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2023048685 ORDINANCE \$25.00
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Trini Beaver
HAMILTON County Recorder IN
Recorded as Presented


ORDINANCE NO. 52-12-23

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE,
A PART OF THE COMPREHENSIVE PLAN OF THE CITY OF NOBLESVILLE,
HAMILTON COUNTY, INDIANA**

*Document Cross Reference: Warranty Deed Instrument Number 2017-14835 Recorded on April 5, 2017
with the Office of the Recorder of Hamilton County, Indiana*

This Ordinance (the “Ordinance 52-12-23 – Cranbrook PD Ordinance Amendment” or the “Cranbrook PD 2023 Amendment”) amends the Unified Development Ordinance for the City of Noblesville, Hamilton County, Indiana, (the “UDO”) enacted by the City of Noblesville, Indiana (the “City”) under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended.

WHEREAS, the Plan Commission of the City of Noblesville (the “Plan Commission”) conducted a public hearing on docket number LEGP 0139-2023 at its November 20, 2023 meeting, as required by law, in regard to the application (the “Petition”) filed by Platinum Properties Management Company, Inc. (the “Developer”) concerning a change of zoning of certain property described in Exhibit A attached hereto (the “Real Estate”) and the adoption of a preliminary development plan to be known, collectively with attached Exhibits, as the “Cranbrook Preliminary Development Plan 2023 Amendment”, as further described in Section 3 below (the “Plan”); and,

WHEREAS, the Plan Commission has sent a Positive Recommendation for adoption of said amendment with a vote of ten (10) in favor and one (1) opposed to the Common Council;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that it adopts this Ordinance 70-09-16 – Cranbrook PD Ordinance Amendment as an amendment to the UDO and the Official City of Noblesville Zoning Map (the “Zoning Map”), as follows:

Section 1. Applicability of Ordinance.

- A. The Zoning Map is hereby amended to change the zoning of the Real Estate from “R5” Residential to “R5/PD” Residential Planned Development, which is to be known as the Ordinance 70-09-16 – Cranbrook PD Ordinance Amendment (the “District”).
- B. The District's underlying zoning district shall be R5 Residential (the “Underlying District”). Development in this District shall be governed entirely by (i) the

provisions of this Cranbrook PD 2023 Amendment and its exhibits, and (ii) those provisions of the UDO in effect as of the date of adoption of this Ordinance, and applicable to the Underlying District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance (collectively, the “Governing Standards”).

- C. All provisions and representations of the UDO that conflict with the provisions of this Cranbrook PD Ordinance (Ordinance 70-09-16) and its exhibits are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Cranbrook PD 2023 Amendment.

Section 2. Permitted Uses.

- A. All uses permitted in the Underlying District shall be permitted within the District; however, the maximum number of Dwelling Units shall not exceed forty-eight (48).
- B. Accessory Uses and Accessory Structures customarily incidental to any permitted use shall be permitted.

Section 3. Preliminary Development Plan.

- A. Full sized, scaled development plans are on file with the City’s Planning and Development Department with a revision date of October 31, 2023. What is attached hereto as Exhibit B is a general representation of the full sized plans and Exhibit B, together with the full sized plans, shall be collectively referred to as the “Preliminary Development Plan”. The minimum size of the District shall be 4.9 acres.
- B. The Preliminary Development Plan is hereby incorporated herein and approved. Pursuant to Article 8 of the UDO, the Preliminary Development Plan is intended to establish the basic goals and policies, bulk standards, variations/waivers from the Underlying District and layout of the District.

Section 4. Bulk Standards. The bulk requirements applicable to the Underlying District shall be modified and superseded by the below:

- A. Bulk Requirements Table:

Requirements	Standards
Minimum Lot Area per Dwelling Unit	1,400 sq. ft./unit
Minimum Lot Width	20 ft. per dwelling unit
Maximum Building Height	37 ft.
Minimum Front Yard Setback	10 ft. Minimum
Minimum Side Yard Setback	15 ft. building separation
Minimum Rear Yard Setback	20 ft. as measured from back of Alley curb
Floor Area Ratio shall not exceed:	Not applicable
Minimum Floor Area (per dwelling unit)	1,400 sq. ft.

Maximum Lot Coverage	Not applicable
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- B. Lot Area may include a portion of an alley easement.
- C. As illustrated on the Preliminary Development Plan some lots do not front on a public right of way. In this case, the front lot line shall be opposite and parallel to the alley and the rear lot line shall be in the center of the alley the alley.
- D. Corner Lot standards of the UDO shall not apply to townhome dwellings.

Section 5. Architectural Standards. The following standards shall apply:

- A. The approved elevations shall be the set of home elevations on file with the City's Planning and Development Department as submitted on October 2, 2023, as reviewed and approved by the City's Architectural Review Board at its October 18, 2023 meeting (the "Approved Elevations"). Color Illustrations of the Approved Elevations are included under Exhibit D of this Cranbrook PD 2023 Amendment Ordinance.
- B. The Approved Elevations are hereby incorporated and approved. All townhome dwellings shall be substantially consistent with the Approved Elevations. The Director of Planning and Development, including his or her designees, shall review and approve home elevations at the time of filing of the Detailed Development Plan and/or Building Permit for compliance and consistency with the Approved Elevations.
- C. The elevations of any townhome dwelling that substantially varies from an Approved Elevation shall be submitted for review and approval by the Director of Planning and Development if in Compliance with the Architectural Standards hereby incorporated under Exhibit C or require approval by the Architectural Review Board if not found in compliance with the standards included in Exhibit C. The Architectural Review Board's review of said home elevation(s) shall be performed in order to determine its compatibility and consistency with the intended quality and character of the District and the Approved Elevations.

Section 6. Landscaping and Open Space Standards. The standards of Article 12, Landscaping and Screening, of the UDO shall apply, except as modified below:

- A. Lot Landscaping. All Lots shall be landscaped in accordance with the Architectural Review Board Standards (adopted on August 16, 2007) for Lots less than 50' in width, except as modified below:
 - 1. Front yard landscaping: Shade Trees and/or Street Trees may be substituted for the required Ornamental Tree, and shall be placed in the adjacent Common Area or Right-of-Way within the limits of the extended Side Lot Line where no proximity restrictions apply. A total of forty-eight (48) Shrubs for a 6-unit building and forty (40) Shrubs per 5-unit building placed with no less than 6 Shrubs per lot shall be required.

2. Rear yard landscaping: No trees will be required due to proximity restrictions (i.e. driveways, utilities, etc.)
 3. Additional landscaping has been added to the side elevation of specific dwelling elevations as shown on the Preliminary Development Plan.
- B. Landscape Buffer Yards. Landscape Buffer Yards shall be provided as shown on the Preliminary Development Plan.
1. The Establishment of a Peripheral Yard, as set forth in Article 8, Part H, Section 3.F.2 of the UDO, shall apply as shown on the Preliminary Development Plan including width, area, tree preservation and required plant material.
 2. No buffer yards shall be required between the District and Uses internal to the Cranbrook District.
- C. Open Space. Open Space shall be provided substantially in the size, configuration and locations depicted on the Preliminary Development Plan.
- D. Article 6.I of the UDO shall apply except that existing trees with proximity to stormwater infrastructure as shown on the Preliminary Development Plan may be removed to accommodate said infrastructure and necessary grading.

Section 7. Parking and Loading Standards. The standards of Article 10, Off-Street Parking and Loading, of the UDO shall apply.

Section 8. Lighting Standards. The standards of Article 13, Environmental Performance Standards, of the UDO, shall apply, except as modified below:

- A. Street lights shall be required at the intersections of the new alleys and Castamere Drive by either relocating existing lights or installing new lights. Street name signs and brackets may be installed on street light posts.
- B. Light fixtures shall be required (i) between garage doors and (ii) adjacent to each front door. Photocell control shall be required for lights between garage doors.

Section 9. Sign Standards. The District's signs shall comply with Article 11 of the UDO shall apply. The maximum height for the neighborhood entrance ground sign shall be six (6) feet.

