

TOWN COUNCIL

ORDINANCE NO. 01-2020

**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**

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-19-195, for Final Detailed Development Plan and Detailed Development Standards for Plainfield Marketplace Phase VI (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 5.65 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 _____ day of _____, 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 VI

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

Plainfield Marketplace Phase VI
Encore by Samaritan Senior Lifestyle Communities

Use and Development Standards Statement
NW Corner of Perry Rd & Stout Heritage Parkway

Article 1. Permitted Uses:

A. Principal Uses

The following principal uses are permitted in Phase VI of the Plainfield Marketplace Planned Unit Development District:

1. Primary Uses: Age Restricted Multi-Family Dwellings (which are for rent Dwellings and age restricted for residents 55 years or older in compliance with the Fair Housing Act and Housing For Older Persons Act of 1995).

B. Accessory Uses

The following accessory uses are permitted:

1. Accessory Uses: Garages, trash compactor enclosure, and storage areas for the exclusive use of residents of Phase VI of the Plainfield Marketplace Planned Unit Development.
2. Other Exterior Improvements: Community amenities such as Pickle Ball Courts, Bocce ball courts, outdoor kitchen, water feature(s), fire pit area(s), dog park, signage, and other appropriate improvements for the exclusive use and benefit of residents of the Project.

Article 2. Area & Density Requirement:

A. Area

Phase VI of the Plainfield Marketplace Planned Unit Development is 5.65 acres (Gross).

B. Density

Per the existing PUD ordinance, there is no set maximum number of residential units permitted within the Plainfield Marketplace Planned Unit Development. Phase VI will consist of 132 residential units for a Density of 23.4 units per acre.

Article 3 Building & Development Standards:

A. Building Materials/Design:

Building Elevations are shown on Exhibit A. Building Exterior Siding Materials shall consist of brick and/or stone and/or Exterior Insulation and Finish System (EIFS) siding (Primary Siding Materials) and may include other appropriate appurtenances (Secondary Siding Materials)

B. Building Statistics

1. Total number of permitted residential units in Phase VI: 132
2. Unit types: One bedroom units (8 units) and two bedroom units (124 units)
3. Minimum unit sizes: One Bedroom: 779 gross square feet
Two Bedroom: 888 gross square feet
4. Maximum Building Height in Phase VI: 57'

C. Setbacks

Setbacks will be in accordance with the attached Exhibit A.

D. Parking Requirements

Parking will be in accordance with the attached Exhibit A.

Article 4 Landscaping:

Landscaping of Phase VI will be as depicted on Exhibit A. All landscaping will be installed prior to occupancy of the project or if seasons and weather conditions are not appropriate for the installation of landscaping immediately prior to occupancy of the project, all landscaping shall be installed by the end of the next planting season after the project is occupied. For the purpose of the Phase VI development, planting season begins on May 15th and ends on September 30th of each year.

Article 5. Lighting Requirements

- A. All site lighting will be coordinated throughout Phase VI and be of uniform design and materials in accordance with the Lighting Cut Sheets included in Exhibit A
- B. Exterior lighting of the site shall be designed to that light is not directed off the site and the light source is shielded from direct offsite viewing. The preliminary Photometric Plan is included in Exhibit A.
- C. All exterior ground mounted architectural, display, and decorative lighting shall be generated from concealed, low level fixtures.
- D. Light fixtures in parking areas shall not exceed twenty-five (25) feet in height.
- E. All building and pole mounted lighting fixtures shall have a 90 degree cut off and/or flat lens.

Article 6. Signage Requirements

- A. **Monument Signage**
Monument Signage will be in the location shown on Exhibit A and will be as shown on Exhibit B.
- B. **Accessory Signage**
All signage will be in accordance with Town of Plainfield rules and regulations.

Article 7. Site Access

Site Access will be provided through a new Entry Drive connecting the Phase VI site to Stout Heritage Parkway as shown on Exhibit A.

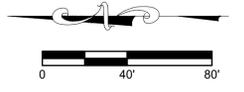
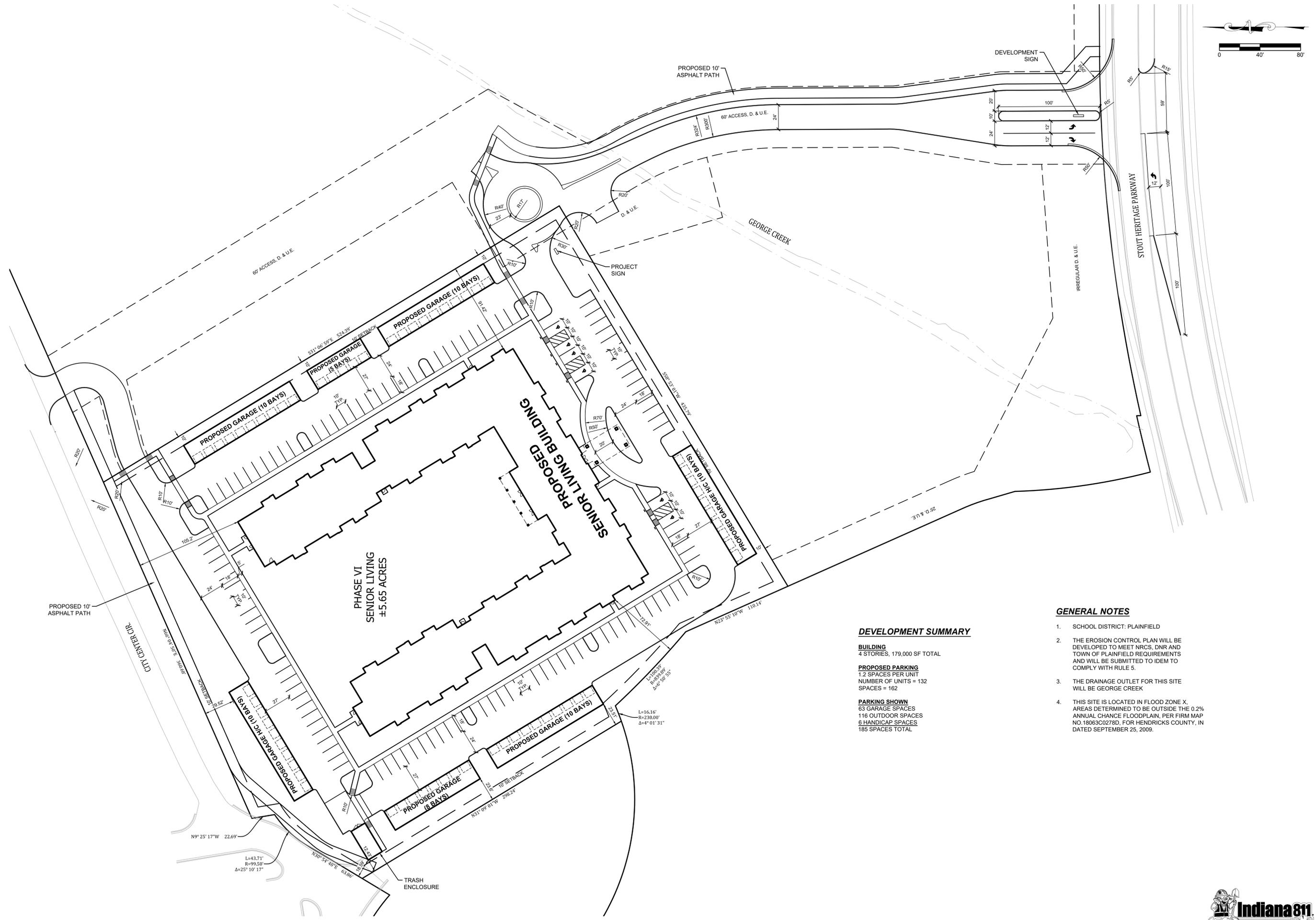
Article 8. Drainage, Streets, & Streetscapes

- A. **Drainage**
Drainage and stormwater management shall be in accordance with the Town of Plainfield requirements as may be amended and/or stipulated in the Memorandum of Understanding between the Town of Plainfield, Samaritan Senior Lifestyle Communities, LLC, and The Stone Table..
- B. **Streets & Streetscapes**
The internal driveway layout (including pavement widths, curb locations, sidewalk locations, and design) within the Phase VI site shall be as shown on Exhibit A.

Article 9. Additional Requirements

- A. **Refuse Compactor/Storage:**
Any accessory building or enclosure for storage or disposal of refuse shall be as depicted in Exhibit A.
- B. **Outdoor Storage:**
Outdoor storage shall not be permitted except as related to the construction of the Project. All outdoor storage will be removed no later than 45 days after issuance of the Certificate of Occupancy by the Town of Plainfield
- C. **Temporary Uses:**
Temporary Uses, including construction Trailers and/or leasing structures, shall be permitted. All temporary uses will be removed no later than 45 days after issuance of the Certificate of Occupancy by the Town of Plainfield.

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DEVELOPMENT SUMMARY

BUILDING
4 STORIES, 179,000 SF TOTAL

PROPOSED PARKING
1.2 SPACES PER UNIT
NUMBER OF UNITS = 132
SPACES = 162

PARKING SHOWN
63 GARAGE SPACES
116 OUTDOOR SPACES
6 HANDICAP SPACES
185 SPACES TOTAL

GENERAL NOTES

1. SCHOOL DISTRICT: PLAINFIELD
2. THE EROSION CONTROL PLAN WILL BE DEVELOPED TO MEET NRCS, DNR AND TOWN OF PLAINFIELD REQUIREMENTS AND WILL BE SUBMITTED TO IDEM TO COMPLY WITH RULE 5.
3. THE DRAINAGE OUTLET FOR THIS SITE WILL BE GEORGE CREEK
4. THIS SITE IS LOCATED IN FLOOD ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP NO. 18063C0278D, FOR HENDRICKS COUNTY, IN DATED SEPTEMBER 25, 2009.

