

Case Number: PC 21-05

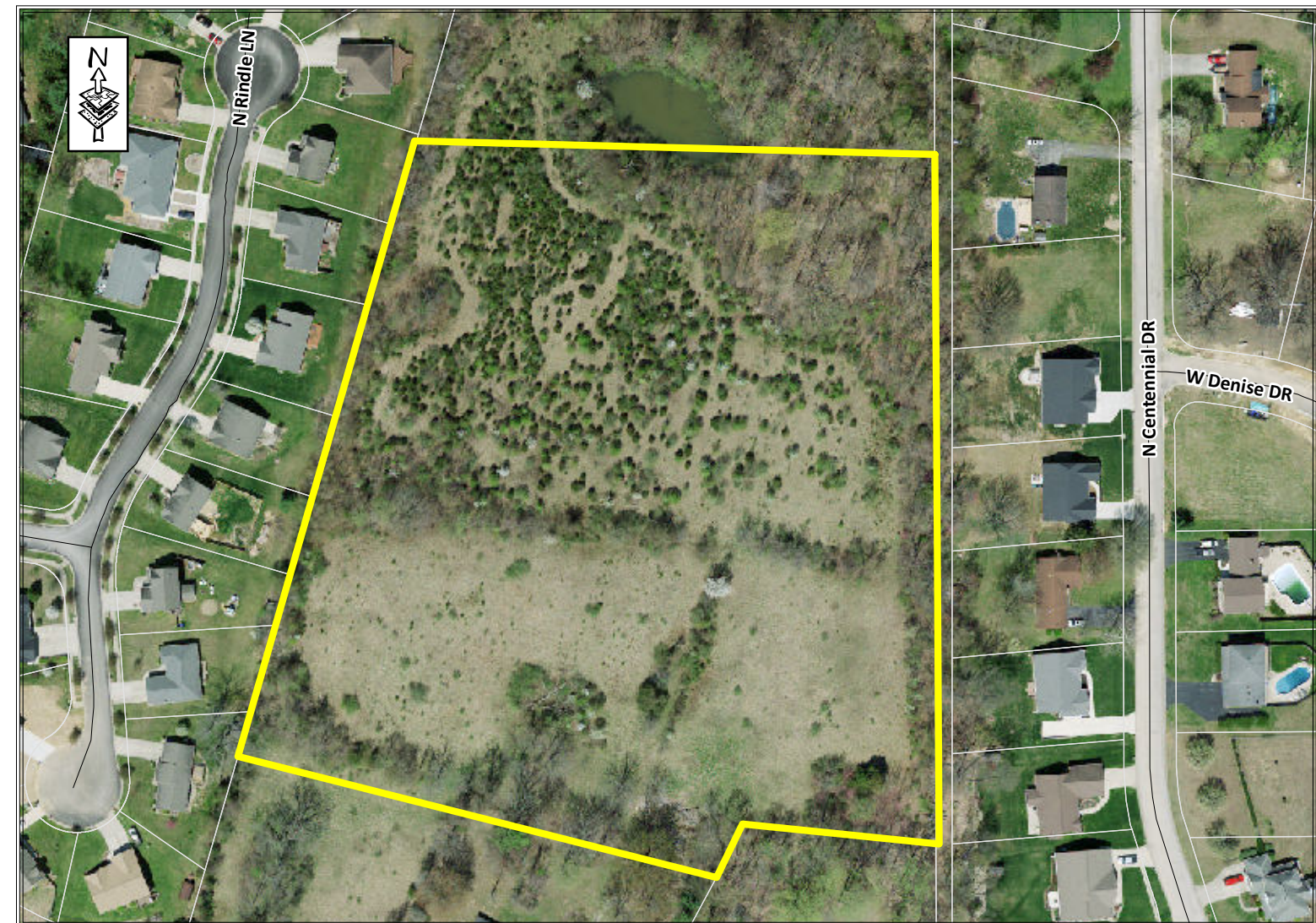
Meeting Date: March 4, 2021

Project Address: 3888 W State Road 46

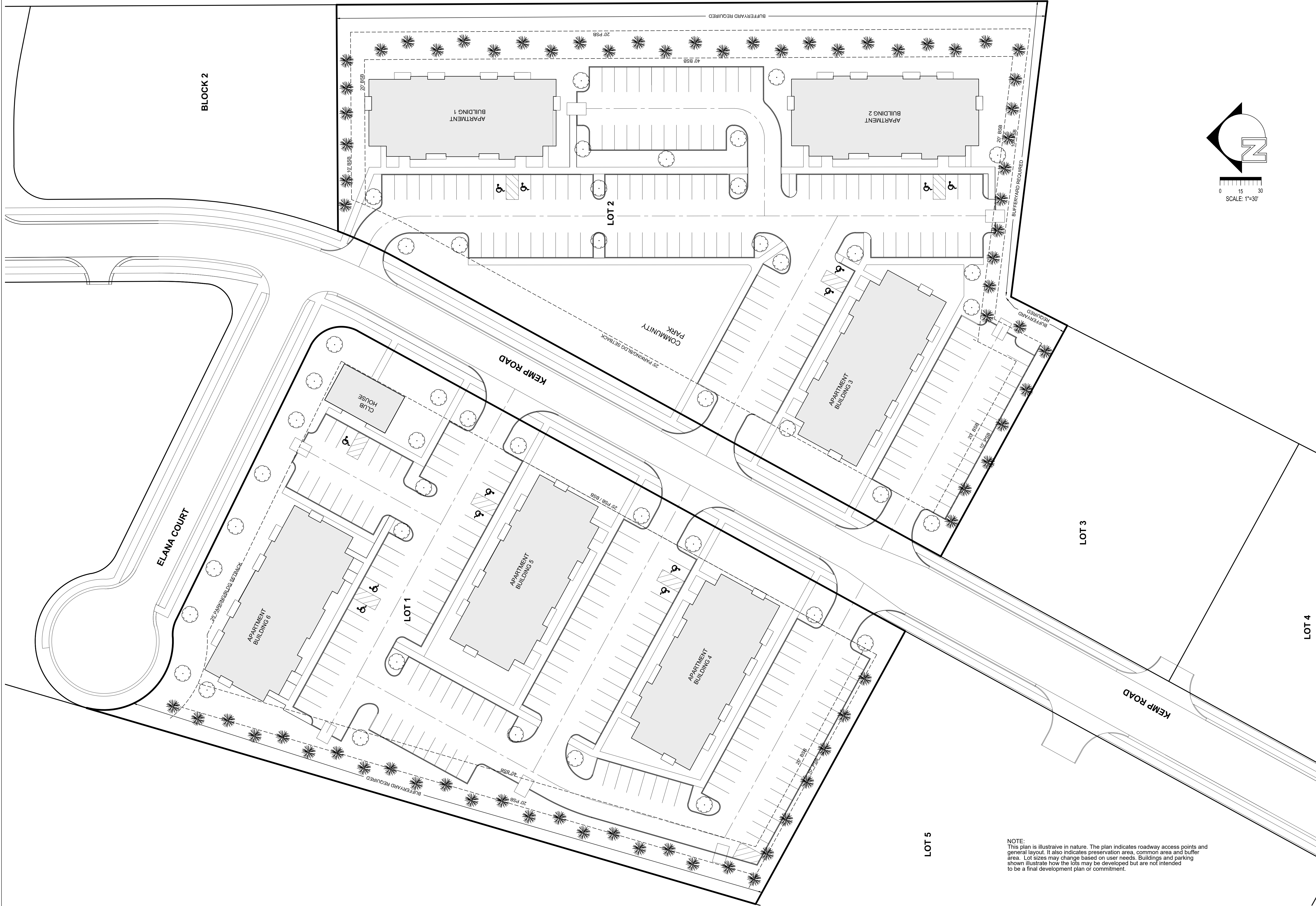
Project Type: Planned Unit Development

Description: Flats on 46

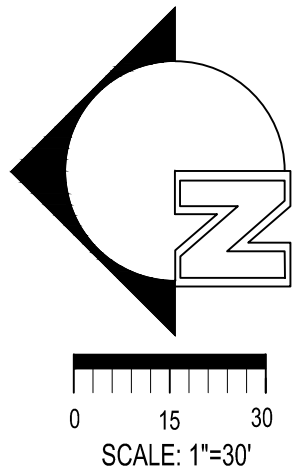
Proposed 168 Units







NOTE:  
This plan is illustrative in nature. The plan indicates roadway access points and general layout. It also indicates preservation area, common area and buffer area. Lot sizes may change based on user needs. Buildings and parking shown illustrate how the lots may be developed but are not intended to be a final development plan or commitment.



