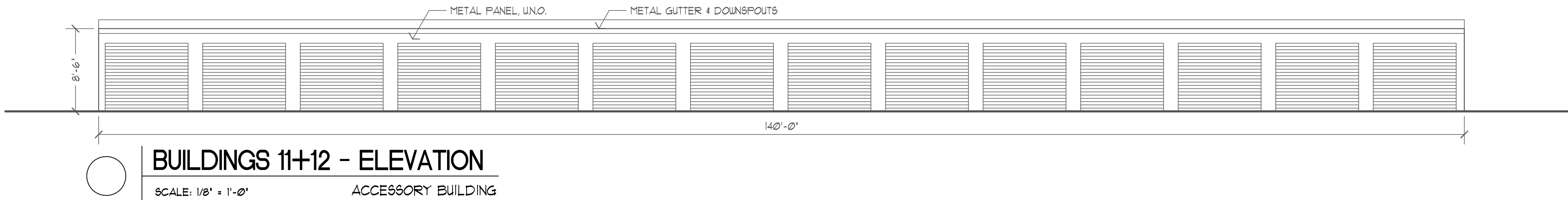
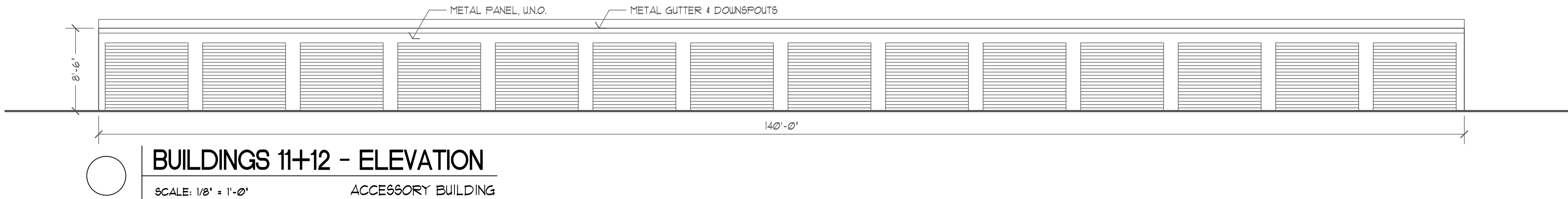
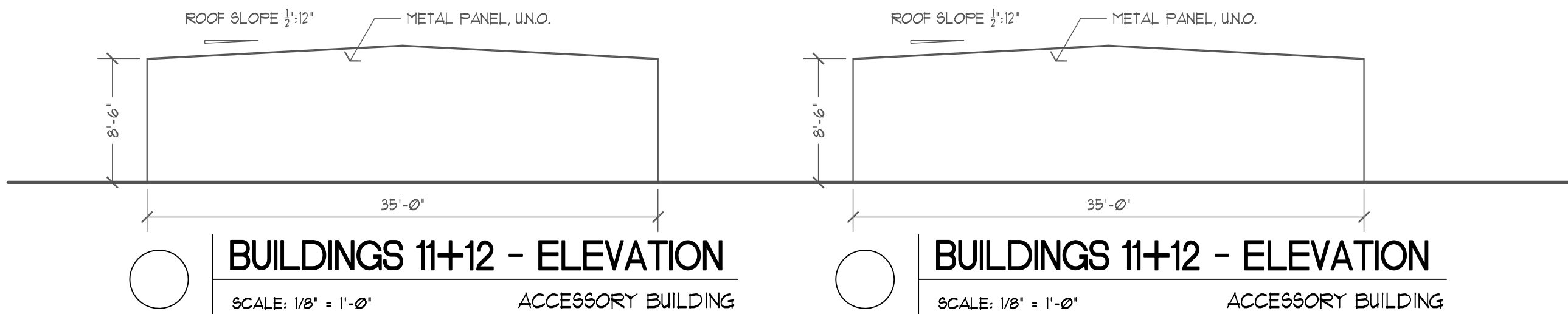
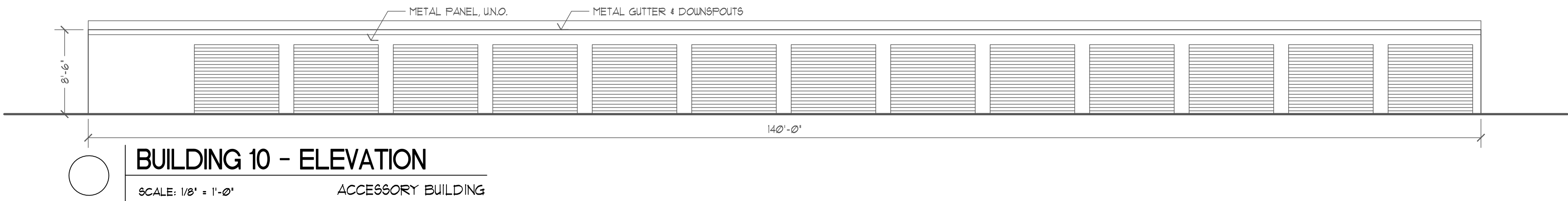
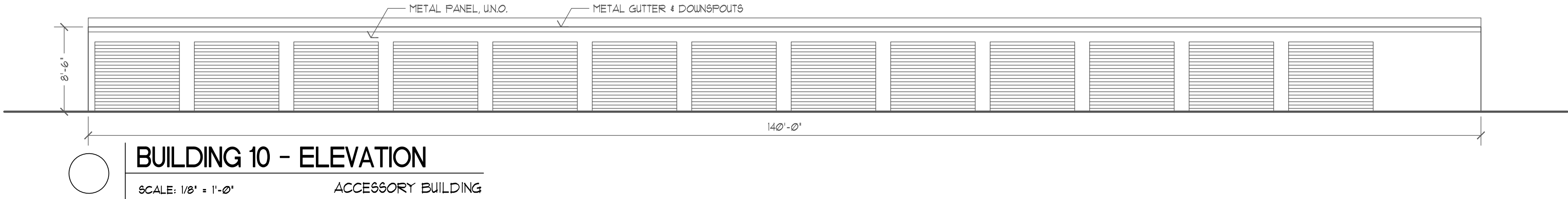
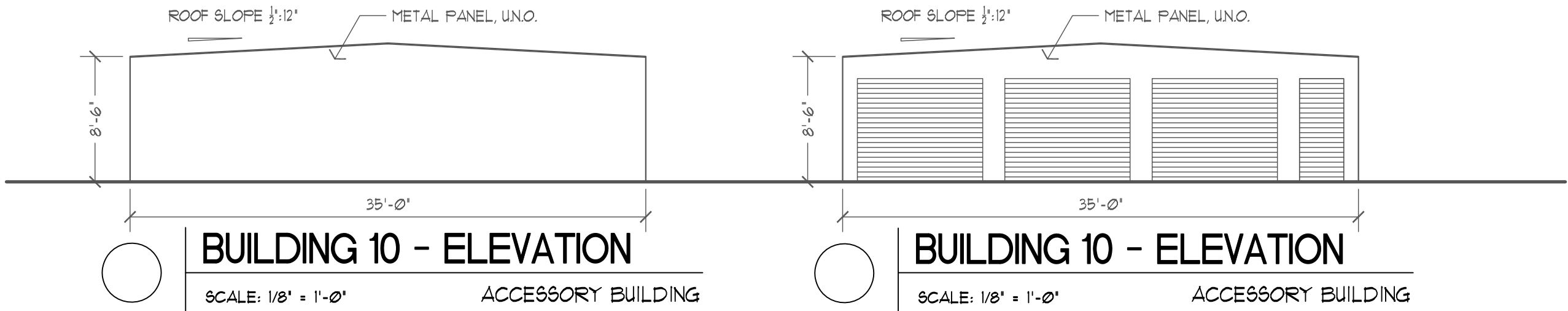
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EXTERIOR ELEVATIONS

A204

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EXTERIOR ELEVATIONS

A205

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Planned Unit Development (PUD) Committee Staff Report

Meeting Date: June 7, 2023

DEPARTMENT CONTACT:

Megan Vukusich, vukusichm@fishers.in.us

CASE NUMBER:

PUD-23-5

PETITIONER:

Premier Storage Fishers, LLC

PROPERTY ADDRESS/LOCATION:

12915 PARKSIDE DR

REQUEST: Consideration of architecture for a new self-storage facility within the Parkside PUD.

APPLICABLE REGULATIONS:

UDO

EXISTING ZONING:

Parkside PUD

FISHERS 2040:

Flex Employment Center/R+D



LOCATION MAP

STAFF RECOMMENDATION

☐ Approve

☐ Approve with Conditions

☒ Continue

☐ Deny

PETITION OVERVIEW:

Proposed Front Elevation



Architectural standards for this property fall to the UDO Section 6.3.5. Standards that are being met are identified with an “X”.

Cohesive Design

X	Maintain consistent and contiguous pedestrian environments across <u>developments</u> . Limit circuitous connections and maintain clear visibility.
	Incorporate architectural features on all sides of a building façade facing a Public View.
NA	Buildings must orient, frame, and/or direct pedestrian views to adjacent cultural buildings, <u>parks</u> , and plazas.
X	Integrate at least one (1) material change, color variation, or horizontal reveal for every 12-vertical ft. of building façade; vertical spacing may be averaged over façade.
X	Integrate at least one (1) material change, color variation, or vertical reveal every 50-horizontal ft. of building façade; horizontal spacing may be averaged over façade elevation.

Building Scale

X	Development should consider the scale of surrounding buildings, including relationships to existing residential areas, as well as an appropriate height, mass, and form scaled for the built environment.
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	For buildings with façades longer than 200', reduce massing of buildings by grouping or incorporating smaller tenant spaces along the commercial façade, or by incorporating at two (2) modulations with depth at least 5% of the total façade length., and a width of at least 20% of the façade length.
NA	Use Pedestrian Scale and landscape design elements such as specialty lighting, awnings, trees or other site elements to visually relate and transition multi-story buildings (or equivalent) to the ground plane.
	Consistently incorporate at least three (3) architectural features into the building design that are Pedestrian Scale, to include: fenestration patterns; architectural elements such as ledges, lighting, or canopies; material or pattern banding; or detailing.
X	For buildings facing local and collector roadways, off-street parking must be located to the side of or behind buildings with only one (1) row of off-street parking in front of the building façade.

Building Form – Façade

X	Incorporate at least one (1) type of the following modulations in the façade plane, including but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass. Examples include, but are not limited to: columns with trim or accent materials, change in finished material depths, building overhangs, and inset features and materials such as false windows or fenestration with architectural accents.
X	Qualifying modulation must be at least 12" in depth, be at least 14" in width or height (whichever is narrowest), and occur in total for 20% of overall façade elevation. For buildings with façades less than 150', horizontal modulation must occur no less than every 30' For buildings with façades greater than or equal to 150', horizontal modulation must occur no less than every 50'.
X	Facades facing Public View shall Incorporate visual and physical distinctions in the building design that enhance building forms, articulate façades, identify entries, integrate Pedestrian Scale, and visually anchor the building to the ground or street level
X	For at least 30% of applicable façades, use any combination of concrete, masonry, stone, or unique variation of color, texture, or material, at least 10" in height, around the base of the building. May alternatively incorporate other architectural features such as ledges, façade reveals, ground level fenestration, raised planters, or landscaping elements within 3' of finished grade.
NA	Where building designs incorporate multiple stories, or multiple floor height equivalents, integrate at least one (1) field or accent color, material, or architectural feature used on lower stories, on the upper stories.
NA	Building designs with multiple stories must provide proportionally taller ground-level façades adjacent to public roadways and public spaces. Provide a floor-to-ceiling height, or floor-to-floor height of 10' to 16'.
X	Incorporate doors and windows for at least 40% of applicable 1st floor façade, or provide faux window and door treatments that incorporate at least two (2) of the following: material changes, reveals in conjunction with color or material change, qualifying modulation such as recessed areas, architectural trellis, awnings and canopies over access areas, detached

	structures such as pergola, or similar architectural features and details. Big box and buildings in industrial districts may limit applicable façade area to 30' around public entries
--	--

Building Form – Roof

	Building roof types, forms, and elements should provide variation and interest to building profiles and contribute to the architectural identity of the buildings.
X	Buildings with rooflines 50' in length or greater must incorporate roofline and parapet variations. Variations may include step-downs, step-backs, other modulation, or architectural features such as cornices, ledges, or columns, and must occur in total combination for at least 20% of the façade length. May be averaged over entire façade, but may not exceed 75' without a break.
X	All developments 1,000 sf or larger: along arterial roadways and pedestrian areas, the design must provide a minimum 20' building elevation to include average parapet height, ridge of a pitched roof, or tower/turret type elements at least 20% in total of overall façade width.
X	For flat roof: incorporate primary and secondary roof elements including but not limited to: multiple material types along parapets, multiple parapet elevations with at least a 3' change in elevation, or modulation of at least 3' in the parapet height, such as along entryway overhangs. Qualifying elements must exist for at least 20% the length of applicable façades in Public View. May also incorporate secondary roof types, such as hip roofs along overhangs.
NA	For sloped roofs, incorporate at least two (2) of any one (1) roof element, including but not limited to: valleys, ridges, or gables. Qualifying elements in total must exist for at least 20% of applicable façade roof area and be visible from the same façade elevation. May also incorporate other roof styles, such as parapet walls over entryway features.
X	Provide variation in roof profile over façade modulation and/or articulation over façade material/color transitions. Options include, but are not limited to: varying parapet heights; two (2) or more roof planes; continuation of façade modulation through roof lines; dormers; lookouts; overhang eaves; sloped roofs; or cornice work.

Architectural Elements

X	Provide at least three (3) detailing elements that transition façade material changes or integrate Pedestrian Scale elements, such as doorways, windows, or material banding, at the base of the building. Examples include but are not limited to: cornice work around primary entries, decorative caps on brick or stone banding, architectural canopies over entries, or decorative lintels above the first-floor windows.
X	Provide building overhangs or other projections such as canopies which articulate the building façade and provide temporary relief from inclement weather. At a minimum, an overhang or projection is required within 20' of all public entryways, must be at least 3' in depth from the point of entry, and be at least 6' in length. Entryways with vestibules or other permanent enclosed transition space are exempt.
X	Provide details that emphasize focal elements such as public entries, building corners, or public spaces. Examples include but are not limited to: columns, quoin or rustication, canopies over entries, lintels, transom windows, or modulation of the roof plane. At least one (1) focal element is required and must be accented with a unique combination of color, texture,

	materials, or modulation in the wall or roof plane.
	To avoid blank wall segments when visible from a roadway or public space, use any combination of standards from Building Form, Architectural Elements, or Material sections to provide pattern, color, or material variation on all wall segments. Must not exceed 30-ft. horizontally or vertically without building variation.
X	Roof access shall be located within the interior space of the building to eliminate exterior ladders for roof access.
X	Mechanical and utility equipment shall be screened in accordance with Sec. 6.2.6. Mechanical & Utility Equipment.

Materials

X	Buildings with façades that face Public View shall use consistent material combinations, material quality, and architectural detailing.
X	For all façade elevations visible from Public View and facing residential zoning districts, shall use at least two (2) distinct field materials, colors, or material-color combinations on the building façade. *Applies when industrial buildings face arterial or collector roads, or facing public spaces.
NA	Building façades visible from Public View shall incorporate an accent material on the 1st story of a multi-tenant building.
X	Where materials transition or terminate, provide detailing to express the natural appearance of the material. For example, wrap stone or stone-like products around visible corners to convey the appearance of mass, and not a thin veneer.
	Textured concrete panels and prefabricated steel panels are prohibited as a finish material for building façades, except when used with a minimum of two (2) other qualifying field materials and meeting all other standard fenestration and material requirements.
NA	Reclaimed wood may be used as an accent material and shall be limited to architectural accent areas (i.e. building and window trim, architectural features and entrances, etc.). Reclaimed wood shall be of high quality materials, suitable for exterior use, and limited to 25% of the overall building coverage.
NA	Roll-up and drive-through doors are prohibited from Public View, unless they are integrated into the building design. Consider material variation and transitions, modulation, and other architectural features and standards for the design.
X	Use of neon or extremely bright colors as a primary color or large portion of wall area is prohibited.

SURROUNDING CHARACTER:

Below are examples of the existing buildings in this area.

Fishers Imports



Primrose School of West Fishers



STAFF RECOMMENDATION:

Staff recommends the PUD Committee provide recommendations and continue this item to have the petitioner work with staff on:

- Roof line variation - Building roof types, forms, and elements should provide variation and interest to building profiles and contribute to the architectural identity of the buildings.
 - Blank Wall Segments - To avoid blank wall segments when visible from a roadway or public space, use any combination of standards from Building Form, Architectural Elements, or Material sections to provide pattern, color, or material variation on all wall segments. Must not exceed 30-ft. horizontally or vertically without building variation.
 - Materials - Textured concrete panels and prefabricated steel panels are prohibited as a finish material for building façades, except when used with a minimum of two (2) other qualifying field materials and meeting all other standard fenestration and material requirements.
-

STAFF RECOMMENDATION

☐ Approve ☐ Approve with Conditions ☒ Continue ☐ Deny

Flat Fork

Planned Unit Development



Ryan
Homes



PRESENTED BY
J. MURRAY CLARK, ESQ.

faegre
drinker

PUD Committee | June 7, 2023

TABLE OF CONTENTS

FLAT FORK PUD

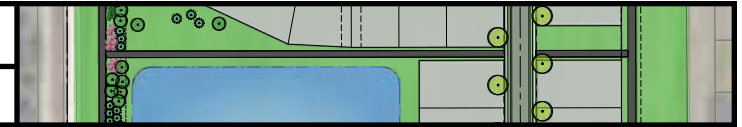


TABLE OF CONTENTS

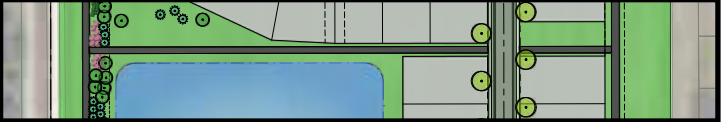
Tab 1	Executive Summary
Tab 2	Aerial Location Map
Tab 3	Overall Concept Plan
Tab 4	Georgia Road Neighborhood (Ashbrooke, Aviano, Cumberland, and Savannah)
Tab 5	Cyntheanne Road Neighborhood (Corsica, Normandy, and York)
Tab 6	Rear Covered Porch Photographs
Tab 7	Garage Door Exhibit
Tab 8	Exterior Materials Color Palette
Tab 9	Proposed PUD Ordinance

NVR, Inc. (DBA "Ryan Homes"):
Mike Lewis, Land Manager,
Indianapolis Division
8425 Woodfield Crossing Blvd.,
Indianapolis, IN 46240

American Structurepoint, Inc.:
Josh Cribelar, PE (IN, OH, PA),
Civil Team Leader
9025 River Road, Suite 200
Indianapolis, IN 46240

Faegre Drinker Biddle & Reath LLP:
J. Murray Clark, Esq.
Mark R. Leach, Land Use Planner
600 East 96th St., Suite 600
Indianapolis, IN 46240
Telephone: (317) 569-9600

TAB 1

EXECUTIVE SUMMARY	
FLAT FORK PUD	

NVR, Inc. (“Ryan Homes”), is pleased to present plans for the Flat Fork PUD, a new primarily residential community split into two distinct neighborhoods. The Georgia Road site is located on the northeast corner of 96th Street and Georgia Road and is comprised of 50 acres – 46 acres of which is single-family detached, for-sale residential and approximately 4 acres is neighborhood commercial, which will be left to the current landowner to be developed by a 3rd party at a later date. The Cyntheanne Road site is located at the northwest corner of 96th Street and Cyntheanne Road and is comprised of 59 acres of entirely single-family detached, for-sale residential. Please see the following tabs for additional information.

Collectively, the two neighborhoods are adjacent to two primary arterial roadways, the planned Geist Greenway trail, and Flat Fork Creek Park. Highlights of the new development include:

- A diverse mix of two home collections
 - Single-story, detached, 3-car garage homes on slabs and basement lots
 - Two-story, detached, 3-car garage homes on slabs and basement lots
- Geist Greenway trail improvements
- Pedestrian connectivity to new and existing parks and trails

Ryan Homes will feature up to seven unique floorplans (with a variety of elevations) with home sizes ranging between 1,600 and 4,000 square feet, with an expected average of 3,000 square feet. The price range is expected to be between \$400,000 and \$600,000, with an expected average of \$525,000. Similar homes are currently featured in the Turnberry neighborhood at the northwest corner of 126th Street and Atlantic Road.

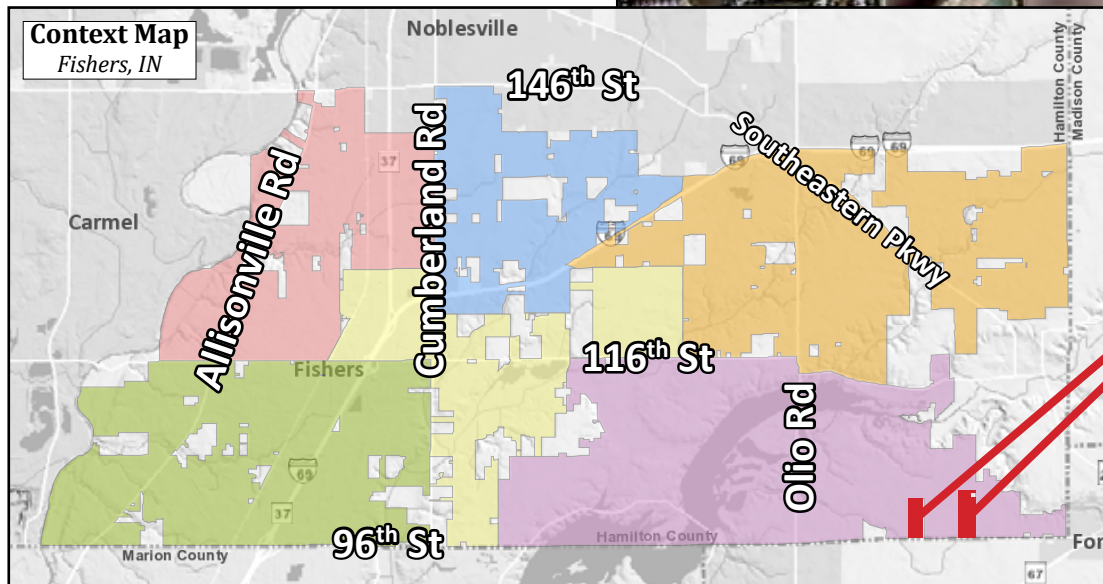
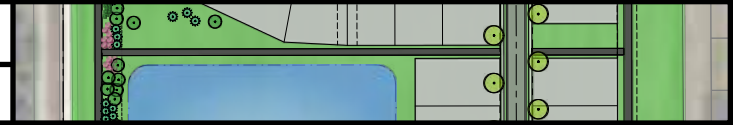
If approved, then site development work is anticipated to begin next year.

Thank you for your consideration.

TAB 2

AERIAL LOCATION MAP

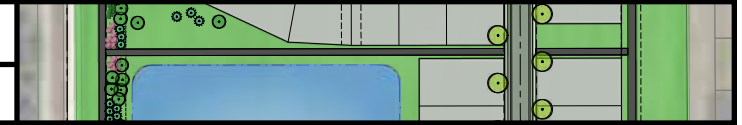
FLAT FORK PUD



REAL ESTATE

AERIAL LOCATION MAP

FLAT FORK PUD

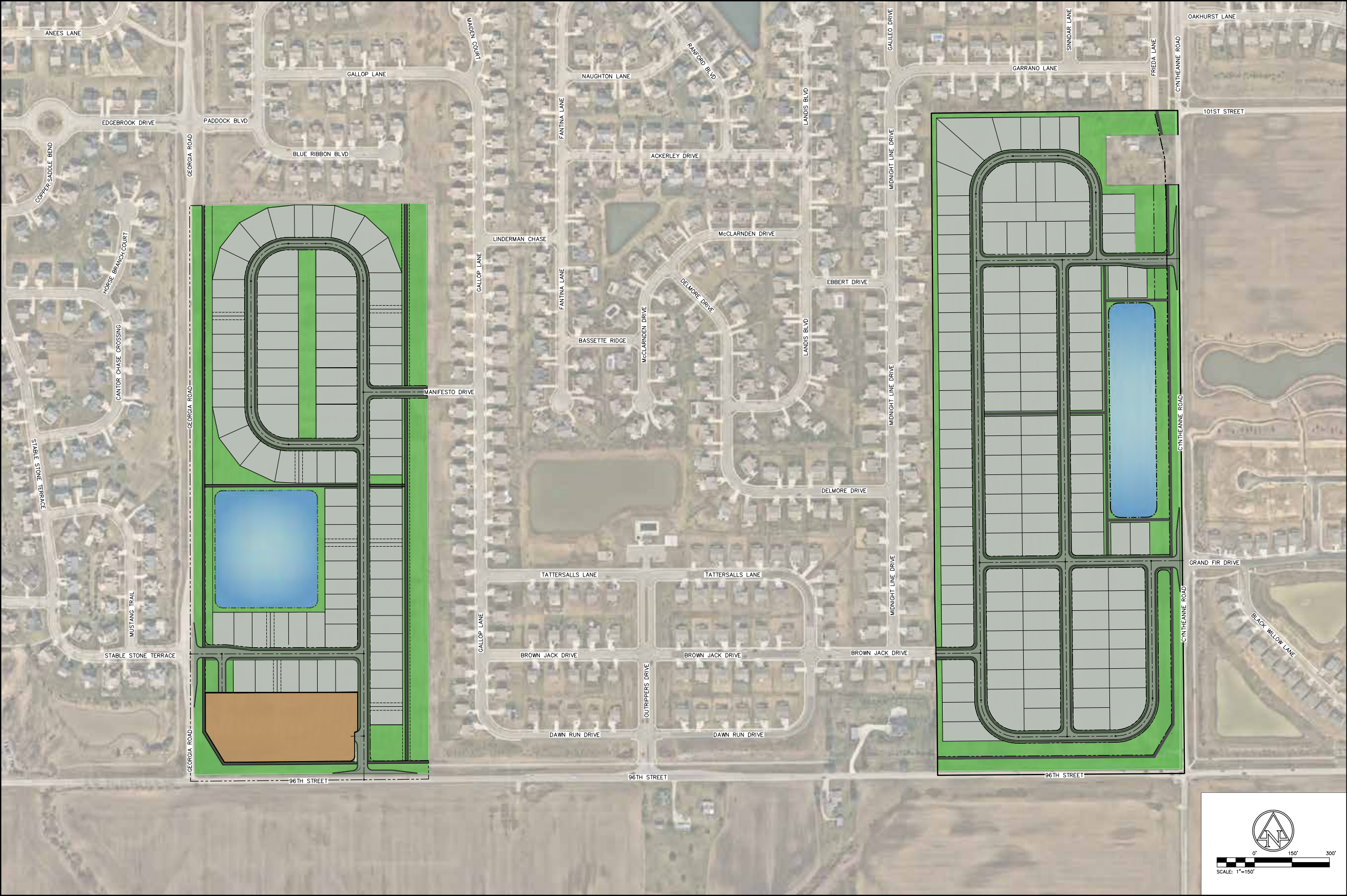
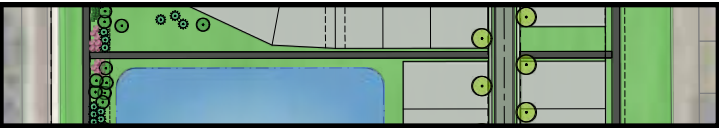


REAL ESTATE

TAB 3

OVERALL CONCEPT PLAN

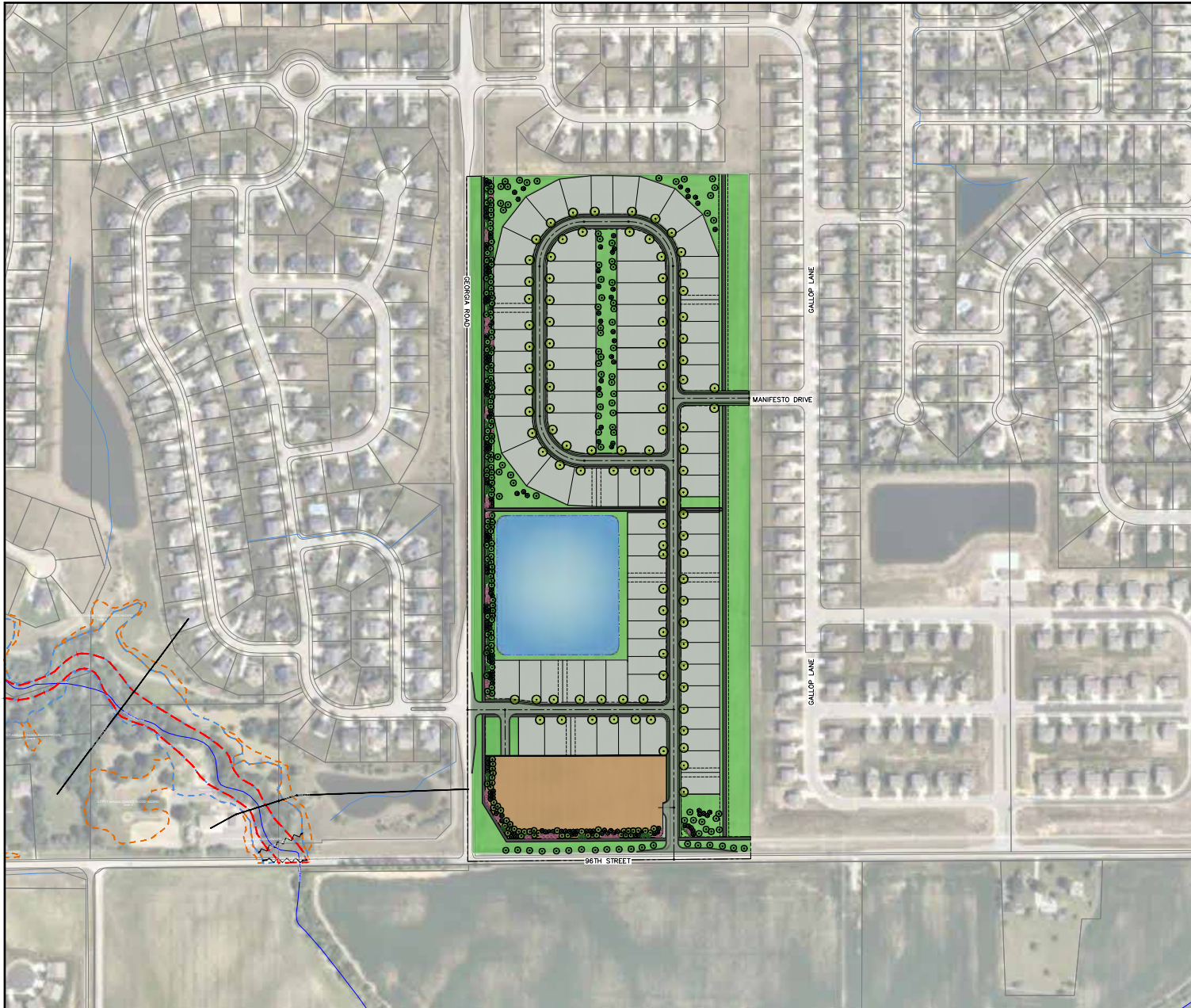
FLAT FORK PUD



TAB 4

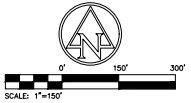
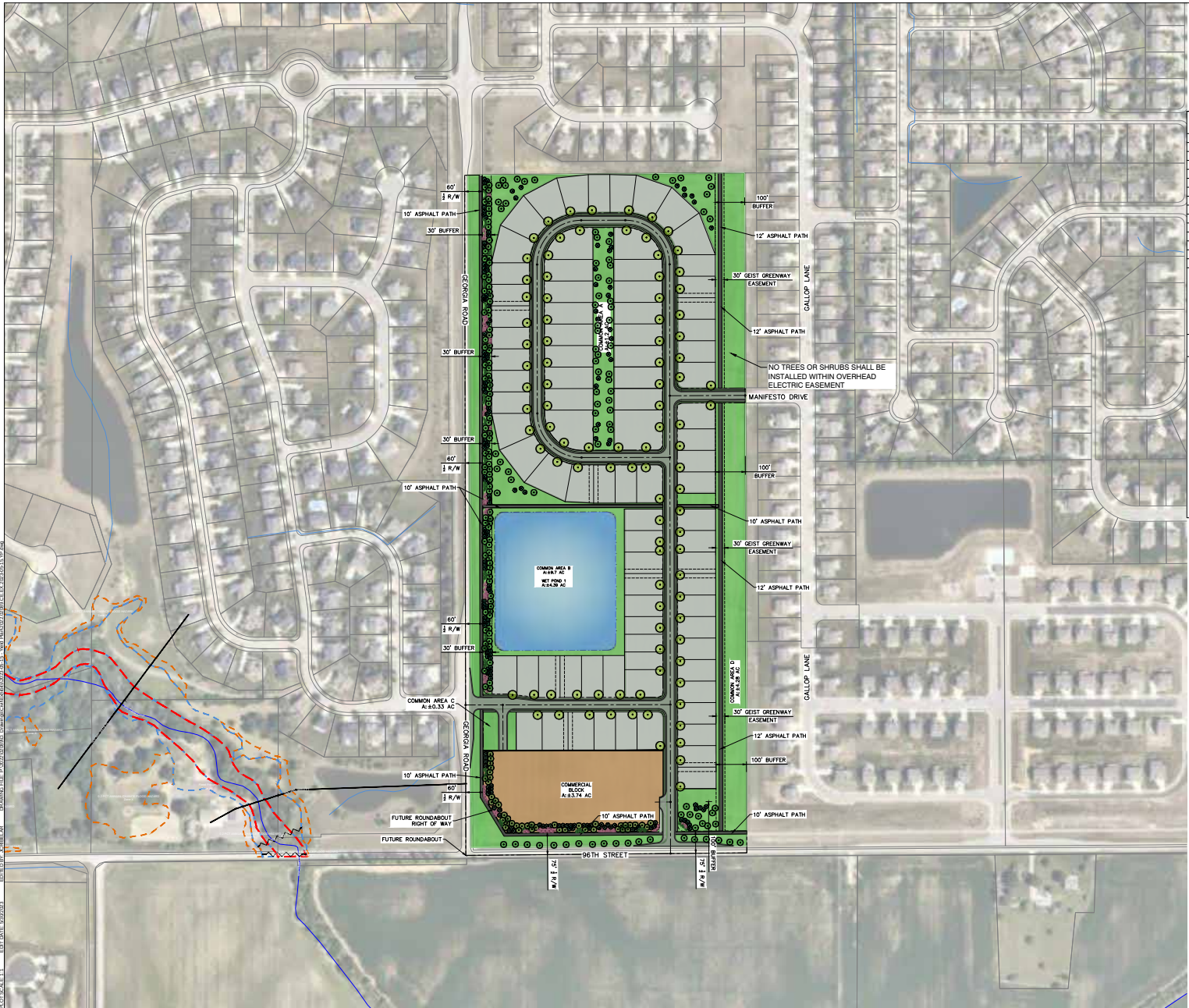
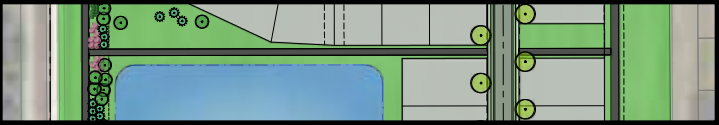
GEORGIA ROAD NEIGHBORHOOD, SITE PLAN

FLAT FORK PUD



GEORGIA ROAD NEIGHBORHOOD, LANDSCAPING PLAN

FLAT FORK PUD



SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	450.39 AC
PUBLIC RIGHT-OF-WAY (R/W):	89.79 AC. (19.5%)
COMMON AREA:	815.51 AC. (30.7%)
NET FORD AREA:	24.39 AC. (8.7%)
BLOCK AREA:	83.74 AC. (7.4%)
TOTAL LOT AREA:	821.20 AC. (42.0%)
TOTAL LOTS:	85
GROSS DENSITY (LOTS/GROSS AREA):	1.7
MIN. LOT AREA:	7,800 SF
MIN. (TYP.) LOT WIDTH:	60' (73')
TYP. LOT DEPTH:	130'
MIN. FRONT YARD SETBACK:	20'
MIN. SIDE YARD SETBACK:	5'
MIN. REAR YARD SETBACK:	20'
LOCAL ROAD LENGTH:	4,766 LF
12' ASPHALT PATH LENGTH:	2,184 LF
10' ASPHALT PATH LENGTH (ALONG FRONTAGES):	3,829 LF
TYP. R/W WIDTH:	50' (LOCAL ROAD) 100' (GEORGIA ROAD) 150' (96TH STREET)

LANDSCAPE LEGEND

- STREET TREE
- SHADE TREE
- EVERGREEN TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUB



9025 River Road, Suite 201 | Indianapolis, Indiana 46240
TEL 317.547.5588 | FAX 317.243.0270
www.structurepoint.com

RYAN HOMES WEST

96TH STREET AND
GEORGIA ROAD
Fishers, IN

CERTIFIED BY

ISSUANCE INDEX

DATE:	5/30/2023
PROJECT PHASE:	CONCEPTUAL

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

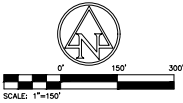
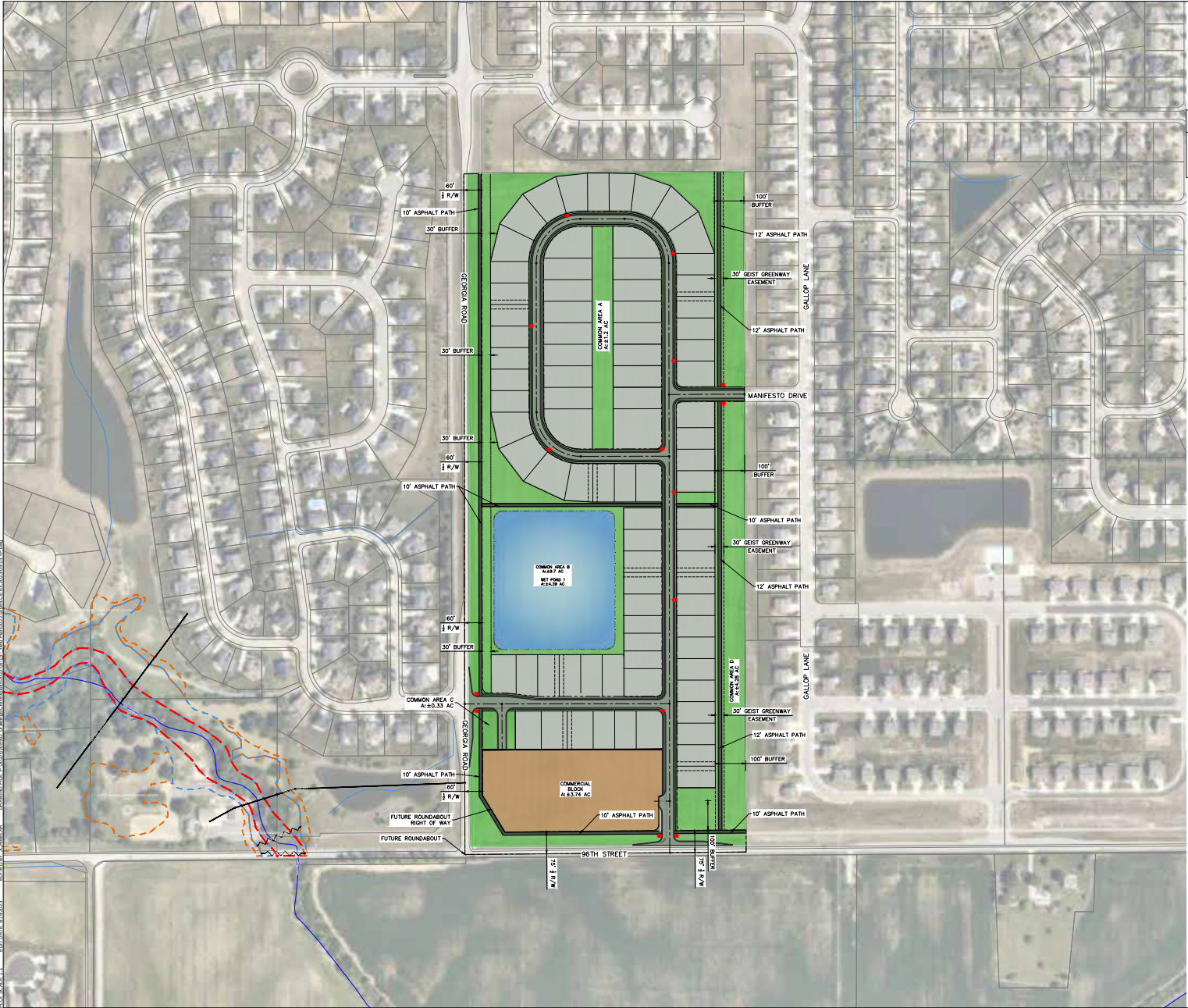
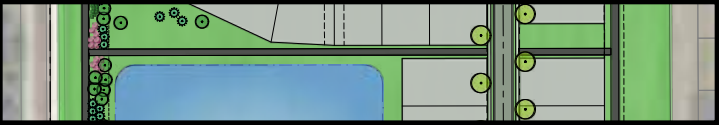
Project Number 2022.02089

LANDSCAPE PLAN

EX 5

GEORGIA ROAD NEIGHBORHOOD, LIGHTING PLAN

FLAT FORK PUD



SITE LEGEND

● LIGHT POLE



RYAN HOMES WEST

96TH STREET AND
GEORGIA ROAD
Fishers, IN

CERTIFIED BY

ISSUANCE INDEX

DATE:	5/15/2023
PROJECT PHASE:	CONCEPTUAL

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

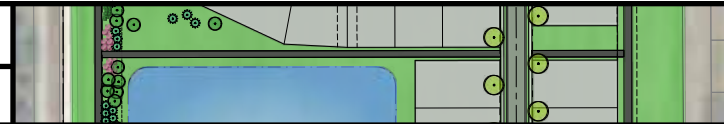
Project Number 2022.02089

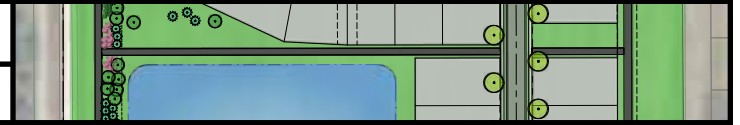
LIGHTING
PLAN

EX 2

GEORGIA ROAD NEIGHBORHOOD, ASHBROOKE, RENDERING

FLAT FORK PUD





ASHBROOKE

ELEVATION K

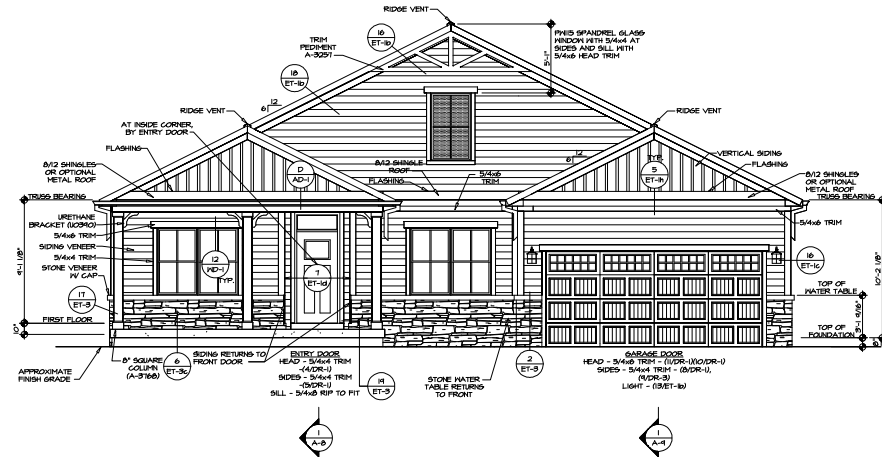
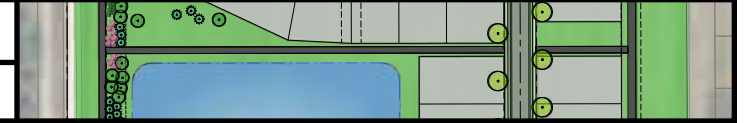


ELEVATION L

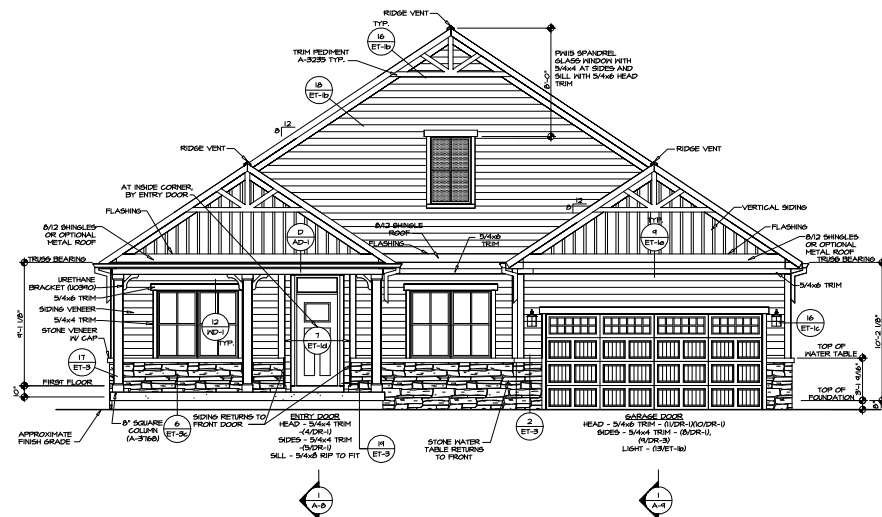


GEORGIA ROAD NEIGHBORHOOD, ASHBROOKE, ELEVATIONS

FLAT FORK PUD



ELEVATION 'L'



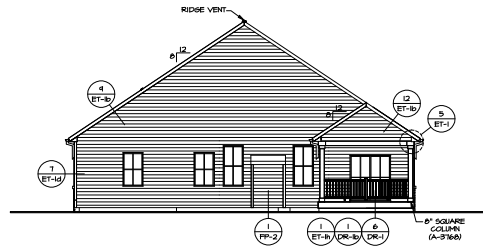
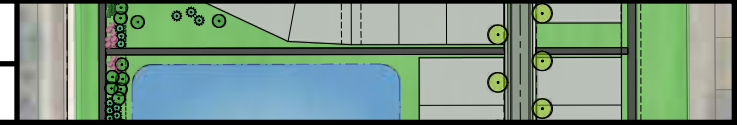
ELEVATION 'L'

NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

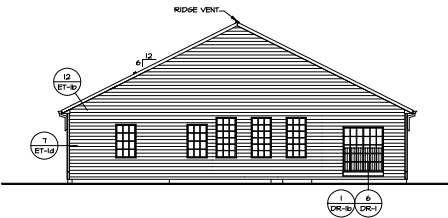
SHEET NO. A-1	MODEL ASHBROOKE	SET NO. JMS-000	VERSION C	 NVR 1500 Hwy 5280 Woodland, Suite 110 Fremont, CA 94555 415-871-1100 Fax 415-871-1101 www.nvr.com © 2004 NVR, Inc. All rights reserved.	1500 Hwy. 5280 Woodland, Suite 110 Fremont, CA 94555 415-871-1100 Fax 415-871-1101 www.nvr.com © 2004 NVR, Inc. All rights reserved.	REV. NO.	DATE	REMARKS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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GEORGIA ROAD NEIGHBORHOOD, ASHBROOKE, ELEVATIONS

FLAT FORK PUD



2	OPTIONAL REAR ELEVATION
A-2	SCALE: 1/8" = 1'-0"
	SHOWN W/ OPT. ELEVATION K: "ELK" OPT. ELEVATION L: "ELL" OPT. 8/12 ROOF PITCH "RPE" OPT. GAS FIREPLACE GREAT ROOM REAR "L66" OPT. REAR COVERED PORCH "EPF" OPT. EXTERIOR DECK RAILINGS "EK3"

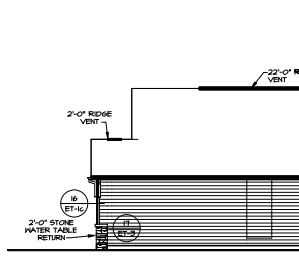


1
A-2

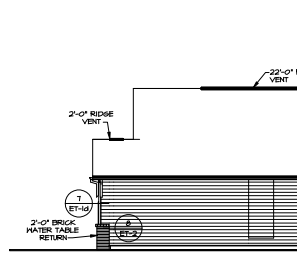
REAR ELEVATION

SCALE: 1/8" = 1'-0"

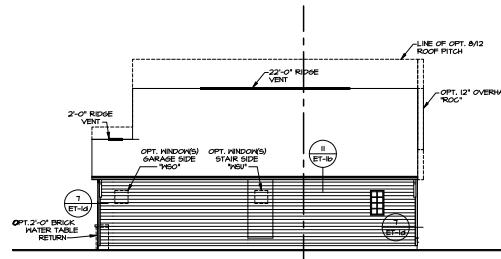
SHOWN IN ELEVATION 'A' 'ELA'
OPT. ELEVATION 'B' 'ELB'



6 PARTIAL ELEVATION
A-2 SCALE: 1/8" = 1'-0" PARTIAL STONE VENEER
FRONT W/ OPTIONAL
ELEVATION 'K' 'ELK' OR
OPTIONAL ELEVATION 'L' 'ELI'



5 **PARTIAL ELEVATION**
A-2 SCALE: 1/8" = 1'-0" OPTIONAL PARTIAL BRICK
VENUE FRONT 'EVM' IN
ELEVATION 'A' 'ELA' OF
OPTIONAL ELEVATION 'B' 'ELB'

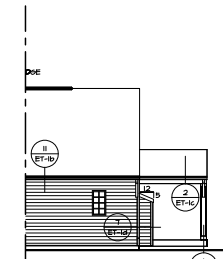


4
A-2

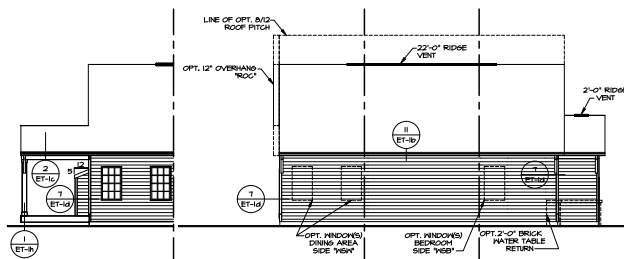
RIGHT SIDE ELEVATIONS

SCALE: 1/8" = 1'-0"

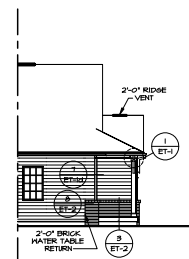
ELEVATION 'A' 'ELA'



PARTIAL ELEVATION
SCALE: 1/8" = 1'-0"
OPTIONAL REAR
COVERED PORCH TYPE
OPT. GAS FIREPLACE
GREAT ROOM REAR



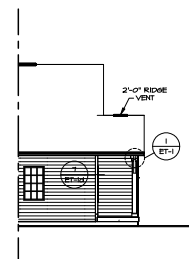
19	PARTIAL ELEVATION	20	LEFT SIDE ELEVATIONS
A-2	SCALE: 1/8" = 1'-0"	A-2	SCALE: 1/8" = 1'-0"
	OPTIONAL REAR COVERED PORCH "EYE" OPT. GAS FIREPLACE GREAT ROOM REAR 1,600'		ELEVATION "A" REL.