Project No:	18342L
Sheet No:	C102
Designated:	Sym.
Drawn:	S.J.H.
Checked:	R.R.L.
Scale:	1" = 40'
Date:	10-25-19

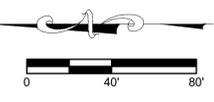
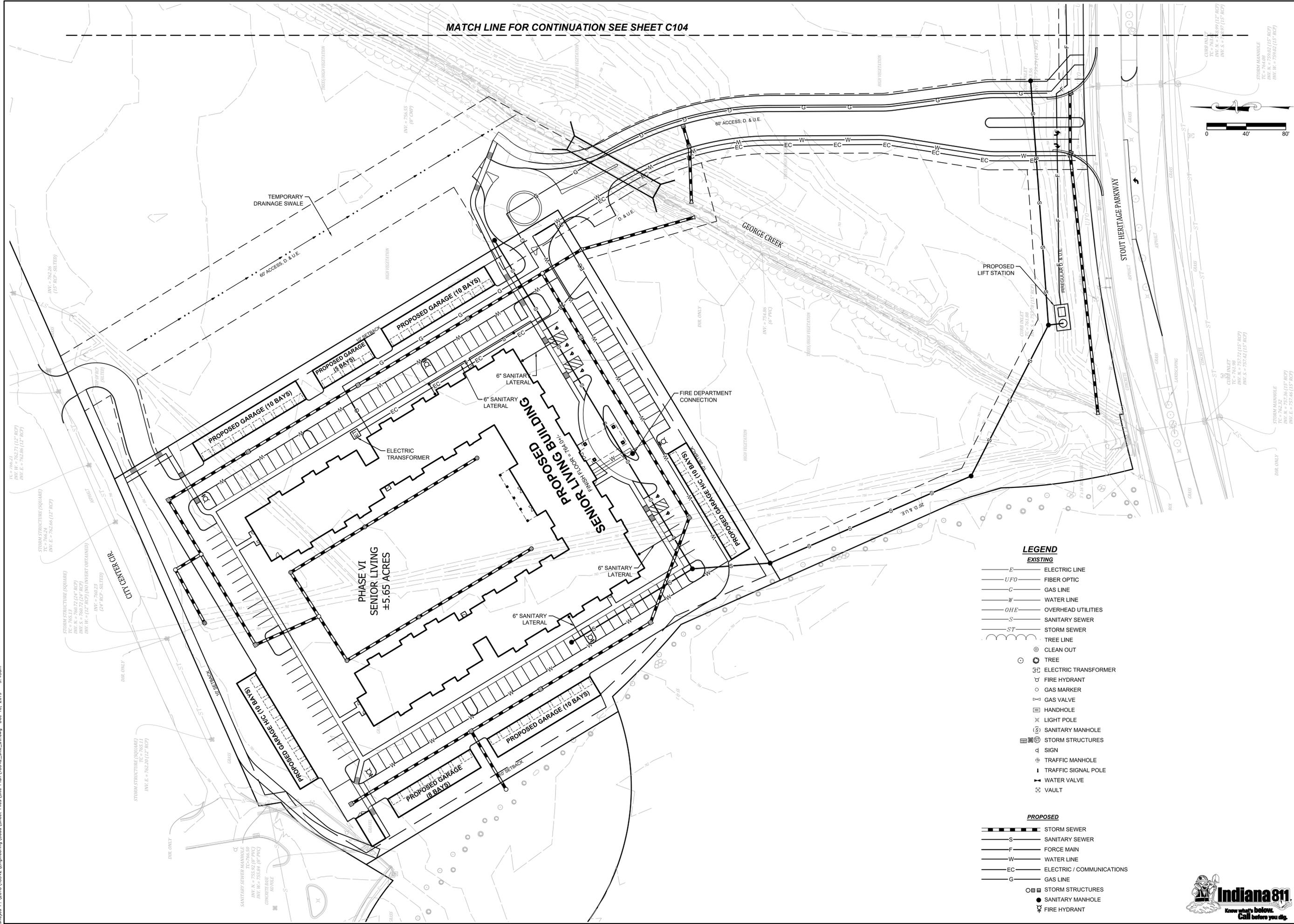
SITE LAYOUT PLAN
ENCORE by SAMARITAN SENIOR
LIFESTYLE COMMUNITIES
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

BANNING ENGINEERING
653 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46166
BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com



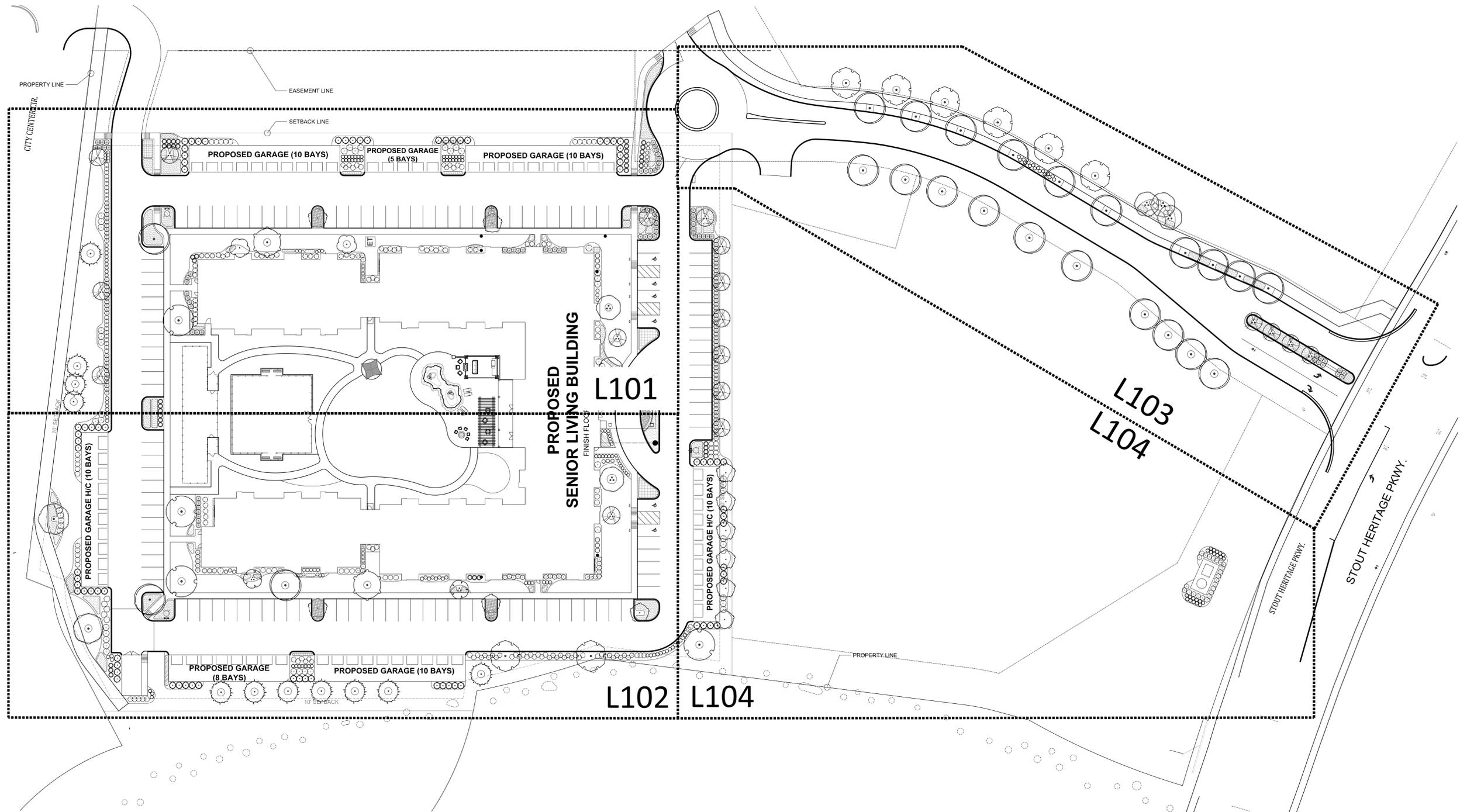
MATCH LINE FOR CONTINUATION SEE SHEET C104



- LEGEND**
- EXISTING**
- E ELECTRIC LINE
 - UFO FIBER OPTIC
 - G GAS LINE
 - W WATER LINE
 - OHE OVERHEAD UTILITIES
 - S SANITARY SEWER
 - ST STORM SEWER
 - TREE LINE
 - ⊙ CLEAN OUT
 - ⊙ TREE
 - ⊞ ELECTRIC TRANSFORMER
 - ⊞ FIRE HYDRANT
 - GAS MARKER
 - GAS VALVE
 - ⊞ HANDHOLE
 - ⊞ LIGHT POLE
 - ⊞ SANITARY MANHOLE
 - ⊞ STORM STRUCTURES
 - ⊞ SIGN
 - ⊞ TRAFFIC MANHOLE
 - ⊞ TRAFFIC SIGNAL POLE
 - ⊞ WATER VALVE
 - ⊞ VAULT
- PROPOSED**
- STORM SEWER
 - SANITARY SEWER
 - FORCE MAIN
 - WATER LINE
 - EC ELECTRIC / COMMUNICATIONS
 - GAS LINE
 - ⊞ STORM STRUCTURES
 - SANITARY MANHOLE
 - ⊞ FIRE HYDRANT

<p>UTILITY PLAN</p> <p>ENCORE by SAMARITAN SENIOR LIFESTYLE COMMUNITIES</p> <p>PLAINFIELD, INDIANA</p>	<p>Project No: 18342L</p> <p>Sheet No: C103</p>												
<p>NOT FOR CONSTRUCTION</p>													
<p>BANNING ENGINEERING 853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, IN 46166 BUS: (317) 707-3700 FAX: (317) 707-3800 E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com</p>													
<p>Indiana 811 Know what's below. Call before you dig.</p>													
<p>Revisions:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sym.</th> <th>Design:</th> <th>Drawn:</th> <th>Checked:</th> <th>Scale:</th> <th>Date:</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>1" = 40'</td> <td>10-25-19</td> </tr> </tbody> </table>	Sym.	Design:	Drawn:	Checked:	Scale:	Date:					1" = 40'	10-25-19	<p>Date:</p>
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1 LANDSCAPE SHEET LAYOUT KEY PLAN

prepared for:



project:
Encore by Samaritan
Senior Lifestyle Communities
 Plainfield Marketplace, Phase VI A
 Plainfield IN

revision:	date:	description:

date: 12.05.2019
 drawn by: kb
 checked by: jm

certified by:

DRAFT
NOT FOR CONSTRUCTION

Landscape Architect is the author and owner of these drawings and specifications. They shall be used solely for the purposes of this project and shall not be used for any other Project or Work without expressed permission of the Landscape Architect.

