



**EXHIBIT "A"**

NOTE: The Town of Plainfield Zoning Ordinance, requires the use of this form in recording commitments made with respect to Development Plan Approvals, Zone Map Changes or Planned Unit Developments in accordance with I.C.36-7-4-613 or I.C.36-7-4-615.

**COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A DEVELOPMENT PLAN APPROVAL, ZONE MAP CHANGE OR PLANNED UNIT DEVELOPMENT REQUIRED BY THE TOWN OF PLAINFIELD ZONING ORDINANCE.**

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

**LEGAL DESCRIPTION:**

(See Attached)

**STATEMENT OF COMMITMENTS:**

1. Substantial compliance with the Detailed Development Standards file dated May 5, 2014 as prepared by Banning Engineering.
2. Substantial compliance with the Preliminary Plan and Detailed Development Standards with restricted permitted uses and Additional Commitments file dated May 5, 2014.
3. A Developer Agreement shall be executed between the developer and the Plainfield Town Council regarding financing, cost sharing and scope and timing of utility and road improvements needed to support the development before a Primary Plat or Final Detailed Plans are approved by the Plainfield Plan Commission.
4. A Traffic Impact Study shall be submitted prior to approval of a Primary Plat or a Final Detailed Plan for any development of the site.

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

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1842

COMMITMENTS contained in this instrument shall be effective upon the approval of petition PUD-12-001 pursuant to the Town of Plainfield Zoning Ordinance, and shall continue in effect until modified or terminated by the Town of Plainfield Plan Commission.

These COMMITMENTS may be enforced jointly or severally by:

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

The undersigned hereby authorizes the Secretary of the Town of Plainfield Plan Commission to record this Commitment in the Office of the Recorder of Hendricks County, Indiana, upon final approval of petition # \_\_\_\_\_

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

**(Individual Owner)**

Signature  (Seal)

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

Printed Jeffrey N. Drinkard

Printed \_\_\_\_\_

Jeffrey N. Drinkard

**(Organization Owner)**

National Creek Realty LLC

By 

Printed Jeffrey N. Drinkard

Title Managing Member

(Individual Acknowledgment)

STATE OF Texas )  
 ) SS:  
COUNTY OF Williamson )

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

Witness my hand and Notarial Seal this 28<sup>th</sup> day of May, 2014



Signature Sharon Clemons  
Printed Sharon Clemons

County of Residence Travis

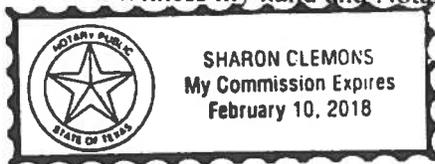
My Commission expires: 2/10/18

(Organization Acknowledgment)

STATE OF Texas )  
 ) SS:  
COUNTY OF William )

Before me, a Notary Public in and for said County and State, personally appeared Jeffrey N. Drinkard, the managing member of National Creek Realty LLC, a(n) limited liability company. Owner(s) of the real estate described above who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 28<sup>th</sup> day of May, 2014



Signature Sharon Clemons  
Printed Sharon Clemons

County of Residence Travis

My Commission expires: 2/10/18

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

**DETAILED DEVELOPMENT  
STANDARDS**

**DOUBLE CREEK**

**A Proposed Mixed Use Development in the Town of Plainfield**

**DEVELOPER:**

HF2M, Inc.  
Contact: Jeff Drinkard  
910 Heritage Center Circle, Suite A  
Round Rock, TX 78664  
512-218-8000

**ENGINEER:**

Banning Engineering P.C.  
Contact: Jeff Banning  
853 Columbia Road, Suite 101  
Plainfield, IN 46168  
317-707-3713

December 20, 2013  
April 2, 2014

Certified by Plan Commission: \_\_\_\_\_  
Adopted by Town Council: \_\_\_\_\_  
ORDINANCE NO. PUD - \_\_\_\_ - \_\_\_\_\_

**AN ORDINANCE OF THE TOWN OF PLAINFIELD, INDIANA  
ESTABLISHING THE  
DOUBLE CREEK**

## **PLANNED UNIT DEVELOPMENT DISTRICT**

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Plainfield, Indiana (the "Council"), that (i) pursuant to IC §36-7-4-1500 *et seq.*, it adopts this Double Creek PUD Ordinance, as an amendment to the Town of Plainfield Zoning Ordinance and it shall be in full force and effect from and after its passage, (ii) all prior zoning commitments shall be null and void and replaced and superseded by this Double Creek PUD Ordinance, and (iii) this Double Creek PUD Ordinance shall be in full force and effect from and after its passage and signing by the Council.

