

TOWN COUNCIL

ORDINANCE NO. 20-2019

**AN ORDINANCE TO AMEND
THE PLAINFIELD ZONING ORDINANCE AND ZONE MAP
OF THE TOWN OF PLAINFIELD, INDIANA,
AND FIXING A TIME WHEN
THE SAME SHALL TAKE EFFECT**

WHEREAS, I.C. 36-7-4, et seq., empowers the Town of Plainfield Plan Commission to hold public hearings and make recommendations to the Town Council of the Town of Plainfield concerning ordinances for the zoning or districting of all lands within the incorporated areas of the Town of Plainfield; and,

WHEREAS, the Town of Plainfield Plan Commission has conducted a public hearing in accordance with I.C. 36-7-4, et seq., with respect to a proposal to amend the Plainfield Zoning Ordinance and Zone Map of the Town of Plainfield, Indiana, and has certified such proposal to the Town Council of the Town of Plainfield with a favorable recommendation:

**NOW, THEREFORE, BE IT ORDAINED BY THE
TOWN COUNCIL OF THE TOWN OF PLAINFIELD,
HENDRICKS COUNTY, INDIANA AS FOLLOWS:**

Section 1. Amendment

Pursuant to Docket No. PUD-19-12, (Town of Plainfield) the real estate described in Exhibit "A" of about 4.24 acres attached hereto and incorporated herein by this reference is hereby rezoned from the "GC General Commercial" district to the "PUD Planned Unit Development" district classification of the Plainfield Zoning Ordinance (Ordinance Text in Exhibit "B").

Section 2. Severability


If any section of this Ordinance shall be held invalid by a court of competent jurisdiction, its invalidity shall not affect any other provisions of this Ordinance that can be given effect without the invalid provision, and for this purpose, the provisions of this Ordinance are hereby declared to be severable.

Section 3. Effective Date


This Ordinance shall be effective within the incorporated areas of the Town of Plainfield, Hendricks County, Indiana upon its adoption by the Town Council of the Town of Plainfield, as provided in I.C. 36-7-4.

Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this 9th day of September, 2019.

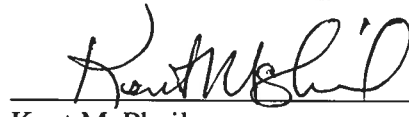
**TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA**



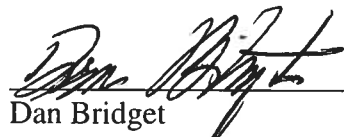
Robin G. Brandgard, President



Bill Kirchoff, Vice President



Kent McPhail

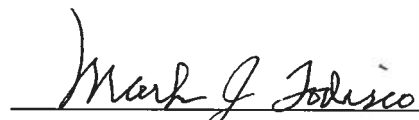


Dan Bridget



Lance Angle

ATTESTED BY:



Mark J. Todisco, Clerk Treasurer
Town of Plainfield, Indiana

Exhibit A

LEGAL DESCRIPTION:

PARCEL 1:

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 2 EAST, HENDRICKS COUNTY, INDIANA, BOUNDED AS DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE SOUTH ON AND ALONG THE WEST LINE OF THE SECTION 69.00 FEET; THENCE EAST PARALLEL WITH THE NORTH SECTION LINE 286.65 FEET; THENCE NORTH 10 DEGREES 35 MINUTES WEST 70.13 FEET; THENCE WEST ON AND ALONG THE NORTH LINE OF SAID SECTION 273.50 FEET TO THE PLACE OF BEGINNING, ESTIMATED TO CONTAIN 0.45 ACRES, MORE OR LESS.