SHEET LAYOUT
KEY PLAN

L100

PLANT SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
23	Acer saccharum	Sugar Maple	2.5" Cal.	B&B	
6	Betula nigra	River Birch	8-10" Ht.	B&B	Multi-stem
11	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2.5" Cal.	B&B	High branching
2	Ginkgo biloba	Maidenhair Tree	2.5" Cal.	B&B	Male
1	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B	
1	Quercus imbricaria	Shingle Oak	2.5" Cal.	B&B	
4	Quercus rubra	Red Oak	2.5" Cal.	B&B	
8	Ulmus 'Patriot'	Patriot Elm	2.5" Cal.	B&B	

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
11	Picea abies	Norway Spruce	8" Ht.	B&B	
75	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6" Ht.	B&B	

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
18	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	8" Ht.	B&B	
2	Cornus canadensis	Eastern Redoubt	8" Ht.	B&B	Multi-stem
2	Cornus florida	Flowering Dogwood	1.5" Cal.	B&B	

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
29	Buxus x 'Green Velvet'	Buxwood	18" Ht.	Cont/B&B	
49	Cornus sericea 'Bailey'	Red Twig Dogwood	24" Ht.	Cont/B&B	
29	Fothergilla gardenii	Dwarf Fothergilla	24" Ht.	Cont/B&B	
51	Hydrangea paniculata 'Limelight' TM	Limelight Hydrangea	24" Ht.	Cont/B&B	
21	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	24" Ht.	Cont/B&B	
42	Hydrangea quercifolia	Oakleaf Hydrangea	24" Ht.	Cont/B&B	
44	Ilex virginica 'Henry's Garnet'	Henry's Garnet Sweetgum	24" Ht.	Cont/B&B	
23	Ilex virginica 'Little Henry' TM	Virginia Sweetgum	24" Ht.	Cont/B&B	
12	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	5" Ht.	Cont/B&B	
29	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	24" Ht.	Cont/B&B	
121	Taxus x media 'Densiformis'	Dense Yew	24" Ht.	Cont/B&B	
78	Taxus x media 'Everlow'	Everlow Yew	18" Ht.	Cont/B&B	
37	Taxus x media 'Hicksii'	Hicks Yew	24" Ht.	Cont/B&B	
5	Viburnum dentatum	Arrowwood Viburnum	24" Ht.	Cont/B&B	

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
20	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	24" Ht.	Cont.	
40	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	24" Ht.	Cont.	
85	Panicum virgatum 'Shenandoah'	Switch Grass	24" Ht.	Cont.	

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
8	Amonia hibernica 'Halfway to Arkansas'	Arkansas Blue-star	1 gal.	Cont.	24" o.c.	
8	Echinacea purpurea	Purple Coneflower	1 gal.	Cont.	24" o.c.	
28	Heuchera micrantha 'Palace Purple'	Palace Purple Coral Bells	1 gal.	Cont.	18" o.c.	
58	Hosta x 'Frances'	Plantain Lily	1 gal.	Cont.	24" o.c.	
29	Hosta x 'Patriot'	Patriot Hosta	1 gal.	Cont.	24" o.c.	
93	Liatris spicata 'Kobold'	Spike Gayfeather	1 gal.	Cont.	24" o.c.	
18	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal.	Cont.	18" o.c.	
57	Nepeta x faassenii 'Walkers Low'	Walkers Low Catmint	1 gal.	Cont.	36" o.c.	
47	Perovskia atriplicifolia 'Filigran'	Filigran Russian Sage	1 gal.	Cont.	36" o.c.	
45	Rudbeckia fulgida 'Goldstrum'	Blackeyed Susan	1 gal.	Cont.	24" o.c.	
34	Sedum x 'Autumn Fire'	Autumn Fire Sedum	1 gal.	Cont.	36" o.c.	
382	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Cont.	36" o.c.	

QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
1	Asa	Asa	2.5" Cal.	B&B		
1	Obi	Obi	2.5" Cal.	B&B		
1	Qru	Qru	2.5" Cal.	B&B		
1	Saf	Saf	2.5" Cal.	B&B		
1	She	She	2.5" Cal.	B&B		
1	Tos	Tos	2.5" Cal.	B&B		
1	Vde	Vde	2.5" Cal.	B&B		
1	Hpl	Hpl	2.5" Cal.	B&B		
1	Hfr	Hfr	2.5" Cal.	B&B		
1	Hfa	Hfa	2.5" Cal.	B&B		
1	Lsk	Lsk	2.5" Cal.	B&B		
1	Lmb	Lmb	2.5" Cal.	B&B		
1	Nfw	Nfw	2.5" Cal.	B&B		
1	Paf	Paf	2.5" Cal.	B&B		
1	Rfg	Rfg	2.5" Cal.	B&B		
1	Saf	Saf	2.5" Cal.	B&B		
1	She	She	2.5" Cal.	B&B		

PLAINFIELD ORDINANCE CALCULATIONS

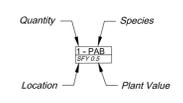
LABEL	LOCATION / AREA	LENGTH	REQUIRED AREA (SF)	DESIGNED AREA (SF)	REQUIRED PLANT VALUE	DESIGNED PLANT VALUE
EFD	EAST FOUNDATION	318	636	1350	3.2	4.95
ESY	EAST SIDE YARD	517	N/A	N/A	5.2	5.4
EGF	EAST GARAGE FOUNDATION	340	680	1,176	3.4	6.4
NFD	NORTH FOUNDATION	100	200	800	1	2.8
NGF	NORTH GARAGE FOUNDATION	166	332	922	1.7	6.8
NRY	NORTH REAR YARD	503	N/A	N/A	5	5.5
SFD	SOUTH FOUNDATION	258	516	1458	2.6	5.9
SGF	SOUTH GARAGE FOUNDATION	166	332	1328	1.7	4.45
SFY	SOUTH FRONT YARD	450	N/A	N/A	4.5	6.5
WFD	WEST FOUNDATION	318	636	1350	3.2	6.25
WGF	WEST GARAGE FOUNDATION	240	480	497	2.4	4.0
WSY	WEST SIDE YARD	500	N/A	N/A	5	6.15
PP	PARKING PERIMETER				HEDGE 3' O.C.	HEDGE 3' O.C.

PLAINFIELD ORDINANCE NOTES

- FRONT / SIDE / REAR YARD
- GC ON ALL ADJACENT PROPERTIES = LEVEL 1, PLANT MIX VALUE OF 1.0 PER 100 LF.
- FOUNDATION PLANTING
- AREA = 2 TIMES LENGTH OF WALL
 - TO START WITHIN 15' OF WALL AND MIN. DEPTH DIMENSION OF 6'
 - LEVEL 1 PLANTINGS = PLANT MIX VALUE OF 1.0 PER 100 LF
- PARKING LOT INTERIOR
- ONE ISLAND, 6'X18' MIN. PER 15 SPACES
 - ONE TREE PER ISLAND
- PARKING LOT PERIMETER
- SCREEN WHEN ADJACENT FRONT YARD, FRONT, SIDE OR REAR BUFFER YARD.
 - HEDGE ROW, 3' O.C. 24"-30" HEIGHT AT PLANTING, OR
 - PLANTS IN COMBINATION WITH DECORATIVE FENCE, WALL OR BERM TO THE PLANT UNIT VALUE OF 1.5

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	LAWN	
2	SPADE EDGE	
3	LANDSCAPE GRAVEL: SEE DETAIL	6/L103



GENERAL PLANTING NOTES

- PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED BY A QUALIFIED AND EXPERIENCED LANDSCAPE CONTRACTOR.
- LOCATE AND VERIFY ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO STARTING LANDSCAPE WORK.
- STAKE AND CONFIRM ALL DIMENSIONS, GRADES, AND PLANT LAYOUT PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT IMMEDIATELY.
- SEED ALL AREAS DISTURBED BY CONTRACTOR'S OPERATIONS, INCLUDING AREAS BEYOND.
- PLANTING BEDS SHALL RECEIVE SPADE EDGE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE PLANT MATERIAL IN QUANTITIES AND SPECIES SHOWN ON PLANS. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS SUBMITTED IN WRITING AT LEAST 10 DAYS PRIOR TO BID DATE AND APPROVED VIA ADDENDUM BY LANDSCAPE ARCHITECT.
- AMEND OR INSTALL TOPSOIL MEETING ASTM D5268 STANDARDS, TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS OR EXTRANEIOUS MATERIALS LARGER THAN 1". VERIFY DEPTH AND QUALITY OF TOPSOIL PRIOR TO PLANT INSTALLATION. LAWN AREAS SHALL HAVE A MIN. OF 4" TOPSOIL AND PLANTING BEDS A MIN. OF 12". TOPSOIL SHALL BE STOCKPILED AND REUSED ON SITE. WHERE QUANTITIES ARE INSUFFICIENT, TOPSOIL MAY BE IMPORTED FROM OFF SITE. DO NOT OBTAIN FROM BOGS, MARSHES, WETLANDS, OR AGRICULTURAL LAND. APPLY INORGANIC AMENDMENTS, ORGANIC AMENDMENTS, AND FERTILIZERS AS NEEDED FOR LONG TERM PLANT HEALTH.
- ROOT BALL SHALL MEET OR EXCEED SIZES SET FORTH IN CURRENT AMERICAN STANDARDS FOR NURSERY STOCK.
- PROVIDE 3" SHREDDED HARDWOOD MULCH IN ALL PLANTING BEDS AND IN 6" DIA AROUND ALL TREES UNLESS OTHERWISE NOTED.
- PROVIDE PRE-EMERGENT HERBICIDE ON PLANTING BEDS AT RATES PER MANUFACTURER'S DIRECTIONS.
- TREES SHALL NOT BE STAKED EXCEPT WITH APPROVAL FROM LANDSCAPE ARCHITECT FOR ACCOMMODATION OF ENVIRONMENTAL CONDITIONS.
- INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AS REQUIRED BY LOCAL JURISDICTIONS.
- PLANT MATERIAL AND WORKMANSHIP SHALL BE WARRANTED FOR A PERIOD OF 1 YEAR FROM SUBSTANTIAL COMPLETION. REPLACE ALL PLANTS MORE THAN 1/4 DEAD AS SOON AS WEATHER CONDITIONS ALLOW THROUGHOUT WARRANTEE PERIOD.
- QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR LANDSCAPE ARCHITECT'S PURPOSES AND FOR LOCAL REGULATORY REVIEW. CONTRACTOR IS RESPONSIBLE TO PROVIDE PLANTS IN QUANTITIES AND SPACING AS DEPICTED ON PLANTING PLANS. IF DISCREPANCIES EXIST QUANTITIES SHOWN ON PLANS SHALL DICTATE.