ELEVATION

SCALE: 1/8" = 1'-0"

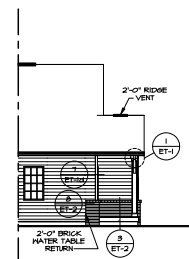
ELEVATION
"ELA" IN
PARTIAL BR
VENEER "E
OPT. 1



10
A-2

ELEVATION

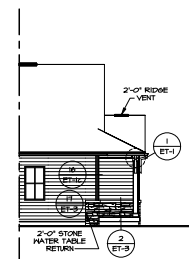
SCALE: 1/8" = 1'-0" OPT. ELEVATION
B' E



9
A-2

ELEVATION

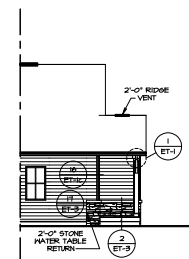
SCALE: 1/8" = 1'-0" OPT. ELEVATION
"ELB" IN
PARTIAL
VENEER



6
A-2

ELEVATION

SCALE: 1/8" = 1'-0" OPT. ELEVATION
"K"



7
A-2

ELEVATION

SCALE: 1/8" = 1'-0" OPT. ELEV. 1'-0"

[illegible]



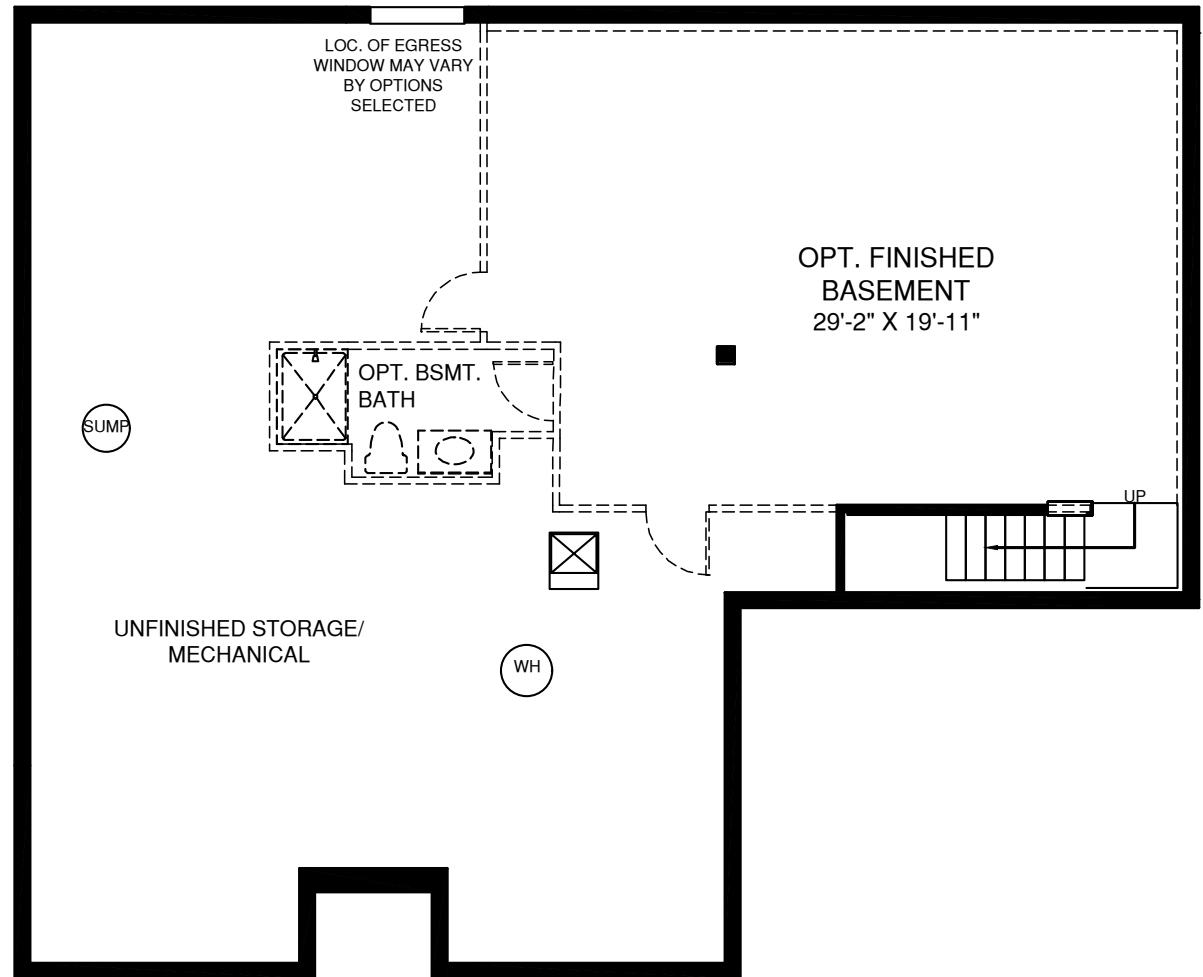
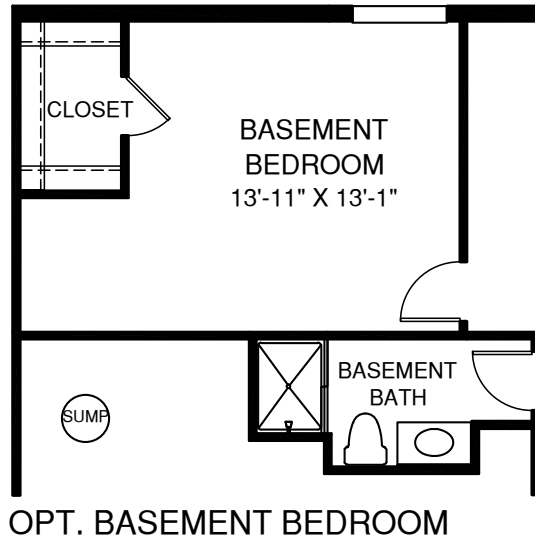
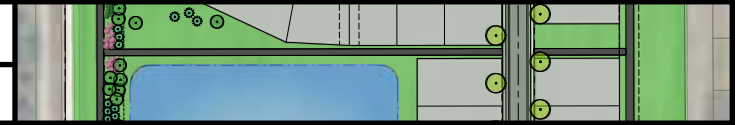
SEAT

OWNER'S BATH

MAIN LEVEL

GEORGIA ROAD NEIGHBORHOOD, ASHBROOKE, FLOOR PLANS

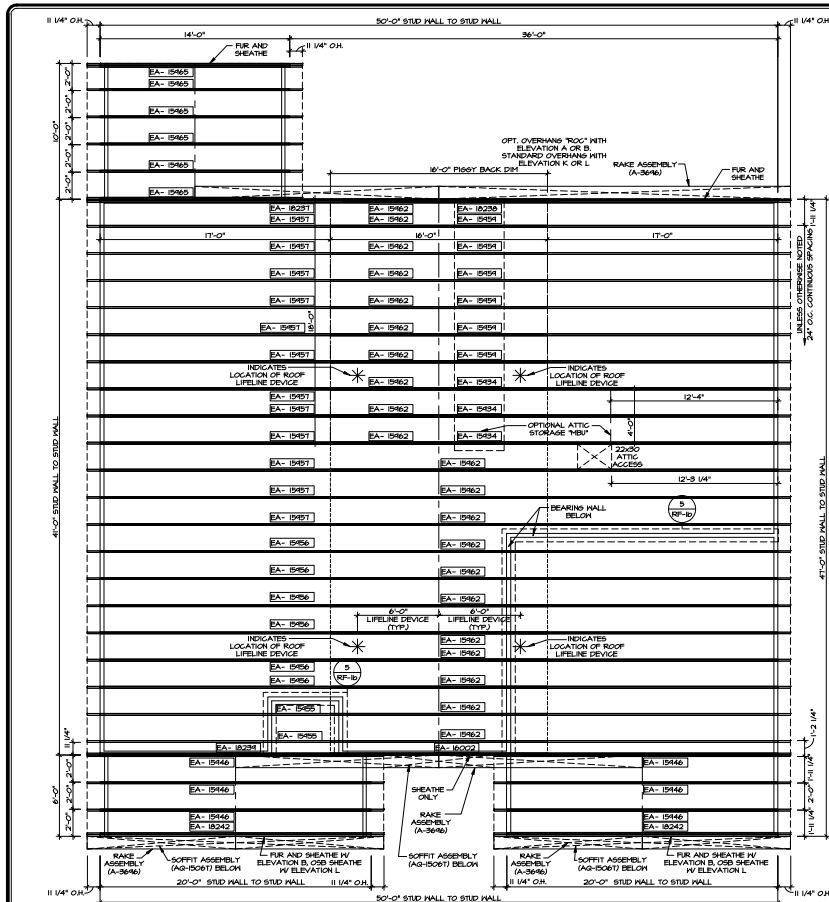
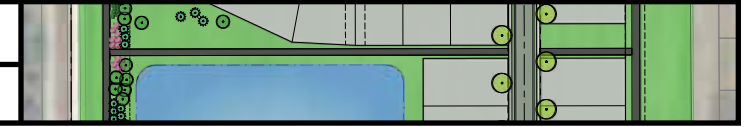
FLAT FORK PUD



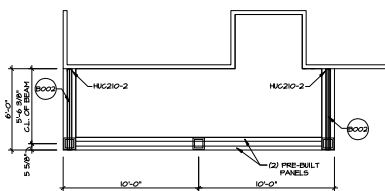
LOWER LEVEL

GEORGIA ROAD NEIGHBORHOOD, ASHBROOKE, ROOF PLANS

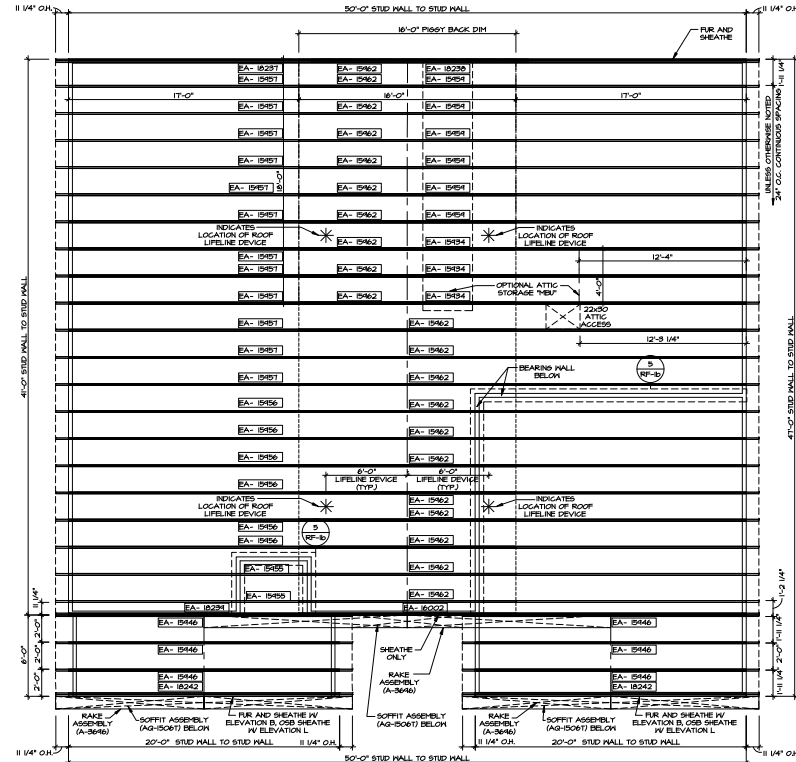
FLAT FORK PUD



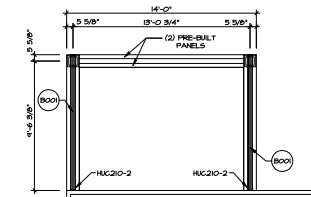
2 ROOF FRAMING
SCALE: 1/4" = 1'-0"



3 PORCH BEAM FRAMING PLAN
SCALE: 1/4" = 1'-0"



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



4 PORCH BEAM FRAMING PLAN
SCALE: 1/4" = 1'-0"

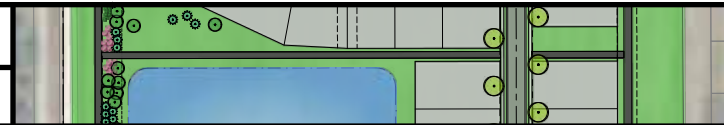
NOTES:
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL: NAILING SCHEDULE (N-3)

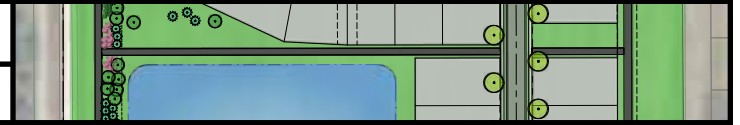
LEGEND
BEARING WALL
INDICATES BEARING FROM PORTFOLIO ABOVE
JACKS
BEAM/HEADER
PAD FOOTING
STEEL COLUMN
TRUSS TIE DOWN
PORTAL FRAME
JOIST/TRUSS
LVL
ENGINEERING PAGE NUMBER

REV.	NO.	DATE	DESCRIPTION
1	1	07/20/21	ISSUED FOR PERMIT
2	2	07/20/21	ISSUED FOR PERMIT
3	3	07/20/21	ISSUED FOR PERMIT
4	4	07/20/21	ISSUED FOR PERMIT
5	5	07/20/21	ISSUED FOR PERMIT
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61	61	07/20/21	ISSUED FOR PERMIT
62	62	07/20/21	ISSUED FOR PERMIT
63	63	07/20/21	ISSUED FOR PERMIT
64	64	07/20/21	ISSUED FOR PERMIT
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67	67	07/20/21	ISSUED FOR PERMIT
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72	72	07/20/21	ISSUED FOR PERMIT
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100	100	07/20/21	ISSUED FOR PERMIT

GEORGIA ROAD NEIGHBORHOOD, AVIANO, RENDERING

FLAT FORK PUD





AVIANO

ELEVATION K

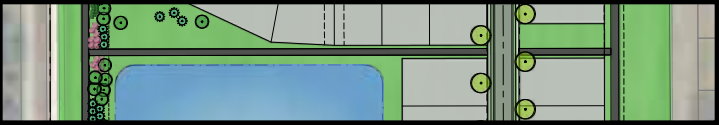


ELEVATION L

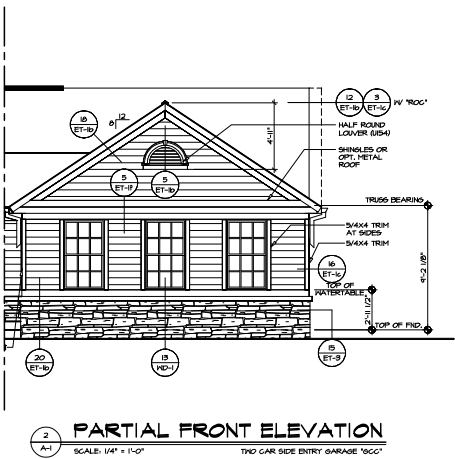
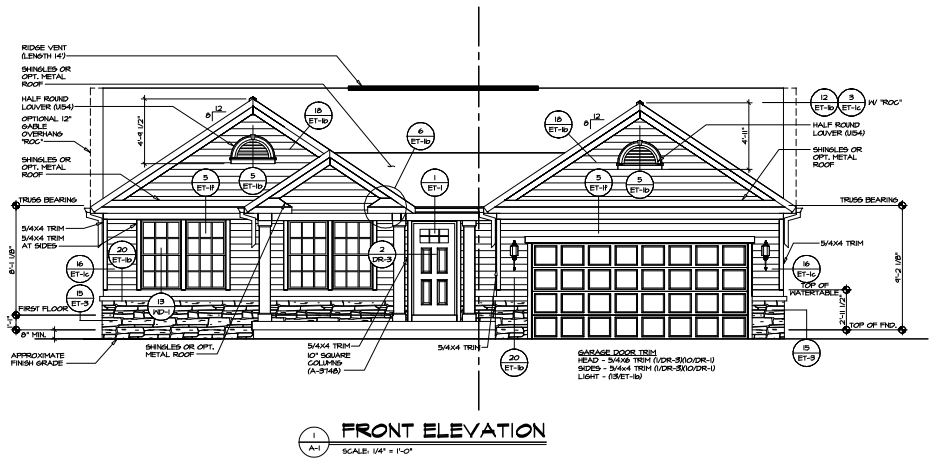


GEORGIA ROAD NEIGHBORHOOD, AVIANO, ELEVATIONS

FLAT FORK PUD



NOTE:
GRILLED IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE ORNITED
WITH BRONZE WINDOWS

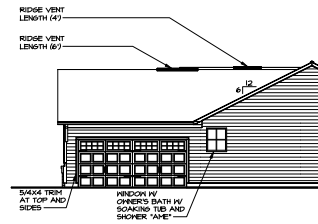
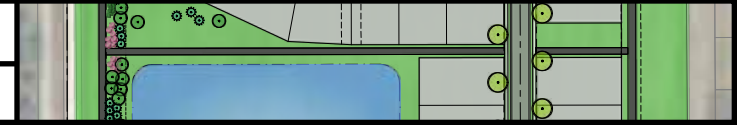


REV.	NO.	DATE	REMARKS
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2	04/05/16	ET	1. EXTERIOR DOORS AND SIDEWAYS TO BE ORNITED WITH BRONZE WINDOWS
3	04/05/16	ET	1. EXTERIOR DOORS AND SIDEWAYS TO BE ORNITED WITH BRONZE WINDOWS
4	04/05/16	ET	1. EXTERIOR DOORS AND SIDEWAYS TO BE ORNITED WITH BRONZE WINDOWS
5	04/05/16	ET	1. EXTERIOR DOORS AND SIDEWAYS TO BE ORNITED WITH BRONZE WINDOWS
6	04/05/16	ET	1. EXTERIOR DOORS AND SIDEWAYS TO BE ORNITED WITH BRONZE WINDOWS
7	04/05/16	ET	1. EXTERIOR DOORS AND SIDEWAYS TO BE ORNITED WITH BRONZE WINDOWS
8	04/05/16	ET	1. EXTERIOR DOORS AND SIDEWAYS TO BE ORNITED WITH BRONZE WINDOWS
9	04/05/16	ET	1. EXTERIOR DOORS AND SIDEWAYS TO BE ORNITED WITH BRONZE WINDOWS
10	04/05/16	ET	1. EXTERIOR DOORS AND SIDEWAYS TO BE ORNITED WITH BRONZE WINDOWS
11	04/05/16	ET	1. EXTERIOR DOORS AND SIDEWAYS TO BE ORNITED WITH BRONZE WINDOWS
12	04/05/16	ET	1. EXTERIOR DOORS AND SIDEWAYS TO BE ORNITED WITH BRONZE WINDOWS
13	04/05/16	ET	1. EXTERIOR DOORS AND SIDEWAYS TO BE ORNITED WITH BRONZE WINDOWS
14	04/05/16	ET	1. EXTERIOR DOORS AND SIDEWAYS TO BE ORNITED WITH BRONZE WINDOWS
15	04/05/16	ET	1. EXTERIOR DOORS AND SIDEWAYS TO BE ORNITED WITH BRONZE WINDOWS
16	04/05/16	ET	1. EXTERIOR DOORS AND SIDEWAYS TO BE ORNITED WITH BRONZE WINDOWS
17	04/05/16	ET	1. EXTERIOR DOORS AND SIDEWAYS TO BE ORNITED WITH BRONZE WINDOWS
18	04/05/16	ET	1. EXTERIOR DOORS AND SIDEWAYS TO BE ORNITED WITH BRONZE WINDOWS
19	04/05/16	ET	1. EXTERIOR DOORS AND SIDEWAYS TO BE ORNITED WITH BRONZE WINDOWS
20	04/05/16	ET	1. EXTERIOR DOORS AND SIDEWAYS TO BE ORNITED WITH BRONZE WINDOWS

SET NO. AVIANO	VERSION 0
DRAWN BY SSA	DATE: 4/15/16
OPTION	ELC
PROJECT DESCRIPTION	ELEVATION C
SHEET NO.	8

GEORGIA ROAD NEIGHBORHOOD, AVIANO, ELEVATIONS

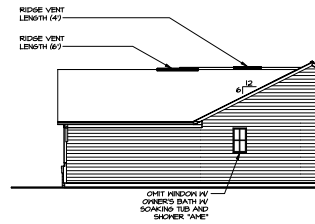
FLAT FORK PUD



14
A-2

PARTIAL RIGHT ELEVATION

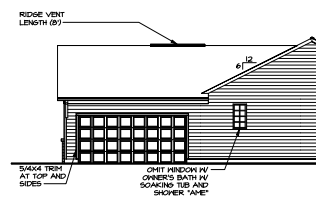
SCALE: 1/8" = 1'-0" ELEVATION "L" "ELL"
TWO CAR SIDE LOAD GARAGE "GCC"



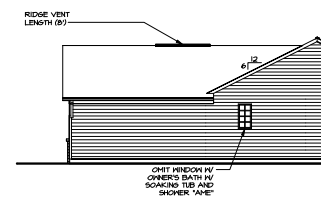
15
A-2

PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" ELEVATION "L" TELL"
TWO CAR FRONT LOAD GARAGE "SCB"



5 PARTIAL RIGHT ELEVATION
A-2 SCALE: 1/8" = 1'-0" ELEVATION "A"
PARTIAL BRICK VENEER FRONT

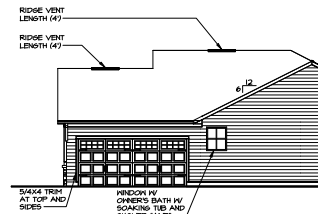


4
A-2

PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

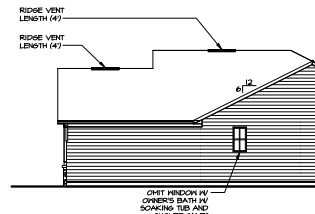
ELEVATION "A" "ELA"
PARTIAL BRICK VENEER FRONT "EVM"
TWO CAR FRONT LOAD GARAGE "SCB"



18
A-2

PARTIAL RIGHT ELEVATION

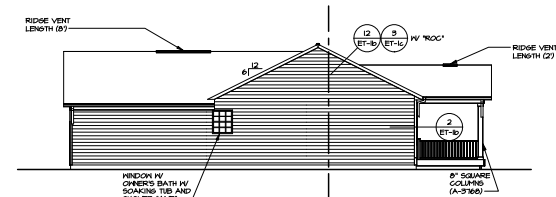
SCALE: 1/8" = 1'-0" ELEVATION "K" TEL:
TWO CAR SIDE LOAD GARAGE "GCC"



12
A-2

PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" ELEVATION "K" "ELK"
TWO CAR FRONT LOAD GARAGE "GCB"

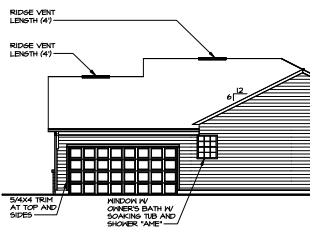


3
A-2

RIGHT ELEVATION

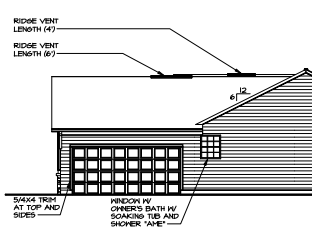
SCALE: 1/8" = 1'-0"

REAR COVERED PORCH "BPM"
OWNER'S BATHROOM W/ SOAKING



PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB"
 PARTIAL BRICK VENEER FRONT "EVM"
 TWO CAR SIDE LOAD GARAGE "GCC"

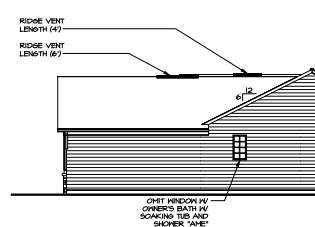


10
A-2

PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

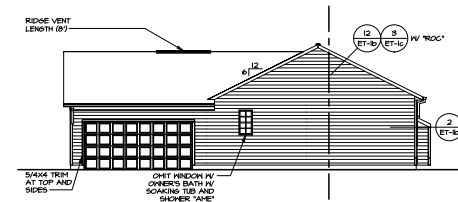
ELEVATION "C" ELEC.
TWO CAR SIDE LOAD GARAGE "GCC"



II
A-2

PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" ELEVATION 'C' 'ELC'
TWO CAR FRONT LOAD GARAGE '6CB



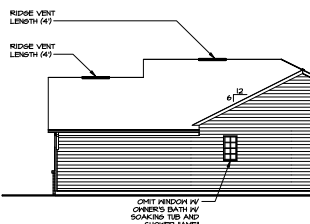
2
A-2

RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

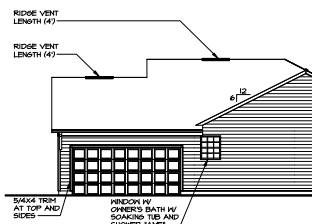
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TWO CAR SIDE LOAD GARAGE "SCG"
GAS FIREPLACE GREAT ROOM REAR "LGG"



PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0" ELEVATION "B" "ELB"
PARTIAL BRICK VENEER FRONT "EV1"
TWO CAR FRONT LOAD GARAGE "GCB"

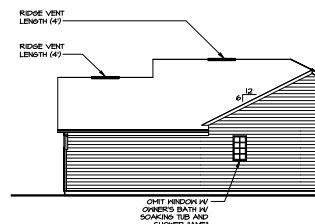


7
A-2

PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION "B" "ELB"
SIDING VENEER FRONT "EV"
TWO CAR SIDE LOAD GARAGE "GCG"

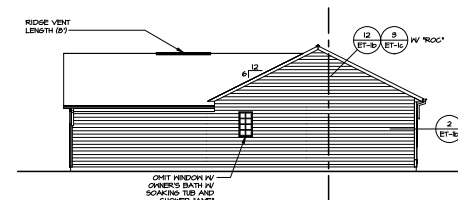


6
A-2

PARTIAL RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION "B" "ELB"
SIDING VENEER FRONT "EVP"
TWO CAR FRONT LOAD GARAGE "SCB"



1
A-2

RIGHT ELEVATION

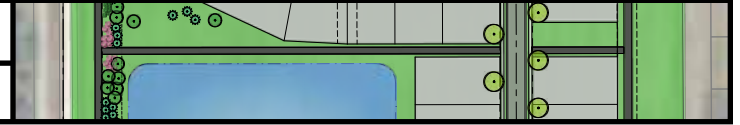
SCALE: 1/8" = 1'-0"

ELEVATION "A" TELA
SIDING VENEER FRONT TVF
TWO CAR FRONT LOAD GARAGE TSCB

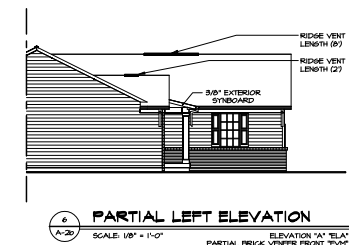
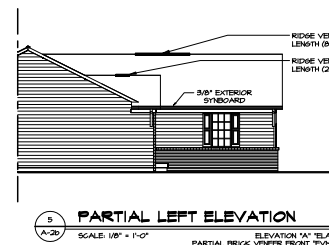
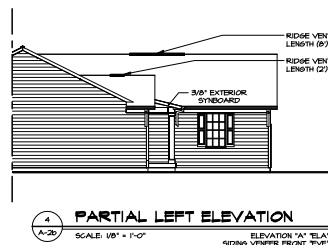
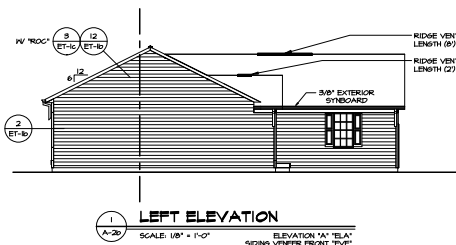
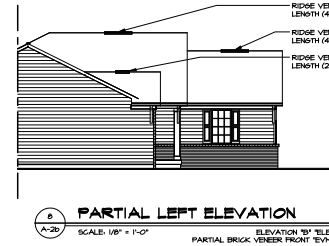
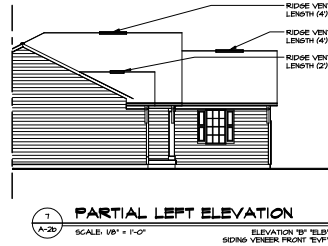
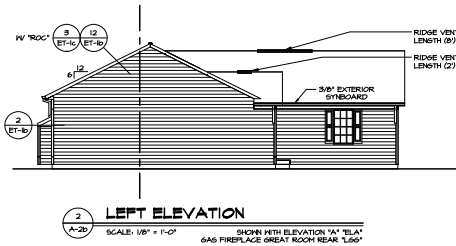
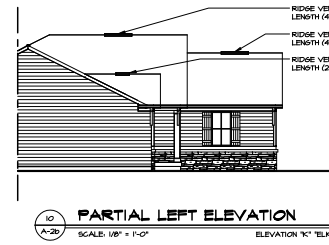
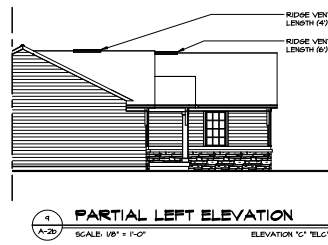
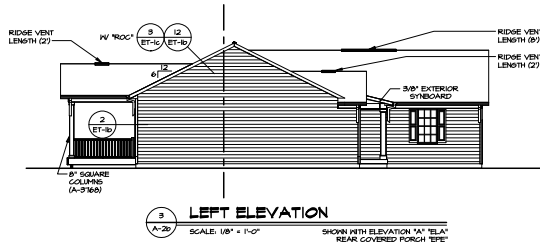
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GEORGIA ROAD NEIGHBORHOOD, AVIANO, ELEVATIONS

FLAT FORK PUD



NOTE:
GRILLERS IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRICK/STONE FINISHES



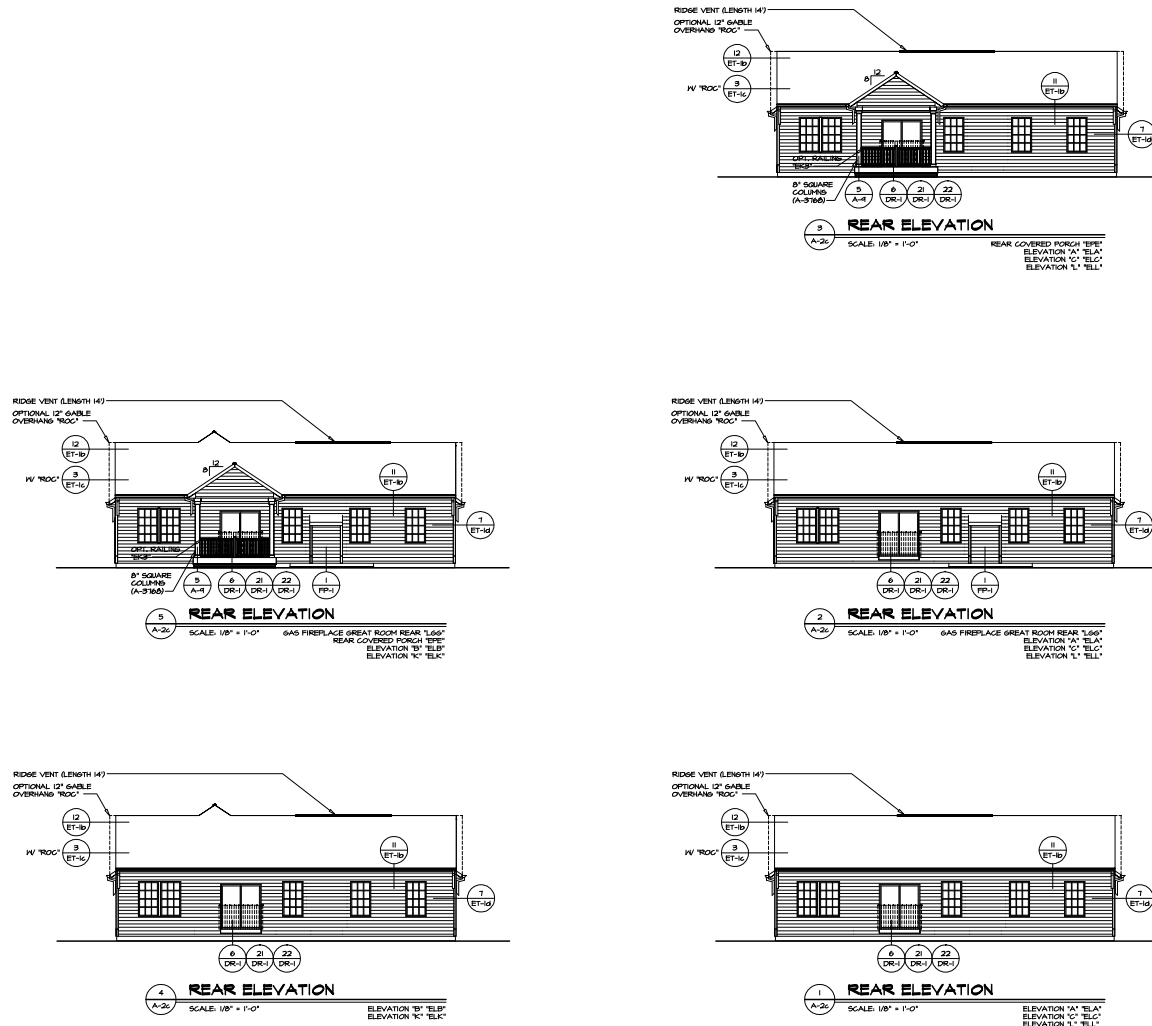
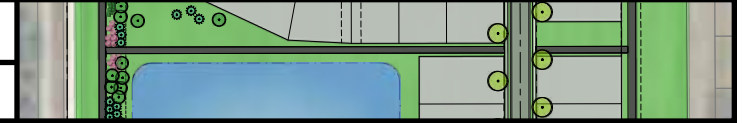
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8	8	4/15/15	ISSUED FOR PERMIT
9	9	4/15/15	ISSUED FOR PERMIT
10	10	4/15/15	ISSUED FOR PERMIT
11	11	4/15/15	ISSUED FOR PERMIT
12	12	4/15/15	ISSUED FOR PERMIT



SET NO. AVIANO
VERSION 0
DRAWN BY SGA
DATE: 4/15/15
OPTION
12

GEORGIA ROAD NEIGHBORHOOD, AVIANO, ELEVATIONS

FLAT FORK PUD



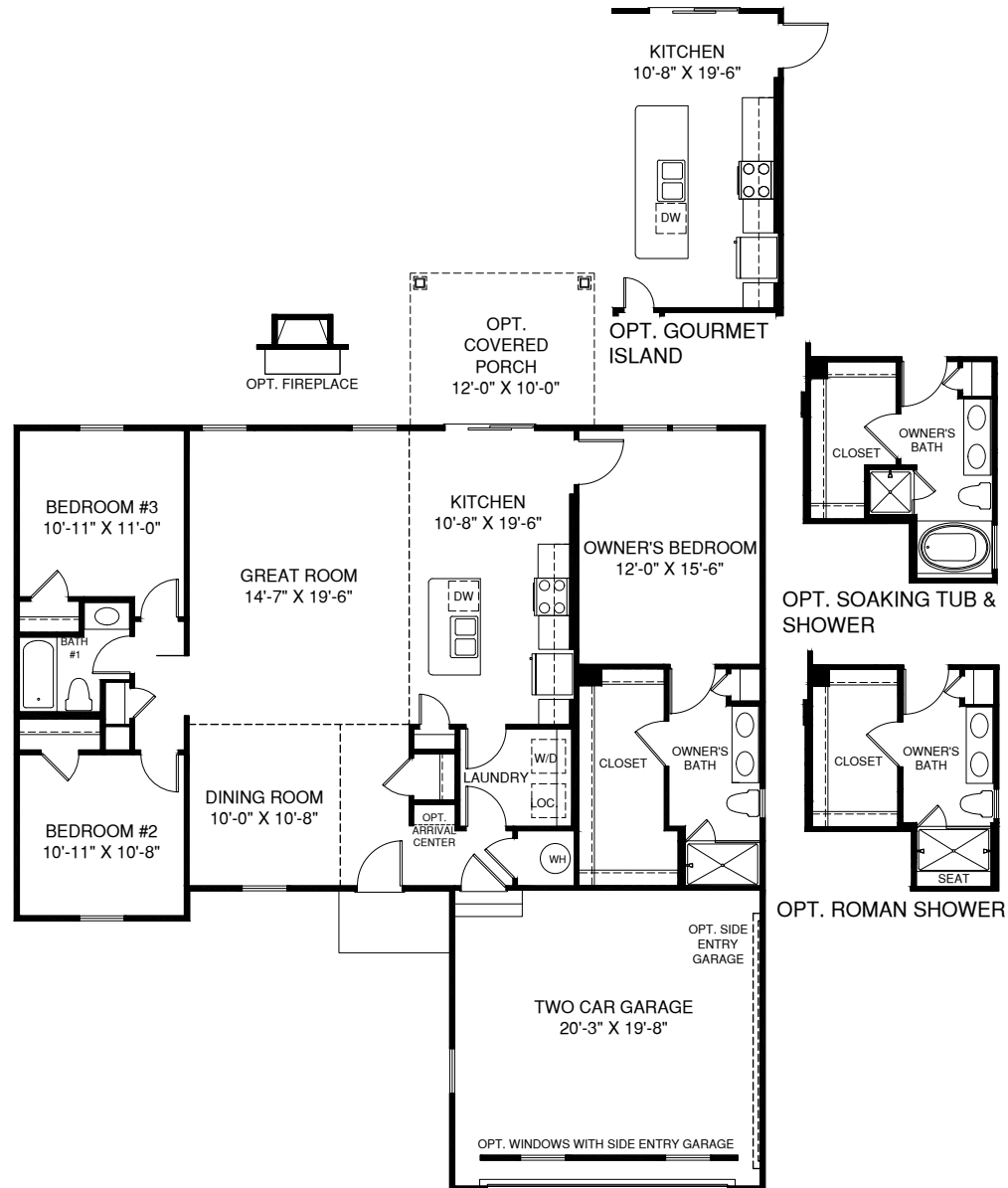
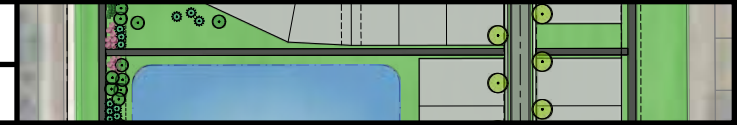
NOTE:
GRILLES IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRONZE WINDOWS

NOTE: GRILL PATTERN CHANGES TO 2 OVER 2 WITH ELEVATION K "ELK" OR ELEVATION L "ELL"

[illegible]

GEORGIA ROAD NEIGHBORHOOD, AVIANO, FLOOR PLANS

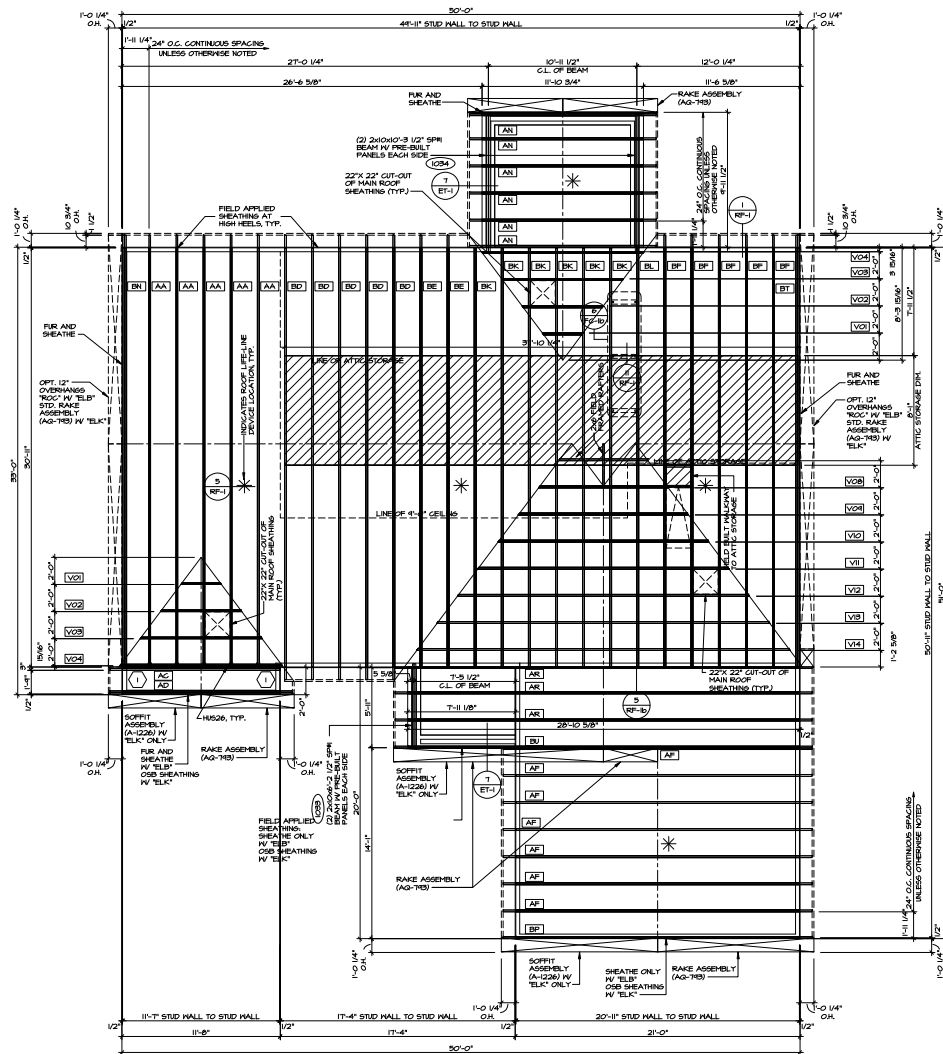
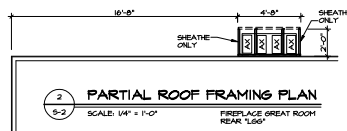
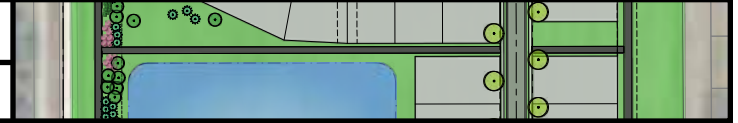
FLAT FORK PUD



MAIN LEVEL

GEORGIA ROAD NEIGHBORHOOD, AVIANO, ROOF PLANS

FLAT FORK PUD



ROOF FRAMING PLAN

- NOTES:**
1. GENERAL NOTES (N-1)
 2. SCHEDULES (N-2)
 3. LVL NAILING SCHEDULE (N-1)
 4. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.

- ### LEGEND
- | | |
|--|--|
| | BEARING WALL |
| | NON BEARING WALL |
| | INDICATES BEARINGS FROM POINT-LOAD ABOVE |
| | JACKS |
| | BEAM/HEADER |
| | PAD FOOTING |
| | STEEL COLUMN |
| | PORTAL FRAME |
| | JOIST/TRUSS |
| | LVL |
| | ENGINEERING PAGE NUMBER |

[illegible]

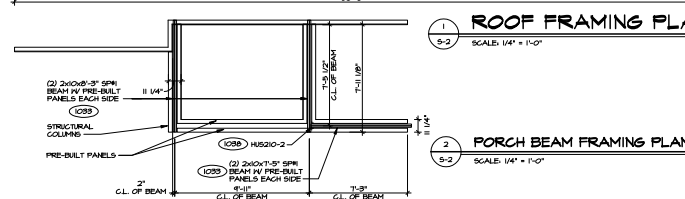
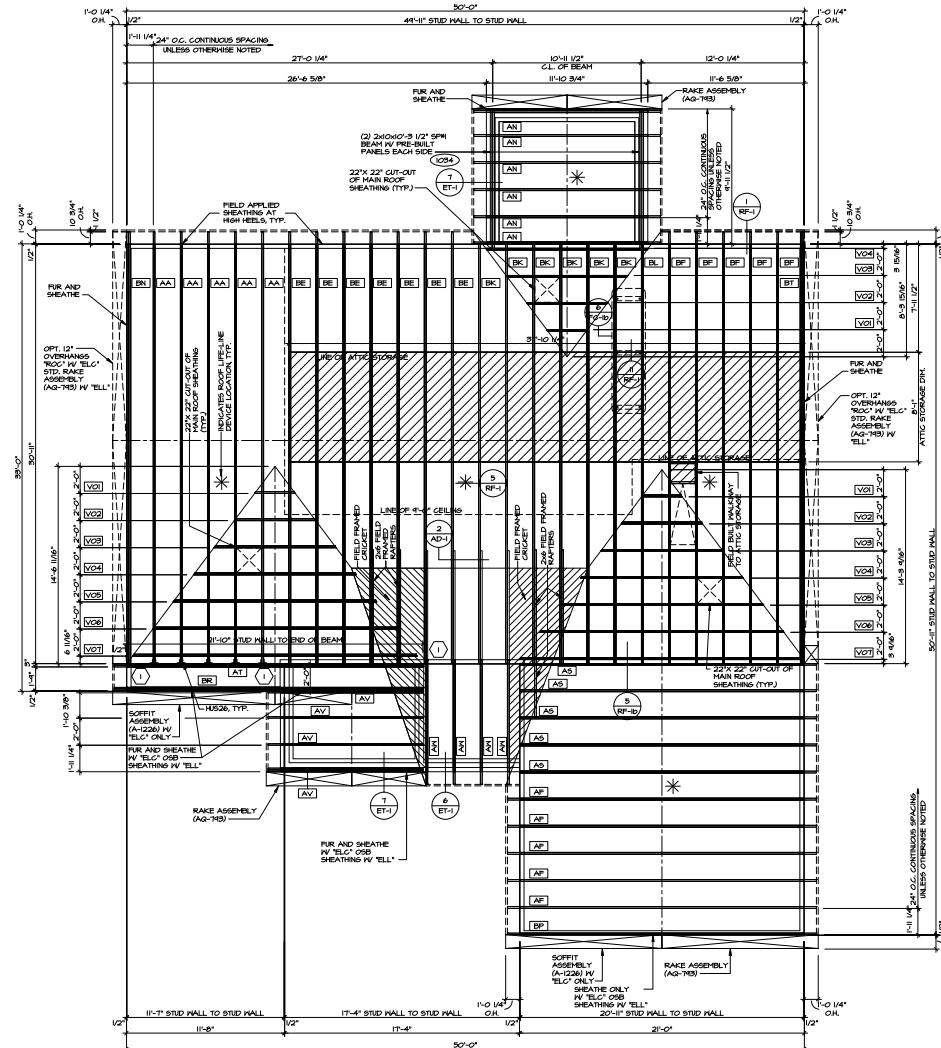
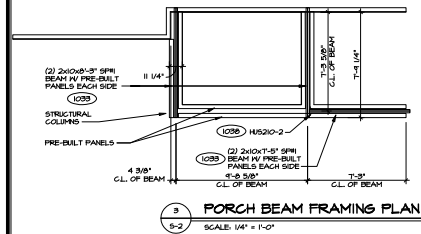
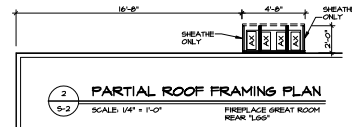
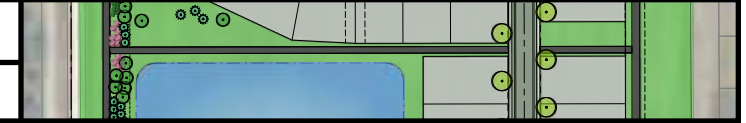
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SHEET NO.	MODEL	SET NO. 11-000
9-2	AVIANO	VERSION C1
	DRAWING TITLE	DRAWN BY CMB
	ROOF TRILING PLAN	DATE: 4/17/15
	OPTION DESCRIPTION	OPTION
92	ELEVATION "B" OR "C" REAR COVERED PORCH 4" CEILINGS, ATTIC STORAGE FULL BASEMENT FOUNDATION	ELB ELK EPE SCC NEU FBA

GEORGIA ROAD NEIGHBORHOOD, AVIANO, ROOF PLANS

FLAT FORK PUD



- NOTES:**
- GENERAL NOTES (N-1)
 - SCHEDULES (S-1)
 - LVL SCHEDULING (S-2)
 - SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION
- LEGEND**
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE PG DETAILS FOR FRAMING CONNECTIONS

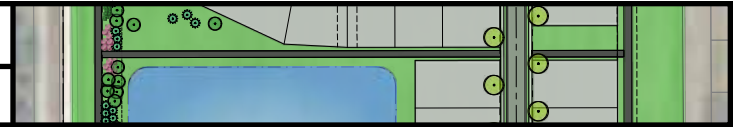
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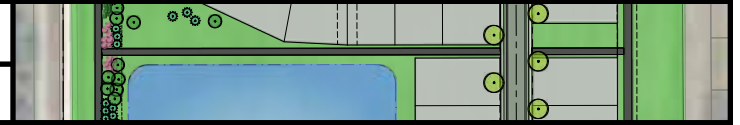
AVIANO 10000 S. AVIANO BLVD. SUITE 100 DALLAS, TX 75243 TEL: 214.415.1000 FAX: 214.415.1001 WWW.AVIANO.COM	NVR NORTON & VANCE, INC. 10000 S. AVIANO BLVD. SUITE 100 DALLAS, TX 75243 TEL: 214.415.1000 FAX: 214.415.1001 WWW.NVR.COM
---	---

SHEET NO. S-2 DRAWN BY CHS DATE: 6/17/15 CHECKED BY CHS SCALE: AS SHOWN	PROJECT NO. 100 CLIENT: FLAT FORK PUD DESIGNER: AVIANO CONTRACTOR: CHS
--	---

GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, RENDERING

FLAT FORK PUD





CUMBERLAND

ELEVATION K

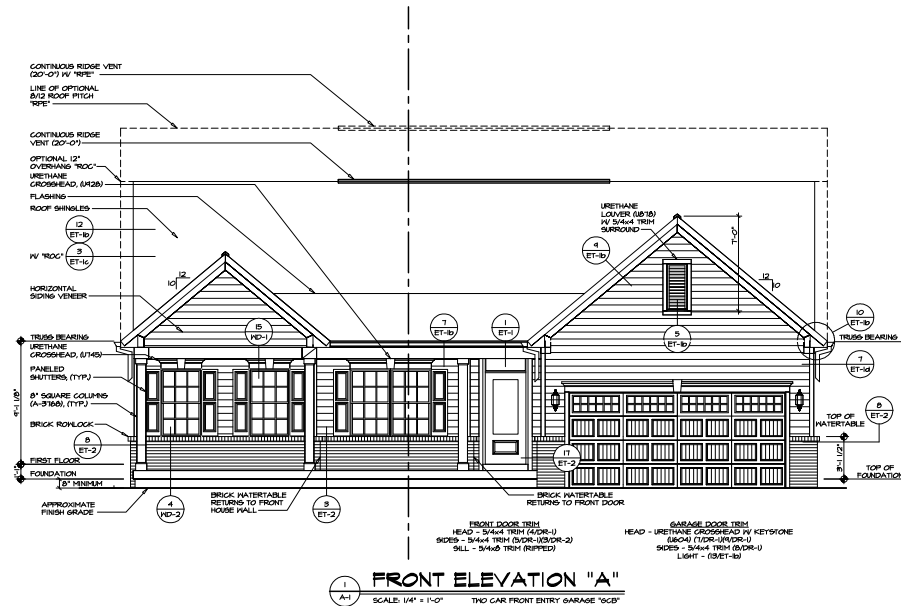
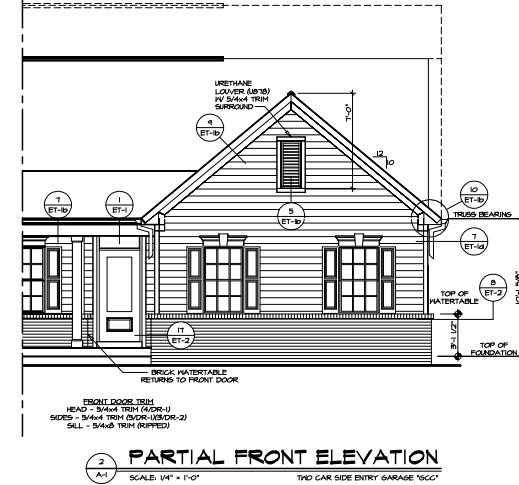
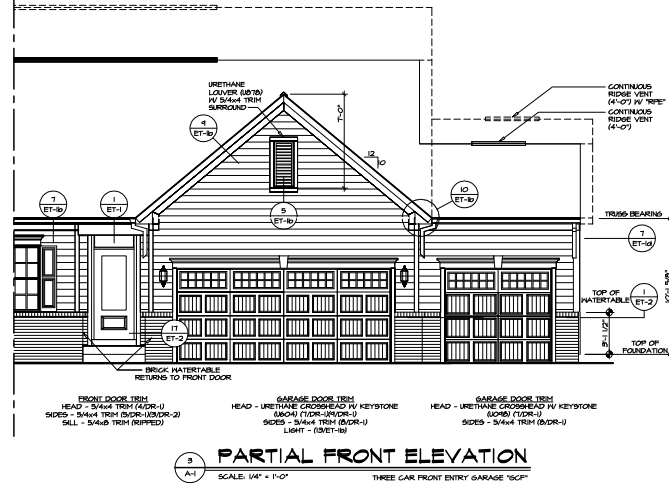
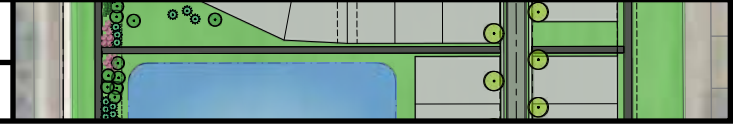


ELEVATION L



GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, ELEVATIONS

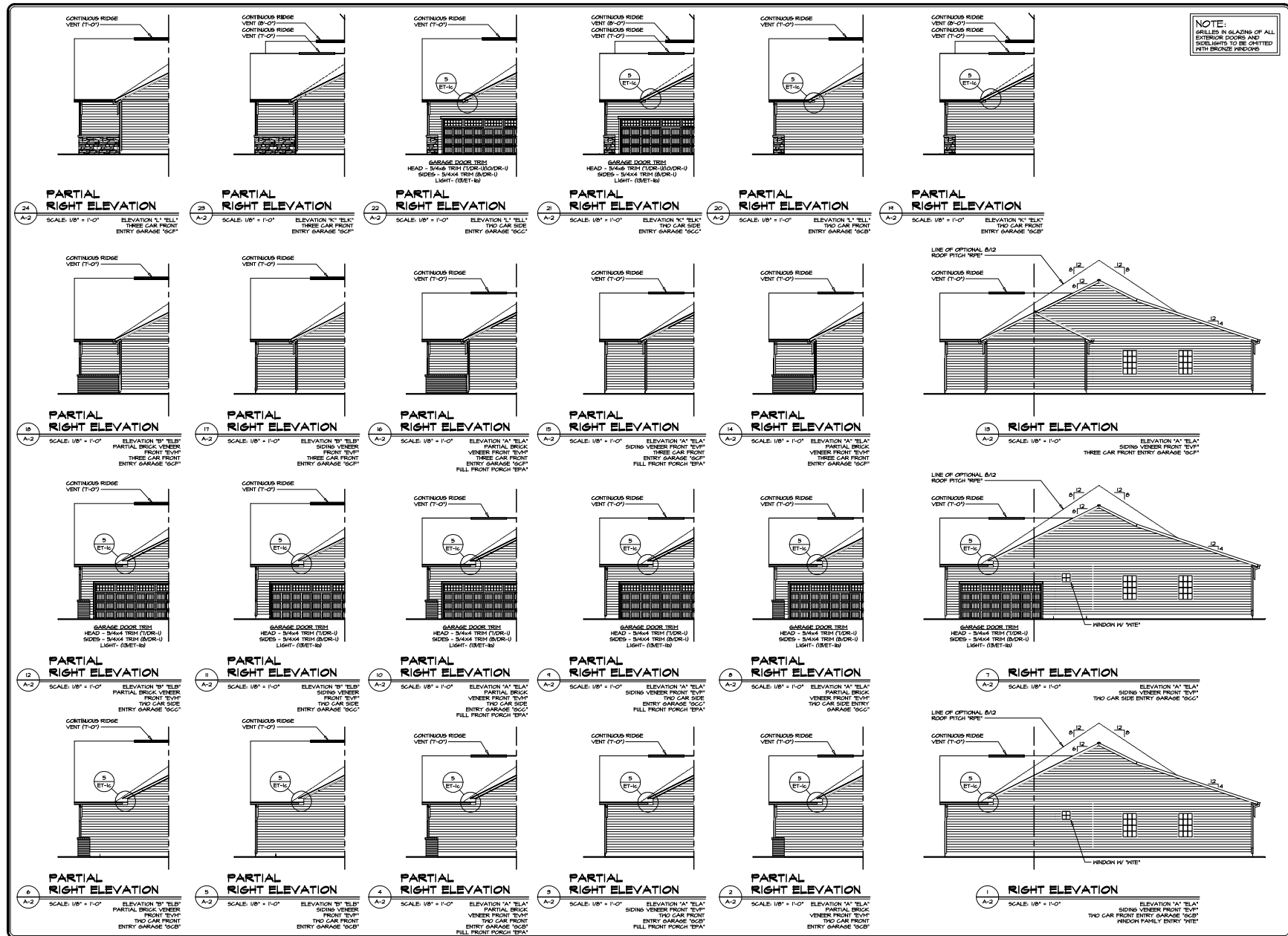
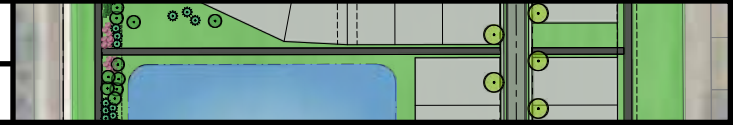
FLAT FORK PUD



SHEET NO. A-1	MODEL CUMBERLAND	SET NO COMPO	VERSION C	DATE	REV. NO.	DATE	REMARKS
		DRAWN BY 56/A	DATE 8/13/18				
8	OPTION DESCRIPTION	OPTION	100	100			
	PARTIAL BRICK VENEER FRONT FULL FRONT PORCH	OPTION	100	100			

GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, ELEVATIONS

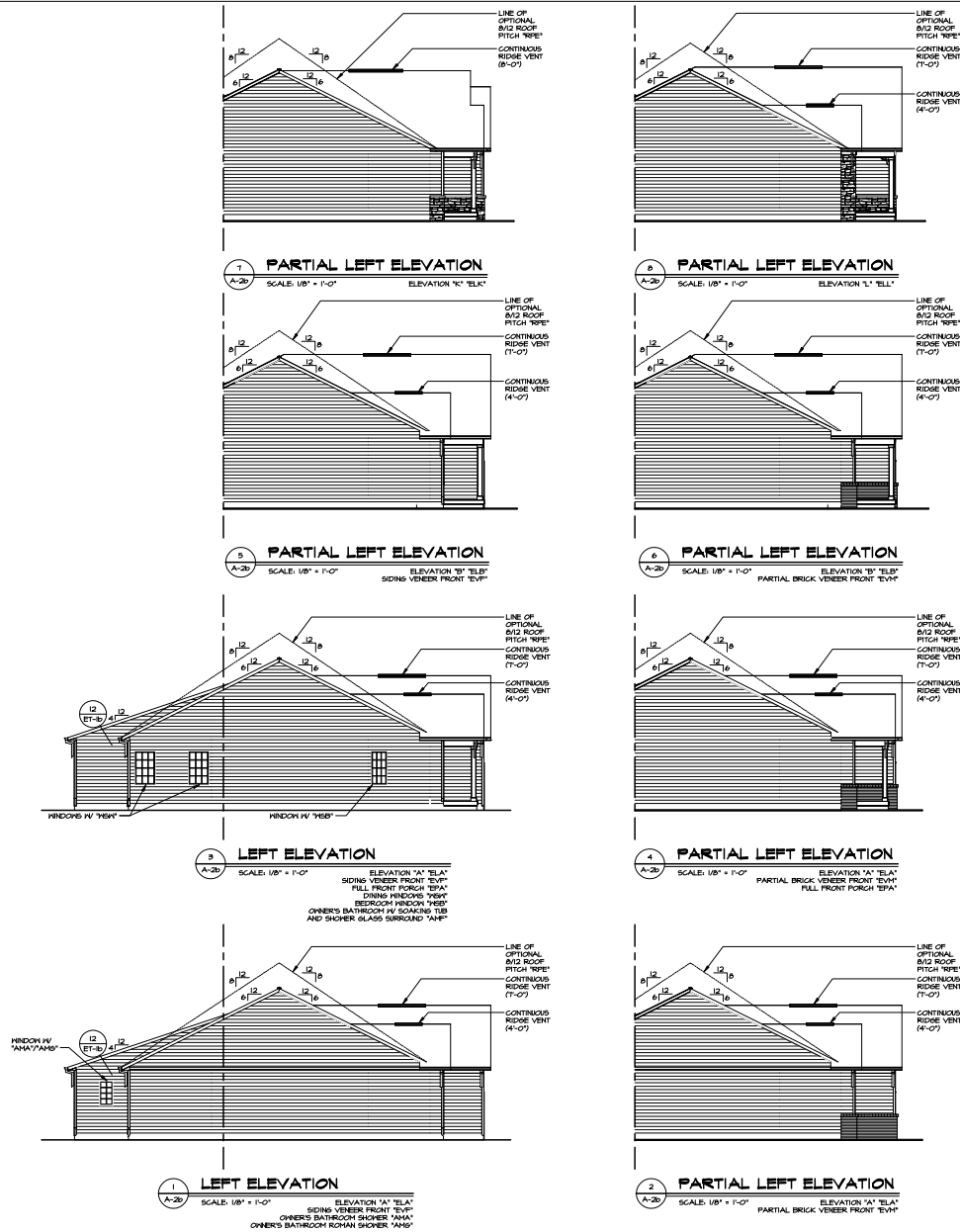
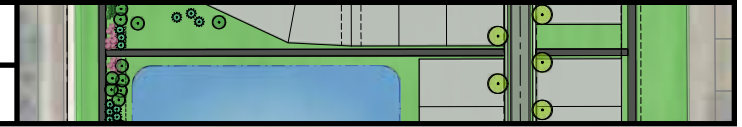
FLAT FORK PUD



REV.	NO.	DATE	DESCRIPTION
1	1	08/13/15	ISSUED FOR PERMIT
2	2	08/13/15	REVISIONS
3	3	08/13/15	REVISIONS
4	4	08/13/15	REVISIONS
5	5	08/13/15	REVISIONS
6	6	08/13/15	REVISIONS
7	7	08/13/15	REVISIONS
8	8	08/13/15	REVISIONS
9	9	08/13/15	REVISIONS
10	10	08/13/15	REVISIONS
11	11	08/13/15	REVISIONS
12	12	08/13/15	REVISIONS
13	13	08/13/15	REVISIONS
14	14	08/13/15	REVISIONS
15	15	08/13/15	REVISIONS
16	16	08/13/15	REVISIONS
17	17	08/13/15	REVISIONS
18	18	08/13/15	REVISIONS
19	19	08/13/15	REVISIONS
20	20	08/13/15	REVISIONS
21	21	08/13/15	REVISIONS
22	22	08/13/15	REVISIONS
23	23	08/13/15	REVISIONS
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GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, ELEVATIONS

FLAT FORK PUD

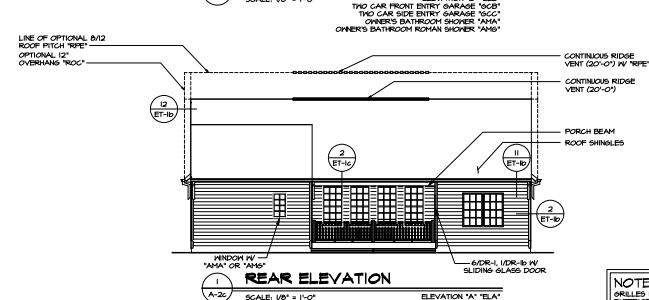
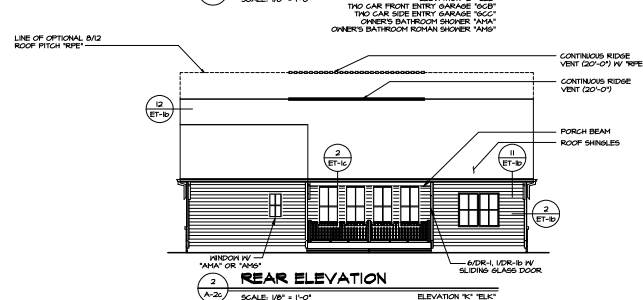
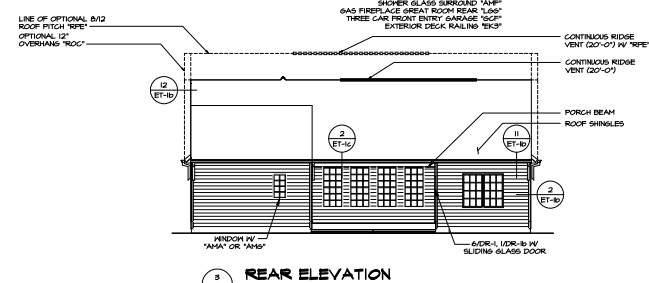
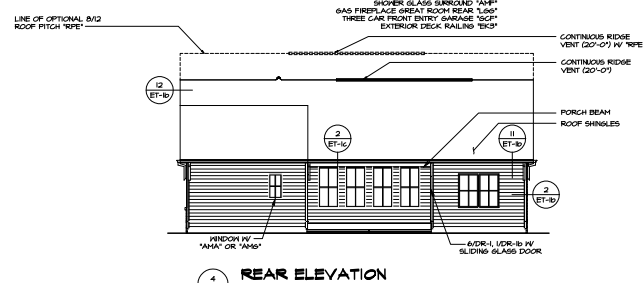
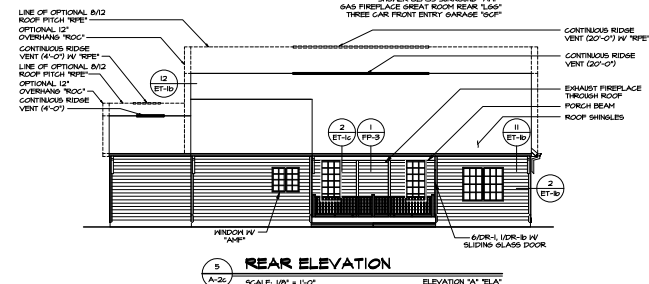
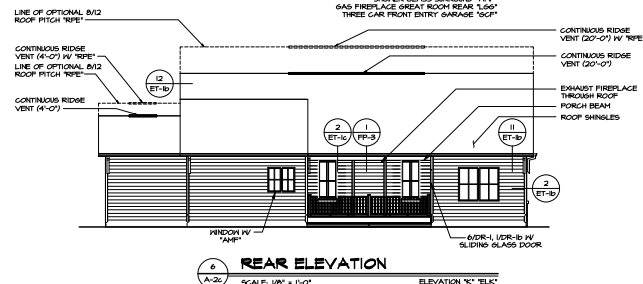
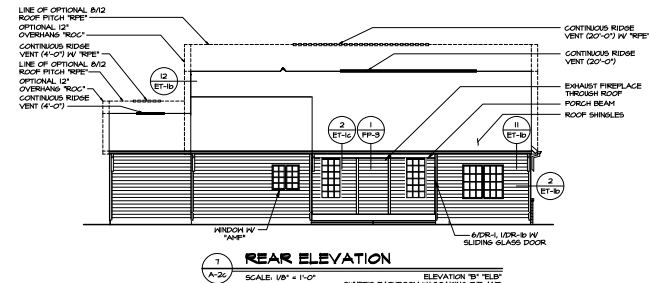
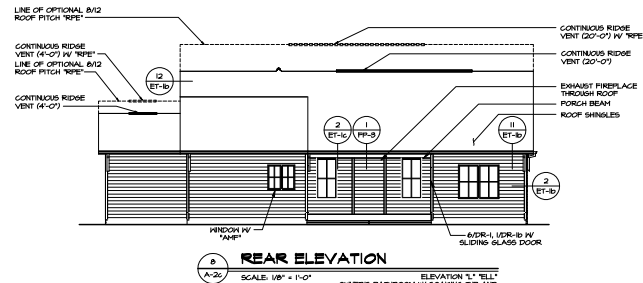
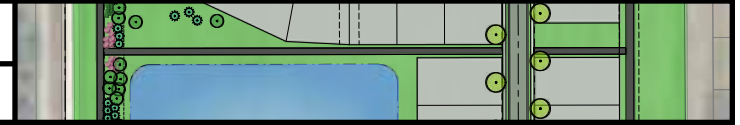


NOTE:
GRILLES IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRONZE WINDOWS

[illegible]

GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, ELEVATIONS

FLAT FORK PUD

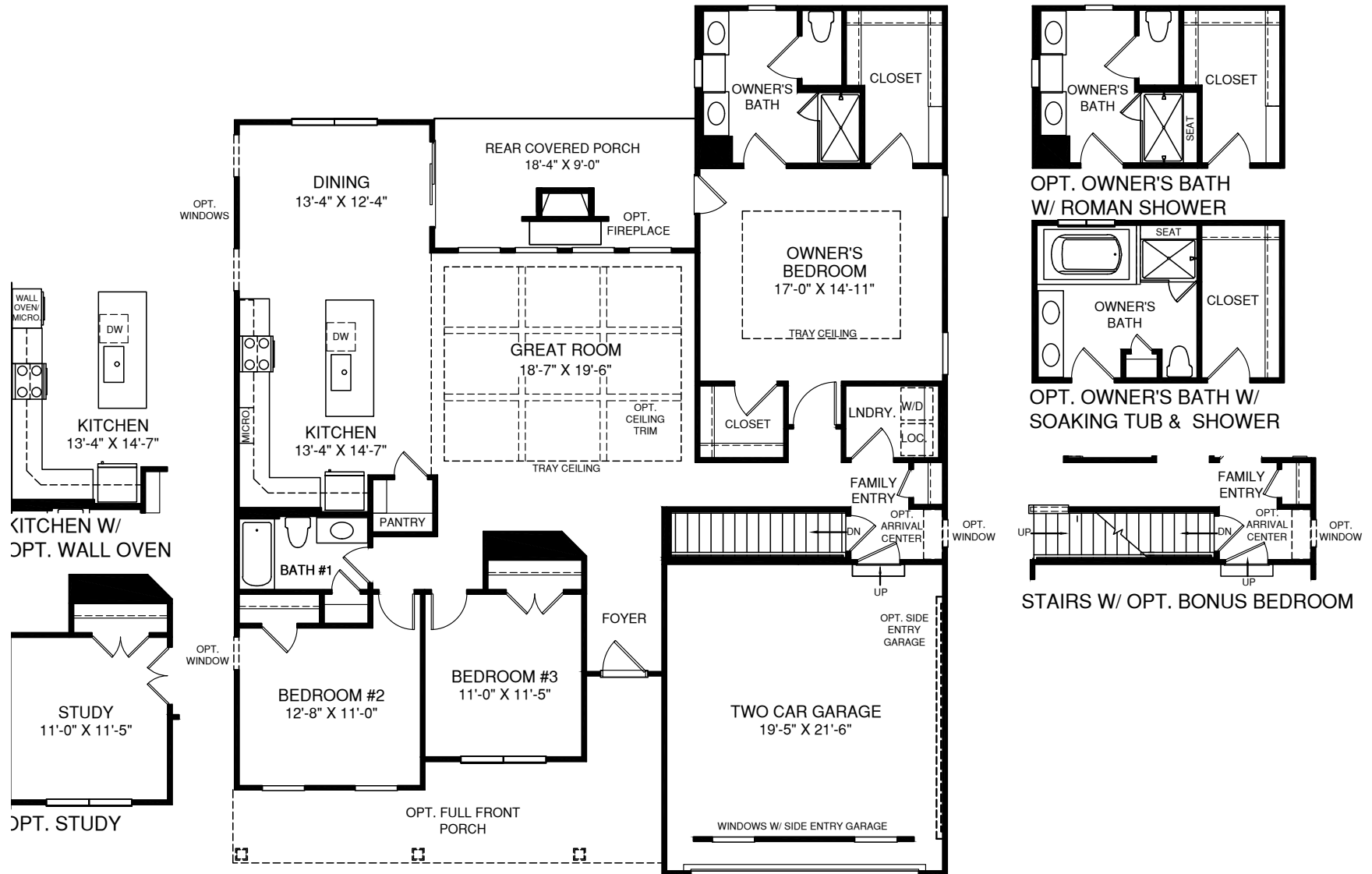
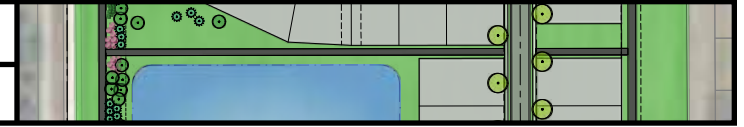


NOTE:
SHIELDS IN GLAZING OF ALL
EXTERIOR DOORS AND
Sidelights TO BE OMITTED
WITH BRONZE FINISHES

REV. NO.		DATE	DESCRIPTION
1	08/13/15	08/13/15	08/13/15
NVR 15			

GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, FLOOR PLANS

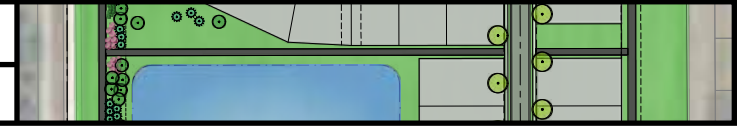
FLAT FORK PUD



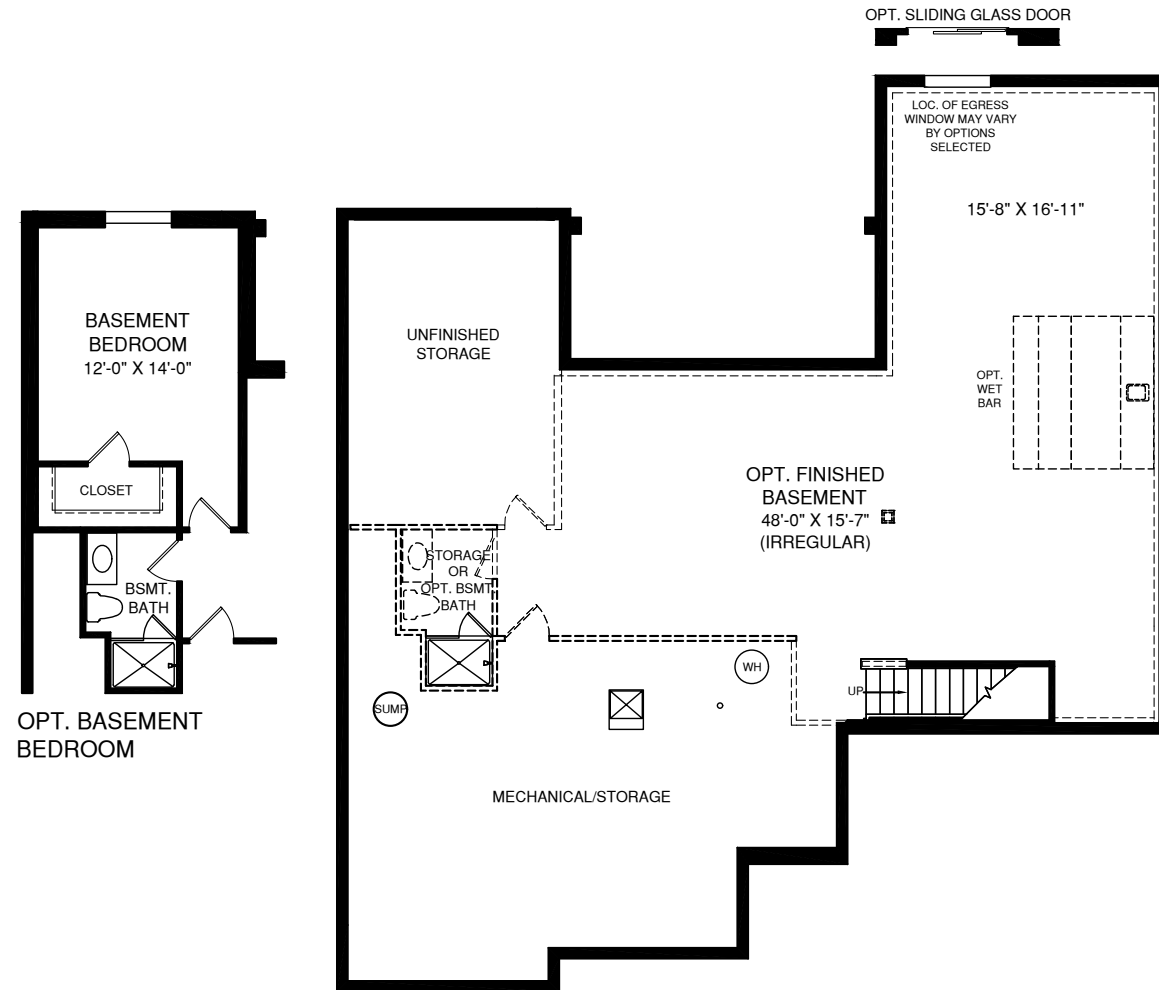
MAIN LEVEL

GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, FLOOR PLANS

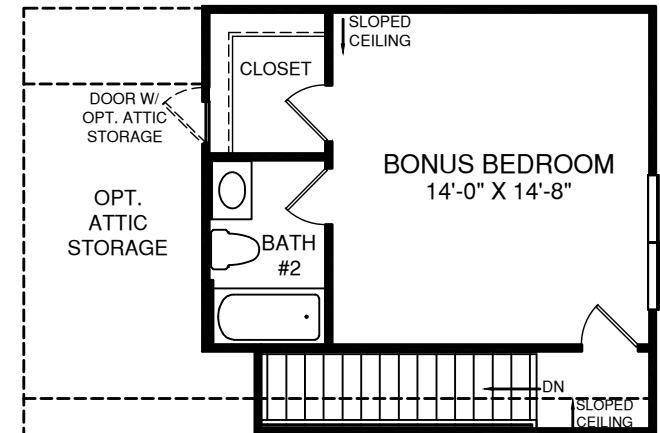
FLAT FORK PUD



OPT. SLIDING GLASS DOOR



LOWER LEVEL

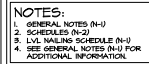
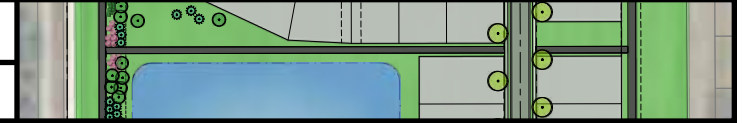


OPT. BONUS BEDROOM SHOWN W/ OPT. ATTIC STORAGE

OPT. UPPER LEVEL

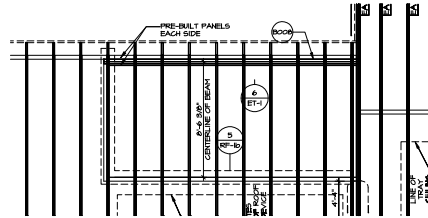
GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, ROOF PLANS

FLAT FORK PUD



LEGEND

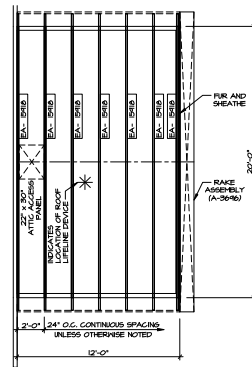
- | | |
|---|---|
|  | BEARING WALL |
|  | INDICATES BEARING FROM POINT-LOAD ABOVE |
|  | JACKS |
|  | BEAM/HEADER |
|  | PAD FOOTING |
|  | STEEL COLUMN |
|  | PORTAL FRAME |
|  | JOIST/TRUSS |
|  | LVL |
|  | ENGINEERING PAGE NUMBER |
- SEE PG DETAILS FOR FRAMING CONNECTORS



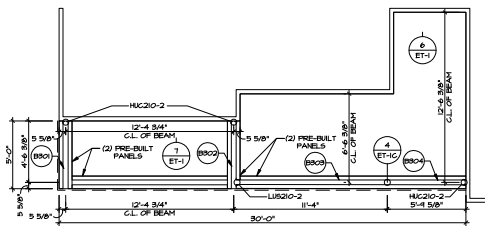
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9-9

ROOF FRAMING

SCALE: 1/4" = 1'-0" ALTERNATE STEEL FRAMING "SPS"

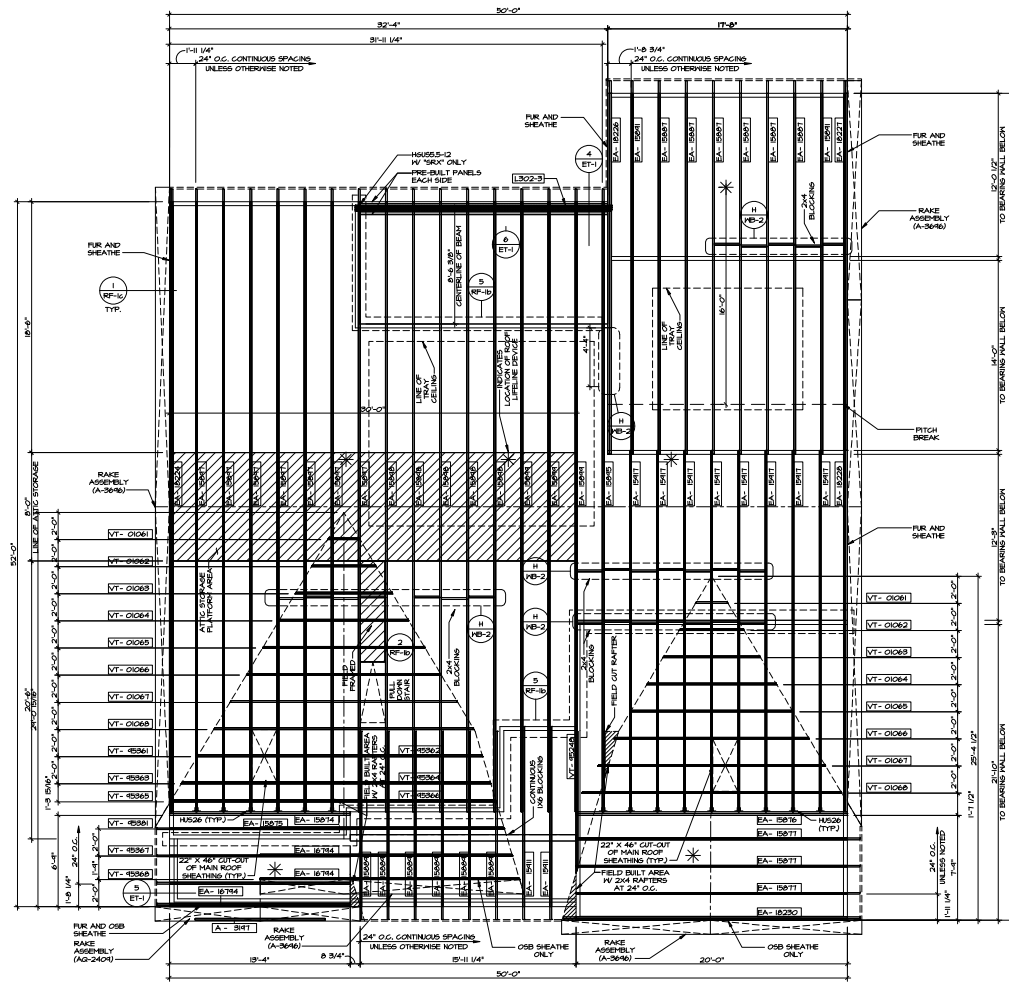


5 PARTIAL ROOF FRAMING PLAN
S-3 SCALE: 1/4" = 1'-0" THREE CAR FRONT ENTRY GARAGE 6"CF



PORCH BEAM FRAMING PLAN

2
S-S
SCALE: 1/4" = 1'-0"

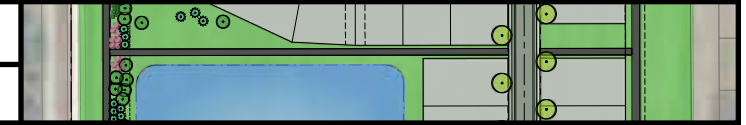


ROOF FRAMING

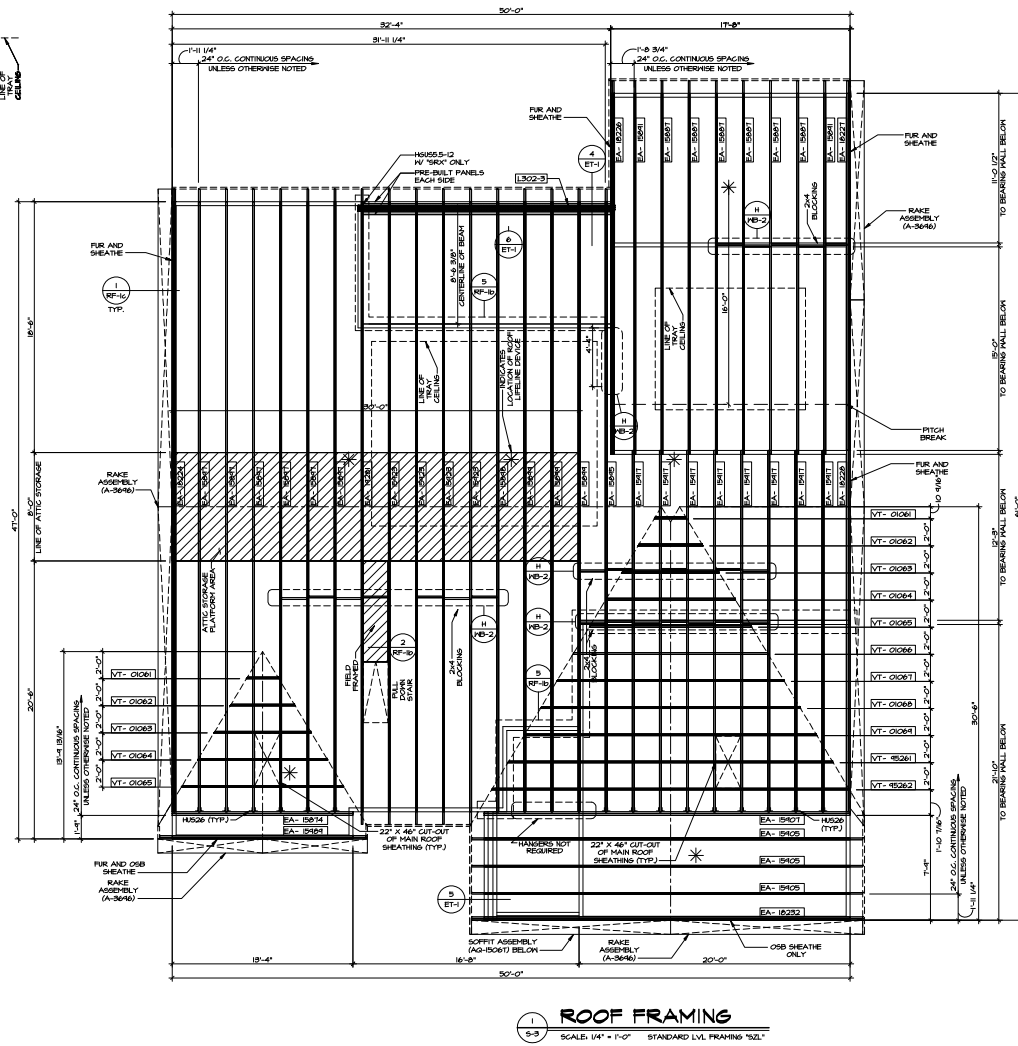
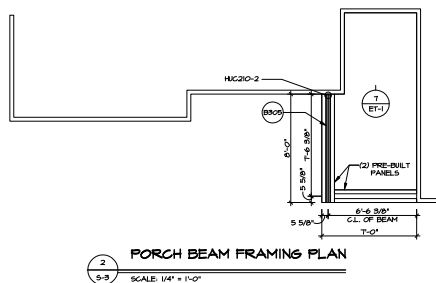
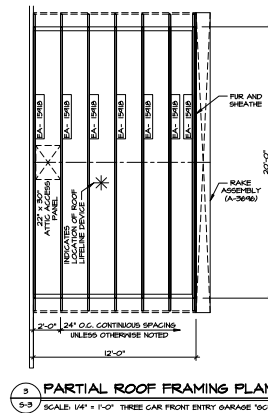
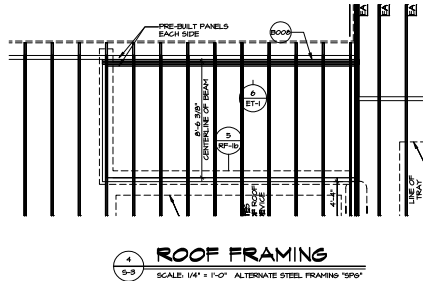
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GEORGIA ROAD NEIGHBORHOOD, CUMBERLAND, ROOF PLANS

FLAT FORK PUD



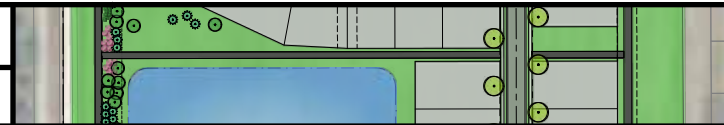
- NOTES:**
- GENERAL NOTES (N-1)
 - SCHEDULES (N-2)
 - LVL. WALKING SCHEDULE (N-3)
 - SEE GENERAL NOTES (N-4) FOR ADDITIONAL INFORMATION.
- LEGEND**
- BEARING WALL
 - INDICATED BEARING FROM POINT-LOAD ABOVE JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL.
 - ENGINEERING PAGE NUMBER
 - SEE PG. DETAILS FOR FRAMING CONNECTORS

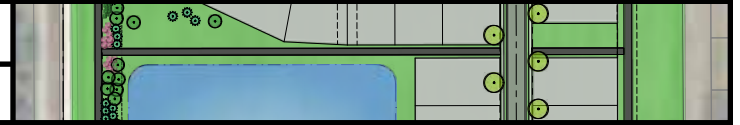


SHEET NO.		MODEL		REV. NO.		DATE		REVISIONS	
S-3		CUMBERLAND							
DRAWN BY		DESIGNED BY		CHECKED BY		DATE			
OPTION		OPTION		OPTION		DATE			
ELEVATION		ELEVATION		ELEVATION		DATE			
FULL BASEMENT		FULL BASEMENT		FULL BASEMENT		DATE			
156		156		156		156			

GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, RENDERING

FLAT FORK PUD





SAVANNAH

ELEVATION K

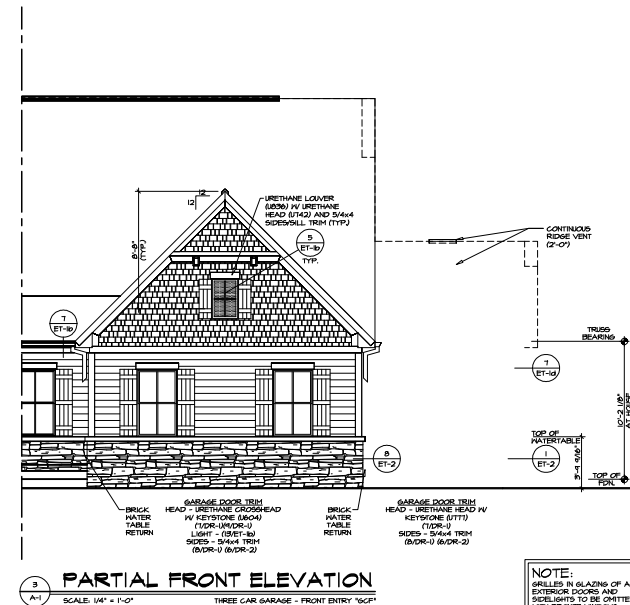
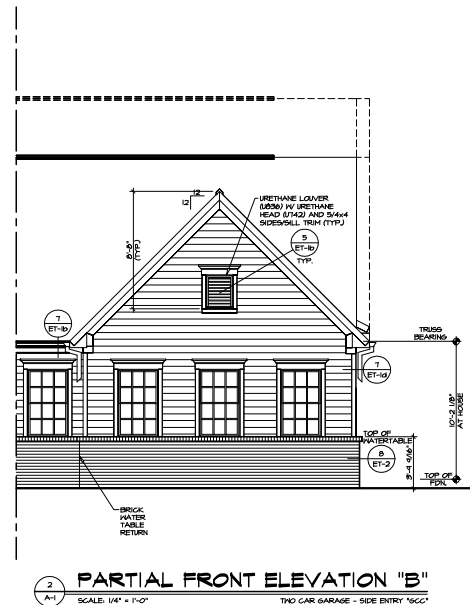
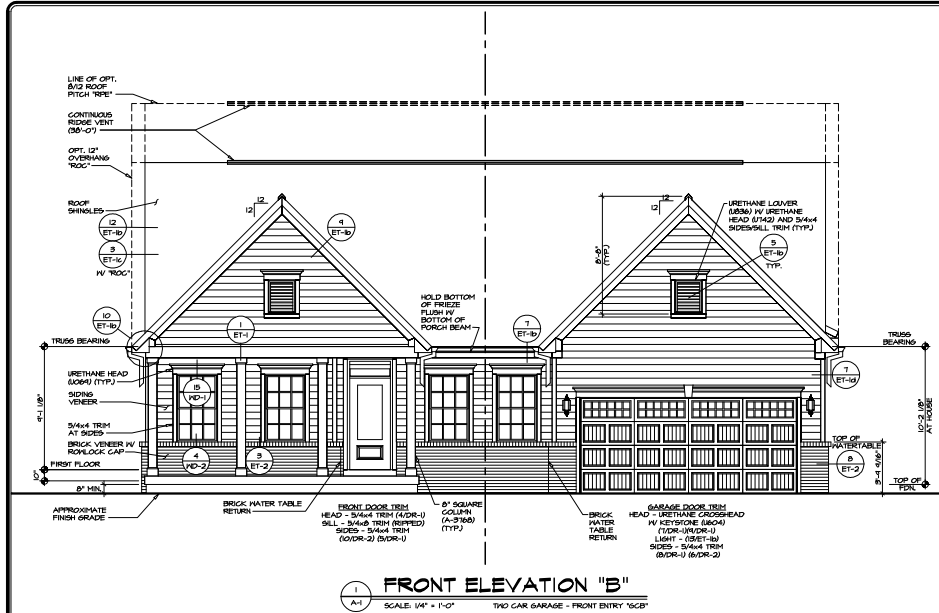
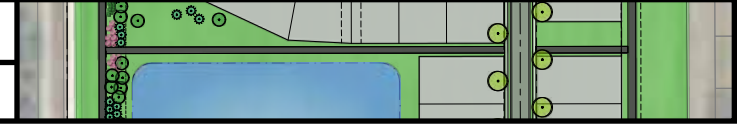


ELEVATION L



GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, ELEVATIONS

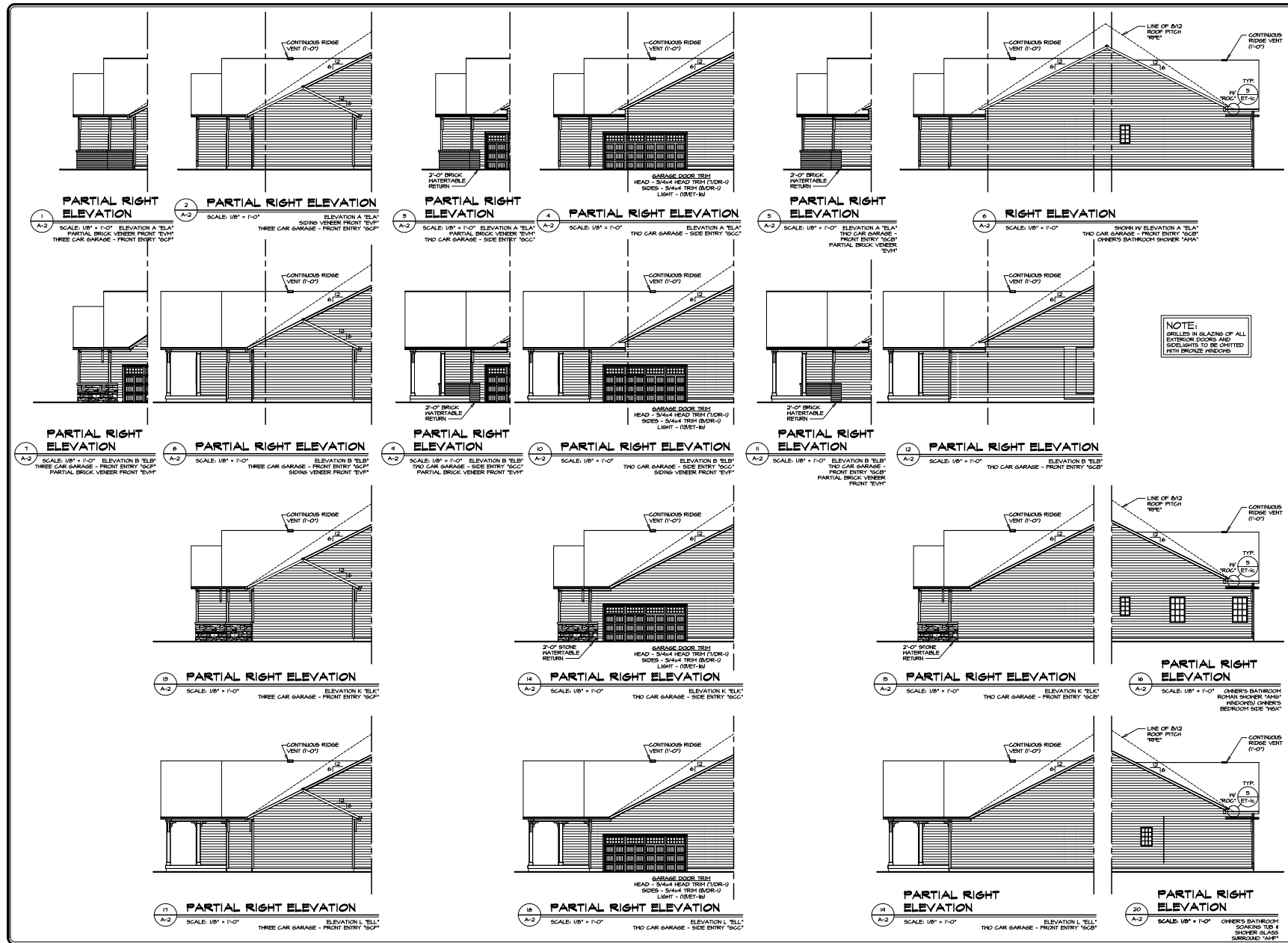
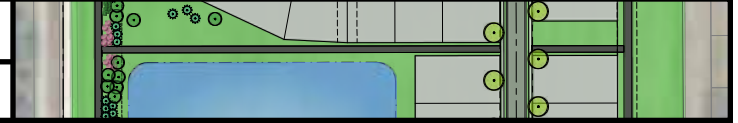
FLAT FORK PUD



SHEET NO. A-1	MODEL SAYANNAH	SET NO 00000	VERSION 02	 NVR, Inc. 1000 N. 1st St. Suite 100 Phoenix, AZ 85004 Phone: (602) 998-1111 Fax: (602) 998-1112 Email: info@nvr.com Website: www.nvr.com	REV. NO.	DATE	REMARKS
	OPTION DESCRIPTION PARTIAL BRICK VENEER FRONT	OPTION 001	DRAWN BY M56		DATE 1/26/2018		
8							

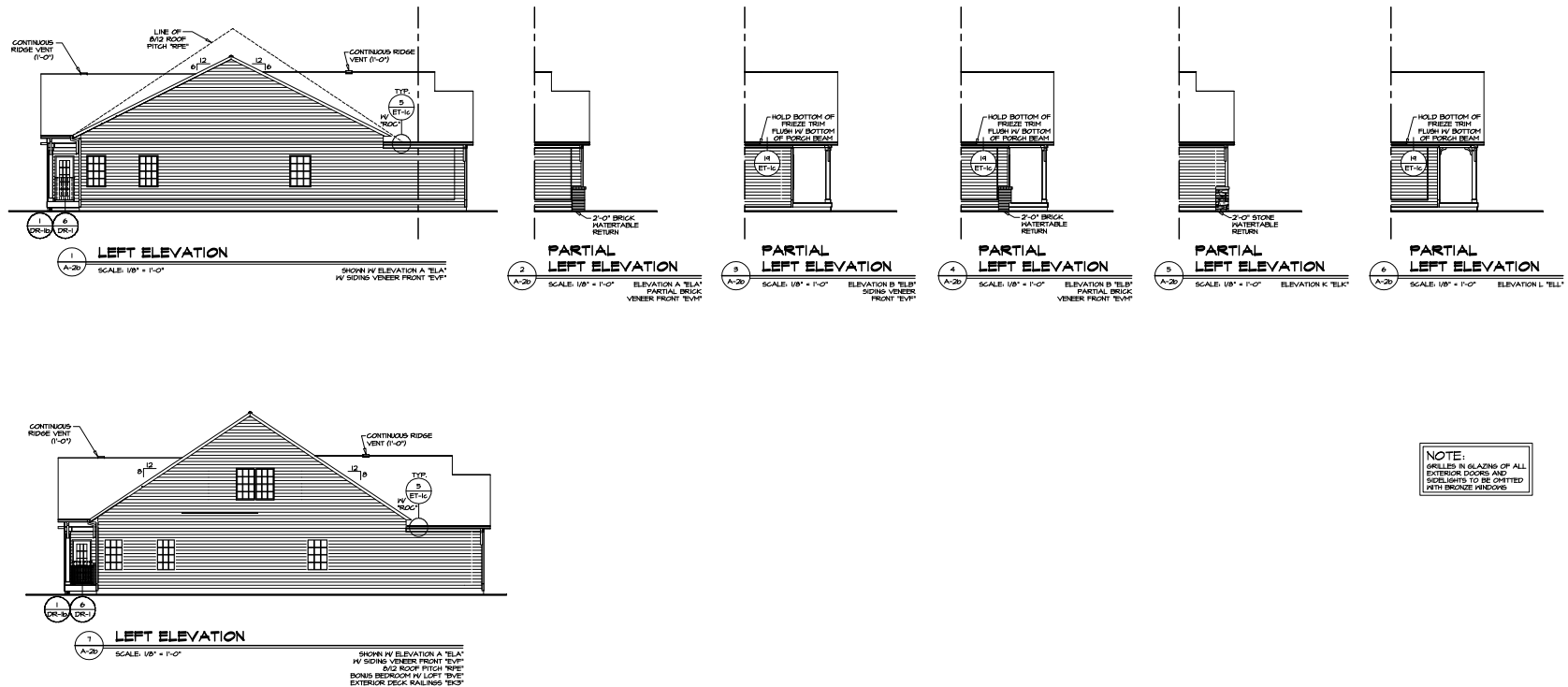
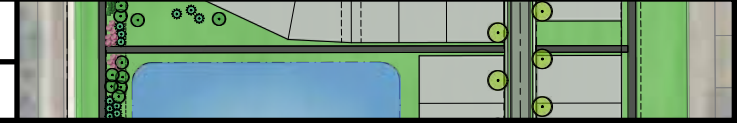
GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, ELEVATIONS

FLAT FORK PUD

[illegible]

GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, ELEVATIONS

FLAT FORK PUD

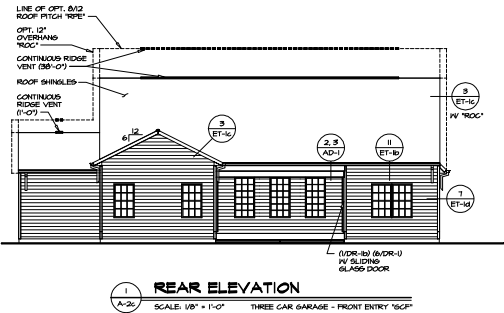
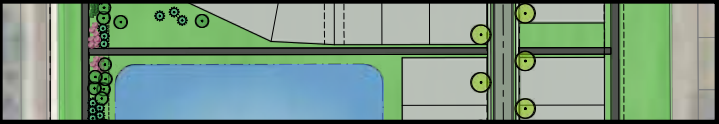


NOTE:
GRILLES IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED
WITH BRONZE WINDOWS

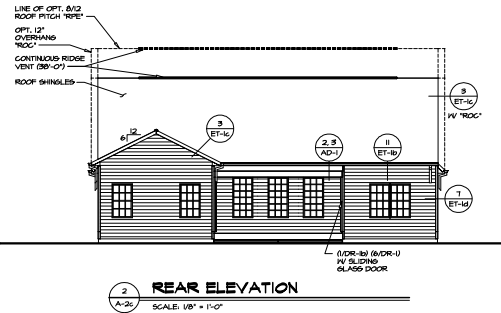
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GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, ELEVATIONS

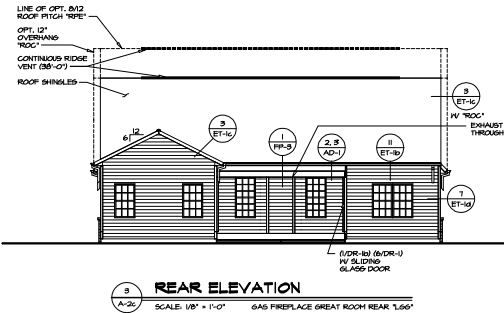
FLAT FORK PUD



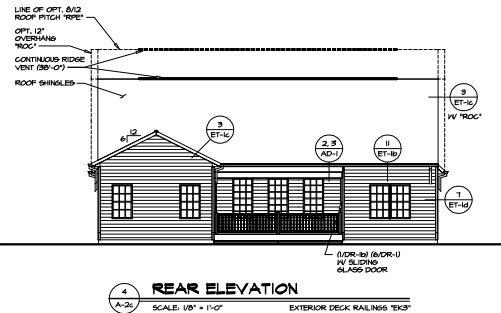
1 REAR ELEVATION
SCALE: 1/8" = 1'-0" THREE CAR GARAGE - FRONT ENTRY '15C'



2 REAR ELEVATION
SCALE: 1/8" = 1'-0" GAS REPLACE GREAT ROOM REAR '15G'



3 REAR ELEVATION
SCALE: 1/8" = 1'-0" GAS REPLACE GREAT ROOM REAR '15G'



4 REAR ELEVATION
SCALE: 1/8" = 1'-0" EXTERIOR DECK RAILINGS 'EX3'

NOTE:
SHILLES IN GLASS OF ALL
EXTERIOR DOORS AND
SCREENS TO BE OPTED
WITH BRONZE FINISH

REVISIONS

REV. NO.