### **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 "1" (the "Real Estate"), as a Planned Unit Development District to be known as Double Creek ("District").

Development: Development in the District shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) those provisions of the Town of Plainfield Zoning Ordinance, effective date of December 1, 2013, and as specifically referenced in this Ordinance. In the event of a conflict between this Ordinance and the Town of Plainfield Zoning Ordinance, the provisions of this Ordinance shall apply.

Double Creek District Map: Development in the District shall be subject to the development and design standards applicable to the areas identified as Areas A, B, & C on the Double Creek District Map ("District Map") which is attached hereto as Exhibit "2".

### **Section 2. General Purpose Statement**

The Real Estate owner is proposing a Planned Unit Development (PUD) to develop a mixed-use project on the east side of Plainfield. The Real Estate consists of approximately 56 acres and is located in Washington Township on the north side of US40, south of CR 200 S and west of Raceway Road. The Real Estate is locally known as the "Hobbs Nursery" property.

### **Section 3. General Terms and Conditions**

- A. The preliminary plan submitted with this rezoning shall be considered conceptual. Final site design for areas within the Real Estate (as described herein) shall be reviewed by the Plainfield Plan Commission through the final detailed plan and platting processes outlined in Section 6.1 of the Plainfield Zoning Ordinance.
- B. Each of the Areas A - C has an approximate acreage calculation, as stated in Section 4: Permitted uses below. The final acreage calculation for each Area may vary up to ten percent (10%).

### **Section 4: Permitted Uses**

The Double Creek PUD has three (3) subareas denoted on the District Map, labeled A - C. The Permitted uses in each sub area are as follows:

Area "A": General Commercial

- a. Permitted Uses: Article 2.11 GC - General Commercial uses per the Town of Plainfield Zoning Ordinance and as shown on Exhibit "3".
- b. Size: Approximately 10.4 ± Acres
- c. Incremental platting will be allowed with maximum number of lots within Area A being six (6).
- d. Article 2.11 GC – General Commercial development standards to be followed. Development Standards, Architectural Review and Development Incentives to be followed.

Area "B": Multi Family

- a. Permitted Uses: Article 2.7 R6 - High Density Residential District.
- b. Size: Approximately 21.4 ± Acres.
- c. Development incentives Article 5.3 to be utilized with maximum of 12 units per acre within Area B.
- d. Article 2.7 R6 - High Density Residential District Development Standards, Architectural Review and Development Incentives to be followed.
- e. Maximum number of allowable units is 280.
- f. There will be at a minimum 72 attached and 8 detached garages for 246 units. For each additional building (if utilized) at least 6 additional attached garages would be added.
- g. The proposed unit counts would be as follows:
  - 30% - One Bedroom
  - 20% - One Bedroom with den
  - 40% - Two Bedroom
  - 10% - Three BedroomThe final breakdown of units may vary up to 5%.
- h. Main entrance will be located off of US40 (Main Street).
- i. The Community will have a gated entry open during "daylight" hours and closed, but operational, during "dark" hours.

Area "C": General Commercial

- a. Permitted Uses: Article 2.11 GC - General Commercial uses per the Town of Plainfield Zoning Ordinance and as shown on Exhibit "4".
- b. Size: Approximately 24.9 ± Acres
- c. Incremental platting will be allowed with maximum number of lots within Area C being fifteen (15).
- d. Article 2.11 GC – General Commercial development standards to be followed. Development Standards, Architectural Review and Development Incentives to be followed.