prepared by:

integrating people and nature®
302 Main Street, Beech Grove, Indiana 46107
p. 317-889-1775
www.maderdesignllc.com

prepared for:

Know what's below.
Call before you dig.

project:

Encore by Samaritan
Senior Lifestyle Communities
Plainfield Marketplace, Phase VI A
Plainfield IN

revision: date: description:

date: 12.05.2019
drawn by: kb
checked by: jm

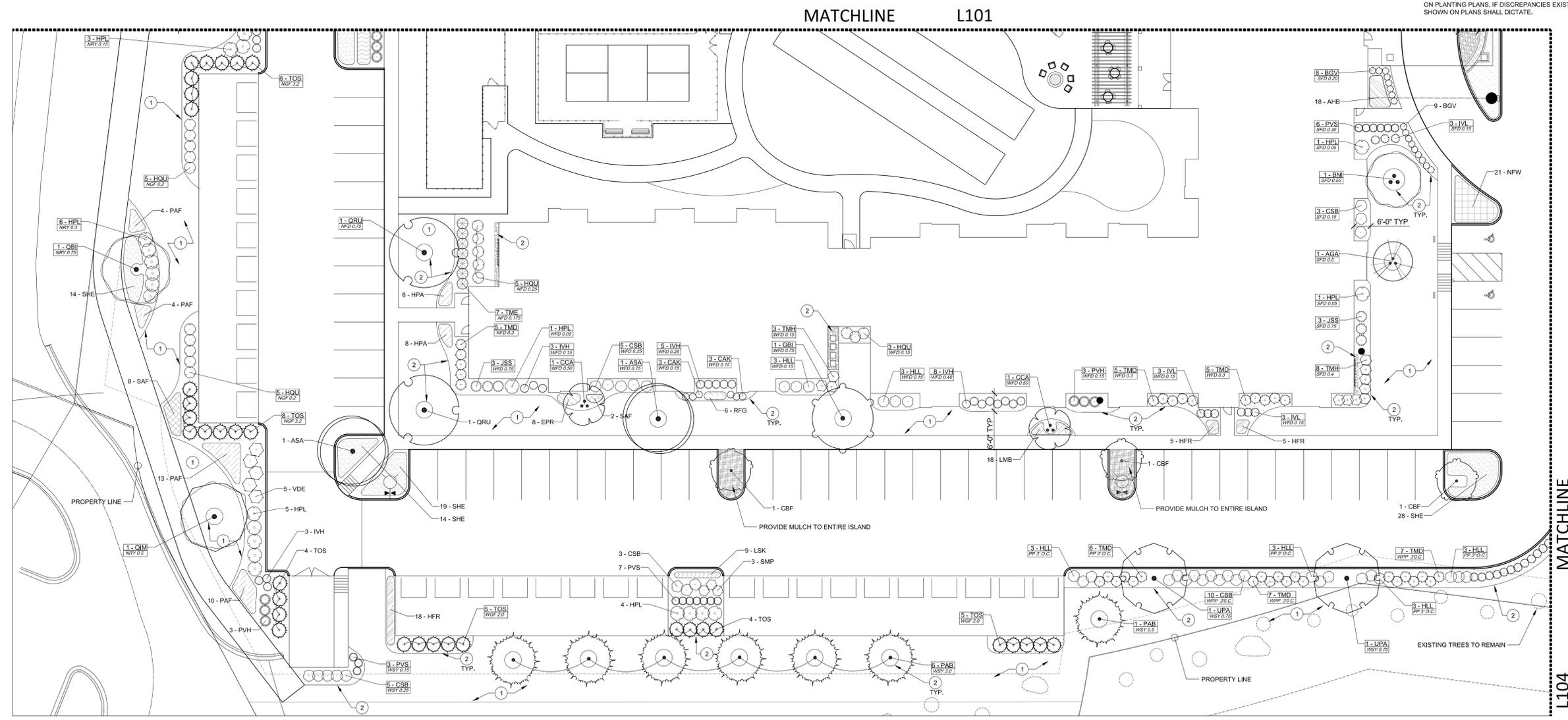
certified by:

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NOT FOR CONSTRUCTION

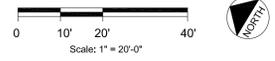
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PLANTING PLAN

L102



1 PLANTING PLAN



prepared for:



project:
Encore by Samaritan Senior Lifestyle Communities
 Plainfield Marketplace, Phase VI A
 Plainfield IN

revision:	date:	description:

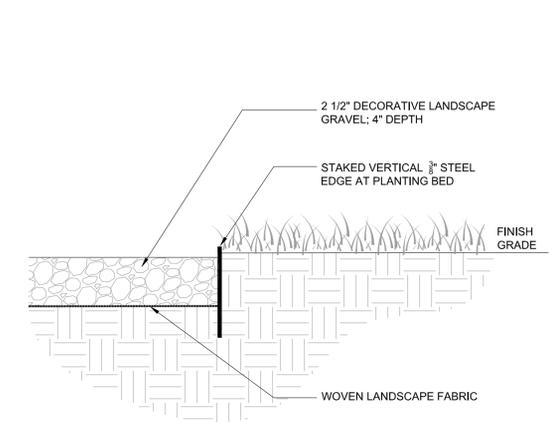
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certified by:

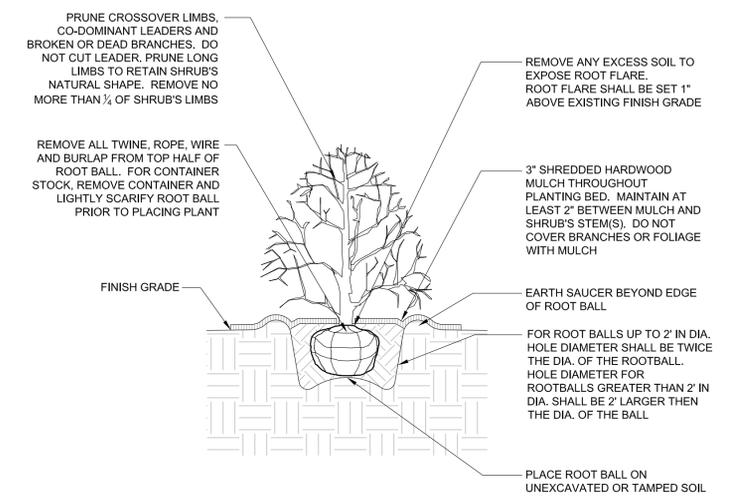
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PLANTING DETAILS

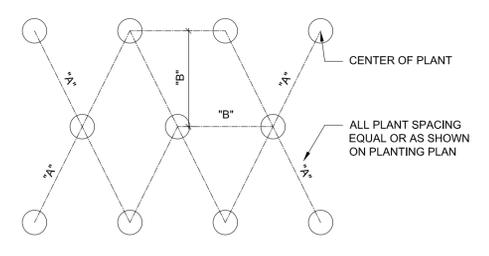


6 LANDSCAPE GRAVEL WITH STEEL EDGE
 1" = 1'-0" P-SA-02

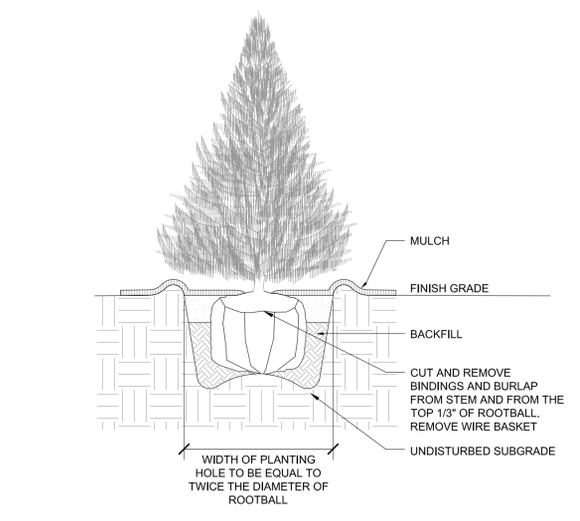


3 SHRUB PLANTING
 1" = 1'-0" P-SA-03

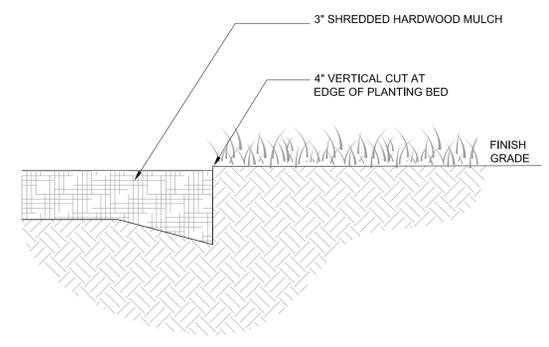
"A"	"B"	NO. OF PLANTS/SF
6" O.C.	5.2'	4.61
8" O.C.	6.93'	2.5
10" O.C.	8.66'	1.66
12" O.C.	10.4'	1.15
15" O.C.	13.0'	.738
18" O.C.	15.6'	.512
24" O.C.	20.8'	.29
30" O.C.	26.0'	.185
36" O.C.	30.0'	.128



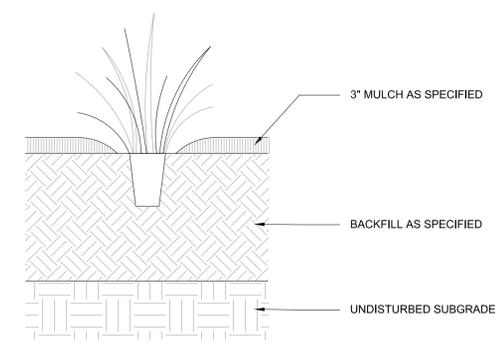
5 PLANT SPACING
 1" = 1'-0" P-SA-05



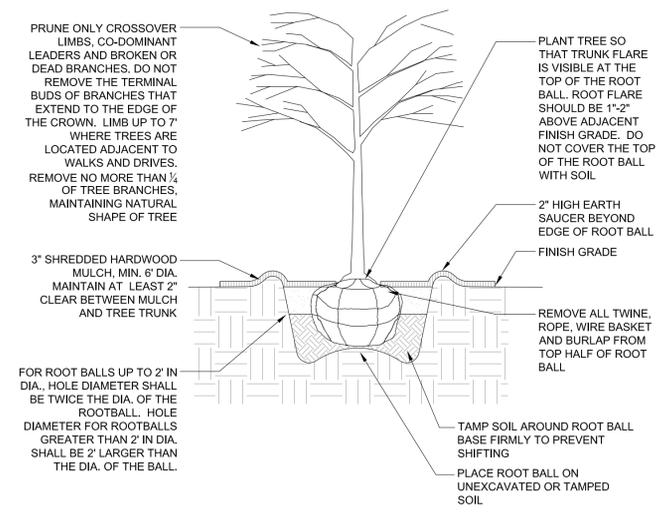
2 EVERGREEN TREE PLANTING
 1" = 1'-0" P-SA-02