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY

DATE

BY



MODEL

SAVANNAH

REAR ELEVATION

OPTION

OPTION DESCRIPTION

13

13

13

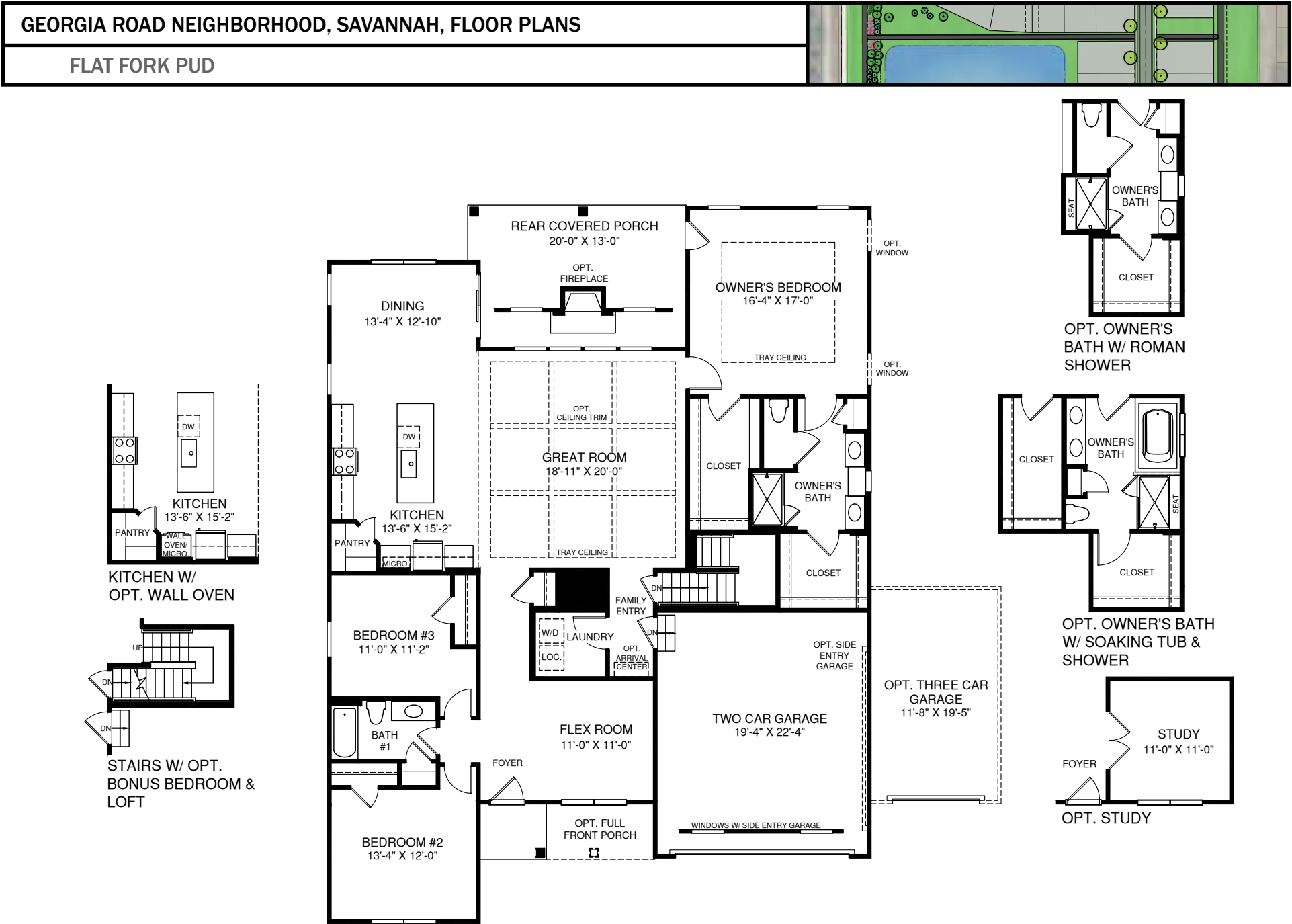
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13

13

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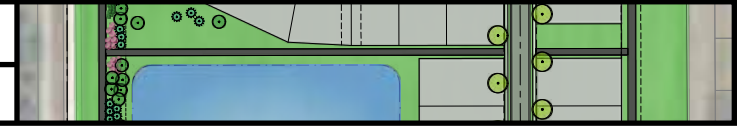
GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, FLOOR PLANS	
FLAT FORK PUD	



MAIN LEVEL

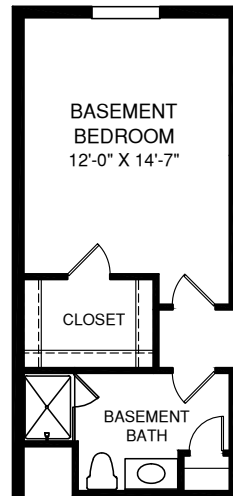
GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, FLOOR PLANS

FLAT FORK PUD

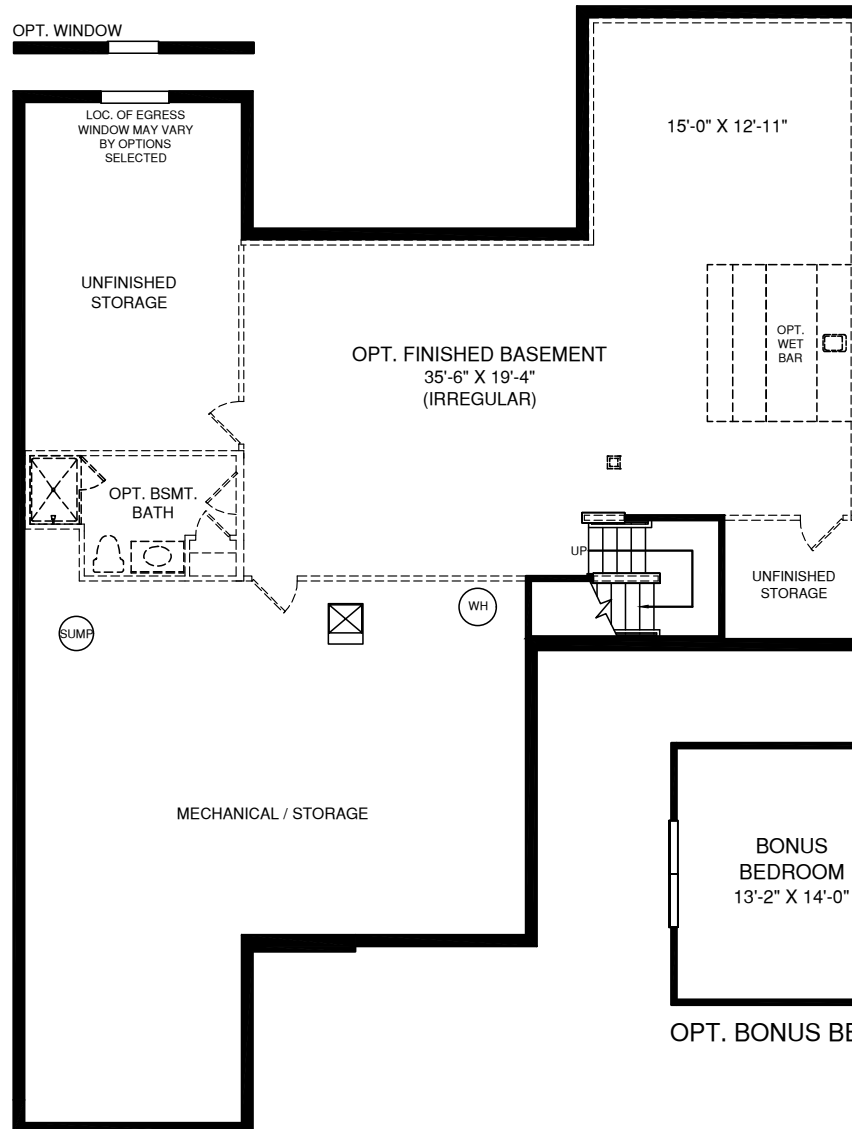


OPT. SLIDING GLASS DOOR

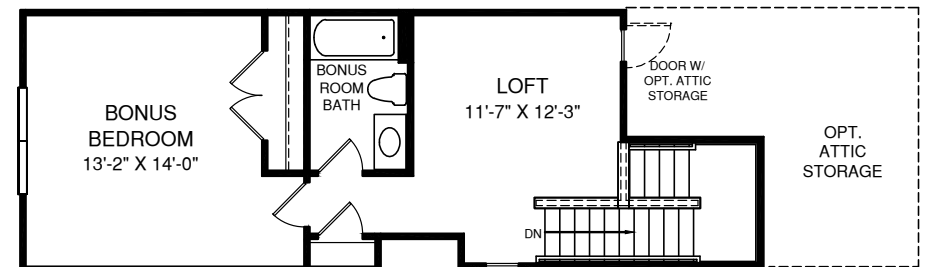
OPT. WINDOW



OPT. BASEMENT BEDROOM



LOWER LEVEL

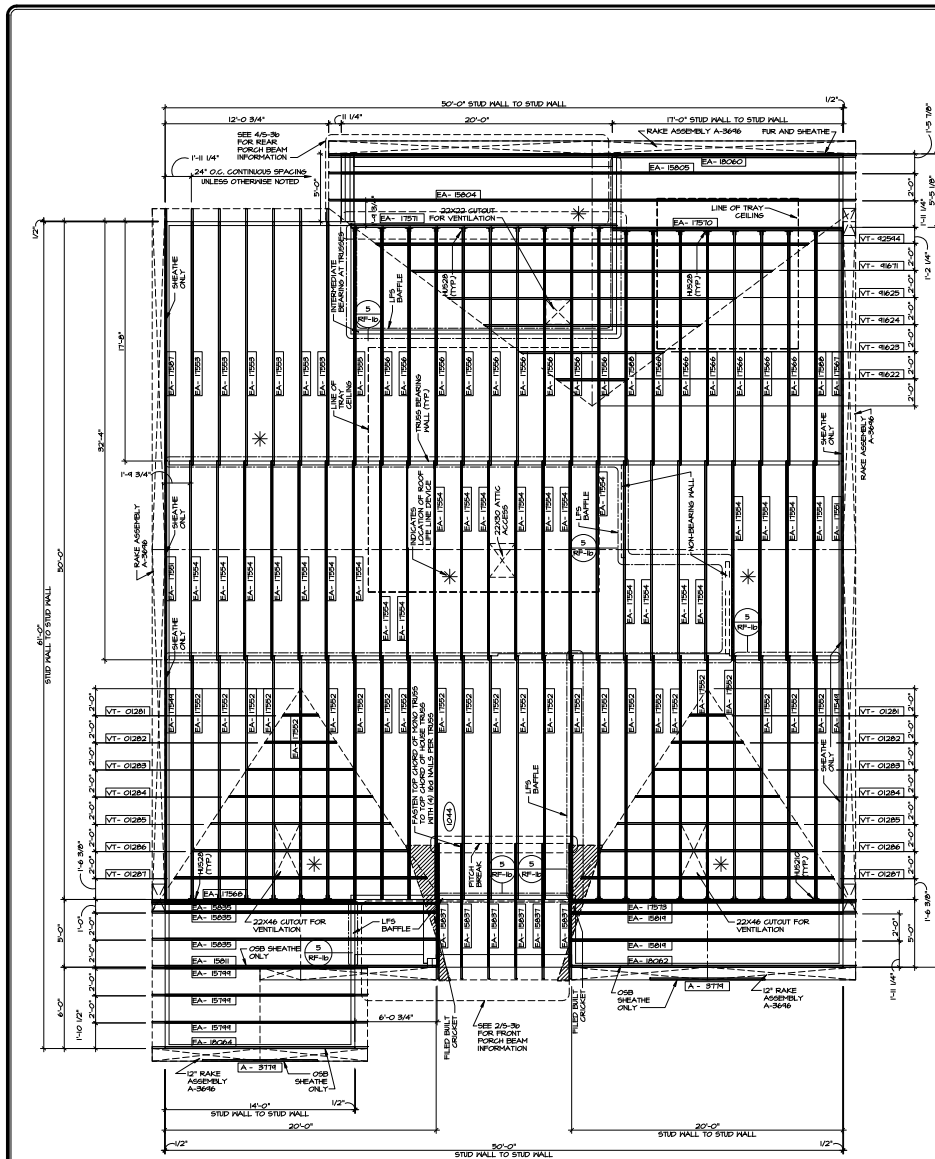
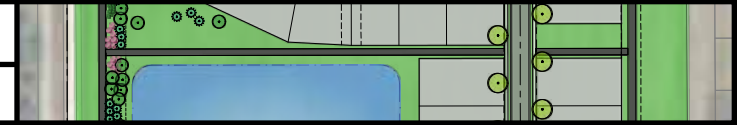


OPT. BONUS BEDROOM W/ LOFT

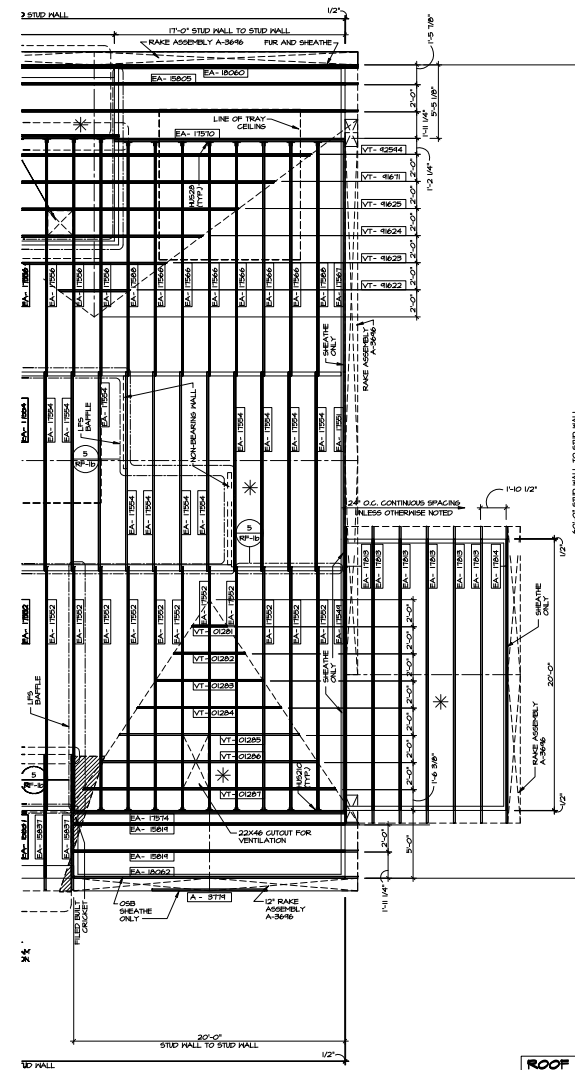
UPPER LEVEL

GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, ROOF PLANS

FLAT FORK PUD



ROOF FRAMING
SCALE: 1/4" = 1'-0" 2 CAR GARAGE - FRONT ENTRY "6CB"
2 CAR GARAGE - SIDE ENTRY "6CC"



**ROOF FRAMING
PARTIAL PLAN**

SCALE: 1/4" = 1'-0" 3 CAR GARAGE -

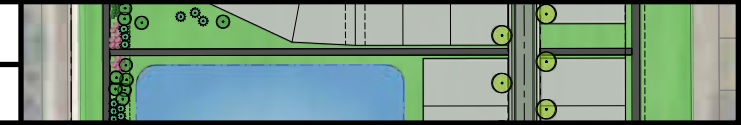
- NOTES:**
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
 2. SCHEDULES (N-2)
 3. LVL NAILING SCHEDULE (N-1)

- ### LEGEND
- | | |
|---|---|
|  | BEARING WALL |
|  | INDICATES BEARING FROM POINT-LOAD ABOVE JACKS |
|  | JACKS |
|  | BEAM/HEADER |
|  | PAD FOOTING |
|  | STEEL COLUMN |
|  | TRUSS TIE DOWN |
|  | PORTAL FRAME |
|  | JOIST/TRUSS |
|  | LVL |
|  | ENGINEERING PAGE NUMBER |
- SEE PG DETAILS FOR FRAMING CONNECTORS

SHEET NO.		MODEL	SET NO. 8-000	 NVR, INC. 1500 N. 10TH AVE., SUITE 100 DENVER, CO 80218 TEL: 303.733.1700 FAX: 303.733.1703 WWW.NVR.COM		NOTES: 1. THIS SET OF PLANS IS THE PROPERTY OF NVR, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THESE PLANS. IT IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NVR, INC.		REV. NO.		DATE		REMARKS	
127		SAVANNAH	VERSION 02										
8-3		ROOF RAFTING PLAN	DATE: 7/20/19										
		OWNER: BERNARD BANDSNEY FOUNDATION ELEVATION K	DESIGNER: NVR, INC. 1500 N. 10TH AVE., SUITE 100 DENVER, CO 80218										
		ATTIC STORAGE BONUS BEDROOM w/ LOFT	8/12 ROOF FITCH										
			RFE										
			MSU BIVE										

GEORGIA ROAD NEIGHBORHOOD, SAVANNAH, ROOF PLANS

FLAT FORK PUD

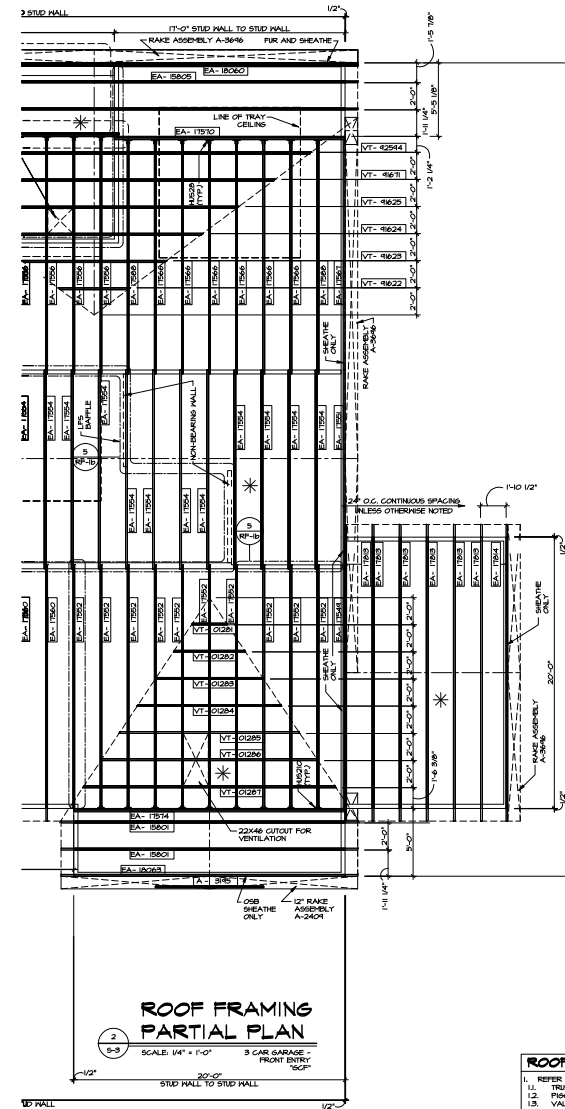
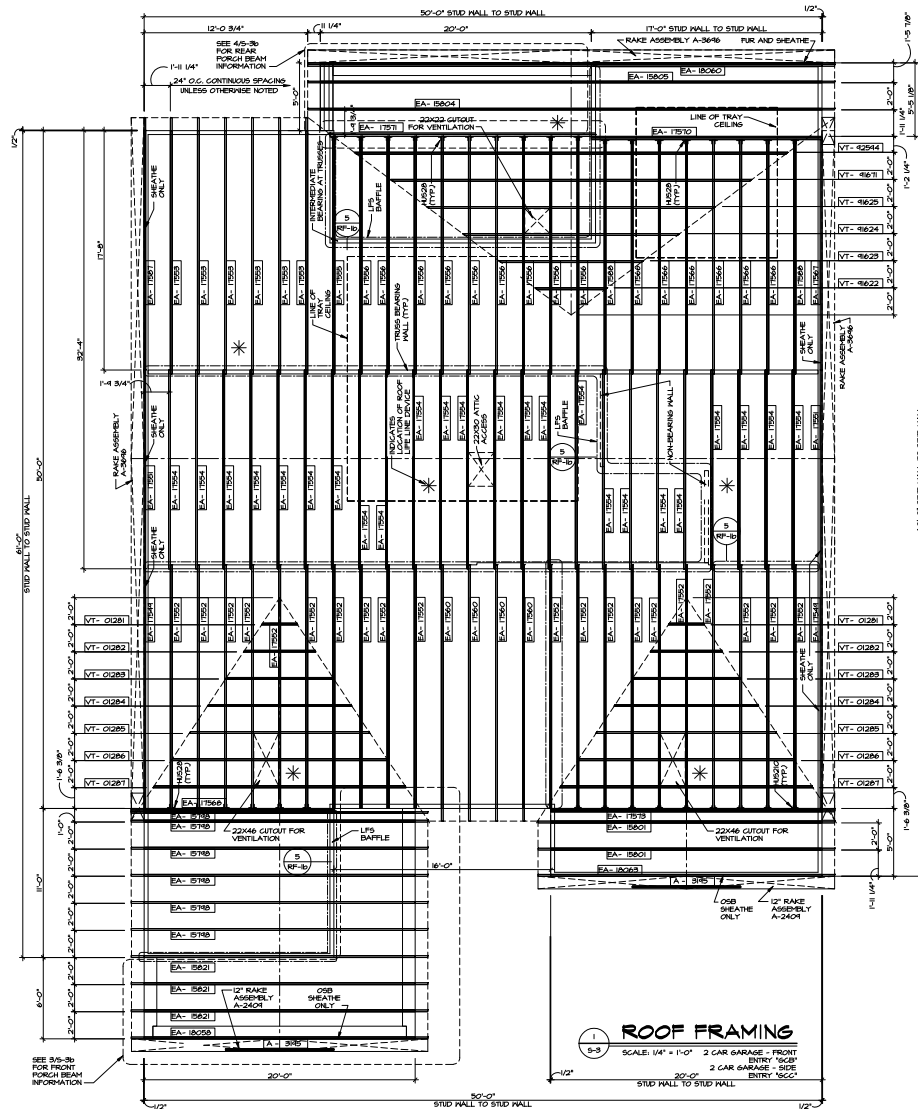


- NOTES:**
1. SEE GENERAL NOTES A-1 TO A-10 FOR ADDITIONAL INFORMATION.
 2. SCHEDULES R-1 TO R-10.
 3. LVL HAILING SCHEDULE (H-1)

LEGEND

BEARING WALL	INDICATES BEARING FROM POINT-LOAD ABOVE
JACKS	
BEAM/HEADER	
PAD FOOTING	
STEEL COLUMN	
TRUSS TIE DOWN	
PORTAL FRAME	
JOIST/TRUSS	
LVL	
ENGINEERING PAGE NUMBER	

SEE S-1 DETAILS FOR FRAMING CONNECTORS



- ROOF FRAMING NOTES**
1. REFER TO THE STANDARD DETAILS FOR THE FOLLOWING:
 - 1.1. TRUSS TIE-DOWNS (TRF-1)
 - 1.2. TRUSS/RAFTER TRUSS ATTACHMENT (TRF-2)
 - 1.3. VALLEY GABLE TRUSS BRACING (SVRF-1)
 - 1.4. GABLE BRACING (GVRF-1)
 - 1.5. TRUSS BRACING (TRF-3)
 - 1.6. LIFELINE ATTACHMENT (LRF-1)
 - 1.7. WALL PROTECTION ON PLATFORM TRUSSES (WRF-1)
 2. IF TRUSS DOES NOT APPEAR ON THE TRUSS BRACING SHEET, NO ADDITIONAL LATERAL BRACING REQUIRED.

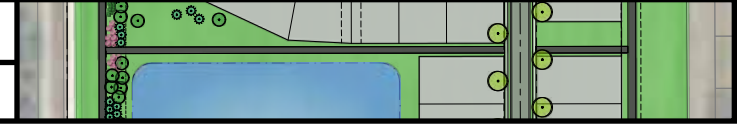
REV. NO.	DATE	DESCRIPTION
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2	7/20/19	ISSUED FOR PERMIT
3	7/20/19	ISSUED FOR PERMIT
4	7/20/19	ISSUED FOR PERMIT
5	7/20/19	ISSUED FOR PERMIT
6	7/20/19	ISSUED FOR PERMIT
7	7/20/19	ISSUED FOR PERMIT
8	7/20/19	ISSUED FOR PERMIT
9	7/20/19	ISSUED FOR PERMIT
10	7/20/19	ISSUED FOR PERMIT

PROJECT NO.	SAVANNAH
DATE	7/20/19
DESIGNER	SAVANNAH
CHECKED	SAVANNAH
APPROVED	SAVANNAH
DATE	7/20/19
PROJECT DESCRIPTION	FLAT FORK PUD
LOCATION	FLAT FORK PUD
SCALE	1/4" = 1'-0"
DATE	7/20/19
PROJECT NO.	SAVANNAH
DATE	7/20/19
DESIGNER	SAVANNAH
CHECKED	SAVANNAH
APPROVED	SAVANNAH
DATE	7/20/19
PROJECT DESCRIPTION	FLAT FORK PUD
LOCATION	FLAT FORK PUD
SCALE	1/4" = 1'-0"
DATE	7/20/19

TAB 5

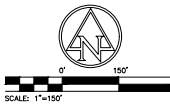
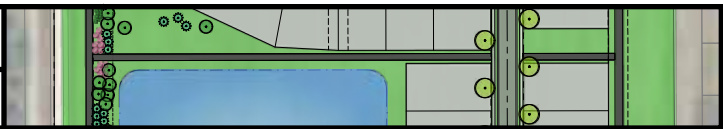
CYNTHEANNE ROAD NEIGHBORHOOD, SITE PLAN

FLAT FORK PUD



CYNTHEANNE ROAD NEIGHBORHOOD, LANDSCAPING PLAN
FLAT FORK PUD

FLAT FORK PUD



SITE DATA TABLE

SITE ZONING:	R-2
GROSS AREA:	±59.00 AC.
PUBLIC RIGHT-OF-WAY (R/W):	±13.67 AC. (23.2%)
COMMON AREA:	±10.46 AC. (17.7%)
NET FORD AREA:	±3.64 AC. (6.2%)
TOTAL BLOCK AREA:	±5.00 AC. (8.5%)
TOTAL LOT AREA:	±34.87 AC. (59.1%)
TOTAL LOTS:	124
GROSS DENSITY (LOTS/GROSS AREA):	2.1
MIN. LOT AREA:	7,800 SF
MIN. (FRP) LOT WIDTH:	60' (FRONT)
MIN. LOT DEPTH:	135'
MIN. FRONT YARD SETBACK:	20'
MIN. SIDE YARD SETBACK:	5'
MIN. REAR YARD SETBACK:	20'
LOCAL ROAD LENGTH:	8,071 LF
ASPHALT TRAIL:	5,295 SF
TYPE, R/W WIDTH:	100' (CYNTHIANE ROAD)
	100' (96TH STREET)
	100' (101ST STREET)

LANDSCAPE LEGEND



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

RYAN HOMES EAST

96TH STREET AND
CYNTHIANNE ROAD

Fishers, IN

CERTIFIED BY

ISSUANCE INDEX

DATE:	5/30/2023
PROJECT PHASE:	CONCEPTUAL

REVISION SCHEDULE

[illegible]

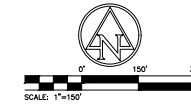
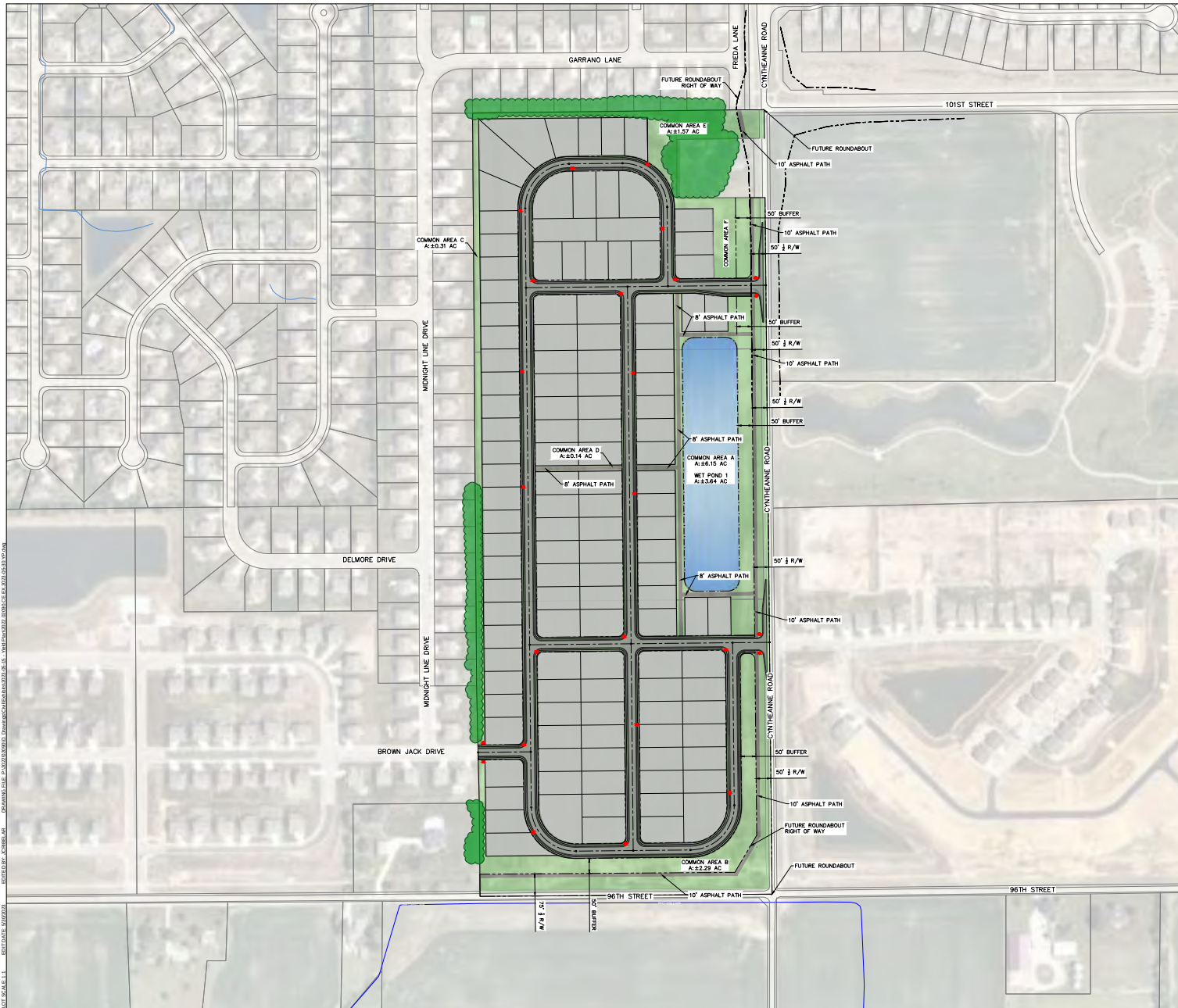
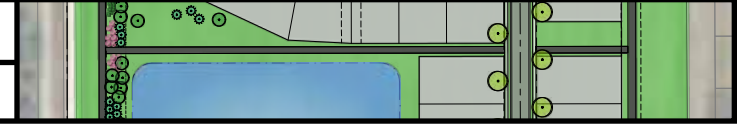
Project Number	2022.02090
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LANDSCAPE PLAN

EX 5

CYNTHEANNE ROAD NEIGHBORHOOD, LIGHTING PLAN

FLAT FORK PUD



SITE LEGEND



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RYAN HOMES EAST

96TH STREET AND
CYNTHIANNE ROAD

Fishers, IN

CERTIFIED BY

ISSUANCE INDEX

DATE: _____

5/30/2023

PROJECT PHASE:

CONCEPTUAL

REVISION SCHEDULE

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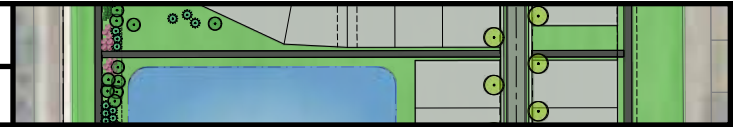
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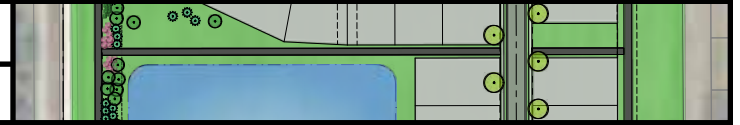
LIGHTING PLAN

EX 2

CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, RENDERING

FLAT FORK PUD





CORSICA

ELEVATION K

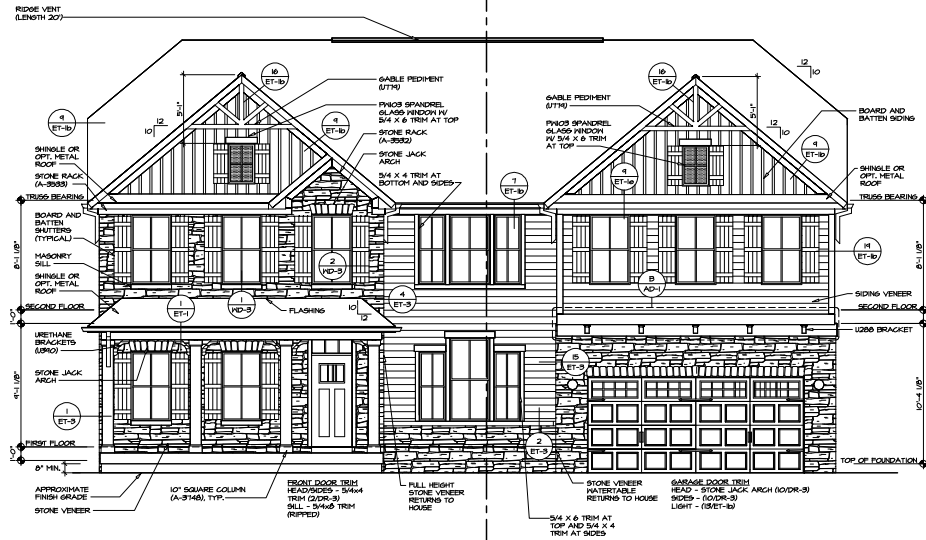
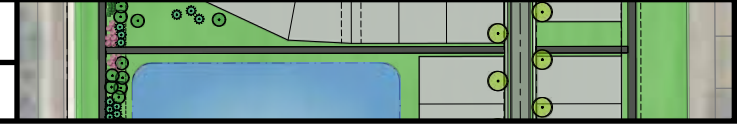


ELEVATION L

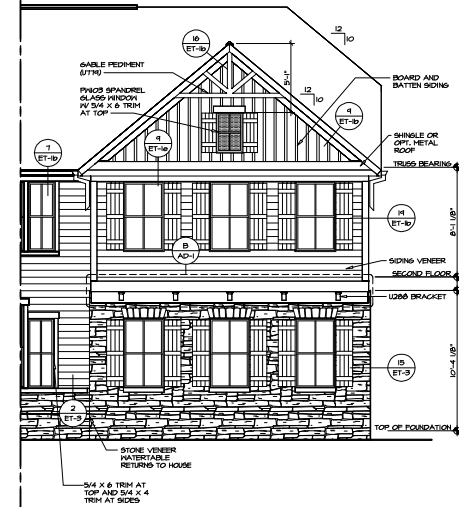


CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, ELEVATIONS

FLAT FORK PUD



1
A-1 FRONT ELEVATION "K"
SCALE: 1/4" = 1'-0" TWO CAR FRONT ENTRY GARAGE "GCB"

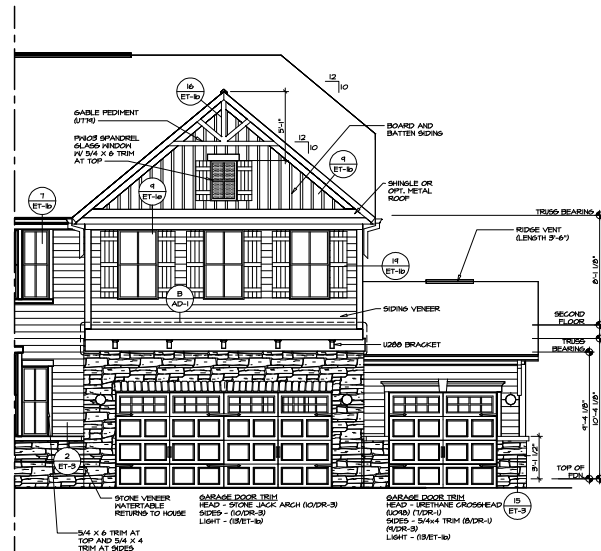


2
A-1

PARTIAL FRONT ELEVATION

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

TWO CAR SIDE ENTRY GARAGE "GCC"

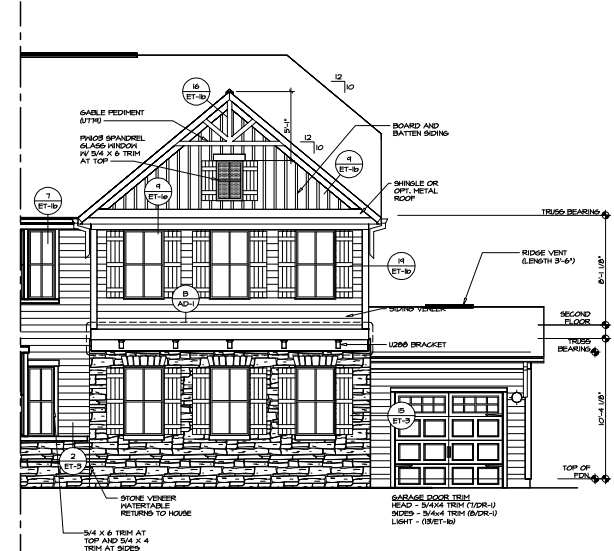


3
A-1

PARTIAL FRONT ELEVATION

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

THREE CAR FRONT ENTRY GARAGE 16CF

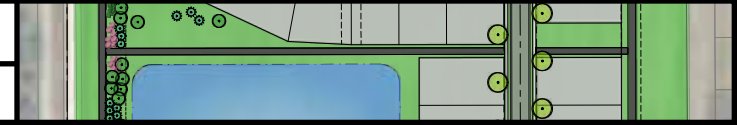


4 PARTIAL FRONT ELEVATION
A-1 SCALE: 1/4" = 1'-0" ONE GAR SIDE ATTACHED GARAGE
FRONT ENTRY "GAA"
TWO GAR SIDE ENTRY GARAGE "GCC"

SHEET NO. A-1	MODEL CORSICA	SET FOR CORRODO VERSION 01	 NVR, Inc. 10000 N. 10th Avenue, Suite 100 Denver, CO 80231 Tel: 303.751.1100 Fax: 303.751.1101 E-mail: info@nvr.com Website: www.nvr.com Copyright © 2004 NVR, Inc. All rights reserved.	REV. NO. DATE	REMARKS
	DRAWN BY SAH DATE: 11/7/14 OPTION ELEVATION K	3200 Woodland Drive, Suite 100 Fremont, CO 80005			
10	OPTION DESCRIPTION ELEVATION K	ELC			

CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, ELEVATIONS

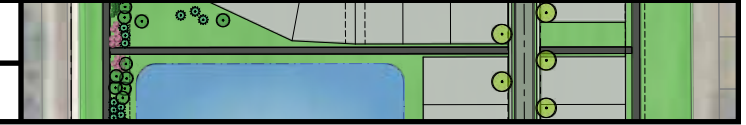
FLAT FORK PUD



REV.	NO.	DATE	DESCRIPTION
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2	2	11/01/14	REMOVED GARAGE DOOR
3	3	11/01/14	REMOVED GARAGE DOOR
4	4	11/01/14	REMOVED GARAGE DOOR
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6	6	11/01/14	REMOVED GARAGE DOOR
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8	8	11/01/14	REMOVED GARAGE DOOR
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10	10	11/01/14	REMOVED GARAGE DOOR
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15	15	11/01/14	REMOVED GARAGE DOOR
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97	97	11/01/14	REMOVED GARAGE DOOR
98	98	11/01/14	REMOVED GARAGE DOOR
99	99	11/01/14	REMOVED GARAGE DOOR
100	100	11/01/14	REMOVED GARAGE DOOR

CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, ELEVATIONS

FLAT FORK PUD



REV.	NO.	DATE	DESCRIPTION
1	1	1/1/2021	1. 4'-0" EXT. SIDE - COVERED PORCH "TEP"
2	2	1/1/2021	2. 4'-0" EXT. SIDE - COVERED PORCH "TEP"
3	3	1/1/2021	3. 4'-0" EXT. SIDE - COVERED PORCH "TEP"
4	4	1/1/2021	4. 4'-0" EXT. SIDE - COVERED PORCH "TEP"
5	5	1/1/2021	5. 4'-0" EXT. SIDE - COVERED PORCH "TEP"
6	6	1/1/2021	6. 4'-0" EXT. SIDE - COVERED PORCH "TEP"
7	7	1/1/2021	7. 4'-0" EXT. SIDE - COVERED PORCH "TEP"
8	8	1/1/2021	8. 4'-0" EXT. SIDE - COVERED PORCH "TEP"
9	9	1/1/2021	9. 4'-0" EXT. SIDE - COVERED PORCH "TEP"
10	10	1/1/2021	10. 4'-0" EXT. SIDE - COVERED PORCH "TEP"
11	11	1/1/2021	11. 4'-0" EXT. SIDE - COVERED PORCH "TEP"
12	12	1/1/2021	12. 4'-0" EXT. SIDE - COVERED PORCH "TEP"

SET NO. COR000	VERSION 0	DRAWN BY: SAK	DATE: 1/1/2021
CORSICA		LEFT SIDE ELEVATIONS	
A-3		OPTION DESCRIPTION	
13			

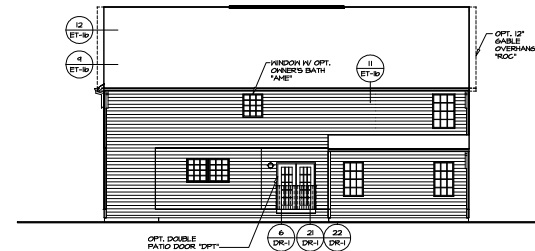
[illegible]

Architectural drawing of a two-story house with a front porch. The drawing includes various callouts for optional features:

- 12' ET-6
- 4' ET-6
- 12' ET-6
- 12' GABLE OVERHANG "ROCK"
- 12' RAILING "13'3"
- 2' ET-6
- 6' DR-1
- 2' DR-1
- 22' DR-1
- 8' SQUARE COLLIER A-3165, TYP.
- 12' GABLE OVERHANG "ROCK"

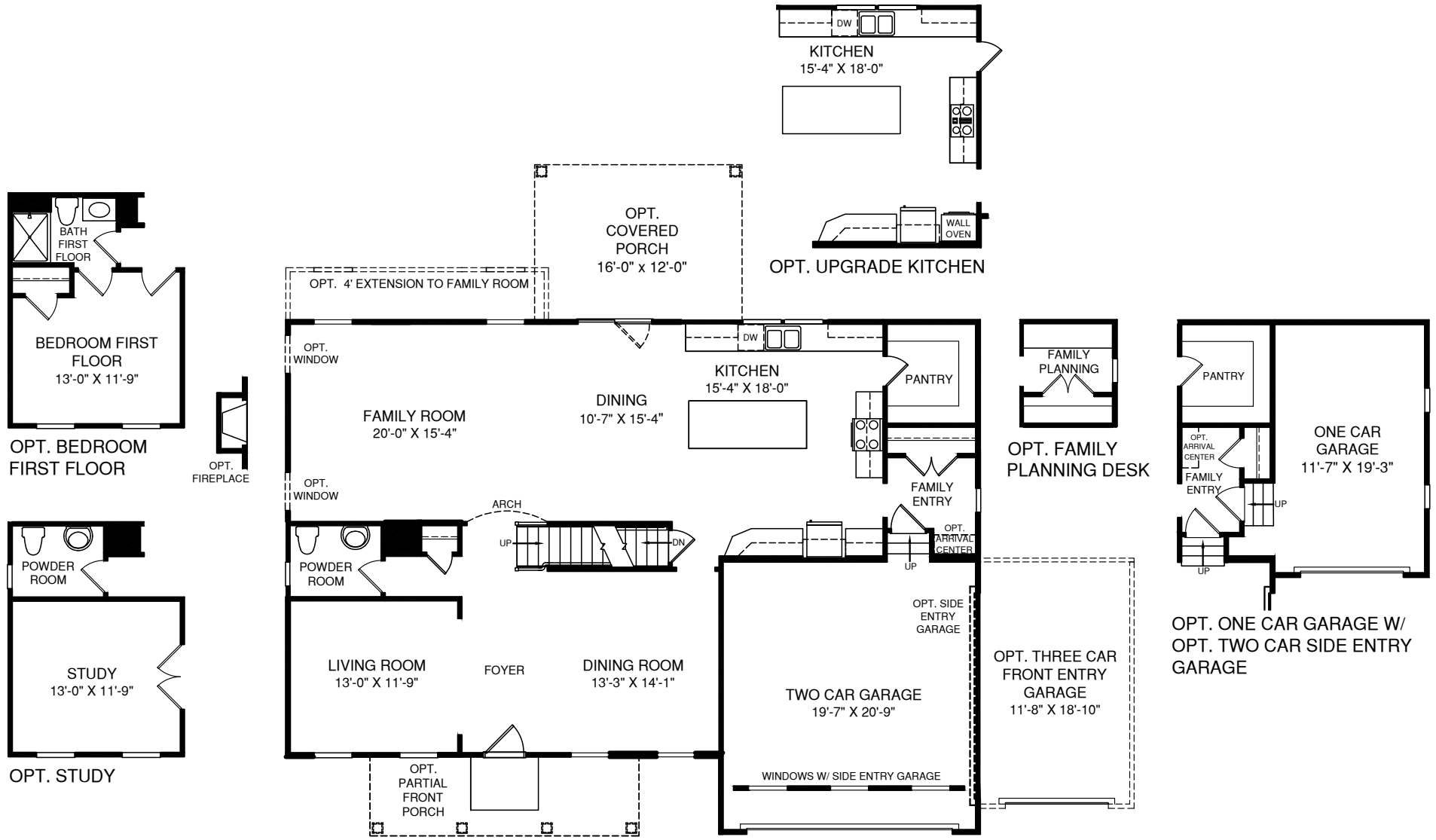
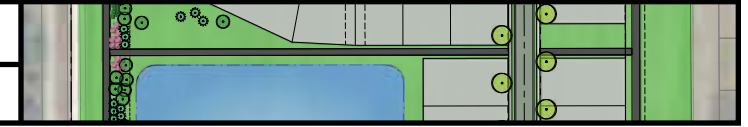
Architectural drawing of the exterior of the building, showing a two-story structure with horizontal siding. The drawing includes callouts for various features: "OPT. WINDOW IV OPT. BATH #2 FURN." pointing to a window on the upper floor; "OPT. 12' GABLE OVERHANG 'ROCK'" pointing to the roofline; and a central entrance with a small porch. The drawing is labeled with "12 ET-80" at the top left, "4 ET-80" on the left side, "11 ET-80" on the right side, and "6 DR-1", "21 DR-1", and "22 DR-1" at the bottom center.

