

TOWN COUNCIL

ORDINANCE NO. 03-2020

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
(Plainfield Marketplace Phase VII)

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. FDP-19-188, for Final Detailed Development Plan and Detailed Development Standards for Plainfield Marketplace Phase VII (Town of Plainfield) and certified by the Plainfield Plan Commission to the Town Council with a favorable recommendation, a copy of said Final Detailed Development Plan and Detailed Development Standards are attached and the real estate described in Exhibit "A" of about 2.01 acres attached hereto and incorporated herein by this reference.

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

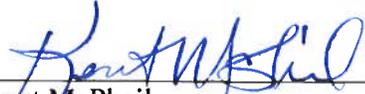
This Ordinance shall be effective within the incorporated areas of the Town of Plainfield, Hendricks County, Indiana upon its adoption by the Town Council of the Town of Plainfield, as provided in I.C. 36-7-4.

Passed and adopted by the Town Council of the Town of Plainfield, Indiana, on this 10th day of February, 2020.

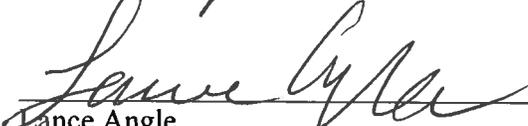
**TOWN COUNCIL, TOWN OF PLAINFIELD
HENDRICKS COUNTY, INDIANA**


Robin G. Brandgard, President


Bill Kirchoff, Vice President


Kent McPhail


Dan Bridget


Lance Angle

ATTESTED BY:

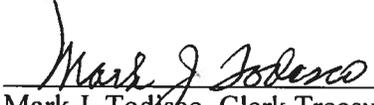

Mark J. Todisco, Clerk Treasurer
Town of Plainfield, Indiana

Exhibit A

Plainfield Marketplace Phase VII

**Final Detailed Development Plan and Detailed Development
Standards**

**PLAINFIELD MARKETPLACE PHASE VII
PLANNED UNIT DEVELOPMENT ORDINANCE**

Section 1: General Purpose Statement

The purpose of this Planned Unit Development is for the overall development of Phase VII of the Plainfield Marketplace Planned Unit Development (PUD). While specific uses are further detailed in Section 3 below, the primary uses are retail, restaurant/dining, conference/banquet, and other commercial endeavors as may fit into the overall theme of the development.

Section 2: General Terms & Conditions (Legal Description)

The Legal Description for the area covered under this plan is included as Appendix A and consists of 2.01 acres.

Section 3: Land Use

- A. Permitted Uses
 - 1. Primary Uses
 - (a) Hotel
 - 2. Special Exception Uses
 - (a) Alcoholic Beverage Sale
 - 3. Accessory Uses
 - (a) Convenience Store
 - (b) Banquet Hall
 - (c) Conference Room
 - (d) Patio
 - (e) Outdoor fireplace
 - (f) Swimming pool
 - (g) Exercise facility
 - (h) Parking areas

Section 4: Development Standards

The development of all or a portion of the Site for a hotel as set forth in Section 3, above, shall be subject to the following Development Standards and additional restrictions:

- A. Lot Dimensions, Frontage, and Yard Widths:
 - 1. Minimum Lot Width and Frontage
 - (a) 250 feet
 - 2. Minimum Building Setbacks
 - (a) 10 feet along all Lot Lines
- B. Building Height
 - 1. Maximum Building Height
 - (a) 55 feet

C. Parking and Drive Aisles:

1. Minimum Number of Parking Spaces

- (a) The number of parking spaces provided shall accommodate 1 parking space for each rental sleeping unit. The parking layout and a Parking Data Table are shown on the Site Plan Sheet C200.

2. Required Parking Stall Dimensions

- (a) 9' x 18'

3. Required Parking for the Disabled

- (a) The parking lot for the proposed development shall have Parking Spaces reserved for the use of physically handicapped as required by the ADA Accessibility Guidelines for Buildings and Facilities, Chapter 4.1.2(5)(a), published in the Federal Register, Volume 56, No. 144, dated July 26, 1991

4. Minimum Drive Aisle Lane Width

- (a) 24 feet

D. Mechanical Units

1. Mechanical units will be shielded from view based on an elevation view by a raised parapet. Elevator equipment, to the extent visible from outside the building, will be clad in material(s) that are utilized on other portions of the building per Section 5 below.