7 SPADE EDGE
 1" = 1'-0" P-SA-08



4 PERENNIALS & GRASSES
 1" = 1'-0" P-SA-04



1 TREE PLANTING
 1" = 1'-0" P-SA-01



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
	4	S4-IL	SINGLE	12149	0.900	150	MRM-LED-18L-SIL-FT-40-70CRI-IL
	4	S4	SINGLE	18782	0.900	150	MRM-LED-18L-SIL-FT-40-70CRI
	6	S5	SINGLE	43144	0.900	390	MRM-LED-42L-SIL-5W-70-70CRI
	8	S	SINGLE	2968	0.900	34.0845	DS-WD06L-F930B-WT

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Paved Areas	Illuminance	Fc	2.14	5.8	1.0	2.14	5.80
Property Line	Illuminance	Fc	0.13	0.5	0.0	N.A.	N.A.

- LIGHTING NOTES:**
- Mounting Height = 25' Poles Unless Noted
 - Light Loss Factor = 0.90
 - Footcandle Values Calculated @ Grade
 - Reflectance Values - 80/50/20 (office spaces)
50/30/20 (warehouse areas)

National Lighting Vendor:
 For pricing and technical assistance contact:
 Russ Miller of CBMC INC, tel# 317-697-7510,
 rmiller@cbmcinc.com

All electrical work shall comply with National, State, and Local codes including and not limited to the National Electric Code, NFPA 101 Life Safety Code, ASHREA and /or IECC Energy Codes.

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CBMC LIGHTING SOLUTIONS

5855 KOPETSKY DR. SUITE G. | INDIANAPOLIS, IN 46217
 317-780-8350 | WWW.CBMCINC.COM

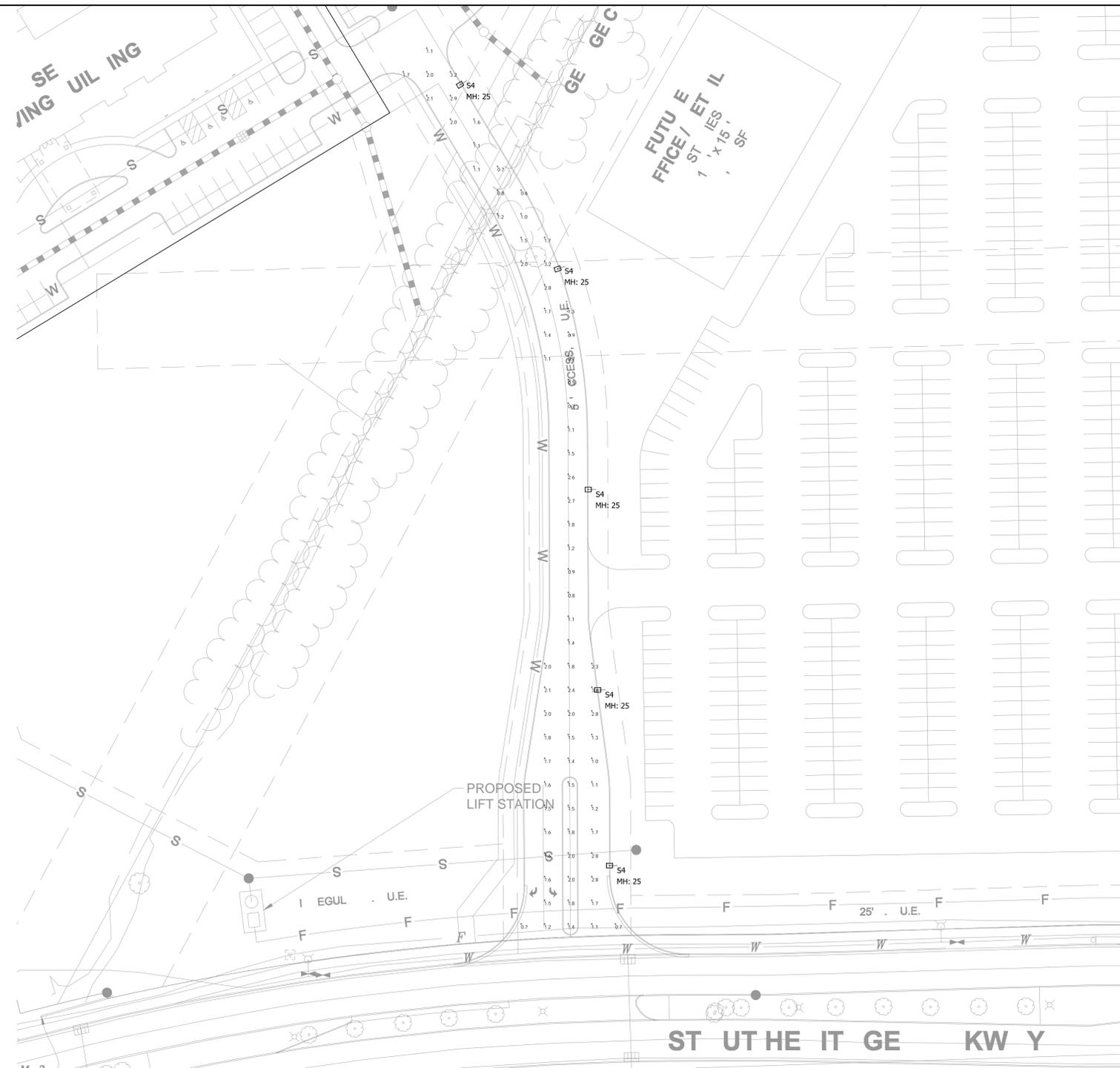
SEE MORE

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with IESNA approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and LED lumen package, location adjustments, and other variable field conditions.

Contractor to check and verify all dimensions on site before commencing any work shown.

Encore by Samaritan Senior Lifestyle Communities – Plainfield Marketplace, Phase VI A

SITE LAYOUT			
Scale:	1" = 40'	Drawing No:	LP1
Date:	11/27/19	Project No:	
Drawn By:	SJM		
			CB15820-SITE-6



NOTE: PATHWAY IS SHOWN ON WEST SIDE OF ENTRY DRIVE. PATHWAY HAS BEEN MOVED TO EAST SIDE DUE TO DESIGN CONCERNS. THE PHOTOMETRICS DO NOT CHANGE BASED UPON THIS.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
	5	S4	SINGLE	18782	0.900	150	MRM-LED-18L-SIL-FT-40-70CRI

- LIGHTING NOTES:**
- Mounting Height = 25' Poles
 - Light Loss Factor = 0.90
 - Footcandle Values Calculated @ Grade
 - Reflectance Values - 80/50/20 (office spaces)
50/30/20 (warehouse areas)

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Main Drive	Illuminance	Fc	1.63	3.6	0.5	3.26	7.20

National Lighting Vendor:
For pricing and technical assistance contact:
Russ Miller of CBMC INC, tel# 317-697-7510,
rmiller@cbmcinc.com

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317-780-8350 | WWW.CBMCINC.COM

SEE MORE



This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with IESNA approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and LED lumen package, location adjustments, and other variable field conditions.

Contractor to check and verify all dimensions on site before commencing any work shown.