NOT FOR  
CONSTRUCTION

XX/XX/20XX

THE FLATS ON 46  
PUD  
OUTLINE PLANS

REVISIONS	BY	DATE

DESIGNED	DRAFTED	CHECKED	DATE
KES	Spp		

# FLATS ON 46 PUD

## OUTLINE PLAN



Petitioner:  
**The Ridge Group, Inc.**  
3225 S Hoyt Avenue  
Muncie, IN 47302  
765-282-3778

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**The Flats on 46  
Planned Unit Development  
Outline Plan Statement**

**Overview**

The site is located on the north side of State Road 46, west of the North Smith Pike/Centennial Drive intersection in Ellettsville, Indiana. This project will be located on Lot 1 and 2 of the proposed 17.53-acre Ellis-Ridge Subdivision. The property has been vacant and is a gateway property to the Ellettsville community. This is an in-fill site and is ideal for development to contemporary uses consistent with the future growth of Ellettsville. The project is located along a main roadway, designed to accommodate traffic flow and adequately meet the needs of a multifamily development. Adequate utility infrastructure will be in place with construction of the Ellis-Ridge Subdivision to meet the needs of the development. Existing access points are present on the north and south of the site connecting through the proposed subdivision of which the site is a part. The property is underutilized and needs to be redeveloped to create a first impression of Ellettsville for those traveling along State Road 46 from State Road 37 and the I-69 corridor. Redevelopment of the property as a Multi-Family Planned Unit Development is appropriate use for the property from both a development and tax base standpoint. A unified development with good visibility, new and architecturally pleasing buildings, good access and a complete landscape package will make the appropriate first impression on those traveling to and those currently living in the Ellettsville area.

**Existing Zoning and Property Size**

The existing property is approximately 6.36 acres and is part of the proposed 17.53-acre Ellis-Ridge Subdivision. The property is currently zoned C-3 Commercial which includes multifamily as a special exception. The adjacent land to the north and south will be part of the proposed Ellis-Ridge Subdivision and will maintain the C-3 zoning. The adjacent property to the east is within Monroe County Jurisdiction and is zoned LR (Light Duty Residential, 3 units per acre) and the adjacent property to the west is zoned R-1 (lot size of 10,000 sf or 4.35 units per acre).

**Proposed Zoning**

The proposed zoning of the property is PUD (Planned Unit Development). The PUD will include 168 apartment units consisting of 48 studio apartments, 72 one-bedroom units and 48 two-bedroom units. The studio units will be 415 square foot, one-bedroom units will be two sizes:

562 square feet and 612 square feet, and the two-bedroom units will also be two sizes: 915 square feet and 890 square feet. In addition, there will be a management office, club house and park/greenspace area.

### **Proposed Uses**

The proposed use of the property is multi-family residential apartments and associated uses such as management and maintenance facilities and park/greenspace. The mix of units and their size are intended for occupancy by young professionals working in the area. There is a need for these apartments at a rent that is consistent with the income of early career professionals. Attraction and retention of these tenants is important to the economic development of Ellettsville and the region. The petitioner has developed a similar project on the north side of Tapp Road, east of I-69 interchange and the experience with occupancy of that project confirms the need. The units in that project are renting as they become available and the tenants are the type sought for the proposed project in Ellettsville. The unit size and type are attractive to young, employed professionals desiring a comfortable, mature and convenient neighborhood.

### **Illustrative Plan**

An illustrative Plan has been prepared showing how the site could be developed based on permitted land uses and development standards. The key components are access location, buffer area and general lot layout. The illustrative plan shows a concept plan for the property but is not intended to be a detailed plan for development. A more detailed plan will follow at the Development Plan approval stage of the project.

### **Buffer Area**

The existing wooded area located at the eastern and southern edge of Lot 2 will be preserved and maintained as a buffer area to the greatest extent possible. This wooded area is approximately 0.25 acres in size and shall serve as a buffer area between the development and the neighborhood to the east.

The existing wooded area located at the western edge of Lot 1 will be preserved and maintained as a buffer area to the greatest extents possible. This wooded area is approximately 0.14 acres in size and shall serve as a buffer area between the development and the neighborhood to the west.



Additional trees or buffering (i.e. fence) will be included within the building setbacks to serve as the buffer areas for privacy between the development and neighboring properties at the time of the development plan.