ALSO:

A PART OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 2 EAST, HENDRICKS COUNTY, INDIANA, BOUNDED AND DESCRIBED AS FOLLOW, TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; RUNNING THENCE EAST ALONG AND WITH THE SOUTH LINE THEREOF 273.5 FEET TO A POINT; THENCE RUNNING IN A NORTHWESTERLY DIRECTION MAKING AN INTERIOR ANGLE OF 79 DEGREES 04 MINUTES WITH THE LAST DESCRIBED COURSE 281.7 FEET TO A POINT IN THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PENNSYLVANIA RAILROAD AS THE SAME IS NOW ESTABLISHED; THENCE RUNNING IN A SOUTHWESTERLY DIRECTION ALONG AND WITH SAID RIGHT-OF-WAY LINE 231 FEET TO A POINT IN THE WEST LINE OF SAID QUARTER SECTION; THENCE RUNNING SOUTH ALONG AND WITH SAID WEST LINE OF SAID QUARTER 208.6 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.56 ACRES, MORE OR LESS.

LESS AND EXCEPT FROM THE ABOVE PARCEL THE FOLLOWING DESCRIBED REAL ESTATE TO WIT:

A PART OF THE SOUTHWEST QUARTER OF SECTION 19, AND A PART OF THE NORTHWEST QUARTER OF SECTION 30, ALL IN TOWNSHIP 15 NORTH, RANGE 2 EAST DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE NORTH 0 DEGREES 47 MINUTES 30 SECONDS WEST (ASSUMED BEARING) 163.71 FEET (163.72 FEET PER INSTRUMENT NUMBER 200600000218, OFFICE OF THE RECORDER OF HENDRICKS COUNTY) TO THE SOUTHWEST CORNER OF A TRACT OF LAND RECORDED AS INSTRUMENT NUMBER 200200028564 IN SAID RECORDER'S OFFICE; THENCE NORTH 72 DEGREES 03 MINUTES 08 SECONDS EAST 33.04 FEET ALONG A SOUTHERN LINE OF SAID TRACT TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 1 DEGREE 24 MINUTES 25 SECONDS WEST 86.46 FEET ALONG AN EAST LINE OF SAID TRACT; THENCE NORTH 50 DEGREES 38 MINUTES 54 SECONDS EAST 18.20 FEET ALONG A SOUTHEASTERN LINE OF SAID TRACT; THENCE NORTH 74 DEGREES 14 MINUTES 39 SECONDS EAST 152.13 FEET ALONG A SOUTHERN LINE OF SAID TRACT; THENCE SOUTH 83 DEGREES 36 MINUTES 38 SECONDS EAST 133.56

Exhibit A (Cont.)

FEET ALONG A SOUTHERN LINE OF SAID TRACT; THENCE SOUTH 11 DEGREES 29 MINUTES 42 SECONDS WEST 32.92 FEET ALONG A WESTERN LINE OF SAID TRACT TO THE NORTHERN LINE OF A TRACT OF LAND RECORDED IN INSTRUMENT NUMBER 200600036633 IN SAID RECORDER'S OFFICE; THENCE SOUTH 72 DEGREES 03 MINUTES 08 SECONDS WEST 199.76 FEET ALONG THE NORTHERN LINE OF SAID TRACT AND THE NORTHERN LINE OF A TRACT OF LAND RECORDED IN INSTRUMENT NUMBER 200600034817; THENCE SOUTH 48 DEGREES 49 MINUTES 36 SECONDS WEST 87.30 FEET; THENCE SOUTH 7 DEGREES 56 MINUTES 50 SECONDS WEST 131.53 FEET; THENCE SOUTH 0 DEGREES 47 MINUTES 56 SECONDS EAST 16.52 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 19; THENCE SOUTH 89 DEGREES 41 MINUTES 26 SECONDS WEST 15.00 FEET ALONG SAID SOUTH LINE; THENCE SOUTH 0 DEGREES 38 MINUTES 51 SECONDS EAST 113.74 FEET TO THE NORTHWEST CORNER OF LOT NUMBER 8 IN ELRICH SUBDIVISION, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 4 PAGE 122 IN SAID RECORDER'S OFFICE; THENCE SOUTH 89 DEGREES 20 MINUTES 33 SECONDS WEST 25.00 FEET ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE WEST LINE OF SAID SECTION 30; THENCE NORTH 0 DEGREES 32 MINUTES 57 SECONDS WEST 69.00 FEET ALONG THE WEST LINE OF SAID SECTION TO THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 1 EAST; THENCE NORTH 0 DEGREES 47 MINUTES 30 SECONDS WEST 44.90 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.739 ACRES, MORE OR LESS, IN SAID SECTION 19, AND CONTAINING 0.066 ACRES, MORE OR LESS, IN SAID SECTION 30; AND CONTAINING IN ALL 0.805 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY WHICH CONTAINS 0.057 ACRES, MORE OR LESS, IN SAID SECTION 19, AND CONTAINING 0.039 ACRES, MORE OR LESS IN SAID SECTION 30, AND CONTAINING IN ALL 0.096 ACRES, MORE OR LESS.