NOTE: GRILL PATTERN CHANGES TO 2 OVER 2 WITH ELEVATION K: 'ELK' OR ELEVATION L: 'ELL'

[illegible]

CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, FLOOR PLANS

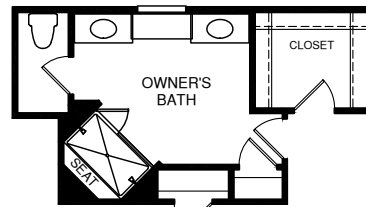
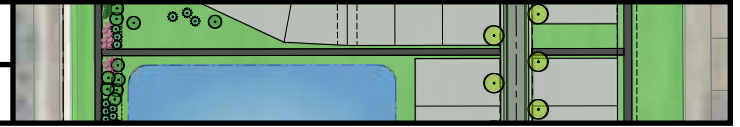
FLAT FORK PUD



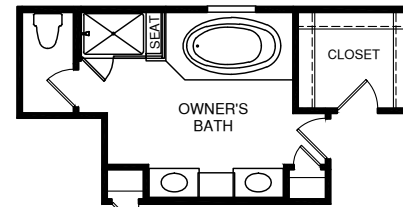
MAIN LEVEL

CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, FLOOR PLANS

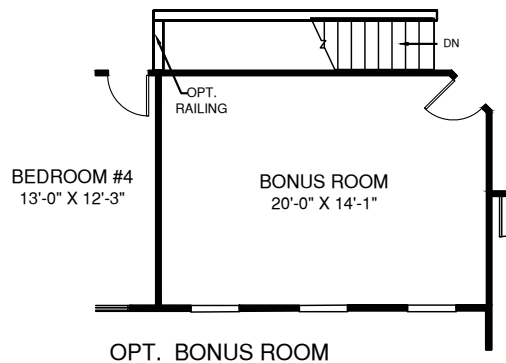
FLAT FORK PUD



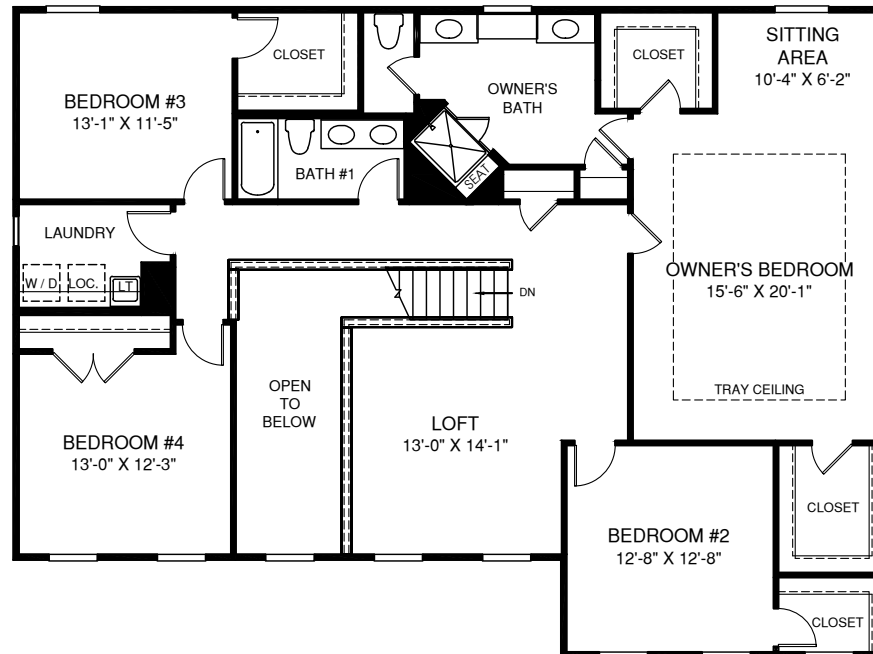
OPT. OWNER'S BATH
W/ ROMAN SHOWER



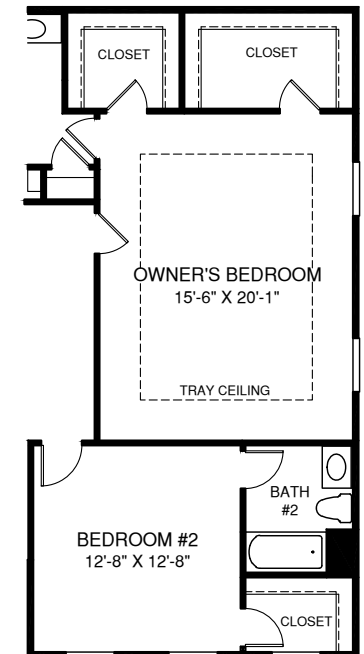
OPT. OWNER'S BATH W/
SOAKING TUB & SHOWER



OPT. BONUS ROOM



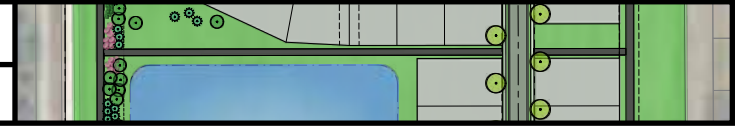
UPPER LEVEL



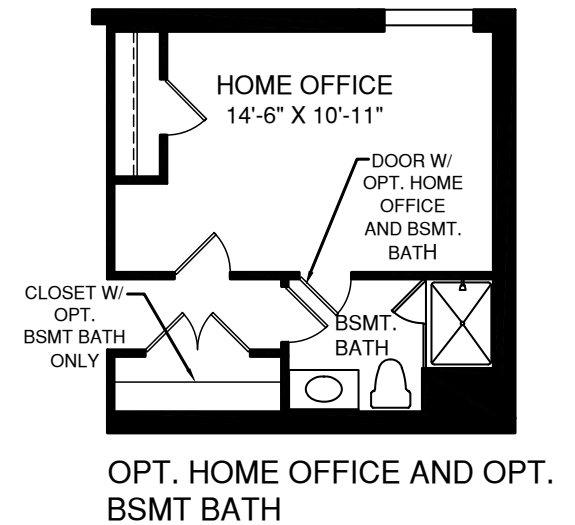
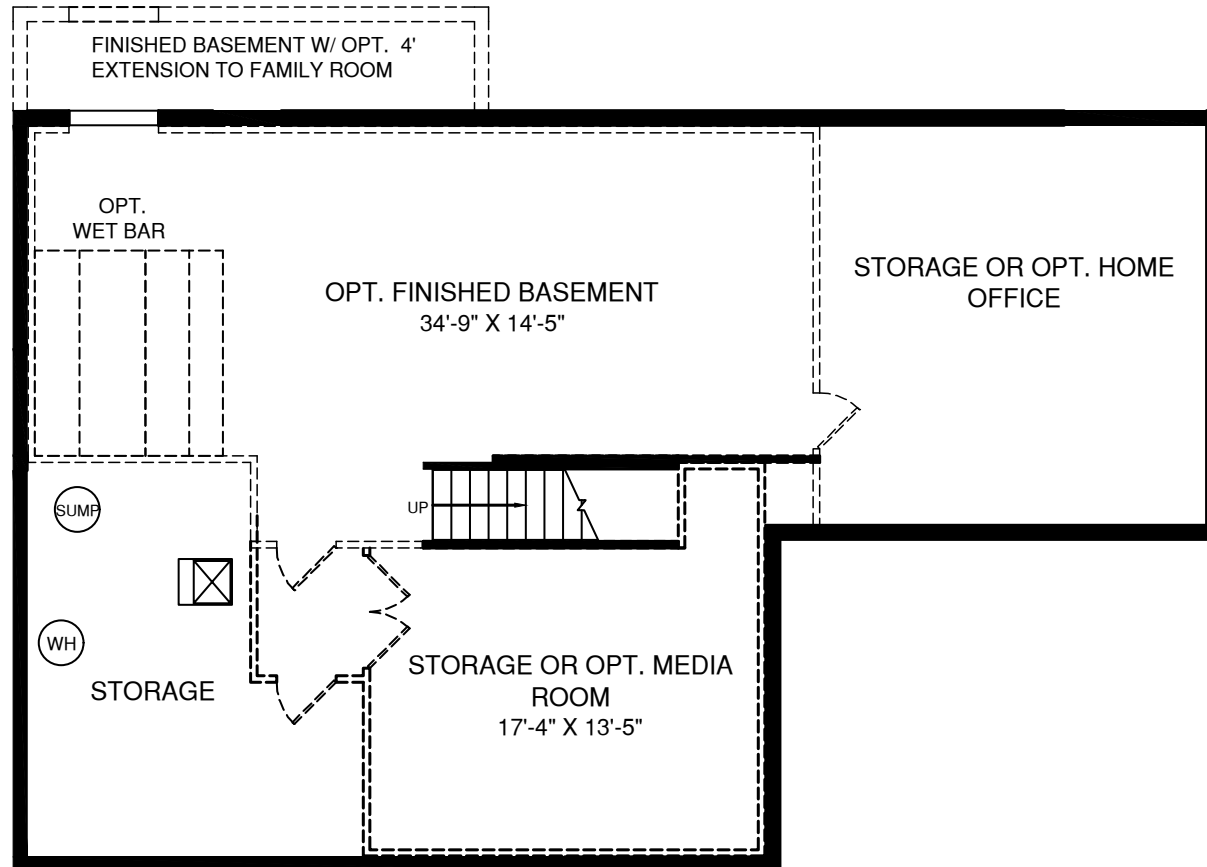
OPT. BATH #2

CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, FLOOR PLANS

FLAT FORK PUD



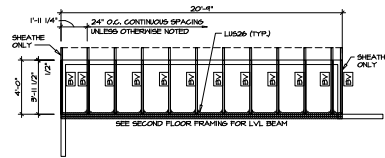
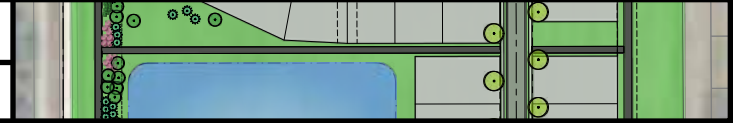
OPT. SLIDING GLASS DOOR
OR OPT. PATIO DOOR



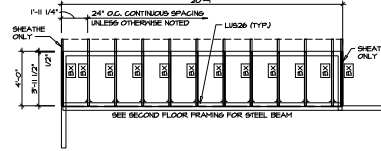
LOWER LEVEL

CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, ROOF PLANS

FLAT FORK PUD



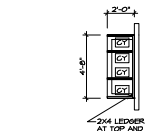
1 PARTIAL ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"
4'-0" EXTENSION TO FAMILY ROOM
STANDARD LVL FRAMING
TYP



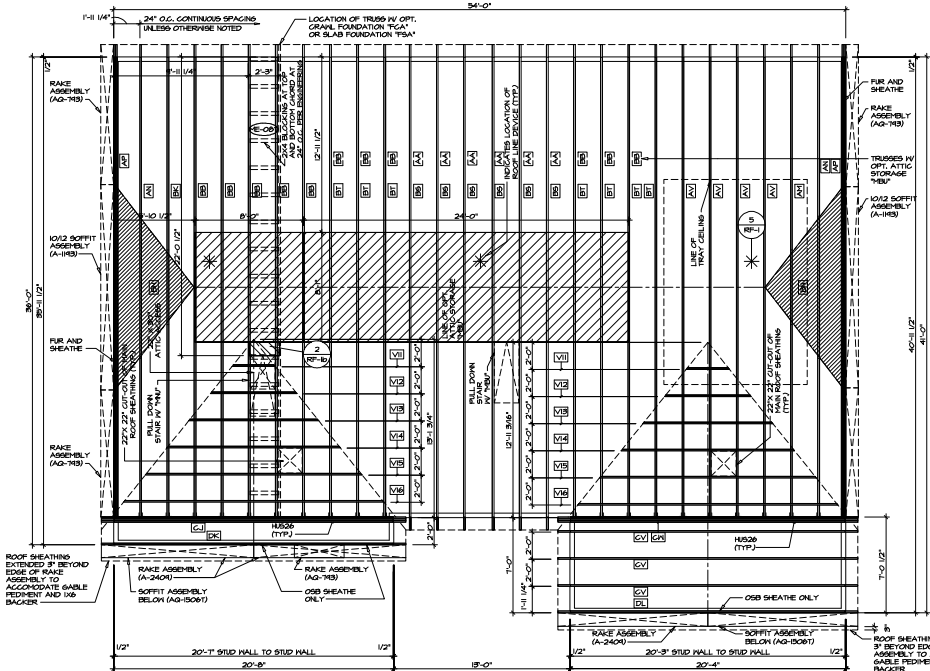
6 PARTIAL ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"
4'-0" EXTENSION TO FAMILY ROOM
ALTERNATE LVL FRAMING
TYP

- NOTES:**
- GENERAL NOTES (N-1)
 - SCHEDULES (N-2)
 - LVL NAILING SCHEDULE (N-3)
 - SEE GENERAL NOTES (N-4) FOR ADDITIONAL INFORMATION

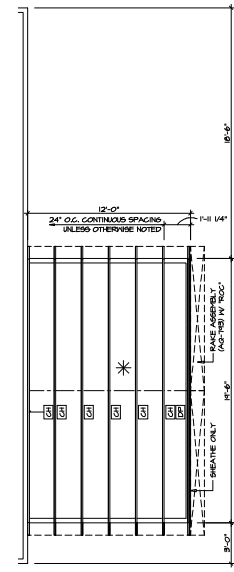
- LEGEND**
- BEARING WALL
 - NON BEARING WALL
 - INDICATES BEARING FROM POINT-LOAD ABOVE
 - JACKS
 - BEAM/HEADER
 - PAD FOOTING
 - STEEL COLUMN
 - PORTAL FRAME
 - JOIST/TRUSS
 - LVL
 - ENGINEERING PAGE NUMBER
- SEE PG DETAILS FOR FRAMING CONNECTORS



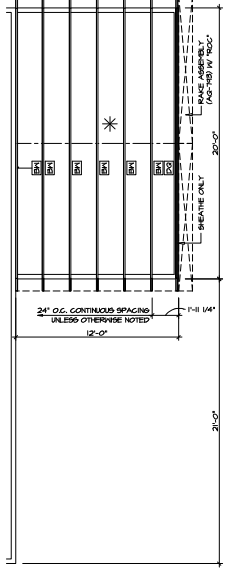
4 PARTIAL ROOF FRAMING
SCALE: 1/4" = 1'-0"
PRELACE FAMILY ROOM SIDE "LD"



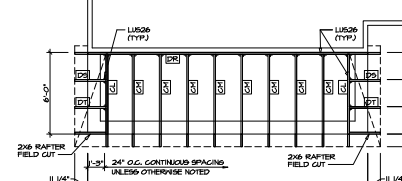
1 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



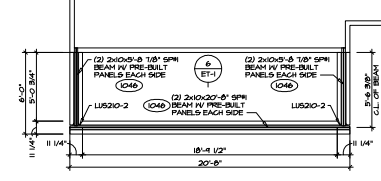
3 PARTIAL ROOF FRAMING
SCALE: 1/4" = 1'-0"
3 CAR GARAGE - FRONT ENTRY "6C"



6 PARTIAL ROOF FRAMING
SCALE: 1/4" = 1'-0"
ONE CAR SIDE ATTACHED GARAGE - FRONT ENTRY "6A"



2 PARTIAL ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

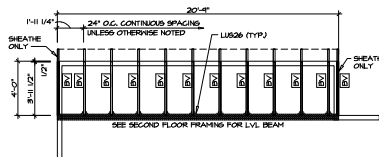
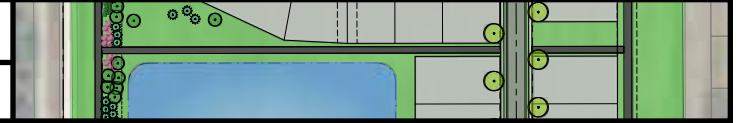


3 PORCH ROOF BEAM PLAN
SCALE: 1/4" = 1'-0"

REVISIONS REV. NO. DATE DESCRIPTION 1 10/1/14 1. REVISED PER COMMENTS 2 10/1/14 2. REVISED PER COMMENTS 3 10/1/14 3. REVISED PER COMMENTS 4 10/1/14 4. REVISED PER COMMENTS 5 10/1/14 5. REVISED PER COMMENTS 6 10/1/14 6. REVISED PER COMMENTS	
PROJECT INFORMATION PROJECT: CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA DRAWING: ROOF FRAMING PLAN DATE: 9/12/14 DRAWN BY: S-3 CHECKED BY: S-3 SCALE: 1/4" = 1'-0"	
NOTES 1. ALL ROOF FRAMING SHALL BE IN ACCORDANCE WITH THE 2012 IRC AND 2012 IBC. 2. ALL ROOF FRAMING SHALL BE IN ACCORDANCE WITH THE 2012 IRC AND 2012 IBC. 3. ALL ROOF FRAMING SHALL BE IN ACCORDANCE WITH THE 2012 IRC AND 2012 IBC. 4. ALL ROOF FRAMING SHALL BE IN ACCORDANCE WITH THE 2012 IRC AND 2012 IBC. 5. ALL ROOF FRAMING SHALL BE IN ACCORDANCE WITH THE 2012 IRC AND 2012 IBC. 6. ALL ROOF FRAMING SHALL BE IN ACCORDANCE WITH THE 2012 IRC AND 2012 IBC.	
ENGINEER'S SEAL NVR NVR ENGINEERING, INC. 1000 N. 10TH AVE., SUITE 100 DENVER, CO 80202 TEL: 303.733.1111 FAX: 303.733.1112 WWW.NVRENG.COM	

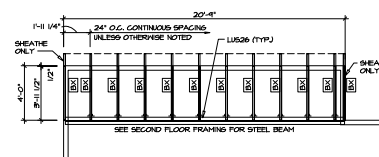
CYNTHEANNE ROAD NEIGHBORHOOD, CORSICA, ROOF PLANS

FLAT FORK PUD



7 PARTIAL ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0" 4'-0" EXTENSION TO FAMILY ROOM
STANDARD LVL FRAMING
TYP.



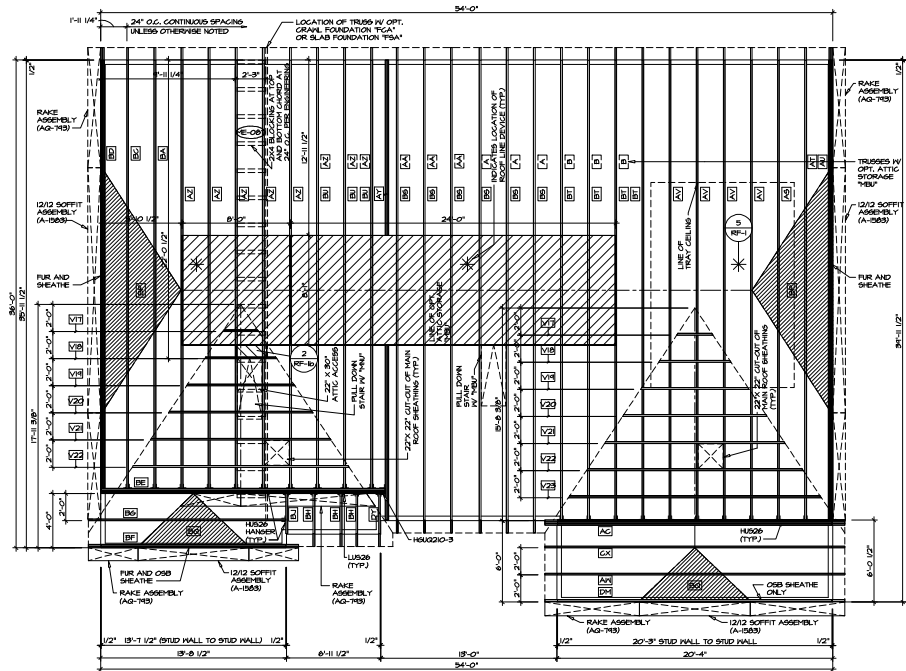
8 PARTIAL ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0" 4'-0" EXTENSION TO FAMILY ROOM
ALTERNATE LVL FRAMING
TYP.

NOTES:
1. GENERAL NOTES (N-1)
2. SCHEDULE (N-2)
3. LVL RAILING SCHEDULE (N-3)
4. SEE GENERAL NOTES (N-4) FOR ADDITIONAL INFORMATION.

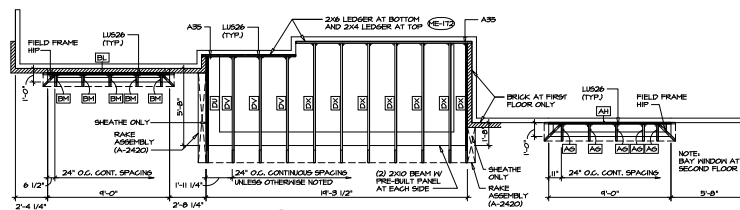
LEGEND	
	BEARING WALL
	NON BEARING WALL
	INDICATES BEARING FROM POINT LOAD ABOVE
	JACKS
	BEAM HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

SEE PG. DETAILS FOR FRAMING CONNECTORS



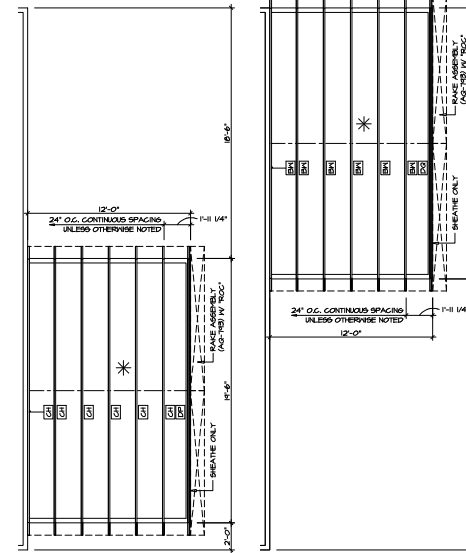
1 ROOF FRAMING PLAN

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



2 PARTIAL ROOF FRAMING PLAN

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

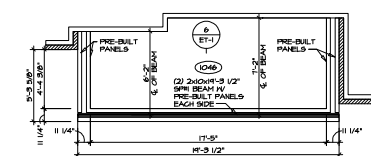


3 PARTIAL ROOF FRAMING

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

4 PARTIAL ROOF FRAMING

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



5 PORCH ROOF BEAM PLAN

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

REV.	NO.	DATE	DESCRIPTION
1	1	10/17/22	ISSUED FOR PERMIT
2	2	10/17/22	ISSUED FOR PERMIT
3	3	10/17/22	ISSUED FOR PERMIT
4	4	10/17/22	ISSUED FOR PERMIT
5	5	10/17/22	ISSUED FOR PERMIT



10/17/22 10:11 AM

10/17/22 10:11 AM

10/17/22 10:11 AM

10/17/22 10:11 AM

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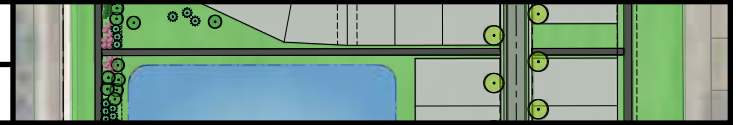
10/17/22 10:11 AM

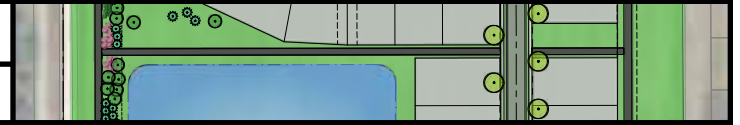
10/17/22 10:11 AM

10/17/22 10:11 AM

CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, RENDERING

FLAT FORK PUD





NORMANDY

ELEVATION K

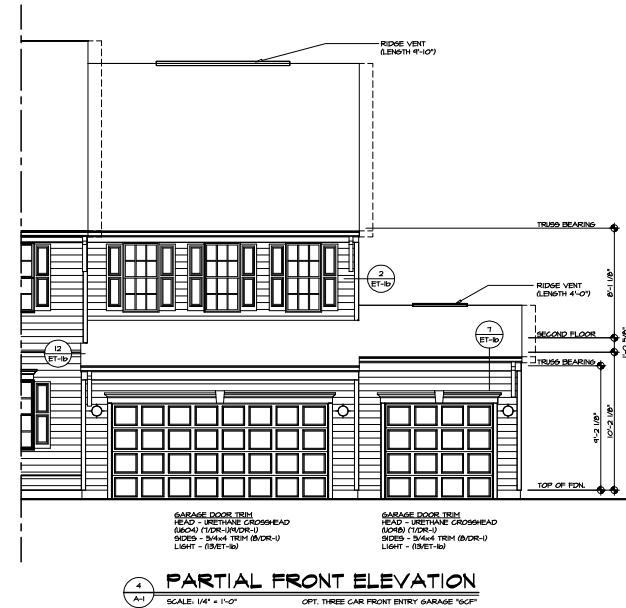
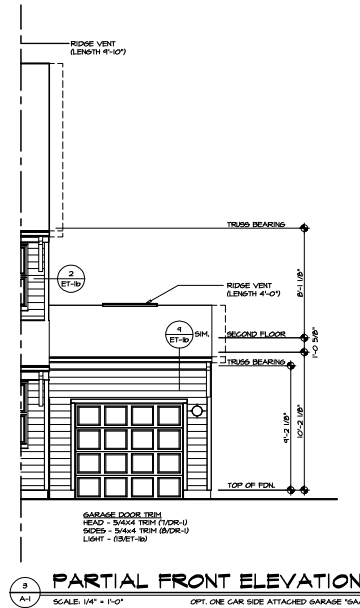
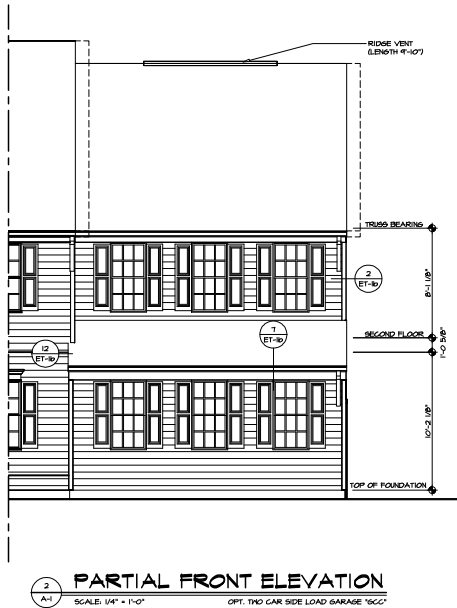
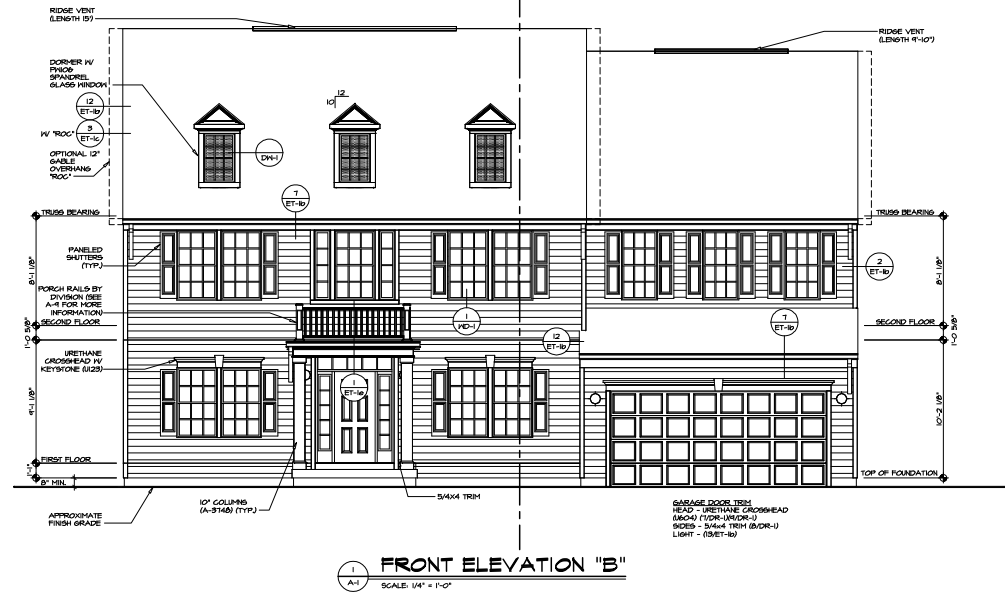
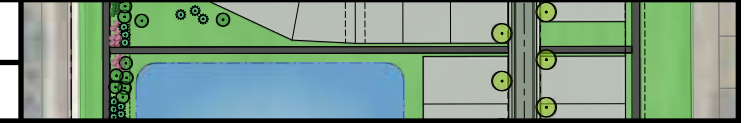


ELEVATION L



CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, ELEVATIONS

FLAT FORK PUD

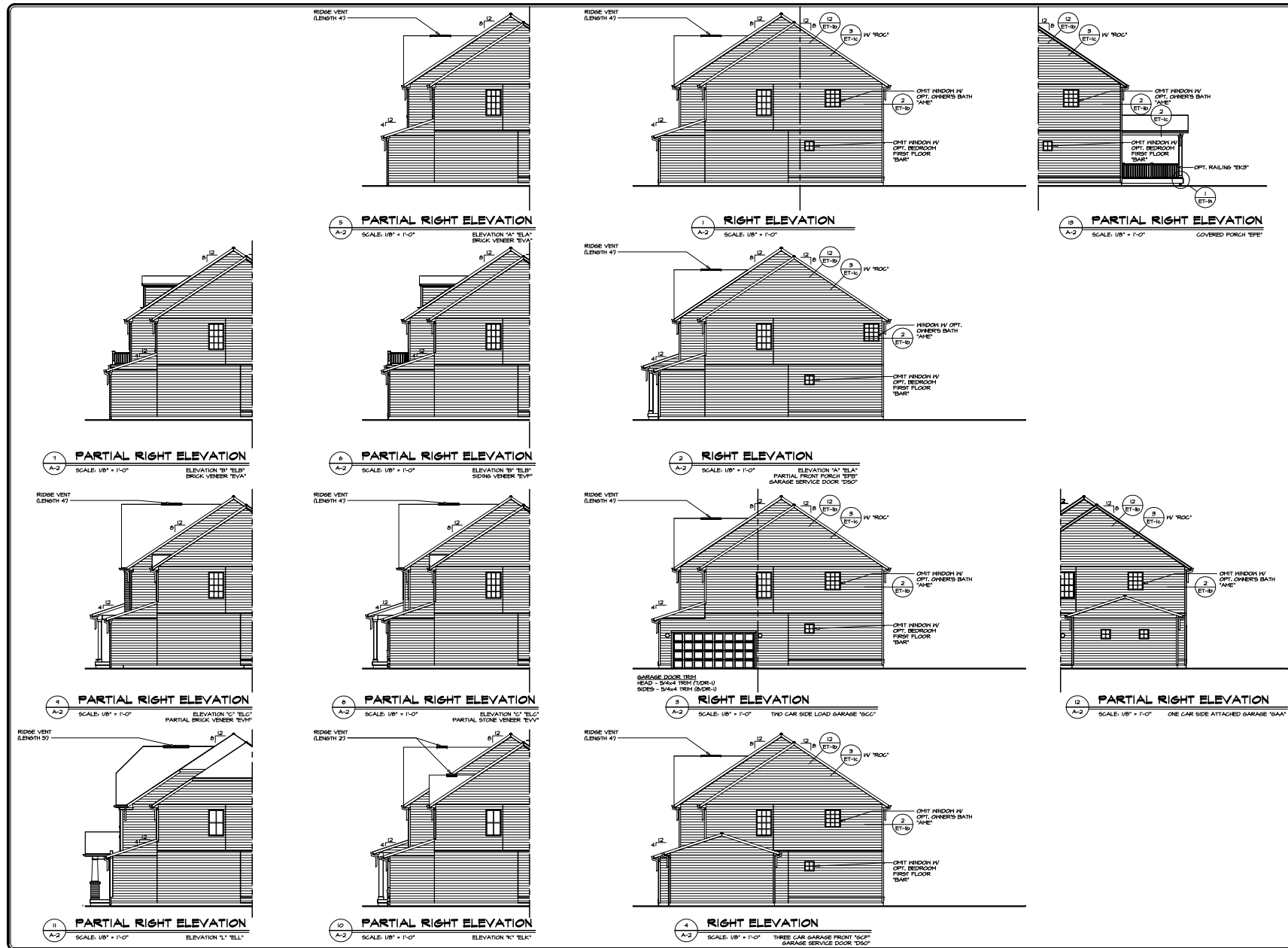
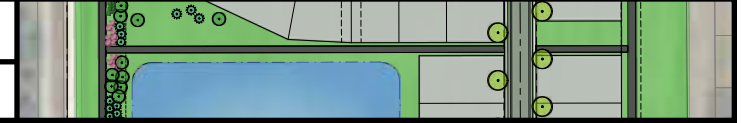


REV.	NO.	DATE	REVISIONS
1	01/25/18	01/25/18	1. EXISTING GARAGE - REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT
2	02/01/18	02/01/18	2. EXISTING GARAGE - REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT
3	02/01/18	02/01/18	3. EXISTING GARAGE - REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT
4	02/01/18	02/01/18	4. EXISTING GARAGE - REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT
5	02/01/18	02/01/18	5. EXISTING GARAGE - REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT
6	02/01/18	02/01/18	6. EXISTING GARAGE - REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT
7	02/01/18	02/01/18	7. EXISTING GARAGE - REVISIONS PER FOUNDATION AT ENTRY DOOR DETAIL PROJECT

MODEL NORMANDY DESIGN FRONT ELEVATIONS OPTION SIDING VENEER FRONT	SET NO. N1000 VERSION 0 DRAWN BY SGA DATE 6/29/18 OPTION EVF	SCALE 1/4" = 1'-0" DATE 6/29/18 PROJECT 180 LOCATION 180 PROJECT 180
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CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, ELEVATIONS

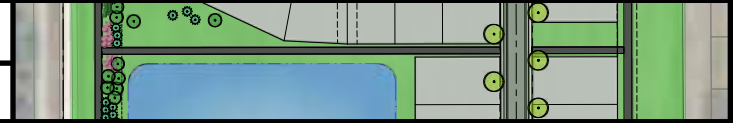
FLAT FORK PUD



PROJECT: WYOMING HIGHWAY 3000, STATION 1+3.10' - 10+72.71'		SHEET NO. A-2		MODEL NORMANDY	SET NO. 1000000		100% has been carefully reviewed for copyright and reproduction. No portion of this drawing may be copied or reproduced in any form without the written permission of the author. All rights are reserved.	REV. NO. DATE 1 4/2/06 2 4/2/06 3 4/2/06 4 4/2/06 5 4/2/06 6 4/2/06 7 4/2/06 8 4/2/06 9 4/2/06 10 4/2/06	REVISIONS 1. ADD OPTION 500A 2. ADD OPTION 500A 3. ADD OPTION 500A 4. ADD OPTION 500A 5. ADD OPTION 500A 6. ADD OPTION 500A 7. ADD OPTION 500A 8. ADD OPTION 500A 9. ADD OPTION 500A 10. ADD OPTION 500A
OPTION DESCRIPTION		OPTION		DATE: 6/4/05 DRAWN BY 500A VERSION C	RIGHT SIDE ELEVATIONS				
13				OPTION 500A 100					

CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, ELEVATIONS

FLAT FORK PUD



REV.	NO.	DATE	DESCRIPTION
1	6/22/20	6/22/20	ISSUED FOR PERMITS
2	6/22/20	6/22/20	ISSUED FOR PERMITS
3	6/22/20	6/22/20	ISSUED FOR PERMITS
4	6/22/20	6/22/20	ISSUED FOR PERMITS

REVISIONS 1. ELEVATIONS PER DAK, SPITZ AND KNOX 2. ELEVATIONS PER DAK, SPITZ AND KNOX 3. ELEVATIONS PER DAK, SPITZ AND KNOX 4. ELEVATIONS PER DAK, SPITZ AND KNOX	NOTES 1. SEE SITE PLAN FOR LOT LINES AND ADJACENT PROPERTIES. 2. SEE ELEVATIONS FOR MATERIALS AND FINISHES. 3. SEE ELEVATIONS FOR MATERIALS AND FINISHES. 4. SEE ELEVATIONS FOR MATERIALS AND FINISHES.
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MODEL NORMANDY SHEET 1 OF 1 LEFT SIDE ELEVATIONS	OPTION DESCRIPTION 1/4
--	----------------------------------

REV. NO. 1 DATE 6/22/20	DESCRIPTION ISSUED FOR PERMITS
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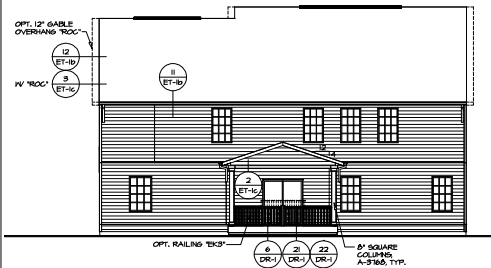
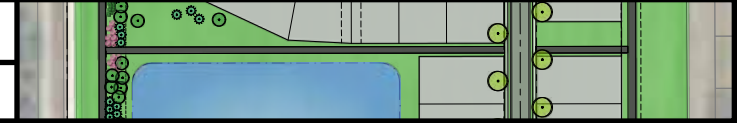
REV. NO. 1 DATE 6/22/20	DESCRIPTION ISSUED FOR PERMITS
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REV. NO. 1 DATE 6/22/20	DESCRIPTION ISSUED FOR PERMITS
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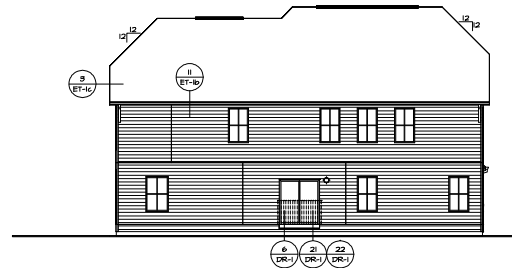
REV. NO. 1 DATE 6/22/20	DESCRIPTION ISSUED FOR PERMITS
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CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, ELEVATIONS

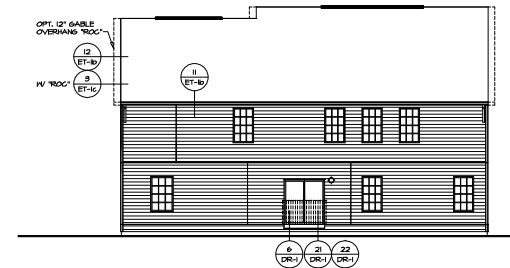
FLAT FORK PUD



7 REAR ELEVATION
A-26 SCALE: 1/8" = 1'-0" COVERED PORCH "EIFE"
SHOW W/ ELEVATION "A", "B", "C", "K"
"ELA", "ELB", "ELC", "ELK"

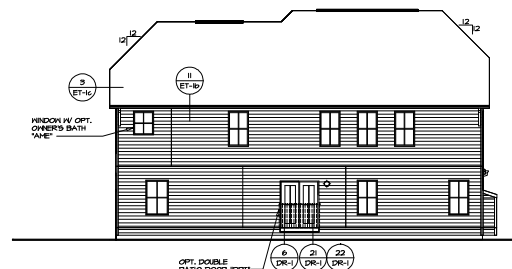


4 REAR ELEVATION
A-26 SCALE: 1/8" = 1'-0" ELEVATION 1" = 111'



REAR ELEVATION

NOTE: GRILL PATTERN CHANGES TO 2 OVER 2 WITH ELEVATION K, "ELK" OR ELEVATION L, "ELL"

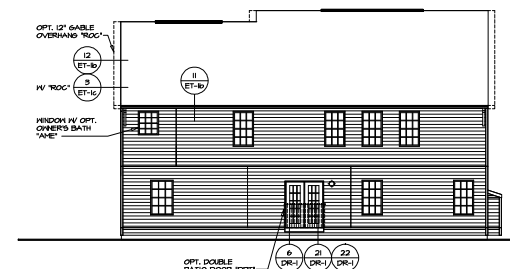


REAR ELEVATION

5
A-2c

SCALE: 1/8" = 1'-0"

ELEVATION 1" = 1/8"
DOUBLE PATIO DOOR DINETTE "DPT"
OWNER'S BATH WITH SOAKING TUB AND SHOWER "AME"
FIREPLACE FAMILY ROOM SIDE "LDF"

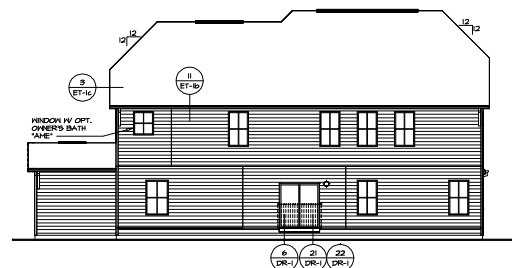


2 REAR ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS 'A', 'B', 'C', 'K' 'ELA', 'ELB', 'ELC', 'ELK',
DOUBLE PATIO DOOR DINETTE 'DPT'
OWNER'S BATH WITH SOAKING TUB AND SHOWER 'AME'
FIREPLACE FAMILY ROOM SIDE 'LDF'

NOTE: 6
TO 2 OF
"ELK" 0

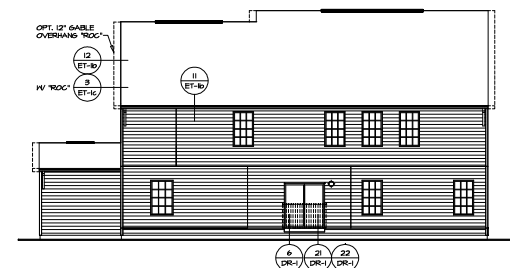


6
A-2c

REAR ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION "L" "ELL"
THREE CAR FRONT ENTRY GARAGE "SCF"
OR ONE CAR SIDE ATTACHED GARAGE "GAA"



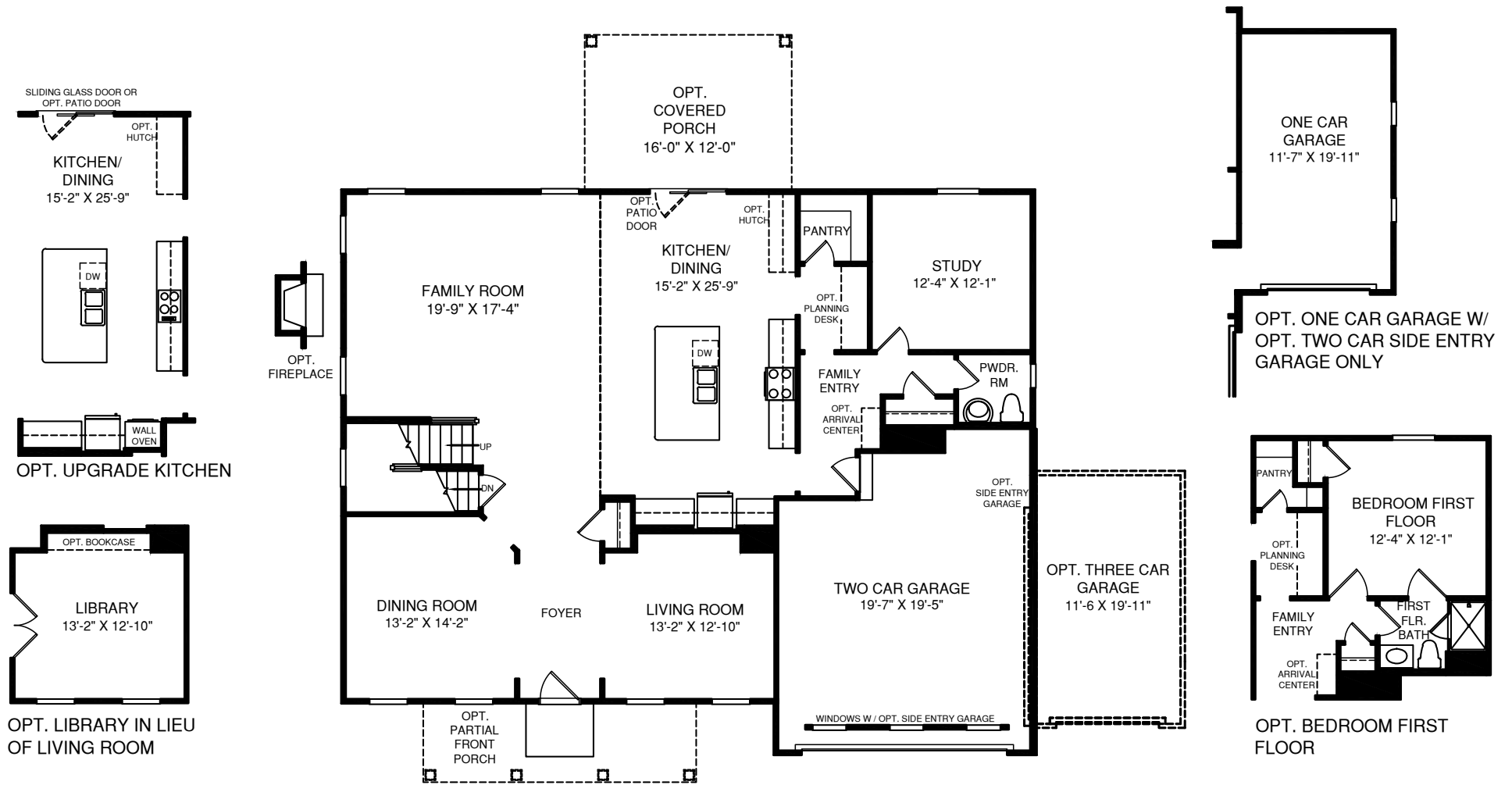
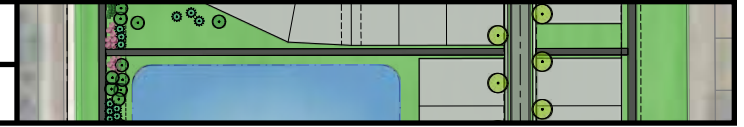
8 **REAR ELEVATION**
A-26 SCALE: 1/8" = 1'-0" ELEVATIONS "A", "B", "C", "K" "ELA", "ELB", "ELC", "ELK"
THREE CAR FRONT ENTRY GARAGE "SCF"
OR ONE CAR SIDE ATTACHED GARAGE "GAA"

NOTE: 6
TO 2 OF
"ELK" 0

[illegible]

CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, FLOOR PLANS

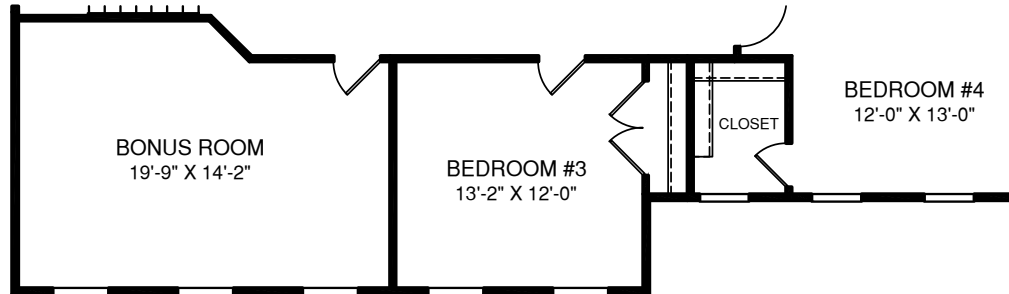
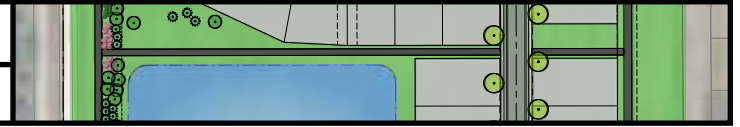
FLAT FORK PUD