- A. One (1) "No Parking" sign shall be placed in each private alley area (Alley A, Alley B and Alley C).
- B. One (1) "Guest Parking" sign shall be placed in Alley B in front of the guest parking area that is shown on the Development Plan.

Section 10. Infrastructure Standards. Unless otherwise stated within this Ordinance or on the Preliminary Development Plan, all public infrastructure within the District shall adhere to the City's standards and design criteria, subject to the following specific waivers that are hereby approved:

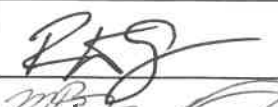
- A. The maximum block length shall be as shown on the Preliminary Development Plan.
- B. The subdivision (platting) of lots on a private easement (alley - without street frontage) shall be permitted.
- C. Subdivision Entrance / Turn Lane Standard shall not be required where Alleys connect to Castamere Drive.
- D. No sidewalks shall be required along alleys.
- E. The typical section for alleys is detailed on the Preliminary Development Plan and shall use the Local (Residential) pavement section per the City of Noblesville Construction Standards.
- F. Utility easements shall be a minimum of ten (10) feet wide.

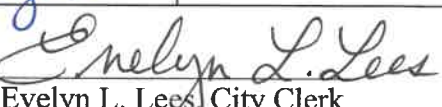
Section 11. Detailed Development Plan. Approval of a Detailed Development Plan ("DDP") shall follow the procedures set out in Article 8 of the UDO, subject to the following clarification: (i) the Director of Planning and Zoning shall approve Minor Changes; and (ii) if a DDP includes a Major Change from the approved Preliminary Development Plan, then, prior to approval of the DDP, an amended Preliminary Development Plan shall be approved in accordance with Article 8, of the UDO. A Secondary Plat shall be submitted for review and approval as part of any approved DDP.

Section 12. Effective Date. This Cranbrook PD 2023 Amendment Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law.

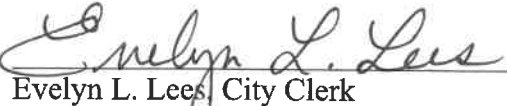
[The remainder of this page intentionally left blank; signature page follows.]

Approved on this 19th day of December, 2023 by the Common Council of the City of Noblesville, Indiana:

AYE		NAY	ABSTAIN
	Brian Ayer		
	Mark Boice		
	Michael J. Davis		
	Daniel Spartz		
	Gregory P. O'Connor		
	Darren Peterson		
	Pete Schwartz		
	Aaron Smith		
	Megan G. Wiles		

ATTEST: 
Evelyn L. Lees, City Clerk

Presented by me to the Mayor of the City of Noblesville, Indiana, this 19th day of December, 2023 at 8:15 P.M.


Evelyn L. Lees, City Clerk

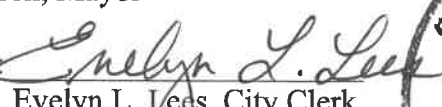

Chris Jensen, Mayor

MAYOR'S APPROVAL

12-19-23
Date

MAYOR'S VETO

Chris Jensen, Mayor

ATTEST: 
Evelyn L. Lees, City Clerk



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law:

Jon C. Dobosiewicz
Printed Name of Declarant

Prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106.

Westbrook PD Ordinance 4 111423

EXHIBIT A

Legal Description (Page 1 of 2)

ADD. PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE NORTH 00 DEGREES 18 MINUTES 42 SECONDS EAST ALONG SAID SECTION LINE 551.53 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 18 SECONDS WEST TO THE POINT OF BEGINNING OF THIS TRACT OF LAND, ALSO A POINT ON THE LINE OF RIGHT OF WAY GRANT FOR PIPE LINES IN FAVOR OF PANHANDLE EASTERN PIPE RECORDED AS BOOK 112, PAGE 110 IN THE OFFICE OF THE RECORDED IN HAMILTON COUNTY, INDIANA, THE FOLLOWING FIVE (5) COURSES ARE ON AND ALONG SAID LINE; 1) THENCE NORTH 47 DEGREES 33 MINUTES 42 SECONDS EAST 190.18 FEET; 2) THENCE NORTH 86 DEGREES 08 MINUTES 42 SECONDS EAST 84.74 FEET; 3) THENCE NORTH 66 DEGREES 48 MINUTES 42 SECONDS EAST 89.66 FEET; 4) THENCE NORTH 75 DEGREES 06 MINUTES 42 SECONDS EAST 256.60 FEET; 5) THENCE NORTH 78 DEGREES 19 MINUTES 42 SECONDS EAST 214.12 FEET TO A POINT ON THE BOUNDARY OF A PARCEL OF LANDED RECORDED AS INSTRUMENT NUMBER 2012070384 IN THE OFFICE OF THE RECORDED IN HAMILTON COUNTY, INDIANA, THE FOLLOWING TWO (2) COURSES ARE ON AND ALONG SAID PARCEL OF LAND; 1) THENCE SOUTH 60 DEGREES 59 MINUTES 45 SECONDS EAST 9.17 FEET; 2) THENCE NORTH 89 DEGREES 37 MINUTES 46 SECONDS EAST 62.62 FEET TO A POINT ON THE SOUTH LINE OF THE FRED HINES LEGAL DRAIN RECORDED AS INSTRUMENT NUMBER _____ IN THE OFFICE OF THE RECORDED IN HAMILTON COUNTY, INDIANA; THENCE SOUTH 51 DEGREES 45 MINUTES 05 SECONDS EAST 189.87 FEET TO A POINT ON THE BOUNDARY OF RIGHT OF WAY GRANT FOR PIPE LINES IN FAVOR OF PANHANDLE EASTERN PIPE RECORDED AS BOOK 112, PAGE 110 IN THE OFFICE OF THE RECORDED IN HAMILTON COUNTY, INDIANA SOUTH 47 DEGREES 27 MINUTES 42 SECONDS WEST 328.84 FEET TO A POINT ON A NON TANGENT CURVE TO RIGHT HAVING A RADIUS OF 177 FEET, AND A POINT ON THE BOUNDARY OF CRANBROOK SECTION 1 RECORDED AS INSTRUMENT NUMBER 2018023787 IN THE OFFICE OF THE RECORDED OF HAMILTON COUNTY, INDIANA, THE FOLLOWING FOUR (4) COURSES ARE ON AND ALONG SAID BOUNDARY; 1) THE RADIUS POINT OF WHICH BEARS SOUTH 24 DEGREES 33 MINUTES 17 SECONDS WEST 177 FEET, THENCE ALONG SAID CURVE AN ARC DISTANCE OF 74.90 FEET TO A RADIUS POINT IN WHICH BEARS SOUTH 00 DEGREES 18 MINUTES 31 SECONDS WEST 177 FEET; 2) THENCE NORTH 89 DEGREES 41 MINUTES 29 SECONDS WEST 530.10 FEET; 3) THENCE SOUTH 77 DEGREES 31 MINUTES 00 SECONDS WEST 88.58 FEET; 4) THENCE NORTH 63 DEGREES 08 MINUTES 09 SECONDS WEST 33.22 FEET; THENCE NORTH 28 DEGREES 14 MINUTES 27 SECONDS WEST 39.02 FEET; THENCE NORTH 17 DEGREES 42 MINUTES 41 SECONDS WEST 17.03 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 4.91 ACRES, MORE OR LESS.