PARCEL 2:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, AND PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30 ALL IN TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN IN HENDRICKS COUNTY, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP AND RANGE AFORESAID, RUN THENCE NORTHERLY ON THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 208.26 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE PENNSYLVANIA RAILROAD; RUN THENCE NORTH 72 DEGREES 20 MINUTES EAST ON AND ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 231.7 FEET TO THE NORTHWEST CORNER OF THE FOLLOWING DESCRIBED LAND AND THE BEGINNING POINT OF THIS DESCRIPTION. FROM SAID BEGINNING POINT CONTINUE THENCE NORTH 72 DEGREES 20 MINUTES EAST ON AND ALONG SAID RIGHT OF WAY A DISTANCE OF 169.3 FEET; RUN THENCE SOUTH 11 DEGREES 11 MINUTES EAST (GIVEN IN OTHER DEEDS AS SOUTH 10 DEGREES 30 MINUTES EAST, MORE OR LESS) A DISTANCE OF 1103.1 FEET TO THE NORTH RIGHT OF WAY LINE U.S. HIGHWAY #40; RUN THENCE SOUTHWESTERLY ON AND ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 170.00 FEET; RUN THENCE NORTH 11 DEGREES 26 MINUTES WEST A DISTANCE OF 1131.5 FEET TO THE PLACE OF BEGINNING, CONTAINING 4.25 ACRES, (3.98 ACRES BY DEED) MORE OR LESS.

EXCEPT:

A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 2 EAST LOCATED IN HENDRICKS COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE NORTH 00 DEGREES 28 MINUTES 27 SECONDS WEST (ASSUMED BEARING), 208.26 FEET ALONG THE WEST LINE EXTENDED OF SAID NORTHWEST QUARTER TO THE SOUTH RIGHT-OF-WAY OF THE PENNSYLVANIA RAILROAD; THENCE NORTH 72 DEGREES 20 MINUTES 00 SECONDS EAST, 231.7 FEET ALONG SAID RIGHT-OF-WAY TO THE NORTHWEST CORNER OF A 4.25 ACRE TRACT CONVEYED TO DONALD V.

Exhibit A (Cont.)

JOHNSTONE BY SHERIFF'S DEED, DEED RECORD 338, PAGES 30-32 AND BY WARRANTY DEED, DEED RECORD 338, PAGE 117 IN THE RECORDS OF HENDRICKS COUNTY, INDIANA; THENCE SOUTH 11 DEGREES 26 MINUTES 00 SECONDS EAST, 895.66 FEET ALONG THE WEST LINE OF SAID 4.25 ACRE TRACT TO A 5/8" REBAR AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 76 DEGREES 29 MINUTES 43 SECONDS EAST, 125.18 FEET TO A 5/8" REBAR; THENCE SOUTH 11 DEGREES 26 MINUTES 00 SECONDS EAST, 203.83 FEET TO A 5/8" REBAR ON THE NORTH RIGHT-OF-WAY OF U.S. 40; THENCE SOUTH 62 DEGREES 47 MINUTES 01 SECOND WEST, 130.00 FEET ALONG SAID NORTH RIGHT-OF-WAY TO A 5/8" REBAR AND THE SOUTHWEST CORNER OF SAID 4.25 ACRE TRACT; THENCE NORTH 11 DEGREES 26 MINUTES 00 SECONDS WEST, 234.66 FEET ALONG THE WEST LINE OF SAID 4.25 ACRE TRACT TO THE POINT OF BEGINNING. CONTAINING 0.63 ACRES, MORE OR LESS.