Additional Commitments:

1. The current Town of Plainfield Planning and Zoning Ordinance will be the underlying regulation at the time of recordation of this ordinance as well as the recordation of the Town of Plainfield Exhibit "A".
2. A consistent lighting and landscaping plan will be utilized in areas A – C.
3. See Exhibit "5" for the proposed level of landscaping and buffering plan.
4. There is existing INDOT right-of-way along US40 which is planned to be vacated and controlled by the property owner for this development. This property will become a part of area "A" and this vacated area will follow Section 4: Permitted Uses within this ordinance.
5. There is a commitment from the property owner to negotiate a memorandum of understanding (MOU) with the Town of Plainfield prior to rezoning approval.

## Exhibit "1"

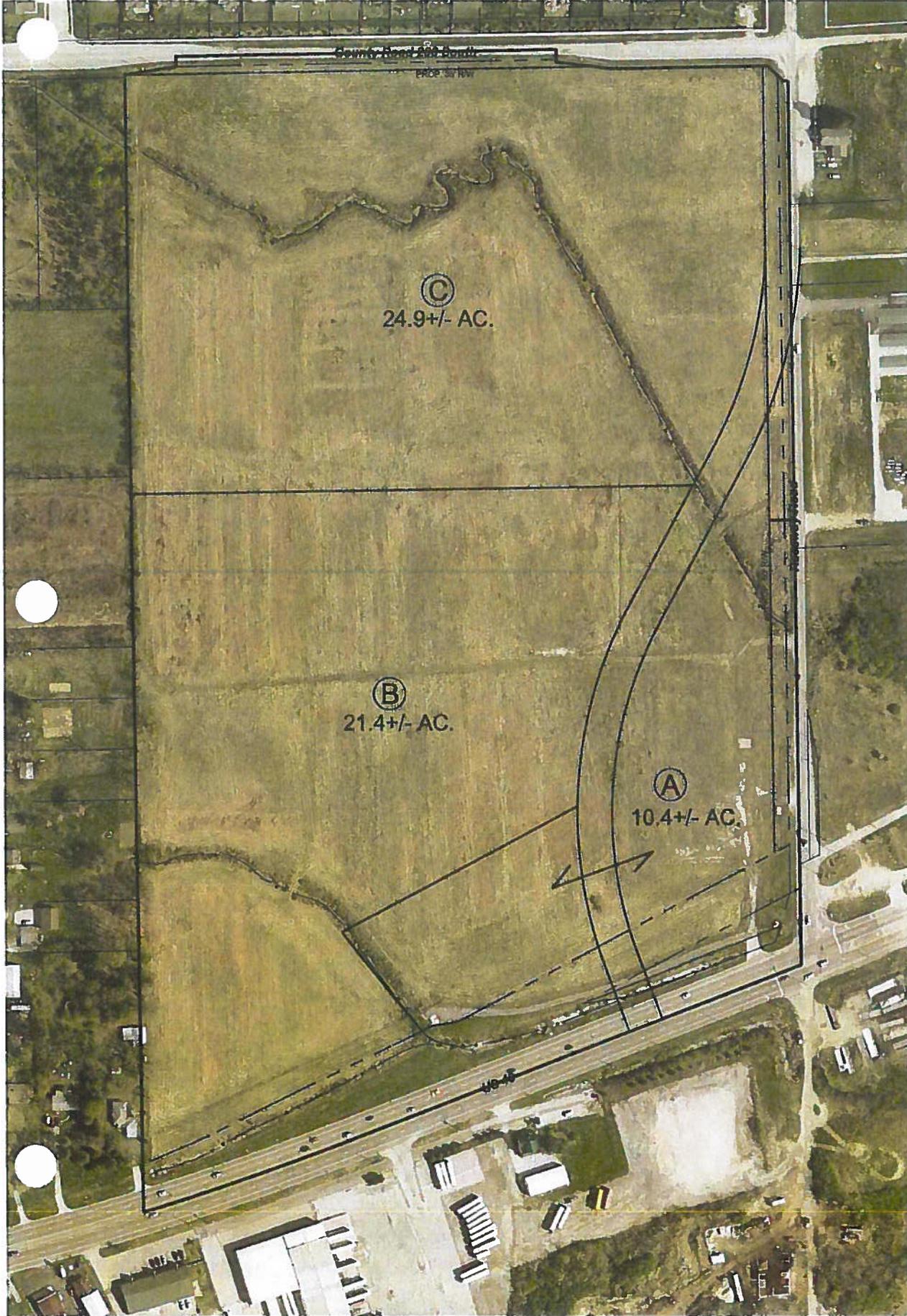
### LAND DESCRIPTION

Part of the East Half of the Northeast Quarter of Section 20, Township 15 North, Range 2 East, Washington Township, Hendricks County, Indiana, more fully described by:

The basis of bearings of this description is north line of the East Half of the Northeast Quarter being assumed as North 89 degrees 41 minutes 00 Seconds East.