Section 5: Architectural

A. Building Colors and Materials:

1. Architectural features of the PUD shall match the architectural design of the existing Shops at Perry Crossing development in order to meet Architectural Standards for this PUD. The color palette and façade materials of the existing Shops at Perry Crossing development will be used as definitive limits to color and material selection. Façade colors and materials are shown on the Elevations as submitted.

B. Façade "Frontage" Design:

1. Due to the proximity of the development to Perry Crossing Way, Retail Road, City Circle Center, and the west access drive, all 4 building facades should be designed such that they present a "frontage" appearance.

Section 6: Amenities

The existing parking lot will be redeveloped to improve customer satisfaction and comfort. Possible amenities include: an indoor pool, an outdoor patio with an in-ground fire pit, a grill, and couch seating, and outdoor dining areas. Submitted documents show potential development ideas.

Section 7: Landscaping

Existing tree plantings and landscape beds as of September 5, 2019 shall be deemed as complying with landscape requirements for this PUD. Proposed landscaping shall match the existing landscaping of the existing Shops at Perry Crossing development.

Landscape designs are shown on the Landscape Plan sheets. The overall planting area is shown on the Overall Planting Plan Sheet LP100. Plantings within the proposed landscaped areas will consist of canopy trees, ornamentals, and shrubbery with varieties complying with the current Town Plant Lists. Annual plantings may be included in certain beds for color and variety.

Section 8: Lighting

- A. Proposed light levels, in addition to the existing light levels on the west, north, and east, shall be adequate for the safe and efficient movement of individuals and vehicles to and from, and within, the PUD.
- B. Proposed lighting as shown on the Photometry Plan filed with this PUD shall not cause illumination levels in excess of two (2) foot candles beyond the south pavement edge of City Center Circle.
- C. Proposed lighting within the building's interior courtyard shall not cause illumination levels in excess of two (2) foot candles beyond the sidewalk along the front of the building.
- D. Light fixtures shall match those filed with this PUD.

Section 9: Signs

- A. Wall Signs:
 - 1. Wall Signs shall be limited to one Wall Sign per façade and shall be designed in substantial compliance with the signs shown on the Elevations Plan filed with this PUD.
- B. Incidental Signs:
 - 1. Permissible Incidental Signs may include, but are not limited to:
 - (a) Stop signs
 - (b) ADA Parking signs
 - (c) Electric Charging Station signs
 - (d) Owner-designated directional signs
 - 2. Locations of the signs listed in this Section are shown on the Site Plan Sheet C200.

Section 10: Approval Process

Approval Process for this PUD shall follow the standard Development Review Committee process, including Town of Plainfield Technical Advisory Committee review and responses. In addition, this PUD shall be reviewed by a Special Committee to be convened by the Plainfield Planning Department. Both the Special Committee and the Development Review Committee will give their recommendations for consideration by the Plan Commission and Town Council.

As a Planned Unit Development, this phase is not eligible for Development Incentives, Variances of Use, and/or Variances of Development Standards. Any modification or deviation from the approved ordinance will require amendment to this phase of the Planned Unit Development.

APPENDICES:

APPENDIX A: Legal Description

PUD DRAWINGS: Site Plan C200, Elevations and Renderings, Landscape and Irrigation Plans, Site Photometry Plan, Light Fixture Cut Sheets

APPENDIX A
Legal Description

LEGAL DESCRIPTION

A part of Lot numbered 4 in Plainfield Marketplace Phase IV a Replat of Lots 3, 4 and Block A of Plainfield Marketplace Phase III as per plat thereof recorded July 02, 2018 In Plat Cabinet 8, Silde 197, pages 1AB as Instrument No. 201814265 In the Office of the Recorder of Hendricks County, Indiana, said part being more particularly described as follows:

COMMENCING at the southeast corner of said Lot numbered 4; thence South 80 degrees 34 minutes 43 seconds West (plat bearing) along the south line thereof a distance of 12.46 feet to the POINT OF BEGINNING; thence continuing South 80 degrees 34 minutes 43 seconds West a distance of 275.34 feet to a point on a tangent curve to the right having a radius of 20.00 feet, the radius point of which bears North 09 degrees 25 minutes 17 seconds West; thence westerly, northwesterly and northerly along said curve an arc distance of 31.46 feet to a point which bears South 80 degrees 42 minutes 08 seconds West from said radius point; thence North 09 degrees 17 minutes 52 seconds West a distance of 124.69 feet; thence North 01 degree 06 minutes 37 seconds East a distance of 67.01 feet to a point on a tangent curve to the right having a radius of 5.00 feet, the radius point of which bears South 88 degrees 53 minutes 23 seconds East; thence northerly, northeasterly and easterly along said curve an arc distance of 6.95 feet to a point which bears North 09 degrees 17 minutes 52 seconds West from said radius point; thence North 80 degrees 42 minutes 08 seconds East a distance of 166.92 feet; thence North 09 degrees 17 minutes 52 seconds West a distance of 100.78 feet; thence North 80 degrees 20 minutes 45 seconds East a distance of 121.02 feet; thence South 73 degrees 16 minutes 28 seconds East a distance of 28.31 feet; thence South 82 degrees 30 minutes 58 seconds East a distance of 5.87 feet to a point on an easterly line of aforesaid Lot numbered 4, the following five (5) courses being along said easterly lines; (1) thence South 09 degrees 53 minutes 22 seconds East 31.70 feet to a point on a tangent curve to the left having a radius of 333.50 feet, the radius point of which bears North 80 degrees 06 minutes 38 seconds East; (2) thence southerly along said curve an arc distance of 71.80 feet to a point which bears South 67 degrees 46 minutes 27 seconds West from said radius point; (3) thence South 21 degrees 19 minutes 51 seconds East 61.39 feet to a point on a non-tangent curve to the right having a radius of 18.00 feet, the radius point of which bears South 74 degrees 15 minutes 55 seconds West; (4) thence southerly along said curve an arc distance of 8.46 feet to a point which bears South 78 degrees 47 minutes 48 seconds East from said radius point; (5) thence South 11 degrees 12 minutes 12 seconds West 126.62 feet to a point on a tangent curve to the right having a radius of 18.00 feet, the radius point of which bears North 78 degrees 47 minutes 48 seconds West; thence southerly, southwesterly and westerly along said curve an arc distance of 21.79 feet to a point which bears South 09 degrees 25 minutes 17 seconds East from said radius point and the Point of Beginning.

Containing 2.01 acres, more or less.

¹ Legal Description provided on an ALTA/NSPS Land Title Survey completed by CDS Commercial Due Diligence Services dated January 10, 2019 provided to Woolpert.

APPENDIX B
PUD DRAWINGS



1 NORTH ELEVATION
001 SCALE: 3/64" = 1'-0"



2 SOUTH ELEVATION
001 SCALE: 3/64" = 1'-0"

Residence Inn Plainfield

No.	Description	Date

Revised Elevations

Project number	1963601
Date	12.28.2019
Drawn by	MS - EC
Checked by	MS

001

Scale 3/64" = 1'-0"



PHILLIPS

5901 PEACHTREE DUNWOODY RD - SUITE A450 - ATLANTA, GA 30328 - 770.384.1616



1 WEST ELEVATION
002 SCALE: 3/8" = 1'-0"



2 EAST ELEVATION
002 SCALE: 3/8" = 1'-0"

EXTERIOR FINISH KEY LEGEND					
GRAPHIC	KEY	EXTERIOR FINISH	GRAPHIC	KEY	EXTERIOR FINISH
	BRICK BK-1	MANUF. INTERSTATE BRICK STYLE: MODULAR COMMERCIAL COLOR: OREGON/L-3		SIDING SD-3	MANUF. NICHBA STYLE: VINTAGE WOOD COLOR: ASH
	BRICK BK-2	MANUF. INTERSTATE BRICK STYLE: MODULAR COMMERCIAL COLOR: PLATINUM		ALUMINUM WINDOW FRAMES & PTAC GRILLS	FINISH F-1 LIGHT BRONZE
	EFS E-1	MANUF. VARIANCE STYLE: CERASTONE COLOR: ASH 02719		ALUMINUM STOREFRONT	FINISH F-1 LIGHT BRONZE
	EFS E-2	MANUF. VARIANCE STYLE: TUFFSTONE GRANITE COLOR: TIERRA DE FUEGO 61660			