FURTHER EXCEPTING:

PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 15 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT A ¼-INCH REBAR MARKING THE NORTHWEST CORNER OF SAID QUARTER; THENCE NORTH 00 DEGREES 50 MINUTES 35 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 2 EAST (AS EVIDENCED BY AN ALUMINUM COUNTY SURVEYOR DISK AT THE WEST QUARTER CORNER OF SOUTHWEST QUARTER AT A DISTANCE OF 2646.37 FEET) A DISTANCE OF 163.72 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE FORMER PENNSYLVANIA RAILROAD; THENCE NORTH 72 DEGREES 00 MINUTES 03 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 401.04 FEET; THENCE SOUTH 11 DEGREES 29 MINUTES 57 SECONDS EAST A DISTANCE OF 578.06 FEET TO A 5/8-INCH REBAR WITH CAP STAMPED "KRUSE CONSULT FIRM NO. 78" AND THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 11 DEGREES 29 MINUTES 57 SECONDS EAST A DISTANCE OF 524.46 FEET TO A 5/8-INCH REBAR WITH SAID CAP ON THE NORTH BOUNDARY OF U.S. 40; THENCE SOUTH 62 DEGREES 17 MINUTES 13 SECONDS WEST ALONG SAID BOUNDARY A DISTANCE OF 39.01 FEET TO A 5/8-INCH REBAR WITH SAID CAP ON THE EAST LINE OF LOT 1 IN MIDAS INTERNATIONAL AS PER PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 1995-00346 IN PLAT CABINET 3, SLIDE 104, PAGE 2 AND SLIDE 105, PAGE 1 IN THE OFFICE OF THE RECORDER OF SAID HENDRICK'S COUNTY; THENCE NORTH 11 DEGREES 48 MINUTES 08 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 203.52 FEET TO A 5/8-INCH REBAR WITH CAP STAMPED "LEWIS ENG" AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 76 DEGREES 07 MINUTES 35 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 125.18 FEET TO A 5/8-INCH REBAR WITH SAID KRUSE CAP AT THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 11 DEGREES 48 MINUTES 08 SECONDS WEST A DISTANCE OF 288.51 FEET; THENCE NORTH 62 DEGREES 07 MINUTES 49 SECONDS EAST A DISTANCE OF 172.11 FEET TO THE POINT OF BEGINNING. CONTAINING 1.34 ACRES, MORE OR LESS.

Exhibit A (Cont.)



Exhibit B

DETAILED DEVELOPMENT STANDARDS

VANDALIA TRAIL APARTMENTS

A Proposed Multifamily Development in the Town of Plainfield

Developer:

Herman & Kittle Properties, Inc
Contact: Michael Rodriguez
500 East 96th Street, Suite 300
Indianapolis, IN 46240

Architect:

Herman & Kittle Properties, Inc
Contact: Beth Eby
500 East 96th Street, Suite 300
Indianapolis, IN 46240

Engineer:

JPS Consulting Engineers, LLC
Contact: Andrew Swanson
9365 Counselors Row
Indianapolis, IN 46240

September, 2019

Certified by Plan Commission: _____

Adopted by Town Council: _____

ORDINANCE NO. PUD- _____ - _____

**AN ORDINANCE OF THE TOWN OF PLAINFIELD, INDIANA ESTABLISHING THE
VANDALIA TRAIL APARTMENTS PLANNED UNIT DEVELOPMENT DISTRICT**

Section 1. Application of Ordinance.

Zoning Map The Official Zoning Map of the Town of Plainfield Zoning Ordinance, is hereby changed to designate the land described in Exhibit "A" (the "Real Estate"), as a Planned Unit Development District to be known as Vandalia Trail Apartments Ordinance (the "District").