EXHIBIT A

Depiction of Legal Description
(Page 2 of 2)

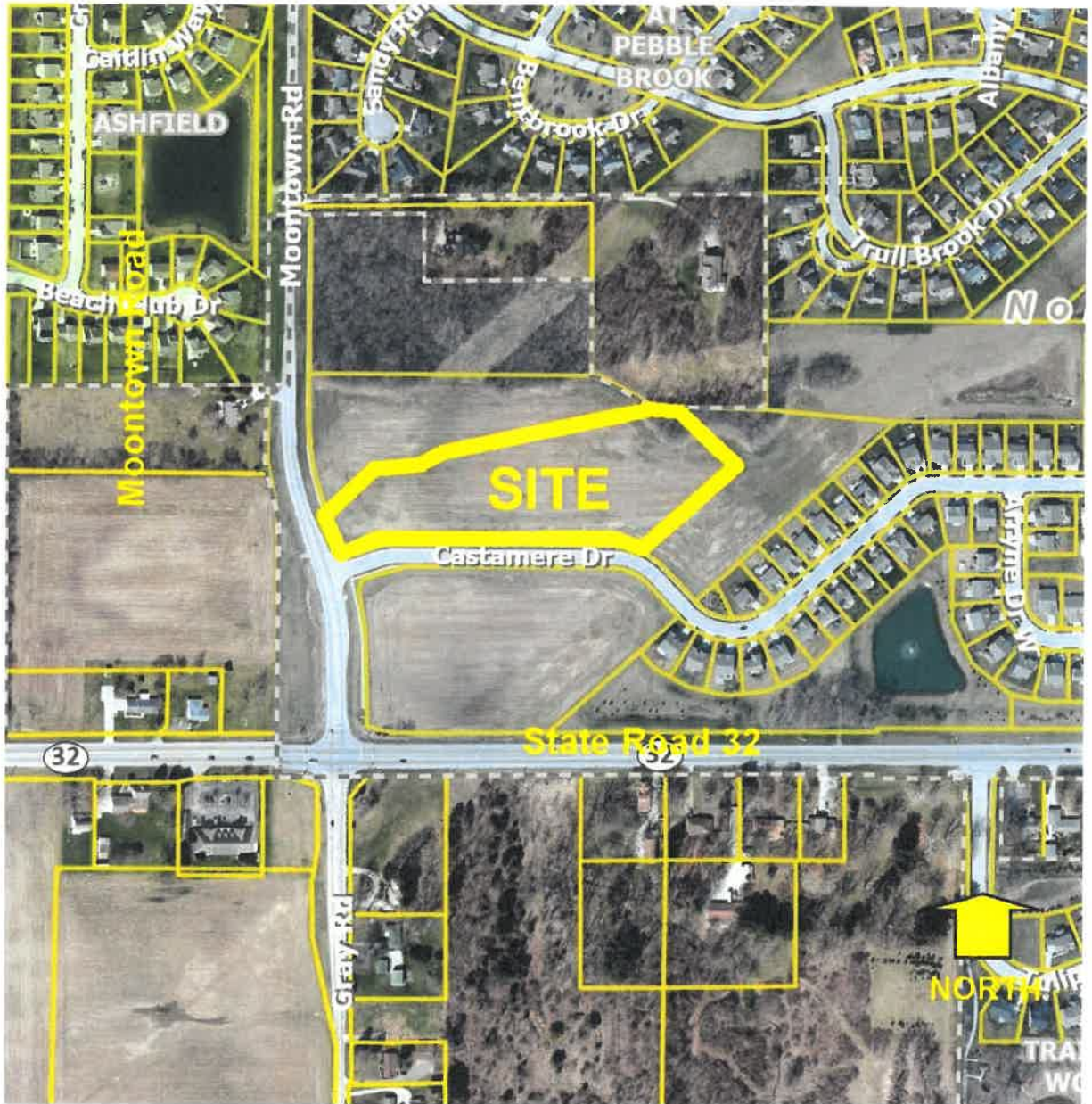


EXHIBIT B

(PRELIMINARY DEVELOPMENT PLAN)



- See following 15 pages

DEVELOPMENT STANDARDS									
MINIMUM LOT				MINIMUM SETBACKS				MAX. ROAD FRONT SETBACK	
WIDTH	DEPTH	PROTRUSION	AREA	FRONT	SIDE	REAR	BUILDING	REAR	PERMIT
FEET	FEET	SQ. FT.	SQ. FT.	FEET	FEET	FEET	FEET	FEET	FEET
MIN.	200	200	MIN.	200	0	0	MIN.	20	20

UTILITY AND GOVERNING AGENCY CONTACTS				
SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
SANITARY SEWER	CITY OF MOBILEVILLE DEPARTMENT OF PUBLIC WORKS	107 WEST WASHINGTON STREET MOBILEVILLE, IN 46060	317-776-6533	
WATER	CITIZENS ENERGY CORPORATION UTILITY AUTHORITY, INC.	2160 DR. MARTIN LUTHER KING JR. ST. INDIANAPOLIS, IN 46202	317-487-4531	BROAD HOSTETLER
STREETS	CITY OF MOBILEVILLE DEPARTMENT OF ENGINEERING	16 SOUTH 10TH STREET, SUITE 200 185 MOBILEVILLE, IN 46069	317-776-6530	
DRAINAGE	CITY OF MOBILEVILLE DEPARTMENT OF ENGINEERING	16 SOUTH 10TH STREET, SUITE 200 185 MOBILEVILLE, IN 46069	317-776-6530	
ELECTRICITY	Duke ENERGY / INDIANA	109 SOUTH MILL CREEK ROAD MOBILEVILLE, INDIANA 46060	317-776-0366	MARC DILLIPI
NATURAL GAS	VECTREN ENERGY	19000 ALBIONVILLE ROAD MOBILEVILLE, INDIANA 46066	317-776-0537	CARLY MESSER
TELEPHONE / COMMUNICATIONS	AT&T - INDIANAPOLIS	240 N. AMERICAN STREET, 2ND FLOOR INDIANAPOLIS, IN 46204	317-255-4267	BRANDY PETERS
FIBER OPTICS	INDIGO USA	8400 C STREET SW P.O. BOX 337 CEDAR RAPIDS, IA 52406	317-987-2865	

PROJECT TEAM					
ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER	WESTBROOK DEVELOPER, LLC	457 WESTPOINT DRIVE, SUITE 100, INDIANAPOLIS, IN 46201	317-550-1917	twalter@westbrook-properties.com	TIM WALTER
ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	501 E. 9TH ST., STE. 300 INDIANAPOLIS, IN 46204	317-626-5502	carlin.boston@kimley-horn.com	GAVIN BOSTON
LANDSCAPE ARCHITECT	PLATINUM PROPERTIES MANAGEMENT, CO., LLC	457 WESTPOINT DRIVE, SUITE 100, INDIANAPOLIS, IN 46201	317-585-2089	estimator@platinum-properties.com	ERIC SMITHS

PRESIDENT — LINDA M. COX

SECRETARY — STEVEN D. HUNTER

SECRETARY - STEVEN D. MINTOFF



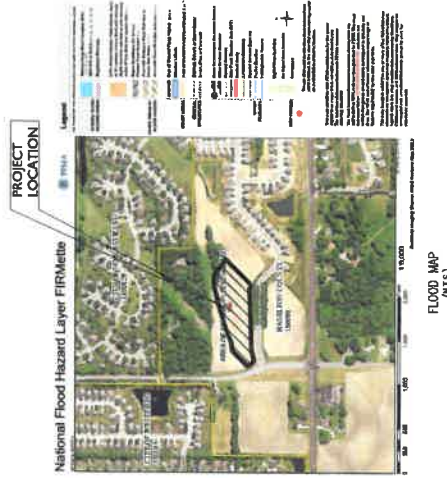
Sheet List Table	
Sheet Number	Sheet Title
C100	COVER SHEET
P100	PRIMARY PLAT
C200	DEVELOPMENT PLAN
C201	PEDESTRIAN ACCESS PLAN
C300	EMERGENCY FLOOD ROUTING
C400	EROSION CONTROL PLAN
C401	EROSION CONTROL DETAILS
C402	EROSION CONTROL DETAILS
C403	EROSION CONTROL DETAILS
C500	SIGNAGE AND LIGHTING PLAN
C600	LINE OF SIGHT PLAN
C700	MAILBOX PLAN
C701	MAILBOX DETAILS
L100	LANDSCAPE PLAN
L101	LANDSCAPE PLAN ENLARGEMENTS & DETAILS