HOTEL - REVISED FINISH RATIO									
ELEVATION	TOTAL AREA	BRICK	%	EFS	%	NICH BA	%	GLASS	%
NORTH	22199	11381	51%	5990	27%	4828	22%	0	0%
SOUTH	13160	6572	50%	4793	36%	1795	14%	0	0%
EAST	4347	2507	58%	1245	29%	595	14%	0	0%
WEST	5313	2665	50%	2075	39%	573	11%	0	0%
TOTAL BUILDING RATIO	45019	23125	51%	14103	31%	7791	17%	0	0%

Residence Inn Plainfield

No.	Description	Date

Revised Elevations

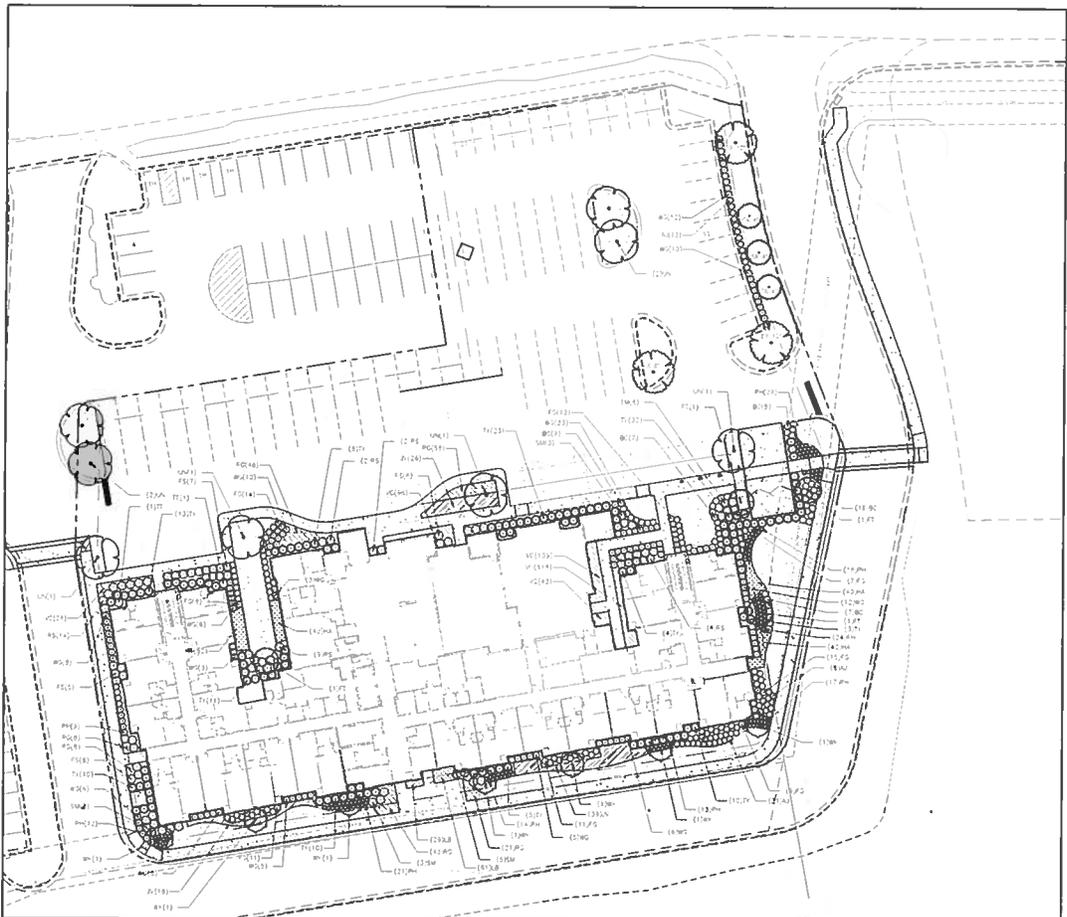
Project number 1963601
Date 12.26.2019
Drawn by MS - EC
Checked by MS