Development Development in the District shall be governed entirely by (i) the provisions of this Vandalia Trail Apartments Ordinance and its exhibits, and (ii) those provisions of the Town of Plainfield and the Town of Plainfield *Zoning Ordinance* specifically referenced in Vandalia Trail Apartments Ordinance. In the event of a conflict between this Vandalia Trail Ordinance and the Town of Plainfield Zoning Ordinance, the provisions of this Vandalia Trail Apartments Ordinance shall apply.

Vandalia Trail Apartments District Map Development in the District shall be subject to the development and design standards applicable to the areas identified on the Vandalia Trail Apartments District Map ("District Map") which is attached hereto as Exhibit "B".

Section 2. General Purpose Statement

The proposed Vandalia Trail Apartments Planned Unit Development (PUD) will consist of approximately 4.24 acres and is located in both Washington and Guilford Townships, just north of East Main Street. The site is currently zoned General Commercial (GC) and Medium Density Residential (R4) with surrounding land uses comprised of single family homes (zoned R4 – Medium Density Residential) to the west, Agriculture (AG), Neighborhood Retail Commercial (NR) and a PUD to the north, and General Commercial (GC) to the east and south.

The establishment of the District as a PUD is to allow development flexibility. The PUD District will be comprised of not greater than forty-nine (49) multifamily dwelling units. The Development Standards are based on urban planning design principles that will promote a strong community through access to quality housing and on-site amenities that will improve the lives of the residents, creation of a pedestrian friendly community adjacent to the future Vandalia Trail extension, and the preservation and creation of community open space.

Section 3. General Terms and Conditions

1. The developer / builder shall follow the residential architecture requirements set forth in Section 4 of this Ordinance.

Section 4. Permitted Use

1. A three-story, residential (workforce) multi-family building with interior community room / leasing office with accessory uses as outlined below.
 - a. Accessory Uses and Buildings.

- i. Two (2) detached garages. Detached garages will have the same architectural features and construction materials as the principal building.
- ii. Additional amenities to include a clubhouse/community space, a fenced dog park, playground, bike racks, and picnic area with permanent grills as outlined in Exhibit C.

Section 5. Development Standards. The intent of these standards is to enable the construction of a high-quality *Multi-family Dwelling* development.

1. Development Standards and Bulk Requirements.

Standard	
Maximum Number of Units	49
Maximum Number of Three (3) Bedroom units	6
Minimum Square Footage	1 bdrm: 790 s.f. 2 bdrm: 1,050 s.f. 3 bdrm: 1,320 s.f.
Minimum Front Yard Setbacks	15 feet
Minimum Side Yard Setbacks	10 feet
Minimum Rear Yard Setbacks	10 feet
Maximum Building Height	45 Feet
Minimum Roof Pitch (excluding gables & dormers)	3 : 12
Off Street Parking	1.75 spaces per unit
Total Site Area	4.24 acres
Open Space	1.99 acres (51.9%)
Floor Area Ratio	0.39
Maximum Building Size	65,000 S.F.

2. Architectural Guidelines.

The elevations and exterior material finishes of the proposed building shall be subject to the final approval of the Design Review Committee (DRC) and the Plan Commission. Such approvals shall also include review and approval of streetscape design and final site plan design, including entryway features, signage and community landscaping.

The exterior material will consist of brick masonry and fiber cement lap siding per Exhibit C. The secondary materials will be a combination of PVC trim, vinyl railings, aluminum soffits, and vinyl windows. The roof will be comprised of architectural roofing shingles, with a minimum of a 30 year warranty, and thermoplastic Polyolefin (TPO) roofing for the low-slope areas. Additional information on architectural details and material selections can be found in Exhibit C.

