

**DEV26-01 Redwood USA, LLC**, requests approval of a **Development Plan** for 49 apartments across 8 buildings within the **Redwood Apartment Neighborhood** on approximately 5.67 +/- acres, zoned **PUD** known as **Redwood Apartment Neighborhood at Greenfield**.

#### EXHIBITS:

1. **PUD Statement for Redwood Apartment Neighborhood at Greenfield**
2. **Development Plans (relevant pages) dated 04-17-2026**
3. **Elevations dated 04-13-2026**

#### Location and Surrounding Uses:



**Aerial Map**



**Zoning Map**

- North** - Hancock County, Agricultural, zoned A
- South** - Beckenholdt Park, zoned Park
- East** - Beckenholdt Park, zoned Park
- Hancock County, Single Family Residential, zoned A
- West** - Phase 1 Redwood Apartments, zoned PUD
- Hancock County, Agricultural & Contracting Business, zoned A

#### Site History

The property is immediately adjacent to Beckenholdt Park, west of Franklin Street and south of C.R. 300 N. It was originally zoned PUD upon annexation in 2014 in conjunction with an Indiana Bicentennial grant that the Greenfield Parks Department requested from DNR to expand Beckenholdt Park. The property owners of the land subject to this petition made 16 acres of land available for annexation into the park, and in exchange, the PUD was granted a higher density development pattern. The land for the park created a wetland preserve and an additional forested area.

In 2020, under petition PUD20-000002, the subject property was rezoned from the 2014 PUD to a new PUD known as Redwood Apartment Neighborhood at Greenfield which permitted apartment development with a density of 6.8 units per acre.

In 2021, under petition SUB21-000010, the Primary and Secondary Plats for the whole PUD were approved along with the Detailed Unit Development Plan for Phase 1. The construction of Phase 1 was completed in 2025.

## Current Proposal

The current Proposal is to complete the PUD's development with Phase 2 by constructing 8 apartment buildings with a total of 49 units in the same styles as Phase 1. Each apartment unit will have 2-car garages and room for additional vehicles on personal driveways. A series of internal trails will be expanded connecting the new phase of this apartment complex to the rest of the complex as well as the neighboring Beckenholdt Park.

**In General, the Plan Commission must be satisfied that the development provides the following.**

### 1) Compatibility with surrounding land uses and consistent with the comprehensive plan;

This proposal is a continuation and completion of a previously approved PUD that was found to be consistent with the Comprehensive Plan in terms of density and usage.

**Findings:** Staff finds that the proposal is compatible with the existing surrounding land uses and is consistent with the Comprehensive Plan.

### 2) Utilities availability;

Tech Review has established that most utilities are available through completion of the previous phase of development. The lone exception is the Wastewater Utility which is unable to provide a "Will-Serve" letter at this time due to capacity issues in the area. A study is being conducted currently into potential solutions for the capacity issues. The applicant acknowledges that a will-serve letter may not be provided by the Wastewater Utility until after the utility study is completed and capacity is confirmed/available.

**Findings:** Staff finds that if / when Wastewater is able to provide availability for this site, all necessary utilities will be available for the development of this proposal.

### 3) Traffic Management that is favorable to health, safety, convenience, and the harmonious development of the community;

The Redwood Apartment Complex has 2 direct access points onto 300 North. Phase 2 will complete a loop around the northern pond and connect to the existing Phase 1 roadways at 2 locations. All roads within the PUD are and shall be privately owned and maintained.

**Findings:** Staff finds that sufficient vehicular access and traffic management has been provided throughout the Redwood Apartments PUD.

### 4) Vehicular and pedestrian circulation on-site, with appropriate tie-ins to adjacent public circulation systems.

Sidewalks are proposed for the new residential units along the proposed roadways. Additional pedestrian pathways are proposed which shall connect to both Beckenholdt Park as well as the rest of the development's path network. Sidewalks along 300 will be completed within this site to allow connections to any future surrounding developments.

**Findings:** Staff finds that both vehicular and pedestrian circulation and connectivity have been well provided for with this proposal.

### 5.) Compatible with scale, materials, and style of improvements with the surrounding areas

The proposal's façades are a mix of stone veneer, wood posts, and vinyl siding on single-story shared-wall apartment units. This is in alignment with the PUD's approved design standards.

**Findings:** Staff finds this to be compatible with both the existing development within this larger site as well as the surrounding developments generally.

### 6.) Development Standards:

The previously submitted and approved “**Redwood Apartment Neighborhood at Greenfield**” PUD established authority for regulation of the site. The Standards state that any guidelines or requirements not specified by that document shall be governed by the Ordinances of the City of Greenfield, and any other governmental entity having jurisdiction.

**Findings:** Staff finds that the proposed development meets the standards set forth in the aforementioned PUD.

**Staff Recommendation re-DEV26-01: Approve** the **Development Plan** petition subject to the submitted plans, elevations, and exhibits for the “**Redwood Apartment Neighborhood at Greenfield**” PUD, with the following conditions:

1. The applicant acknowledges that the project will not be able to proceed to permitting prior to a will-serve letter being issued by the Wastewater Department.
2. No Permits shall be issued from the City of Greenfield until all appropriate departments have given approval of the final plans and confirmed availability of the appropriate utilities.
3. The Public Sidewalk along 300 as depicted in the development plans is required to be completed by the developer.
4. All public improvements shall conform to the Public Improvements Design Manual. The design and installation of all public infrastructures shall be subject to the approval of the appropriate governmental agency.
5. The Applicant shall complete all public improvements as required by a Subdivision Improvement Agreement between the Subdivider and the Board of Public Works and Safety.
6. The Applicant shall record bond(s) for any public infrastructure within the scope of this development. These shall be performance bonds for incomplete infrastructure and maintenance bonds for any completed infrastructure.
7. Water, Sewer, Power Connection, Recreational Impact, Road Impact, Building Permit & any other standard fees, if applicable, shall be paid at time of permitting.

ORDINANCE NO. 2020-\_\_\_\_\_

AN ORDINANCE AMENDING THE  
ZONING CODE OF GREENFIELD, INDIANA

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF GREENFIELD, INDIANA, UNDER AUTHORITY OF THE INDIANA ADVISORY PLANNING LAW, I.C. §36-7-4, AND ALL ACTS AMENDATORY OR SUPPLEMENTAL THERETO.

SECTION I.

That Section 155.011 ZONE MAP of Chapter 155 of the CODE OF ORDINANCES OF GREENFIELD, INDIANA, is amended as follows:

The Zone Map referred to in Section 155.011, known as the ZONE MAP, GREENFIELD, INDIANA-1998, as amended, and referred to as the "Official Zone Map" is hereby amended by reclassifying the following described area to the "PUD" Planned Unit Development District:

Legal Description

Tract A -Legal Description:

Parcel I

Forty (40) rods of uniform width off and from the easterly end of the following described tract of real estate acquired by Grantor in Warranty Deed dated October 7, 1965 and recorded in Deed record 134, Page 95 in the Office of the Recorder of Hancock County, Indiana, to-wit:

All that part of the Southeast quarter of Section 24, Township 16 North, Range 6 East lying North of the right-of-way of the highway known as "170", containing two (2) acres, more or less.

Parcel II

The East half of the East half of the Northeast quarter of Section 24, Township 16 North, Range 6 East containing 40 acres, more or less, Parcel # 0054077700. Two acres more or less in the Southeast quarter of Section 24, Township 16, Range 6, containing 2 acres more or less.

EXCEPTING THEREFROM:

Tract B- Legal Description:

A part of the Northeast Quarter of Section 24, Township 16, North, Range 6 East in Center Township, Hancock County, Indiana, said part being more particularly described as follows: COMMENCING at an iron pipe marking the Northwest corner of the Northwest quarter of fractional Section 19, Township 16 North, Range 7 East; Thence South 00 degrees 06 minutes 41 seconds East (assumed bearing) along the East line of said Northeast quarter section a distance of 839.66 feet to a Five-eighths (5/8) inch capped (HGS) rebar marking the POINT OF BEGINNING of this description; Thence continuing South 00 degrees 06 minutes 41 seconds East along said East line a distance of 592.66 feet to a Five-eighths (5/8) inch capped (HGS) rebar; Thence North 64 degrees 37 minutes 11 seconds West a distance of 217.65 feet to a Five-eighths (5/8) inch capped (HGS) rebar; Thence North 24 degrees 42 minutes 43 seconds West a distance of 384.01 feet to a Five-eighths (5/8) inch capped (HGS) rebar; Thence North 01 degrees 25 minutes 46 seconds East a distance of 74.76 feet to a Five-eighths (5/8) inch capped (HGS) rebar; Thence North 26 degrees 59 minutes 15 seconds East a distance of 58.03 feet to a Five-eighths (5/8) inch capped (HGS) rebar; Thence South 88 degrees 58 minutes 31 seconds East a distance of 242.29 feet to a

Five-eighths (5/8) inch capped (HGS) rebar; Thence North 71 degrees 38 minutes 14 seconds East a distance of 90.17 feet to the POINT OF BEGINNING. Containing 3.445 acres, more or less.

ALSO EXCEPTING THEREFROM:

Tract C-Legal Description:

A part of the Northeast quarter and a part of the Southeast quarter of Section 24, Township 16 North, Range 6 East in Center Township, Hancock County, Indiana, said parts being more particularly described as follows:

COMMENCING at an iron pipe marking the Northwest corner of the Northwest quarter of fractional Section 19, Township 16, North, Range 7 East; Thence South 00 degrees 06 minutes 41 seconds East (assumed bearing) along the East line of said Northeast quarter section a distance of 1862.18 feet to a Five-eighths (5/8) inch capped (HGS) rebar marking the POINT OF BEGINNING of this description: Thence continuing South 00 degrees 06 minutes 41 seconds East along said East line a distance of 694.08 feet to the Southeast corner of said Northeast quarter section, said point being the Northeast corner of said Southeast quarter section; Thence continuing South 00 degrees 06 minutes 41 seconds East along the East line of said Southeast quarter section a distance of 57.00 feet to the Northeast corner of Indiana State Highway Commission Right of Way Grant for Interstate 70 per Project NO. 1-7-4(12)101 recorded as Deed Record 132, Page 45 in the office of the Recorder of Hancock County, Indiana; Thence South 89 degrees 44 minutes 26 seconds West along the North line of said deed record a distance of 662.95 feet to the West line of the East half of the Northeast quarter of said Southeast quarter section; Thence North 00 degrees 11 minutes 15 seconds West along the West line of the East half of the Northeast quarter of said Southeast quarter a distance of 49.45 feet to the Southwest corner of the East half of the East half of said Northeast quarter section; Thence North 00 degrees 11 minutes 15 seconds West along the West line of the East half of the East half of said Northeast quarter section a distance of 725.52 feet to a Five-eighths (5/8) inch capped (HGS) rebar; Thence South 71 degrees 59 minutes 01 seconds East a distance of 91.32 feet to a Five-eighths (5/8) inch capped (HGS) rebar; Thence North 89 degrees 16 minutes 00 seconds East a distance of 577.22 feet to the POINT OF BEGINNING. Containing 11.427 acres, more or less.

ALSO EXCEPTING THEREFROM:

Tract D-Legal Description:

A part of the Northeast quarter of Section 24, Township 16 North, Range 6 East in Center Township, Hancock County, Indiana; said part being more particularly described as follows:

COMMENCING at an iron pipe marking the Northwest corner of the Northwest quarter of fractional Section 19, Township 16 North, Range 7 East; Thence South 00 degrees 06 minutes 41 seconds East (assumed bearing) along the East line of said Northeast quarter section a distance of 1432.32 feet to a Five-eighths (5/8) inch capped (HSG) rebar marking the Southeast corner of a 3.445 acre tract and marking the POINT OF BEGINNING of this description; Thence continuing South 00 degrees 06 minutes 41 seconds East along said East line a distance of 429.86 feet to a Five-eighths (5/8) capped (HGS) rebar marking the Northeast corner of an 11.427 acre tract; Thence South 89 degrees 16 minutes 00 seconds West along the North line of said 11.427 acre tract a distance of 30.00 feet to a Five-eighths (5/8) inch capped (HGS) rebar; Thence North 00 degrees 06 minutes 41 seconds West parallel with said East line a distance of 444.50 feet to a Five-eighths (5/8) inch capped (HGS) rebar on the South line of said 3.445 acre tract; Thence South 64 degrees 37 minutes 11 seconds East along said South line a distance of 33.24 feet to the POINT OF BEGINNING. Containing 0.301 acres, more or less.

The above described real estate shall be developed in accordance with the terms, conditions and statements of the Summerset, Phase 2 Planned Unit Development Statement attached hereto as Exhibit 1, and by reference the Planned Unit Development Statement are incorporated herein.

# Redwood Apartment Neighborhood at Greenfield Planned Unit Development Statement

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## Redwood Apartment Neighborhood at Greenfield

### Development Standards

#### SECTION I. STATEMENT OF PURPOSE AND INTENT:

- A. Redwood Apartment Neighborhood at Greenfield is a planned apartment community. The primary goal is to provide a luxury apartment community with the aesthetic of a single family owner-occupied, without the burden of a home ownership. The proposed development standards are intended to carry out the design goals of this planned community. They are written to ensure a unified, quality development and continuity in design.
- B. The following principles will be used in guiding development of a planned community that can respond to changing market conditions. The Redwood Apartment Neighborhood at Greenfield PUD shall:
1. Encourage a more creative approach in land and building site planning.
  2. Encourage an efficient, aesthetic, and desirable use of open space and/or common area.
  3. Promote variety in the physical development pattern of the community;
  4. Achieve flexibility and incentives for residential development which will produce a wider range of choice;
  5. Permit special consideration of property with unique features, such as landscape amenities, and size and shape.
  6. Simplify processing of development proposals for developers and the Plan Commission by providing for concurrent review of land use, subdivisions, public improvements, and siting considerations.

## **SECTION II. AUTHORITY**

These standards shall apply to all property contained within Redwood Apartment Neighborhood at Greenfield Planned Development as described herein. These regulations and requirements shall become part of the Planned Unit Development Ordinance and shall provide the governing standards for review, approval, and modification of all land use and development activities occurring at Redwood Apartment Neighborhood at Greenfield. Provisions of these Standards shall prevail and govern the development of Redwood Apartment Neighborhood at Greenfield, superseding existing zoning and subdivision ordinances. The subdivision and zoning ordinances and regulations of the appropriate governmental entity shall apply if the provisions of these Standards do not address a specific subject.

## **SECTION III. SITE LOCATION**

The Redwood Apartment Neighborhood at Greenfield is a proposed residential development of 26.45 acres located on the south side of CR 300 N, immediately west and adjacent to Beckenholdt Park.

## **SECTION IV. LAND USE**

### **A. Land Use Categories**

There is one primary land use category within the Redwood Apartment Neighborhood at Greenfield Planned Unit Development. These categories are listed in Table 1:

**TABLE 1. LAND USE CATEGORIES**

<b>Use</b>	<b>Land Area</b>	<b>Building Designations on Plat</b>
Residential (180 units)	26.14 Ac.	Buildings "A" through "AA"
R/W Dedication	0.31 Ac.	
Total Area	26.45 Ac.	

#### **1. Residential**

The plat will have two Lots denoting the first and second Phases of the development. The Redwood Apartment Neighborhood at Greenfield Development Plan shall be improved only with attached residential structures as shown on the site plan and detailed in Table 2:

**Table 2. Phases and Mix of Building Types, as follows:**

<b>Building Type / Unit Count</b>	<b>Phase One</b>	<b>Phase Two</b>	<b>Project Total</b>
Haydenwood / 5-unit	-	D**	1
Haydenwood / 8-unit	B	-	1
Willowood / 6-unit	-	F,H	2
Breezewood / 6-unit	Q	J,K	3
Breezewood / 7-unit	Z	-	1
Breezewood / 8-unit	C,N,R,U,V,Y,AA	L	8
Forestwood-Meadowood / 7-unit	M	-	1
Forestwood-Meadowood / 8-unit	A,P,S,T,W,X	E*,G	8
*1 Sunroom Unit **2 Sunroom Units			
<b>Total Number of Buildings</b>	17	8	<b>25</b>
<b>Total Number of Apartments</b>	132	53	<b>185</b>

Note: Building types and sizes may be adjusted, but will not exceed the total quantities of the project and will include all of the building types in the above table.

The Project consists of a multi-family development. All buildings shall be one (1) story in height (the "Building"). All apartment homes are two (2) bedrooms and have attached two-car garages.

Extensive interior landscaping will be provided as shown on the landscaping plan by POD Design. Landscaping shall be installed in substantial conformance with the landscaping plans and specifications list, with any deviations therefrom subject to the approval of the Administrator.

The internal walking trails shall be connected to the trail system in Beckenholdt Park.

When totally developed, there shall be a minimum of 4 acres of open space exclusive of impervious surface areas.

In addition to the attached two-car garages for each unit, there is sufficient length in the driveway to park two additional vehicles. All driveways will be designed and constructed at a minimum 22 feet long and 18 feet wide. On street parking shall not be permitted. There are additional off street parking spaces throughout the community for guests. Vehicle parking shall be constructed/installed in substantial conformance with the site plans. Any deviations therefrom shall be subject to the approval of the Administrator.

Identification signage shall be constructed at the entrance to the community. The sign shall be monument in style and shall incorporate the building materials and color palate used in the community.

Information/directional signs shall include:

- No parking
- Speed limit
- Traffic direction

**TABLE 3. RESIDENTIAL DEVELOPMENT STANDARDS**

<b>Item</b>	<b>Requirement</b>
Minimum Front Building Setback	24'
Minimum Perimeter Setback	15'
Minimum Distance between Buildings	30'
Maximum Height	Maximum Height 30'
Minimum Unit Size	1,294 sq. ft.
Streets and sidewalks	All streets and sidewalks shall be private. Sidewalks shall be provided along one side of interior streets and colored to delineate vehicle path from pedestrian.
Exterior Materials	-Stone veneer – Accent areas on front elevations -Roof - Dimensional 30 year asphalt shingles – Weathered Wood -High quality vinyl siding and trim in the following profiles: - Horizontal lap siding - High quality vinyl molded to replicate wood shakes - Vinyl corner trim - Vinyl decorative louvers
Roof Pitches	The roof pitches on all buildings shall be 5/12
Drives	Each apartment shall be constructed with a two car concrete drive a minimum 22 ft. long and 18 ft. wide
Exterior Color	No building shall have the same exterior color scheme as any other building located immediately adjacent to the building and located on the same side of a public or private street

All Standards in Section 155.103 of the Zoning Ordinance; DESIGN STANDARDS FOR MULTI-UNIT DWELLINGS shall be met with the following exceptions.

4. Architectural detailing will be included on all sides of multi-family structures to avoid blank walls. Acceptable options for meeting this requirement include:

- A. Horizontal/vertical off-sets and modulations that articulate the wall plane.
  - Front elevations of all units meet this requirement. Rear elevations

of Haydenwood, Breezewood and Willowood meet this requirement

B. Balconies, sunrooms, or porches of at least 6' in depth

C. Change in façade materials (brick, siding, fiber cement, etc.) provided that the lesser-used material accounts for at least 10% of the total façade materials used.

- The rear elevations of Forestwood and Meadowood buildings labeled as E, G, P, W and S will be treated with a knee wall stone wainscoting on the rear elevation. Forestwood and Meadowood buildings labeled as M, A, T and X will not have this treatment but, face west and will be buffered with any future development by the robust landscape buffer shown on the landscaping plans.

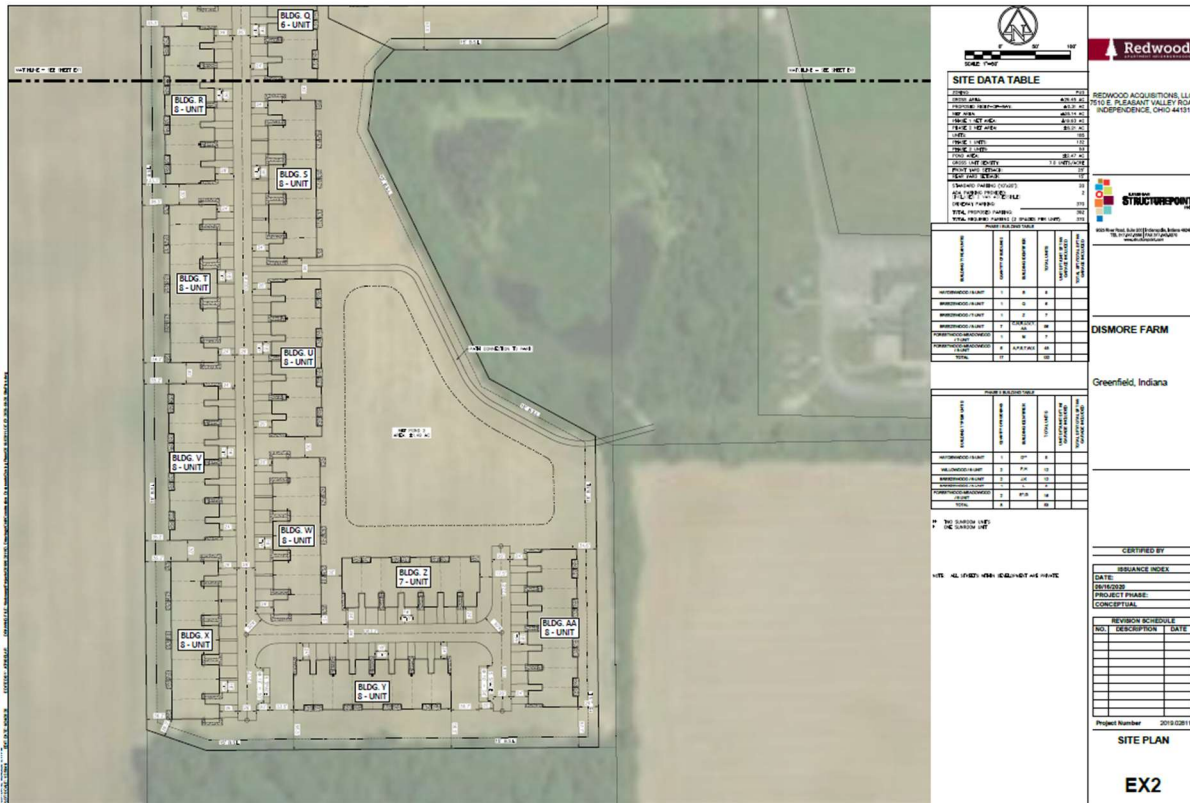
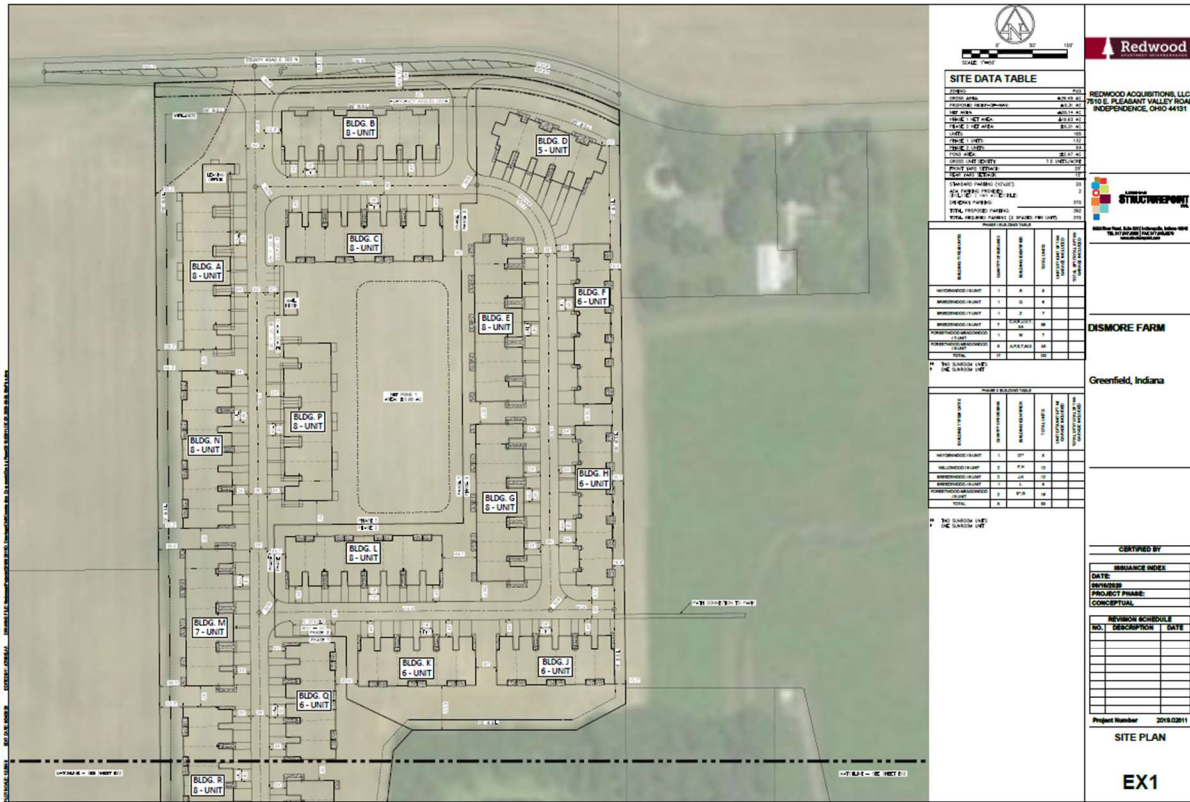
- The rear elevations of Willowood building labeled F & H and Breezewood building labeled AA, along the east property line will be treated with a knee wall stone wainscoting on the rear elevation.

D. Gable features utilizing a different material or texture than the remaining wall and/or including decorative architectural trim or treatments. Example: Shake or batten board siding in the gable would count for this requirement.

- The ends of buildings facing a public or private streets will be enhanced with shake siding required in the gable, as shown on the elevations labeled as "high-profile" ends.

E. Transom windows, bay or projecting windows, or larger picture windows.

# B. Design Concept



**SECTION V. Statement of Commitments:**

1. The maximum density shall be 7 units per acre.
2. The vinyl grade minimum thickness of at least 0.46mm.
3. The garage carriage lights on all buildings, and porch lights on the elevations facing along C.R, 300 N. will automatically turn on from dusk to dawn.
4. Stone veneer wainscot or similar material change shall occur on all rear facades that abut the north and east lines, in addition to the other architectural details provided within the Development Plans and Statement.
5. ADA parking for the leasing office shall be provided on the driveway to the leasing office or a sidewalk shall be installed from the leasing office to the mail kiosk parking area.
6. Offsite trails will be installed that connect to existing trails in Beckenholdt Park.
7. At least 4 acres of common open space will be provided outside of any impervious surface.

**SECTION VI. ORDER AND ESTIMATED TIME OF DEVELOPMENT**

After approval of the Redwood Apartment Neighborhood at Greenfield PUD, petitioner plans to develop the site beginning in Spring 2021. The construction of residences is expected to be completed within 36 months.

**SECTION VII. ORDER AND ESTIMATED TIME OF DEVELOPMENT**

After approval of the Redwood Apartment Neighborhood at Greenfield PUD, petitioner plans to develop the site beginning in Spring 2021. The construction of residences is expected to be completed within 36 months.

**SECTION VIII.**

This Ordinance shall be in full force and effect from and after its passage as provided by law.

Passed in Council this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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Chuck Fewell, Presiding Officer

Voting Affirmative:

\_\_\_\_\_  
Kerry Grass

\_\_\_\_\_  
Jeff Lowder

\_\_\_\_\_  
Gary McDaniel

\_\_\_\_\_  
Mitch Pendlum

\_\_\_\_\_  
George Plisinski

\_\_\_\_\_  
Dan Riley

\_\_\_\_\_  
John Jester

Voting Opposed:

\_\_\_\_\_  
Kerry Grass

\_\_\_\_\_  
Jeff Lowder

\_\_\_\_\_  
Gary McDaniel

\_\_\_\_\_  
Mitch Pendlum

\_\_\_\_\_  
George Plisinski

\_\_\_\_\_  
Dan Riley

\_\_\_\_\_  
John Jester

ATTEST:

\_\_\_\_\_  
Lori Elmore, Clerk-Treasurer

Presented by me to the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Lori Elmore, Clerk-Treasurer

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Chuck Fewell, Mayor  
City of Greenfield

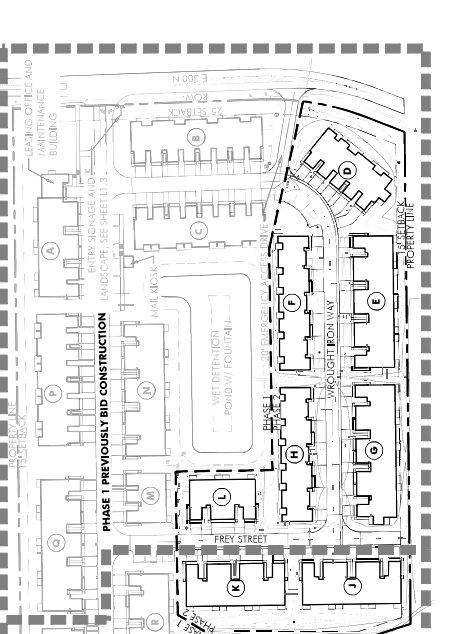




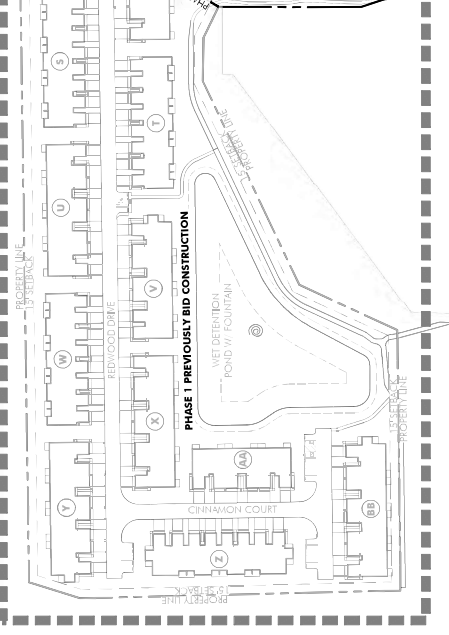
**PLANT INSTALLATION NOTES**

- CONTRACTOR SHALL VERIFY WITH THE OWNER AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO STARTING WORK. CALL THE INDIANA UTILITIES PROTECTION SERVICE AT 1-800-455-7243 PRIOR TO ANY EXCAVATION WORK TO AVOID DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
- PLANT MATERIAL SHALL BE FURNISHED IN THE ORIGINAL CONTAINER WITH THE SPECIES AND CULTIVAR IDENTIFIED AND NOTED IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST. THE PLANT SHALL DETIATE.
- CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY FROM THE OWNER AND DESIGN CONSULTANT OF ANY DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNER'S APPROVAL.
- CONTACT THE OWNER TO REQUEST ELECTRONIC FILES FOR LAYOUT AND SHAPING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SOD AND FINISHING BED.
- CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS:  
 INDIANA MULCH AND STONE ORGANIC COMPOST (OR EQUIV)  
 1481 S WEST ST  
 INDIANA 46225  
 (317) 638-8334
- FRENCH BED AREAS: COMPOST OVER EXISTING GRASS AREAS AND INCORPORATE INTO THE TOP 8" OF THE SOIL BY MECHANICAL TILLER.
- TREES AND SHRUBS:  
 MIX 50% ORGANIC COMPOST TO 70% EXISTING SOIL FROM PLANT PIT EXCAVATION. EXCAVATED SOIL IS NOT TO BE REUSED. SUPPLEMENT WITH IMPORTED TOPSOIL.
- ALL PLANT MATERIAL TO MEET OR EXCEED 2014 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERMEN.
- ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR DURING AND AFTER INSTALLATION. ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNER. ALL REJECTED PLANTS SHALL BE DESTROYED OR DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED.
- ALL SUBSTITUTIONS AND PLANT CHANGES MUST BE APPROVED BY THE OWNER AND DESIGN CONSULTANT PRIOR TO ANY REJECTED AND HANDED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREES OR ROOT BALL BY BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.
- WATER TREES IMMEDIATELY AFTER PLANTING AND CONTINUE TO WATER UNTIL FINAL ACCEPTANCE BY THE OWNER.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNER AND DESIGN CONSULTANT PRIOR TO PLANT INSTALLATION.
- BEDS ARE TO BE 18" FROM BASE OF PLANT MATERIAL UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL SHRUB AND BED AREAS EXCEPT AT PROJECT ENTRY TO BE MULCHED WITH 3" DEPTH MIN. NO. 34 WASHED BIRKBECK OVER MED BARRIER FABRIC. DECIDUOUS TREES TO BE MULCHED WITH 3" DEPTH MIN. WITH A 2" DRAINER TREE RING USING 3" SHREDED HARDWOOD BARK MULCH. DO NOT MOUND MULCH AROUND TREE ROOT MATERIAL UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL AREAS OUTSIDE OF PLANTING BEDS SHALL BE SODED AS SHOWN AND NOTED.
- ALL SEEDED AREAS TO BE INSTALLED WITH HYDROSEED MIXTURE PER SEED SUPPLIER AND MANUFACTURER'S SPECIFICATIONS.
- ALL SLOPES IN EXCESS OF 3:1 (H:V) TO BE MINIMUM WITH ROLLS ORERED DOWN WITH MULCH AND MANUFACTURER'S RECOMMENDATIONS.
- FINISHED TURF SOED TO BE FLUSH WITH TOP OF ADJACENT DRIVE OR DRIVE CURB AND WITH OWNER APPROVAL AS REQUIRED.
- CONTRACTOR SHALL GUARANTEE ALL PLANTING TO BE DONE TO THE STANDARD OF A PROFESSIONAL LANDSCAPE ARCHITECT FOR FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNER.
- PERFORM CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. ALL HARD SURFACES INCLUDING BUILDINGS, DRIVEWAYS, PATHS, SIGNS, A/C UNITS AND FENCES REMOVED BY CONTRACTOR. CONTRACTOR AS PART OF THEIR CLEANUP, COORDINATE WITH OWNER AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.
- MAINTENANCE: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE COMPLETED LANDSCAPE AND IRRIGATION ACCEPTANCE.  
 a. MOWING - MINIMUM ONCE PER WEEK.  
 b. PRUNING - SHRUBS, TREES AND GROUND COVERS MINIMUM TWO TIMES PER YEAR OR AS REQUIRED.  
 c. FERTILIZING - APPLY FERTILIZER AT A RATE EQUAL TO LB. OF NUTRIENT PER YEAR AND FALL TO ALL TURF AND BED EDGING - EDGE ALL BEDS BY PER YEAR AND TOP-MULCH AS NEEDED WITH NO. 34 BIRKBECK MULCH IN FALL AND SPRING.

**ENLARGEMENT - SEE NORTH LANDSCAPE PLAN, SHEET L1.1**



**ENLARGEMENT - SEE SOUTH LANDSCAPE PLAN, SHEET L1.2**



**Overall Site Plan**  
 SCALE 1" = 100'

**PLANT LIST:**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
AC FR	Acer x freemanii 'Nuttall's Blue'	Ashburn Blue Maple	2' cal	B&B	As Shown
AN GR	Anemone x grandiflora 'Nuttall's Blue'	Ashburn Brilliance Serviceberry	8" H	B&B	As Shown
BE NI	Berberis nigra 'Hedge'	Hedge River Birch	2' cal	B&B	As Shown
CA BE	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2' cal	B&B	As Shown
GL TR	Gleditsia inaequalis var. 'nana'	Honey Locust	2' cal	B&B	As Shown
MA PR	Malus 'Prunifolia'	Prunifolia Crabapple	1.5' cal	B&B	As Shown
NY SY	Nyssa sylvatica	Black Gum	2' cal	B&B	As Shown
PL AC	Platanus occidentalis 'Bloodgood'	Bloodgood London Planetree	2' cal	B&B	As Shown
QU AL	Quercus alba	White oak	2' cal	B&B	As Shown
QU RU	Quercus rubra	Red Oak	2' cal	B&B	As Shown
SY RE	Syringa reticulata 'Honey Silk'	Japanese Tree Lilac	1.5' cal	B&B	As Shown
TA DI	Taxodium distichum	Bald Cypress	8" H	B&B	As Shown
TI CO	Tilia cordata 'Greenstar'	Greenstar Littleleaf Linden	2' cal	B&B	As Shown
UL AM	Ulmus americana 'Princeton'	Princeton Elm	2' cal	B&B	As Shown
JU KE	Juniperus chinensis 'Yenker'	Chinese Juniper	8" H	B&B	As Shown
JU W	Juniperus rigida	Eastern Red Cedar	6" H	B&B	As Shown
PL AB	Platanus acerifolia	Norway Spruce	8" H	B&B	As Shown
PL GL	Platanus glabra	White Spruce	6" H	B&B	As Shown
PL OM	Platanus ornamentalis	Sabine Spruce	6" H	B&B	As Shown
PL ST	Pinus strobus	Eastern White Pine	8" H	B&B	As Shown
EVERGREEN TREES					
CH FI	Chamaecyparis pacifica 'Pillar'	Pillar Falsecypress	24" H	#5	As Shown
CO SE	Comptonia serotina 'Iron'	Iron Redwing Daywood	30" H	#5	As Shown
HY PA	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	24" H	#5	As Shown
JU CH	Juniperus chinensis 'Nicks Compact'	Nick's Compact	12" H	#3	As Shown
TH OC	Thuja occidentalis 'Woodward'	Woodward Globe Arborvitae	24" H	#5	As Shown
VI NU	Viburnum nudum 'Winterthur'	Winterthur Viburnum	30" H	#5	As Shown
ORNAMENTAL GRASSES					
AN HU	Anemone subsericea	Threadleaf Blue-anemone	#2	cont.	As Shown

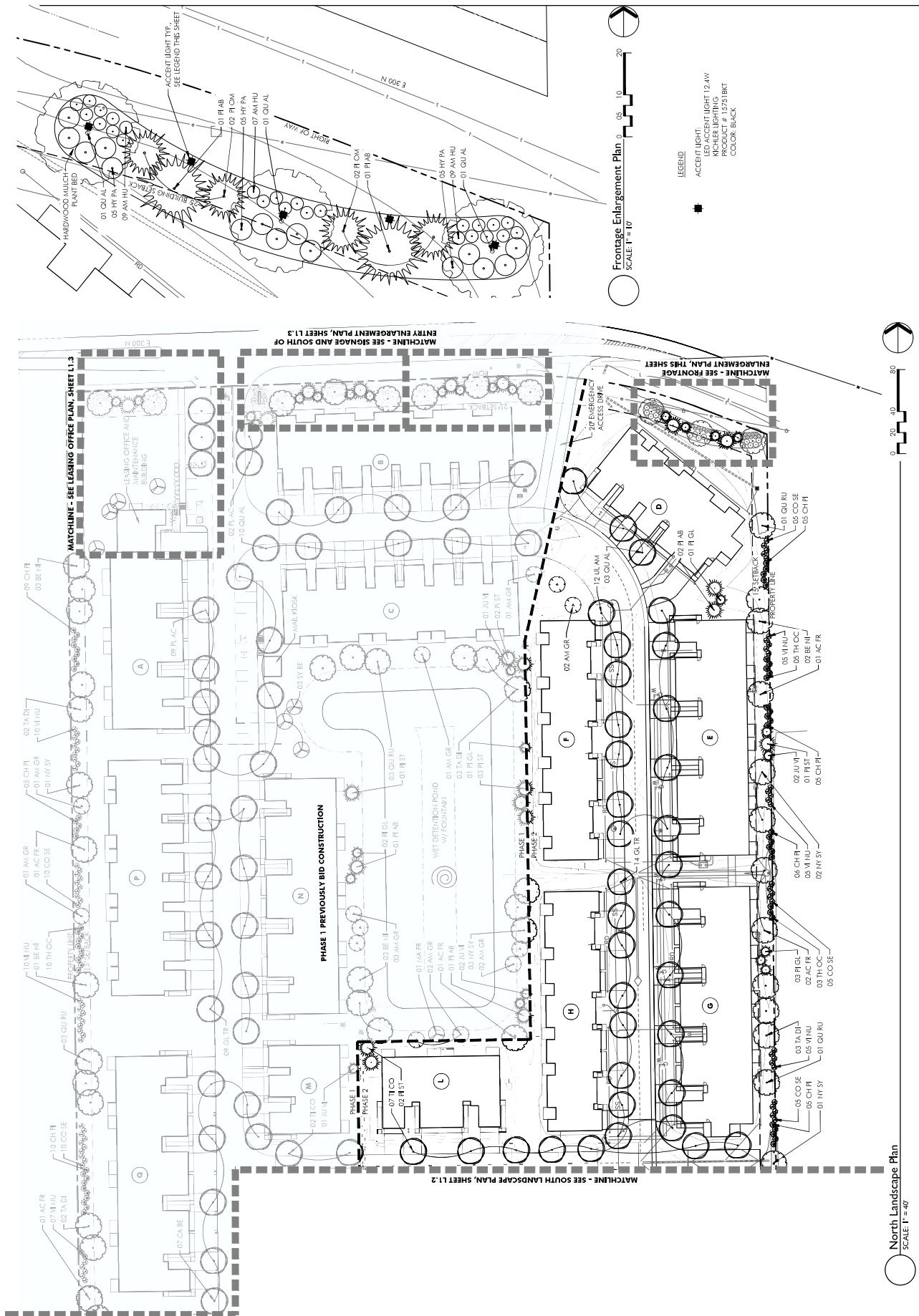
**ZONING**

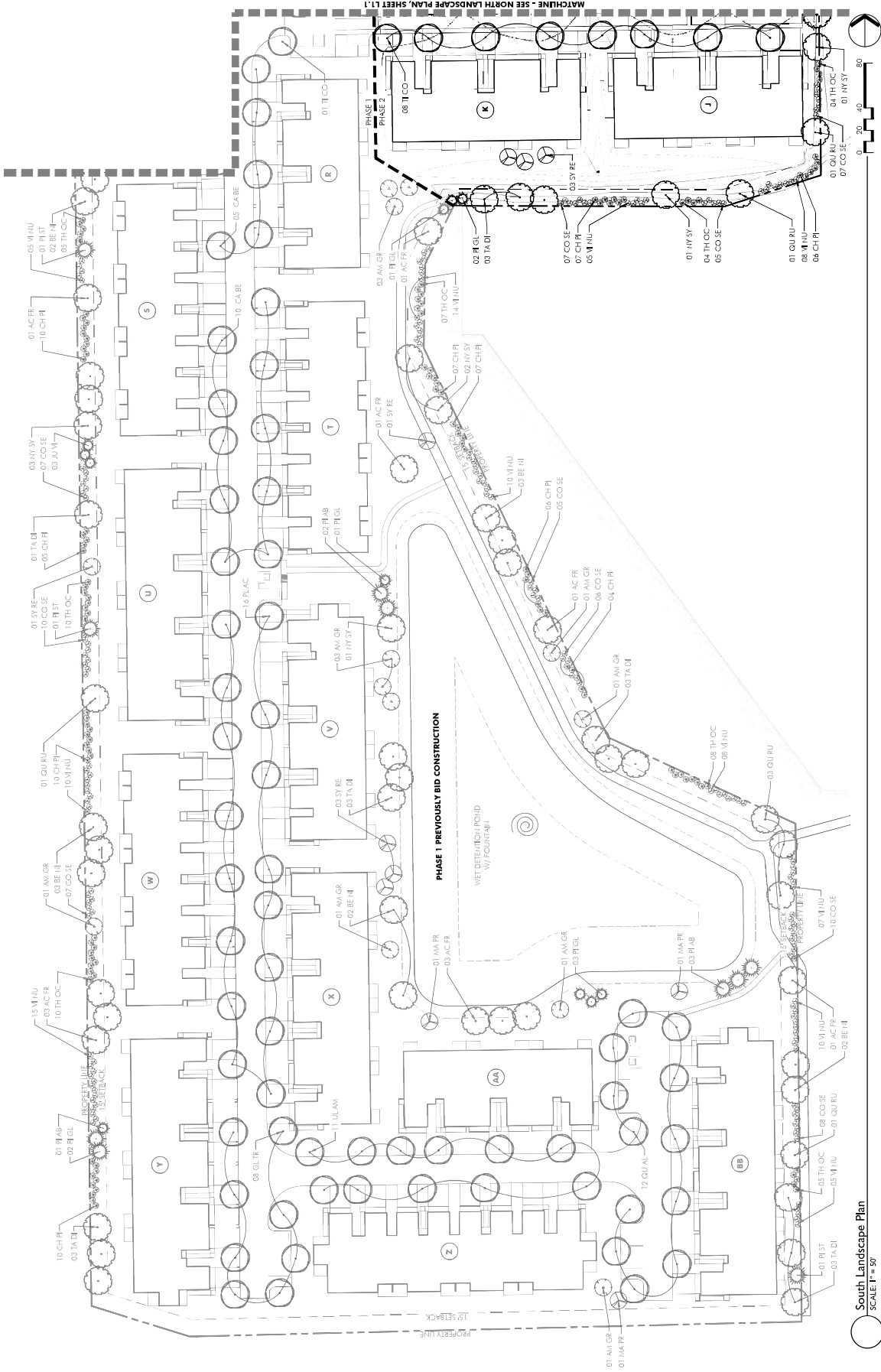
155.06310 - LANDSCAPE BUFFER REQUIREMENTS  
 Small buffer yards consisting of a minimum of 2 deciduous trees and 10 shrubs per 100 linear feet shall be provided in all required front, rear, and side yards between uses. Evergreen and ornamental trees may be substituted for deciduous trees at a rate of 1.5 for every 1 deciduous tree.

Front yards shall have mulched planting beds with permeable and cover 25% of footage.

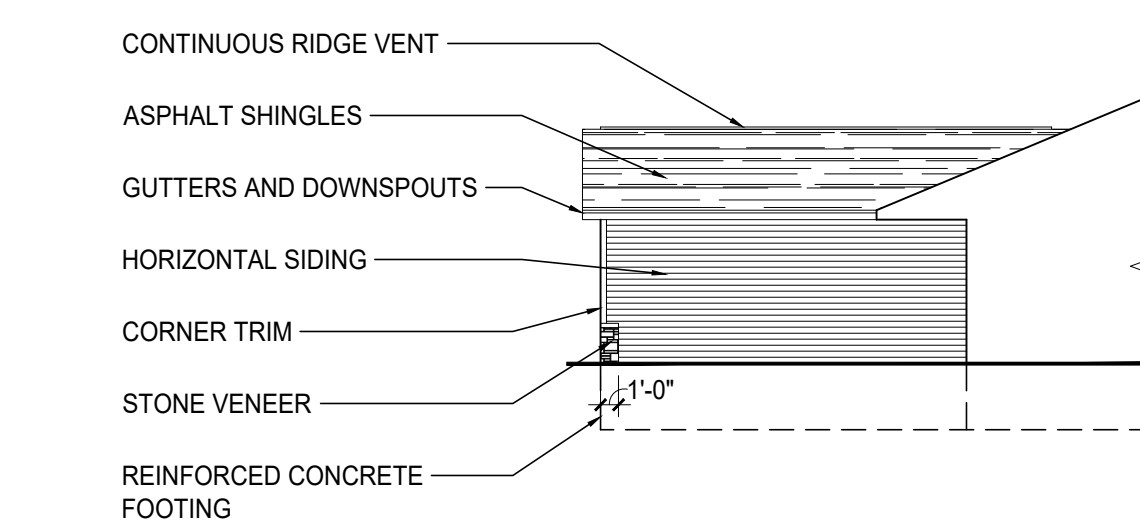
FRONTAGE	LINEAR FEET	REQUIRED PLANTS	PLANTS PROVIDED	SPECIES PROVIDED
NORTH	67'	14 Deciduous Trees 70 Shrubs	12 Deciduous Trees 21 Evergreen and Ornamental Trees 72 Shrubs	3 QU AL = 09% 3 QU RU = 09% 3 TI CO = 09% 4 JU W = 12% 4 QU RU = 15% 4 H AB = 12% 4 H OM = 12% 5 H ST = 15%
EAST	2313'	48 Deciduous Trees 240 Shrubs	40 Deciduous Trees 12 Evergreen and Ornamental Trees 240 Shrubs	6 AC FR = 14% 6 AN GR = 04% 7 BE NI = 13% 8 NY SY = 13% 8 QU RU = 15% 8 QU AL = 15% 2 JU W = 04% 2 PL GL = 11% 2 H ST = 04%
SOUTH	637'	14 Deciduous Trees 70 Shrubs	Existing plantings fulfill requirement	
WEST	1887'	38 Deciduous Trees 190 Shrubs	31 Deciduous Trees 190 Shrubs	6 AC FR = 14% 6 AN GR = 04% 9 BE NI = 21% 4 NY SY = 09% 4 QU RU = 15% 8 QU AL = 15% 8 QU RU = 15% 3 JU W = 07% 1 H AB = 02% 2 H GL = 04% 2 H ST = 04%

\*\*Plant substitutions may be required depending on plant availability. Any substitutions must be approved by landscape architect

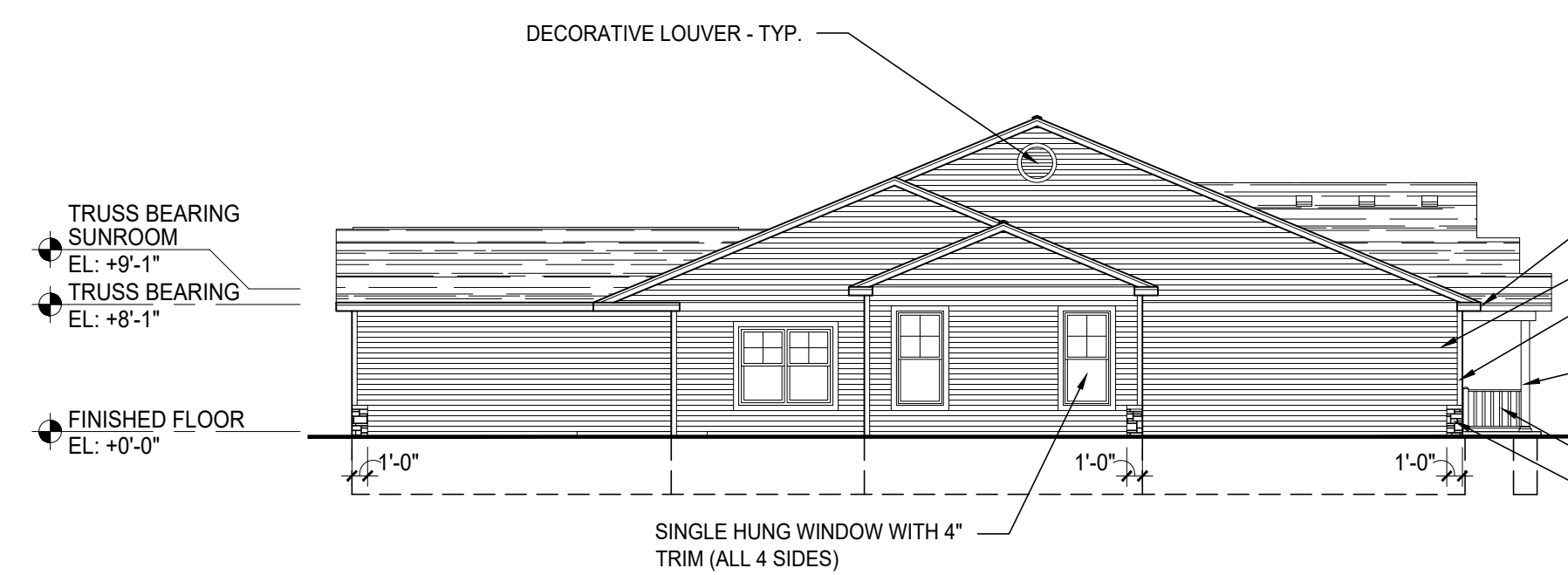




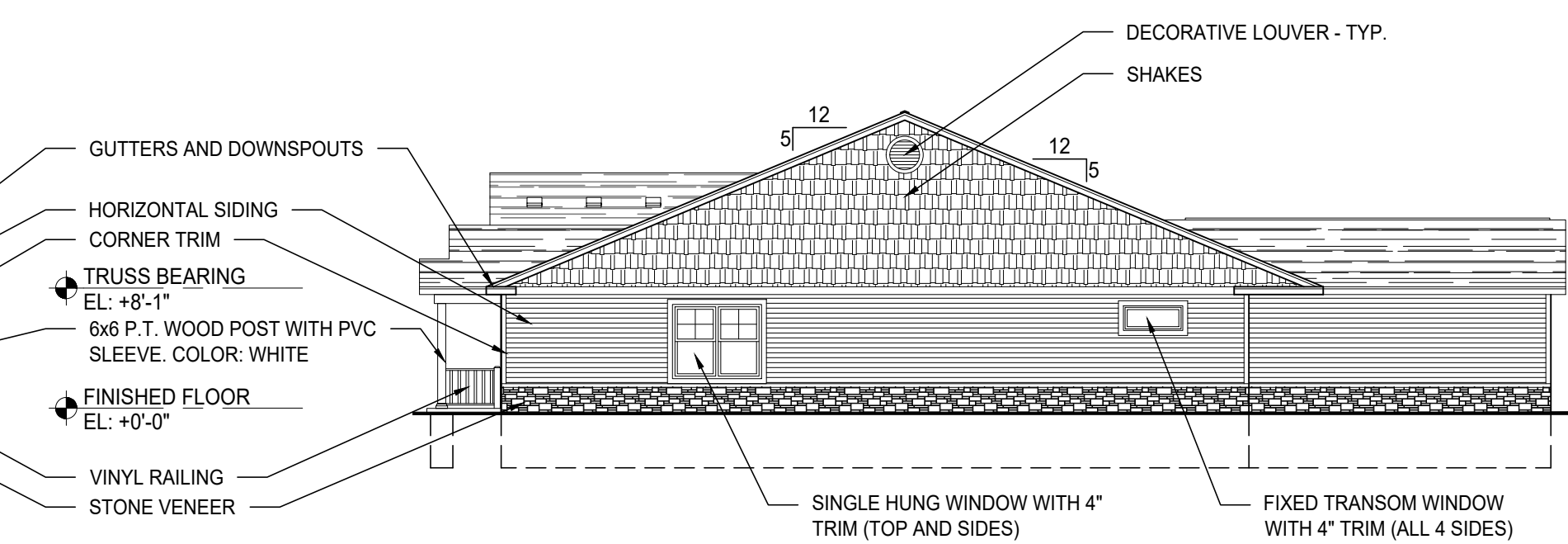
**South Landscape Plan**  
SCALE 1" = 50'



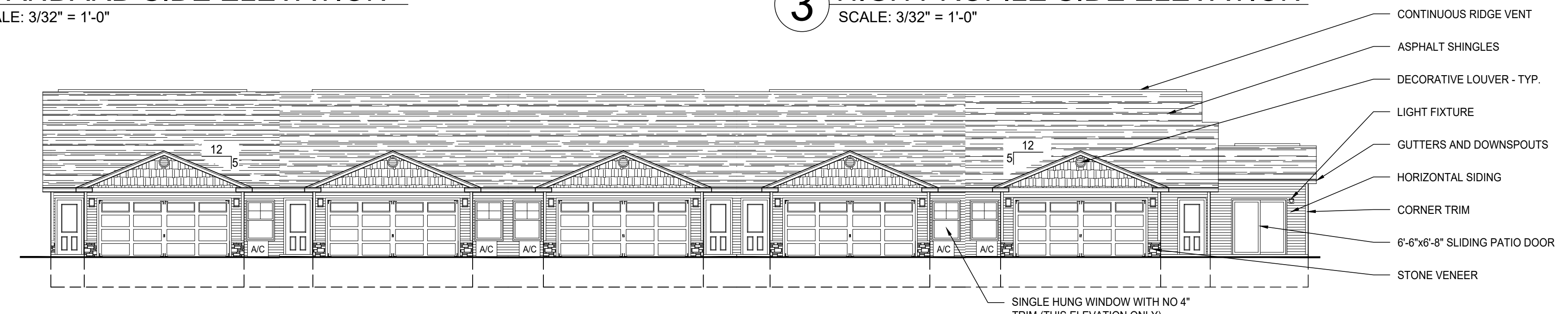
**5 PARTIAL SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"



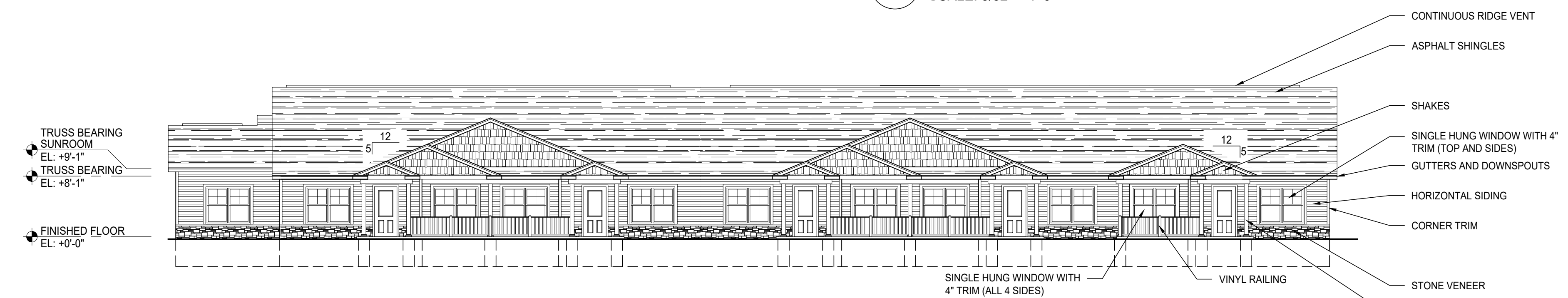
**4 STANDARD SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"



**3 HIGH PROFILE SIDE ELEVATION**  
SCALE: 3/32" = 1'-0"



**2 REAR ELEVATION**  
SCALE: 3/32" = 1'-0"

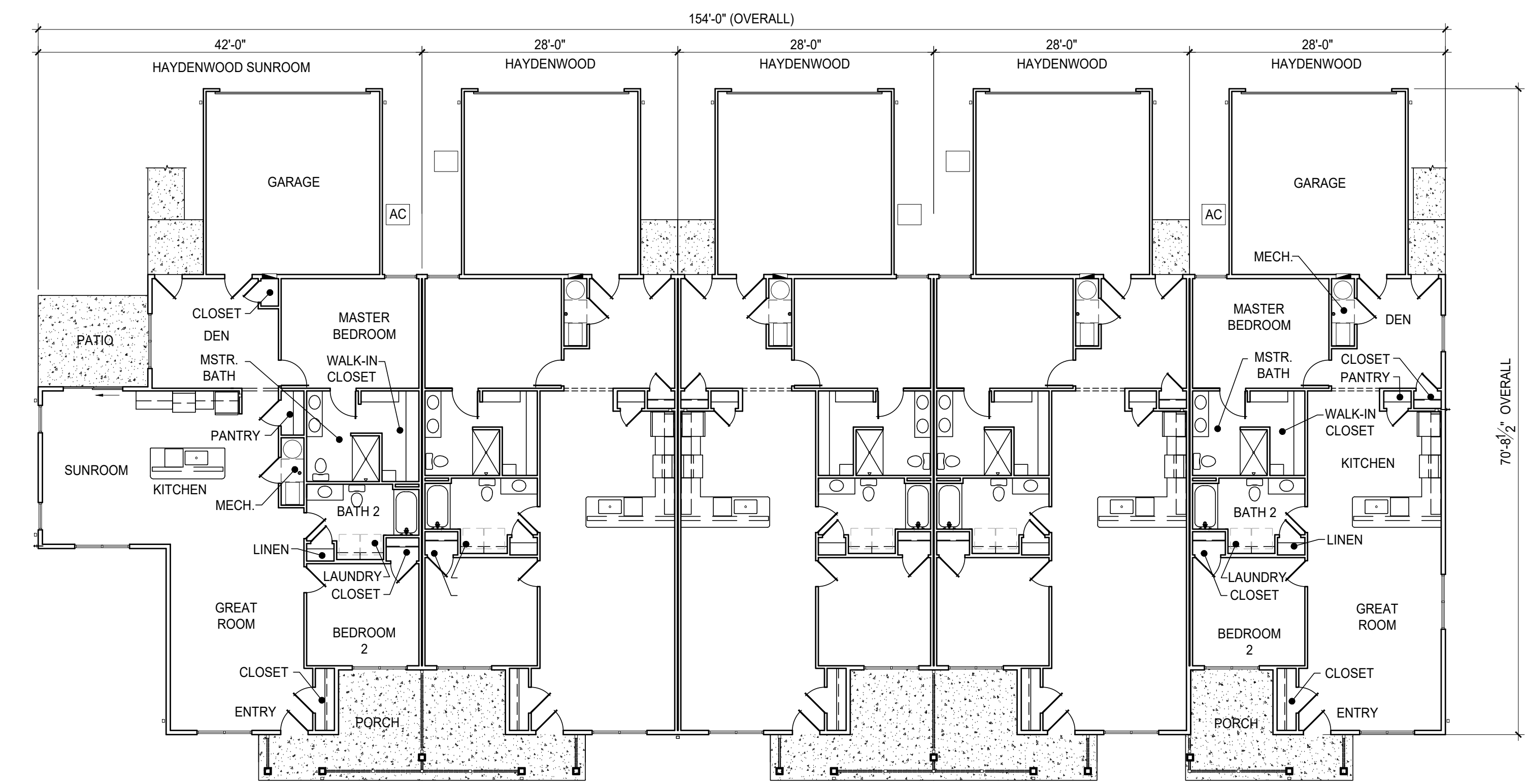


**1 FRONT ELEVATION**  
SCALE: 3/32" = 1'-0"

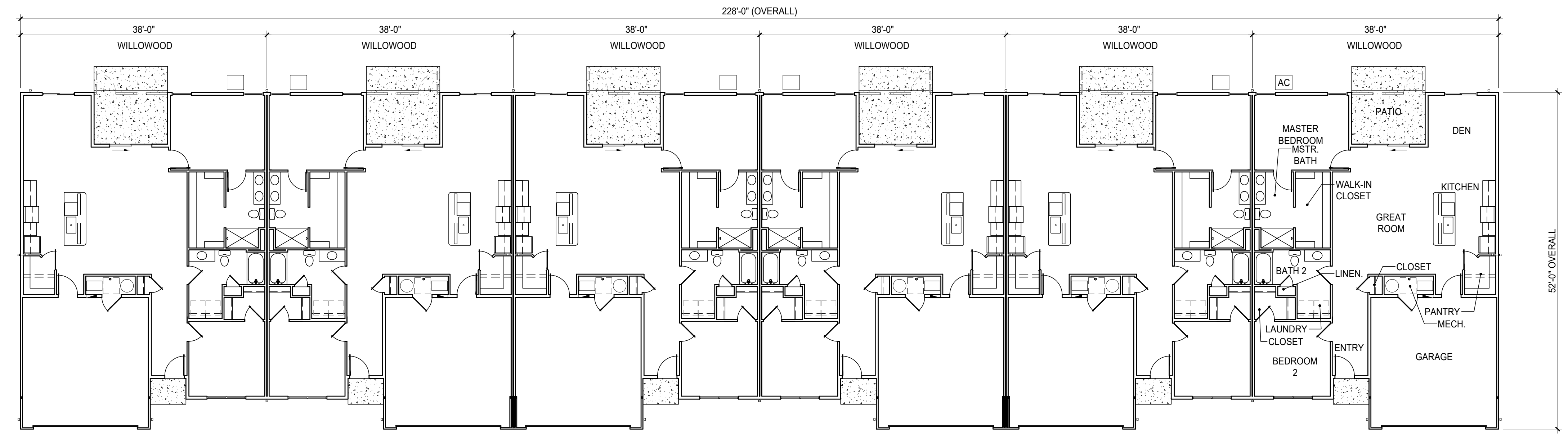
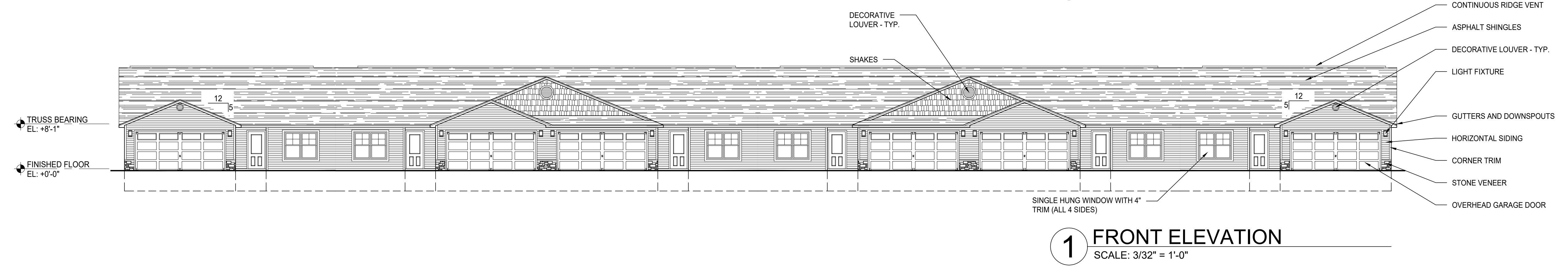
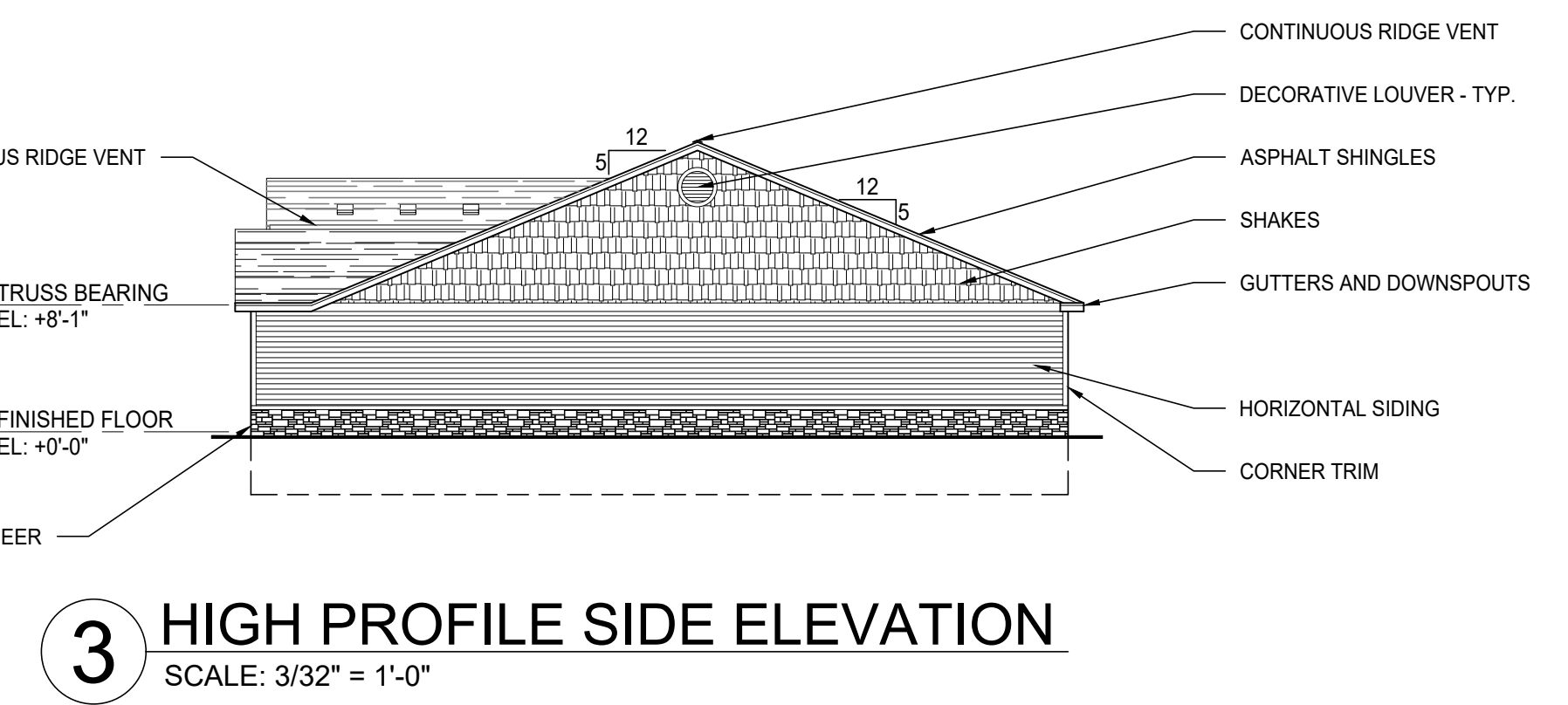
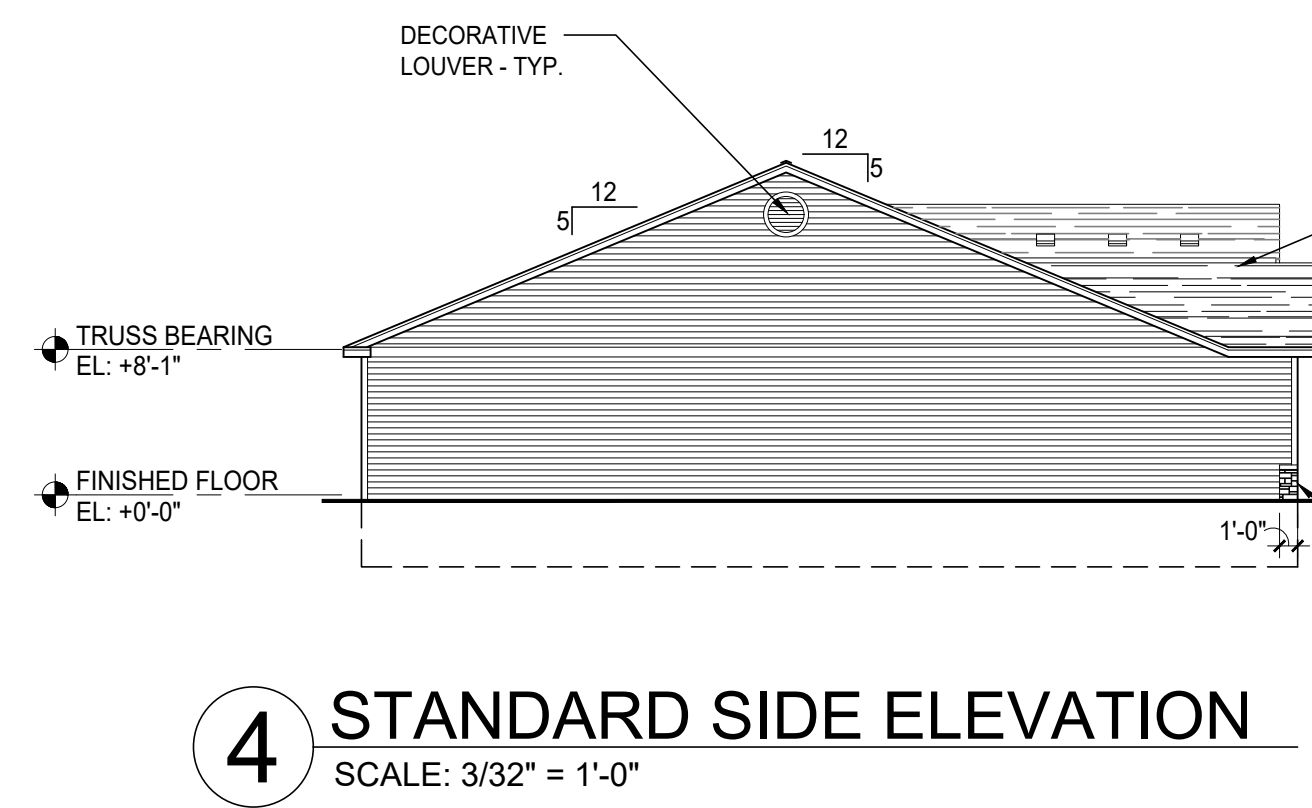
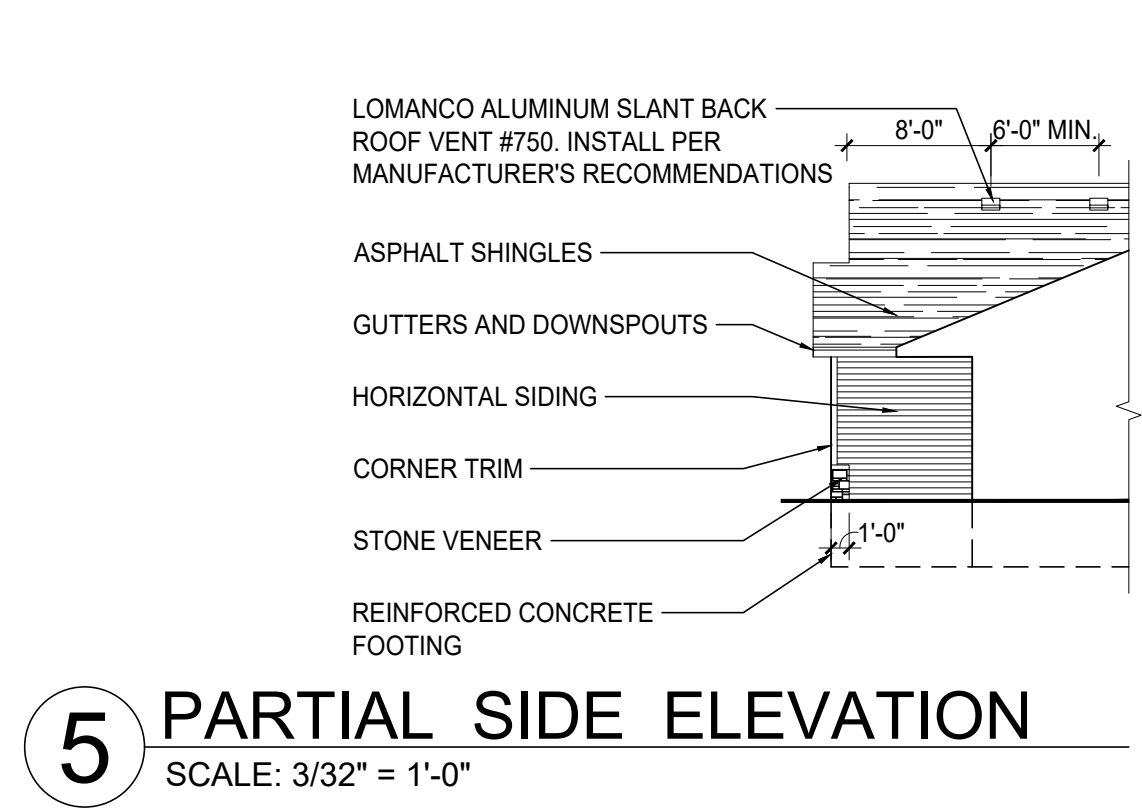
**EXTERIOR FINISH MATERIAL SELECTIONS**

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO SOUTHERN LIMESTONE
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:  
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.



**OVERALL FLOOR PLAN**  
SCALE: 3/32" = 1'-0"



**EXTERIOR FINISH MATERIAL SELECTIONS**

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO SOUTHERN LIMESTONE
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**OVERALL FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