002

Scale As Indicated



PHILLIPS
6801 PEACHTREE DUNWOODY RD - SUITE A450 - ATLANTA, GA 30328 - 770.394.1818



1 OVERALL PLANTING PLAN
Scale: 1" = 20'

NO.	DATE	REVISION
1	08.23.18	For City of Hammond comments
2	10.10.18	For City of Hammond comments
3	11.15.18	For City of Hammond comments
4	12.20.18	For City of Hammond comments

PROJECT NO: 20510
DATE: 08/23/18
333 North Adams Street
Suite 200
Hammond, IN 46324
917.281.7400
FAX: 917.281.6888

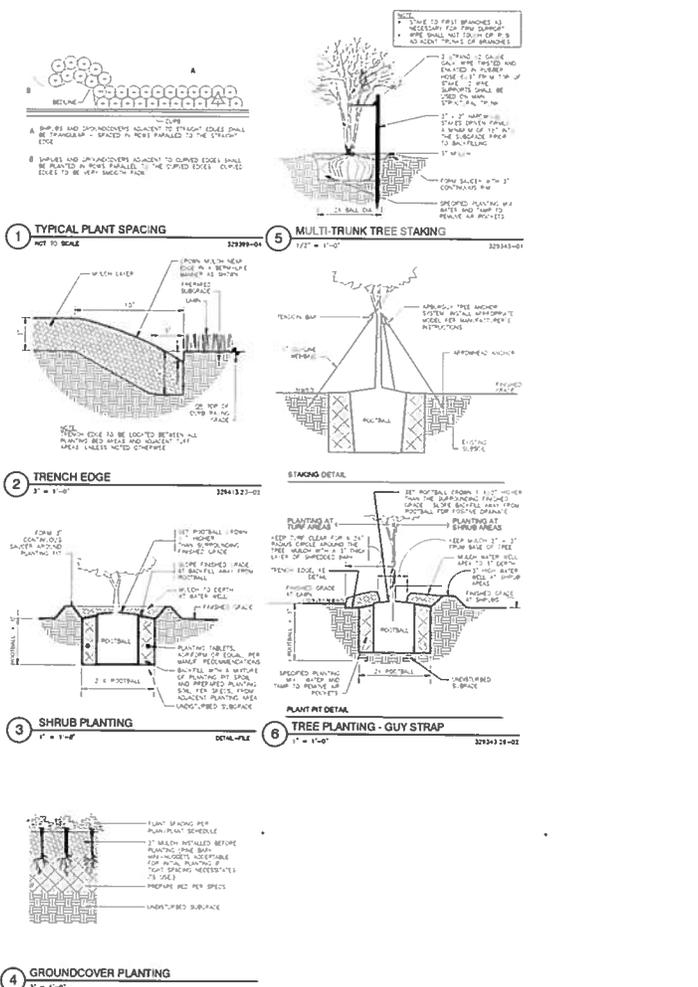
WOODLEST
LANDSCAPE ARCHITECTS
PLAINFIELD, INDIANA

SHEET NO: LP100

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	REMARKS
(Symbol)	FT	4	Chloranthus virginicus	White Fringetree	36 gal		Full Head, Specimen Quality
(Symbol)	WR	7	Crataegus arvensis Winter King	Winter King Hawthorn	36 gal		
(Symbol)	UN	8	Ulmus americanae New Harmony	New Harmony American Elm	48 gal		Full Head, Specimen Quality
(Symbol)	BC	44	Betula pendula Columbus Pyram	Columbus Pyram Birch	3 gal	36" x 36"	Full Form
(Symbol)	WG	125	Betula nana var. japonica Winter Gem	Winter Gem Broomed	3 gal	36" x 36"	Full Form
(Symbol)	FJ	87	Forsythia x intermedia Golden Pinn	Dwarf Forsythia	3 gal	36" x 36"	Full Form
(Symbol)	AD	41	Amelanchier canadensis	Winged Spindle	1 gal	36" x 36"	Full Form
(Symbol)	PH	136	Photinia lanceolata 'Hortensii'	Hortensii Dwarf Fortune Shrub	1 gal	36" x 36"	Full Form
(Symbol)	PP	3	Prunella sp. 'Purple'	Dwarf Purple Pine	3 gal	36" x 36"	Full Form
(Symbol)	RS	41	Rhododendron x Snowy	Snowy Rhododendron	3 gal	48" x 36"	Full Form