The front of the building will be oriented toward Perry Road and will incorporate prominent porches or balconies into front building facades. The parking has been located to the south of the building to conceal the parking and to create an urban-like setting for the development. A landscape buffer will be provided along the west and south property lines, between the development and the existing single-family neighborhood. Two low monument signs will be included, one at the Smith Road entrance and a second at the Perry Road entrance. Further details can be found in Exhibit D (Landscape Plan) and Exhibit F (Signage and Amenity Requirements).

a. Multifamily Dwellings

- i. Vandalia Trail Apartments will be a contemporary multifamily structure, with a variety of finished material and colors to create variety and interest. The elevations contain architectural features that provide façade or elevation modulation as shown in Exhibit C.
- ii. Dwelling Unit Amenities:
 - a. Each dwelling unit will include a private patio or balcony.
- iii. Additional Architectural Features:
 - a. Parking and detached garages are located behind the multifamily *Building* and are provided with rear access from Smith Road and a new private drive off of Perry Road as shown in Exhibit C.
- iv. Site Design Features
 - a. Trash collection will be in a centralized location. HC accessible parking is located next to the trash enclosure and landscape plantings will be provided.
 - b. A dog park, with black, vinyl coated fencing, is located on the south side of the property near the trash enclosure.
 - c. The *Vandalia Trail Apartments* will be located adjacent to the future Vandalia Trail extension and will include pedestrian and bike connectivity to the new trail. There will be a direct connection to the future trail from both Smith Road and Perry Road, bike storage facilities on the first floor of the apartment *Building*, and on-site bike racks. Pathway lighting will be incorporated for resident safety.
 - d. Mechanical equipment will be both ground and roof mounted. All ground mounted mechanical equipment shall be screened on all sides by: The *Building*, screen walls or fences of a material and color which is compatible with the Primary Building; or evergreen or densely twigged hedge plants of a height at time of planting which is not less than the height of the mechanical equipment being screened. The roof mounted equipment will be screened by the parapet walls, not less than the height of the mechanical equipment, that surround the low-slope roof areas.
 - e. Ten percent (10%) of the *Vandalia Trail Apartments* will be ADA accessible, per the Fair Housing Act, and one ADA accessible parking

space, per the American with Disabilities Act, will be provided for each accessible *Dwelling Unit*.

3. Applicable landscaping requirements are contained in Section 6 of Vandalia Trail Apartments Ordinance.
4. Applicable lighting requirements are contained in Section 7 of Vandalia Trail Apartments Ordinance.
5. Applicable signage and amenity requirements are contained in Section 8 of Vandalia Trail Apartments Ordinance.
6. Applicable site access and parking requirements are contained in Section 9 of Vandalia Trail Apartments Ordinance.
7. Applicable pedestrian circulation standards are contained in Section 10 of Vandalia Trail Apartments Ordinance.
8. Applicable drainage, street and streetscape standards are contained in Section 11 of Vandalia Trail Apartments Ordinance.
9. Applicable additional utility requirements are contained in Section 12 of Vandalia Trail Apartments Ordinance.

The character imagery of the *Building* is contained within Exhibit C (*Architectural Character Imagery*). *Exterior Siding Materials* shall consist of brick and/or fiber cement lap siding (Primary Siding Materials), and may include aluminum or PVC Cornice and vinyl window elements (Secondary Siding Materials).

Section 6. Landscaping Requirements. The landscaping in Vandalia Trail Apartments District shall be a combination of native and ornamental plants combined in design to compliment the architectural character of the Building. Landscape treatment for perimeter yards, road frontages, service areas, and parking areas shall be designed as an integral and coordinated part of the landscape plan for Vandalia Trail Apartments District.

1. **General Landscaping Standards.** Landscaping shall be integrated with, and compliment other functional and ornamental site design elements, where appropriate such as hardscape materials, paths, sidewalks, fencing, or any water features, generally in compliance with the landscaping plan depicted within Exhibit D (Landscape Plan).
2. **Foundation Planting Standards.** *Building* base landscaping shall be provided at the base of all *Building* elevations that do not directly abut hardscapes, to soften and enhance the architectural lines of *Buildings*. *Building* base landscaping may help fulfill perimeter buffering requirements where applicable. Please see Exhibit D for further details.
3. **Perimeter Landscaping Standards.** Perimeter landscaping shall be provided per the landscape plan.