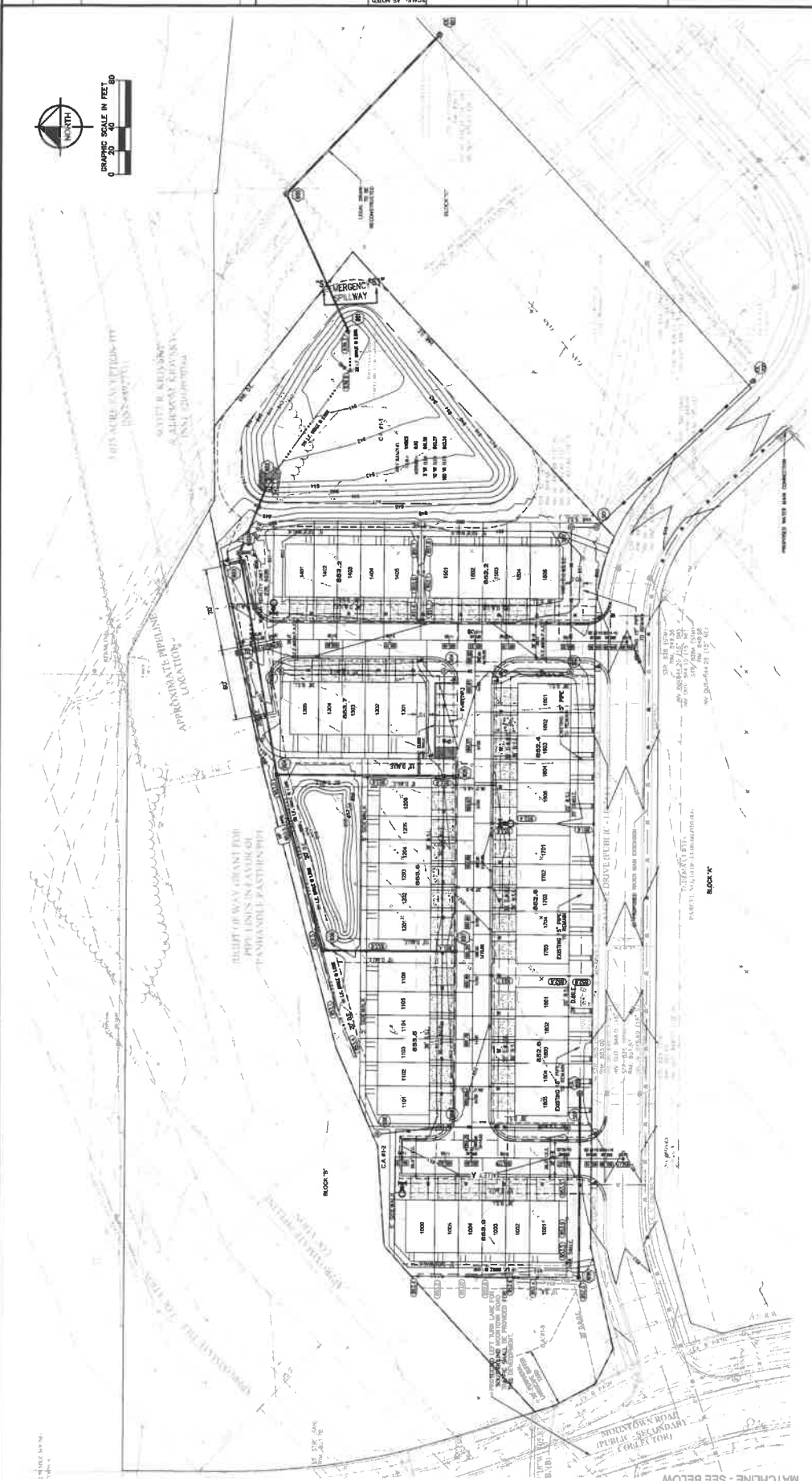
WESTBROOK
PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA
MAP NUMBER 1851, RECORDED AT THE LOCAL

[illegible]

PROJECT INFORMATION	
4.91 ACRES	
48 LOTS	0.78 LOT/SQUARE
DESIGN SPEED LIMIT	25 MPH
TOTAL P.A.	1.84 ACRES

STREETS		LENGTH (FT)
ALLEY A		157
ALLEY B		421
ALLEY C		225
TOTAL		803





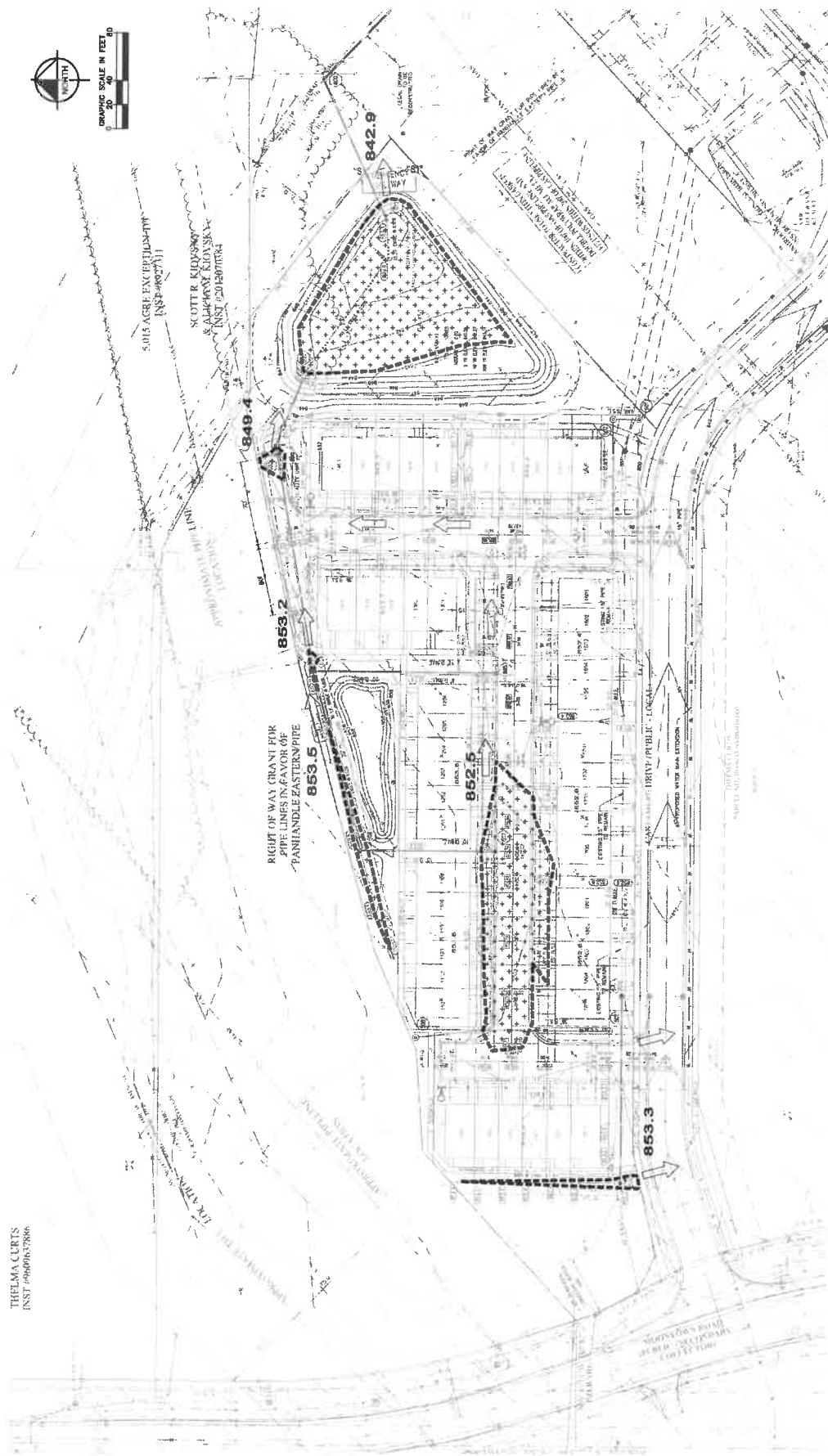
**EMERGENCY
FLOOD ROUTING**

WESTBROOK DEVELOPER, LLC

APPROVAL PENDING
NOT FOR
CONSTRUCTION

Kimley-Horn
2775 KALEY AVE. #1500
900 EAST 96TH STREET, SUITE 300
MINNEAPOLIS, MN 55425
CONTACT: GAYNOR BLOOM
PHONE: 317-238-2002
FAX: 317-238-2002
E-MAIL: GAYNOR.BLOOM@kimley-horn.com