(Symbol)	FL	18	Flora x 'Blue'	Ono Low Fragrant Shrub	7 gal	48" x 36"	Full Form
(Symbol)	SM	28	Syringa x 'Purpurea'	Dwarf Korean Lilac	7 gal	48" x 36"	Full Form
(Symbol)	TY	127	Taxus x 'Tortuosa'	Tortuosa Yew	7 gal	48" x 36"	Full Form
(Symbol)	TT	2	Thuja occidentalis 'Tobey'	Tobey Arborvitae	15 gal	48" x 36"	Full Form
(Symbol)	HA	178	Hemerocallis x 'Autumn'	Autumn Japanese Forget Me Not	1 gal	18" x 36"	Full Form
(Symbol)	AV	83	Amorpha canescens 'Sagepea'	Sagepea Lupine	1 gal	36" x 36"	Full Form
(Symbol)	LI	99	Lonicera x 'Blue'	Big Blue Lilyturf	1 gal	12" x 36"	Full Form
(Symbol)	RO	186	Rubus x 'Magna'	Black-eyed Susan	1 gal	18" x 36"	Full Form
(Symbol)	VC	423	Vicia x 'Vicia'	Common Periwinkle	4 gal	12" x 36"	Full Form
(Symbol)	SS	1 000	Stipa x 'SOD'		seed		SEE THE LEAF RESCUE PLANTING SCHEDULE FOR MORE INFORMATION ON SOIL, PLANTING, AND MAINTENANCE. SEE PLANTING SCHEDULE FOR MORE INFORMATION ON SOIL, PLANTING, AND MAINTENANCE. SEE PLANTING SCHEDULE FOR MORE INFORMATION ON SOIL, PLANTING, AND MAINTENANCE.

QUANTITY TAKEOFF DISCLAIMER
 QUANTITIES NOTED ON PLANS ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR FOR BID PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.



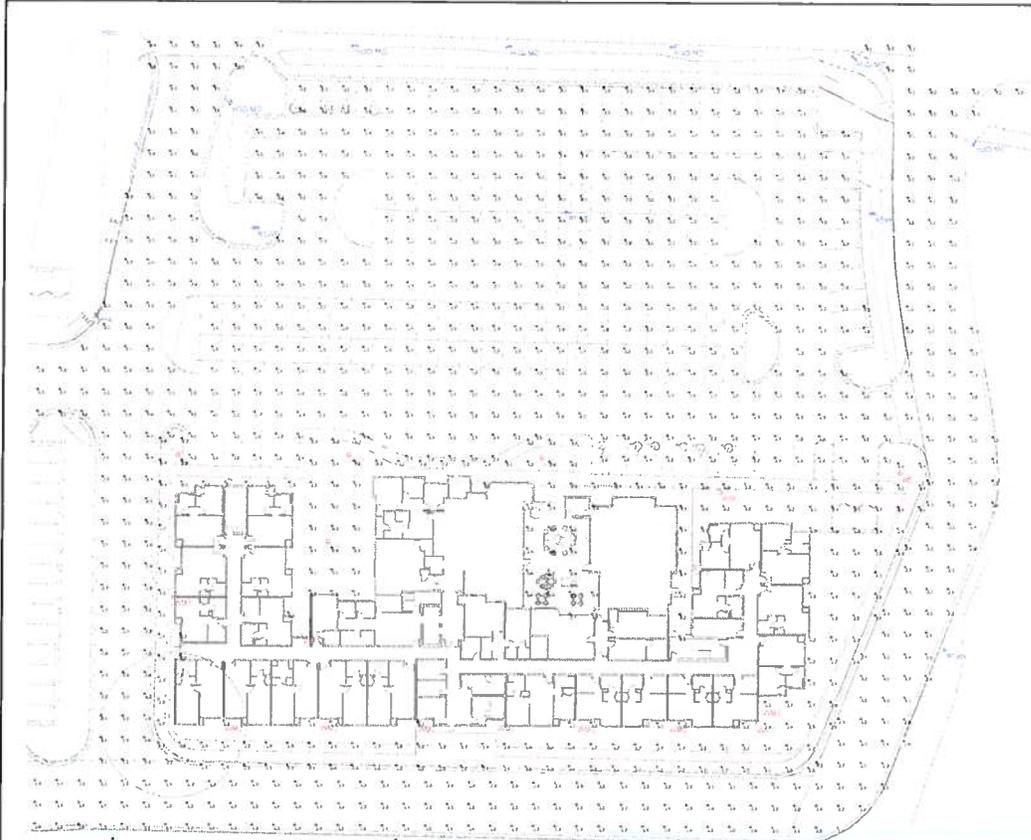
DATE	DESCRIPTION
1 08.25.19	Per City of Philadelphia comments
2 10.15.19	Per City of Philadelphia comments
3 10.15.19	Per City of Philadelphia comments
4 12.20.19	Per City of Philadelphia comments