Samaritan Senior Lifestyle Communities
LLC - Plainfield Site

SITE LAYOUT

Scale:	1" = 40'	Drawing No:	LP1
Date:	10/10/19	Project No:	
Drawn By:	SJM		

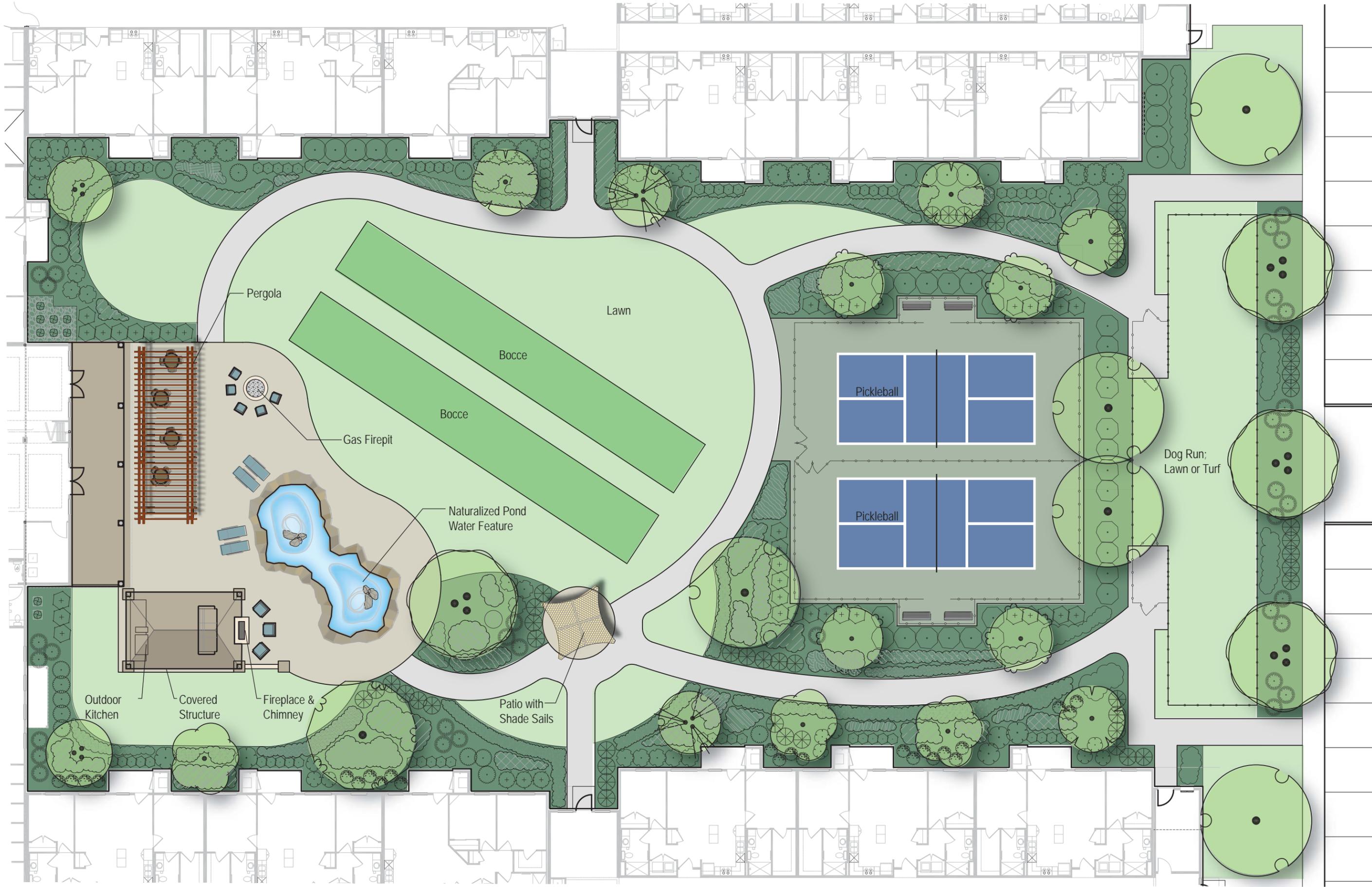
CB15820-SITE-2-DR





NOTE: THIS RENDERING IS PRIOR TO BUILDING ELEVATION CHANGES PER DRC ON NORTH FACING ELEVATION AND IS FOR DEPICTION OF COURTYARD LANDSCAPING ONLY. PLEASE REFER TO BUILDING ELEVATIONS FOR CORRECT BUILDING MATERIALS AND CONFIGURATION





Pergola

Lawn

Bocce

Bocce

Gas Firepit

Naturalized Pond
Water Feature

Pickleball

Pickleball

Dog Run;
Lawn or Turf

Outdoor
Kitchen

Covered
Structure

Fireplace &
Chimney

Patio with
Shade Sails



1 - FRONT

MATERIALS S.F. & %:

1. FRONT:
 13,300 GSF - 2,520 SF DOORS/WINDOWS
 = 10,780 SF SIDING MATERIALS

BRICK = 2,214 = 20%
 STONE = 2,812 = 26%
 EIFS = 5,754 = 54%

2. LEFT SIDE:
 17,170 GSF - 3,536 SF DOORS/WINDOWS
 = 13,634 SF SIDING MATERIALS

BRICK = 2,839 = 21%
 STONE = 3,226 = 24%
 EIFS = 7,569 = 55%

3. LEFT END:
 2,318 GSF - 143 SF DOORS/WINDOWS
 = 2,175 SF SIDING MATERIALS

BRICK = 825 = 38%
 STONE = 371 = 17%
 EIFS = 979 = 45%

4. LEFT COURTYARD SIDE:
 13,246 GSF - 3,017 SF DOORS/WINDOWS
 = 10,229 SF SIDING MATERIALS

BRICK = 2,269 = 22%
 STONE = 1,415 = 14%
 EIFS = 6,545 = 64%

5. COURTYARD END:
 7,995 GSF - 1,605 SF DOORS/WINDOWS/ROOF
 = 6,390 SF SIDING MATERIALS

BRICK = 1,384 = 22%
 STONE = 1,324 = 21%
 EIFS = 3,682 = 57%

6. RIGHT COURTYARD SIDE:
 13,372 GSF - 3,017 SF DOORS/WINDOWS
 = 10,355 SF SIDING MATERIALS

BRICK = 2,297 = 22%
 STONE = 1,433 = 14%
 EIFS = 6,625 = 64%

7. RIGHT END:
 2,318 GSF - 143 SF DOORS/WINDOWS
 = 2,175 SF SIDING MATERIALS

BRICK = 668 = 31%
 STONE = 335 = 15%
 EIFS = 1,172 = 54%

8. RIGHT SIDE:
 17,387 GSF - 3,536 SF DOORS/WINDOWS
 = 13,851 SF SIDING MATERIALS

BRICK = 2,885 = 21%
 STONE = 3,279 = 24%
 EIFS = 7,687 = 55%

CANOPY:
 368 SF STONE
 876 SF EIFS

MATERIAL SPECS

EIFS:
 1" THICK EIFS SIDING TYPICAL FIELD WITH 1 1/2" THICK TRIM AT TYPICAL LOCATIONS BELOW:
 - SURROUND AT WINDOWS X 4" WIDE
 - CORNERS & BETWEEN COLORS X 4" WIDE
 - 2ND & 3RD F.L. ABOVE MASONRY X 12" WIDE
 - FRIEZE BOARD TYPICAL X 8" WIDE

BUILDING LIGHTING:
 TYPICAL BUILDING LIGHTING LOCATIONS SHOWN ON ELEVATION #2. THESE FIXTURES WILL NOT HAVE ANY FOOT CANDLE READINGS AT THE PROPERTY LINE AS WALL PACKS WILL HAVE ADJUSTABLE SHIELDS AND REMAINING FIXTURES ARE NOT BRIGHT COMPARED TO PARKING LOT POLE LIGHTS - SEE LIGHTING FIXTURE CUTS.

REVISED SQUARE FOOTAGE:
 REVISED SF AND %S INCLUDE RETURNS ON ALL MATERIALS AT PORCHES, OFFSETS, ETC.



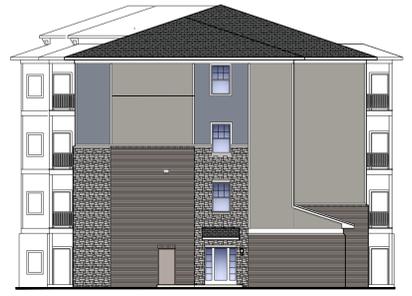
2 - LEFT SIDE



4 - COURTYARD



3 - END



7 - END



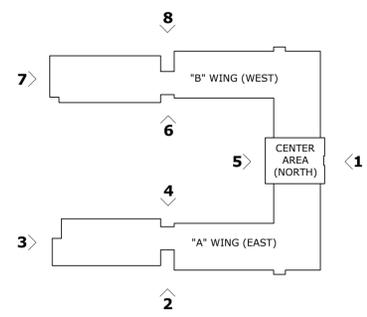
6 - PARTIAL COURTYARD (SIM. TO ELEV. 4)