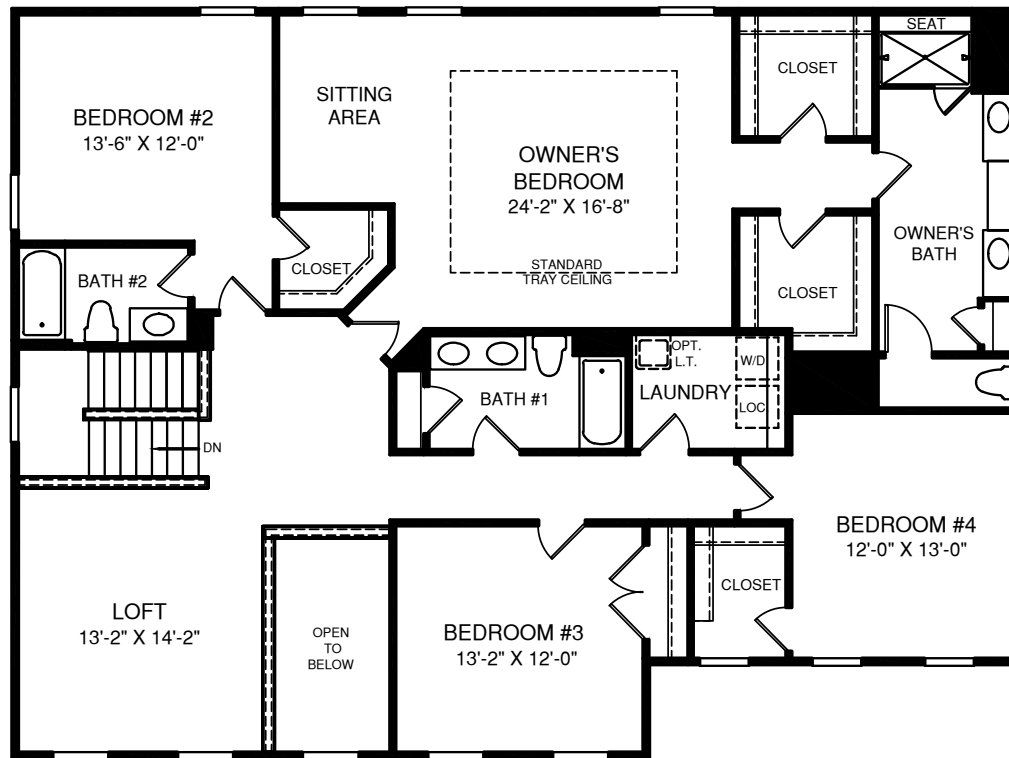
MAIN LEVEL

CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, FLOOR PLANS

FLAT FORK PUD



OPT. BONUS ROOM

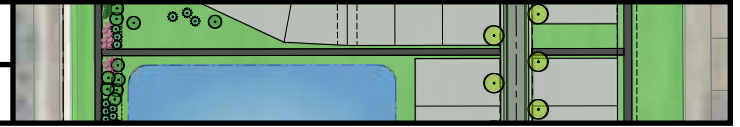


OPT. OWNER'S BATH W/ TUB & SHOWER

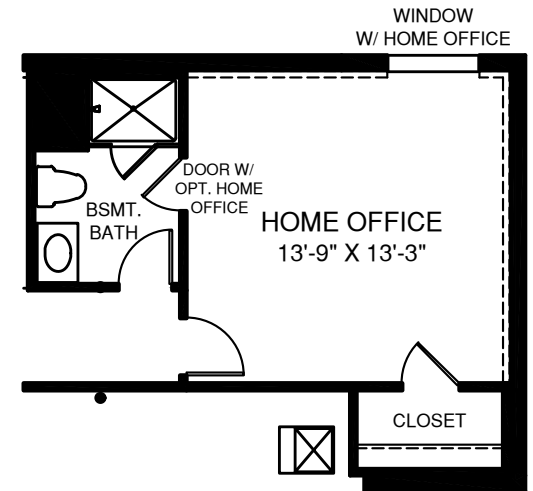
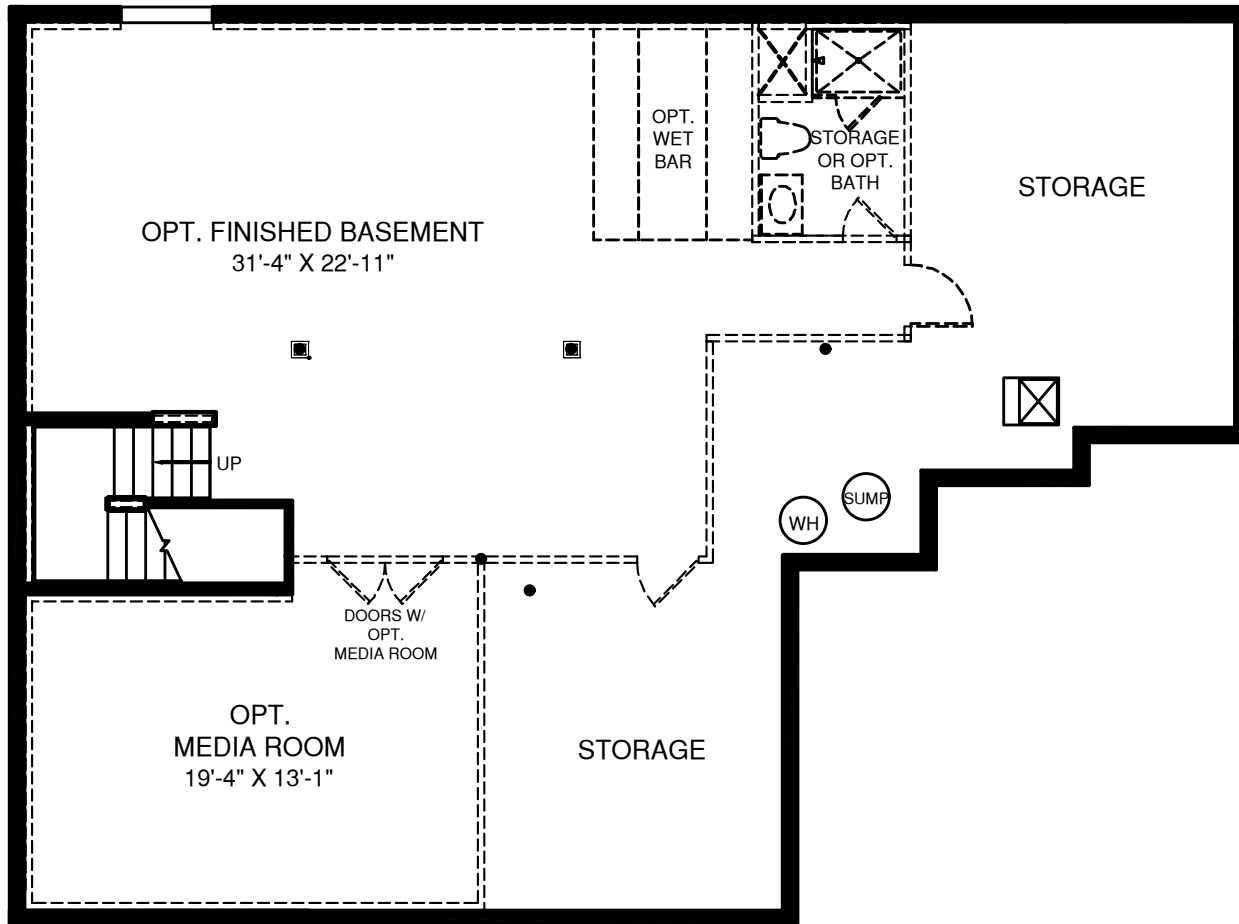
UPPER LEVEL

CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, FLOOR PLANS

FLAT FORK PUD



OPT. SLIDING GLASS DOOR
OR OPT. DOUBLE PATIO DOOR

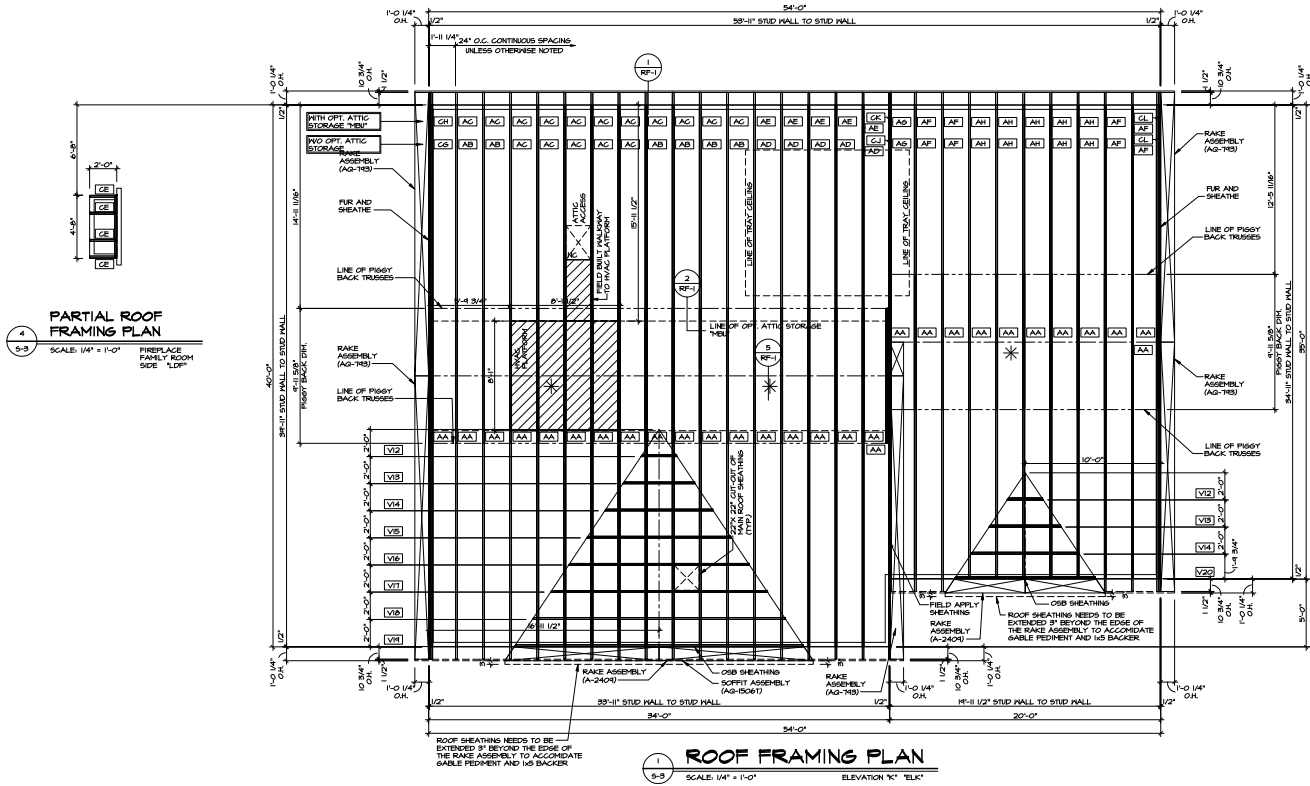
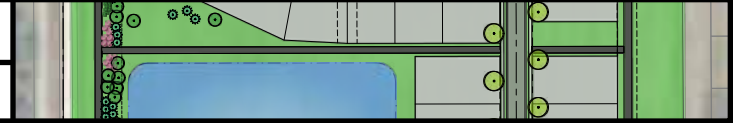


OPT. HOME OFFICE SHOWN
W/ OPT. BATH

LOWER LEVEL

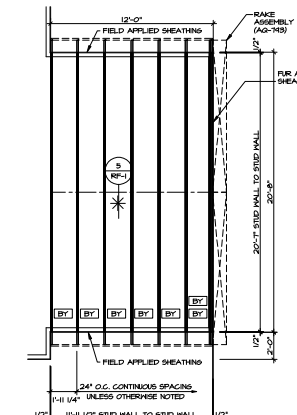
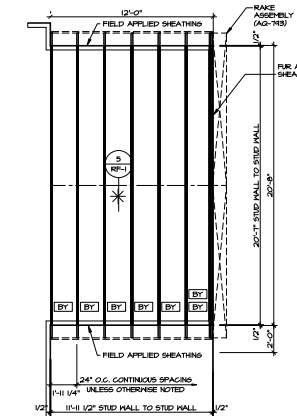
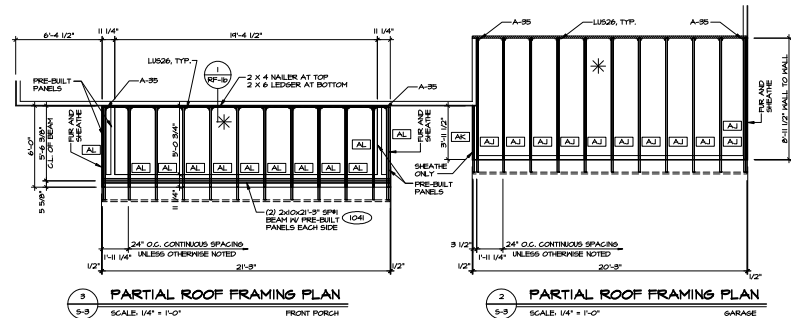
CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, ROOF PLANS

FLAT FORK PUD



NOTES:
1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-3)
4. SEE GENERAL NOTES (N-4) FOR ADDITIONAL INFORMATION.

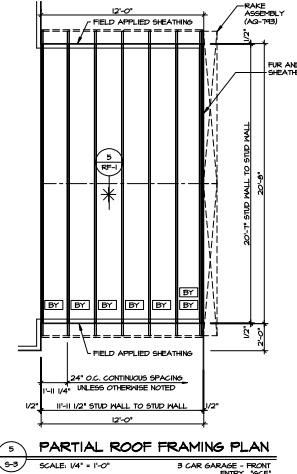
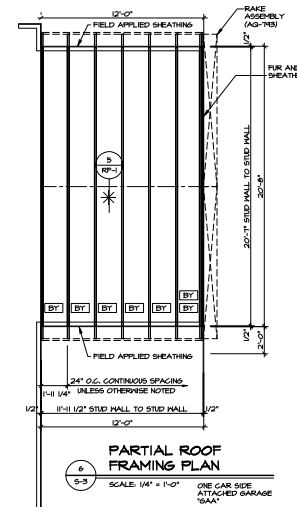
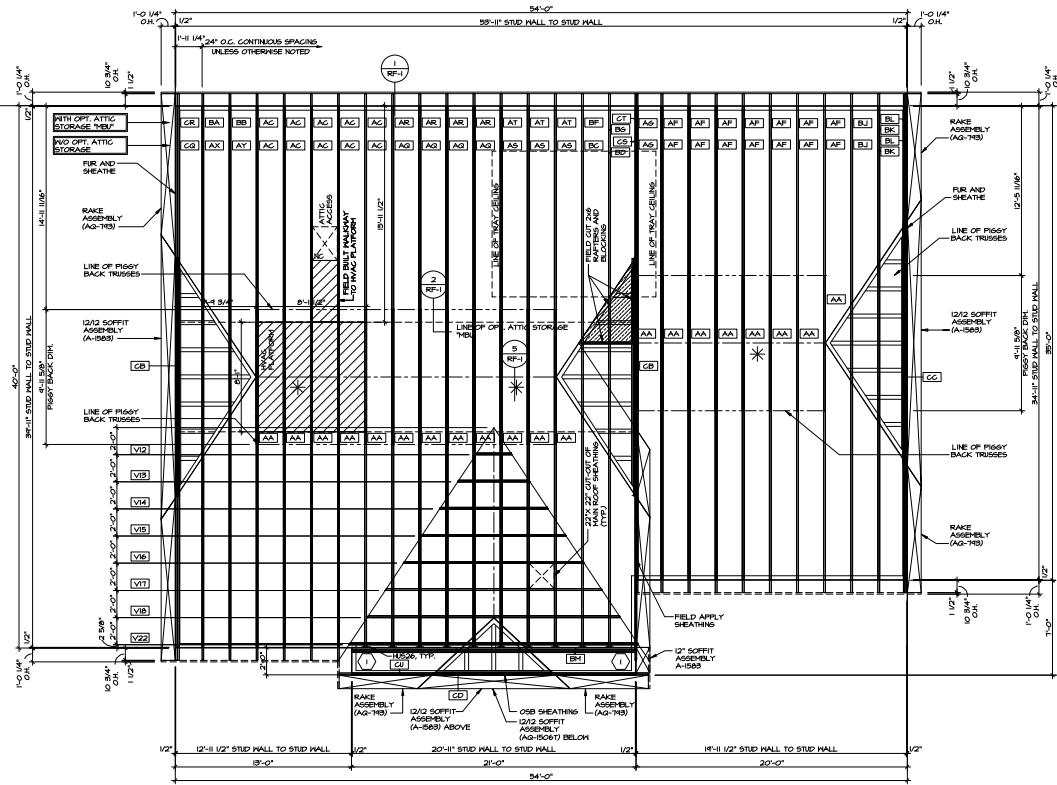
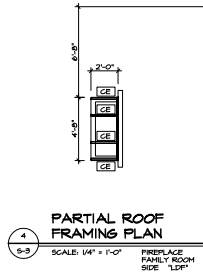
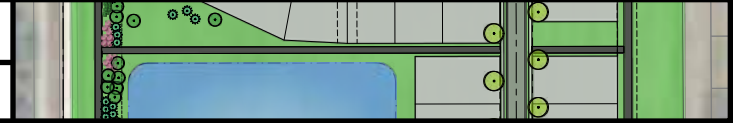
LEGEND	
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	NON BEARING WALL
	INDICATES BEARING FROM POINT LOAD ABOVE
	JOIST/BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER



REVISIONS	
REV.	DATE
1	4/2/15
2	4/2/15
3	4/2/15
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CYNTHEANNE ROAD NEIGHBORHOOD, NORMANDY, ROOF PLANS

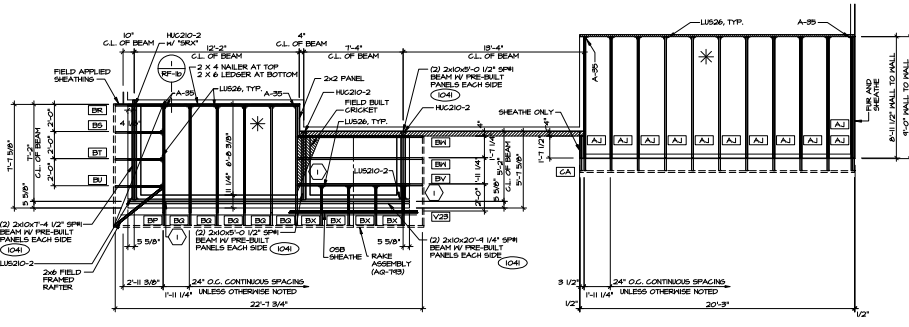
FLAT FORK PUD



NOTES:
1. GENERAL NOTES (N-1)
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-3)
4. SEE GENERAL NOTES (N-4) FOR ADDITIONAL INFORMATION.

LEGEND	
	BEARING WALL
	NON BEARING WALL
	BEARING FROM POINT LOAD ABOVE JACKS
	BEAM/HEADER
	PAD FOOTING
	STEEL COLUMN
	PORTAL FRAME
	JOIST/TRUSS
	LVL
	ENGINEERING PAGE NUMBER

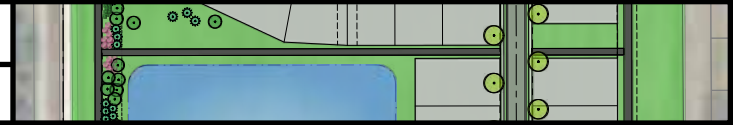
SEE FC DETAILS FOR FRAMING CONNECTORS

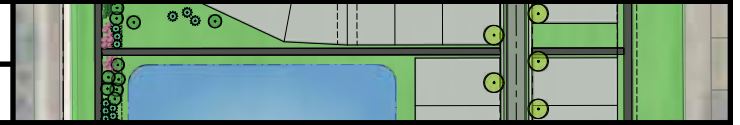


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CYNTHEANNE ROAD NEIGHBORHOOD, YORK, RENDERING

FLAT FORK PUD





YORK

ELEVATION K

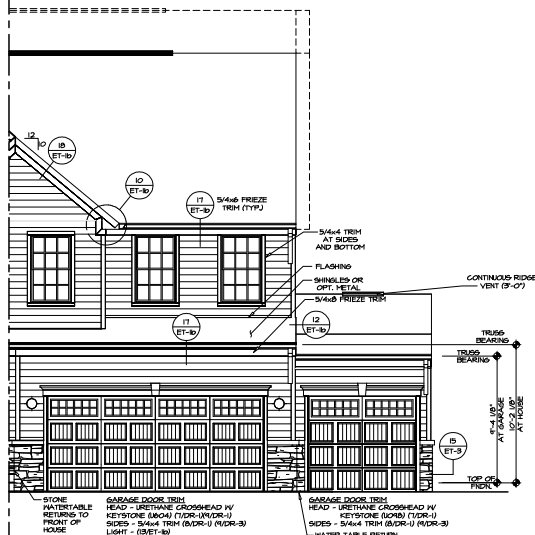
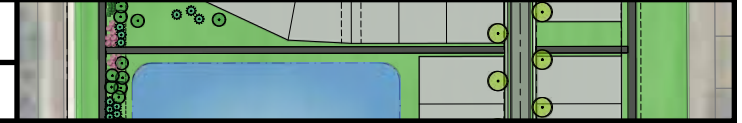


ELEVATION L

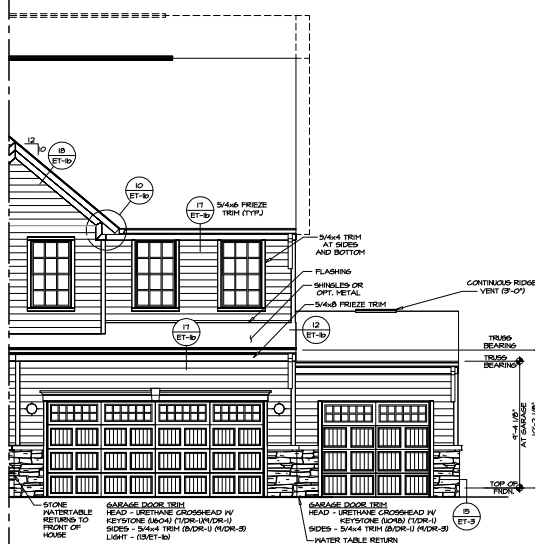


CYNTHEANNE ROAD NEIGHBORHOOD, YORK, ELEVATIONS

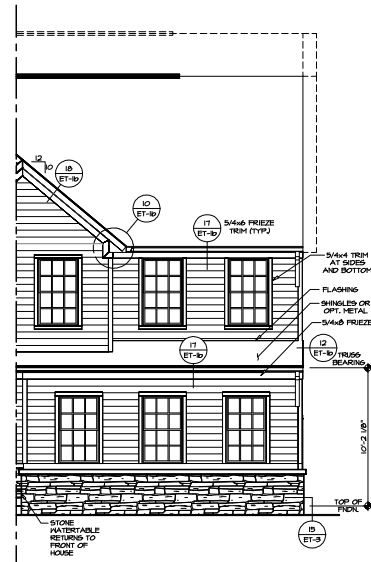
FLAT FORK PUD



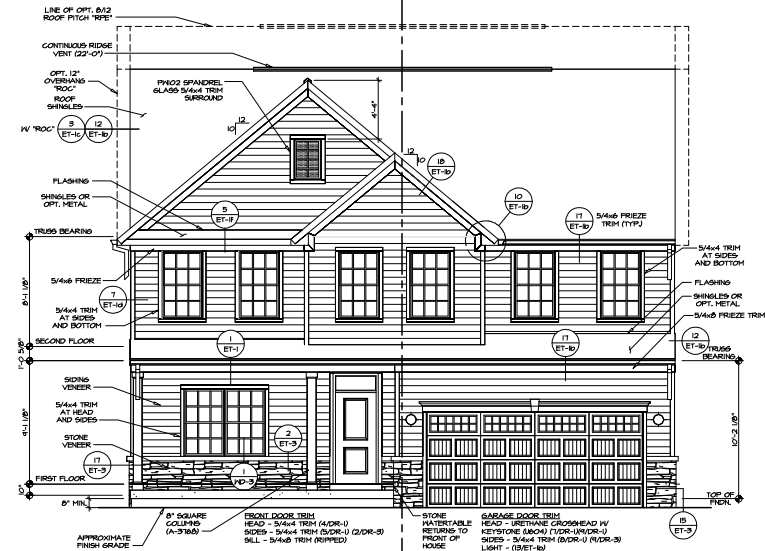
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" 3 CAR FRONT ENTRY GARAGE 16'6"



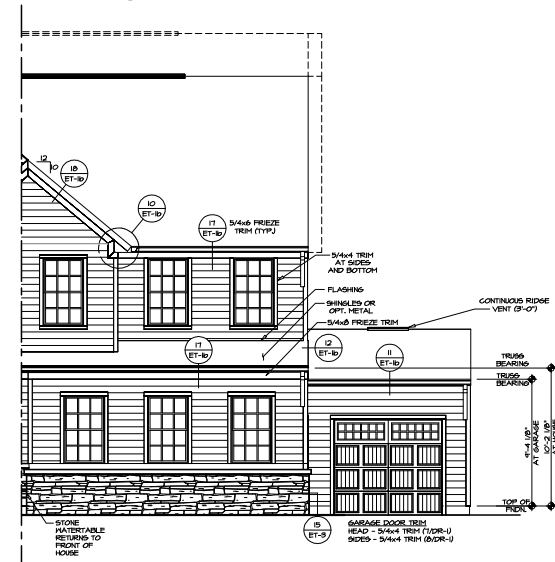
PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" THREE-CAR FRONT ENTRY GARAGE "6CF"



PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" TWO-CAR SIDE ENTRY GARAGE "SCG"



FRONT ELEVATION "C"
SCALE: 1/4" = 1'-0" TWO-CAR FRONT ENTRY GARAGE "OC"



PARTIAL FRONT ELEVATION
SCALE: 1/4" = 1'-0" ONE-CAR FRONT ENTRY GARAGE "GAA"

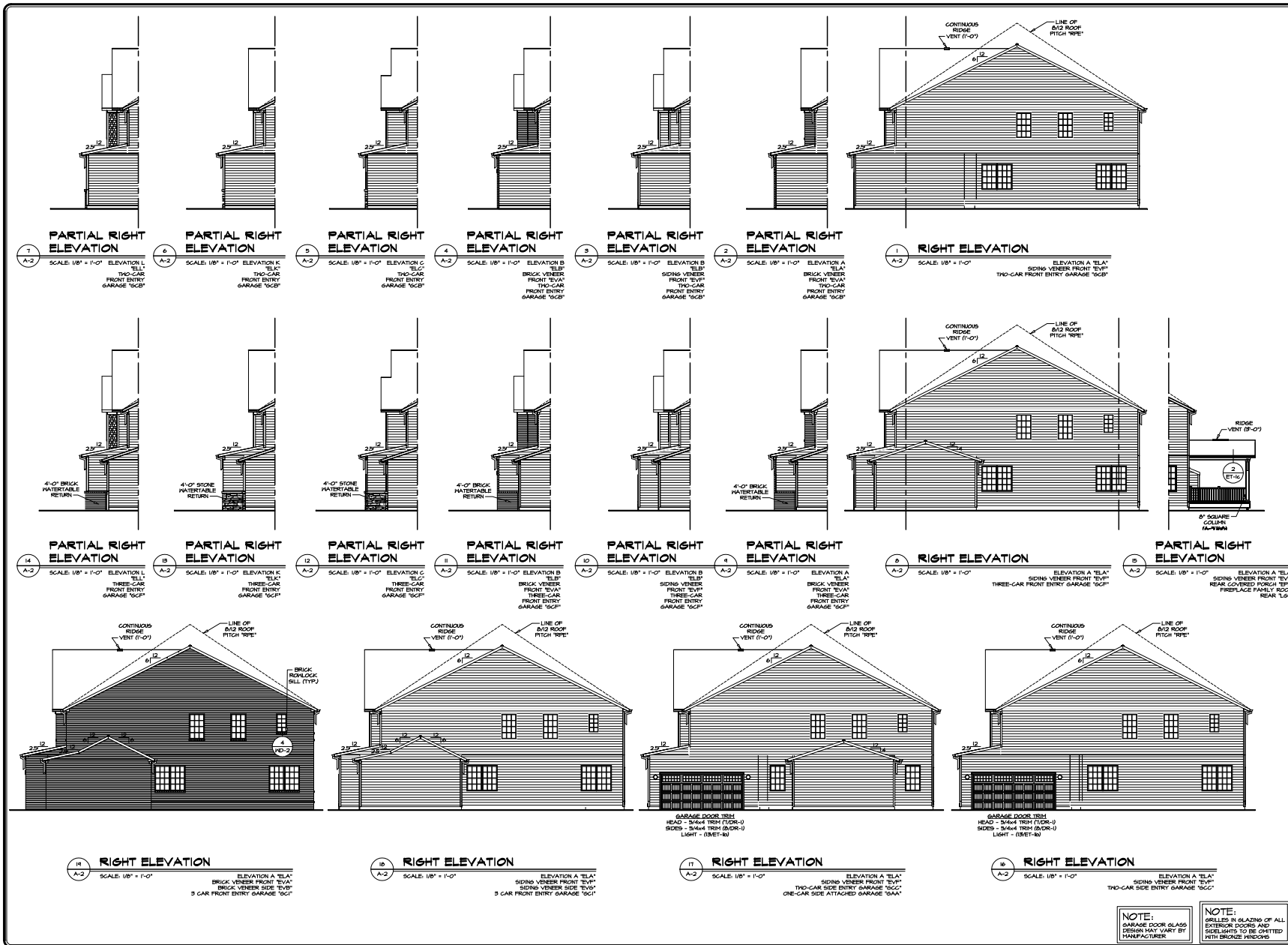
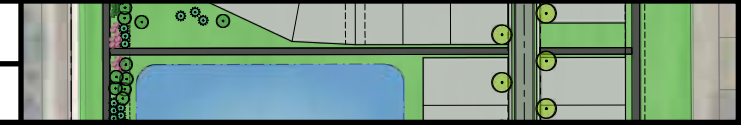
NOTE:
GARAGE DOOR GLASS
DESIGN MAY VARY BY
MANUFACTURER

NOTE:
GRILLES IN GLAZING OF ALL
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMITTED

[illegible]

CYNTHEANNE ROAD NEIGHBORHOOD, YORK, ELEVATIONS

FLAT FORK PUD



NOTE:
GARAGE DOOR
DESIGN MAY
VARY

NOTE:
GRILLES IN GLAZING OF
EXTERIOR DOORS AND
SIDELIGHTS TO BE OMIT
WITH BRONZE WINDOWS

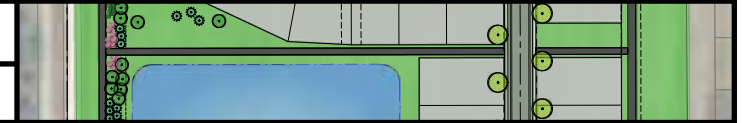
NVR
NVR, Inc.
5235 Westview Drive, Suite 100

SET NO. YR500	DRAWN BY ATK
VERSION 01	DATE: 9/5/17
RELEASE NO. ---	OPTION

MODEL	DRAWING TITLE	SECTION DESCRIPTION
YORK	RIGHT SIDE ELEVATIONS	

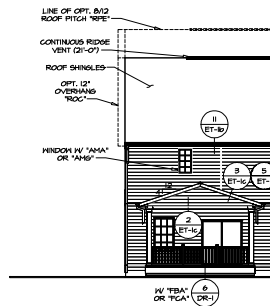
CYNTHEANNE ROAD NEIGHBORHOOD, YORK, ELEVATIONS

FLAT FORK PUD



This aerial photograph shows the proposed site layout. The building footprint is a large, light-colored rectangle. To the left of the building is a parking lot with several parking spaces. The surrounding area includes green spaces, trees, and a road. The site is bordered by a green line, likely representing the property boundary.

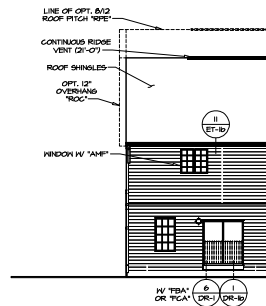
5	ELEVATION	
A-2c	SCALE: 1/8" = 1'-0"	ELEVATION A "ELA" SIDING VENEER FRONT "EVF" THREE-CAR FRONT ENTRY GARAGE "SCF" OR ONE-CAR SIDE ATTACHED GARAGE "GAA"



ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
REAR COVERED PORCH "EPE"

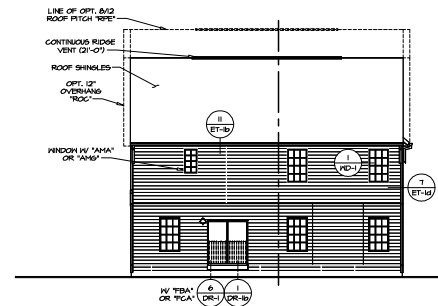


ELEVATION

3
A-2c

SCALE: 1/8" = 1'-0"

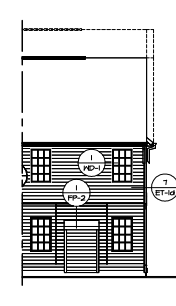
ELEVATION A "ELA"
SIDING VENEER FRONT "EVI"
DOUBLE PATIO DOOR DINETTE "DP"
UPGRADE OWNER'S BATH "AMP"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION A "ELEVATION A"
SIDING VENEER FRONT "ELEVATION A"
6/0 SLIDING GLASS DOOR "ELEVATION A"

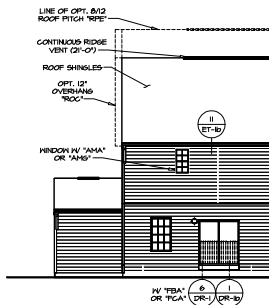


ELEVATION

2
A-2c

SCALE: 1/8" = 1'-0"

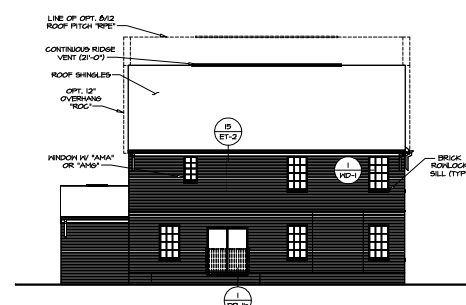
ELEVATION A "ELA"
SIDING VENEER FRONT "EVF"
GAS FIREPLACE FAMILY
ROOM REAR "LGF"



ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION A "ELA"
SIDING VENEER FRONT "EVI"
3 CAR FRONT ENTRY GARAGE "OGI"



RIGHT ELEVATION

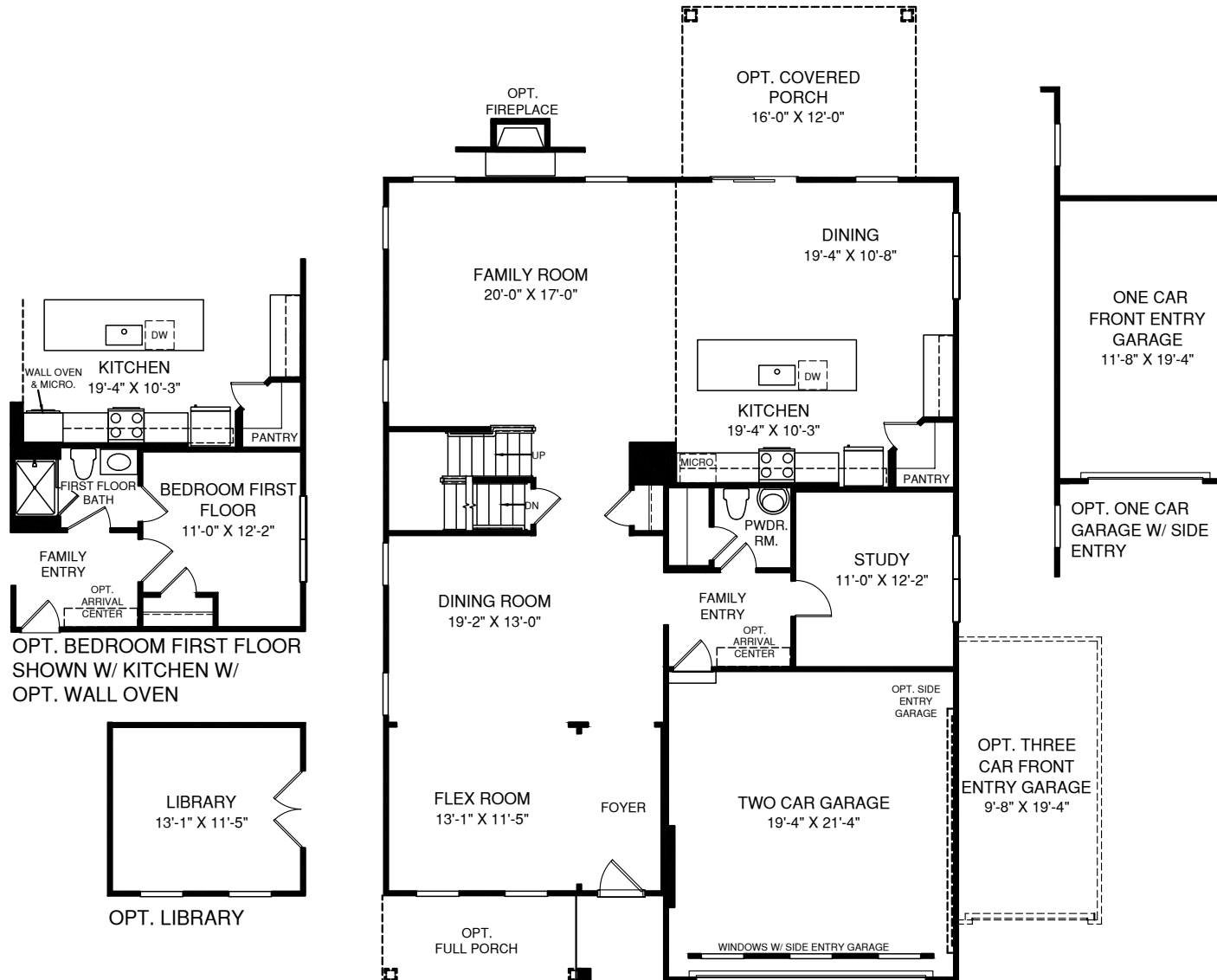
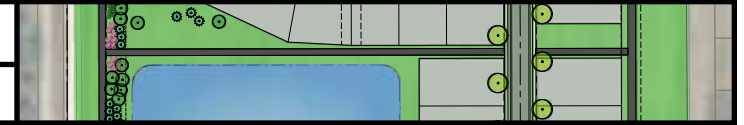
SCALE: 1/8" = 1'-0"

ELEVATION A TEL
BRICK VENEER FRONT TEL
BRICK VENEER SIDE TEL
3 CAR FRONT ENTRY GARAGE TEL
BRICK VENEER REAR TEL

SHEET NO.	NEW YORK DRAWING TITLE A-2c	SHEET NO. 000000	 NVR, Inc. 13330 Frederick Rd. Frederick, MD 21703	1. This drawing was prepared by NVR, Inc. for the use of the client. It is not to be used for any other purpose without the written consent of NVR, Inc. 2. This drawing is the property of NVR, Inc. and shall remain the property of NVR, Inc. even if it is reproduced or used in any way without the written consent of NVR, Inc. 3. NVR, Inc. is not responsible for any errors or omissions in this drawing.	DATE	REV.	REMARKS
		DRAWN BY A.T.C. CHECKED BY A.T.C. DATE 4/25/17 DESIGN					
16							

CYNTHEANNE ROAD NEIGHBORHOOD, YORK, FLOOR PLANS

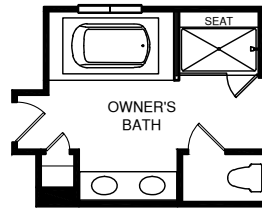
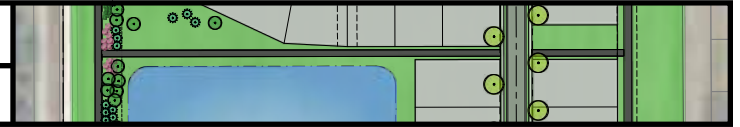
FLAT FORK PUD



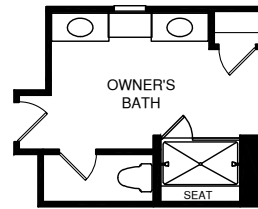
MAIN LEVEL

CYNTHEANNE ROAD NEIGHBORHOOD, YORK, FLOOR PLANS

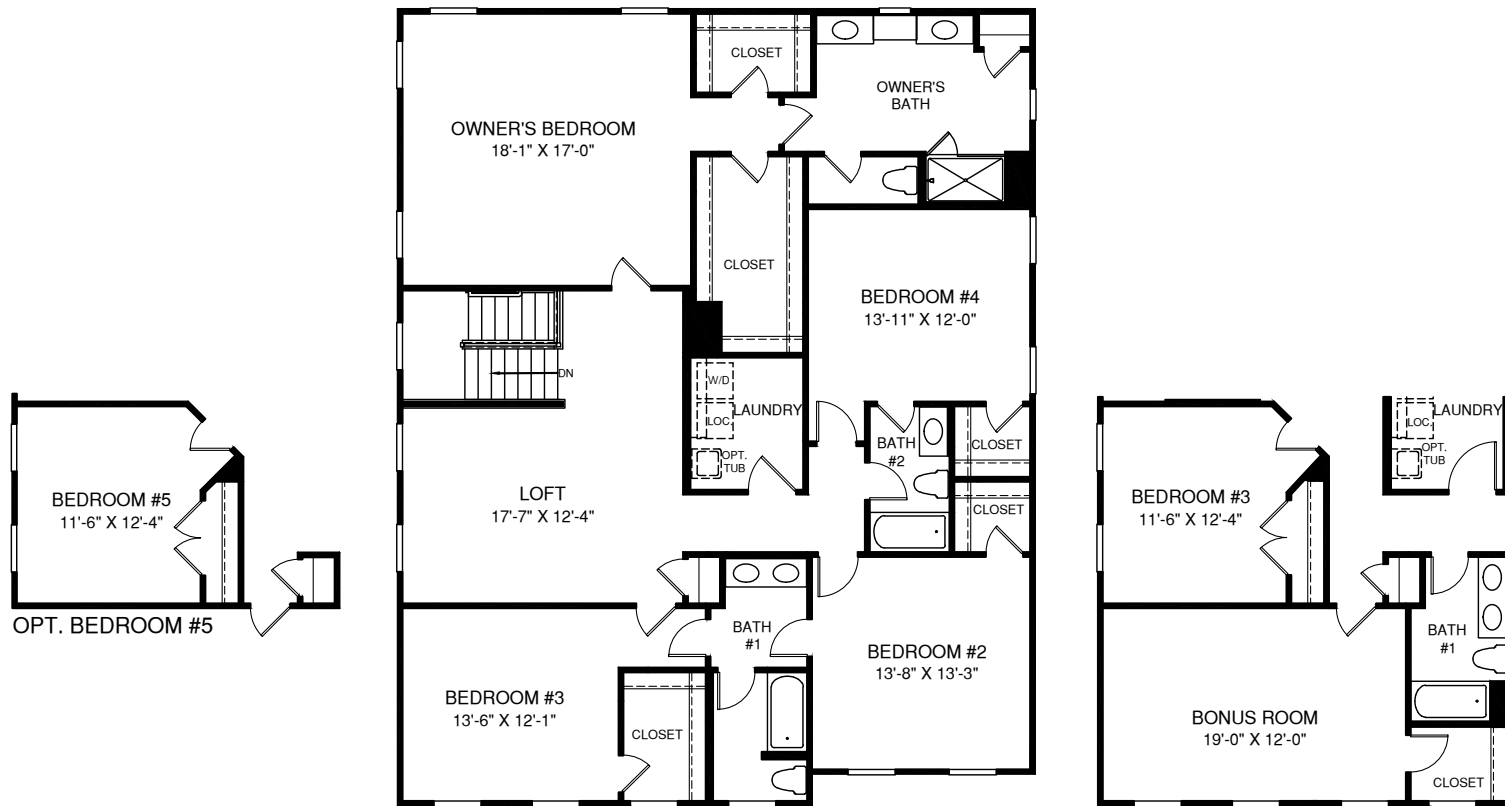
FLAT FORK PUD



OPT. OWNER'S BATH W/
SOAKING TUB & SHOWER



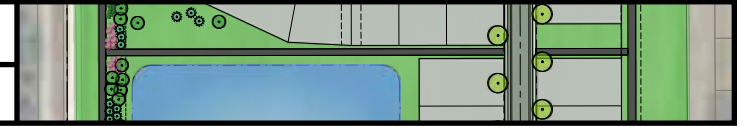
OPT. OWNER'S BATH
W/ ROMAN SHOWER



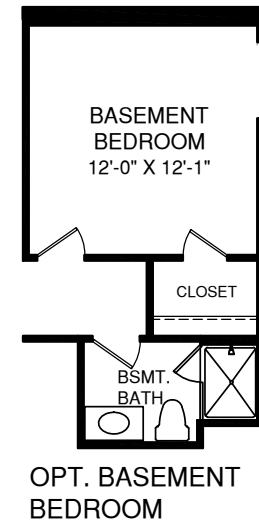
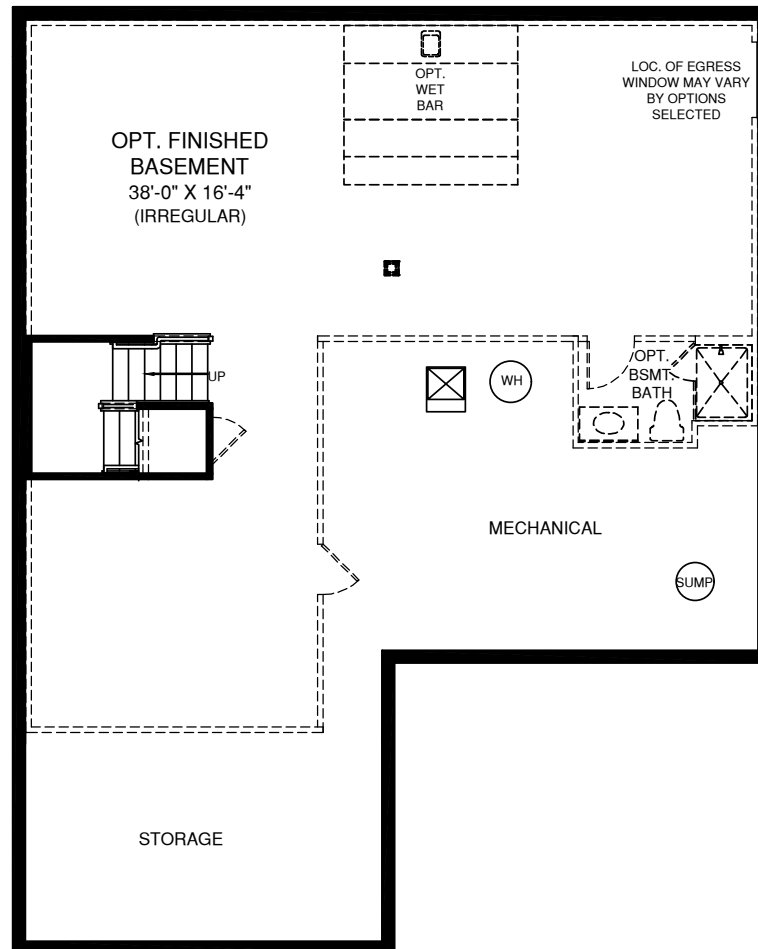
UPPER LEVEL

CYNTHEANNE ROAD NEIGHBORHOOD, YORK, FLOOR PLANS

FLAT FORK PUD



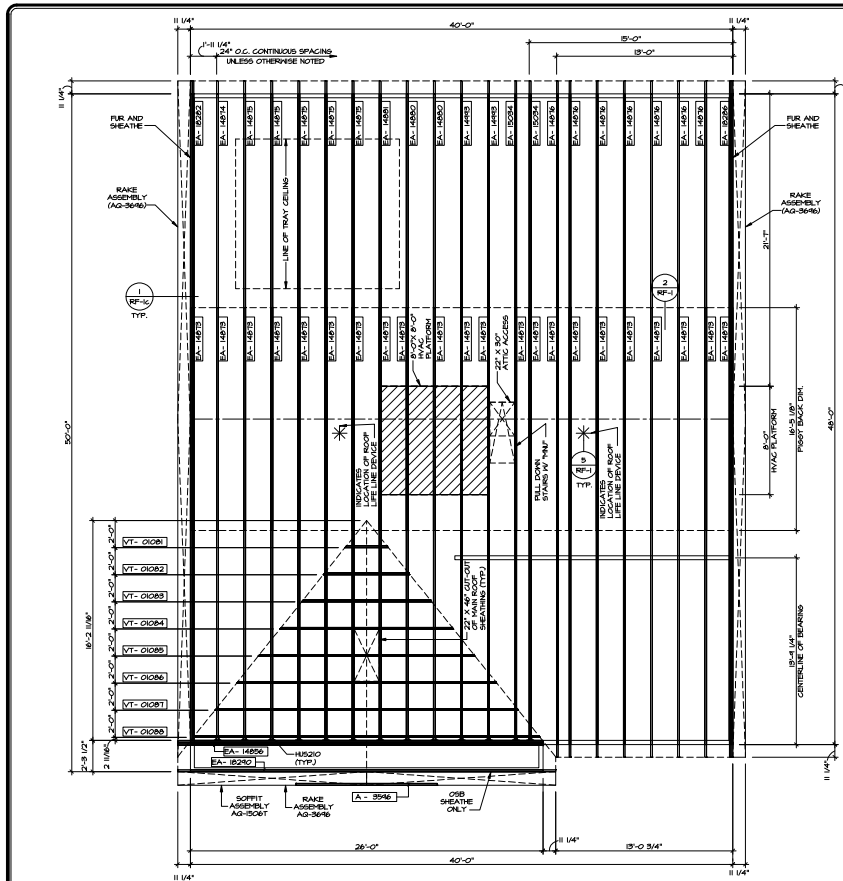
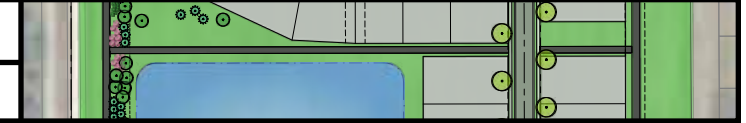
OPT. SLIDING GLASS DOOR SHOWN W/ OPT. WINDOW



LOWER LEVEL

CYNTHEANNE ROAD NEIGHBORHOOD, YORK, ROOF PLANS

FLAT FORK PUD

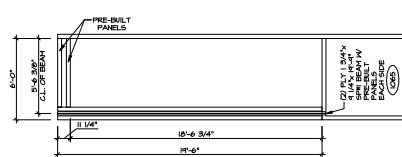


NOTES:
1. SEE GENERAL NOTES (N-1) FOR ADDITIONAL INFORMATION.
2. SCHEDULES (N-2)
3. LVL NAILING SCHEDULE (N-1)

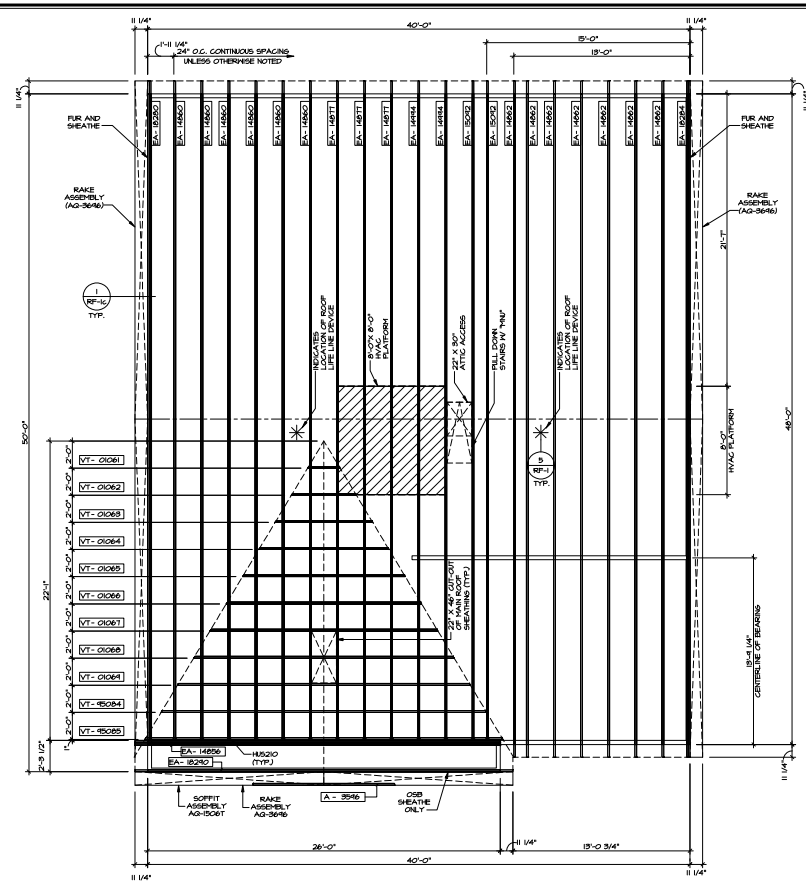
LEGEND

- BEARING WALL
- INDICATES BEARING FROM POINT-LOAD ABOVE
- JACKS
- BEAM/HEADER
- FOOTING/THICKENED SLAB
- STEEL COLUMN
- TRUSS TIE DOWN
- PORTAL FRAME
- JOIST/TRUSS
- LVL
- ENGINEERING PAGE NUMBER
- SEE PA DETAILS FOR FIRE ASSEMBLIES
- SEE PG. DETAILS FOR FRAMING CONNECTORS

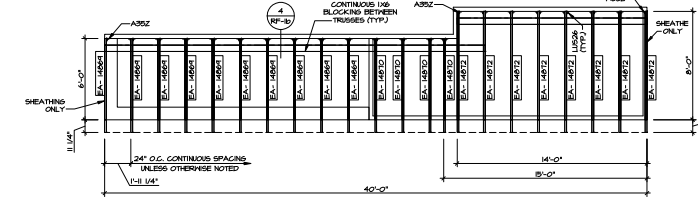
2 ROOF FRAMING
SCALE: 1/4" = 1'-0"
6 1/2 ROOF PITCH 90°