PROJECT NO: 220336
 DATE: 08.26.19
 329 North Ashmun Street
 Suite 200
 Philadelphia, PA 19104
 WOODBERT
 LANDSCAPE ARCHITECTS
 PHONE: 215.731.8000
 FAX: 215.731.8000

**RESIDENCE INN
 THE SHOPS AT PERRY CROSSING**

PLANNED BY: WOODMAN

SHEET NO:
LP500



COLOR KEY.
 EXISTING SITE LIGHTING
 NEW SITE LIGHTS

NOTES
 -Contact Techlite for pricing (317) 518-2020
 -All readings taken at grade
 -Buildings included in existing schedule
 -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.
 -MFL on drawing indicates mounting height from finished grade
 -Blank fixtures are subject to revision, and not present in luminaire schedule
 -Pedestrian fixtures to match as being at Shoop at Perry

Quantity	Symbol	City	Class	Arrangement	TLU	Description	Am	Watts	Total Watts
1	1		C109	GRID	0.900	PRANUE 200W-24"150-5TUF3T-SHADE 309 MF @ 15' AFG	210	170	
1	2		C109	GRID	0.900	LUNGA 170-24"150-5TUF3T-SHADE 304 MF @ 15' AFG	22.81	255.56	
1	3		C109	GRID	0.900	LUNGA 170-24"150-5TUF3T-SHADE 304 MF @ 15' AFG	22.81	255.56	
1	4		C109	GRID	0.900	LUNGA 170-24"150-5TUF3T-SHADE 304 MF @ 15' AFG	22.81	255.56	
1	5		C109	GRID	0.900	LUNGA 170-24"150-5TUF3T-SHADE 304 MF @ 15' AFG	22.81	255.56	
1	6		C109	GRID	0.900	LUNGA 170-24"150-5TUF3T-SHADE 304 MF @ 15' AFG	22.81	255.56	
1	7		C109	GRID	0.900	LUNGA 170-24"150-5TUF3T-SHADE 304 MF @ 15' AFG	22.81	255.56	
1	8		C109	GRID	0.900	LUNGA 170-24"150-5TUF3T-SHADE 304 MF @ 15' AFG	22.81	255.56	
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1	10		C109	GRID	0.900	LUNGA 170-24"150-5TUF3T-SHADE 304 MF @ 15' AFG	22.81	255.56	
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1	48		C109	GRID	0.900	LUNGA 170-24"150-5TUF3T-SHADE 304 MF @ 15' AFG	22.81	255.56	
1	49		C109	GRID	0.900	LUNGA 170-24"150-5TUF3T-SHADE 304 MF @ 15' AFG	22.81	255.56	
1	50		C109	GRID	0.900	LUNGA 170-24"150-5TUF3T-SHADE 304 MF @ 15' AFG	22.81	255.56	

Label	Category	Units	Aug	Mar	Min	Avrg	Min
ALL POINTS	Luminaire	FC	237	119	0.8	1.21	117.5
HOTEL PAD	Luminaire	FC	274	1.8	0.2	11.55	13.00



TECHLITE
ILLUMINATION

Drawn By: SLB
 Checked By: DM
 Date: 10/17/2015
 Scale: 1"=20'

Revisions

No.	Description

Site Photometry
 Residence Inn

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