5 - COURTYARD



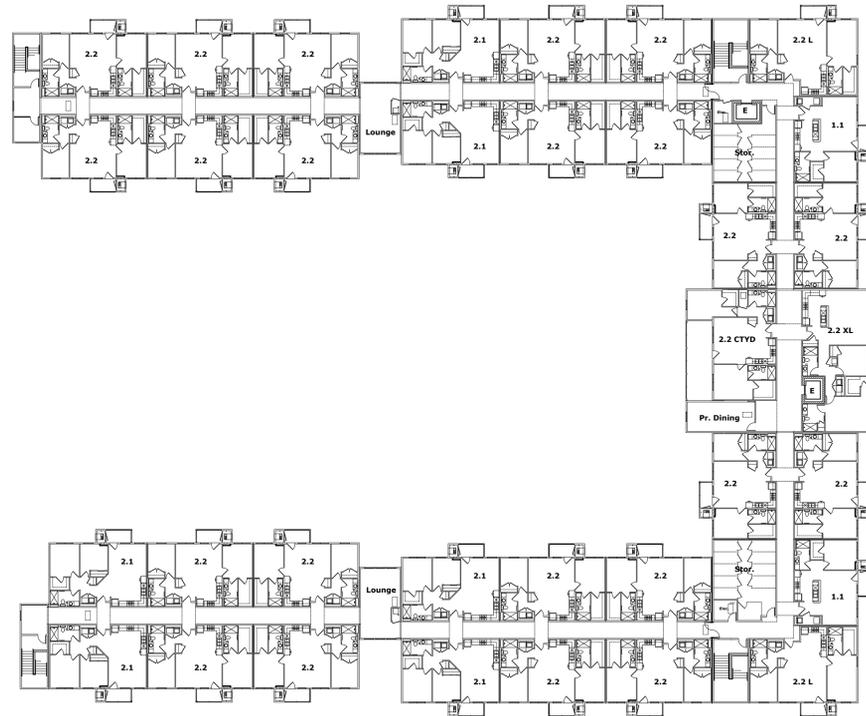
8 RIGHT SIDE



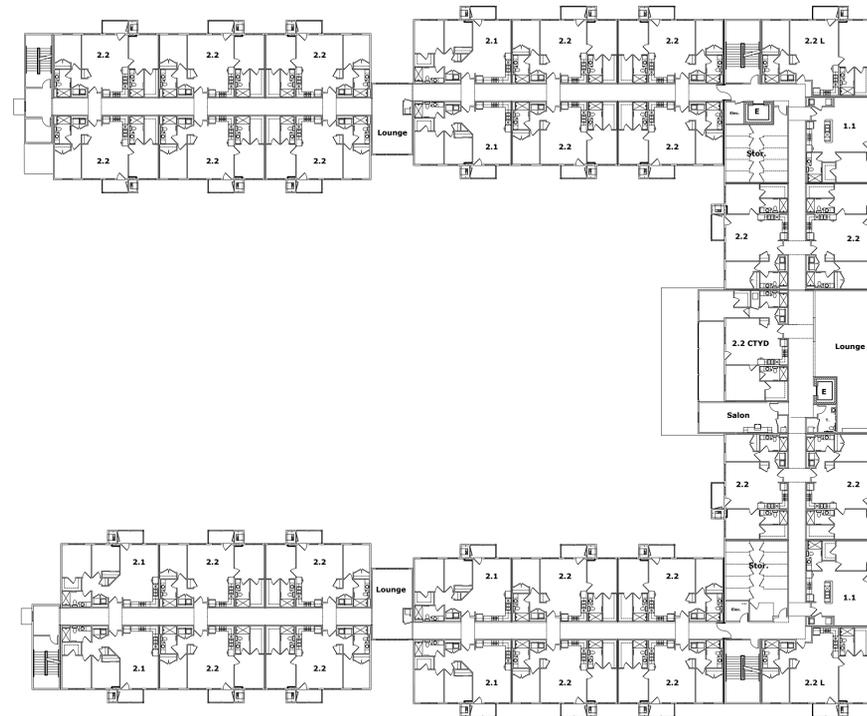
ENCORE AT PERRY CROSSING

REVISED BUILDING ELEVATIONS

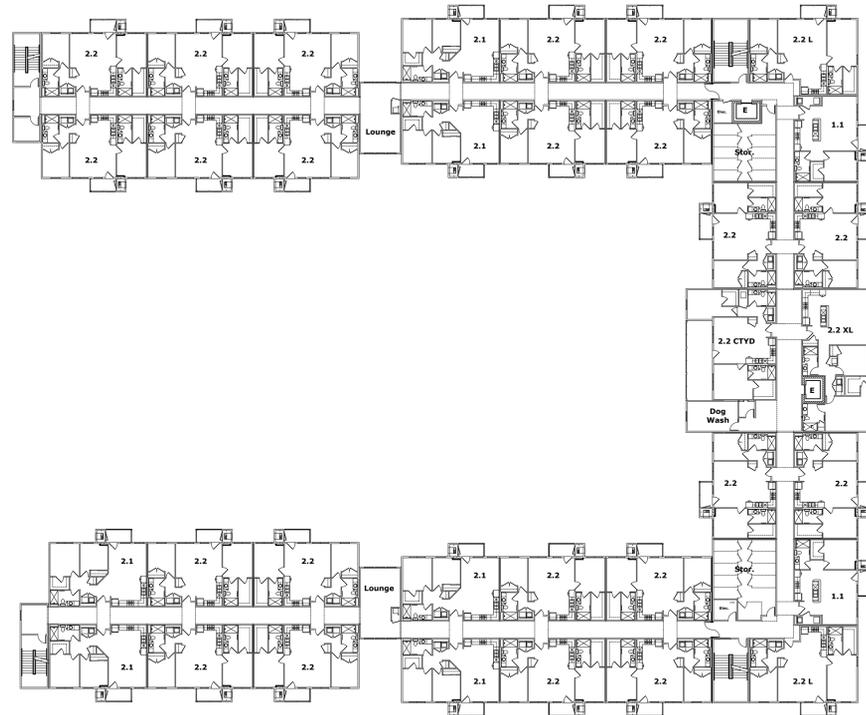
1/16" = 1'-0"



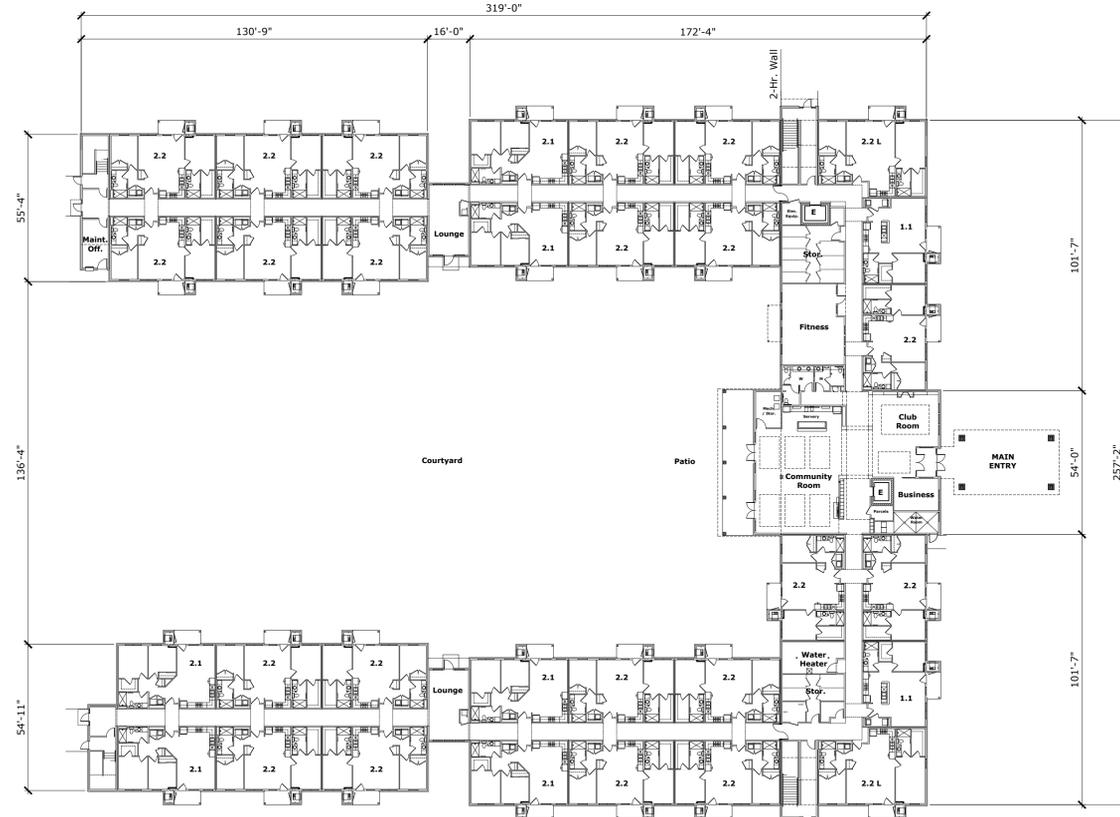
4th FLOOR
44,746 SF
34 APARTMENT UNITS



2nd FLOOR
44,678 SF
33 APARTMENT UNITS

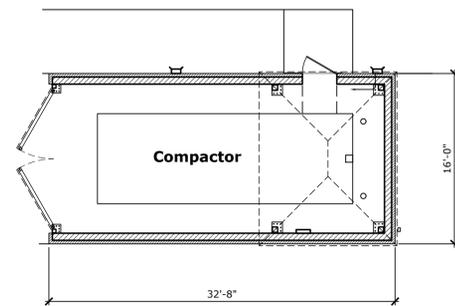
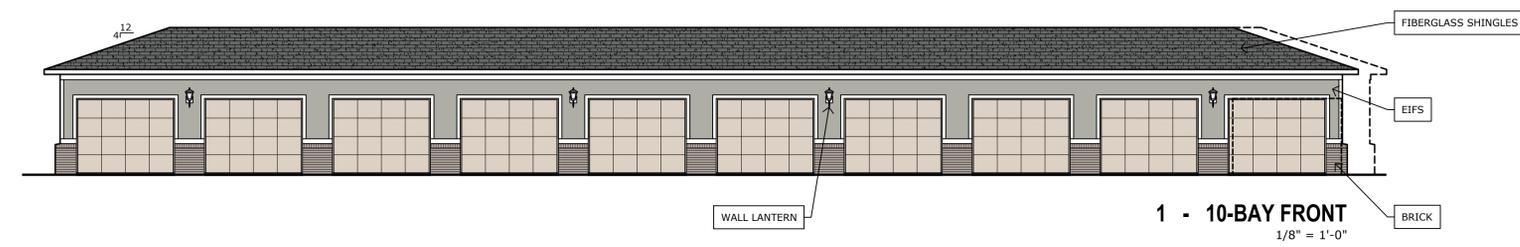
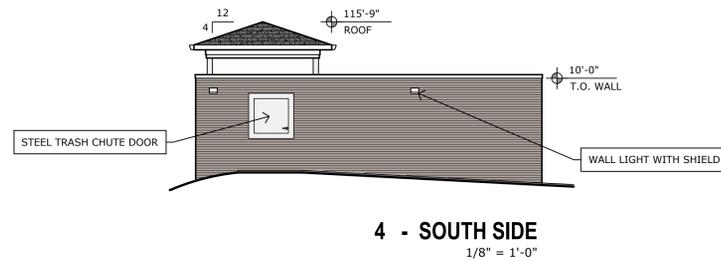
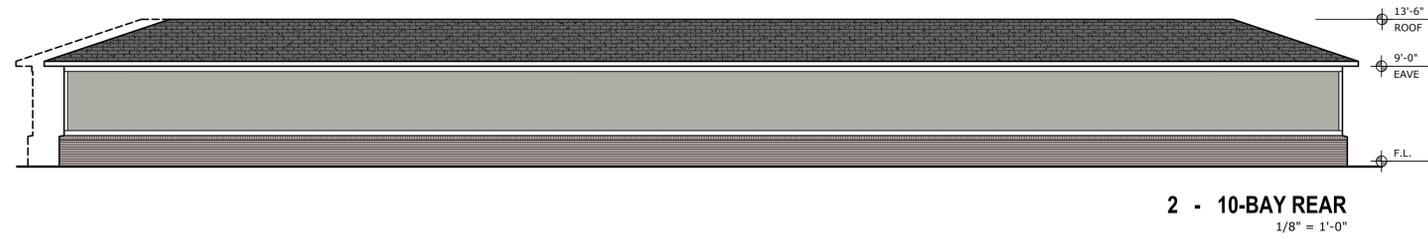
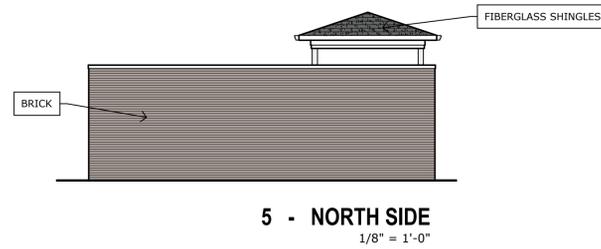
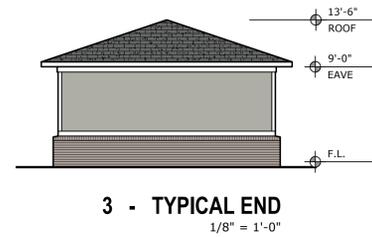
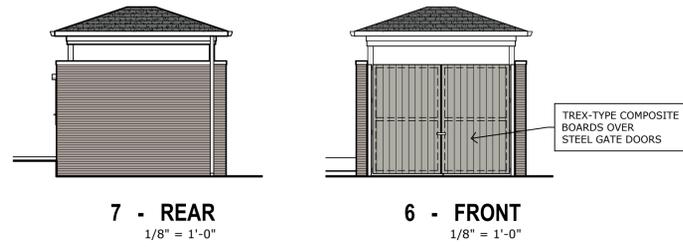