4 PARTIAL PORCH BEAM FRAMING PLAN
SCALE: 1/4" = 1'-0"



1 ROOF FRAMING
SCALE: 1/4" = 1'-0"
6 1/2 ROOF PITCH 90°

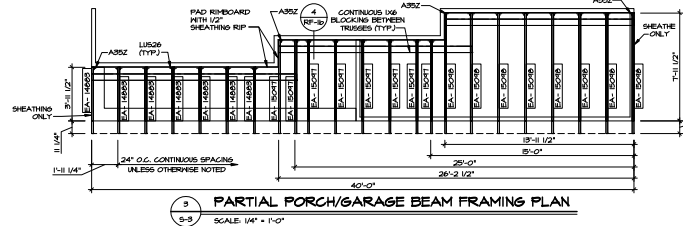
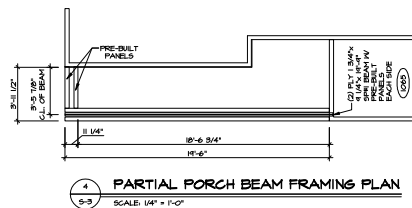
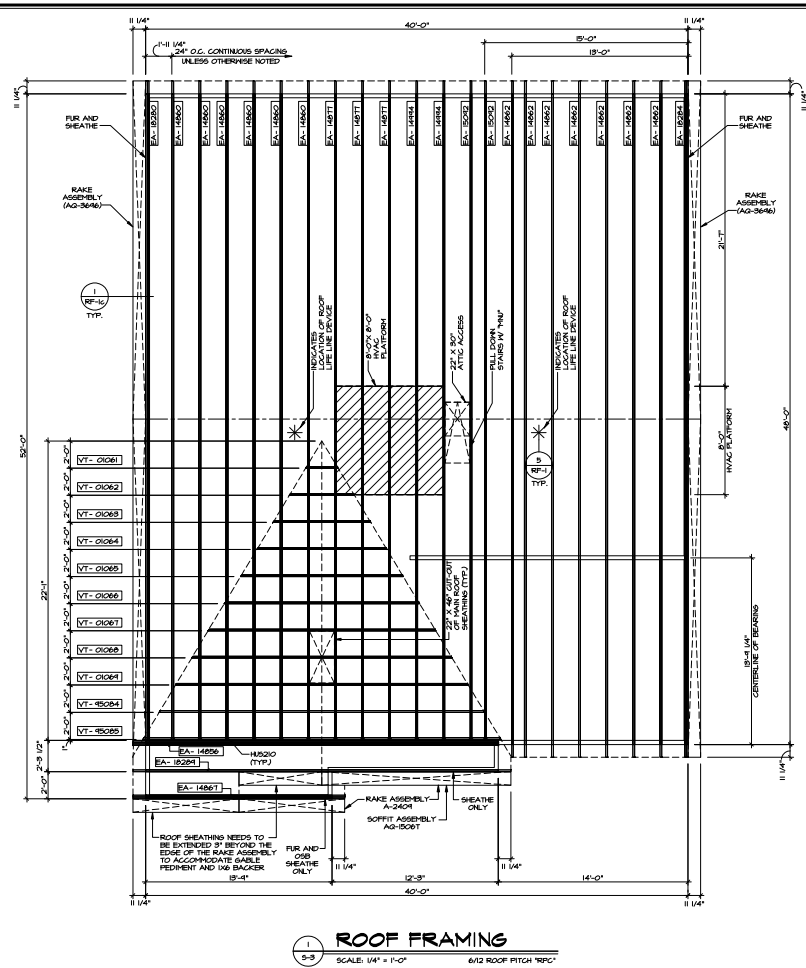
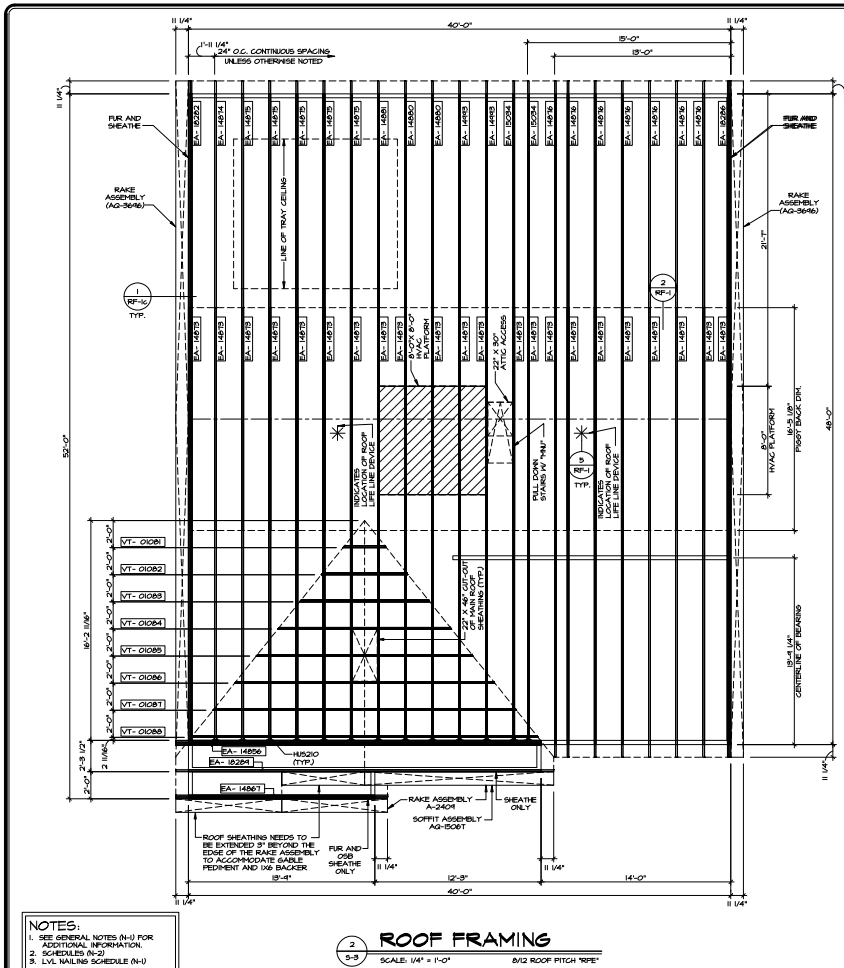
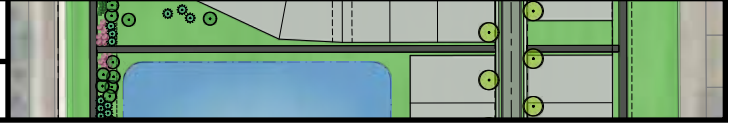


3 PARTIAL PORCH/GARAGE BEAM FRAMING PLAN
SCALE: 1/4" = 1'-0"

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S-3		TORK		VERSION 01							
				DRAWN BY ATC							
				DATE: 6-23-77							
				ROOF PLANING PLAN							
				ROOF ELEVATION							
				ELEVATION K							
				6/12 ROOF PITCH							
				9/12 ROOF PITCH							
				NOTE							

CYNTHEANNE ROAD NEIGHBORHOOD, YORK, ROOF PLANS

FLAT FORK PUD



SHEET NO. S-3	MODEL TORK	SHEET NO. TR000	VERSION OR DATE	DATE	REV.	NO.	DATE	REMARKS
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NVR

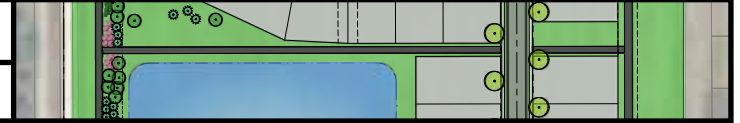
100
FARMINGTON, CT 06031
TEL: 860-253-1234

10/1/01

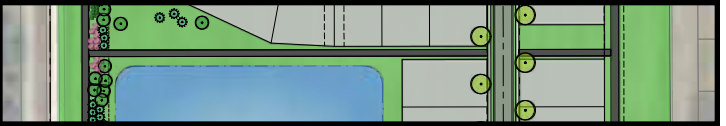
TAB 6

REAR COVERED PORCH PHOTOGRAPHS

FLAT FORK PUD



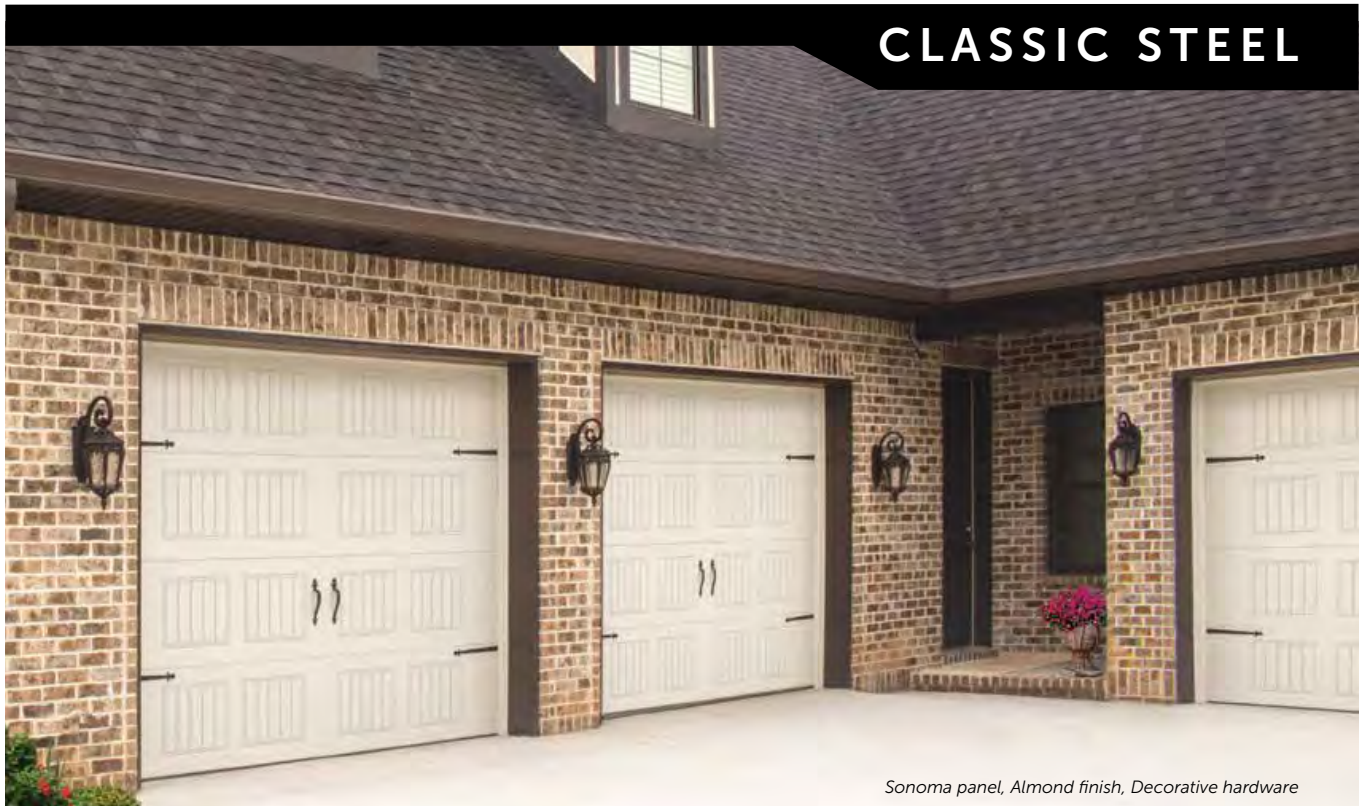
TAB 7



MODEL 5120

BUILDER

CLASSIC STEEL



Sonoma panel, Almond finish, Decorative hardware

DOOR FEATURES

Pinch-Resistant Panels

designed to push fingers out of harm's way.

3-layer construction

Model 5120 utilizes a ToughGard® backer.

Foamed-In-Place Polyurethane Insulation

provides thermal efficiency with an R-value* of 9.

Integral Struts

add rigidity and strength for long life and smooth operation.



High Cycle Spring Option

Choose a 25,000 cycle spring for more than twice the life of a standard torsion spring.

TorqueMaster® Plus Counter Balance System

Contains springs safely inside a steel tube to prevent accidental release of tension that could cause injury and features anti-drop safety technology.

Wind Load Options



Available with structural reinforcements for use in coastal or high wind region.

Limited Lifetime Warranty

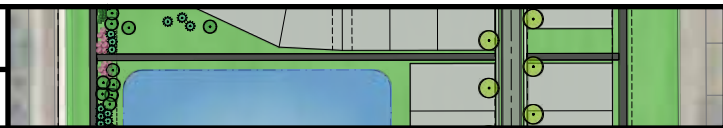


*Wayne Dalton uses a calculated door section R-value for our insulated doors.

The Builder Select Series

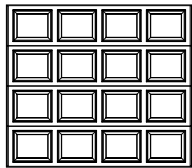
GARAGE DOOR EXHIBIT

FLAT FORK PUD

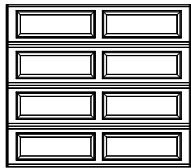


1 Choose Your Style

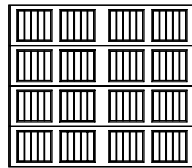
Doors shown are 8'x7'. Other sizes may have different panel configurations.



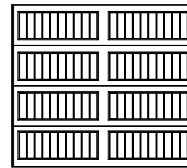
Colonial



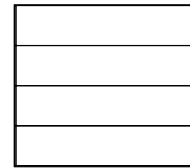
Ranch



Sonoma



Sonoma Ranch



Contemporary

2 Choose Your Color

Paint finishes



White



Almond



Desert Tan



Taupe



Gray



Green



Brown

3 Choose Your Windows

For Colonial and Contemporary Panels



Cascade I



Cascade II*



Cascade III*



Cathedral I



Cathedral II*



Clear I



Clear II*



Clear III*



Prairie I



Prairie II*



Sherwood I



Sherwood II*



Stockbridge*



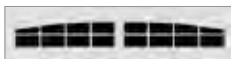
Stockton I



Stockton II*



Stockton III*



Arched Stockton*



Waterton I



Waterton II*



Waterton III*



Williamsburg I



Williamsburg II*

*Contemporary panel only

For Sonoma Panels



Cascade I



Cascade III



Cathedral I



Clear I



Clear III



Stockbridge



Stockton I



Stockton III



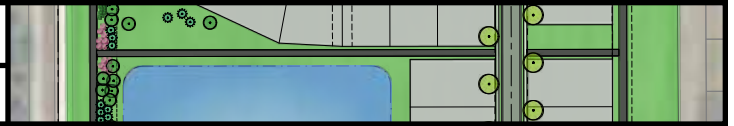
Arched Stockton



Waterton I

GARAGE DOOR EXHIBIT

FLAT FORK PUD



For Ranch Panels



Cascade II



Cathedral II



Clear II



Prairie II



Sherwood II



Stockbridge



Stockton II



Arched Stockton



Waterton II



Williamsburg II

For Sonoma Ranch



Ashton IV



Cathedral IV



Cascade IV



Clear IV



Ruston IV



Sherwood IV



Stockbridge IV (3-Lite)



Stockbridge IV (4-Lite)



Stockford IV



Stockton IV (4-Lite)



Stockton IV (6-Lite)



Stockton IV (8-Lite)



Stockton IV (8-Lite Arched)



Stockton IV (12-Lite)



Arched Stockton IV



Waterton IV



Williamsburg IV



Williamsburg IV Single Arch, Double Car



Wyndbridge IV

Not all windows available in all areas. Windows shown are typical of an 8' wide door and placement may vary by panel design.

The following windows are available for double car doors



Arched Stockton Double



Arched Stockton Single

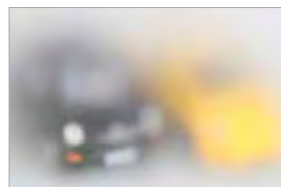
Glass Options



Clear



Gray Tinted

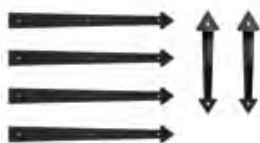


Satin Etched Privacy



Obscure

4 Choose Your Decorative Hardware



Arrow



Aspen



Barcelona



Bean



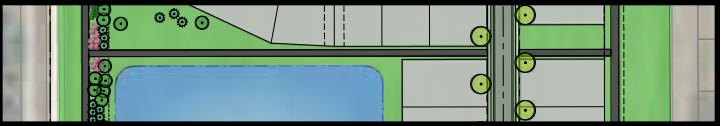
Conifer



Fleur De Lis



Spear



Colonial panel, White finish, Clear I windows

Builder Solutions from Wayne Dalton

We have developed the entire Wayne Dalton Builder Solutions System to make it easier for you to add value and enhance the market appeal of your homes. By offering beautiful garage doors, smart garage door openers, and storm protection, Wayne Dalton supplies a system of products that differentiate homes.

Our innovative products are designed to be the safest, most durable, beautiful, and best engineered in the industry.

Wayne Dalton
GARAGE DOORS

2501 S. State Hwy. 121 Bus., Ste 200
Lewisville, TX 75067

wayne-dalton.com



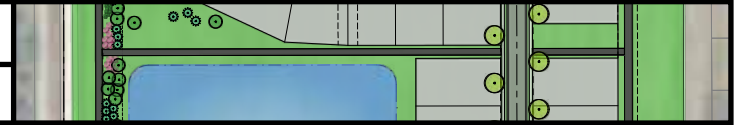
DISTRIBUTED BY:

© 2022 Wayne Dalton, a Division of Overhead Door Corporation. Consistent with our policy of continuing product improvement, we reserve the right to change product specifications without notice or obligation. Item 321798 08/22

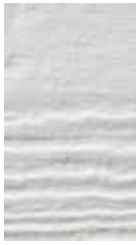
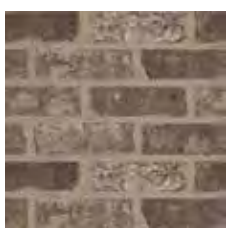
TAB 8

EXTERIOR MATERIALS COLOR PALETTE

FLAT FORK PUD

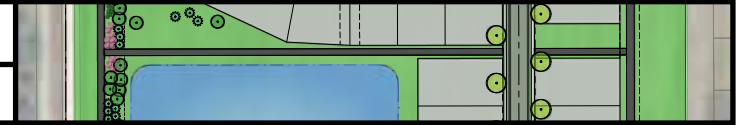


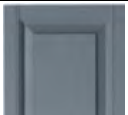
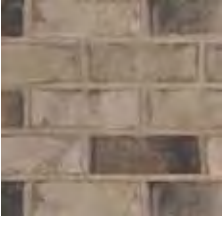
Lake Single Family Detached Color Schemes - Premier

Scheme #	Primary Siding (Hardie)	Accent Siding (Hardie)	Shutter Color	Front Door Paint Color	Brick (GS Salisbury or Equivalent)	Stone (Environmental or Equivalent)
Lake 1	Arctic White	Arctic White	Plygem	Sherwin Williams	Savannah Gray	Gray
ESCLB01A - Reflect			Black 	Tricorn Black 		
ESCLB01B - Inspire			Black 	Sundried Tomato 		
Lake 2	Night Gray	Night Gray	Plygem	Sherwin Williams	Cordoba	Gray
ESLB02A - Reflect			Black 	Seaworthy 		
ESLB02B - Inspire			Black 	Rain 		

EXTERIOR MATERIALS COLOR PALETTE

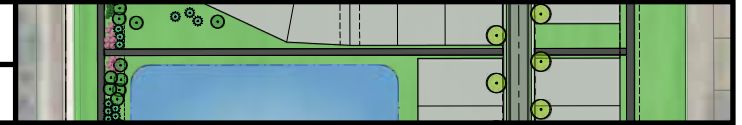
FLAT FORK PUD

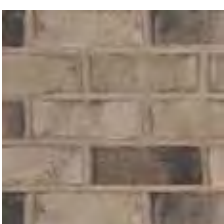
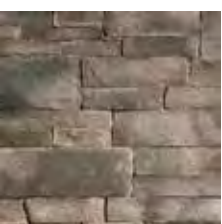
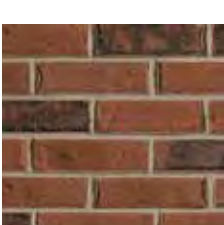


Scheme #	Primary Siding (Hardie)	Accent Siding (Hardie)	Shutter Color	Front Door Paint Color	Brick (GS Salisbury or Equivalent)	Stone (Environmental or Equivalent)
Lake 3	Light Mist	Arctic White	Plygem	Sherwin Williams	Charred Oak	PA Lime
ESLB03A - Reflect			Blue 	Web Gray 		
ESLB03B - Inspire			Blue 	Sequin 		
Lake 4	Pearl Gray	Pearl Gray	Plygem	Sherwin Williams	LaCava	PA Sierra
ESLV04A - Reflect			Blue 	Grizzle Gray 		
ESLV04B - Inspire			Blue 	Salty Dog 		

EXTERIOR MATERIALS COLOR PALETTE

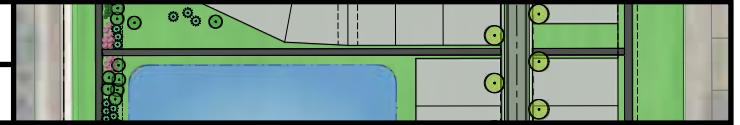
FLAT FORK PUD



Scheme #	Primary Siding (Hardie)	Accent Siding (Hardie)	Shutter Color	Front Door Paint Color	Brick (GS Salisbury or Equivalent)	Stone (Environmental or Equivalent)
Lake 6	Monterey Taupe	Cobble Stone	Plygem	Sherwin Williams	LaCava	Appalachian
ESLB06A - Reflect			Black 	Rock Bottom 		
ESLB06B - Inspire			Black 	Pewter Green 		
Lake 7	Timber Bark	Navajo Beige	Plygem	Sherwin Williams	Berkshire	Manor
ESLB07A - Reflect			Peppercorn 	Urbane Bronze 		
ESLB07B - Inspire			Peppercorn 	Still Water 		
Lake 8	Khaki Brown	Khaki Brown	Plygem	Sherwin Williams	Olde Columbia	Manor
ESLB08A - Reflect			Gray 	Homburg Gray 		
ESLB08B - Inspire			Gray 	Riverway 		

EXTERIOR MATERIALS COLOR PALETTE

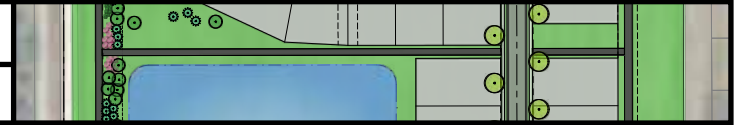
FLAT FORK PUD

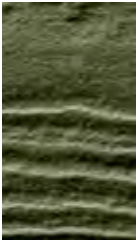
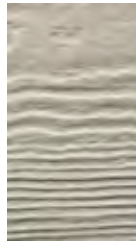
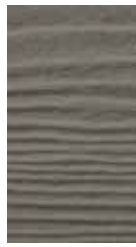
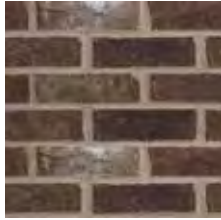


Scheme #	Primary Siding (Hardie)	Accent Siding (Hardie)	Shutter Color	Front Door Paint Color	Brick (GS Salisbury or Equivalent)	Stone (Environmental or Equivalent)
Lake 9	Navajo Beige	Navajo Beige	Plygem	Sherwin Williams	Turner Ridge	Dakota
ESLB09A - Reflect			Gray	Oyster Bay		
ESLB09B - Inspire			Gray	Bunglehouse Blue		
Lake 10	Cobble Stone	Cobble Stone	Plygem	Sherwin Williams	Charred Oak	Appalachian
ESLB10A - Reflect			Black	Slate Tile		
ESLB10B - Inspire			Black	Samovar Silver		
Lake 11	Gray Slate	Gray Slate	Plygem	Sherwin Williams	Cordoba	PA Lime
ESLB11A - Reflect			Black	Tricorn Black		
ESLB11B - Inspire			Black	Bravado Red		

EXTERIOR MATERIALS COLOR PALETTE

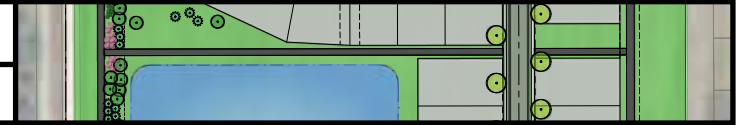
FLAT FORK PUD

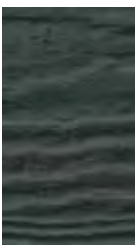
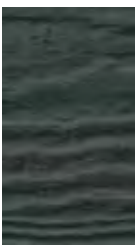
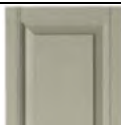
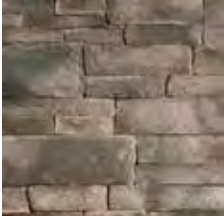
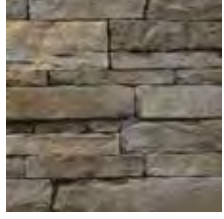


Scheme #	Primary Siding (Hardie)	Accent Siding (Hardie)	Shutter Color	Front Door Paint Color	Brick (GS Salisbury or Equivalent)	Stone (Environmental or Equivalent)
Lake 12	Boothbay Blue	Boothbay Blue			Turner Ridge	Carolina
ESLB12A - Reflect			Dark Navy 	In the Navy 		
ESLB12B - Inspire			Dark Navy 	Hubbard Squash 		
Lake 13	Mountain Sage	Cobble Stone			Walnut Grove	Carolina
ESLB13A - Reflect			Black 	Tricorn Black 		
ESLB13B - Inspire			Black 	Peppercorn 		
Lake 14	Aged Pewter	Aged Pewter			Walnut Grove	Carolina
ESLB14A - Reflect			Black 	Tricorn Black 		
ESLB14B - Inspire			Black 	Rainwashed 		

EXTERIOR MATERIALS COLOR PALETTE

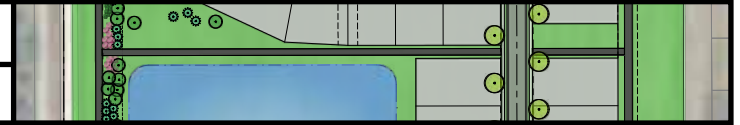
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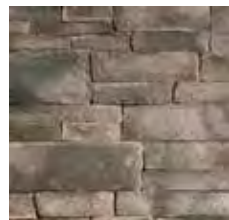


Scheme #	Primary Siding (Hardie)	Accent Siding (Hardie)	Shutter Color	Front Door Paint Color	Brick (GS Salisbury or Equivalent)	Stone (Environmental or Equivalent)
Lake 15	Evening Blue	Evening Blue			Cordoba	PA Lime
ESLB15A - Reflect			Black 	Tricorn Black 		
ESLB15B - Inspire			Black 	Mineral Deposit 		
Lake 16	Iron Gray	Iron Gray			LaCava	Appalachian
ESLB16A - Reflect			Pebblestone Clay 	Chocolate Powder 		
ESLB16B - Inspire			Pebblestone Clay 	Tradewind 		
Lake 17	Rich Espresso	Arctic White			Savannah Gray	Dakota
ESLB17A - Reflect			Black 	Evergreen Fog 		
ESLB17B - Inspire			Black 	Teal Stencil 		

EXTERIOR MATERIALS COLOR PALETTE

FLAT FORK PUD



Scheme #	Primary Siding (Hardie)	Accent Siding (Hardie)	Shutter Color	Front Door Paint Color	Brick (GS Salisbury or Equivalent)	Stone (Environmental or Equivalent)
Lake 18	Deep Ocean	Deep Ocean			Charred Oak	PA Sierra
ESLB18A - Reflect			White 	Sea Salt 		
ESLB18B - Inspire			White 	Cupola Yellow 		
Lake 22	Countrylane Red	Countrylane Red			Savannah Gray	Appalachian
ESLB122 - Reflect			Black 	Tricorn Black 		
ESLB22B - Inspire			Black 	Anonymous 		

TAB 9

ORDINANCE NO. 041723C

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, AMENDING THE OFFICIAL ZONING MAP TO REZONE 109.15 +/- ACRES FROM R2 TO PUD-M FOR A PROJECT KNOWN AS FLAT FORK PUD DISTRICT.

WHEREAS, this is an ordinance to amend the Official Zoning Map incorporated into the Unified Development Ordinance, ("UDO"), for the City of Fishers (the "City"), previously enacted pursuant to Ind. Code § 36-7-4 *et seq.* as amended.

WHEREAS, the Advisory Plan Commission for the City of Fishers ("Plan Commission") has conducted a public hearing on Docket No. RZ-23-3 as required by law in regard to the Rezone; and

WHEREAS, the Plan Commission at its June 7, 2023 meeting sent a _____ recommendation to the Common Council by a vote of ____ () in favor and ____ () opposed.

NOW, THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA, MEETING IN REGULAR SESSION AS FOLLOWS:

SECTION 1. The City's Official Zoning Map is hereby amended to designate the Real Estate, as described and shown in **Exhibit A**, to PUD-M.

SECTION 2. This Ordinance shall be in full force and effect from and upon its adoption and in accordance with Indiana law.

SECTION 3. The specific zoning standards, concept plan, and illustrative architectural exhibit shall be approved as shown in **Exhibit B** ("Petitioner's Packet"), attached.

SO BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FISHERS, HAMILTON COUNTY, INDIANA this ____ day of _____, 2023.

**COMMON COUNCIL OF THE CITY OF FISHERS,
HAMILTON COUNTY, INDIANA**

YAY		NAY	ABSTAIN
	John Weingardt, President		
	Cecilia Coble, Vice President		
	C. Pete Peterson, Member		
	Brad DeReamer, Member		
	Selina Stoller, Member		
	Todd Zimmerman, Member		
	Jocelyn Vare, Member		
	Crystal Neumann, Member		
	David Giffel, Member		

I hereby certify that the foregoing Ordinance was delivered to City of Fishers Mayor Scott Fadness on the _____ day of _____, 2023, at _____ p.m.

ATTEST: _____
Jennifer L. Kehl, Fishers City Clerk



MAYOR'S APPROVAL

Scott A. Fadness, Mayor

DATE

MAYOR'S VETO

Scott A. Fadness, Mayor

DATE

This instrument prepared by: Lindsey Bennett, City Attorney, City of Fishers, Hamilton County, Indiana, One Municipal Drive, Fishers, Indiana, 46038

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law." Lindsey Bennett

Exhibit A – Real Estate Description and Depiction

GEORGIA ROAD SITE, REZONE DESCRIPTION

A part of the Southwest Quarter of Section 7, Township 17 North, Range 6 East, in Fall Creek Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at a point South 89 degrees 31 minutes 27 seconds West 375.80 feet of the Southeast corner of said Southwest Quarter Section to the centerline of an Electric Line Easement as recorded in Deed Record 183, pages 45-46, in the Office of the Recorder of Hamilton County, Indiana, being the point of beginning of this description; thence along the centerline of said Electric Line Easement by the next three (3) courses: 1) North 00 degrees 11 minutes 03 seconds West 824.19 feet; 2) North 00 degrees 09 minutes 08 seconds West 815.70 feet; 3) North 00 degrees 08 minutes 50 seconds West 666.84 feet; thence South 89 degrees 31 minutes 27 seconds West parallel to the South line of said Quarter Section a distance of 948.68 feet to the West line of the East Half of said Quarter Section; thence South 00 degrees 16 minutes 36 seconds East to the South line of said Quarter Section a distance of 2,307.09 feet; thence North 89 degrees 31 minutes 27 seconds East along the South line of said Quarter Section a distance of 944.06 feet to the point of beginning, containing 50.105 acres, more or less.

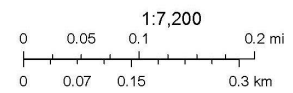
CYNTHEANNE ROAD SITE, REZONE DESCRIPTION (WITH OVERLAP)

Part of the Southeast Quarter of Section 7, Township 17 North, Range 6 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter; thence South 00 degrees 33 minutes 20 seconds East 100.00 feet along the east line of said Southeast Quarter (the bearings in this description are based on a survey prepared by Curtis C. Huff, recorded as Instrument Number 200500063272 in the Office of the Recorder of Hamilton County, Indiana) to the northeast corner of Heritage Minor Subdivision, per plat thereof, recorded as Instrument Number 9609624712 in the Office of said Recorder, the following three (3) courses are along the north, west and south lines of said plat; 1)thence South 89 degrees 17 minutes 46 seconds West 300.00 feet; 2)thence South 00 degrees 33 minutes 20 seconds East 200.00 feet; 3)thence North 89 degrees 17 minutes 46 seconds East 300.00 feet to the east line of said Southeast Quarter, the following two (2) courses are along the east and south lines thereof; 1)thence South 00 degrees 33 minutes 20 seconds East 2,357.19 feet to the southeast corner of said Southeast Quarter; 2)thence South 89 degrees 33 minutes 28 seconds West 994.88 feet to the southwest corner of Overlap Tract No. 1 as described on said survey; thence North 00 degrees 24 minutes 15 seconds West 2,652.67 feet along the west line of said Overlap Tract No. 1 and the east lines of Tracts "B", "C" and "D" as shown on said survey to the north line of said Southeast Quarter; thence North 89 degrees 17 minutes 46 seconds East 987.87 feet along said north line to the POINT OF BEGINNING. Containing 59.045 acres, more or less.



— County Boundary
 ■ Real Estate



2023

Exhibit B – FLAT FORK PUD



Planning & Zoning Department

City of Fishers

Ordinance: 041723C



A. Declaration, Purpose and Intent, Applicability, and Allowed Uses

1. Declaration

- a. Ordinance No. 041723C (this "Ordinance")
- b. Adopted: June 19, 2023

2. Purpose and Intent

The Unified Development Ordinance (the "UDO") of the City of Fishers, Indiana, Ordinance No. 062121B, as amended, and the Official Zoning Map of the City of Fishers, Indiana, as amended, which accompanies and is a part of the Zoning Code of the City of Fishers, Indiana, are hereby amended as follows:

The zoning classification of the real estate legally described in Exhibit B.1, attached hereto and incorporated herein (the "Real Estate"), is hereby designated as Planned Unit Development – Mixed Use District (PUD-M) and shall hereafter be known as the "Flat Fork PUD".

Development of the Real Estate shall be governed entirely by the provisions of this Ordinance and those provisions of the UDO specifically referenced in this Ordinance. All provisions of the UDO that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

3. Applicability

The standards of the UDO applicable to the *R5 Residential District* shall apply to the development, as shown on the Concept Plan, except as modified, revised, or expressly made inapplicable by this Ordinance. The standards of the UDO applicable to the *C2 Neighborhood Business District* shall apply to the 3.74 +/- acre commercial block, as shown on the Concept Plans, except as modified, revised, or expressly made inapplicable by this Ordinance. Cross-references to "Chapter", "Article", and "Section" in this Ordinance shall refer to the corresponding Chapter, Article and Section as specified and referenced in the UDO. Capitalized terms that are not otherwise defined herein and are defined in the UDO shall have the meaning ascribed to them in the UDO. An amendment to the UDO shall apply to this Ordinance unless this Ordinance has specified an alternative development or design standard, and *Sec. 1.3.6. Transition Ordinance* also shall apply to amendments.

4. Allowed Uses

All uses permitted in the *R5 Residential District* shall be permitted in the residential areas. All uses permitted in the *C2 Neighborhood Business District* shall be permitted in the commercial block.

B. Concept Plans

The Concept Plans, attached hereto as Exhibit B.2, are hereby incorporated. The Real Estate's Development Plan shall be substantially consistent with the Concept Plans and shall be reviewed and approved based upon compliance with the development and design standards set forth herein. If the Director determines that a Development Plan is not substantially consistent with the Concept Plans (the "Director's Determination"), then the Director shall notify the applicant in writing within ten (10) business days of receipt of the submitted Development Plan of: (1) the Director's Determination; and (2) whether the Development Plan is (a) approved; or (b) not approved (the "Director's Decision"). The Director's Decision shall be based upon the Development Plan's compatibility and consistency with the intended quality and character of the Flat Fork PUD. If the Director's Decision does not approve the Development Plan, then the applicant may submit the Development

Plan to the City Council for review and approval. The City Council's decision shall be made at a public meeting, but no additional public hearing shall be required.

C. Standards for the District

1. Introductory Provisions

The regulations of *CHAPTER 1. INTRODUCTORY PROVISIONS* shall apply.

2. Administration

The regulations of *CHAPTER 2. ADMINISTRATION* shall apply.

3. Zoning Districts

The regulations of *CHAPTER 3. ZONING DISTRICTS* shall apply, except as modified by this Ordinance. The total maximum number of lots within the Flat Fork PUD shall not exceed 220 lots.

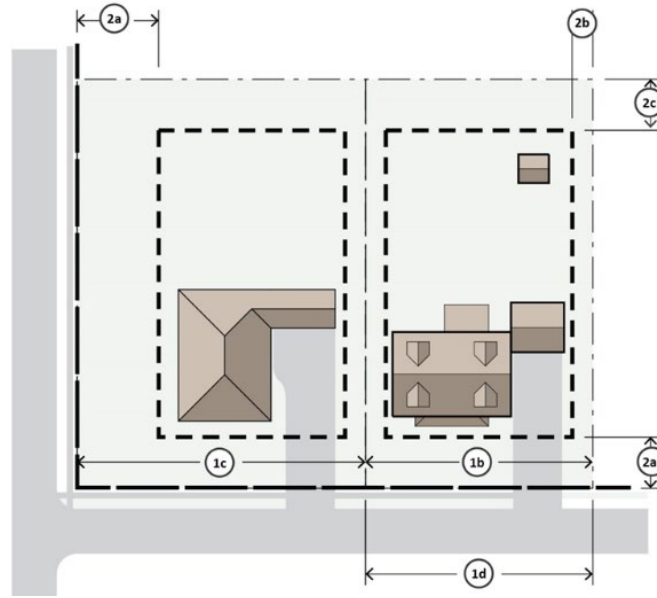
a. Article 3.1. Establishment of Zoning Districts: Shall apply.

b. Article 3.2. Residential Districts: Shall apply, except as modified below:

(1) *Sec. 3.2.6. R5 Residential District:* Shall not apply; instead, the following shall apply:

Development Standards

1. Minimum Lot Dimensions	
1a. Lot area	7,500 sf
1b. Lot width at building line – standard	60'
1c. Lot width at building line – corner	72'
1d. Lot frontage	35'
2. Minimum Building Setbacks	
2a. Front – local street / other street type	20' / 40'
2b. Side	5'
2c. Rear	20'
3. Maximum Building Height	
3a. Primary structure	35'
4. Building Floor Area	
4a. Living unit area, 1-story (min)	1,000 sf
4b. Living unit area, 2-story (min)	1,200 sf
5. Other	
5a. Requires municipal water and sewer hookup	
5b. Impervious area of lot (max)	60%
5c. Alternative Standards	Sec. 8.4.7. Conservation Development
5d. Total structures per lot	Sec. 6.8.1G. Structures Per Lot
6. Maximum Lots Permitted	
6a. Maximum number of lots	220



c. **Article 3.3. Nonresidential Districts:** Shall apply to the commercial block.

d. **Article 3.4. Other Districts:** Shall apply.

4. Overlay Zoning Districts

The regulations of *CHAPTER 4. OVERLAY ZONING DISTRICTS* shall apply.

5. Use Regulations

The regulations of *CHAPTER 5. USE REGULATIONS* shall apply.

6. Development Standards

The regulations of *CHAPTER 6. DEVELOPMENT STANDARDS* shall apply, except as modified by this Ordinance.

a. **Article 6.1. General Provisions:** Shall apply.

b. **Article 6.2. Accessory Structure Standards:** Shall apply.

c. **Article 6.3. Architectural Design Standards:** Shall apply to the commercial block. Shall apply to the residential areas, except as modified below:

- (1) The Illustrative Architectural Exhibit, attached hereto as **Exhibit B.3**, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the residential dwellings on the Real Estate. The final dwelling designs may vary from the Illustrative Architectural Exhibit; however, the dwellings shall be substantially similar in quality and character to the dwellings shown in the Illustrative Architectural Exhibit.
- (2) Residential dwellings shall incorporate at least two (2) types of modulation in the front façade plane, including, but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass.
- (3) Front façades equal to or longer than 20' shall provide a minimum total modulation area of 20% of the horizontal wall span, with a minimum vertical height of at least 3' tall. Porches and balconies, at least 4' in depth may count toward this requirement.
- (4) On front façades, residential dwellings shall use any combination of allowed material type, color variation, banding, stringcourse, or modulation to clearly distinguish between the ground level and upper stories.

- (5) Roof Standards
 - (i) *Subsections 6.3.4.B.3.a. and 6.3.4.B.3.b. Residential Design; Residential Building Form; Roof Standards:* Shall not apply.
 - (ii) All residential dwellings shall have eaves or overhangs a minimum of eleven (11) inches deep on the main roof. Depth shall be determined prior to the installation of the masonry. This shall not apply to front porches or dormers.
- (6) Garage Design
 - (i) *Subsection 6.3.4.B.4.a. Residential Design; Residential Building Form; Automobile Storage Standards:* Shall apply. However, there shall be no setback requirement for garages from the front façade plane.
 - (ii) *Subsection 6.3.4.B.4.c. Residential Design; Residential Building Form; Automobile Storage Standards:* Shall not apply.
 - (iii) Every two (2) bays (not more than 25' wide) shall have a separate door, and shall have a 2' plane separation from adjacent door(s).
 - (iv) Each garage door shall include a decorative design substantially similar in quality and character to the garage doors shown in the Garage Door Exhibit, attached hereto as **Exhibit B.4.**
- (7) Residential Materials
 - (i) *Subsection 6.3.4.D.2.a. Residential Design; Residential Materials; Standards:* Shall not apply.
 - (ii) Residential Dwellings shall distinguish field materials from accent materials through pattern, texture, or additional detail visible from front facade. Alternate masonry or material courses may count toward this.
 - (iii) *Subsection 6.3.4.D.2.e. Residential Design; Residential Materials; Standards:* Shall not apply.
- d. **Article 6.4. Entrance & Driveway Standards:** Shall apply.
- e. **Article 6.5. Exterior Lighting Standards:** Shall apply.
- f. **Article 6.6. Height Standards:** Shall apply.
- g. **Article 6.7. Landscaping Standards:** Shall apply, except as modified below:
 - (1) The required landscaping in all common areas/open spaces shall be native species selected from the City of Fishers Planting Guide list of Approved Species, and emphasis shall be given to selecting drought tolerant varieties, at the discretion of the developer and/or property owner. This shall not apply to foundation plantings nor other on-lot landscaping. However, the initial installation of street trees planted in a front yard of an individual homeowner's property shall be required to be native species. Non-native species may be installed with prior approval by City staff.
 - (2) Varying species of plantings shall be used to protect against pest and disease. No more than thirty percent (30%) of total plant material may be of one species.
 - (3) *Subsection 6.7.5.B. Lot & Foundation Plantings; Foundation Planting:* Shall apply, except B.2 shall not apply.
- h. **Article 6.8. Lot Standards:** Shall apply, except as modified by this Ordinance.
- i. **Article 6.9. Non-Residential Open Space:** Shall apply.
- j. **Article 6.10. Outdoor Display & Storage Standards:** Shall apply.
- k. **Article 6.11. Parking & Loading Standards:** Shall apply.
- l. **Article 6.12. Pedestrian Accessibility Standards:** Shall apply.
- m. **Article 6.13. Permitted Non-residential Structure Standards:** Shall apply.
- n. **Article 6.14. Property Identification Standards:** Shall apply.
- o. **Article 6.15. Public Art Standards:** Shall apply.
- p. **Article 6.16. Setback Standards:** Shall apply, except as modified by this Ordinance.

- q. **Article 6.17. Signage Standards:** Shall apply.
- r. **Article 6.18. Wall & Fence Standards:** Shall apply.
- s. **Article 6.19. Water & Sewer Standards:** Shall apply.
- t. **Article 6.20. Vision Clearance Standards:** Shall apply.

7. Subdivision Regulations

The regulations of *CHAPTER 7. SUBDIVISION DISTRICTS* shall apply.

8. Subdivision & Planned Unit Development Design Standards

The regulations of *CHAPTER 8. SUBDIVISION & PLANNED UNIT DEVELOPMENT DESIGN STANDARDS* shall apply, except as modified by this Ordinance.

- a. **Article 8.1. General Provisions:** Shall apply.
- b. **Article 8.2. Block, Lot & Access Standards:** Shall apply, except as modified below:
 - (1) *Subsection 8.2.2.C.1. Anti-Monotony; Anti-monotony Code; Front Façade:* Shall not apply. Instead, the following shall apply: Front façades on the same building model shall not be duplicated for two (2) lots on each side of the subject lot on the same side of the street. Also, front façades for the same building model may not be duplicated for three (3) lots across the street from the subject lot.
 - (2) *Subsection 8.2.2.C.3. Anti-Monotony; Anti-monotony Code; Masonry Package:* Shall not apply. Instead, the following shall apply: Masonry packages may not be duplicated for one (1) lots on each side of the subject lot on the same side of the street. Also, masonry packages may not be duplicated for one (1) house across the street from the subject lot.
 - (3) *Subsection 8.2.5.B. Subdivision Access; Entrance Design:* Shall not apply, except entrance shall be a minimum of 40 feet wide to provide one 16 feet wide inbound lane and two 12 feet wide outbound lanes extending at least 60 feet from the perimeter street's right-of-way line at the primary entrance to the subdivision.
 - (4) *Subsection 8.2.6. Pedestrian Network:* Shall apply, except that the location and width of sidewalks and paths shall be provided as generally shown on the Pedestrian Connectivity Exhibits, attached hereto as **Exhibit B.5**, or as otherwise approved by the City's Engineering Department.
- c. **Article 8.3. Street & Alley Standards:** Shall apply.
- d. **Article 8.4. Open Space, Common Area & Amenity Standards:** Shall not apply. Instead, the following shall apply:
 - (1) Open Space shall be provided as generally shown on the Concept Plans.
 - (2) A declaration shall reserve and dedicate to the City either a thirty (30) foot wide fee simple title or a thirty (30) foot wide railway easement, in the area generally identified on the Pedestrian Connectivity Exhibits (**Exhibit B.5**) as "Geist Greenway Easement".
 - (3) Shrubs shall not be required within any of the perimeter landscaping areas.
- e. **Article 8.5. Other Design Standards:** Shall apply, except as modified below:
 - (1) The detention pond may have natural pond edges provided it meets all other design standards.

9. Floodplain Standards

The regulations of *CHAPTER 9. FLOODPLAIN STANDARDS* shall apply.

10. Procedures & Permits

The regulations of *CHAPTER 10. PROCEDURES & PERMITS* shall apply.

11. Enforcement & Penalties

The regulations of *CHAPTER 11. ENFORCEMENT & PENALTIES* shall apply.

12. Definitions

The regulations of *CHAPTER 12. DEFINITIONS* shall apply.

13. Sustainability Standards

The following sustainability standard shall apply:

- a. Rain barrels shall be permitted to be connected to the roof downspouts.

14. Impact Fees

Regardless of the Real Estate's annexation status at the time a building permit is issued, all applicable road, bridge and park impact fees shall be paid, subject to any applicable credits.

(Remainder of page intentionally left blank.)

Exhibit B.1 – Real Estate Description and Depiction

GEORGIA ROAD SITE, REZONE DESCRIPTION

A part of the Southwest Quarter of Section 7, Township 17 North, Range 6 East, in Fall Creek Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at a point South 89 degrees 31 minutes 27 seconds West 375.80 feet of the Southeast corner of said Southwest Quarter Section to the centerline of an Electric Line Easement as recorded in Deed Record 183, pages 45-46, in the Office of the Recorder of Hamilton County, Indiana, being the point of beginning of this description; thence along the centerline of said Electric Line Easement by the next three (3) courses: 1) North 00 degrees 11 minutes 03 seconds West 824.19 feet; 2) North 00 degrees 09 minutes 08 seconds West 815.70 feet; 3) North 00 degrees 08 minutes 50 seconds West 666.84 feet; thence South 89 degrees 31 minutes 27 seconds West parallel to the South line of said Quarter Section a distance of 948.68 feet to the West line of the East Half of said Quarter Section; thence South 00 degrees 16 minutes 36 seconds East to the South line of said Quarter Section a distance of 2,307.09 feet; thence North 89 degrees 31 minutes 27 seconds East along the South line of said Quarter Section a distance of 944.06 feet to the point of beginning, containing 50.105 acres, more or less.

CYNTHEANNE ROAD SITE, REZONE DESCRIPTION (WITH OVERLAP)

Part of the Southeast Quarter of Section 7, Township 17 North, Range 6 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Southeast Quarter; thence South 00 degrees 33 minutes 20 seconds East 100.00 feet along the east line of said Southeast Quarter (the bearings in this description are based on a survey prepared by Curtis C. Huff, recorded as Instrument Number 200500063272 in the Office of the Recorder of Hamilton County, Indiana) to the northeast corner of Heritage Minor Subdivision, per plat thereof, recorded as Instrument Number 9609624712 in the Office of said Recorder, the following three (3) courses are along the north, west and south lines of said plat; 1)thence South 89 degrees 17 minutes 46 seconds West 300.00 feet; 2)thence South 00 degrees 33 minutes 20 seconds East 200.00 feet; 3)thence North 89 degrees 17 minutes 46 seconds East 300.00 feet to the east line of said Southeast Quarter, the following two (2) courses are along the east and south lines thereof; 1)thence South 00 degrees 33 minutes 20 seconds East 2,357.19 feet to the southeast corner of said Southeast Quarter; 2)thence South 89 degrees 33 minutes 28 seconds West 994.88 feet to the southwest corner of Overlap Tract No. 1 as described on said survey; thence North 00 degrees 24 minutes 15 seconds West 2,652.67 feet along the west line of said Overlap Tract No. 1 and the east lines of Tracts "B", "C" and "D" as shown on said survey to the north line of said Southeast Quarter; thence North 89 degrees 17 minutes 46 seconds East 987.87 feet along said north line to the POINT OF BEGINNING. Containing 59.045 acres, more or less.