REVIEWS PER TAC COMMENTS	DATE	BY
10/31/2023	CPB	

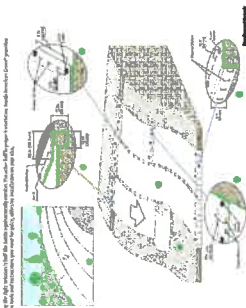


THELMA CURTS
NST 49609637884

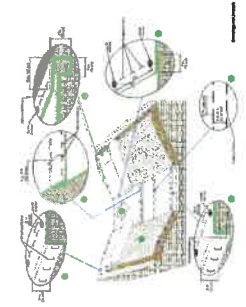
LEGEND

ENERGIZING FLUO PONDING -FOR 100% ASSURANCE ALL INETS ARE COMPLETELY CLOSED	ENERGIZING FLUO CHARGE MEAN FLUOCHOR
ENERGIZING FLUO FROM PONDING	MINIMUM ENERGY MAXIMUM CHARGE
MINIMUM FRESH FLOOR	

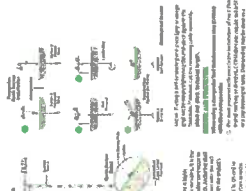
Slope and Levee Installation Detail



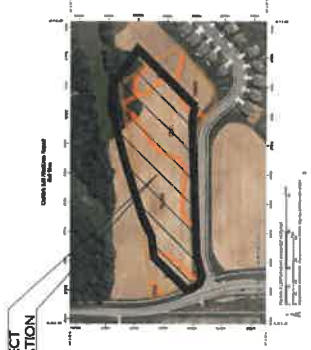
Channel Installation Detail



Anchoring Details



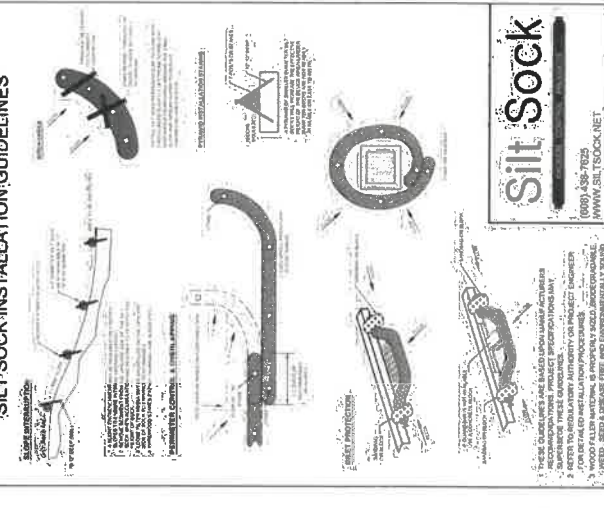
SOILS MAP



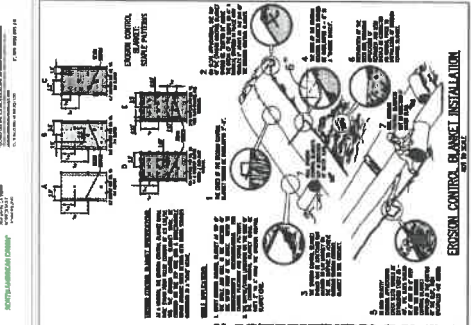
10

[illegible]

ALL IT SOCK/INSTALLATION/CLIMBERS



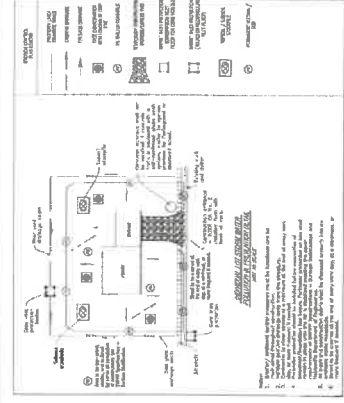
Tenets



2.4. *From long distances.*

[illegible]

2.4. *From long distances.*

[illegible]

- **Composite Matrix** microhybrids (see Appendix C) (used as a suspension layer to prevent leaching of aggregate and the underlying soft material and to provide greater bonding strength when encountering wet conditions or only with a restored high value table: [Bonding.com](http://www.bonding.com)).

1. Assume all negotiations and events are mutually dependent. If the shape of the counterfactual outcome is based on a global (real) and a causal (past) process, counterfactuals are based on a global (real) and a causal (past) process. If the counterfactual outcome is based on a global (real) and a causal (past) process, counterfactuals are based on a global (real) and a causal (past) process.
2. Assume all negotiations and events are mutually dependent. If the shape of the counterfactual outcome is based on a global (real) and a causal (past) process, counterfactuals are based on a global (real) and a causal (past) process. If the counterfactual outcome is based on a global (real) and a causal (past) process, counterfactuals are based on a global (real) and a causal (past) process.
3. Assume all negotiations and events are mutually dependent. If the shape of the counterfactual outcome is based on a global (real) and a causal (past) process, counterfactuals are based on a global (real) and a causal (past) process. If the counterfactual outcome is based on a global (real) and a causal (past) process, counterfactuals are based on a global (real) and a causal (past) process.
4. If an event is not a global process, it is not a global process. If an event is not a global process, it is not a global process. If an event is not a global process, it is not a global process.
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16 Chapter 7 (October 2007)

1

Percent Stage	Employment Estimate
< 5%	100,000
5% - 20%	500,000
20% - 40%	1,000,000
40% - 60%	1,500,000
60% - 80%	2,000,000
80% - 90%	2,500,000
> 90%	3,000,000

- **WFLB** – First Indian subcontinent.
- After landing forces, British will surrender and computers (as they said) under the lower portion of the lower stratum.

- Public – impact of non-event production factors: meeting specific requirements

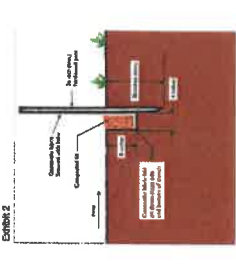
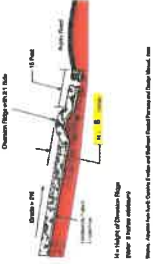


Exhibit 2

Temporary Construction Ingress/Egress Pad
Cross-Section View Worksheet
(large sites two acres or larger)



260 Chapter 7 October 2007

4. Drive the support posts at least 18 inches into the ground, slightly embedding the blade between the posts to mark & define the hole. A uniform width of 2

[illegible]

- **paypal within 24 hours** of a sale **original and in hand** **back every seven calendar days**.
- **If Asset Price** **lowers**, **steps to decrease**, or **is any very because ineffective**, **replace the affected price immediately**, **2006**. **All requests should meet specific criteria as outlined within this process.**

DATE RECEIVED _____

This document, together with the contract and design provided herein, is intended solely for the specific project and shall not be used for any other purpose without the written approval of the engineer. It is the responsibility of the user to ensure that the design is used in accordance with the contract and design provided herein. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without the written permission of the engineer.

WESTBROOK PRELIMINARY DEVELOPMENT PLAN SIGNAGE AND LIGHTING PLAN

WESTBROOK DEVELOPMENT LLC

APPROVAL AND SIGNATURE

DESIGNED BY: BAH
CHECKED BY: BAH
SCALE: AS SHOWN

DATE: 10/31/2023
BY: CJB

REVISIONS PER TAC COMMENTS

NO. 1

DATE: 10/31/2023

BY: CJB

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BY: CJB



Note: Intersection sight distance shown is for a stopped passenger car to turn right onto or cross a two-lane highway with no median and grades of 3% or flatter. For other conditions, the time gap should be adjusted and the required sight distance recalculated.