Commencing at the Northeast corner of the East Half of the Northeast Quarter of said Section 20; thence South 00 degrees 10 minutes 17 seconds East along the east line of said Half-Quarter Section 70.00 feet to the southeast corner of the Town of Plainfield as described in Instrument Number 2003-26535 in the Office of the Recorder of Hendricks County, also being the POINT OF BEGINNING; thence continue South 00 degrees 10 minutes 17 seconds East along said east line 1,491.51 feet to the north right of way line of Old United States Highway 40 per Project Number 15, Section B(6) thence South 63 degrees 04 minutes 08 seconds West along said north right of way line 774.08 feet to the north right of way line of the Current United States Highway 40 per Project Number B176 (the following five (5) courses are along said north right of way line); 1) thence South 82 degrees 35 minutes 57 seconds West 48.92 feet; 2) thence South 65 degrees 02 minutes 47 seconds West 143.68 feet; 3) thence South 65 degrees 19 minutes 27 seconds West 155.60 feet; 4) thence South 64 degrees 40 minutes 54 seconds West 197.82 feet; 5) thence South 67 degrees 36 minutes 49 seconds West 144.95 feet to the west line of said East Half; thence North 00 degrees 07 minutes 53 seconds West 2,141.47 feet to the southwest corner of the land of the Town of Plainfield as described in Instrument Number 2003-26534 in said county records (the following two (2) courses are along the south and east line of said land; 1) thence North 81 degrees 19 minutes 22 seconds East 103.16 feet; 2) thence North 00 degrees 05 minutes 40 seconds West 20.00 feet to the north line of said Half Quarter section; thence North 89 degrees 41 minutes 00 seconds East along said north line 759.17 feet to the northwest corner of the land of the Town of Plainfield as described in Instrument Number 2003-26535 in said county records (the following five (5) courses are along the west and south lines of said land 1) thence South 00 degrees 01 minutes 13 seconds West 25.00 feet; 2) thence South 82 degrees 41 minutes 58 seconds East 113.16 feet; 3) thence North 89 degrees 41 minutes 00 seconds East 310.15 feet; 4) thence South 45 degrees 16 minutes 44 seconds East 42.36 feet; 5) thence North 89 degrees 50 minutes 24 seconds East 10.00 feet to the POINT OF BEGINNING, and containing 56.648 acres of land, more or less.

# EXHIBIT 2 DOUBLE CREEK DISTRICT MAP



NO SCALE  
MARCH 26, 2014

**Exhibit "3"**  
**(Area A)**

**2.11 GC - General Commercial**

Intent - GC- General Commercial *Districts* are established to provide a location for higher volume and higher intensity commercial uses than the NR *District*. Activities in this *District* are often large space users located along a *Primary Arterial Street* and the *Perimeter Parkway* and may include outdoor sales or operations.

**A. Permitted Uses.**

1 *Primary Uses*

Automobile Service

~~Automobile Sales, New or Used, including Showroom, On-Site Service Department, and Wash /Detail Facilities~~

Automobile Rental Services

~~Automobile repair - major~~

~~Automobile repair - minor~~

Automobile parts sales (new)

Car wash (automatic and self)

~~Gasoline Service Station with minor repair (not to exceed two (2) accessory indoor service bays)~~

Gasoline Service Station without repair

~~Motor Cycle/Scooter Sales, Service and Repair~~

Muffler Repair Shop

~~Painting and Customizing~~

Quick Lube Facilities

Tire and Auto Service Center

Clothing Service

Dressmaking

Dry Cleaning and Laundry Establishment

Millinery Shop (Fabric Shop)

~~Self-service Laundry~~

Shoe Repair Shop

Tailor and Pressing Shop

Communications/Utilities

~~Communication Relay Tower~~

~~Public Wells~~

Telephone Exchange

Educational Use

*Child Care Center*

Library

School - Public or Private

~~School - Commercial, Trade or Business~~

Food Sales and Service

Bakery - Retail

Dairy - Retail

Delicatessen

Drive-in / Drive-thru Restaurant

Grocery

Convenience Store

Meat Market

Restaurant

Governmental Use

~~Fire Station~~

~~Governmental Offices~~

~~Police Station~~

~~Post Office, without outdoor parking of delivery vehicles~~

**Exhibit "3"**  
**(Area A)**

Article 2.11  
General Commercial District

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Miscellaneous

~~Agriculture Seed Sales~~  
~~Bus Station~~  
Clinic, Medical, Dental or  
Optometrists  
~~Electrical Repair~~  
Hospital / ~~Sanitarium~~ /  
Rehabilitation Center  
~~Hotel~~  
~~Motel (not within 600' of a  
Gateway Corridor)~~  
Mortuary / Funeral Home /  
Crematories  
Print Shop  
Radio / Television Stations  
(without transmission towers)  
~~Sign Painting~~  
~~Tool / Equipment Rental (without  
outdoor display or storage)~~  
Tourist Home / Bed & Breakfast  
Veterinary Hospital, including  
Boarding (without outdoor pet  
runs or kennels)

Office/Professional Services

Architect  
Artist  
Bank Machines  
Bank / Savings & Loan / Credit  
Union  
Construction Companies,  
Contractors, and Home  
Remodeling Companies  
Dentist  
Design Services  
Engineer  
Insurance Agent  
Lawyer  
Musician  
Physician  
Pharmacist  
Photographic Studio  
Professional Offices  
Real Estate Office  
Research Laboratories  
Service Organization Office  
Travel Agency

Personal Service

Barber Shop  
Beauty Shop  
Health Spa or Fitness Center  
Locksmith / Security Systems  
Tanning Salon

Public Facilities

Museum  
Public Park  
~~Parking Lot~~  
~~Religious Use~~

Recreation

~~Arcade~~  
~~Bait Sales~~  
Banquet Hall  
Billiard Room  
Bowling Alley  
Dancing, Aerobics, Gymnastics,  
Cheerleading Studio  
Indoor Recreation  
~~Lodge or Private Club~~  
Night Club  
~~Skating Rink (Ice and Roller),  
indoor~~  
Social Hall  
Tennis / Racquet Club, indoor  
Theater, Indoor  
~~Video Store~~

Residential

~~Assisted Living Facility~~  
Convalescent Home  
Nursing Home

Retail

Antique Shop  
Apparel Shop  
Appliance Store  
Convenience Store  
Department Store  
Drug Store  
Floor Coverings  
Flower Shop  
Furniture Store  
Gift Shop

**Exhibit "3"  
(Area A)**

Retail (Cont.)

Gun Shop and Gunsmith Shop  
Hardware Store  
Home Improvement Store  
Jewelry Store  
Music Store  
Newsdealer  
Paint Store

Retail (Cont.)

Radio, TV, Music Service and  
Sales  
Retail Showroom  
Shoe Store  
Stationery and Book Store  
Sporting Goods  
Variety Store  
Wall Coverings

2. *Special Exception Uses*

Alcoholic Beverage Sales

Any Permitted use which includes  
the sale of alcoholic beverages  
for on-site consumption or  
carry-out

Agricultural Uses

~~Commercial Greenhouse  
Cropland and Orchards  
Plant Nursery~~

Automobile Service

~~Automobile Auction  
Automobile Sales, New or Used,  
without a Showroom, On-Site  
Service Department or Wash /  
Detail Facilities  
RV and Camper Sales and Service  
Truck or Bus Sales and Service  
Truck Rental Services~~

Communication/Utilities

~~Public Utility Substation  
Public Wells  
Sewage Treatment Plant  
Water Treatment Plant~~

Educational Uses

~~Child Caring Institution  
Kindergarten~~

Food Sales and Service

~~Farmers Market  
Roadside Food Sales Stand~~

Governmental Use

~~Post Office, with outdoor  
parking of delivery vehicles~~

Miscellaneous

~~Artificial Lake  
Boat Sales, Service and Storage  
Farm Equipment Sales and  
Service  
Motel (within 600' of a Gateway  
Corridor)  
Radio / Television Stations (with  
transmission towers)  
Self-storage (Mini-) Warehouse  
(not within 600' of a  
Gateway Corridor)  
Tool / Equipment Rental (with  
outdoor display or storage)  
Veterinary Hospital, including  
Boarding (with outdoor pet  
runs or kennels)~~

Personal Service

~~Tattoo, Body Piercing,  
Scarifying and Branding  
Establishments~~

Public Facilities

~~Neighborhood Recycling  
Collection Point  
Parking Garage  
Recycling Facility~~

**Exhibit "3"**  
**(Area A)**

Article 2.11  
General Commercial District

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Recreation

~~Amusement Park~~  
~~Ball Fields~~  
~~Driving Range~~  
~~Miniature Golf~~  
~~Outdoor Commercial Recreational Enterprise~~  
~~Private Recreational Development~~  
~~Skating Rink (Ice and Roller), outdoor~~  
~~Stadium/Arena~~  
~~Tennis / Racquet Club, outdoor~~  
~~Theater, Outdoor~~

Retail

~~Liquor Store~~  
~~Lumber Yard~~  
~~Manufactured, Modular or Mobile Home Sales and Display~~  
~~Satellite Dish Sales and Service~~

3. *Accessory Uses - See Article IV*

4. *Temporary Uses - See Article IV*

**Exhibit "4"**  
**(Area C)**

**2.11 GC - General Commercial**

Intent - GC: General Commercial *Districts* are established to provide a location for higher volume and higher intensity commercial uses than the NR *District*. Activities in this *District* are often large space users located along a *Primary Arterial Street* and the *Perimeter Parkway* and may include outdoor sales or operations.

**A. Permitted Uses.**

**1. Primary Uses**

Automobile Service

~~Automobile Sales, New or Used, including Showroom, On-Site Service Department, and Wash /Detail Facilities~~

~~Automobile Rental Services~~

~~Automobile repair - major  
Automobile repair - minor  
Automobile parts sales (new)  
Car wash (automatic and self)  
Gasoline Service Station with~~

~~minor repair (not to exceed two (2) accessory indoor service bays)~~

~~Gasoline Service Station without repair~~

~~Motor Cycle/Scooter Sales, Service and Repair~~

~~Muffler Repair Shop~~

~~Painting and Customizing~~

~~Quick Lube Facilities~~

~~Tire and Auto Service Center~~

Clothing Service

Dressmaking  
Dry Cleaning and Laundry Establishment  
Millinery Shop (Fabric Shop)  
Self-service Laundry  
Shoe Repair Shop  
Tailor and Pressing Shop

Communications/Utilities

~~Communication Relay Tower  
Public Wells  
Telephone Exchange~~

Educational Use

~~Child Care Center  
Library  
School - Public or Private  
School - Commercial, Trade or Business~~

Food Sales and Service

~~Bakery - Retail  
Dairy - Retail  
Delicatessen  
Drive-in / Drive-thru Restaurant  
Grocery  
Convenience Store  
Meat Market  
Restaurant~~

Governmental Use

~~Fire Station  
Governmental Offices  
Police Station  
Post Office, without outdoor parking of delivery vehicles~~

**Exhibit "4"**  
**(Area C)**

**Article 2.11**  
**General Commercial District**

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Miscellaneous

~~Agriculture Seed Sales~~  
~~Bus Station~~  
Clinic, Medical, Dental or  
Optometrists  
~~Electrical Repair~~  
Hospital / Sanitarium /  
Rehabilitation Center  
Hotel  
Motel (not within 600' of a  
~~Gateway Corridor~~)  
Mortuary / Funeral Home /  
Crematories  
Print Shop  
Radio / Television Stations  
(without transmission towers)  
Sign Painting  
Tool / Equipment Rental (without  
~~outdoor display or storage~~)  
Tourist Home / Bed & Breakfast  
Veterinary Hospital, including  
Boarding (without outdoor pet  
runs or kennels)

Office/Professional Services

Architect  
Artist  
Bank Machines  
Bank / Savings & Loan / Credit  
Union  
Construction Companies,  
Contractors, and Home  
Remodeling Companies  
Dentist  
Design Services  
Engineer  
Insurance Agent  
Lawyer  
Musician  
Physician  
Pharmacist  
Photographic Studio  
Professional Offices  
Real Estate Office  
Research Laboratories  
Service Organization Office  
Travel Agency

Personal Service

Barber Shop  
Beauty Shop  
Health Spa or Fitness Center  
Locksmith / Security Systems  
Tanning Salon

Public Facilities

Museum  
Public Park  
~~Parking Lot~~  
~~Religious Use~~

Recreation

Arcade  
~~Bait Sales~~  
Banquet Hall  
~~Billiard Room~~  
Bowling Alley  
Dancing, Aerobics, Gymnastics,  
Cheerleading Studio  
Indoor Recreation  
~~Lodge or Private Club~~  
~~Night Club~~  
Skating Rink (Ice and Roller),  
indoor  
Social Hall  
Tennis / Racquet Club, indoor  
Theater, Indoor  
Video Store

Residential

~~Assisted Living Facility~~  
Convalescent Home  
Nursing Home

Retail

Antique Shop  
Apparel Shop  
Appliance Store  
Convenience Store  
Department Store  
Drug Store  
Floor Coverings  
Flower Shop  
Furniture Store  
Gift Shop

**Exhibit "4"**  
**(Area C)**

**Article 2.11**  
**General Commercial District**

Retail (Cont.)

Gun Shop and Gunsmith Shop  
Hardware Store  
Home Improvement Store  
Jewelry Store  
Music Store  
Newsdealer  
Paint Store

Retail (Cont.)

Radio, TV, Music Service and  
Sales  
Retail Showroom  
Shoe Store  
Stationery and Book Store  
Sporting Goods  
Variety Store  
Wall Coverings

2. *Special Exception Uses*

Alcoholic Beverage Sales

Any Permitted use which includes  
the sale of alcoholic beverages  
for on-site consumption or  
carry-out

Governmental Use

~~Post Office, with outdoor  
parking of delivery vehicles~~

Agricultural Uses

~~Commercial Greenhouse  
Cropland and Orchards  
Plant Nursery~~

Miscellaneous

~~Artificial Lake  
Boat Sales, Service and Storage  
Farm Equipment Sales and  
Service  
Motel (within 600' of a Gateway  
Corridor)  
Radio / Television Stations (with  
transmission towers)  
Self-storage (Mini-) Warehouse  
(not within 600' of a  
Gateway Corridor)  
Tool / Equipment Rental (with  
outdoor display or storage)  
Veterinary Hospital, including  
Boarding (with outdoor pet  
runs or kennels)~~

Automobile Service

~~Automobile Auction  
Automobile Sales, New or Used,  
without a Showroom, On-Site  
Service Department or Wash/  
Detail Facilities  
RV and Camper Sales and Service  
Truck or Bus Sales and Service  
Truck Rental Services~~

Personal Service

~~Tattoo, Body Piercing,  
Scarifying and Branding  
Establishments~~

Communication/Utilities

~~Public Utility Substation  
Public Wells  
Sewage Treatment Plant  
Water Treatment Plant~~

Public Facilities

~~Neighborhood Recycling  
Collection Point  
Parking Garage  
Recycling Facility~~

Educational Uses

~~Child Caring Institution  
Kindergarten~~

Food Sales and Service

~~Farmers Market  
Roadside Food Sales Stand~~

**Exhibit "4"**  
**(Area C)**

**Article 2.11**  
**General Commercial District**

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Recreation

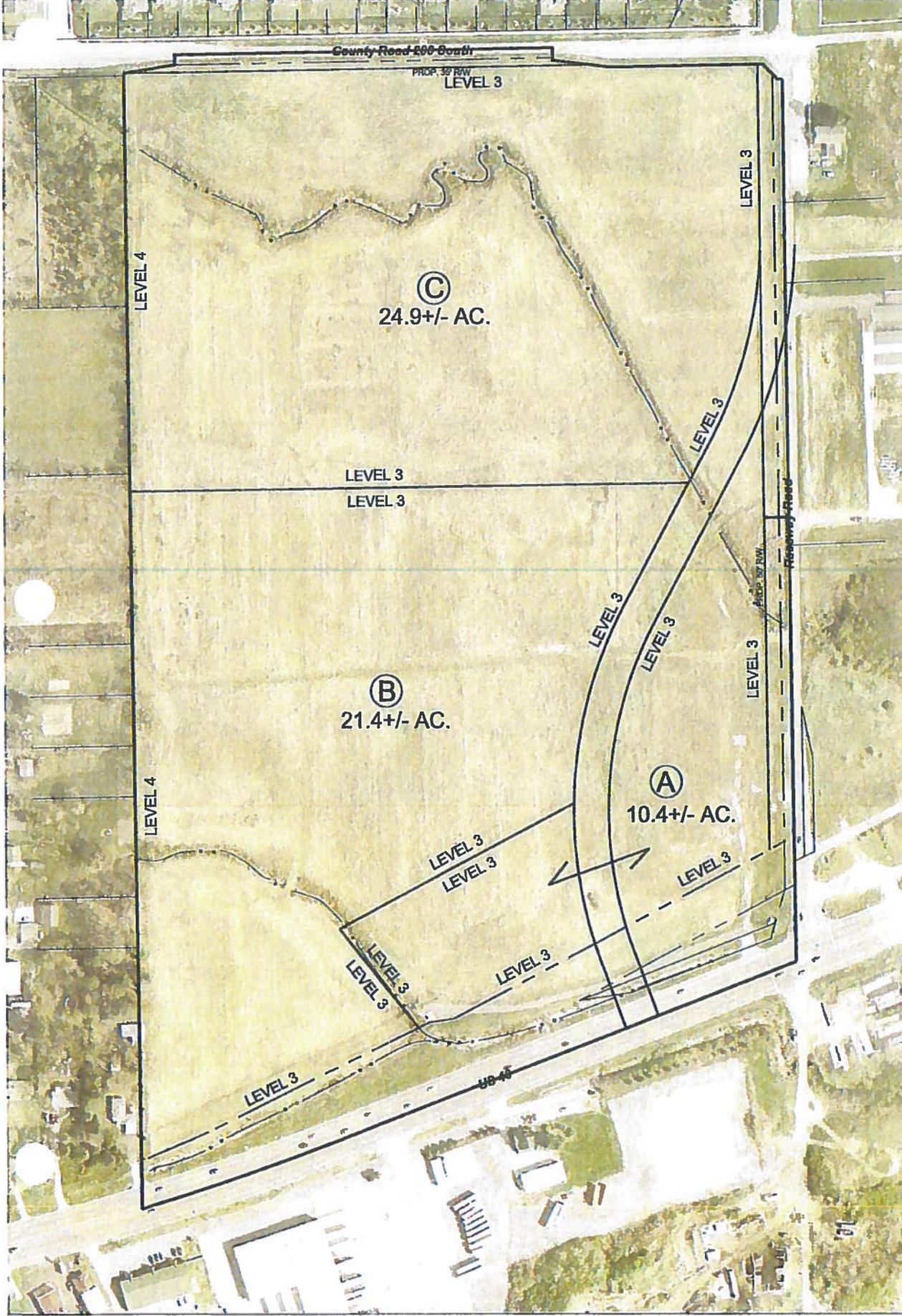
~~Amusement Park~~  
~~Ball Fields~~  
~~Driving Range~~  
~~Miniature Golf~~  
~~Outdoor Commercial Recreational Enterprise~~  
~~Private Recreational Development~~  
~~Skating Rink (Ice and Roller), outdoor~~  
~~Stadium/Arena~~  
~~Tennis / Racquet Club, outdoor~~  
~~Theater, Outdoor~~

Retail

~~Liquor Store~~  
~~Lumber Yard~~  
~~Manufactured, Modular or Mobile Home Sales and Display~~  
~~Satellite Dish Sales and Service~~

3. *Accessory Uses* - See Article IV.
4. *Temporary Uses* - See Article IV.

# EXHIBIT 5 DOUBLE CREEK LANDSCAPE LEVEL MAP



NO SCALE  
MARCH 25, 2014