- County Boundary
- Real Estate

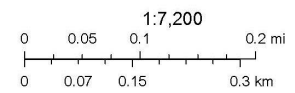


Exhibit B.2 – Concept Plans

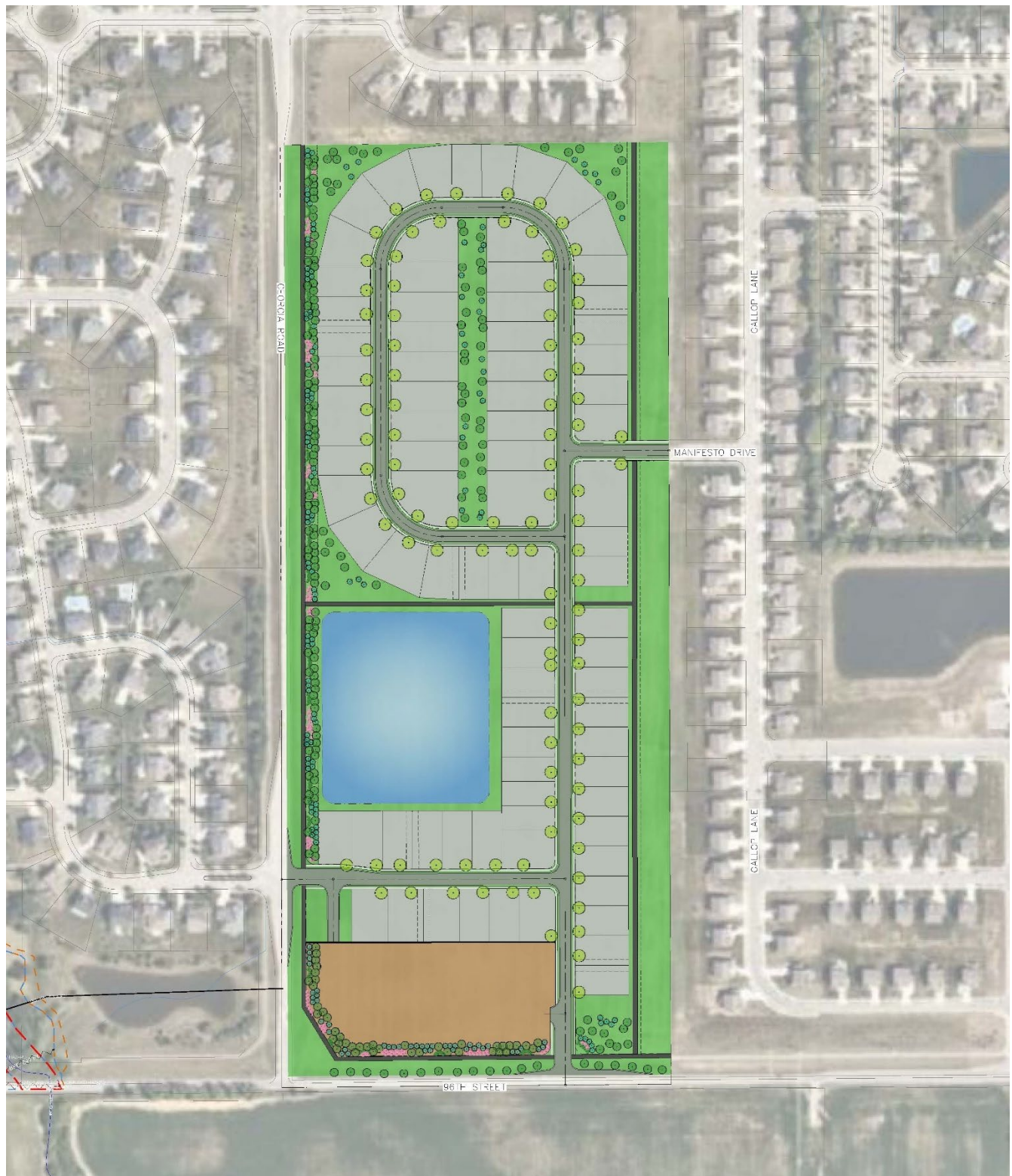


Exhibit B.2, continued – Concept Plans



Exhibit B.3 – Illustrative Architectural Exhibit



Exhibit B.4 – Garage Door Exhibit



MODEL

5120

BUILDER

CLASSIC STEEL



Sonoma panel, Almond finish, Decorative hardware

DOOR FEATURES

Pinch-Resistant Panels

designed to push fingers out of harm's way.

3-layer construction

Model 5120 utilizes a ToughGard® backer.

Foamed-In-Place Polyurethane Insulation

provides thermal efficiency with an R-value* of 9.

Integral Struts

add rigidity and strength for long life and smooth operation.



High Cycle Spring Option

Choose a 25,000 cycle spring for more than twice the life of a standard torsion spring.

TorqueMaster® Plus Counter Balance System

Contains springs safely inside a steel tube to prevent accidental release of tension that could cause injury and features anti-drop safety technology.

Wind Load Options



Available with structural reinforcements for use in coastal or high wind region.

Limited Lifetime Warranty



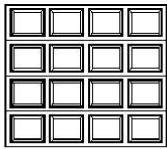
*Wayne Dalton uses a calculated door section R-value for our insulated doors.

The Builder Select Series

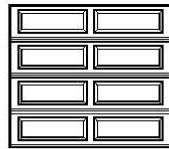
Exhibit B.4, continued – Garage Door Exhibit

1 Choose Your Style

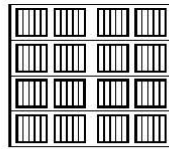
Doors shown are 8'x7'. Other sizes may have different panel configurations.



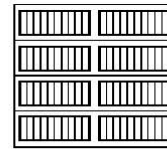
Colonial



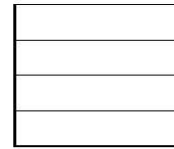
Ranch



Sonoma



Sonoma Ranch



Contemporary

2 Choose Your Color

Paint finishes



White



Almond



Desert Tan



Taupe



Gray



Green



Brown

3 Choose Your Windows

For Colonial and Contemporary Panels



Cascade I



Cascade II*



Cascade III*



Cathedral I



Cathedral II*



Clear I



Clear II*



Clear III*



Prairie I



Prairie II*



Sherwood I



Sherwood II*



Stockbridge*



Stockton I



Stockton II*



Stockton III*



Arched Stockton*



Waterton I



Waterton II*



Waterton III*



Williamsburg I



Williamsburg II*

*Contemporary panel only

For Sonoma Panels



Cascade I



Cascade III



Cathedral I



Clear I



Clear III



Stockbridge



Stockton I



Stockton III



Arched Stockton



Waterton I



Waterton III

Exhibit B.4, continued – Garage Door Exhibit

For Ranch Panels



Cascade II



Cathedral II



Clear II



Prairie II



Sherwood II



Stockbridge



Stockton II



Arched Stockton



Waterton II



Williamsburg II

For Sonoma Ranch



Ashton IV



Cathedral IV



Cascade IV



Clear IV



Ruston IV



Sherwood IV



Stockbridge IV (3-Lite)



Stockbridge IV (4-Lite)



Stockford IV



Stockton IV (4-Lite)



Stockton IV (6-Lite)



Stockton IV (8-Lite)



Stockton IV (8-Lite Arched)



Stockton IV (12-Lite)



Arched Stockton IV



Waterton IV



Williamsburg IV



Williamsburg IV Single Arch, Double Car



Wyndbridge IV

Not all windows available in all areas. Windows shown are typical of an 8' wide door and placement may vary by panel design.

The following windows are available for double car doors



Arched Stockton Double



Arched Stockton Single

Glass Options



Clear



Gray Tinted



Satin Etched Privacy



Obscure

4 Choose Your Decorative Hardware



Arrow



Aspen



Barcelona



Bean



Conifer



Fleur De Lis



Spear

Exhibit B.5 – Pedestrian Connectivity Exhibits

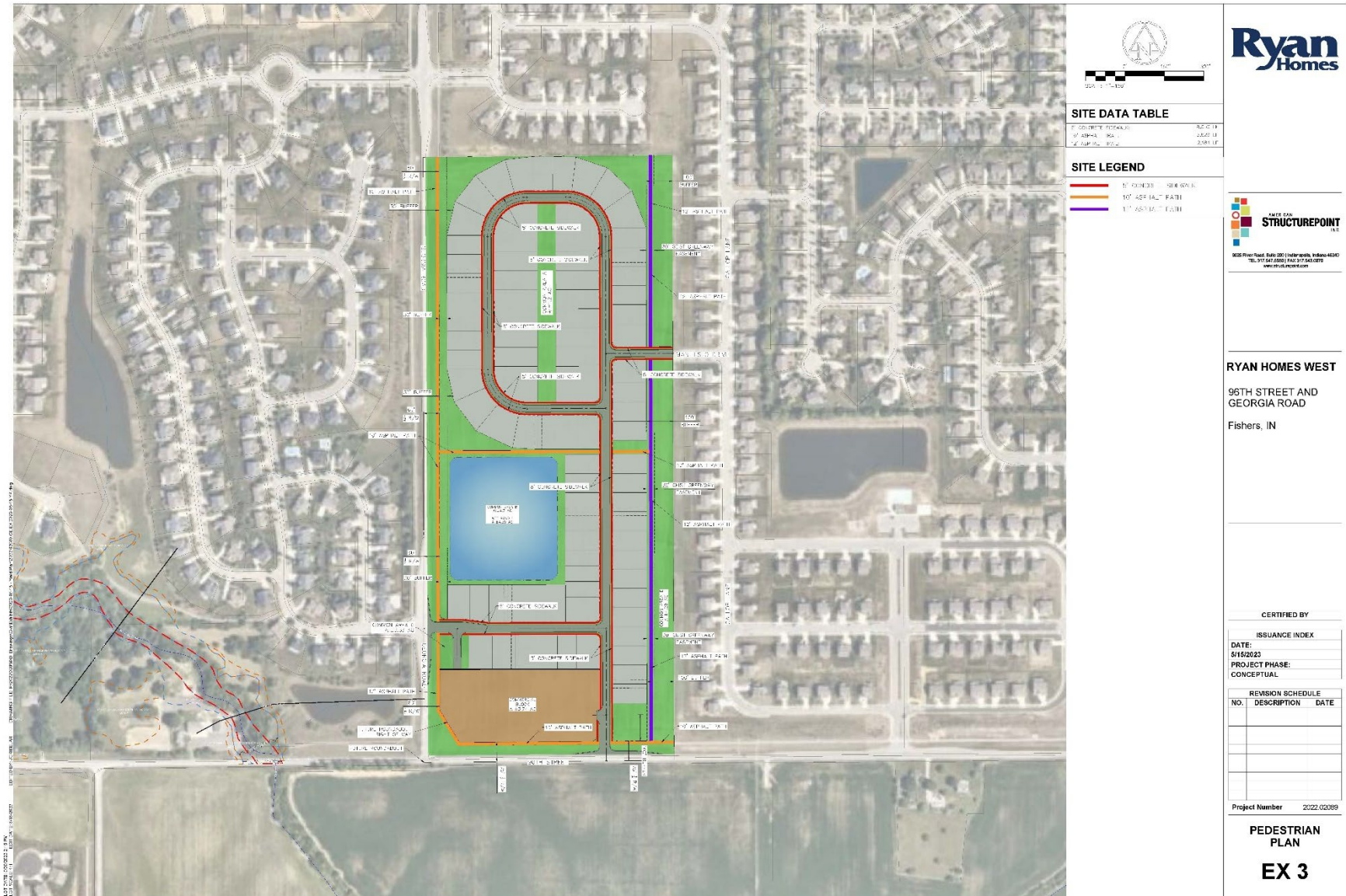
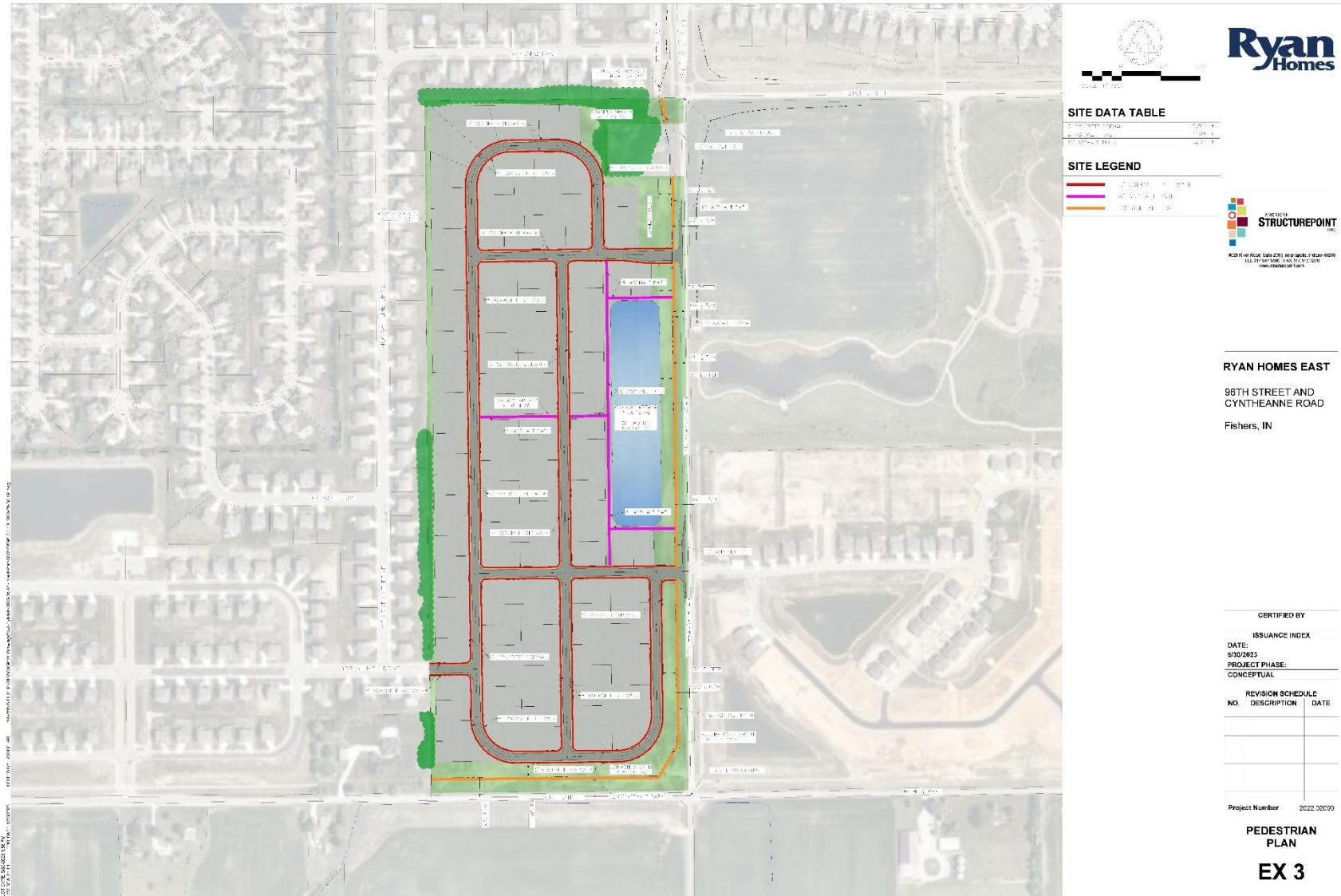
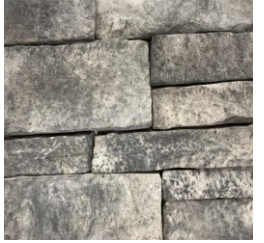
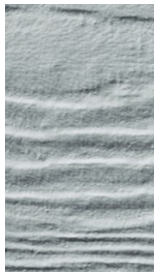
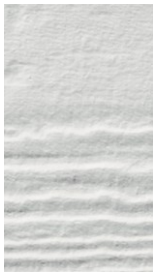
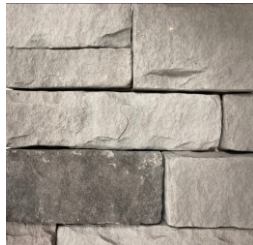
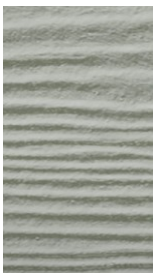


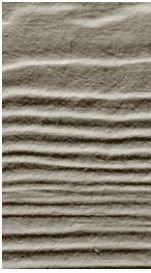
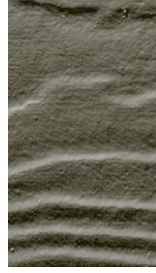
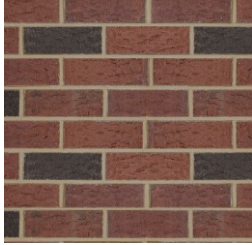
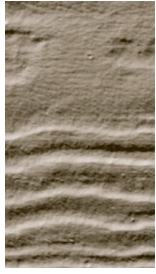
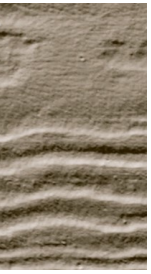
Exhibit B.5 – Pedestrian Connectivity Exhibits

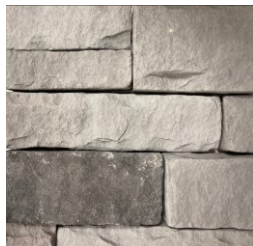


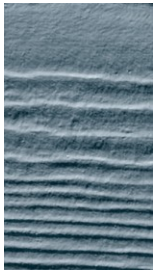
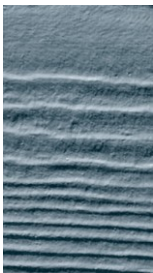
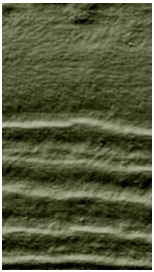
Lake Single Family Detached Color Schemes - Premier

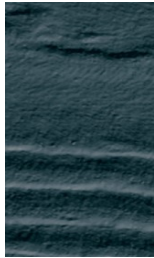
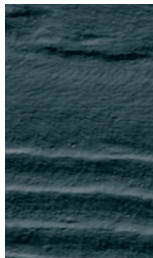
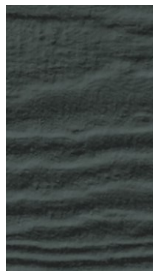
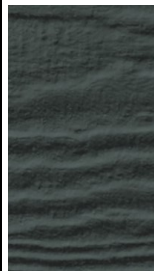
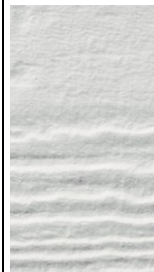
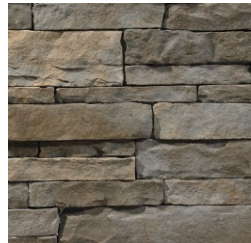
Scheme #	Primary Siding (Hardie)	Accent Siding (Hardie)	Shutter Color	Front Door Paint Color	Brick (GS Salisbury or Equivalent)	Stone (Environmental or Equivalent)
Lake 1	Arctic White	Arctic White	Plygem	Sherwin Williams	Savannah Gray	Gray
ESCLB01A - Reflect			Black 	Tricorn Black 		
ESCLB01B - Inspire			Black 	Sundried Tomato 		
Lake 2	Night Gray	Night Gray	Plygem	Sherwin Williams	Cordoba	Gray
ESLB02A - Reflect			Black 	Seaworthy 		
ESLB02B - Inspire			Black 	Rain 		

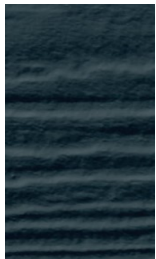
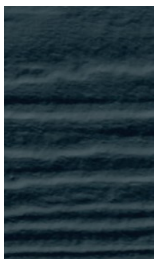
Scheme #	Primary Siding (Hardie)	Accent Siding (Hardie)	Shutter Color	Front Door Paint Color	Brick (GS Salisbury or Equivalent)	Stone (Environmental or Equivalent)
Lake 3	Light Mist	Arctic White	Plygem	Sherwin Williams	Charred Oak	PA Lime
ESLB03A - Reflect			Blue 	Web Gray 		
ESLB03B - Inspire			Blue 	Sequin 		
Lake 4	Pearl Gray	Pearl Gray	Plygem	Sherwin Williams	LaCava	PA Sierra
ESLV04A - Reflect			Blue 	Grizzle Gray 		
ESLV04B - Inspire			Blue 	Salty Dog 		

Scheme #	Primary Siding (Hardie)	Accent Siding (Hardie)	Shutter Color	Front Door Paint Color	Brick (GS Salisbury or Equivalent)	Stone (Environmental or Equivalent)
Lake 6	Monterey Taupe	Cobble Stone	Plygem	Sherwin Williams	LaCava	Appalachian
ESLB06A - Reflect			Black 	Rock Bottom 		
ESLB06B - Inspire			Black 	Pewter Green 		
Lake 7	Timber Bark	Navajo Beige	Plygem	Sherwin Williams	Berkshire	Manor
ESLB07A - Reflect			Peppercorn 	Urbane Bronze 		
ESLB07B - Inspire			Peppercorn 	Still Water 		
Lake 8	Khaki Brown	Khaki Brown	Plygem	Sherwin Williams	Olde Columbia	Manor
ESLB08A - Reflect			Gray 	Homburg Gray 		
ESLB08B - Inspire			Gray 	Riverway 		

Scheme #	Primary Siding (Hardie)	Accent Siding (Hardie)	Shutter Color	Front Door Paint Color	Brick (GS Salisbury or Equivalent)	Stone (Environmental or Equivalent)
Lake 9	Navajo Beige	Navajo Beige	Plygem	Sherwin Williams	Turner Ridge	Dakota
ESLB09A - Reflect			Gray 	Oyster Bay 		
ESLB09B - Inspire			Gray 	Bunglehouse Blue 		
Lake 10	Cobble Stone	Cobble Stone	Plygem	Sherwin Williams	Charred Oak	Appalachian
ESLB10A - Reflect			Black 	Slate Tile 		
ESLB10B - Inspire			Black 	Samovar Silver 		
Lake 11	Gray Slate	Gray Slate	Plygem	Sherwin Williams	Cordoba	PA Lime
ESLB11A - Reflect			Black 	Tricorn Black 		
ESLB11B - Inspire			Black 	Bravado Red 		

Scheme #	Primary Siding (Hardie)	Accent Siding (Hardie)	Shutter Color	Front Door Paint Color	Brick (GS Salisbury or Equivalent)	Stone (Environmental or Equivalent)
Lake 12	Boothbay Blue	Boothbay Blue			Turner Ridge	Carolina
ESLB12A - Reflect			Dark Navy 	In the Navy 		
ESLB12B - Inspire			Dark Navy 	Hubbard Squash 		
Lake 13	Mountain Sage	Cobble Stone			Walnut Grove	Carolina
ESLB13A - Reflect			Black 	Tricorn Black 		
ESLB13B - Inspire			Black 	Peppercorn 		
Lake 14	Aged Pewter	Aged Pewter			Walnut Grove	Carolina
ESLB14A - Reflect			Black 	Tricorn Black 		
ESLB14B - Inspire			Black 	Rainwashed 		

Scheme #	Primary Siding (Hardie)	Accent Siding (Hardie)	Shutter Color	Front Door Paint Color	Brick (GS Salisbury or Equivalent)	Stone (Environmental or Equivalent)
Lake 15	Evening Blue	Evening Blue			Cordoba	PA Lime
ESLB15A - Reflect			Black 	Tricorn Black 		
ESLB15B - Inspire			Black 	Mineral Deposit 		
Lake 16	Iron Gray	Iron Gray			LaCava	Appalachian
ESLB16A - Reflect			Pebblestone Clay 	Chocolate Powder 		
ESLB16B - Inspire			Pebblestone Clay 	Tradewind 		
Lake 17	Rich Espresso	Arctic White			Savannah Gray	Dakota
ESLB17A - Reflect			Black 	Evergreen Fog 		
ESLB17B - Inspire			Black 	Teal Stencil 		

Scheme #	Primary Siding (Hardie)	Accent Siding (Hardie)	Shutter Color	Front Door Paint Color	Brick (GS Salisbury or Equivalent)	Stone (Environmental or Equivalent)
Lake 18	Deep Ocean	Deep Ocean			Charred Oak	PA Sierra
ESLB18A - Reflect			White 	Sea Salt 		
ESLB18B - Inspire			White 	Cupola Yellow 		
Lake 22	Countrylane Red	Countrylane Red			Savannah Gray	Appalachian
ESLB122 - Reflect			Black 	Tricorn Black 		
ESLB22B - Inspire			Black 	Anonymous 		



Planned Unit Development (PUD)

Committee Staff Report

Meeting Date: June 7, 2023

DEPARTMENT CONTACT:

Megan Vukusich, vukusichm@fishers.in.us

CASE NUMBER:

PUD-23-6

PETITIONER:

NVR, Inc. (d/b/a Ryan Homes)

PROPERTY ADDRESS/LOCATION:

Generally located at the NW corner of Cyntheanne and 96th and the NE corner of Georgia and 96th

REQUEST: Requesting site design and architectural approval for new home elevations for the Flat Fork PUD. This request includes the following models: Ashbrooke, Aviano, Cumberland, Savannah, Corsica, Normandy and York.

APPLICABLE REGULATIONS:

City of Fishers Unified Development Ordinance

EXISTING ZONING:

R2, in the process of rezoning to Flat Fork PUD

FISHERS 2040:

Suburban Residential and Neighborhood Service Center

LOCATION MAP



STAFF RECOMMENDATION

☐ Approve

☒ Approve with Conditions

☐ Continue

☐ Deny

ZONING HISTORY:

The two subject properties are currently zoned R2, which allows for single family residential development. However, Ryan Homes is in the process of rezoning the two properties to a Planned Unit Development known as the Flat Fork PUD.

The proposed rezone had first reading at City Council on April 17, 2023, and will attend Plan Commission for a public hearing on June 7, 2023. The rezone request will then either be approved or denied at the June 19th City Council meeting.

PETITION OVERVIEW:

Mark Leach on behalf of Ryan Homes is requesting site design and architectural approval for new home elevations for the Flat Fork PUD.

This request includes the following models:

1. Ashbrooke
2. Aviano
3. Cumberland
4. Savannah
5. Corsica
6. Normandy
7. York



AVIANO

ELEVATION K



ELEVATION L



CUMBERLAND

ELEVATION K



ELEVATION L



SAVANNAH

ELEVATION K



ELEVATION L



CORSICA



NORMANDY



YORK



The proposed Flat Fork PUD district has specific regulations that the elevations must meet. These are listed below:

- The Illustrative Architectural Exhibit, attached hereto as Exhibit B.3, is hereby incorporated to illustrate conceptually the elements and anticipated character of and to establish a benchmark for the architecture and design of the residential dwellings on the Real Estate. The final dwelling designs may vary from the Illustrative Architectural Exhibit; however, the dwellings shall be substantially similar in quality and character to the dwellings shown in the Illustrative Architectural Exhibit.
- Residential dwellings shall incorporate at least two (2) types of modulation in the front façade plane, including, but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass.
- Front façades equal to or longer than 20' shall provide a minimum total modulation area of 20% of the horizontal wall span, with a minimum vertical height of at least 3' tall. Porches and balconies, at least 4' in depth may count toward this requirement.
- On front façades, residential dwellings shall use any combination of allowed material type, color variation, banding, stringcourse, or modulation to clearly distinguish between the ground level and upper stories.
- All residential dwellings shall have eaves or overhangs a minimum of eleven (11) inches deep on the main roof. Depth shall be determined prior to the installation of the masonry. This shall not apply to front porches or dormers.
- Garage Design:
 - o Subsection 6.3.4.B.4.a. Residential Design; Residential Building Form; Automobile Storage Standards: Shall apply. However, there shall be no setback requirement for garages from the front façade plane.
 - o Every two (2) bays (not more than 25' wide) shall have a separate door, and shall have a 2' plane separation from adjacent door(s). (iv) Each garage door shall include a decorative design substantially similar in quality and character to the garage doors shown in the Garage Door Exhibit, attached hereto as Exhibit B.4.
- Residential Materials:
 - o Residential Dwellings shall distinguish field materials from accent materials through pattern, texture, or additional detail visible from front facade. Alternate masonry or material courses may count toward this

STAFF COMMENTS:

Veridus Review Comments – Staff has asked Veridus to complete an architectural review of the elevations. These comments have been included as an attachment for reference.

Staff recommends language be added to the PUD to require additional modulation on the rear of homes facing a public roadway and that the following changes be made:

Aviano K – Request for front porch extension due to forward set garage



Cumberland L – Request for front porch to be extended.



Corsica K – Utilizing full-height stone veneer at the central location.



STAFF RECOMMENDATION

☐ Approve

☒ Approve with Conditions

☐ Continue

☐ Deny



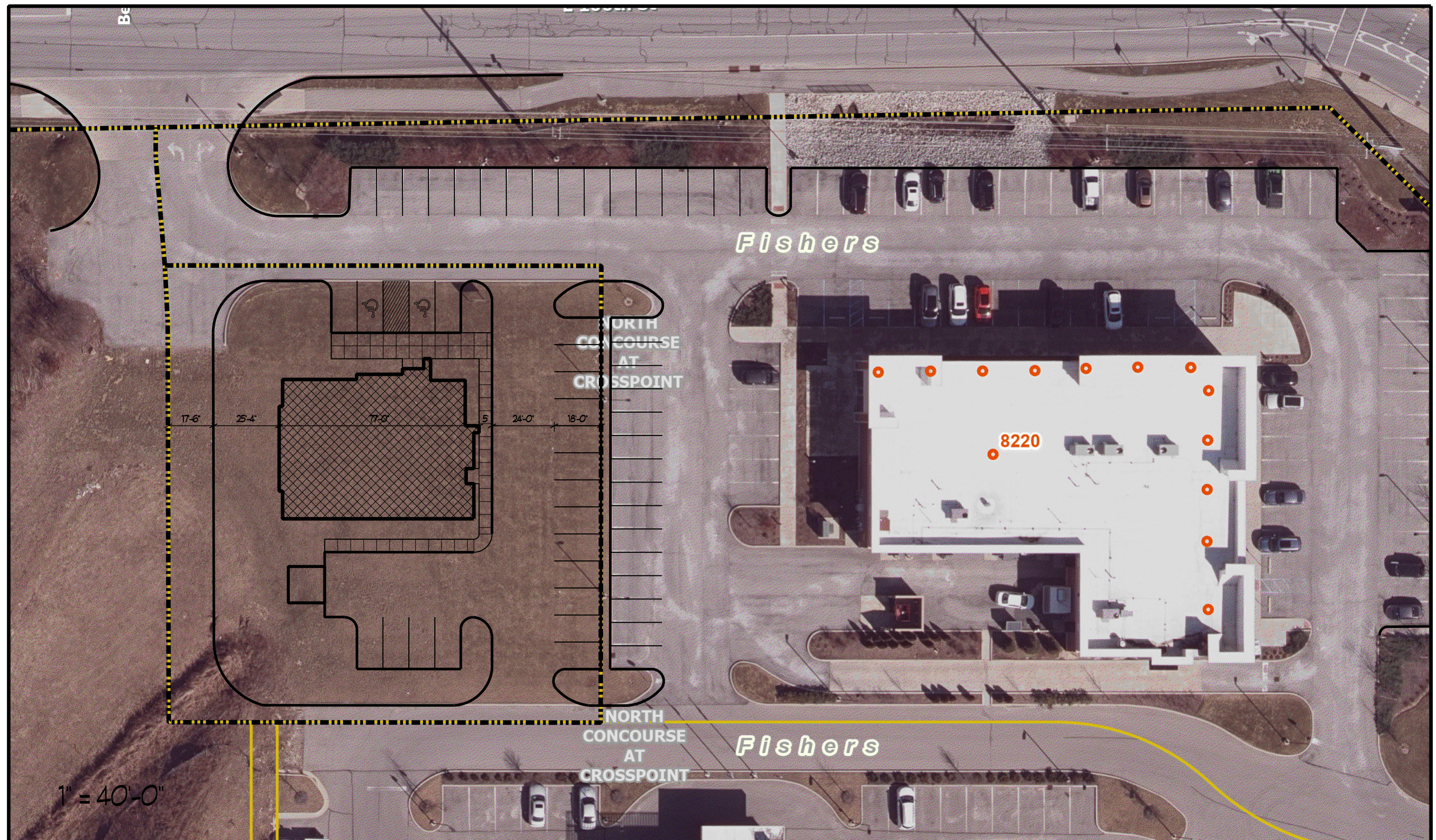
TEVERBAUGH DENTAL

8180









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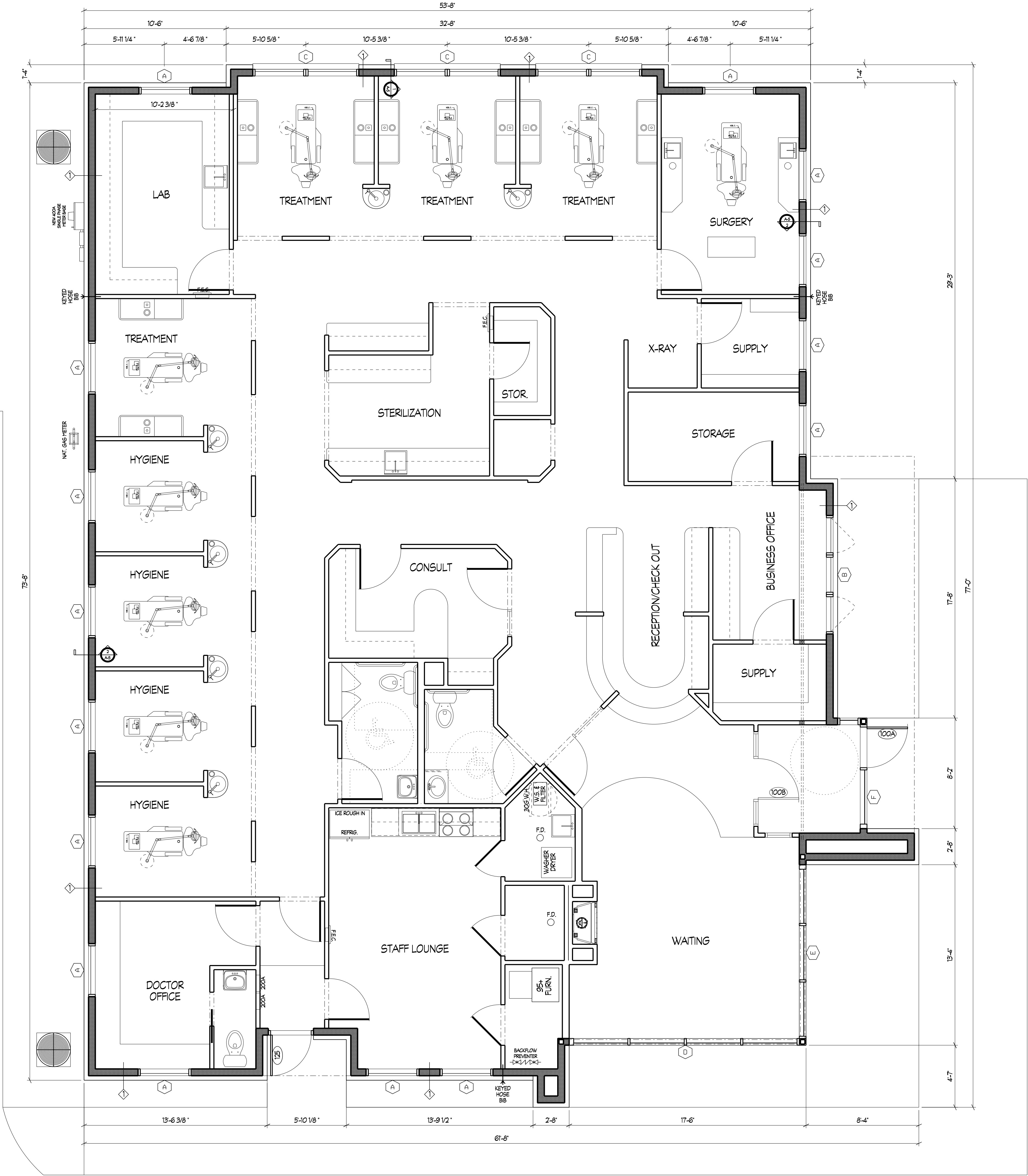
DOOR SCHEDULE							
#	TYPE	WIDTH	HEIGHT	SLAB	FRAME	HARDWARE	NOTES
100A	EXTERIOR ALUMINUM	3'-0"	7'-0"	1 3/4" ALUMINUM WIDE STILE	TAN ALUMINUM	PUSH/PULL, DEADBOLT, CLOSER	INSULATED GLASS, SMOKE TINT, SIDELIGHTS/TRANSOM PER PLAN
100B	EXTERIOR ALUMINUM	3'-0"	7'-0"	1 3/4" ALUMINUM WIDE STILE	TAN ALUMINUM	PUSH/PULL CLOSER	CLOSER, 1/4" CLEAR GLASS, SIDELIGHTS/TRANSOM PER PLAN
124	EXTERIOR OUTSWING STEEL	3'-0"	7'-0"	1 3/4" FLUSH 18G PRIMED STEEL	PRIMED HOLLOW METAL	LOCK SET & DEADBOLT	WEATHERSTRIP, STAINLESS BALL BEARING HINGES, 26D LEVERS
125	EXTERIOR OUTSWING STEEL	3'-0"	7'-0"	1 3/4" FLUSH 18G PRIMED STEEL	PRIMED HOLLOW METAL	LOCK SET & DEADBOLT	WEATHERSTRIP, STAINLESS BALL BEARING HINGES, 26D LEVERS
WINDOW SCHEDULE							
#	SIZE	ROUGH OPENING	MATERIAL	COLOR	TYPE	GLASS	NOTES
A	4759	3'-11 3/4" X 4'-11 3/4"	ALUM. CLAD	BLACK	FIXED	DOUBLE INSULATED	NO EXTENSION JAMBES
B	3559-3	8'-9 3/4" X 4'-11 3/4"	ALUM. CLAD	BLACK	CAM/MNT./FIXED/CSMNT.	DOUBLE INSULATED	MULL, NO EXTENSION JAMBES
C	4790-2	7'-10 3/4" X 7'-6 3/4"	ALUM. CLAD	BLACK	FIXED	DOUBLE INSULATED	MULL, NO EXTENSION JAMBES
D		7' X 7"	ALUMINUM	BLACK ANODIZED	FIXED	DOUBLE INSULATED	
E		7' X 7"	ALUMINUM	BLACK ANODIZED	FIXED	DOUBLE INSULATED	
F		7' X 7"	ALUMINUM	BLACK ANODIZED	FIXED/HINGED DOOR	DOUBLE INSULATED	

TYPICAL WALL TYPES:

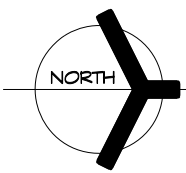
- 1 2x6 #2 GRADE WOOD STUD @ 16" O.C. TO 12'-0".
7/16" ZIP WALL SHEATHING.
6" R19 KRAFT FACED FIBERGLASS BATT INSULATION TO 12'-0" A.F.F.
5/8" FINISHED TYPE X DRYWALL BOTH SIDES TO 12'-0" A.F.F.

2 3 5/8" 25G METAL STUD @ 16" O.C. TO 11'-0" A.F.F.
3 1/2" R11 FIBERGLASS SOUND BATT INSULATION TO 11'-0" A.F.F.
5/8" FINISHED TYPE X DRYWALL BOTH SIDES TO 11'-0" A.F.F.
- 3 6" 25G METAL STUD @ 16" O.C. TO 11'-0" A.F.F.
6" R19 FIBERGLASS SOUND BATT INSULATION TO 11'-0" A.F.F.
5/8" FINISHED TYPE X DRYWALL BOTH SIDES TO 11'-0" A.F.F.

4 EXISTING 2x4 16" O.C. EXTERIOR WALL.
INFILL FRAME 2x4 #2 GRADE WOOD STUD.
5/8" FINISHED TYPE X DRYWALL BOTH SIDES TO 11'-0" A.F.F.



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"
FIRST FLOOR PLAN 4,007 S.F.



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8180 E. 106TH ST. INDIANAPOLIS, IN 46256

CARRINGTON HOMES, INC.
8250 N. 600 W. SUITE G
HOOVER, AL 36050-4625
205.338.6002

APPROVED BY:
DATE: 5/5/23
REVISIONS:
SHEET
A-1

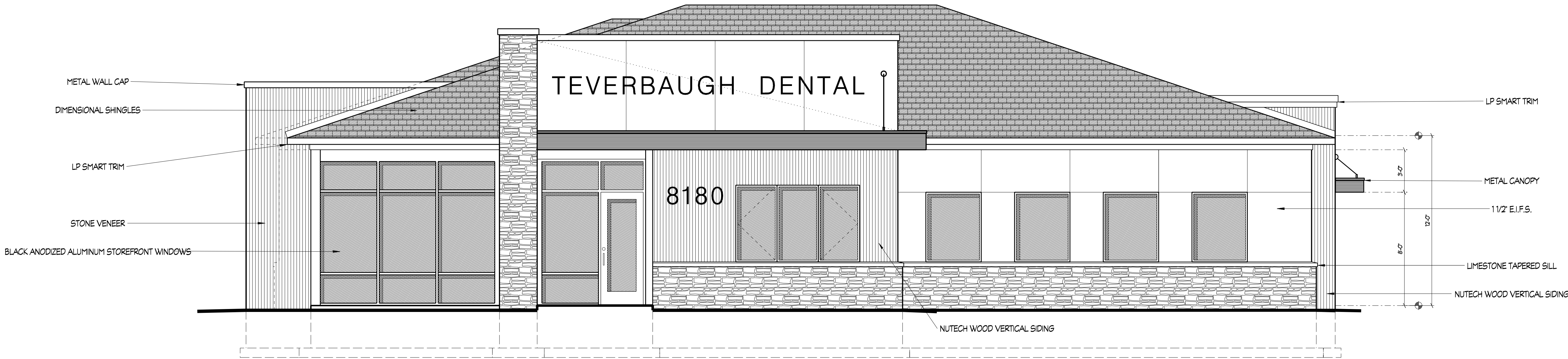
DATE: 5/5/23
REVISIONS:

SHEET
A-1

PRELIMINARY - NOT FOR CONSTRUCTION



EAST ELEVATION
SCALE 1/4" = 1'-0"

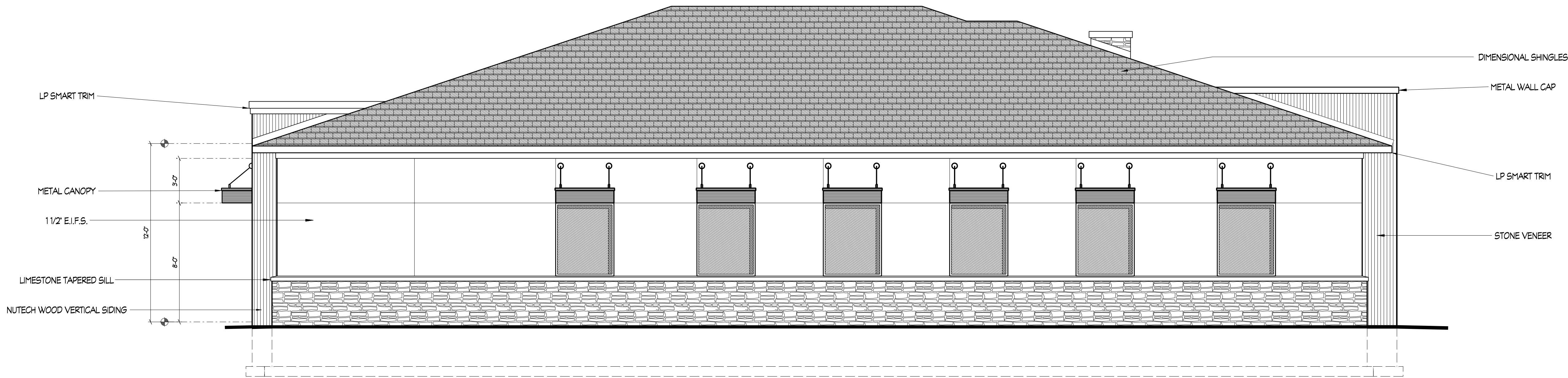


NORTH ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET
A-4

DATE
5/5/23 GLH
REVISIONS

APPROVED BY:
ARCHITECT BY:
DATE: 5/5/23

CARRINGTON HOMES, INC.
6250 N. 600 W. SUITE G
MCCOMB, MS 38931
301.334-0002

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Planned Unit Development (PUD) Committee Staff Report

Meeting Date: June 7, 2023

DEPARTMENT CONTACT:
Megan Vukusich, vukusichm@fishers.in.us

CASE NUMBER:
PUD-23-7

PETITIONER:
E L Land Investments LLP

PROPERTY ADDRESS/LOCATION:
8180 E 106th Street

REQUEST: Consideration of architecture for a new dentist office within the Crosspoint PUD.

APPLICABLE REGULATIONS:
UDO

EXISTING ZONING:
Crosspoint PUD

FISHERS 2040:
Employment Node

LOCATION MAP



STAFF RECOMMENDATION

☒ Approve

☐ Approve with Conditions

☐ Continue

☐ Deny

PETITION OVERVIEW:

Proposed Front Elevation



Architectural standards for this property fall to the UDO Section 6.3.5. Standards that are being met are identified with an “X”.

Cohesive Design

X	Maintain consistent and contiguous pedestrian environments across <u>developments</u> . Limit circuitous connections and maintain clear visibility.
X	Incorporate architectural features on all sides of a building façade facing a Public View.
X	Buildings must orient, frame, and/or direct pedestrian views to adjacent cultural buildings, <u>parks</u> , and plazas.
X	Integrate at least one (1) material change, color variation, or horizontal reveal for every 12-vertical ft. of building façade; vertical spacing may be averaged over façade.
X	Integrate at least one (1) material change, color variation, or vertical reveal every 50-horizontal ft. of building façade; horizontal spacing may be averaged over façade elevation.

Building Scale

X	Development should consider the scale of surrounding buildings, including relationships to existing residential areas, as well as an appropriate height, mass, and form scaled for the built environment.
NA	For buildings with façades longer than 200', reduce massing of buildings by grouping or incorporating smaller tenant spaces along the commercial façade, or by incorporating at two (2) modulations with depth at least 5% of the total façade length., and a width of at least 20% of the façade length.
X	Use Pedestrian Scale and landscape design elements such as specialty lighting, awnings, trees or other site elements to visually relate and transition multi-story buildings (or equivalent) to the ground plane.

X	Consistently incorporate at least three (3) architectural features into the building design that are Pedestrian Scale, to include: fenestration patterns; architectural elements such as ledges, lighting, or canopies; material or pattern banding; or detailing.
X	For buildings facing local and collector roadways, off-street parking must be located to the side of or behind buildings with only one (1) row of off-street parking in front of the building façade.

Building Form – Façade

X	Incorporate at least one (1) type of the following modulations in the façade plane, including but not limited to: projections, recesses, and step backs that articulate wall planes and break up building mass. Examples include, but are not limited to: columns with trim or accent materials, change in finished material depths, building overhangs, and inset features and materials such as false windows or fenestration with architectural accents.
X	Qualifying modulation must be at least 12” in depth, be at least 14” in width or height (whichever is narrowest), and occur in total for 20% of overall façade elevation. For buildings with façades less than 150’, horizontal modulation must occur no less than every 30’ For buildings with façades greater than or equal to 150’, horizontal modulation must occur no less than every 50’.
X	Facades facing Public View shall Incorporate visual and physical distinctions in the building design that enhance building forms, articulate façades, identify entries, integrate Pedestrian Scale, and visually anchor the building to the ground or street level
X	For at least 30% of applicable façades, use any combination of concrete, masonry, stone, or unique variation of color, texture, or material, at least 10” in height, around the base of the building. May alternatively incorporate other architectural features such as ledges, façade reveals, ground level fenestration, raised planters, or landscaping elements within 3’ of finished grade.
NA	Where building designs incorporate multiple stories, or multiple floor height equivalents, integrate at least one (1) field or accent color, material, or architectural feature used on lower stories, on the upper stories.
NA	Building designs with multiple stories must provide proportionally taller ground-level façades adjacent to public roadways and public spaces. Provide a floor-to-ceiling height, or floor-to-floor height of 10’ to 16’.
X	Incorporate doors and windows for at least 40% of applicable 1st floor façade, or provide faux window and door treatments that incorporate at least two (2) of the following: material changes, reveals in conjunction with color or material change, qualifying modulation such as recessed areas, architectural trellis, awnings and canopies over access areas, detached structures such as pergola, or similar architectural features and details. Big box and buildings in industrial districts may limit applicable façade area to 30’. around public entries

Building Form – Roof

X	Building roof types, forms, and elements should provide variation and interest to building profiles and contribute to the architectural identity of the buildings.
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X	Buildings with rooflines 50' in length or greater must incorporate roofline and parapet variations. Variations may include step-downs, step-backs, other modulation, or architectural features such as cornices, ledges, or columns, and must occur in total combination for at least 20% of the façade length. May be averaged over entire façade, but may not exceed 75' without a break.
X	All developments 1,000 sf or larger: along arterial roadways and pedestrian areas, the design must provide a minimum 20' building elevation to include average parapet height, ridge of a pitched roof, or tower/turret type elements at least 20% in total of overall façade width.
NA	For flat roof: incorporate primary and secondary roof elements including but not limited to: multiple material types along parapets, multiple parapet elevations with at least a 3' change in elevation, or modulation of at least 3' in the parapet height, such as along entryway overhangs. Qualifying elements must exist for at least 20% the length of applicable façades in Public View. May also incorporate secondary roof types, such as hip roofs along overhangs.
X	For sloped roofs, incorporate at least two (2) of any one (1) roof element, including but not limited to: valleys, ridges, or gables. Qualifying elements in total must exist for at least 20% of applicable façade roof area and be visible from the same façade elevation. May also incorporate other roof styles, such as parapet walls over entryway features.
X	Provide variation in roof profile over façade modulation and/or articulation over façade material/color transitions. Options include, but are not limited to: varying parapet heights; two (2) or more roof planes; continuation of façade modulation through roof lines; dormers; lookouts; overhang eaves; sloped roofs; or cornice work.

Architectural Elements

X	Provide at least three (3) detailing elements that transition façade material changes or integrate Pedestrian Scale elements, such as doorways, windows, or material banding, at the base of the building. Examples include but are not limited to: cornice work around primary entries, decorative caps on brick or stone banding, architectural canopies over entries, or decorative lintels above the first-floor windows.
X	Provide building overhangs or other projections such as canopies which articulate the building façade and provide temporary relief from inclement weather. At a minimum, an overhang or projection is required within 20' of all public entryways, must be at least 3' in depth from the point of entry, and be least 6' in length. Entryways with vestibules or other permanent enclosed transition space are exempt.
X	Provide details that emphasize focal elements such as public entries, building corners, or public spaces. Examples include but are not limited to: columns, quoin or rustication, canopies over entries, lintels, transom windows, or modulation of the roof plane. At least one (1) focal element is required and must be accented with a unique combination of color, texture, materials, or modulation in the wall or roof plane.
X	To avoid blank wall segments when visible from a roadway or public space, use any combination of standards from Building Form, Architectural Elements, or Material sections to provide pattern, color, or material variation on all wall segments. Must not exceed 30-ft. horizontally or vertically without building variation.

X	Roof access shall be located within the interior space of the building to eliminate exterior ladders for roof access.
X	Mechanical and utility equipment shall be screened in accordance with Sec. 6.2.6. Mechanical & Utility Equipment.

Materials

X	Buildings with façades that face Public View shall use consistent material combinations, material quality, and architectural detailing.
X	For all façade elevations visible from Public View and facing residential zoning districts, shall use at least two (2) distinct field materials, colors, or material-color combinations on the building façade. *Applies when industrial buildings face arterial or collector roads, or facing public spaces.
NA	Building façades visible from Public View shall incorporate an accent material on the 1st story of a multi-tenant building.
X	Where materials transition or terminate, provide detailing to express the natural appearance of the material. For example, wrap stone or stone-like products around visible corners to convey the appearance of mass, and not a thin veneer.
X	Textured concrete panels and prefabricated steel panels are prohibited as a finish material for building façades, except when used with a minimum of two (2) other qualifying field materials and meeting all other standard fenestration and material requirements.
NA	Reclaimed wood may be used as an accent material and shall be limited to architectural accent areas (i.e. building and window trim, architectural features and entrances, etc.). Reclaimed wood shall be of high quality materials, suitable for exterior use, and limited to 25% of the overall building coverage.
NA	Roll-up and drive-through doors are prohibited from Public View, unless they are integrated into the building design. Consider material variation and transitions, modulation, and other architectural features and standards for the design.
X	Use of neon or extremely bright colors as a primary color or large portion of wall area is prohibited.

SURROUNDING CHARACTER:

Below are examples of the existing buildings in this area.

Hub and Spoke



Multi-Tenant Building at 106th & Lantern



Bella Vista Apartments – Across 106th Street



STAFF RECOMMENDATION:

Staff recommends approval on the condition that all TAC comments are addressed before final approval is given.

STAFF RECOMMENDATION

☒ Approve

☐ Approve with Conditions

☐ Continue

☐ Deny