INTERSECTION SIGHT DISTANCE FOR PASSENGER CAR TO TURN RIGHT FROM A STOP OR TO MAKE A CROSSING MANEUVER

Figure 16-101f

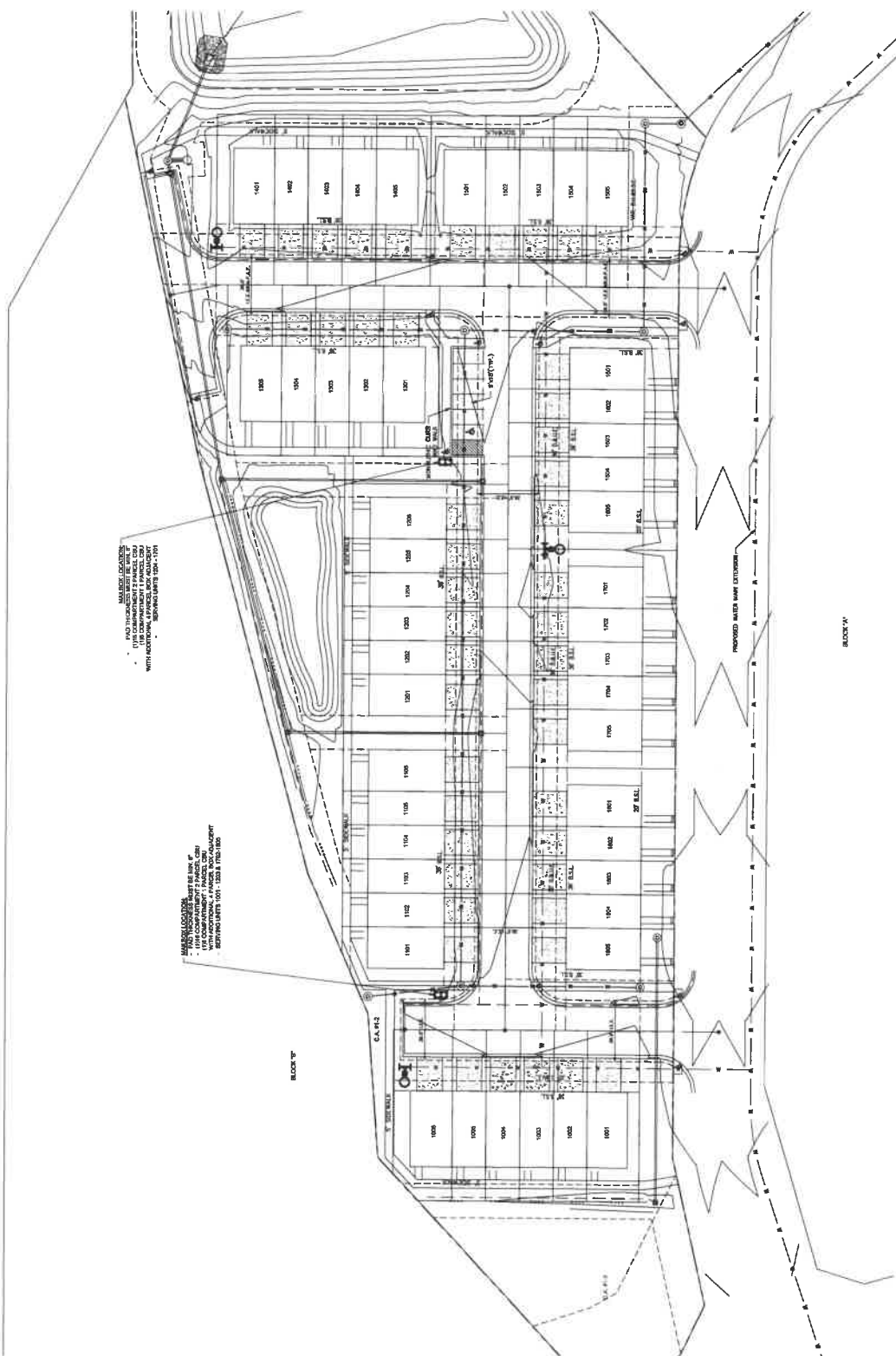
MAILBOX PLAN

WESTBROOK
DEVELOPER,
LTC

APPROVAL PERIOD
NOT FOR
RESTRUCTION

RECEIVED BY: [REDACTED]
DATE: [REDACTED]
TIME: [REDACTED]

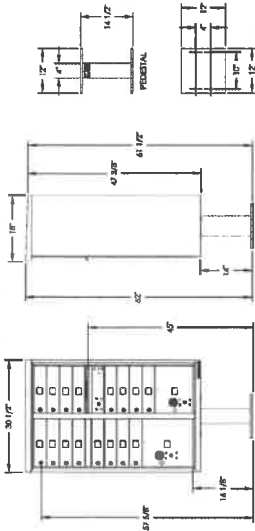
Kimley-Horn
2025 KIMLEY-HORN AND ASSOCIATES, INC.
300 EAST 98TH STREET, SUITE 300,
CHICAGO, IL 60644
PHONE: 312-238-3022
FAX: 312-238-3023

[illegible]

GRAPHIC SCALE IN FEET
0 15 30 60



vital™ Cluster Box Unit - Type III



NOTES:

- This unit is approved for USFP and private applications.
- Decorative moldings, accessories sold separately, and are USFP Approved.
- Pedestal installed be included with included Rubber Feet.
- Decorative moldings not included, refer to installation manual for recommendations.
- Reference "3" series CBU is Officially Licensed by USFP.
- License# C2550-48-6-0012

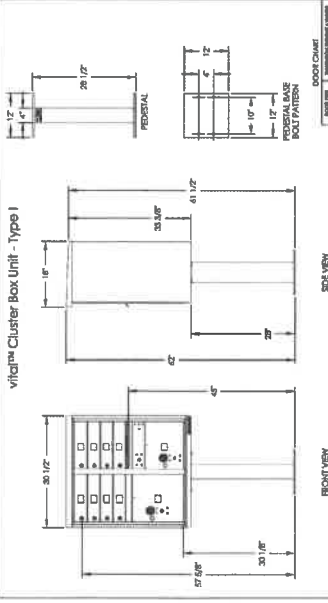
DOOR CHART

DOOR CHART	DOOR CHART	DOOR CHART
DOOR CHART	DOOR CHART	DOOR CHART

REFERENCE: vital™ CLUSTER BOXLINE

AF FLORENCE
 2895 Corporate Drive • Houston, TX 77057
 2814 Corporate Drive • Houston, TX 77057
 A LUMBER LAMINATE COMPANY, INC.

vital™ Cluster Box Unit - Type I



NOTES:

- This unit is approved for USFP and private applications.
- Decorative moldings, accessories sold separately, and are USFP Approved.
- Pedestal installed be included with included Rubber Feet.
- Decorative moldings not included, refer to installation manual for recommendations.
- Reference "3" series CBU is Officially Licensed by USFP.
- License# C2550-48-6-0012

DOOR CHART

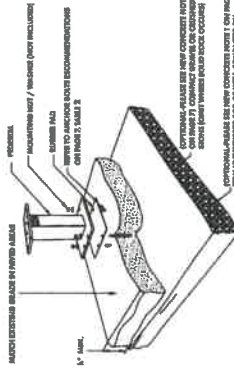
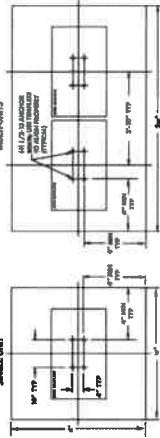
DOOR CHART	DOOR CHART	DOOR CHART
DOOR CHART	DOOR CHART	DOOR CHART

REFERENCE: vital™ CLUSTER BOXLINE

AF FLORENCE
 2895 Corporate Drive • Houston, TX 77057
 2814 Corporate Drive • Houston, TX 77057
 A LUMBER LAMINATE COMPANY, INC.

CONCRETE FOUNDATION PREPARATION

vital™ cluster box unit - 1570 "F" Series



*Foot recommendations for "1/4" 4/4" outlined on page 7, Table 1

CONCRETE FOUNDATION PREPARATION

vital™ cluster box unit - 1570 "F" Series

- NEW CONCRETE BASE**
- Depending on climate and soil conditions in the area of installation, optional foundation materials may be necessary as shown. Consult local building codes for recommendations.
 - Refer to Table 1 for thickness (h), width (w), and depth (d) of the concrete and alternatives.
 - Concrete shall have a compressive strength of 3000 psi @ 28 days, except 4500 psi - 45% max air entrainment and be placed with a 3.50-4.50 slump in accordance to 301.
 - Use wire mesh as per (Standard) or fiber reinforced concrete as per (Standard).