Section 7. Lighting Requirements.

1. All site lighting shall be coordinated throughout the *District* and be of uniform design and materials.
2. Street lighting shall be confined to intersections and vehicular access points.
3. Exterior lighting of the site shall be designed so that (i) light is not directed off the site and (ii) the light source is shielded from direct offsite viewing.
4. All exterior ground-mounted architectural, display and decorative lighting shall be generated from concealed, low level fixtures.
5. Light fixtures in parking areas shall not exceed fifteen (15) feet in height.
6. All building and pole mounted lighting fixtures shall have a 90-degree cut off and/or flat lenses.
7. See Exhibit E, photometric plan and lighting fixture cut sheets for lighting design, lighting levels, and fixture styles.

Section 8. Signage and Amenity Requirements. One entry sign shall be permissible along both the Perry Road frontage and the Smith Road (west) frontage. Temporary signs and banners shall be permissible during the construction and leasing periods in accordance with the Signage sheets in Exhibit F.

1. The entry signs will be constructed of brick piers, to match the *Building* materials, and shall not exceed 8 feet tall and 36 square feet (which does not include structural elements). The sign panel will be constructed of PVC with directional ground lighting for illumination at night. See Exhibit F for the sign details and property logo.
2. The temporary sign construction sign shall be permitted during the construction phase of the development. Upon completion of construction, the sign shall be removed.
3. Temporary signage shall be permitted during initial lease-up (not to exceed 6'X6'). Temporary signage shall be removed upon completion of initial lease-up (within six months of certificate of occupancy), with temporary signage only be permitted on an as-needed basis.
4. Otherwise, all signage shall comply with the *Zoning Ordinance*.

Section 9. Site Access and Parking Requirements.

1. Site access shall be provided via a driveway along the North Perry Road frontage to the north and a driveway along Smith Road to the west. The Smith Road entrance shall be improved by the developer to include a left hand turn lane for cars approaching from the North and a deceleration lane for cars approaching from the South.
2. Parking spaces shall be provided at a minimum ratio of 1.75 spaces per dwelling unit.

Section 10. Pedestrian Circulation.

1. Sidewalks or paths or walkways shall be provided along the interior of the project, generally between the building(s) and the parking areas, and to provide pedestrian access to the dumpster area, fenced dog park, and to the playground. The site plan will promote connectivity, not just within the site, but also connectivity through the Town of Plainfield via the adjacent Vandalia Rail Trail. Pathway lighting will be incorporated for resident safety.
2. The *Town of Plainfield* has proposed an extension of the Vandalia Trail which will extend from the intersection of Smith Road and Township Line Road to a new crossing on North Perry Road. During construction of the Vandalia Trail Apartments, the Developer will protect the existing sidewalks and repair any damage to the sidewalks that occur during construction if the new trail construction is not underway or complete. The Developer shall provide a sidewalk connection to the future extension of the Vandalia Rail Trail upon completion of this development.

Section 11. Drainage, Streets and Streetscape.

1. Above ground stormwater detention will be provided to address storm water runoff, to meet the design criteria of the *Town of Plainfield*.
2. The internal driveway layout (including pavement widths, and design) within the Vandalia Trail Apartments District shall be indicated in Exhibit C.
3. Internal driveways within the Vandalia Trail Apartments District will be private. Private driveways shall be constructed to the standards of the Town of Plainfield, except that curbs may be omitted in order to provide for Low Impact Development (LID) techniques.

Section 12. Utility Plan

1. Please see Exhibit G for details related to the Utility Plan and connection to city utilities.

EXHIBIT "C"

Architectural Character Imagery

Exhibit "D"

Landscaping Plan

Exhibit "E"

Photometric Plan

Exhibit “F”

Signage and Amenity Requirements

Exhibit "G"

Utility Plan