3rd FLOOR
44,746 SF
34 APARTMENT UNITS

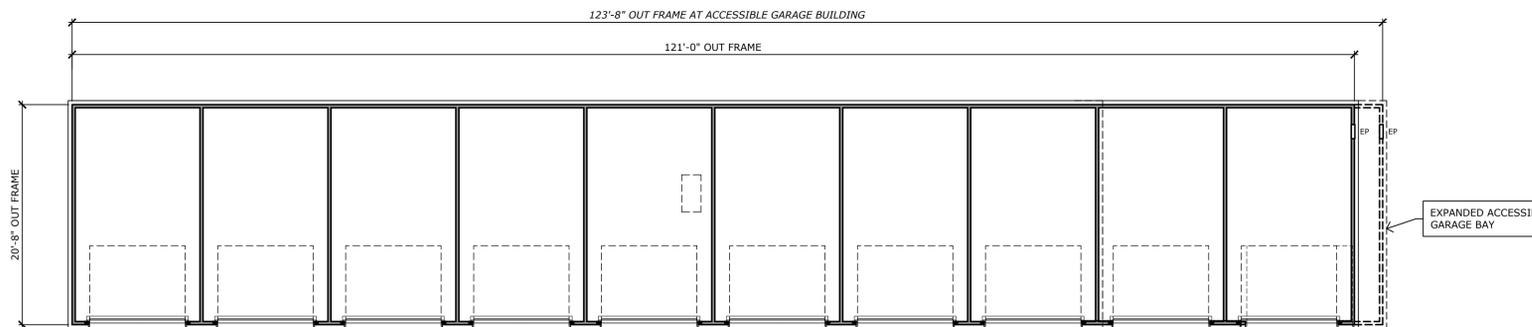


1st FLOOR
46,405 SF
31 APARTMENT UNITS

132-UNIT
SENIORS APARTMENTS
ENCORE AT
PERRY CROSSING
BUILDING PLAN
 1/32" = 1'-0"



TRASH ENCLOSURE PLAN
1/8" = 1'-0" N



10-BAY GARAGE
1/8" = 1'-0"
2,501 SF

- (5) 10-BAY GARAGE BUILDINGS
- (1) 8-BAY GARAGE BUILDING
- (1) 5-BAY GARAGE BUILDING

MATERIALS S.F. & %:

1. GARAGE FRONT:
1,079 GSF - 662 SF GARAGE DOORS
= 417 SF SIDING MATERIALS

BRICK = 83 = 20%
EIFS = 334 = 80%

2. GARAGE REAR:
1,146 SF SIDING MATERIALS

BRICK = 354 = 31%
EIFS = 792 = 69%

3. GARAGE END:
196 SF SIDING MATERIALS

BRICK = 63 = 31%
EIFS = 133 = 69%

4. TRASH SOUTH SIDE:
299 GSF - 18 CHUTE DOOR
= 281 SF SIDING MATERIALS

BRICK = 281 = 100%

5. TRASH NORTH SIDE:
343 SF SIDING MATERIALS

BRICK = 343 = 100%

6. TRASH FRONT:
168 SF SIDING MATERIALS

BRICK = 25 = 15%
TREX-TYPE GATE = 143 = 85%

7. TRASH REAR :
168 SF SIDING MATERIALS

BRICK = 168 = 100%

MATERIAL SPECS
EIFS:
1" THICK EIFS SIDING TYPICAL FIELD WITH 1 1/2" THICK TRIM AT TYPICAL LOCATIONS BELOW:
- SURROUND AT DOORS X 4" WIDE
- CORNERS X 4" WIDE
- FRIEZE BOARD TYPICAL X 6" WIDE

BUILDING LIGHTING:
THESE FIXTURES WILL NOT HAVE ANY FOOT CANDLE READINGS AT THE PROPERTY LINE AS FIXTURES ARE NOT BRIGHT COMPARED TO PARKING LOT POLE LIGHTS - SEE LIGHTING FIXTURE CUTS.

Exhibit B

Plainfield Marketplace Phase VI

Monument Signage

Qty. 2
Double Sided

01A | ENTRANCE WALL LETTERS: DAYTIME RENDERING
SCALE: 3/8" = 1 ft



01B | ENTRANCE WALL LETTERS: NIGHT TIME RENDERING
SCALE: 3/8" = 1 ft



Encore Senior Lifestyle Residences
Sign Concepts

Sales Manager: Nick Larsen
Designer: Nelson

Start Date: 09.25.2019

Revisions:

#	Date	Designer / Comment
1	10/3/19	NH
2	10/23/19	NH
3	11/20/19	NH

PROJECT PHASE

- DEVELOPMENT
 APPROVED

COLOR SWATCH:

- Standard Black
 Standard White

INSTALL / PROJECT NOTES:

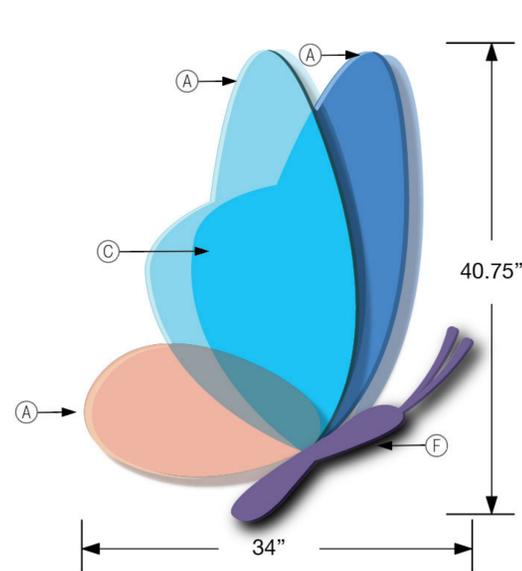
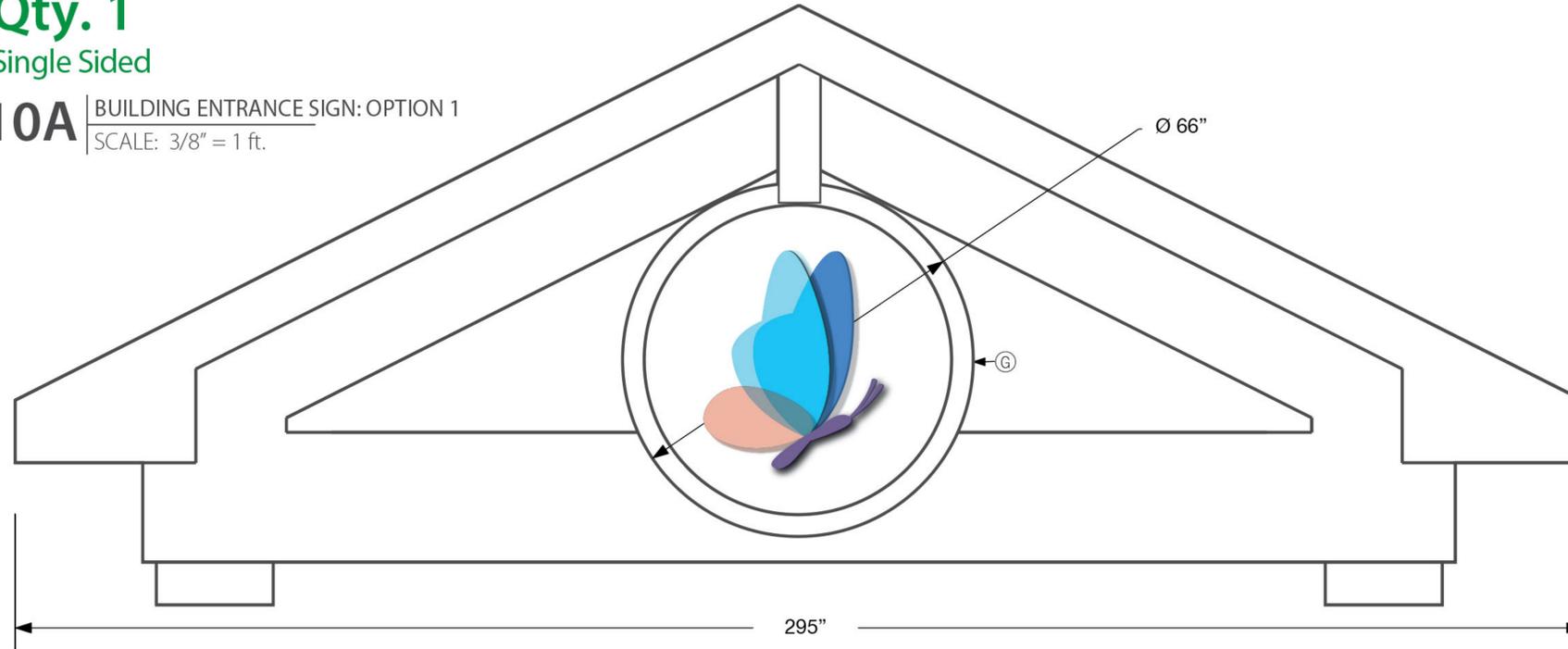
TBD

Customer Approval Signature

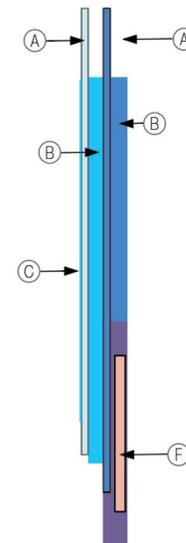
Date:

Qty. 1
 Single Sided

10A BUILDING ENTRANCE SIGN: OPTION 1
 SCALE: 3/8" = 1 ft.



10B DETAIL: FRONT VIEW: OPT 1
 SCALE: 3/4" = 1 ft.



10C DETAIL: SIDE VIEW: OPT 1
 SCALE: 3/4" = 1 ft.

Specifications:

- (A) 1/4" thick clear acrylic with transparent digital print graphics
- (B) 1/2" PVC or acrylic spacer
- (C) Opaque laminated digital print graphics
- (D) 1/2" flat cut aluminum letters, flush stud mount to surface
- (E) 1/4" flat cut aluminum letters, flush stud mount to surface
- (F) 1/2" flat cut acrylic body painted to match logo color
- (G) Backer panel

Encore Senior Lifestyle Residences
 Sign Concepts

Sales Manager: Nick Larsen
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Start Date: 09.25.2019

Revisions:

#	Date	Designer / Comment
1	10/3/19	NH
2	10/23/19	NH

PROJECT PHASE

- DEVELOPMENT
- APPROVED

COLOR SWATCH:

INSTALL / PROJECT NOTES:

TBD

Customer Approval Signature

Date: