ZIONSVILLE
FOR ALL THE RIGHT REASONS

Petition Number: 2019-52-Z

Subject Site Address: 4255 S. 300 East, Lebanon, IN 46052

Petitioner: Gerald and Jeanette Padgett

Representative: Matthew Price

Request: Petition for Zone Map change to rezone approximately 81.369 acres from the (AG) Agricultural Zoning District to the Rural (I-1) Light Industry Zoning District

Current Zoning: (AG) Agricultural Zoning District

Current Land Use: Residential / Undeveloped / Agricultural Activities

Approximate Acreage: 81.369 acres

Related Petitions: 2018-43-Z (favorable recommendation)

Exhibits:
Exhibit 1 - Staff Report
Exhibit 2 - Zoning / Location Map
Exhibit 3 – Conceptual Site Plan
Exhibit 4 – Zoning Ordinance Section 194.081 Districts
Exhibit 5 – Comprehensive Land Use Plan
Exhibit 6 - Town of Whitestown Comprehensive Land Use Plan
Exhibit 7 – Town Engineer Comment Letter dated November 22, 2019
Exhibit 8 – Town Engineer Comment Letter dated December 11, 2019
Exhibit 9 – Petitioner Site Cross Section Exhibit
Exhibit 10 – Petitioner proposed additional berm
Exhibit 11 – Petitioner Proposed Commitment List
Exhibit 12 – Engineers Comments on Commitments dated 12/12/2019
Exhibit 13 – Town of Zionsville Process Flow Chart

Staff Presenter: Wayne DeLong, AICP, CPM

PROJECT OVERVIEW

Project Location

The subject property is approximately 81.369 acres located south of County Road 400 South and west of State Road 267. A two (2) acre tract is improved with a single-family residence, and the remainder of the acreage is currently utilized for agricultural purposes.

Project Description

The subject property is currently zoned Rural (AG) Agricultural. The Petitioner desires to rezone the entire site to the Rural (I-1) Light Industry Zoning District with the intension of potentially constructing two (2) industrial buildings (see Conceptual Exhibit 3).

Traffic

A Traffic Impact Study is on file (file-stamped December 10, 2019) and has been reviewed by the Town Engineer as well as other agencies. The Town Engineer has provided a Comment Letter (See Exhibit 8) regarding the Traffic Impact Study. Additional comments have been received from the City Engineer of Lebanon who states that the project appears to be compliant with the Thoroughfare Plan requirements of County Road 400 South and the required right-of way dedication. A request for information regarding the review of the document by other Agencies has been submitted to date, no additional comments have been received.

Process

The Plan Commission opened the hearing for this petition at its December 16, 2019 meeting. Due to an indecisive vote the Petition was continued to the January 21, 2020 Plan Commission Meeting.

Staff is supportive of the project in principle and encourages further dialog and efforts on behalf of the Petitioner, Interested Parties, and the Town regarding the proposed development and access management.

For reference, below is an outline of the items for which Staff will be considering related to the proposal and Staff's future staff report associated with a subsequent hearing.

Rezoning-Zoning Ordinance

In preparing and considering rezoning proposals under the 600 series of Indiana *Code,* the Plan Commission and the Town Council shall pay reasonable regard to:

(1) the comprehensive plan:
(2) current conditions and the character of current structures and uses in each district;
(3) the most desirable use for which the land in each district is adapted;
(4) the conservation of property values throughout the jurisdiction; and
(5) responsible development and growth.

Comprehensive Plan

While the parcel in question is within the Town of Zionsville's Corporate Limits and is subject to the Comprehensive Land Use Plan (Exhibit 5), understanding how the parcel fits into the developing land use pattern is critical to the review of the request reflect, and, therefore, the Town of Whitestown's Comprehensive Plan is referenced as well. While Zionsville's recommendation for the land is residential overlayed with a "mixed use" designation (mixed use is defined as "any combination of open space, institutional, residential, commercial, industrial, and agricultural uses that are compatible with each other and the surrounding land uses"), the Zionsville Comprehensive Plan is neither reflective of the overall intensification of non-residential development in the immediate area which has occurred in recent years, nor the Town of Whitestone Comprehensive Plan's recommendation of technology mixed use / commercial / light industrial / high density / medium density residential zoning for the adjacent properties located in Whitestown. Because of these two factors, a deviation from the Comprehensive Plan to facilitate a rezoning to is supportable in the opinion of Staff.

Current conditions and the character of current structures and uses in each district

The proposed rezoning serves as an expansion of a recently established industrial zoning district, and, as such, no new characteristic or conditions are anticipated be introduced into the district. However, as the contemplated development is adjacent to residential improvements, prior projects to which the Town of Zionsville has had the ability to review have both limited the heights of buildings to 55 feet, limited heights of both freestanding lighting and lighting attached to structures, and proposed landscaping and earthen berms which exceeded Ordinance standards in an attempt to potentially mitigate light intrusion as well as alterations to the view shed of the area. These and other standards should be encouraged, as referenced in Exhibits 9, 10, and 11 to this report, to be perpetuated in the District, and is reflective of the maximum height limitation if the property were to be improved with multi-family residential development (the land use recommended by the Whitestown Comprehensive Plan for this specific site).

The most desirable use for which the land in each district is adapted

Generally speaking, zoning that is consistent with the established zoning pattern while being supportive of the existing and contemplated programming associated with the established land use is the most desirable use of the land. A light industrial use, when appropriately screened and limited in height as to potentially mitigate visual intrusion into the adjacent residential area represents an acceptable use of land.

The conservation of property values throughout the jurisdiction

Planned, orderly development of property is a key component in the conservation of property values. While nothing is noted in this proposal or associated petition filings to be contrary to the conservation of property values in the immediate area, appropriate screening and height limitations as previously relied upon in the public process and encouraged to be required as a part of approval.

Responsible development and growth

The petition represents, when limited in height and inclusive of additional earthen berms, landscape elements and incorporates recommendations of the Traffic Impact Study, responsible growth and development as it is consistent with the approved districts in the area.

STAFF RECOMMENDATION

Staff is supportive of the Petition to improve the property in substantial compliance with the submitted site plan, subject to the finalization of the Written Commitments inclusive of the installation landscaping and buffering proposed by the Petitioner.

RECOMMENDED MOTION

I move that Docket #2019-52-Z to rezone approximately 81.369 acres from the (AG) Agricultural Zoning District to the Rural (I-1) Light Industry Zoning District receive a (favorable recommendation based upon the finalization of the proposed Written Commitments (Exhibit 11 and Exhibit 12 with the inclusion, if approved, of the additional berm (see Exhibit 10), including the Site Cross Section (see Exhibit 9) and findings in the staff report / unfavorable recommendation / continued) as presented, with the recommendation being certified to the Town Council for adoption or rejection.

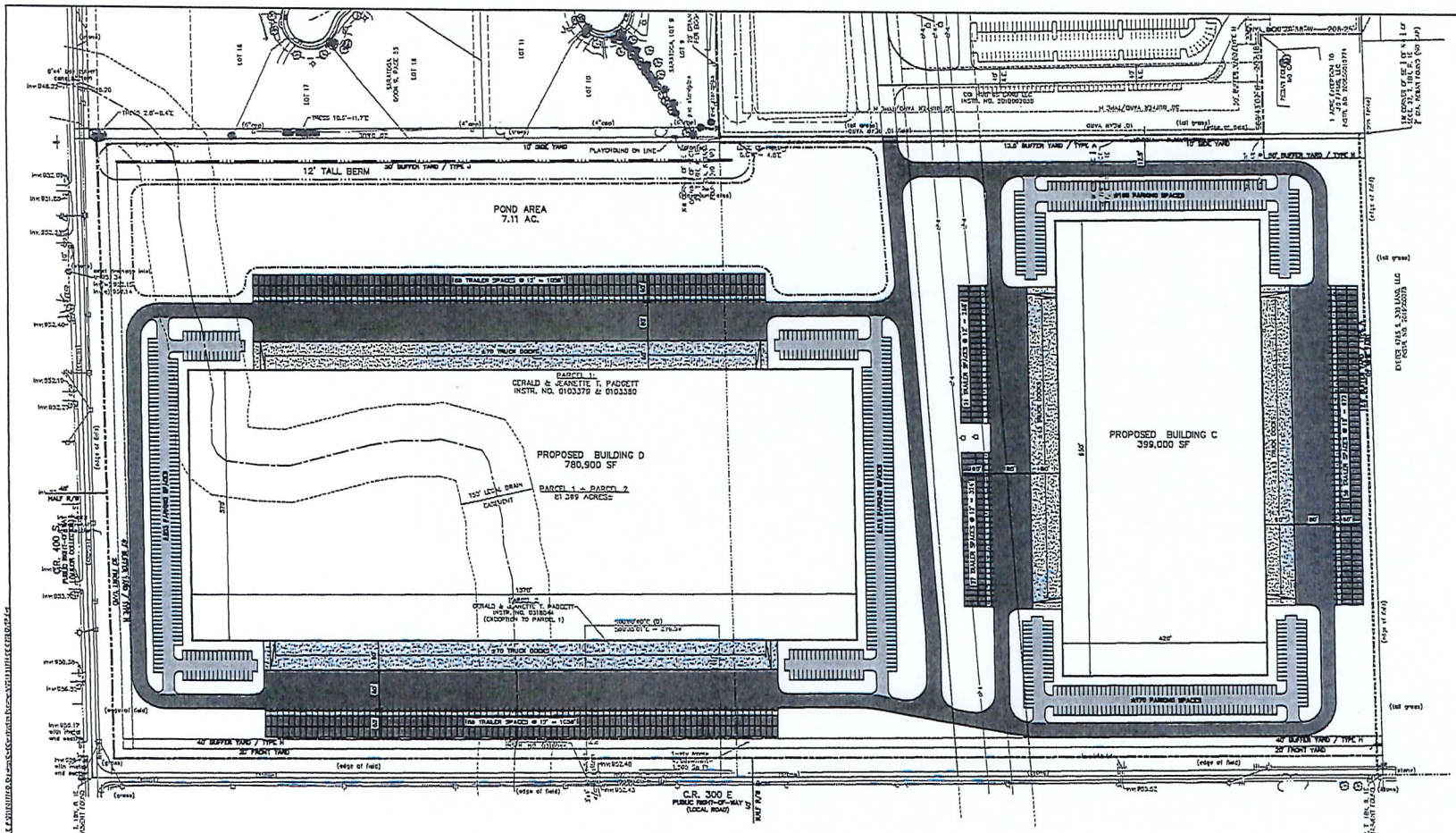
PROCEDURAL NOTE

Upon the conclusion of the Public Hearing and Certification of the Plan Commission's recommendation to the Town Council, the Town Council will then set the matter on its Agenda for future consideration (as outlined in the attached flow chart-see Exhibit 13).

400 S
400 E
300 E
500 S
SR 267
INDIANAPOLIS RD
SNAFFLEBIT RD
WHITE LICK DR
FIELDSTONE DR
PERRY BLVD
2664
2850
3108
3250
3265
3480
3507
3575
3715
3695
3785
3850
3860
3885
3985
4078
4065
4095
4155
4178
4221
4250
4286
4355
4360
4449
4502
4650
4705
4765
4898
4899
4923
3632
3522
3756
3757
3961
3980
4950
5025
5157
5190
2800
5005
5345
2630

Exhibit 2

Exhibit 3



EXISTING LEGEND

- Air Conditioner
- Bush
- Combination Pole
- Delineator
- Electric Meter Box
- Gas Marker Sign
- Guy Wire
- Inlet
- Lit
- Light Pole
- Mailbox
- Pine
- Post
- Power Pole
- Sign
- Stand Pipe
- Stump
- Telephone Marker Sign
- Telephone Pole
- Telephone Pedestal
- Tree
- Well
- Overhead Electric Line
- Overhead Telephone Line

SITE DATA TABLE

SITE ZONING:	RURAL R
PROJECT AREA:	81.379 ACRES
BUILDING AREA:	1,130,400 SF
SITE IMPERVIOUS AREA:	~8 ACRES
STANDARD PARKING (9'x19'):	674
ADA PARKING PROVIDED (INCLUDES 6 VAN ACCESSIBLE):	14
TOTAL PROPOSED PARKING:	688
TRAILER PARKING	271

LOT "C" DATA TABLE

BUILDING C AREA:	399,000 SF
STANDARD PARKING (9'x19'):	330
ADA PARKING PROVIDED: (INCLUDES 2 VAN ACCESSIBLE)	8
TOTAL PROPOSED PARKING:	338
TRAILER PARKING	98

LOT "D" DATA TABLE

BUILDING D AREA:	780,900 SF
STANDARD PARKING (9'x19'):	409
ADA PARKING PROVIDED: (INCLUDES 4 VAN ACCESSIBLE)	8
TOTAL PROPOSED PARKING:	417
TRAILER PARKING	173

SCALE: 1"=100'

GENERAL NOTES

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON AGENC GROUND EVIDENCE (marking, test and footed by, excavation, locate, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO AGENC GROUND EVIDENCE OR FOR WHICH NO AGENC GROUND EVIDENCE WAS DISCOVERED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE "811" OR 1-800-382-5544 – INDIANA UNDERGROUND –

PADGETT P
HUB 65 L

Pe
CONS
11850 West 15th Street
TEL 317

AMERI
STRU
9223 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0279
www.americanstructure.com

ARCHITECTURE
7222 North Shadeland Ave. | Indianapolis, Indiana 46219
TEL 317.491.1999
www.arcpartnersarchitecture.com

HUB I-65

S.R. 267 AND
INDIANAPOLIS ROAD
WHITESTOWN, IN 46075

4255 S CR 300 E.
WHITESTOWN, IN 46075

APPROVAL PENDING
NOT FOR CONSTRUCTION

XX/XX/20XX

CERTIFIED BY

ISSUANCE INDEX
DATE:
10/22/2019
PROJECT PHASE:
—

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.01774

OVERALL SITE PLAN

C200

Table 1, Land Use Districts		
R3	Medium Density Single Family and Two-Family Residential	This is a medium density single-family district, which may include two family dwellings by Development Plan Approval. Development in this district typically ranges from 1.75 homes per acre to 3.00 homes per acre. In this district, residential development at these densities requires connection to public water and public sewer utilities.
R4	High Density Single and Two-Family Residential	This district is established for high-density single-family dwellings and may include two-family dwellings by Development Plan Approval. Single and two-family development in this district typically ranges from 3 homes per acre to 4.25 homes per acre. Two-family development typically ranges from 7 units per acre to 12 units per acre. In this district, single and two-family development at these densities requires connection to public water and public sewer utilities.
MF	High Density Multi-Family Residential	This is a high-density multi-family district. Development in this district is typically at a density of 7 to 12 dwelling units per acre. Development in this district requires connection to public water and public sewers.
Commercial Districts		
LB	Local Business	This district is designed and located in neighborhoods to accommodate the primary needs of that locality. This district would place convenience and necessity facilities close to consumers in limited areas close to residences.
PB	Professional Business	This district is established as a buffer generally between commercial and residential districts permitting selected business and professional uses having limited contact with the public.
UB	Urban Business	This district is designed to address the needs of existing and future downtown development. This district carries virtually all of the characteristics of the GB District but without setbacks, buffer yards, or other design requirements common to suburban development.
GB	General Business	This district is designed to include central business districts in established urban places. This district would be used for most types of business and service uses.
AB	Accommodation Business	This district is established to include areas adjacent to Interstate interchanges and is designed to serve the needs of the public traveling on these major thoroughfares.
Industrial Districts and PUD's		
I1	Light Industry	This district is established to accommodate light industrial uses in which all operations, including storage of materials would be confined within a building, and would include warehousing operations.
I2	General Industry	This district is established for all types of industrial uses requiring both enclosed and unenclosed spaces for storage, manufacturing, and fabricating.
PUD	Planned Unit Development	This district is established to encourage improved land development and building site design, to encourage and allow a variety of innovative uses, building types and arrangements, to allow development of land areas so planned, located or situated as to merit and justify consideration as a PUD district.

Exhibit 4

Land Use Plan
Perry and Worth Townships

The intersection of Highways 421 and 334 serves as an entry corridor into Zionsville. New commercial and mixed-use development should be restricted to the east side of US 421. New development should follow the US 421 overlay standards.

The Indianapolis Executive Airport (formerly Terry Airport), provides an excellent resource to industrial and commercial uses in and around Boone County. The airport has experienced substantial growth due to the overflow of general aviation uses from Indianapolis International Airport. The capacity of the airport, its proximity to surface transportation to Indianapolis along SR 421 and US 31, and existing area commercial and industrial land uses provide the perfect opportunity for mixed-use development to occur around the airport with focus on additional commercial and industrial opportunities. Specific development standards and land-use requirements that help protect existing property values, promotes the health and safety of the surrounding areas while accommodating future airport expansion should be incorporated into any type of growth and new development in or around the airport

Perry and Worth Townships

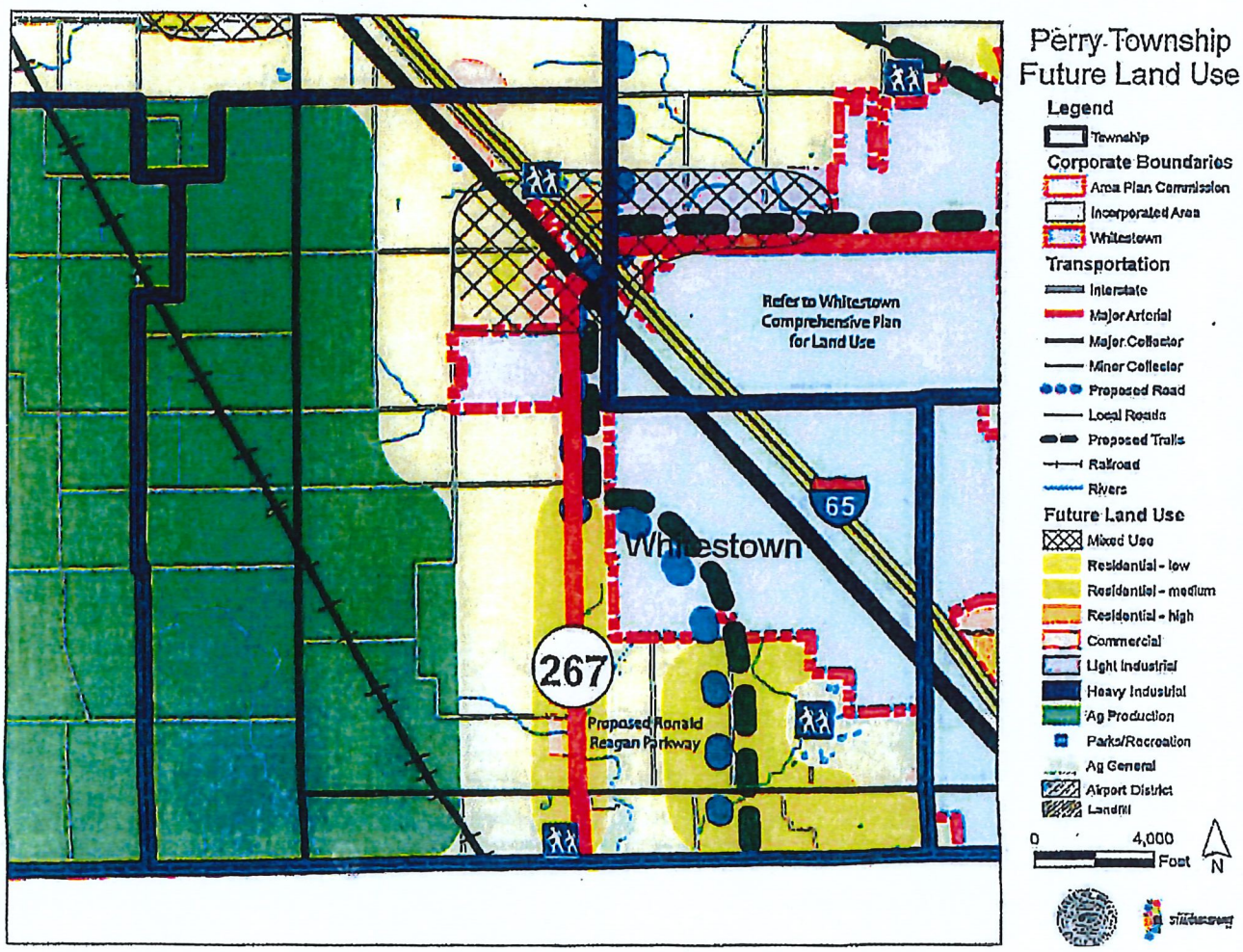
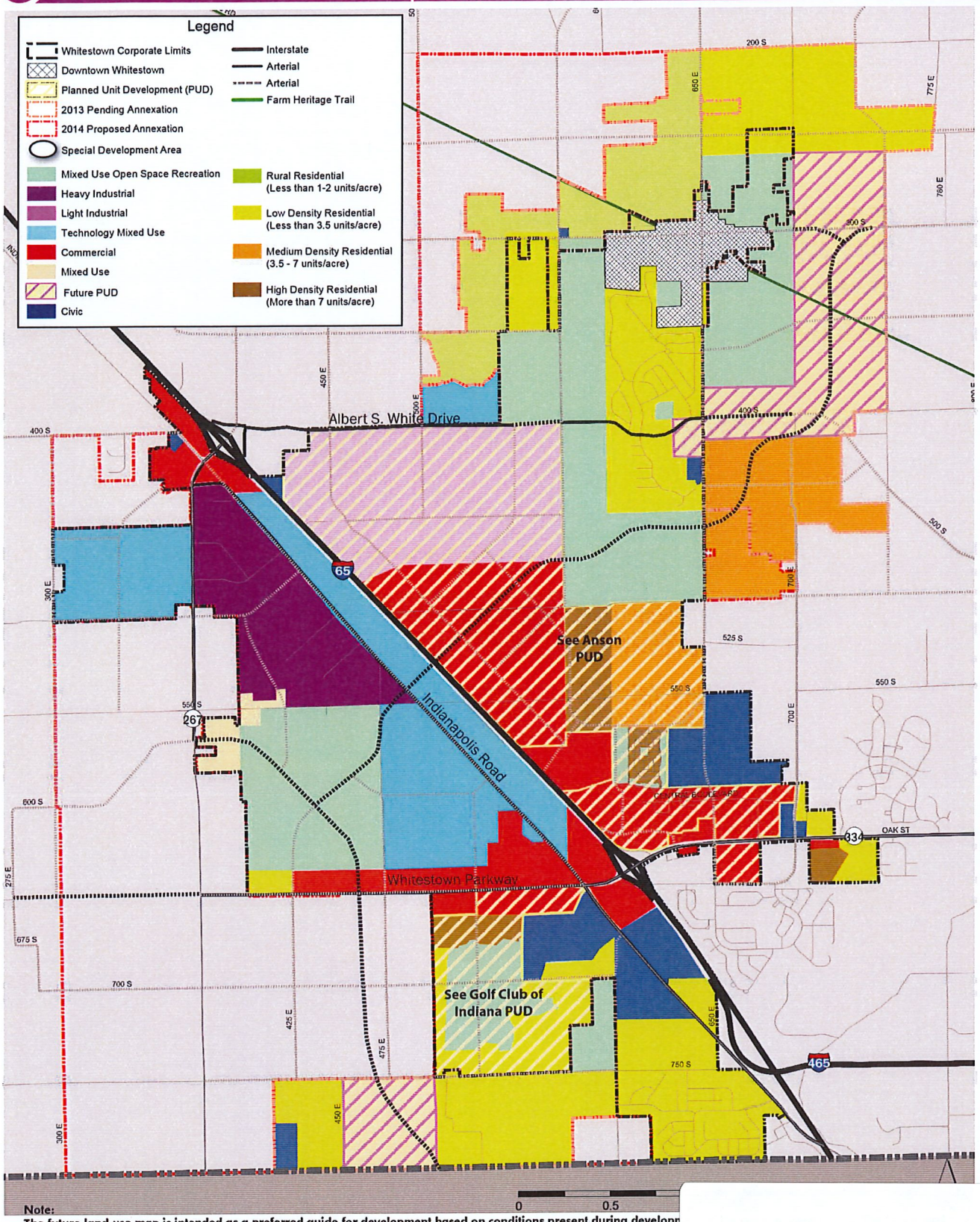


Exhibit 5

4: LAND USE

Future Land Use Map (Corporate boundary & 2013 pending annexation)



Note:
The future land use map is intended as a preferred guide for development based on conditions present during developn map is intended to be flexible and a living document, allowing for revisions and adjustments as the community evolves.

Exhibit 6

ZIONSVILLE
FOR ALL THE RIGHT REASONS

To: Wayne DeLong, Director of Planning and Economic Development
From: Beam, Longest & Neff, LLC., Town Engineer
John Beery, PE, PTOE, PTP
Date: November 22, 2019

We have completed our review of the following submittal for the referenced project.

PROJECT DESCRIPTION

Project	Name	Hub I-65 Phase 2	
	Location	Southeast Corner of 4255 S 300 East	
	Developer	Van Trust Real Estate	
	Submittal	No. 1	
Documents Reviewed		Document Name	Document Date
		Petition No. 2019-52-Z	November 12, 2019
Zoning	Current	Rural AG	
	Proposed	Rural I-1	
Land Use	Current	Agricultural	
	Proposed	Rural I-1	
Requested Variances		None Identified in Petition	

Based on our review, we have developed the following list of items and comments:

I. RE-ZONING PETITION

1. The petition meets or exceeds the submittal requirements for a Traffic Impact Study per the requirements of Section 194.023 of the Town's Zoning Ordinance. A traffic impact study is required as part of the submittal and review. The traffic impact study presented from the previous project, dated October of 2018, should be revised and updated based on the proposed project. The Town of Whitestown and Boone County should be provided with copies of the study.

Exhibit 7

2. While it is acknowledged that this is a petition for zoning, to which is generally supported by the Town's Comprehensive Plan, it should be noted there are issues in the site plan exhibit which will require significant adjustment and will affect elements in the layout and design of the facility. This information has been shared with the petitioner at TAC and will be addressed in the development plan stage of the project.

Exhibit 7

ZIONSVILLE
FOR ALL THE RIGHT REASONS

To: Wayne DeLong, Director of Planning and Economic Development
From: Beam, Longest & Neff, LLC., Town Engineer
John Beery, P.E., PTOE, PTP
Date: December 11, 2019

We have completed our review of the following submittal for the referenced project.

PROJECT DESCRIPTION

Project	Name	Hub I-65 Phases 2 and 3	
	Location	Southeast Corner of CR 400 South and CR 300 East	
	Developer	VanTrust Real Estate	
	Submittal	No. 1	
Documents Reviewed		Document Name	Submittal Date
		Traffic Impact Study	12-10-19
Zoning	Current	AG	
	Proposed	Rural I-1	
Land Use	Current	Agricultural	
	Proposed	Industrial	
Requested Variances		N/A	

Based on our review, we have developed the following comments:

I. TRAFFIC IMPACT STUDY

A. The Capacity Analysis on page iii of the Executive Summary states that the analysis was completed in Synchro (Version 9.2) with methodology used from the HCM 2010. The latest methodology that should be used in that version of Synchro should be HCM 6th Edition, as it is the most recent version of the Highway Capacity Manual

B. Please provide copies of the actual graphs used for Land Use 154 used to determined trips generated as an attachment in the Study.

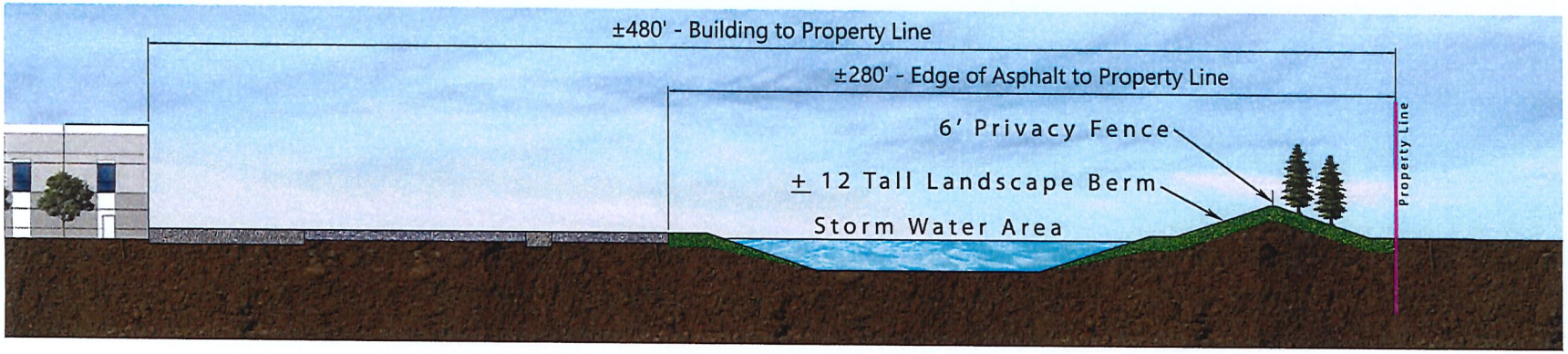
Exhibit 8

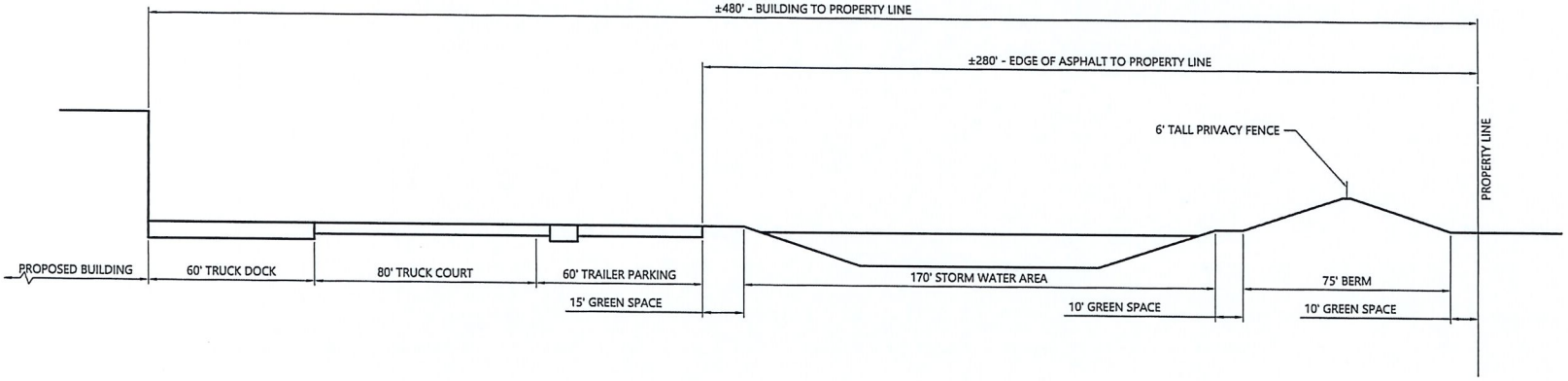
C. It is recommended that the report be reviewed by the Town of Whitestown as any changes proposed as part this study and the impacts of the development are under its jurisdiction.

D. Further review is pending any future revisions.

Exhibit 8

Exhibit 9





0 20'
SCALE 1"=20'

November 25, 2019

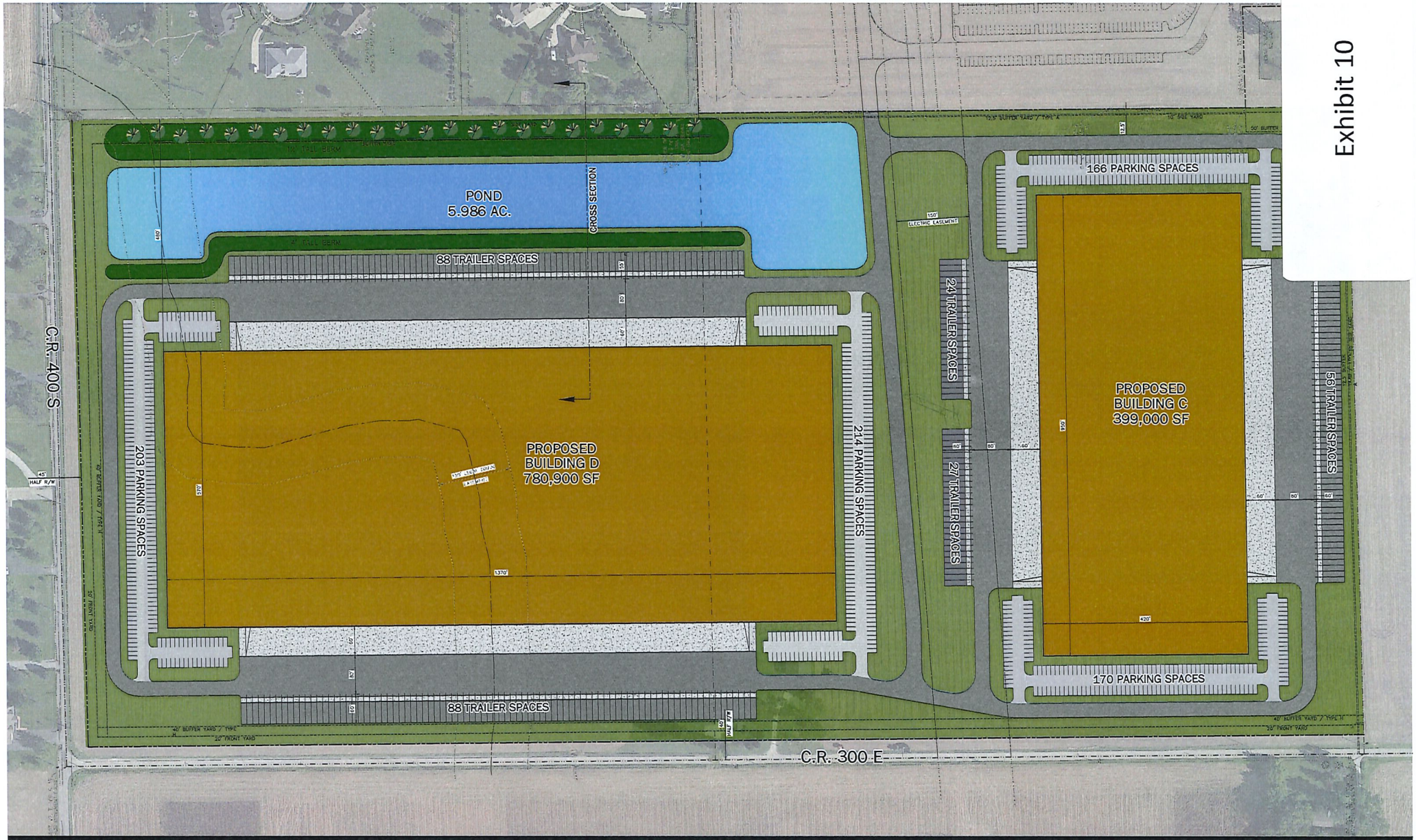
Cross Section Exhibit

HUB I-65 - Phase II
S.R. 267 and Indianapolis Road
Zionsville, Indiana 46075

VanTrust REAL ESTATE LLC

AMERICAN STRUCTUREPOINT INC.
2019.01774

Exhibit 10



SCALE: 1" = 80'

January 13, 2020

Site Exhibit

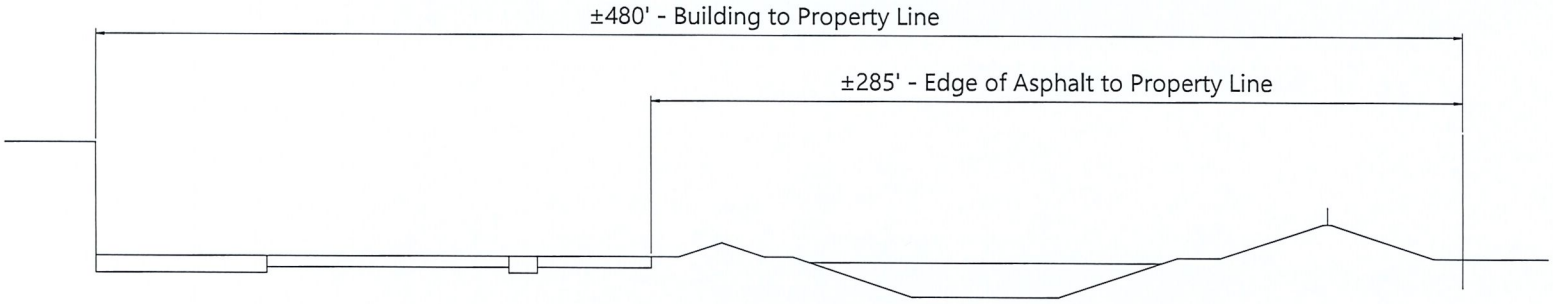
HUB I-65 - Phase II
S.R. 267 and Indianapolis Road
Zionsville, Indiana 46075

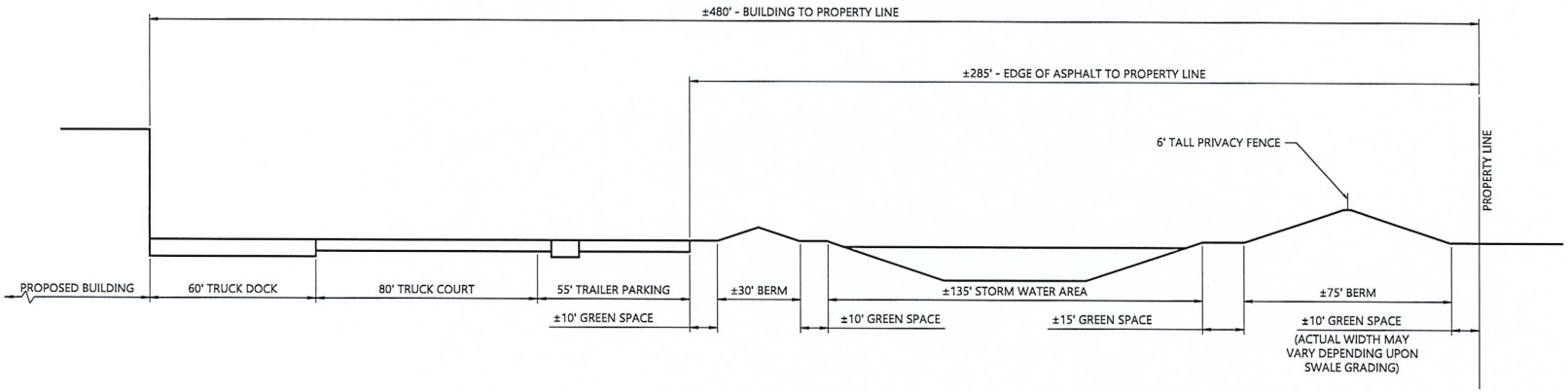
VanTrust REAL ESTATE LLC

AMERICAN STRUCTUREPOINT INC.

2019.01774

Exhibit 10





0' 20'
SCALE: 1" = 20'

January 13, 2020

Cross Section Exhibit

HUB I-65 - Phase II
S.R. 267 and Indianapolis Road
Zionsville, Indiana 46075

VanTrust REAL ESTATE LLC

AMERICAN STRUCTUREPOINT INC.
2019.01774

ZIONSVILLE PLAN COMMISSION
Docket Number 2019-52-Z
4255 S 300 E

PROPOSED COMMITMENTS LIST

1) Light poles constructed on the Real Estate that are directly adjacent to residential areas shall not be more than 20 feet in height.
2) Lighting installed on buildings constructed on the Real Estate that are directly adjacent to residential areas shall be shielded (i.e. directed downwards) LED lights and not placed higher than 20 feet from ground level.
3) Owner shall construct and maintain a landscaped berm along the Real Estate's eastern property line, where abutting Saratoga subdivision (approximately 12 feet tall and 60 feet wide). Slow or no-grow grass species shall be planted upon the berm. Owner will landscape the berm with a mixture of evergreen and deciduous trees at a planting density and spacing as depicted on the Site Plan accompanying these Commitments. Owner to replace, at is expense, any dead trees or plantings. It is the intention of the Owner that the building grade will not be unnecessarily and artificially raised in a manner substantially diminishing the visual barrier provided by the berm and fence height totaling approximately 18 feet, together with the landscaping. Owner establishing the building grade as part of the development plan approval process and to "balance" the Real Estate from the standpoint of cut and fill and to assure proper drainage shall not be deemed unnecessarily and artificially raising the building grade.
4) Owner shall install an approximately 6-foot privacy fence on the top of the berm. The fence shall be made of cedar and extend the entirety of the eastern property line, where abutting Saratoga subdivision, as depicted on the Site Plan accompanying these Commitments. The fence system shall be approved by a licensed engineer. Owner further agrees to maintain the fence and, if necessary, repair and replace damaged posts, boards and other components of the fence in a reasonably timely manner.
5) The goal of the berm and fence is to be in total 18 feet in combined height. Owner may reasonably adjust the height of the fence and/or berm to achieve the goal height.
6) No building constructed on the Real Estate shall exceed 55' in height.
7) Signage on the east side of buildings on the Real Estate, and across from that portion of the Real Estate adjacent to the Saratoga subdivision, shall not exceed 20 feet in height.
8) The development of the Real Estate shall comply with the submitted Site Plan and provide the buffer areas as shown on such plan.
9) Owner will screen any outside dumpsters in accordance with the Zionsville ordinance requirements.

Exhibit 11

Janice Stevanovic

From: Janice Stevanovic
Sent: Thursday, December 12, 2019 3:21 PM
To: Price, Matt
Cc: Nixon, Ross; Raif C. Webster - VanTrust Real Estate, LLC (raif.webster@vantrustre.com)
Subject: HUB I-65 Phase 2 Commitments

Matt,
We are sharing the following Engineer comments regarding the commitments presented in the December Plan Commission Packets.
Please let us know if you have any questions/concerns.

Janice Stevanovic
Planner II/Project Manager
Town of Zionsville
1100 W. Oak Street
Zionsville, IN. 46077
317-873-1574
jstevanovic@zionsville-in.gov

1. The berm width in the commitments (60 feet) does not match the berm width in the exhibit that was attached (75 feet).
2. The 10 foot greenspace around the pond should be 15 feet, which is the minimum easement required in the Stormwater Standards and the Town's desired distance around a pond for maintenance. The green space width should match the easement width for maintenance purposes. This should be confirmed.
3. Commitment number 8 references the site plan and states bufferyards. I recommend editing that statement to read: "The development of real estate shall comply with the bufferyard requirements for Rural development standards and process outlined in the Town's Zoning Code." The email we just received states the bufferyards won't be a part of the zoning petition, but the commitments presented in the package references the site plan and specifically references bufferyards.
4. Recommend a note that all dimensions and layouts are subject to final site design requirements.

Exhibit 12

Exhibit 13-

ZIONSVILLE
FOR ALL THE RIGHT REASONS

PUBLIC PROCESS FOR CHANGE OF ZONING REQUESTS (I.C. 36-7-4-600) integrated with Town of Zionsville Plan Commission Rules of Procedure

PLAN COMMISSION HEARING PROCESS-FOR CHANGE IN ZONING (filing date is a minimum of 31 days prior to the initial hearing)

STEP ONE	DAY 1	DAYS 3-5	DAYS 12-14	DAYS 12-20	DAY 31
ACTION	Public Filing	Plan Commission Agenda Posted to Town Website	Legal Notice of Plan Commission Meeting Published in Newspaper	Legal Notice Mailed to Adjoiners	Public Hearing Occurs *first public interaction*
DETAILS ON ACTION:	Indiana Code requires Plan Commission to hold a hearing within 60 days of the filing	Second opportunity of public to learn of a filing (first is to check with staff after passing of deadline for filing)	Published in a newspaper of general circulation at least 10 days prior to the hearing (regulated by Indiana Code). (Third opportunity for public to be made aware of a rezoning request)	Notices are mailed to interested parties (interested parties are defined by the Plan Commission) (Fourth opportunity for public to to be made aware of a rezoning)	Hearing can be continued from time to time and results in a recommendation being forwarded to the Town Council within 10 business days of the final determination (Indiana Code stipulates timing)
INTERESTED PARTIES:	Call on Town Hall to confirm what has been filed	Watch website for updates	Publication occurs on Wednesdays (typically, using Zionsville Sentinel Times)	Mail arrives certified	Hearing(s) occur at Town Hall -Public Hearing (& fifth time public to be made aware of rezoning request) is on a set schedule published yearly

TOWN COUNCIL MEETING PROCESS-FOR CHANGE IN ZONING

STEP TWO	DAYS 32-41	DAYS 41-119	DAYS 42-135
ACTION	Matter is Forwarded to Town Council	Town Council Posts Agenda to Town Website	Town Council Holds Public Meeting *second public interaction*
DETAILS ON ACTION:	Town Council discusses request at an agenda setting meeting (& sixth time public to be made aware of a rezoning request)	Seventh opportunity of public to be made aware of a rezoning request (Note: Town Council, by Indiana Code, has up to 90 days to take action on a change in zoning)	Eighth opportunity of public to be made made aware of a rezoning request

Notes:

1) This listing does not include any reference to Staff review of the filing (though a part of the process).

2) Indiana Code does not require the Town Council to hold a meeting (a request not scheduled for a meeting is deemed effective/adopted as recommended by the Plan Commission).

3) This shall serve as a guide of the rezoning process as regulated by state law and further described in local ordinance as well as the Plan Commission's Rules of Procedure (the "Laws"). This document is only a guide and is not intended to circumvent or deviate from the Laws associated with rezoning land in Indiana.

1100 West Oak Street, Zionsville, Indiana 46077 Main Line: 317-873-8247
www.zionsville-in.gov/planning

3/15/2018

ZIONSVILLE
FOR ALL THE RIGHT REASONS

Petition Number: 2019-55-DP

Project Address: 10601 Bennett Parkway (to be formally addressed as 10649 Bennett Parkway).

Petitioner: Zionsville MOB Investors, LLC

Representative: Jeff Jacob, Attorney for Petitioner
Hackman Hulett LLP

Request: Petition for Development Plan to allow for the construction of an approximately 12,294 square foot building with waiver request from section 194.071(D)(1)(a) of the Zoning Ordinance in the (I-3) Urban Heavy Industrial Zoning District.

Current Zoning: Urban Heavy Industrial Zoning District (I-3).

Current Land Use: Unimproved

Approximate Acreage: 2.48± Acres

Related Petitions: 2019-54-SP: Secondary Plat; Pending Administrative Approval.
2019-33-UV: Use Variance to permit Clinic as a Primary Use in the I-3 District; Approved by the Zionsville Board of Zoning Appeals on November 26, 2019.
2019-34-SE: Special Exception to permit Office as a Primary Use in the I-3 District; Approved by the Zionsville Board of Zoning Appeals on November 26, 2019.

Exhibits:
Exhibit 1 – Staff Report
Exhibit 2 – Aerial Location Map
Exhibit 3 – Petitioner's Narrative
Exhibit 4 – Development Plans (includes Site Plan, Building Elevations, Landscaping Plan, Site Photometric, Lighting Cut Sheets, and conceptual Ground Sign)
Exhibit 5 – Town Engineer's Comments
Exhibit 6 – Petitioner's Findings of Fact

Staff Presenter: Wayne DeLong, AICP, CPM

PETITION HISTORY

This petition will receive a public hearing at the January 21, 2020, Meeting of the Plan Commission. The Zionsville Board of Zoning Appeals approved a Use Variance (2019-33-UV) to permit a Clinic as a Primary Use and approved a Special Exception (2019-34-SE) to permit Office as a Primary Use for this project on November 26, 2019.

PROJECT LOCATION

The subject site is located at the northeast corner of the intersection of Bennett Parkway and West 106th Street. The site is approximately 2.48± acres and is not improved. The site is bordered on the south by West 106th Street; on the west by Bennett Parkway; on the north by Charles Court; and on the east by a retention pond serving Bennett Technology Park. The site and adjoining parcels to the north and east are zoned Urban Heavy Industrial Zoning District (I-3). Adjoining parcels to the south and west are zoned Urban General Industrial (I-2).

Vehicular access onto the site will be from Bennett Parkway and Charles Court; no curb cut is proposed on West 106th Street. Pedestrian maneuverability on site will include pathways along the Bennett Parkway and Charles Court frontages. Sidewalks are designed to connect the proposed building's main entry, located on the north façade of the building, to the pathway along Bennett Parkway.

ANALYSIS

The Petitioner requests approval for the development of a single story, 12,294± square foot building, with related parking areas, to house a medical clinic in the Urban Heavy Industrial Zoning District (I-3). The Petitioner anticipates a future expansion of approximately 8,000 square feet to this subject building which is labeled on the conceptual site plan as "Proposed Flex Tenant Space." However, this future expansion is not included within this Development Plan review. Approval of a Development Plan Amendment for this future expansion will be required by the Plan Commission.

DEVELOPMENT PLAN REVIEW

Zoning Ordinance

Approval of a Development Plan by the Plan Commission is required for "…new development or major additions…" within the Urban I-3 (Heavy Industrial) Zoning District.

Architecture

The proposed improvements utilize a variety of materials and colors. Renderings are attached to this report with additional supporting documents within the Petitioner's materials (Exhibit 6). As filed, staff is supportive of the proposed architecture and color palette.

Architectural Building Design

The subject site is within 400 feet of a Secondary Arterial (West 106th Street) and a Collector Street (Bennett Parkway) and is therefore subject to the Zoning Ordinance's requirement (§194.071(D)(1)(a)) of "…any new building or building addition be designed to incorporate the salient features of and be consistent with or complementary to the Zionsville theme, incorporating the architecture, design and overall aesthetic exterior character of a building consistent with the Georgian, Federal, Greek Revival or Victorian architectural styles." The Zoning Ordinance does provide that the Plan Commission may grant a waiver of these Architectural Building Design Requirements and approve the proposed design which does not incorporate the salient features of the Zionsville Theme provided the following findings are met:

(a) The building design represents an innovative use of building materials or design, or site design features which will not be detrimental to the use or value of area properties;
(b) The proposed building is appropriate when compared to the architecture, design and overall exterior character of other buildings on the site and surrounding sites;
(c) The building design is consistent with and compatible with other development located along the street; and
(d) The proposed building is consistent with the intent and purpose of this chapter.

Staff's opinion is that a waiver of the Architectural Building Design Requirements is necessary for the proposed design and that the findings for this waiver (noted above) are met. Petitioner has provided a letter from their architect (within Exhibit 3) detailing certain architectural features of the proposed building and its relationship to three buildings in the immediate area. Two of these referenced buildings were granted the design waiver.

Landscaping & Setbacks

As proposed, the site would be improved with a combination of deciduous and evergreen trees and shrubs as well as a variety of other types of plantings. Along the frontages of West 106th Street, Bennett Parkway, and Charles Court the Petitioner is proposing to utilize a development incentive provided within the Zoning Ordinance to reduce the required front yard setbacks from 50 feet down to 30 feet by installing a Level "B" landscaping package on each of these frontages. This same reduction has been utilized by other developments within the immediate area of the subject site.

It must be noted that overhead power transmission lines, and a corresponding utility easement, run parallel and adjacent to the subject site's southern border along West 106th Street. Duke Energy has certain limitations on landscaping as to not interfere with their power lines. While none of the Petitioner's proposed landscaping is located within the Duke easement, should Duke at a future time require certain plantings be removed, the Petitioner should be required to replace any removed plantings in order to maintain a Level "B" landscaping package. As filed, Staff is supportive of the landscape plan.

Lighting

The proposed lighting on the site includes five (5) pole mounted lights in the parking areas and nine (9) wall mounted lights on the building's facades. Per the submitted plan set, the pole lights would be mounted at 25 feet in height and be appropriately located within the parking areas. The wall-mounted lights would be mounted at 12 feet in height. A photometric plan has been submitted and is compliant with the Ordinance requirements. As filed, Staff is supportive of the lighting plan.

Signage

The site is eligible to be improved with both ground signage and wall signs associated with the proposed building and various occupants. Petitioner has provided proposed building elevations which identify areas contemplated for wall signage while not specifically identifying the exact dimensions of those signs as well as a conceptual ground sign elevation. Final sign design(s) will be reviewed by the Town Staff at the time the Petitioner seeks sign permits associated with the proposed improvements.

Stormwater / Drainage

The Town's Street / Storm Water Department and Town Engineer have reviewed the proposed storm water drainage plan (review comments are contained a part of the Plan Commission's packet - Exhibit 5). No substantial items remain to be resolved specific to the site's drainage or management of storm water.

Utility Access

Adequate access to utilities is available to facilitate the project. No issues are known at this time.

Vehicle and Bicycle Parking

The site layout provides compliant vehicle parking for the proposed medical clinic. Additional vehicle parking areas are planned and can be accommodated on site if and when the 8,000± square foot building addition would be constructed. While not required by the Zoning Ordinance, the Petitioner has provided bicycle parking (two inverted "U" bicycle stands) near the pedestrian entry into the building. This was suggested by Staff as the site is bordered on two sides by multi-use paths. This bicycle parking may be utilized by employees and patrons.

FINDINGS

The Plan Commission shall hear, and approve or deny, Development Plans based on Findings of the Building Commissioner or Plan Commission. Per Section 194.127 of the Ordinance the Plan Commission finds:

1. The Development Plan **is** compatible with surrounding land uses because:

2. The Development Plan **does** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:

3. The Development Plan **does** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:

4. The Development Plan **does** utilize building materials and building style compatible with the Zionsville theme because:

5. The Development Plan **does** provide for the calculation of storm water runoff because:

6. The Development Plan **does** provide for current and future right-of-way dedications because:

7. The Development Plan **does** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

The Petitioner's Proposed Findings are attached as Exhibit 6 for the Plan Commission's consideration.

STAFF RECOMMENDATION

Staff recommends approval of the requested Architectural Building Design waiver and the Development Plan Petition as filed.

RECOMMENDED MOTIONS

I move that the waiver of Architectural Building Design Requirements be (Approved based on the findings in the staff report / Denied) as presented.

I move that Docket #2019-55-DP to allow for a single story, 12,294± square foot building to house a medical clinic in the Urban Heavy Industrial Zoning District (I-3) be Approved based on the findings in the staff report, staff recommendation, and submitted findings of fact / Denied/ Continued) as presented.

PROCEDURAL NOTES

An Improvement Location Permit will be required to be obtained from the Town prior to the commencement of any site work and/or building construction.

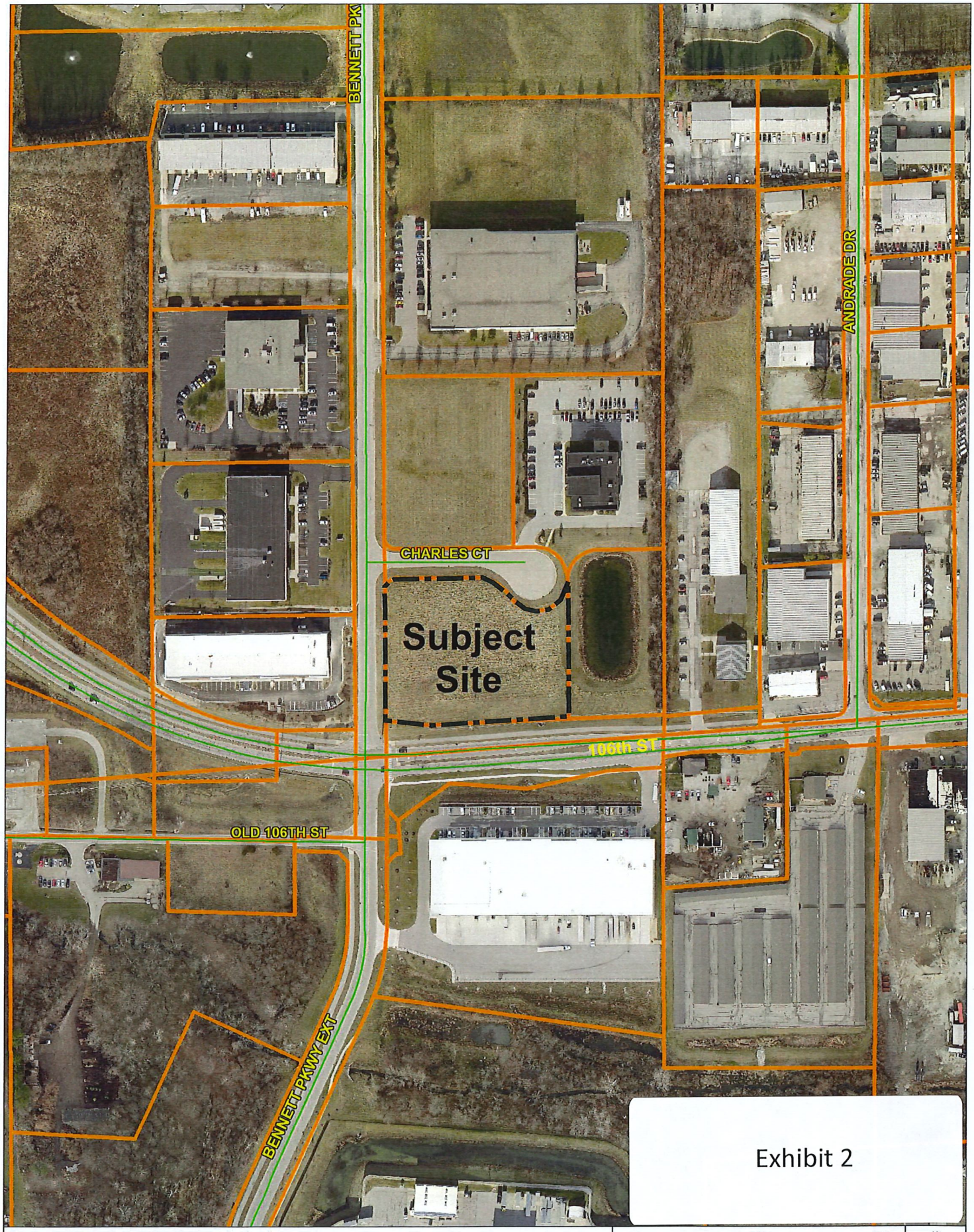


Exhibit 2: Aerial Map

0 250 500

1" = 250ft

N W E S

HACKMAN
HULETT LLP
Attorneys at Law

January 13, 2020
Sent Via Hand Delivery

Zionsville Plan Commission
Town of Zionsville
1100 West Oak Street
Zionsville, Indiana 46077

Re: Petition 2019-55-DP

Dear Zionsville Plan Commission:

Submitted on behalf of my client, Zionsville MOB investors, LLC, for your review and consideration is the Development Plan and Petition and plans for the construction of medical clinic on the northeast corner of 106th Street and Bennet Parkway related the above referenced Petition. By way of background, the subject parcel is part of the Bennett Technology Park Primary Plat approved in 2000. Thereafter, the Secondary Plat for the other lots was finalized in 2006. The Secondary Plat for this parcel was filed for staff review contemporaneously along with this Development Plan application.

The undeveloped 2.48 +/- acre parcel is zoned Urban Heavy Industrial (i-3) and was the subject of a Use Variance (medical clinic in I-3 District) and Special Exception (related to potential future office space expansion) which was approved the Board of Zoning Appeals. The proposed ~12,294 square foot building is replacement space for an existing primary care physician office located in Zionsville. A medical clinic is compatible with the surrounding uses as the area has actually developed and matured; especially after the realignment and expansion of 106th Street. Public water and sewer are available at the site and there is adequately planned and sized roadway system for vehicular ingress/egress in and around the area. Further, storm water controls were mastered planned as part of the Bennett Parkway Primary Plat and have been accounted for as part of the Secondary Plat application.

The Petitioner has requested a waiver of the Architectural Design Standards related to the Zionsville theme. However, this waiver may not be necessary as the Applicant has taken measures to meet the design guidelines and match the surrounding developed uses. Specifically, the architect has worked to pair the colors with the variety of exterior materials and architectural features in order to match Greek Revival style which is an element of the Zionsville theme.

135 N. Pennsylvania Street, Suite 1610 ♦ Indianapolis, IN 46204-2454 ♦ *office* 317-636-5401 ♦ *fa*

1620 West Oak Street, Suite 200 ♦ Zionsville, IN 46077 ♦ *office* 317-344-2111 ♦ *facsimile*

www.hhlaw-in.com

Exhibit 3

Thank you in advance for your consideration.

Very truly yours,

HACKMAN HULETT LLP

By:_____
Jeffrey S. Jacob, Attorney at Law

CC: Zionsville MOB Inventors, LLC
Ashton Fritz, Fritz Engineering Services, LLC

Encl.

HACKMAN
HULETT LLP
Attorneys at Law

January 2, 2020
Sent Via Email

Roger Kilmer
Planner I – Economic Development
Town of Zionsville
1100 West Oak Street
Zionsville, Indiana 46077

Re: Petitions 2019-54-SP and 2019-55-DP

Dear Roger:

Enclosed please find a brief description of the intended architectural design for the medical building detailed within the above described petitions.

It is my client's contention that the design, as depicted and described, complies with the "Zionsville Theme" and no development standard waiver is needed. The enclosed describes the architectural elements incorporated into the design in order to meet the Town's Ordinance requirements. Please advise.

Very truly yours,

HACKMAN HULETT LLP

By: _____
Jeffrey S. Jacob, Attorney at Law

CC: Zionsville MOB

Encl.

135 N. Pennsylvania Street, Suite 1610 ♦ Indianapolis, IN 46204-2454 ♦ *office* 317-636-5401 ♦ *facsimile* 317-686-3288

1620 West Oak Street, Suite 200 ♦ Zionsville, IN 46077 ♦ *office* 317-344-2111 ♦ *facsimile* 317-344-2126

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9135 N. Meridian Street, Suite A1
Indianapolis, IN 46260
317.816.1144 • www.coolerdesign.com

2019 December 31

To Whom It May Concern:

Many factors contributed to the design of the proposed building to be located at 10601 Bennett Parkway, Zionsville, IN 46077. After determining that the aforementioned address and site works functionally for our client and the locality, all applicable guidelines/requirements/codes/ etc. were taken into consideration. In addition, surrounding buildings were studied so that our new facility will fit in with the area.

In looking at buildings located in the immediate vicinity of our project, along 106th Street and West of Michigan Road, we found that there a number of buildings with similar building materials and design elements that contribute to one of the four design themes which the Town of Zionsville has set forth. As stated in the Urban VBD (Village Business District) guidelines, these are Georgian, Federal, Greek Revival and Victorian styles. We found the following:

- Directly across 106th Street, looking South from our proposed building site, sits NK Hurst and Company. This building utilizes, what appears to be, pre-cast construction materials in a manner that resembles masonry. Additionally, design elements such as water table, low on building, cornice located high on building, and undulation in the façade itself help to fit within several of the architectural schemes. Colors are reds and greys (red brick and grey 'water table')

- Located at the NW corner of 106th Street and Bennett Parkway sits a building appearing to also be pre-cast with very similar design elements: water table, cornice, banding, etc. Colors used here are largely greys (medium grey brick and light grey cast stone)

- Lastly, the building for Reindeer Logistics is located directly NE of our proposed building site, off of Charles Court. It incorporates undulations in building façade, quoins, cornice trim high at parapet, and lintels or the suggestion of lintels over windows. Colors used are taupe and dark brown/bronze.

Our facility features an undulating façade which helps add character. It will also incorporate earth toned colors comprised of light brown, taupe, dark brown/bronze and greys. The building façade will, predominantly, consist of masonry materials including cast stone (grey), brick (taupe/light brown) and stone (beiges/light browns/greys). Cast stone is used for a base, or water table, on the building, as well as for lintels and sills. A small amount of dark bronze metal panel is used to further add richness in

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Indianapolis, IN 46260
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material and additional character. All of these items, along with a substantial, dark bronze cornice are design elements, colors and features that are reminiscent of the Greek Revival style, and they, along with the corresponding colors, will achieve a uniformity with surrounding buildings in the area.

Regards,

William H. Cooler

William H. Cooler, AIA, NCARB
Cooler Design, Inc.
President

PLAN COMMISSION PACKET FOR:

ZIONSVILLE MEDICAL OFFICE BUILDING

10649 BENNETT PARKWAY

ZIONSVILLE, EAGLE TOWNSHIP, BOONE COUNTY, INDIANA

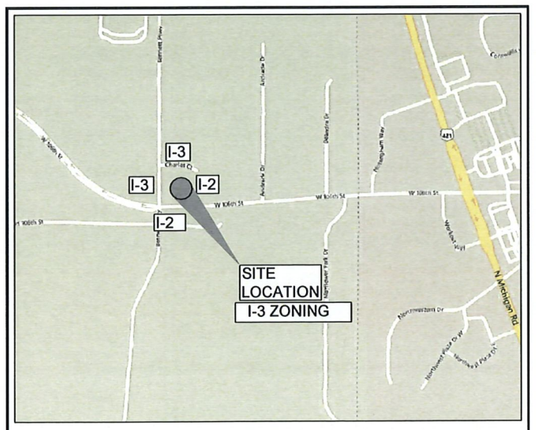
SECTION 1, TOWNSHIP 17N, RANGE 2E

DEVELOPER:

HOKANSON COMPANIES, INC.
10201 N. Illinois Street, Suite 400
Indianapolis, IN 46290

Contact Person: Chris Horsley
317.633.8072
cmh@hokansoninc.com

HOKANSON COMPANIES INC.
INVESTMENT & CORPORATE REAL ESTATE



SITE VICINITY & ZONING MAP

FRONT EXTERIOR RENDERED IMAGE

NORTH FACADE

PACKET INDEX

SITE PLAN
ARCHITECTURAL RENDERED IMAGES
SITE LANDSCAPE PLAN
BUILDING ELEVATIONS
SITE LIGHTING PLAN
LIGHTING FIXTURE SPEC SHEETS
MONUMENT SIGN

SITE DATA:

TOTAL SITE ACREAGE - 2.48 AC
TOTAL ACREAGE OF DISTURBANCE - 2.0 AC
GROSS SQUARE FOOTAGE OF OFFICE BUILDING - 12,312 SF
PROPOSED CONSTRUCTION START - MARCH 1, 2020
PROPOSED CONSTRUCTION END - OCTOBER 1, 2020

TOWN OF ZIONSVILLE PETITION REFERENCE:

DEVELOPMENT PLAN DOCKET # 2019-55-DP

SECONDARY PLAT DOCKET # 2019-54-SP

BZA USE VARIANCE DOCKET # 2019-33-UV APPROVED 11/26/2019

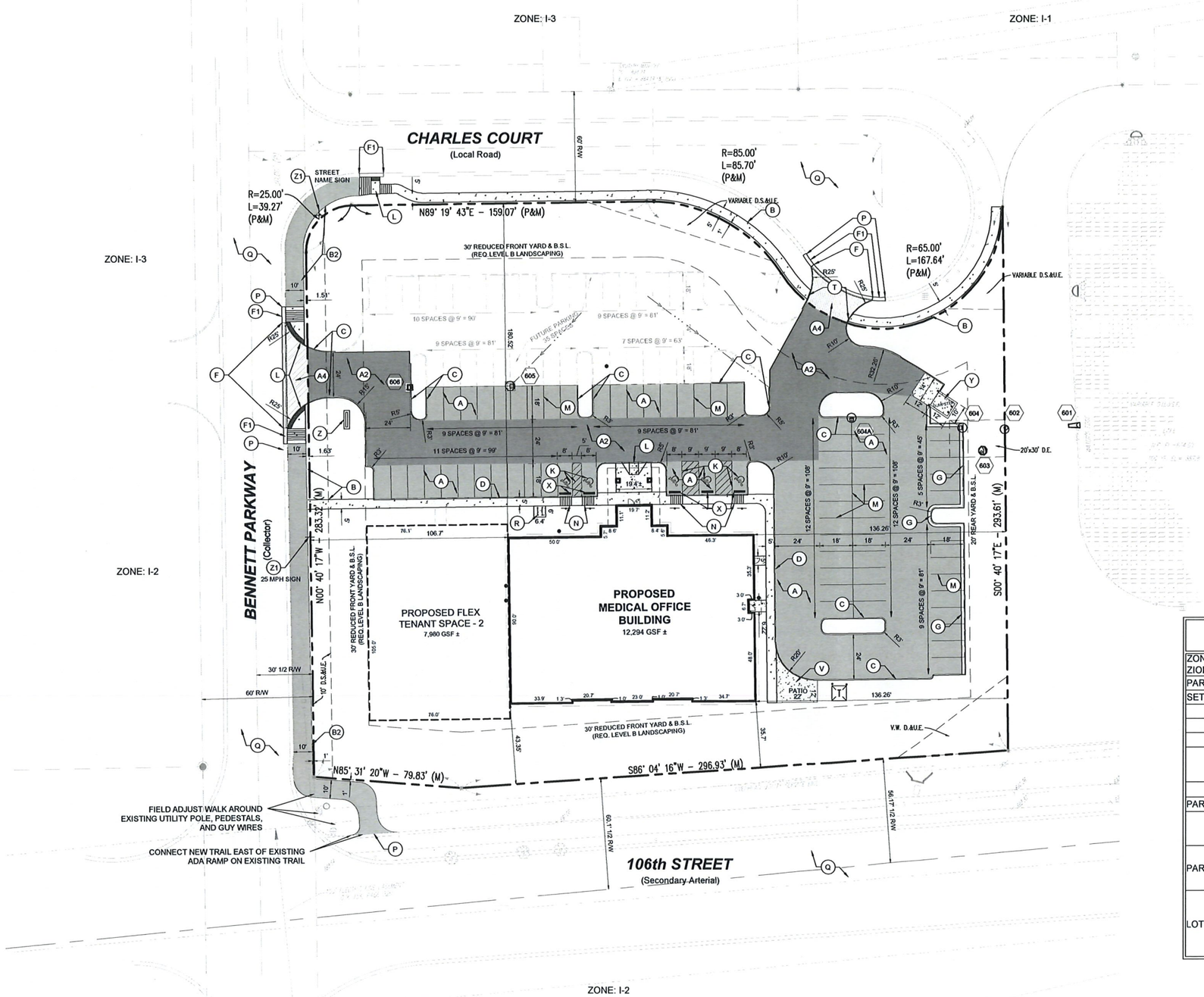
BZA SPECIAL EXCEPTION DOCKET # 2019-34-SE APPROVED 11/26/2019

FLOOD ZONE:

The project site is located within the FEMA Community Panel Map #18011C0353E dated January 18, 2012. Review of the map indicates the site is located within the Flood Designations 'Zone X' (unshaded). The proposed buildings and improvements are located in Zone X Unshaded and are therefore not subject to Flood Control Ordinance requirements.

Fritz Engineering Services, LLC
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com
ashton@Fritz-Eng.com

Exhibit 4



N

0 30' 60'
SCALE: 1" = 30'

KEY NOTES:

A	LIGHT DUTY ASPHALT	
A2	HEAVY DUTY ASPHALT	
A3	CONCRETE PAVEMENT	
A4	RIGHT OF WAY PAVEMENT	
B	CONCRETE WALK	
B2	10' ASPHALT PATH (REF. ZIONSVILLE DETAILS)	
C	6" CONCRETE CURB	
D	COMBINED CONCRETE CURB & WALK	
F	VALLEY CURB & GUTTER	
F1	CURB TRANSITION TO EX. ROLL CURB	
G	CONCRETE CURB & GUTTER	
H	4" WHITE PAVEMENT STRIPING, TYP.	
K	ADA BLUE PAVEMENT STRIPING, TYP.	
L	CURB RAMP (REF. INDOT DETAILS ON C602)	
M	PAVEMENT MARKING (AS SHOWN)	
N	ADA RAMP	
P	MATCH EXISTING PAVEMENT, CURB OR WALK	
Q	EXISTING PAVEMENT TO REMAIN	
R	BICYCLE PARKING (U-SHAPED, BLACK THERMOPLASTIC POWDER COATED, 2 REQ'D, MOUNTED ON 4" CONCRETE SLAB)	
T	SIDEWALK TRANSITION (PER INDOT DETAILS)	
V	CONCRETE PATIO (4" CONCRETE ON 4" STONE BASE, 6'x6' DIAGONAL SAWED CONTROL JOINTS)	
W	~~FLAG POLE (CONCORD AMERICAN MODEL ISC25C51 WITH #GCA2503 GROUND TUBE AND 10" SQUARE BASEPLATE; INSTALL PER MANUFACTURER'S RECOMMENDATIONS; REF. DETAILS C602)~~	
X	6' PRECAST CONCRETE WHEEL STOP	
Y	DUMPSTER ENCLOSURE (REF. ARCH PLANS)	
Z	MONUMENT SIGN (REF. ARCH/SIGNAGE PLANS)	
Z1	RELOCATED STREET SIGN RECOMMENDED LOCATION (COORDINATE LOCATION WITH ZIONSVILLE STREET DEPARTMENT AND POLICE DEPARTMENT)	

SITE DATA TABLE

ZONING CLASSIFICATION, ZIONSVILLE	URBAN, I-3 (USE VARIANCE PETITION PENDING)
PARCEL SIZE	2.48 Ac. ±
SETBACKS	
FRONT	50'
SIDE	20'
REAR	20'
REDUCED FRONT, REQ. ADD. LANDSCAPING, TYPE 'B' PLANTINGS	30'
PARKING REQUIRED	1 PARKING SPACE PER 200 GROSS FLOOR AREA
MEDICAL OFFICE BLDG FUTURE FLEX TENANT	12,294/ 200 = 62 7,980 / 200 = 40 TOTAL REQ'D = 102
PARKING PROVIDED	67 STANDARD + 5 ADA SPACES + 35 FUTURE SPACES 107 TOTAL SPACES
LOT COVERAGE	BUILDING = 12,294 FUTURE FLEX TENANT = 7,980 PROPOSED PAVEMENT = 32,300 FUTURE PAVEMENT = 11,200 TOTAL IMPERVIOUS = 63,774 SF OR 1.46 Ac. OR 59%

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14020 Mississinewa Drive
Carmel, Indiana 46033
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www.Fritz-Eng.com
ashton@Fritz-Eng.com

ASHTON L. FRITZ
REGISTERED
No. PE10707583
STATE OF INDIANA
PROFESSIONAL ENGINEER
1/1/1010

REVISIONS AND ISSUES	DATE	BY
ISSUED - STATE DESIGN RELEASE	12/2/2019	AF
1 REV. PER TAC COMMENTS	1/2/2020	AF

GENERAL NOTES / LEGEND:

PROJECT:
ZIONSVILLE MEDICAL OFFICE BUILDING

PROJECT LOCATION:
10601 BENNETT PARKWAY
ZIONSVILLE, INDIANA 46077
BOONE COUNTY

SECTION, TOWNSHIP, RANGE:
S1, T17N, R2E

CLIENT:
COOLER DESIGN, INC.
9135 NORTH MERIDIAN STREET,
SUITE A1
INDIANAPOLIS, INDIANA 46260

PLAN DATE: 12/2/2019

DESIGN:	CHECK:	DRAWN:
AF	AF	KG

PROJECT NO. 1909004

SHEET NAME: SITE PLAN

SHEET NO. C201

HOKANSON COMPANIES INC.
INVESTMENT & CORPORATE REAL ESTATE

Zionsville MOB

12/09/19

10649 Bennett Parkway, Zionsville, Indiana 46077

Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

HOKANSON COMPANIES INC.
INVESTMENT & CORPORATE REAL ESTATE

Zionsville MOB

12/09/19

10649 Bennett Parkway, Zionsville, Indiana 46077

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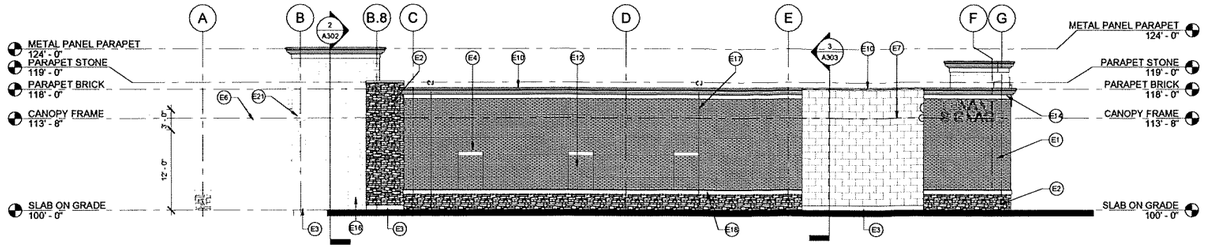
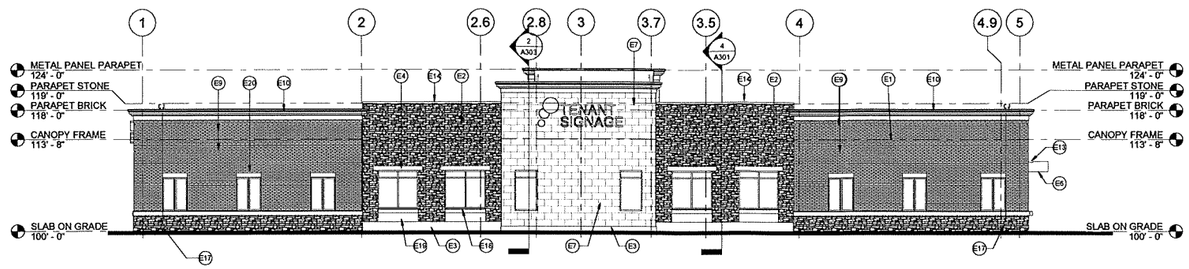
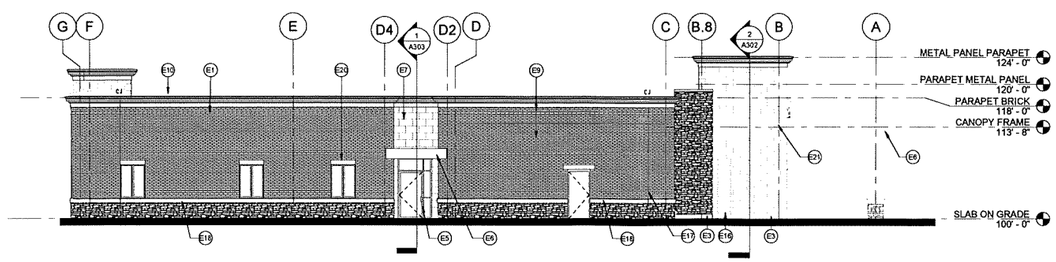


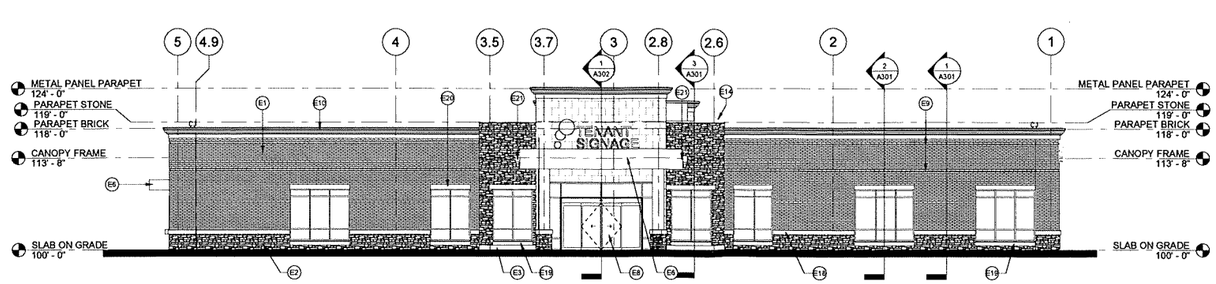
4 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION NOTES

E1	BRICK VENEER. SEE WALL SECTIONS FOR BRICK REVEAL COURSES LOCATION. REFER TO PROJECT MANUAL FOR BRICK SPECIFICATION.
E2	STONE VENEER. REFER TO PROJECT MANUAL FOR SPECIFICATION.
E3	CAST STONE BASE TYP. MITER AT ALL CORNERS.
E4	CAST STONE LINTEL TO EXTEND 8" ON EACH SIDE OF WINDOW OPENING. (TYPICAL AT STONE FACADE).
E5	ALUMINUM STOREFRONT ENTRANCE.
E6	METAL PANEL CANOPY.
E7	COMPOSITE METAL PANEL SYSTEM.
E8	ALUMINUM STOREFRONT ENTRANCE SYSTEM.
E9	BRICK REVEAL COURSES.
E10	METAL CORNICE. COLOR TO MATCH METAL PANELS.
E12	RECESSED MASONRY VENEER PANEL.
E13	6" WIDE SPILLWAY.
E14	METAL COPING. COLOR TO MATCH METAL PANELS.
E16	ALUMINUM STOREFRONT SYSTEM.
E17	MASONRY VENEER CONTROL JOINT "CJ" TYPICAL.
E18	CAST STONE WATER TABLE TYP. MITER AT ALL CORNERS.
E19	CAST STONE WINDOW SILL.
E20	CAST STONE LINTEL. LINTEL TO BE FLUSH WITH EDGE OF WINDOW. (TYPICAL AT BRICK FACADE)
E21	METAL SCUPPER W/ SPOUT TO MATCH COLOR OF METAL COPING.

EXTERIOR ELEVATION GENERAL NOTES

A. INSTALL VERTICAL CONTROL JOINT TYPICALLY 4' FROM OUTSIDE CORNER AND 40' O.C. MAX FROM WALLS LONGER THAN 40'.

B. JOINTS AT ALL INSIDE CORNERS SHALL BE A CONTROL JOINT.

Cooler Design
Architecture, Planning and Interior Design

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WILLIAM H. COOLER REGISTERED No. 10000 STATE OF INDIANA

CERTIFICATION

DATE: 02 DEC 2019 COMMISSION: 020202
DRAWN: FAST COORD: WHC
APPROVED: WHC

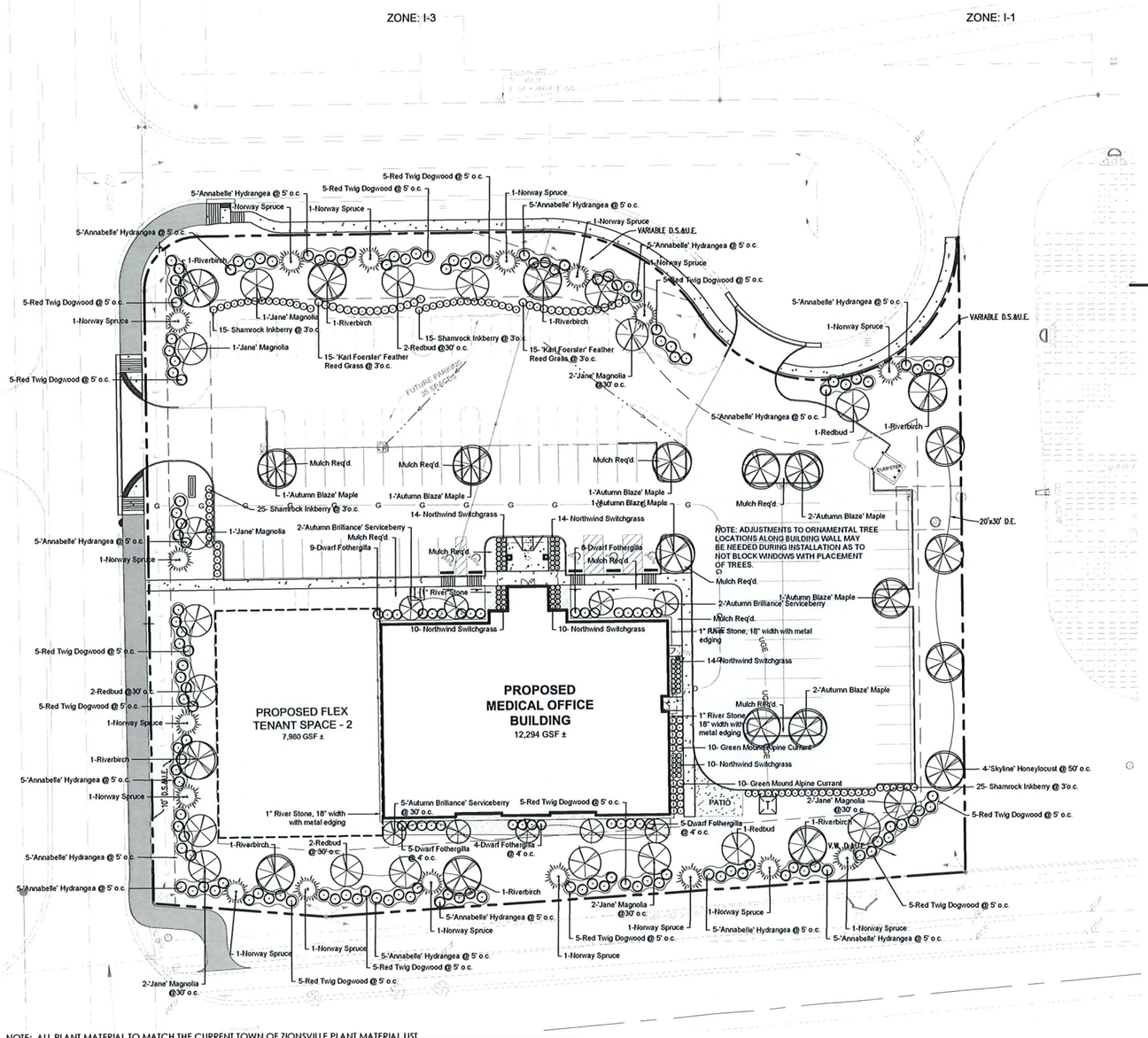
No.	Description	Date

ZIONSVILLE MEDICAL OFFICE BUILDING
10601 Bennett Parkway, Zionsville, Indiana 46077

HOKANSON COMPANIES, INC.

SHEET NAME: EXTERIOR ELEVATIONS

SHEET NO. A200



NOTE: ALL PLANT MATERIAL TO MATCH THE CURRENT TOWN OF ZIONSVILLE PLANT MATERIAL LIST

PLANTING SCHEDULE

Quantity	Botanical Name	Common Name	Condition	Size	Comments
Deciduous Trees					
8	Betula nigra 'Heritage'	Heritage River Birch	B&B	1.5" Cal.	For spacing see plan
11	Magnolia x 'Jane'	Jane Magnolia	B&B	1.5" Cal.	For spacing see plan
8	Cercis Canadensis	Eastern Redbud	B&B Single	1.5" Cal.	For spacing see plan
4	Gleditsia triacanthos 'inermis'	Skyline' Honeylocust	B&B	2.5" Cal.	For spacing see plan
9	Acer x freemanii	Autumn Blaze Maple	B&B	2.5" Cal.	For spacing see plan
9	Amelanchier 'Autumn Brilliance'	Autumn Brilliance' Serviceberry	B&B Multi	5'	For spacing see plan
Evergreen Trees					
17	Picea abies	Norway Spruce	B&B	6'	For spacing see plan
Shrubs					
31	Fothergilla gardenii	Dwarf fothergilla	Cont.	24"	For spacing see plan
20	Green Mound Alpine Currant	Ribes alpinum 'Green mound'	Cont.	24"	For spacing see plan
55	Ilex glabra 'Shamrock'	Shamrock Inkberry	Cont.	24"	For spacing see plan
65	Cornus alba	Red Twig Dogwood	Cont.	24"	For spacing see plan
70	Hydrangea arborescens 'Annabelle'	Annobelle' Hydrangea	Cont.	24"	For spacing see plan
Ornamental Grass					
72	Pernicum vergatum 'Northwind'	NorthWind Switch Grass	Cont.	#2	For spacing see plan
30	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	Cont.	#2	For spacing see plan

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SYMBOL LEGEND

EXISTING TREE

PROPOSED CANOPY TREE

PROPOSED ORNAMENTAL TREE

PROPOSED EVERGREEN TREE

PROPOSED SHRUB

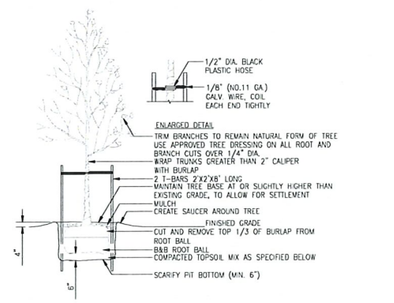
N

0 30' 60'

SCALE: 1" = 30'

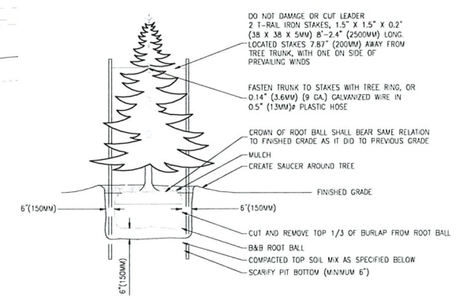
GENERAL NOTES

1. PLANT MATERIALS SHALL CONFORM TO THE REQUIREMENTS DESCRIBED IN THE LATEST EDITION OF THEAMERICAN STANDARD FOR NURSERY STOCK. PLANTS SHALL BE NURSERY GROWN.
2. CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES ABOVE GRADE FOR TREES UNDER FOUR INCHES IN DIAMETER AND 12 INCHES ABOVE GRADE FOR TREES FOUR INCHES OR LARGER IN DIAMETER.
3. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE 4 FEET.
4. MINIMUM HEIGHT OF CANOPY TREES SHALL BE 8 FEET AT TIME OF PLANTING.
5. THE OWNER OF THE PREMISES SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS ON THE PREMISES.
6. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF REFUSE AND DEBRIS.
7. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO REMOVE ANY DEAD, DISEASED, OR DANGEROUS TREES OR SHRUBS WHICH OVERHANG OR INTERFERE WITH LINE OF SIGHT OR TRAFFIC CONTROL.
8. PLANT MATERIAL QUANTITIES NOTED ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES LISTED ON THE PLANTING SCHEDULE ON SHOWN ON THIS SHEET.



SPECIFICATIONS:
1. TOPSOIL MIX. TOP 6 INCHES OF SOIL TO BE A 50/50 MIX OF NATIVE SOIL AND GENERAL PLANTING MIX.
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
3. WATER THOROUGHLY AFTER INSTALLATION.
4. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
5. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
6. ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.

TREE PLANTING DETAIL



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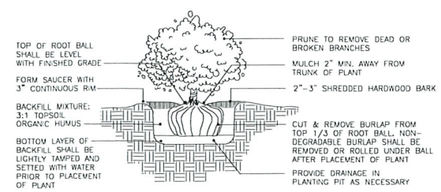
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
4. PROVIDED DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
5. TOPSOIL MIX, TOP 6" OF SOIL TO BE A 50/50 MIX OF NATIVE SOIL AND GENERAL PLANTING MIX.

CONIFEROUS TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

Fritz Engineering Services, LLC
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com
ashton@Fritz-Eng.com

ASHTON L. FRITZ REGISTERED No. PE10707583 STATE OF INDIANA PROFESSIONAL ENGINEER
1/2/2020

REVISIONS AND ISSUES	DATE	BY
ISSUED - STATE DESIGN RELEASE	12/2019	AF
1 REV PER TAC COMMENTS	1/2/2020	AF

GENERAL NOTES / LEGEND:

PROJECT:
ZIONSVILLE MEDICAL OFFICE BUILDING

PROJECT LOCATION:
10601 BENNETT PARKWAY
ZIONSVILLE, INDIANA 46077
BOONE COUNTY

SECTION, TOWNSHIP, RANGE:
S1, T17N, R2E

CLIENT:
COOLER DESIGN, INC.
9135 NORTH MERIDIAN STREET, SUITE A1
INDIANAPOLIS, INDIANA 46260

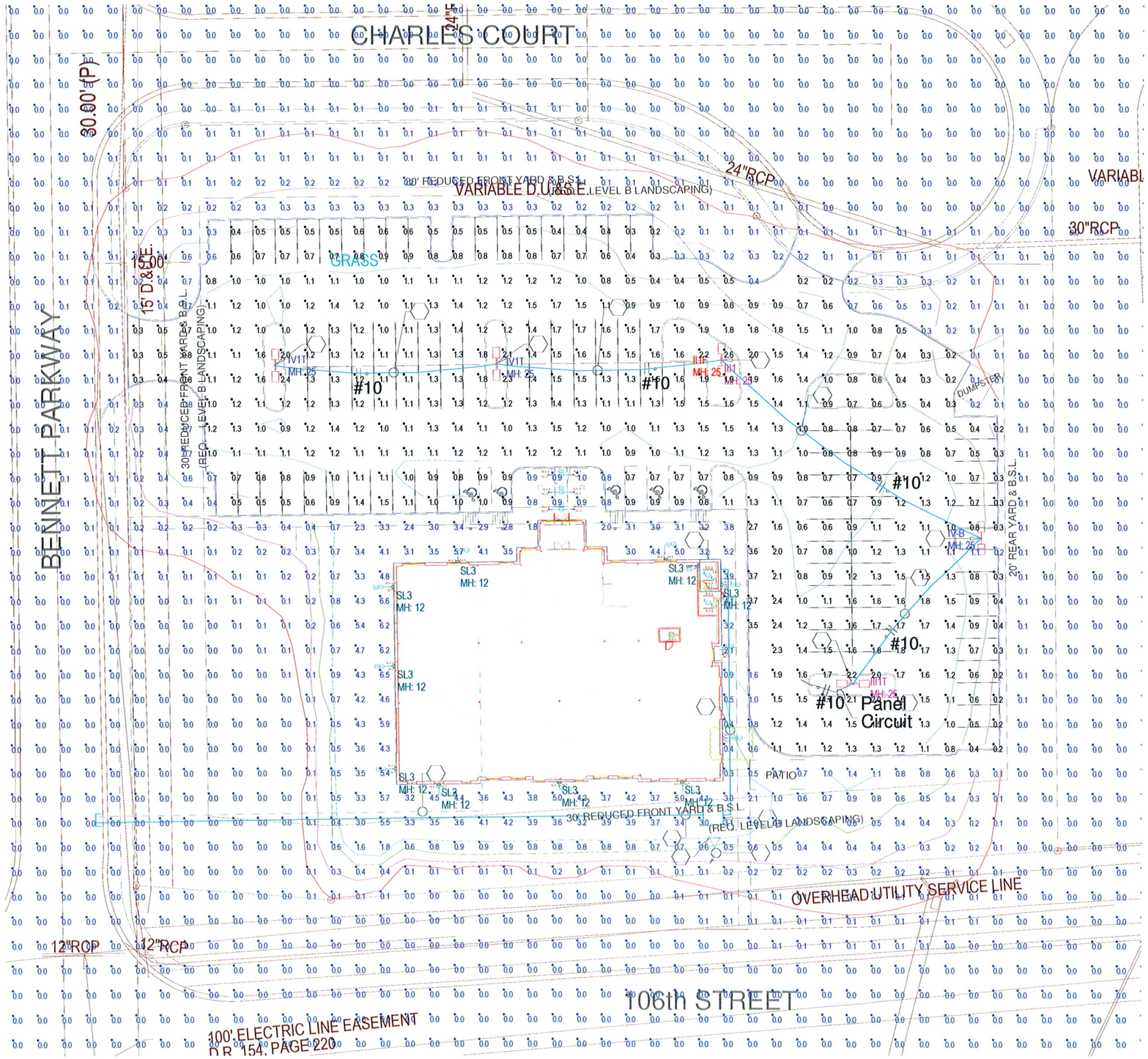
PLAN DATE: 12/2/2019

DESIGN:	CHECK:	DRAWN:
AF	AF	KG

PROJECT NO. 1909004

SHEET NAME: LANDSCAPE PLAN

SHEET NO. L101



ZIONSVILLE MOB REVISION1B - SITE PLAN VIEW
Scale: 1 inch= 20 Ft.

PHOTOMETRIC PLAN DESIGNED BY ESL-SPECTRUM
WWW.ESL-SPECTRUM.COM
PHONE: 317.951.2300

Luminaire Schedule
Project: 20190365-TB ZIONSVILLE MEDICAL OFFICE BUILDING SITE LIGHTING

Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	Description
	1	II1F	SINGLE	70	7639	0.850	CL1-30L-4K-2 - FIXTURE ONLY
	1	III1	SINGLE	70	7641	0.850	CL1-30L-4K-3 - 25' POLE
	1	III1T	BACK-BACK	70	7641	0.850	CL1-30L-4K-3 - 25' POLE
	1	IV-B	SINGLE	70	6318	0.850	CL1-30L-4K-4-BC W/ 25' POLE
	2	IV1T	BACK-BACK	70	7726	0.850	CL1-30L-4K-4 - 25' POLE
	9	SL3	SINGLE	48.6	5819	0.850	RD12-24L-50-4K7-3

CALCULATIONS ARE MAINTAINED HORIZONTAL ILLUMINANCE FIGURES IN FOOT-CANDLES
POINTS SHOWN ARE AT GRADE
FIXTURE MOUNTING HEIGHTS ARE SPECIFIED NEXT TO FIXTURES AS "MH"

Calculation Summary
Project: 20190365-TB ZIONSVILLE MEDICAL OFFICE BUILDING SITE LIGHTING

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT @ GRADE	Illuminance	Fc	1.11	3.7	0.2	5.55	18.50
PERIMETER @ GRADE	Illuminance	Fc	0.08	6.6	0.0	N.A.	N.A.

ESL-Spectrum's services are for estimation purposes only, and are not warranties
Final design and illumination levels must be determined and specified by an electrical engineer
Field results may differ from computer predictions because of many uncontrollable factors and adverse test conditions such as
line voltage variations, lamp performance, product manufacturing tolerances, jobsite conditions, and other unrecoverable light-loss factors

THE FIXTURE TYPE(S) AND LAMPING(S) SPECIFIED ON THIS LAYOUT MUST BE USED IN ORDER TO MEET THE EXACT CRITERIA AND PERFORMANCE DATA SHOWN
IES RECOMMENDED ILLUMINANCE TARGETS USED WHERE APPLICABLE

ESL/SPECTRUM
LIGHTING / CONTROLS / DESIGN

HUBBELL Outdoor Lighting

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RDI2

FEATURES

- Mid sized architectural wallpacks in three stylish shapes
- Capable of replacing up to 400w HID luminaires
- Type I, II, III and IV distributions for a wide variety of applications
- Integral battery backup options
- Control capabilities offer additional energy savings options
- Zero uplight distributions
- Inverted mounting capable for under canopy and facade lighting

RELATED PRODUCTS

RDI1 GeoPak | TRP1 GeoPak | QSP1 GeoPak

*3000K and warmer CCTs only

CONTROL TECHNOLOGY

SiteSync LIGHTING CONTROL

SPECIFICATIONS

CONSTRUCTION
- Die-cast aluminum housing and door
- Seven powder coat standard finishes, plus custom color options

OPTICS
- 24 or 32 high power LEDs deliver up to 10,800 lumens
- Up to 146 lumens per watt
- Different lenses offer a variety of distribution patterns - Type I, II, III and IV (Forward throw)
- 3000K - 70 CRI, 4000K - 70 CRI and 5000K - 70 CRI, CCT nominal

INSTALLATION
- Quick-mount adapter with gasket seal provides easy installation to wall or to recessed junction box (4" square junction box). Fixture attaches by two Allen-head hidden fasteners for tamper resistance
- Black box accessory available for surface conduit application
- Optional inverted/up mounting (must specify when ordering)

ELECTRICAL
- Optional Dual Drivers & Dual Power Feeds for 50, 70 and 90 watt versions
- 120-277, 347 and 480 voltage, 50/60Hz
- Power factor ≥ 90%
- THD (Total Harmonic Distortion) <20%

ELECTRICAL (CONTINUED)
- Ambient operating temperature -40°C to 40°C
- 20kA surge protection (series); Automatically takes fixture off-line when device is consumed
- Intergral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Includes a long-life Lithium Iron Phosphate battery with optional battery heater for cold temperature application
- Utilizes 4 LEDs in emergency mode with 657 lumens. Each of the 4 LEDs in emergency are designed to function independently in the unlikely event of a single LED malfunction
- Spectron® self-testing/self-diagnostic electronics are included standard
- Independent dedicated driver and LED array for battery/emergency mode operation

CONTROLS
- Drivers are 0-10V dimming standard
- Universal button photocontrol for dusk to dawn energy savings
- Photocell and occupancy sensor options available for complete on/off and dimming control
- Occupancy sensor options available for complete on/off and dimming control

CONTROLS (CONTINUED)
- In addition, GeoPak Size 2 can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbelllighting.com/sitesync for more details

CERTIFICATIONS
- IP65 rated housing
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Zero uplight (U0), dark sky, neighbor friendly
- Drivers IP66 and RoHS compliant

WARRANTY
- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	3,200-11,000
Wattage Range	28–87
Efficacy Range (LPW)	112–146
Fixture Projected Life (Hours)	L70>60K
Weights lbs. (kg)	16–18 (7.3–8.2)

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RDI2

ORDERING GUIDE

Example: TRP2-24L30-3K7-2-UNV-DB

CATALOG #

ORDERING INFORMATION

Series		# LEDs - Wattage		CCT/CRI		Distribution		Voltage		Secondary Mounting	
TRP2	Trapezoid	**24L-30**	24 LEDs, 30 watts	**3K7**	3000K, 70 CRI	**1**	TYPE I	**UNV**	120-277V	**BLANK**	Downlight Only
RDI2	Radius	**24L-50**	24 LEDs, 50 watts	**4K7**	4000K, 70 CRI	**2**	TYPE II	**120**	120V	**NV[2]**	Inverted/Up Mounting
QSP2	Qtr-sphere	**24L-70**	24 LEDs, 70 watts	**5K7**	5000K, 70 CRI	**3**	TYPE III	**208**	208V		
		24L-90	24 LEDs, 90 watts			**4**	TYPE IV	**240**	240V		
		32L-70	32 LEDs, 70 watts					**277**	277V		
		32L-90	32 LEDs, 90 watts					**UNV[1]**	347/480V		
								347[1]	347V		
								480[1]	480V		

Color		Control Options Network		Options	
BL	Black textured	**PC**	Button Photocontrol	**SF[3]**	Single Fuse & fuse holder
DB	Dark bronze textured	**SCP[4,5]**	Programmable occupancy sensor, factory default is 10% light output	**DF[3]**	Double fuse & fuse holder
GT	Graphite textured	**SCO[4]**	Sensor Control, On/Off	**E[3]**	Battery pack (0°C)
GR	Gray textured matte	**SWP[3,7]**	SiteSync Pre-Commission	**EH[3]**	Battery pack (-30°C) with heater
GYS	Light gray smooth	**SWPM[3,4,7,8]**	SiteSync Pre-Commission w/ Occupancy Sensor	**2DR[6]**	Dual Drivers
PS	Platinum silver smooth	**Spec SCP/SCO & SWPM Mount Height**		**2PF[6]**	Dual power feeds
WH	White textured	**-8F**	Up to 8ft mount height	**CS**	Comfort shield
CC	Custom color	**-20F**	Up to 20ft mount height		

Notes:

1. 70 & 90 watt versions only
2. Not available with SCP, SCO, SWPM sensor and E/EH battery options
3. Must specify voltage (120, 277 or 347V only for SWP & SWP, 120 or 277V only for E & EH)
4. PCU option not applicable, included in sensor
5. Must order minimum of one remote control to program dimming settings, 0-10V fully adjustabl dimming with automatic daylight calibration and different time delay settings
6. Not available with 30w version
7. Not available with E/EH options. Must specify group and zone information at time or order. See www.HubbellLighting.com/product/sitesync for future details.
8. Specify time delay; dimming level and mounting height

ACCESSORIES (ORDERED SEPARATELY)

	Catalog Number	Description
☐	**SCP-REMOTE***	Remote control for SCP option. Order at least one per
☐	**BB-GEO-XX**	Black box with 4-1/2" threaded conduit holes, specify finish by replacing "XX" with finish selection, eg. Dark Bronze "DB"
☐	**SWUSB****	SiteSync loaded on USB flash drive (Windows based only)
☐	**SWTAB****	SiteSync Windows Tablet
☐	**SWBRG+**	SiteSync Wireless Bridge Node

Notes:

* Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings.

** When ordering with SiteSync, one of the following interface options must be chosen an ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.

\+ If needed, an additional Bridge Node can be ordered

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HUBBELL Lighting

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RDI2

INPUT POWER CONSUMPTION

# of LEDs	Drive Current (mA)	Input Voltage (V)	Current (Amps)	System Power (w)
24	350mA	120	0.23	28
		277	0.10	28
	625mA	120	0.41	49
		277	0.18	49
	900mA	120	0.59	71
		277	0.25	71
		347	0.20	71
		480	0.15	71
	70	120	0.72	87
		277	0.31	87
		347	0.25	87
		480	0.18	87
32	110	120	0.56	67
		277	0.24	67
		347	0.19	67
		480	0.14	67
	140	120	0.69	83
		277	0.30	83
		347	0.24	83
		480	0.17	83

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HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RDI2

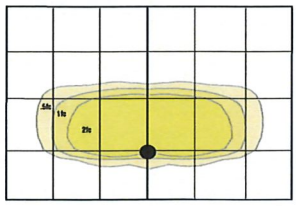
PERFORMANCE DATA

Description	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
24	350mA	28	1	4,075	146	1	0	0	4,065	146	1	0	0	3,660	131	0	0	0
			2	3,747	134	1	0	1	3,738	134	1	0	1	3,366	121	1	0	1
			3	3,756	135	1	0	1	3,747	134	1	0	1	3,374	121	1	0	1
			4	3,656	131	0	0	1	3,647	131	0	0	1	3,284	118	0	0	1
	625mA	49	1	6,329	130	1	0	0	6,313	130	1	0	0	5,685	117	1	0	0
			2	5,820	120	1	0	1	5,806	119	1	0	1	5,228	108	1	0	1
			3	5,833	120	1	0	2	5,819	120	1	0	2	5,240	108	1	0	2
			4	5,678	117	1	0	2	5,664	117	1	0	2	5,100	105	1	0	2
	900mA	71	1	8,613	122	1	0	1	8,592	122	1	0	1	7,737	110	1	0	1
			2	7,921	112	1	0	2	7,902	112	1	0	2	7,115	101	1	0	2
			3	7,939	112	1	0	2	7,920	112	1	0	2	7,131	101	1	0	2
			4	7,728	109	1	0	2	7,709	109	1	0	2	6,942	98	1	0	2
	1100mA	87	1	10,791	124	1	0	1	10,765	124	1	0	1	9,694	112	1	0	1
			2	9,924	114	2	0	2	9,900	114	1	0	2	8,915	103	1	0	2
			3	9,946	115	1	0	2	9,922	114	1	0	2	8,935	103	1	0	2
			4	9,682	112	1	0	2	9,659	111	1	0	2	8,696	100	1	0	2
32	650mA	67	1	8,621	129	1	0	1	8,600	128	1	0	1	7,744	116	1	0	1
			2	7,928	118	1	0	2	7,909	118	1	0	2	7,122	106	1	0	2
			3	7,946	119	1	0	2	7,927	118	1	0	2	7,137	107	1	0	2
			4	7,735	115	1	0	2	7,716	115	1	0	2	6,948	104	1	0	2
	850mA	83	1	10,806	130	1	0	1	10,780	130	1	0	1	9,705	117	1	0	1
			2	9,938	120	2	0	2	9,914	119	1	0	2	8,927	108	1	0	2
			3	9,960	120	1	0	2	9,936	120	1	0	2	8,947	108	1	0	2
			4	9,695	117	1	0	2	9,672	117	1	0	2	8,709	105	1	0	2

PHOTOMETRY

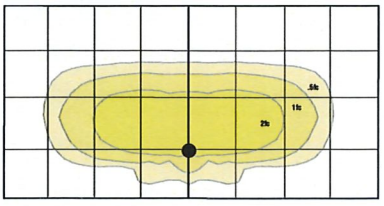
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

TRP2-24L-50-4K7-1



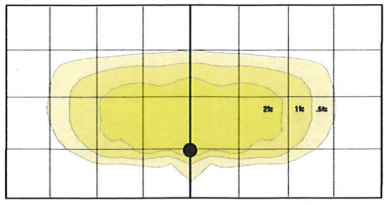
Mounting Height: 15'

TRP2-24L-50-4K7-2



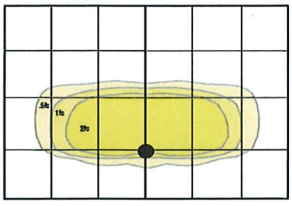
Mounting Height: 15'

TRP2-24L-50-4K7-3



Mounting Height: 15'

TRP2-24L-50-4K7-4



Mounting Height: 15'

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HUBBELL Lighting

DATE: | LOCATION:

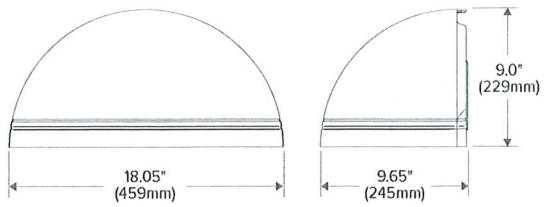
TYPE: | PROJECT:

CATALOG #:

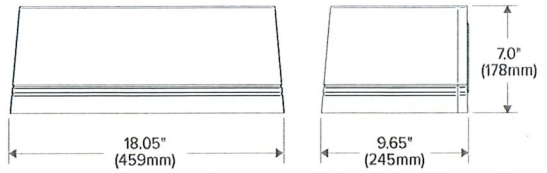
GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RDI2

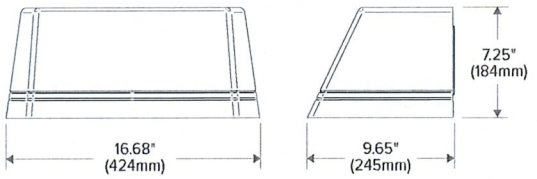
DIMENSIONS



QSP2
Weight:
15 lbs (6.8 kg)



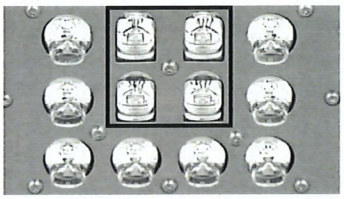
RDI2
Weight:
16 lbs (7.3 kg)



TRP2
Weight:
16 lbs (7.3 kg)

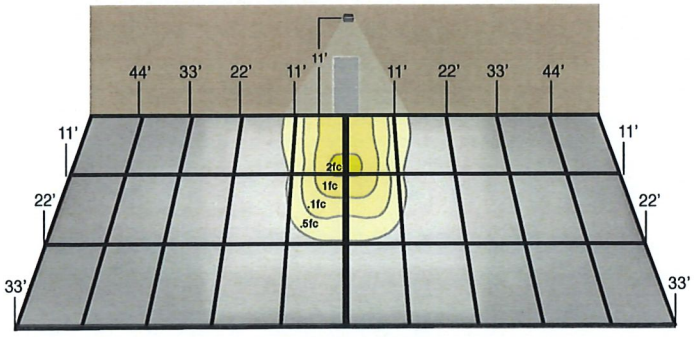
ADDITIONAL INFORMATION (CONT'D)

E & EH EMERGENCY BATTERY BACKUP



24 or 32 high power LEDs generate up to 11,000 lumens in normal mode and use 4 LEDs for up to 700 lumens in emergency mode.

PHOTOMETRICS - BATTERY BACK UP



11' Mounting Height

Provides Life Safety Code average illuminance of 1.0 fc. Assumes open space with no obstructions and mounting height of 11'.

Diagrams for illustration purposes only, please consult factory for application layout.

Battery backup units consume 6 watts when charging a dead battery and 2 watts during maintenance charging. EH (units with a heater) consume up to an additional 8 watts when charging if the battery temp is lower than 10°C

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DATE: | LOCATION:

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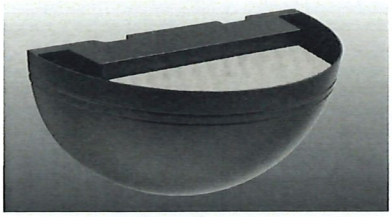
GEOPAK Series 2

SIZE 2 - TRP2/QSP2/RDI2

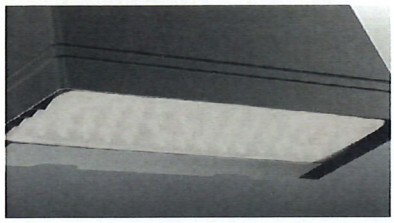
ADDITIONAL INFORMATION (CONT'D)

INVERTED MOUNTING



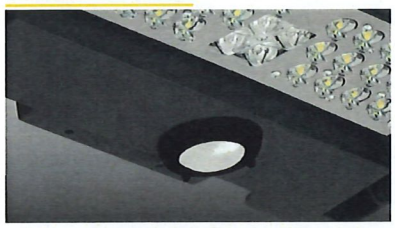
Inverted mounting capabilities for uplighting applications. Specially designed frosted acrylic diffuser softens output, improves uniformity and prevents water from collecting.

COMFORT SHIELD



Comfort shield option utilizes a frosted acrylic lens that softens output and improves uniformity. Available from the factory or as an accessory for field installation.

CONTROL OPTIONS



Programmable occupancy sensor offers greater control and energy savings with adjustable delay and dimming levels (Factory default is 10%)

USE OF TRADEMARKS AND TRADE NAMES

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HUBBELL Outdoor Lighting

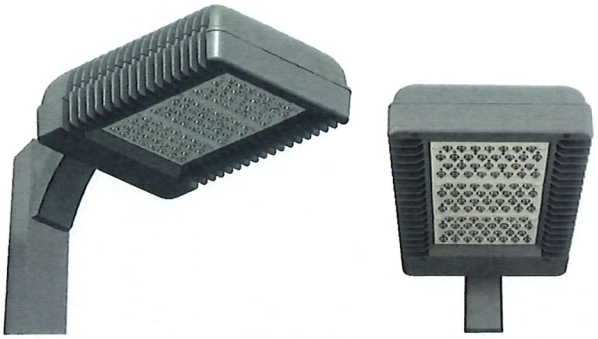
DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

Cimarron LED

HIGH PERFORMANCE LED AREA/SITE LIGHTER

FEATURES

- A unique vertically-finned die-cast housing that optimizes heat transfer to keep the fixture cool and maximize component life
- Mounting versatility with choice of traditional straight, architectural upswept die-cast aluminum or mast arm fitter designs
- Optional vandal resistant guard provides additional protection when necessary
- 20KA surge protection with an end of life LED indicator
- Maintenance free housing designed to IP65 and 60,000 hours life



RELATED PRODUCTS

- Cimarron CL1S
- RAR1 Ratio
- RAR2 Ratio
- Arceos™ ARA3
- Airo
- Viper

C US

Turtle Friendly

*3000K and warmer CCTs only

PHOTOMETRY
INSTRUCTION SHEET
CL1 PSG PAGE
CL1 &CL1S BROCHURE

SPECIFICATIONS

HOUSING

- Stylish vertically finned die-cast solid top housing for maximum heat dissipation; Stops collection of unsightly debris from gathering on top of the housing
- Rugged lower die-cast aluminum heat sink accelerates thermal management and optimizes PCB and optical performance
- One piece die cut silicone gasket ensures weather proof seal around each individual LED for IP65 rating
- Separate optical and electrical compartment for optimum component operation
- Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA, recommended for Type III and Type IV distributions
- Stamped bezel provides mechanical compression to seal the optical assembly
- Suitable for applications requiring 3G testing prescribed by ANSI C136.31
- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

OPTICS

- Choice of 30, 60 or 90 high brightness LED with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions

OPTICS (CONT'D)

- Auto optics designed for front row 1A and interior rows 2A
- CCT: 3000K (70 CRI), 4000K (70 CRI), 5000K (70 CRI), and turtle friendly Amber LED options

INSTALLATION

- Two die-cast aluminum arm designs: The decorative arm offers a sleek upswept look while the straight arm follows the housing's contoured lines for continuity of style
- Fixture ships with arm installed for ease of installation and mounts to #2 drill pattern
- Wall bracket, mast arm fitter and pole accessories are also available allowing easy mounting for virtually any application

ELECTRICAL

- Drivers have greater than 90% power factor and less than 10% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Optional continuous dimming to 10% or dual circuitry available
- Universal input voltage 120-277 VAC, 50/60 Hz
- Surge protection – 20KA; Turns fixture off at end of life; Has LED for end of life indication

OPTIONS/CONTROLS

- Drivers are 0-10V dimming standard. Photocell, occupancy sensor and wireless controls available for complete on/off and dimming control

CERTIFICATIONS

- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.024 for wet locations
- IDA approved
- IP65

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	6,500–30,000
Wattage Range	70–350w
Efficacy Range (LPW)	73–122
Fixture Projected Life (Hours)	>60,000
Weights lbs. (kg)	45 (20.4)

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DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

Cimarron LED

HIGH PERFORMANCE LED AREA/SITE LIGHTER

ORDERING GUIDE

Example: CL1-A-90LU-5K-3-DB-RPA3

CATALOG #

ORDERING INFORMATION

CL1 –

Series	
CL1	Cimarron LED

–

Mounting	
A	Arm mount
AD	Decorative arm mount
MAF	Mast arm fitter

–

No. of LEDs	
90L	90 High brightness LEDs
60L	60 High brightness LEDs
30L	90 High brightness LEDs

Voltage	
U[1]	120-277, 50/60 Hz
1	120
2	208
3	240
4	277
5	480, 60 Hz
F	347, 60 Hz
E[4]	220, 50 Hz

–

CCT	
3K	3000K
4K	4000K
5K	5000K
AM[4]	Amber, 590 nm available

–

Distribution	
2	Type II
3	Type III
4	Type IV
5M	V Medium
5S	V Short
5W	V Wide
L	Optic Rotation Left
R	Optic Rotation Right

–

Drive Current	
Blank	700A
035	350mA Amber CCT only
105	1050mA

ORDERING INFORMATION CONTINUED

–

Color	
DB	Dark Bronze
BL	Black
WH	White
BR	Gray
PS	Platinum Silver
CC	Custom Color

Options	
BC[3]	Backlight control
CD	Continuous dimming
WB[6]	Wall Bracket
RPA3[6]	3" Round pole adapter
RPA4[6]	4" Round pole adapter
RPA5[6,12]	5" Round pole adapter
RPA6[6,12]	6" Round pole adapter
F(X)[2]	Fusing (replace X with voltage: 1-120, 2-208, 3-240, 4-277, 5-480, F-347)
VG	Vandal guard

CONTROLS

Control Options	
Standalone	
7PR	Photocell receptacle
SCO_F	On/Off control[6,7,9]
SCL_F	Add-on occupany sensor for use with ext. wireless control device connected thru 7PR receptacle[6,7,9]
SWP	SiteSync Pre-Commission[5,6,7,9]
SWPM	SiteSync Pre-Commssion w/ Sensor [9,10,11]
Networked – Wireless	
WIR	wiSCAPE Fixture Module, in-fixture relay for wireless lighting control[8]
WIRSC	wiSCAPE Fixture Module, in-fixture relay for wireless lighting control and motion/occupancy control[6,8]

Notes:

1. Fuse option not available with universal voltage
2. Select F3 fusing option for 220V
3. Recommended for Type III and IV distributions only
4. Available in 350mA drive current only Type IV, 5M
5. 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, must order minimum of one SCP-REMOTE control to program dimming settings (see accessories)
6. Not available with AD arm
7. Not available with WIR or WIRSC
8. Not available with SCO, SCL, or SCP
9. Specify mounting height; 8 = 8' or less, 40 = 9' to 40'
10. Specify group and zone. See SiteSync product page www.hubbelllighting.com/controls/SiteSync for more details
11. Not available in 90L-700mA or 1050mA versions
12. Not available with AD decorative arm

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HUBBELL Outdoor Lighting

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

Cimarron LED

HIGH PERFORMANCE LED AREA/SITE LIGHTER

ORDERING GUIDE

ACCESSORIES AND SERVICES (ORDERED SEPARATELY)

	Catalog #	Description
☐	**SCP-REMOTE**	Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor
☐	**SWUSB[1]**	SiteSync™ interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node.
☐	**SWTAB[1]**	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
☐	**SWBRG**	SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.
☐	**SW7PR[2]**	SiteSync 7 Pin on fixture module On/Off/Dim, Daylight Sensor 120-480VAC
☐	**93052458**	20KA surge protection with an end of life LED indicator

Notes:

1 When ordering SiteSync at least one of these two interface options must be ordered per project.

2 Available as a SiteSync retrofit solution for fixtures with an existing 7pin receptacle.

ACCESSORIES: CONTROL SOLUTIONS (ORDERED SEPARATELY)

	Catalog #	Description	HCS System
☐	**NXOFM-1R1D-UNV**	On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120-480VAC	NX Distributed Intelligence™
☐	**WIR-RME-L**	On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110-480VAC	wiSCAPE® Lighting Control

Notes:

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details

ACCESSORIES: REPLACEMENT PARTS (ORDERED SEPARATELY)

	Catalog #	Description
☐	**CR-RPA3-XX[1]**	Round pole adapter for straight arm (3¼ - 3¾")
☐	**CR-RPA4-XX[1]**	Round pole adapter for straight arm (3⅞ - 4½")
☐	**CR-RPA5-XX[1]**	Round pole adapter for straight arm (5")
☐	**CR-RPA6-XX[1]**	Round pole adapter for straight arm (6")
☐	**WB-AREA-XX[1]**	Wall bracket, Compatible with standard arm mount option
☐	**TPLB-XX[1]**	Twin parallel luminaire bracket
☐	**MAF-CL-XX[3]**	Horizontal mast arm fitter for 2 3/8" OD arm. Mounts to standard 6" arm (ordered with fixture)

Notes:

1 Replace XX with color choice, eg.: DB for Dark Bronze

2 When ordering poles, specify Pole Drill Pattern #2

3 Fixture must include standard 6" arm

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Cimarron LED

HIGH PERFORMANCE LED AREA/SITE LIGHTER

MOUNTING ACCESSORIES

	Catalog #	Description
☐	**ARM-CL-K-TA-XX[1]**	Adjustable mounting arm for single fixture (2-3/8 tenon) – 5 lbs. 2.3 kgs.
☐	**ARM-CL-TK-TA-XX[1]**	Adjustable mounting arm for two fixtures at 180° (2-3/8 tenon) – 7 lbs. 3.2 kgs.
☐	**ARM-CL-K-S-XX[1]**	10" adjustable arm – .5 lbs. .05 kgs. – 5.75 lbs. 2.6 kgs.

Notes:

1 Replace XX with color choice, eg.: DB for Dark Bronze

2 must include standard 6" straight arm

TENON TOP POLE BRACKET ACCESSORIES

	Catalog #	Description
☐	**SETA2-XX[1]**	Square pole tenon adapter (4 at 90 degrees)
☐	**RETA2-XX[1]**	Round pole tenon adapter (4 at 90 degrees)
☐	**TETA-XX[1]**	Hexagonal pole tenon adapter (3 at 120 degrees)

Notes:

1 Replace XX with color choice, eg.: DB for Dark Bronze

PHOTOCONTROL EQUIPMENT

	Catalog #	Description
☐	**PTL-1**	Photocontrol - twist-lock cell (120V)
☐	**PTL-8**	Photocontrol - twist-lock cell (120-277V)
☐	**PTL-5**	Photocontrol - twist-lock cell (480V)
☐	**PTL-6**	Photocontrol - twist-lock cell (347V)
☐	**PSC**	Shorting cap - twist-lock

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

Cimarron LED

HIGH PERFORMANCE LED AREA/SITE LIGHTER

ENERGY SAVING DATA

# of LEDs	Drive Current	System Watts		Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
		120-277V	347-480V		Lumens	LPW[1]	B	U	G	Lumens	LPW[1]	B	U	G	Lumens	LPW[1]	B	U	G
30	700mA	70W	80W	1A	8244	118	1	0	1	8162	117	1	0	1	6775	97	1	0	1
				2A	8202	117	1	0	1	8121	116	1	0	1	6740	96	1	0	1
				2	7715	110	2	0	3	7639	109	2	0	2	6340	91	2	0	2
				3	7712	110	2	0	2	7635	109	2	0	2	6371	91	1	0	2
				4	7803	111	1	0	2	7726	110	1	0	2	6412	92	1	0	2
				5S	8374	120	3	0	0	8291	118	3	0	0	6882	98	3	0	0
				5M	7940	113	3	0	1	7862	112	3	0	1	6525	93	3	0	1
				5W	7667	110	3	0	2	7591	108	3	0	2	6301	90	3	0	2
60	700mA	135W	150W	1A	16171	120	1	0	2	16011	119	1	0	1	13289	98	1	0	1
				2A	16088	119	1	0	2	15929	118	1	0	2	13221	98	1	0	2
				2	15134	112	3	0	3	14984	111	3	0	3	12437	92	3	0	3
				3	15127	112	3	0	3	14977	111	3	0	3	12498	93	2	0	3
				4	15306	113	2	0	3	15154	112	2	0	3	12578	93	2	0	3
				5S	16426	122	4	0	0	16263	120	4	0	0	13498	100	4	0	0
				5M	15575	115	4	0	2	15421	114	4	0	2	12799	95	3	0	2
				5W	15040	111	4	0	3	14891	110	4	0	3	12360	92	4	0	3
60	1050mA	220W	235W	1A	21139	96	2	0	2	20929	95	2	0	2	17371	79	2	0	2
				2A	21030	96	2	0	2	20822	95	2	0	2	17282	79	2	0	2
				2	19783	90	4	0	5	19587	89	3	0	5	16257	74	3	0	5
				3	19774	90	3	0	4	19578	89	3	0	4	16250	74	3	0	4
				4	20007	91	3	0	5	19809	90	3	0	5	16442	75	3	0	5
				5S	21471	98	5	0	0	21259	97	5	0	0	17645	80	5	0	0
				5M	20359	93	5	0	3	20158	92	5	0	3	16731	76	5	0	3
				5W	19660	89	5	0	4	19465	88	5	0	4	16156	73	5	0	4
90	700mA	205W	225W	1A	23781	116	2	0	2	23546	115	2	0	2	19543	95	2	0	2
				2A	23659	115	2	0	2	23425	114	2	0	2	19443	95	2	0	2
				2	22255	109	3	0	4	22035	107	3	0	4	18289	89	3	0	4
				3	22246	109	3	0	4	22026	107	3	0	4	18379	90	3	0	3
				4	22509	110	3	0	4	22286	109	3	0	4	18497	90	2	0	4
				5S	24156	118	5	0	0	23916	117	5	0	0	19851	97	4	0	0
				5M	22905	112	4	0	2	22678	111	4	0	2	18823	92	4	0	2
				5W	22117	108	5	0	3	21899	107	5	0	3	18176	89	5	0	3
90	1050mA	325W	350W	1A	31708	98	2	0	2	31394	97	2	0	2	26057	80	2	0	2
				2A	31545	97	2	0	2	31233	96	2	0	2	25923	80	2	0	2
				2	29674	91	4	0	5	29380	90	3	0	5	24385	75	3	0	4
				3	29661	91	3	0	4	29367	90	3	0	4	24505	75	3	0	4
				4	30011	92	3	0	5	29714	91	3	0	5	24663	76	3	0	4
				5S	32207	99	5	0	0	31888	98	5	0	0	26467	81	5	0	0
				5M	30539	94	5	0	3	30237	93	5	0	3	25097	77	4	0	2
				5W	29490	91	5	0	4	29198	90	5	0	4	24234	75	5	0	4

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DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

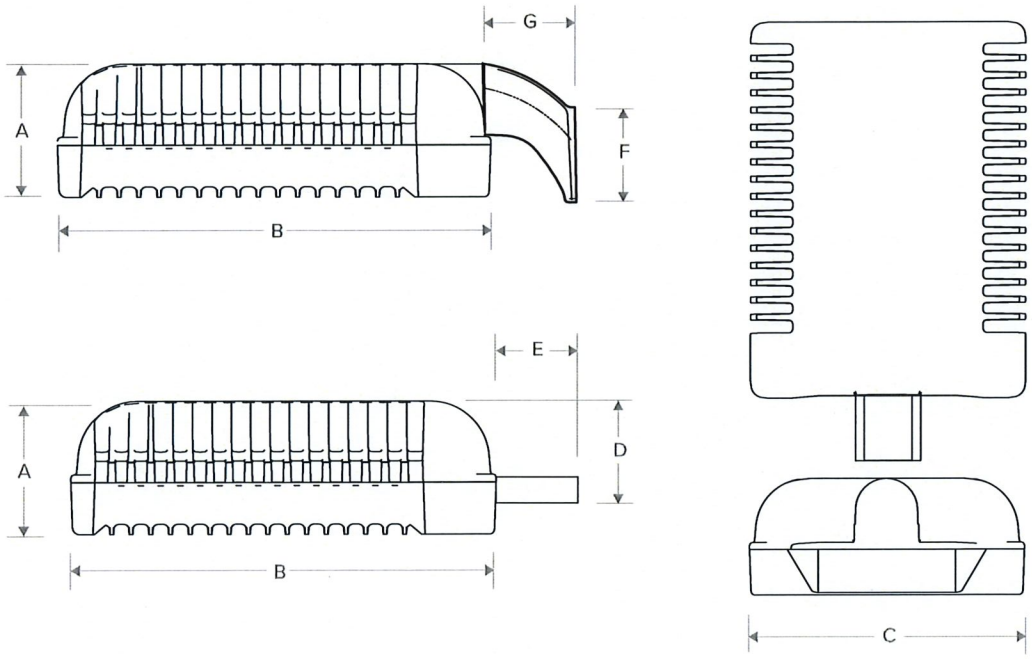
Cimarron LED

HIGH PERFORMANCE LED AREA/SITE LIGHTER

ENERGY SAVING DATA

# of LEDs	Drive Current	System Watts	Amber			
		120-277V	Lumens	B	U	G
60	350mA	135W	2488	0	0	1
			2533	2	0	1
90	350mA	205W	3558	1	0	1
			3596	2	0	1

DIMENSIONS



A	B	C	D	E	F	G
6 3/4" (171mm)	21 3/4" (552mm)	16" (168mm)	6 5/8" (160mm)	6 5/16" (160mm)	5 5/8" (143mm)	6 1/8" (155mm)

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CATALOG #:

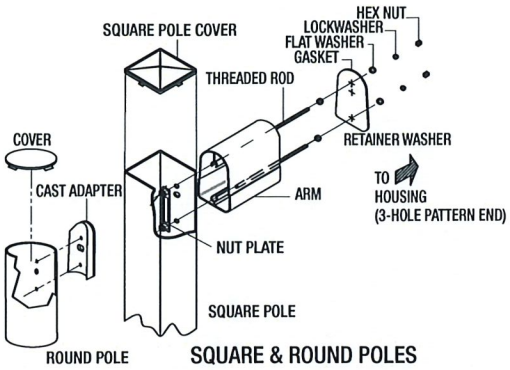
Cimarron LED

HIGH PERFORMANCE LED AREA/SITE LIGHTER

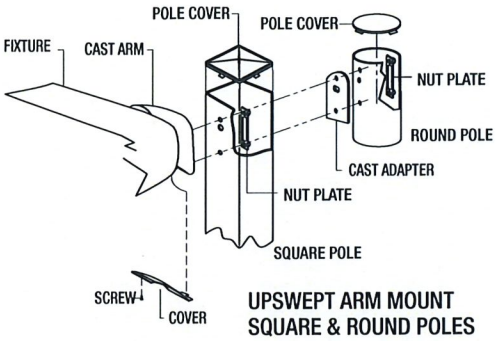
ADDITIONAL INFORMATION

ACCESSORIES AND SERVICES

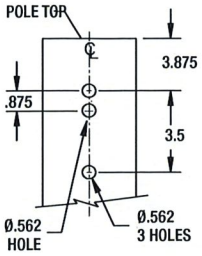
MAF – HORIZONTAL MAST ARM FITTER



SQUARE & ROUND POLES



UPSWEPT ARM MOUNT SQUARE & ROUND POLES

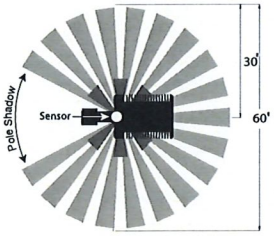


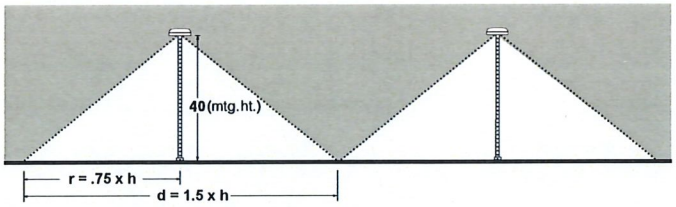
#2 DRILL PATTERN FOR POLES

MOTION CONTROLS

SCP - Designed for intermediate coverage area

- Start up delay from initial motion detection to fixture illumination is approximately 1-2 seconds

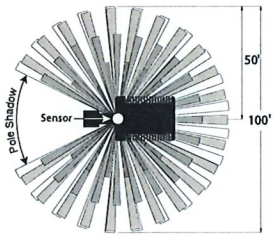


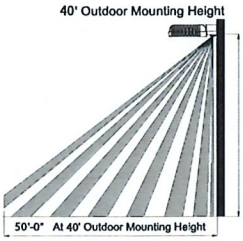


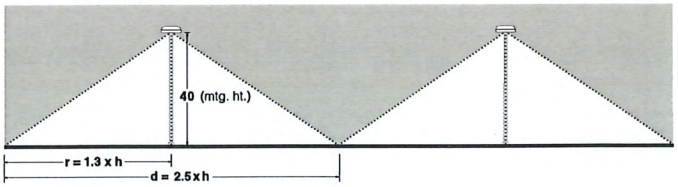
- Vehicle detection is possible however less reliable than human detection; Vehicle detection is dependent upon the following: rate of speed, mounting height of luminaire and vehicle temperature

Note: Extreme heat or cold temperatures may limit detection.

SPW - Designed for widest coverage area







Note: Extreme heat or cold temperatures may limit detection.

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Cimarron LED

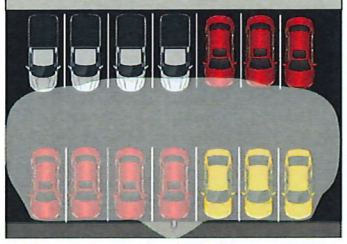
HIGH PERFORMANCE LED AREA/SITE LIGHTER

ADDITIONAL INFORMATION

AUTOMOTIVE DEALERSHIP OPTICS

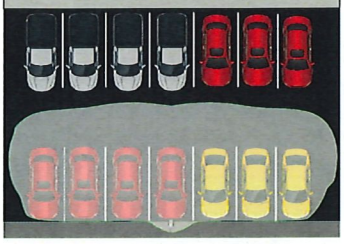
Automotive Dealership applications Hubbell Outdoor Lighting has developed two optics designed for enhanced and proper lighting of the auto dealership merchandise and the front row 1A and interior rows 2A (See CL1 distribution information for details)

1A - Front Row Auto Optic



- Maximum illumination on front row display
- Maximum pole spacing

2A - Drive Lane Auto Optic



- Excellent front row illumination and drive lane
- Optimal uniformity for drive land and interior rows

SURGE PROTECTION

Surge Protection (8x20 µSec)	
Strikes	Surge
1	20,000A
2	15,000A
15	10,000A
120	3,000A

	cRUus	CE
I_n	10KA	5KA

- Field replaceable surge protection device (SPD) provides 20KA and 10KV protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3
- The SPD is designed with a clamping voltage of 1600V at 20KA using industry standard 8/20µs waveform
- Max surge current = 20,000 Amps (see table)
- LED Indicator – Green LED is unlit at end of life

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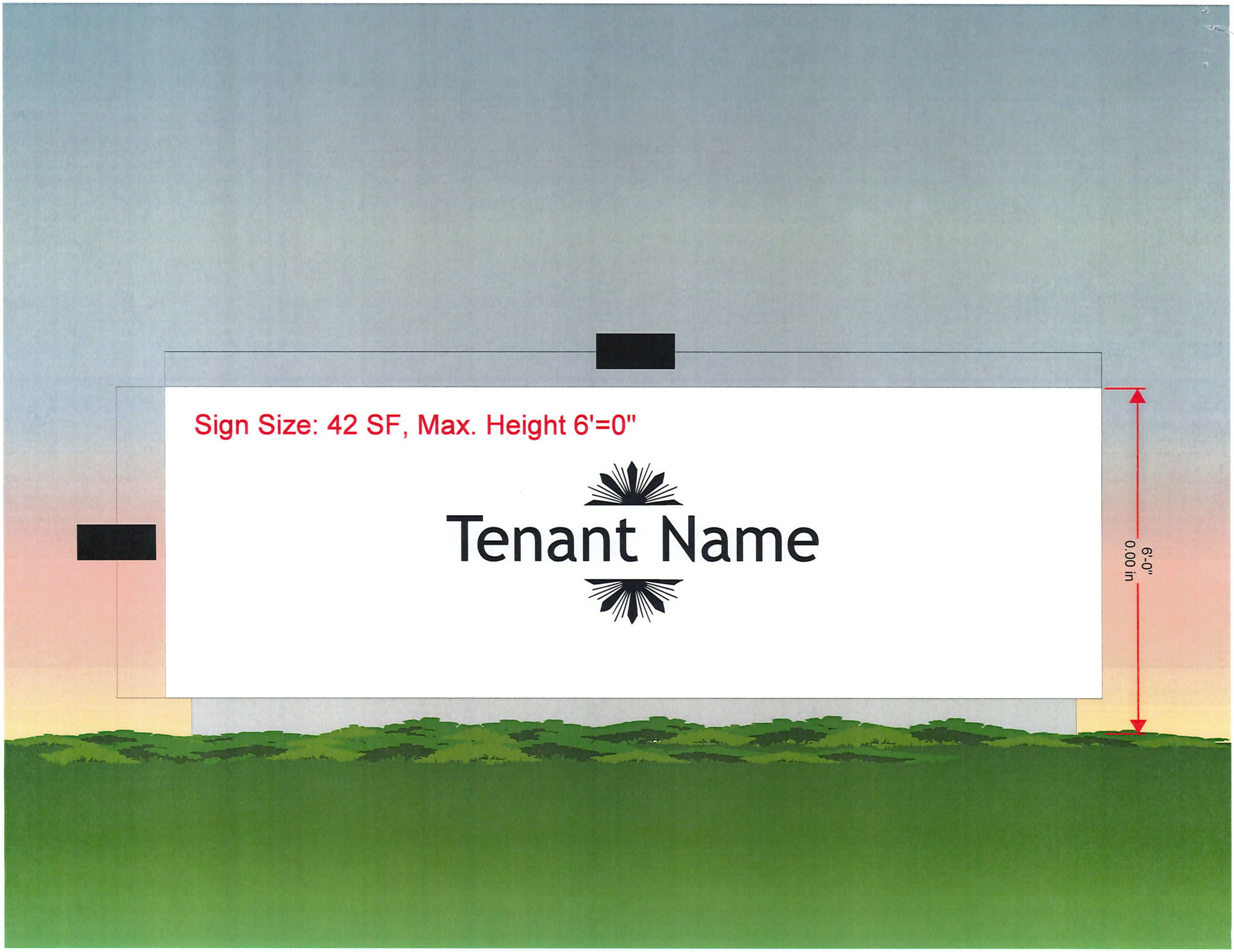
HUBBELL Lighting


Sign Size: 42 SF, Max. Height 6'=0"
Tenant Name
6'-0"
0.00 in

ZIONSVILLE
FOR ALL THE RIGHT REASONS

To: Wayne DeLong, Director of Planning and Economic Development
From: Beam, Longest & Neff, LLC., Town Engineer
John Beery, P.E.

Date: January 13, 2020

We have completed our review of the following submittal for the referenced project.

PROJECT DESCRIPTION

Project	Name	Zionsville Medical Office Building	
	Location	10601 Bennett Parkway	
	Developer	Zionsville MOB Investors, LLC	
	Submittal	#1	
Documents Reviewed		Document Name	Document Date
		Petitions 2019-54-SP & 2019-55-DP	January 3, 2020
		Secondary Plat	January 3, 2020
		Stormwater Technical Information Report	January 3, 2020
		Construction Plans	January 3, 2020
		Stormwater O&M Manual	January 3, 2020
Zoning	Current	Urban I-3	
	Proposed	Urban I-3	
Land Use	Current	Undeveloped	
	Proposed	Medical Clinic and Office	
Requested Variances or Waivers		Architectural Standards – Zionsville Theme Variance approved for Medical Office Use Direct Connection of Downspout to On-Site Storm System	

Based on our review, we have developed the following list of comments and notes. It should be noted that the remaining comments should be able to be resolved by the petitioner prior to final platting and permit application. None of the comments appear to be significant to resolve, and it is expected that they will be resolved.

Exhibit 5

I. SECONDARY PLAT

A. The plat should show an access easement into the BMP. Please place a not on the plat that the site is accessible for routine BMP inspections by Town staff or the Town's designee.

B. As previously discussed, and discussed further in the comments below, an access for sidewalk and trail on the southwest corner of the property to mitigate the proposed trail, utilities, and ADA requirements for the trail.

II. STORMWATER TECHNICAL REPORT

A. Sheet 67 of the drainage calculations should assign a Hydrologic Soil Group of "D" rather than "C" per Section A of Chapter 2 in the Town's Stormwater Standards. (Previous Comment)

While the response is noted, please revise the Soil Group per the Town's Standard. The standard was incorrectly applied and should be corrected. Thank you.

B. Emergency overflow routing for the site should flow directly to the pond. See comments in the "Construction Plans" section of this correspondence.

III. CONSTRUCTION PLANS

A. As the design moves forward, an alternate approach to the proposed trail and ADA ramp on the southwest corner of the property may be required due to the location of utilities. Please evaluate the need for diverting the trail around utilities and provide an on-site easement if necessary, to miss the utilities and provide a trail as required.

B. Per the previous comment, it is noted that pending resolution of the trail issue may require a review and placement of an inlet in the grassed area of the right-of-way to provide adequate drainage on the southwest corner of the property.

C. Please evaluate the creation of a more depressional area around Inlet 604A in order to more effectively collect flows tributary to the basin.

D. Please create a depressional storage area for the curb at the emergency spillway so the overflow route more effectively stores and discharges overflow. Please provide additional spot elevations between ponding areas to ensure flow will match intended pathway.

E. Please refer to the Town's standard construction entrance in the detail used in the plans. There are requirements contained in the Town's detail which are not included in the plans.

F. Please refer the to Town's standards for an animal and debris guard on the outlet for site.

G. The pond bank east of the emergency overflow route for the parking lot should be analyzed for scour velocity from the overflow for rip rap protection, per the previous comment letter. Please provide a detail for the proposed rip rap on sheet C504.

IV. O&M MANUAL

None

V. LANDSCAPING PLAN

The proposed landscaping plan and revisions appear to be acceptable.

VI. LIGHTING PLAN

The proposed revised lighting plan appears to be acceptable.

VII. STORMWATER PERMITTING

A. Please provide a signed and dated Stormwater Management Permit Application, if contractor is still not selected at this point in time then application can be filled out with TBD in place of Trained Individual. This will allow permitting process to move forward regardless of contractor selection.

TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA

PETITION FOR PLAN COMMISSION APPROVAL
OF A DEVELOPMENT PLAN / MODIFICATION OF DEVELOPMENT PLAN

FINDINGS

1. The Development Plan/Modification of Development Plan **(is/)** compatible with surrounding land uses because:
As determined by the BZA (use variance & special exception) the area has not developed as typical I-3 use but consistent with the comprehensive plan after the realignment of 106 street.

2. The Development Plan/Modification of Development Plan **(does/)** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:
There is adequate public water and sewer service already nearby and accessible to the site.

3. The Development Plan/Modification of Development Plan **(does/)** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:
The site has sufficient ingress and egress onto the roads, adequately sized and designed to accommodate the traffic associated with the uses.

4. The Development Plan/ Modification of Development Plan **(does)** utilize building materials and building style compatible with the Zionsville theme because:
While petitioner has sought a waiver of the architectural requirements and design, the building is designed in a quality manner of a similar character to the surrounding buildings. The Petitioner has included architectural features (cornice), moldings and used multiple building materials and colors.

5. The Development Plan/Modification of Development Plan **(does/)** provide for the calculation of storm water runoff because:
The site was planted and master planned a number of years ago; however the calculations are compliant with the current standards.

6. The Development Plan/Modification of Development Plan **(does/)** provide for current and future right-of-way dedications because:
All necessary ROW has been stated on the plans.

7. The Development Plan/Modification of Development Plan **(does/)** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:
All necessary elements have been designated on the plans.

DECISION

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED / DENIED.**

Adopted this_____ day of _____, 20___ .

_____ _____ _____

_____ _____ _____

_____

Exhibit 6