EXISTING CONCRETE BASE

- Existing concrete pad must be at least 48" wide.
- Concrete base and anchor bolts may be reused if:
 - adding 1/2" diameter expansion anchor bolts are firmly embedded in the concrete and not damaged or corroded;
 - concrete foundation is not damaged; and
 - all hole portion of the new unit matches the installed anchor bolts.
- Additional considerations include:
 - if concrete is only 4" thick, then option "b" in Table 2 below cannot be used
 - any uncracked, existing anchor bolts must be cut flush to the level of the concrete surface
 - if concrete is damaged, replacement of foundation pad is required

TABLE 2

Expansion Anchor Bolt Recommendations (per standard)		
Anchor Bolt Length (inches)	Anchor Bolt Diameter (inches)	Concrete Embedment Depth (inches)
48"	1/2"	42"
48"	3/4"	42"
48"	1"	42"
48"	1 1/4"	42"
48"	1 1/2"	42"
48"	1 3/4"	42"
48"	2"	42"
48"	2 1/4"	42"
48"	2 1/2"	42"
48"	2 3/4"	42"
48"	3"	42"
48"	3 1/4"	42"
48"	3 1/2"	42"
48"	3 3/4"	42"
48"	4"	42"
48"	4 1/4"	42"
48"	4 1/2"	42"
48"	4 3/4"	42"
48"	5"	42"
48"	5 1/4"	42"
48"	5 1/2"	42"
48"	5 3/4"	42"
48"	6"	42"
48"	6 1/4"	42"
48"	6 1/2"	42"
48"	6 3/4"	42"
48"	7"	42"
48"	7 1/4"	42"
48"	7 1/2"	42"
48"	7 3/4"	42"
48"	8"	42"
48"	8 1/4"	42"
48"	8 1/2"	42"
48"	8 3/4"	42"
48"	9"	42"
48"	9 1/4"	42"
48"	9 1/2"	42"
48"	9 3/4"	42"
48"	10"	42"
48"	10 1/4"	42"
48"	10 1/2"	42"
48"	10 3/4"	42"
48"	11"	42"
48"	11 1/4"	42"
48"	11 1/2"	42"
48"	11 3/4"	42"
48"	12"	42"
48"	12 1/4"	42"
48"	12 1/2"	42"
48"	12 3/4"	42"
48"	13"	42"
48"	13 1/4"	42"
48"	13 1/2"	42"
48"	13 3/4"	42"
48"	14"	42"
48"	14 1/4"	42"
48"	14 1/2"	42"
48"	14 3/4"	42"
48"	15"	42"
48"	15 1/4"	42"
48"	15 1/2"	42"
48"	15 3/4"	42"
48"	16"	42"
48"	16 1/4"	42"
48"	16 1/2"	42"
48"	16 3/4"	42"
48"	17"	42"
48"	17 1/4"	42"
48"	17 1/2"	42"
48"	17 3/4"	42"
48"	18"	42"
48"	18 1/4"	42"
48"	18 1/2"	42"
48"	18 3/4"	42"
48"	19"	42"
48"	19 1/4"	42"
48"	19 1/2"	42"
48"	19 3/4"	42"
48"	20"	42"
48"	20 1/4"	42"
48"	20 1/2"	42"
48"	20 3/4"	42"
48"	21"	42"
48"	21 1/4"	42"
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48"	21 3/4"	42"
48"	22"	42"
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48"	23 3/4"	42"
48"	24"	42"
48"	24 1/4"	42"
48"	24 1/2"	42"
48"	24 3/4"	42"
48"	25"	42"
48"	25 1/4"	42"
48"	25 1/2"	42"
48"	25 3/4"	42"
48"	26"	42"
48"	26 1/4"	42"
48"	26 1/2"	42"
48"	26 3/4"	42"
48"	27"	42"
48"	27 1/4"	42"
48"	27 1/2"	42"
48"	27 3/4"	42"
48"	28"	42"
48"	28 1/4"	42"
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48"	30 3/4"	42"
48"	31"	42"
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48"	35 1/4"	42"
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48"	35 3/4"	42"
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48"	36 1/2"	42"
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48"	43 1/4"	42"
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48"	44 1/4"	42"
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48"	45 1/2"	42"
48"	45 3/4"	42"
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48"	81 1/2"	42"
48"	81 3/4"	42"
48"	82"	42"
48"	82 1/4"	42"
48"	82 1/2"	42"
48"	82 3/4"	42"
48"	83"	42"
48"	83 1/4"	42"
48"	83 1/2"	42"
48"	83 3/4"	42"
48"	84"	42"
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48"	85"	42"
48"	85 1/4"	42"
48"	85 1/2"	42"
48"	85 3/4"	42"
48"	86"	42"
48"	86 1/4"	42"
48"	86 1/2"	42"
48"	86 3/4"	42"
48"	87"	42"
48"	87 1/4"	42"
48"	87 1/2"	42"
48"	87 3/4"	42"
48"	88"	42"
48"	88 1/4"	42"
48"	88 1/2"	42"
48"	88 3/4"	42"
48"	89"	42"
48"	89 1/4"	42"
48"	89 1/2"	42"
48"	89 3/4"	42"
48"	90"	42"
48"	90 1/4"	42"
48"	90 1/2"	42"
48"	90 3/4"	42"
48"	91"	42"
48"	91 1/4"	42"
48"	91 1/2"	42"
48"	91 3/4"	42"
48"	92"	42"
48"	92 1/4"	42"
48"	92 1/2"	42"
48"	92 3/4"	42"
48"	93"	42"
48"	93 1/4"	42"
48"	93 1/2"	42"
48"	93 3/4"	42"
48"	94"	42"
48"	94 1/4"	42"
48"	94 1/2"	42"
48"	94 3/4"	42"
48"	95"	42"
48"	95 1/4"	42"
48"	95 1/2"	42"
48"	95 3/4"	42"
48"	96"	42"
48"	96 1/4"	42"
48"	96 1/2"	42"
48"	96 3/4"	42"
48"	97"	42"
48"	97 1/4"	42"
48"	97 1/2"	42"
48"	97 3/4"	42"
48"	98"	42"
48"	98 1/4"	42"
48"	98 1/2"	42"
48"	98 3/4"	42"
48"	99"	42"
48"	99 1/4"	42"
48"	99 1/2"	42"
48"	99 3/4"	42"
48"	100"	42"
48"	100 1/4"	42"
48"	100 1/2"	42"
48"	100 3/4"	42"
48"	101"	42"
48"	101 1/4"	42"
48"	101 1/2"	42"
48"	101 3/4"	42"
48"	102"	42"
48"	102 1/4"	42"
48"	102 1/2"	42"
48"	102 3/4"	42"
48"	103"	42"
48"	103 1/4"	42"
48"	103 1/2"	42"
48"	103 3/4"	42"
48"	104"	42"
48"	104 1/4"	42"
48"	104 1/2"	42"
48"	104 3/4"	42"
48"	105"	42"
48"	105 1/4"	42"
48"	105 1/2"	42"
48"	105 3/4"	42"
48"	106"	42"
48"	106 1/4"	42"
48"	106 1/2"	42"
48"	106 3/4"	42"
48"	107"	42"
48"	107 1/4"	42"
48"	107 1/2"	42"
48"	107 3/4"	42"
48"	108"	42"
48"	108 1/4"	42"
48"	108 1/2"	42"
48"	108 3/4"	42"
48"	109"	42"
48"	109 1/4"	42"
48"	109 1/2"	42"
48"	109 3/4"	42"
48"	110"	42"
48"	110 1/4"	42"
4		

DATE	BY	REVISIONS
11/03/2023	ENG	3 Added street trees to 1001, 1005, 1006, 1007, 1008 per ADR.
11/03/2023	ENG	2 Modified Street Tree schedule per John Ludwig.
11/03/2023	ENG	1 Added street trees to 1001, 1005, 1006, 1007, 1008 per ADR.

SCALE: AS NOTED
 DESIGNED BY: ENG
 CHECKED BY: ENG
 DRAWN BY: ENG
 2023 KIMLEY-HORN AND ASSOCIATES
 10000 N. 100TH AVENUE, SUITE 200
 DENVER, CO 80231
 PHONE: 303.751.1000
 WWW.KIMLEY-HORN.COM

WESTBROOK
 DEVELOPER,
 LLC

LANDSCAPE
 PLAN

WESTBROOK
 PRELIMINARY
 DEVELOPMENT
 PLAN

ORIGINAL ISSUE:
 10-2-2023
 RHA PROJECT NO.
 1702/2022
 SHEET NUMBER
 1001



LEGEND:

- Entry Feature (See detail on Sheet L101)
- Required Planting Zone (80' Perimeter Yard along Mounttown Road - per UDO)
- Required Planting Zone (Sheet Trees - per UDO and Street Tree Ordinance)
- Required Planting Zone (Detention Basin - per UDO)
- Tree-Free Zone (Vision Corner Clearance - per UDO)
- Tree-Free Zone (ICU/N - per Arboricultural Specifications Manual)
- Tree-Free Zone (Stormwater - per Arboricultural Specifications Manual)
- Tree-Free Zone (Stormwater - per Arboricultural Specifications Manual)
- Tree-Free Zone (Free Hydrant and Street Lamp - per Arboricultural Specifications Manual)
- Tree-Free Zone (Driveway - per ASM and Building Clearance - per UDO)
- Tree-Free Zone (Top of Bank Easement - per UDO)

PLANT SCHEDULE:

STREET TREES (2.5' by Developer | Builder:

- 217 Acer grandidentatum (Rocky Mountain Glow Maple)
- 116 Syringa reticulata 'Royal Red'
- 216 Zelkova serrata 'City Spire'

SHADE TREES (2.5' by Developer | Builder:

- 417 Quercus macrocarpa 'Cotton'
- 417 Fraxinus velutina 'Roman-Margrave'
- 817 Quercus laevis 'Worshipman'
- 417 Liquidambar styraciflua 'Worshipman'
- 516 Lithocarpus latifolius 'Emerald City'

See Plan Enlargement on Sheet L101

SHRUBS:

- 217
- 116
- 216
- 417
- 417
- 817
- 417
- 516

SHRUB PLANTING DETAIL

EVERGREEN PLANTING DETAIL

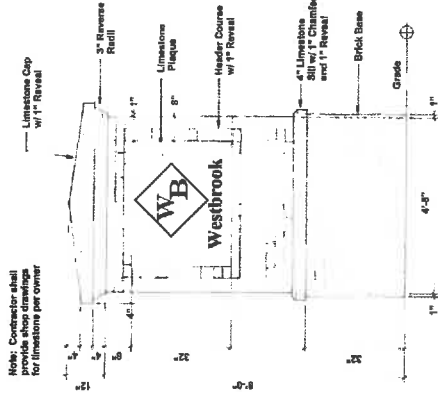
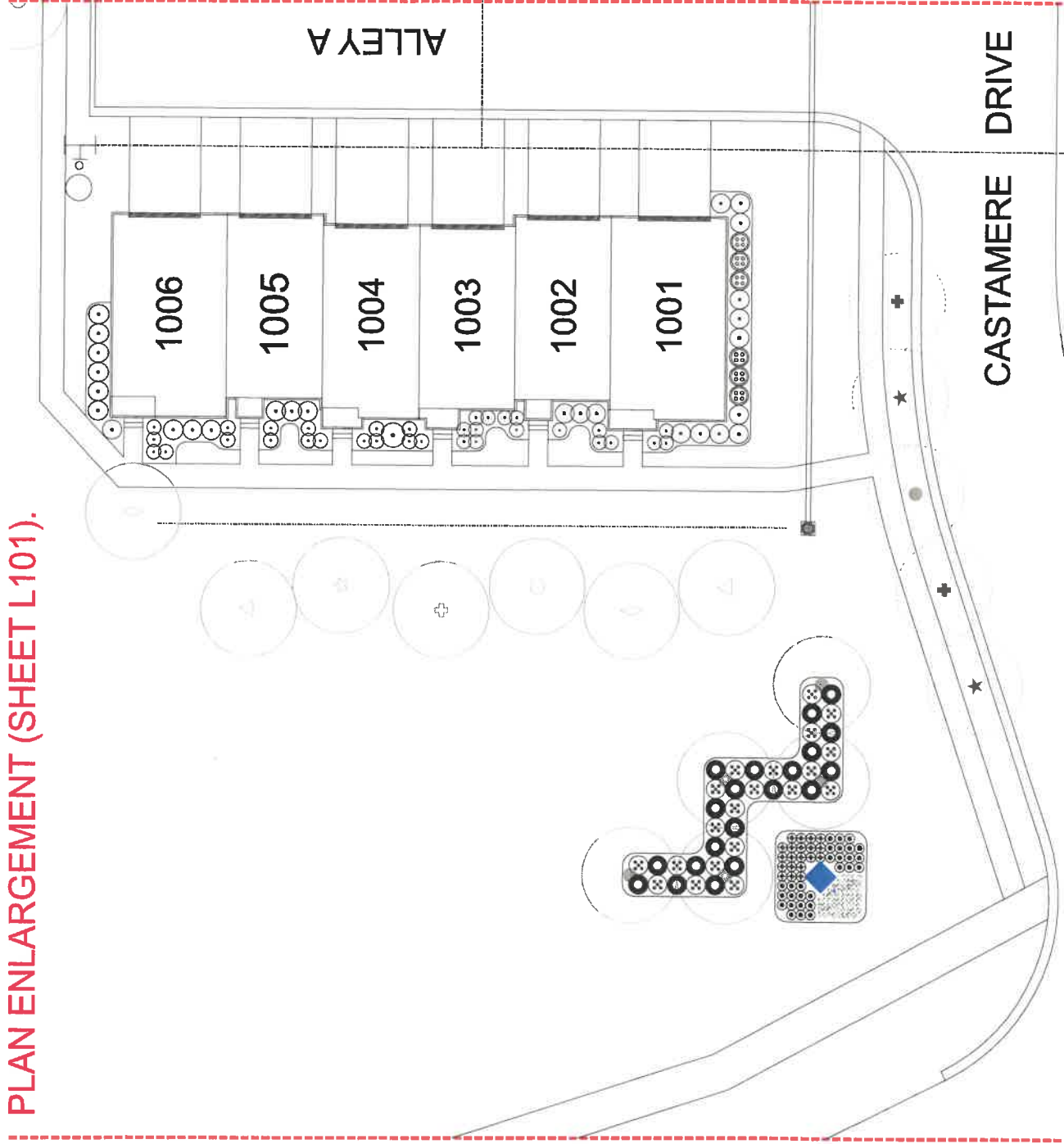
TREE PLANTING DETAIL

SCALE IN FEET

0 20 40

1" = 40'

PLAN ENLARGEMENT (SHEET L101).



PLANT SCHEDULE:

SHRUBS, GRAMINOIDES, AND FORBS by Developer:	SHRUBS, GRAMINOIDES, AND FORBS by Builder:
20 @ 3 Gallon	Per PUD
64 @ 1 Gallon	Per ARB
20 @ 18"	
20 @ 18"	
28 @ 18"	

NOTES:

1. Narrow Upright Evergreen Species above shall be added to the existing landscape plan. (101, 102, 103, 104, and 105). Species indicated should have a mature height of at least twelve feet.



EXHIBIT C

ARCHITECTURAL STANDARDS

(Page 1 of 1)

Architectural Feature	Standard
Corner Breaks (minimum)	4 per building
Front Façade Masonry (minimum)	100% excluding doors, windows and roof
Secondary Façade Masonry (minimum)	1-story excluding doors and windows
Prohibited Siding Materials	Vinyl and Aluminum
Roof Pitch (minimum)	4:12
Roof Overhang (minimum inches measured from framing)	12"
Number of Windows – Primary Façade (minimum)	18 per building
Number of Windows – Secondary Façade (minimum)	3 per building

EXHIBIT D

DWELLING CHARACTER EXHIBITS

(See following 6 pages)