### **Open Space**

Open space is included within the development and totals approximately 1.18 acres or 18% of the property. This includes the interior open space within the lots and the community park and excludes the buffer yards. The total open space including buffer yards is approximately 2 acres or 31% of the total property.

A larger portion of the open space will include a community park in the middle of the development that will feature possible amenities such as a dog run, bocce ball, shelter with grills, etc. This park will be an amenity to be utilized not only by the multi-family residents, but also the surrounding neighborhoods.

### **Development Standards**

A complete list of applicable development standards for the PUD are shown on Table A. Those not expressly noted would revert to the Town of Ellettsville requirements for a C-3 zoned property.

### **Landscape Standards**

Landscaping for the PUD shall utilize native plant material. A complete list of landscaping standards and requirements is listed in Table B. The intent of the landscaping requirements of the PUD is to provide an attractively landscaped development, encourage native plant material use to reduce the need for irrigation and set minimum standards

### **Road and Access Standards**

Access to this project will be through the Ellis-Ridge Subdivision. A full access drive will be provided onto SR 46 and a second access point will be from Ashbrook Drive from the north. There will be several drive cuts along the main north/south road within the Ellis-Ridge Subdivision for access to the internal parking areas to this project. All internal parking lots shall be asphalt or concrete pavement with concrete curb perimeter.

### **Sanitary Sewer**

All lots shall be served by and connect to the Eastern Richland Sanitary Sewer system which will be installed as a part of the Ellis-Ridge Subdivision. Although not a proposed use, any development within the PUD with a commercial kitchen will be require the installation of an external grease interceptors.

### **Water Service**

All lots shall be served by and connected to the Town of Ellettsville Utilities water system. This system will be extended as required to serve the developments domestic and fire protection needs as a part of the Ellis-Ridge Subdivision. Master-metering of the multifamily residential component will be permitted.

### **Storm Water Management**

Storm water management will be provided by the Ellis-Ridge Subdivision design. Stormwater runoff from this PUD will be directed either to a common detention pond located south of the project or directed to a common detention pond located north of the project. The common detention ponds are adequately sized to provides detention and water quality needs for this PUD. The common detention ponds will be owned and maintained by the Ellis-Ridge Subdivision Owner's Association.

A storm sewer system along the main north/south road within the Ellis-Ridge Subdivision will be utilized for this PUD to convey stormwater runoff to the appropriate common detention ponds.

### **Lighting**

Lighting within the development, whether street lighting, parking lot lighting, bollard lighting or accent lighting shall be pedestrian scale lighting, meaning that no fixture may extend higher than 14'. All lighting fixtures will be shielded cut-off type fixtures and downward directed. The maximum foot candle level at the property line of any lot shall be zero. This limitation will preclude light spill or glare onto adjacent properties



**Schedule**

Development will begin within 1 year following approval of the PUD Development Plan. It is anticipated that the Development Plan submission and processing would follow the Outline Plan approval within 6 months. The project will likely require 2 years for complete build out.

<b>The Flats on 46</b> <b>Table A</b> <b>Development Standards</b>	
<b>PUD Element</b>	<b>Lot 1 and 2 of Ellis-Ridge Subdivision</b>
<b>Land Use</b>	Multi-family Residential
	Leasing Office
	Club House
<b>Descriptive Features</b>	Multi-family Residential
<b>Density</b>	20 units per acre based on DUE**
<b>Dwelling Unit Size</b>	Min. 415 SF
<b>Land Area</b>	6.36 acres
<b>Development Standards</b>	
<b>Setbacks</b>	
Front Setback (building)	25'
Side Setback (building)*	10'
Rear Setback (building)*	20'
Parking (front yard)	25'
Parking (side yard)	Half of building setback
Parking (rear yard)	Half of building setback
*Doubles when adjacent to different zoning district	
Parking/Building Setback from access and utility easement	N/A
Setback from internal lot line	N/A
<b>Building Height</b>	40'
<b>Maximum Stories</b>	3
<b>Parking</b>	MULTIFAMILY
	1 spaces/studio
	1.5 spaces/ 1 bedroom
	2 spaces/2 or more bedroom
	CLUBHOUSE/LEASING
	2 spaces/1,000 GFA
<b>Lighting</b>	
Type	Pedestrian scale
Pole height	Max height of 14'
Fixture Type	Downward directed cut off fixture
Lighting Level	0 foot candle at Prop. Line
<b>Landscaping</b>	Based on Table B
<b>Signage</b>	
Integrated Center Signage	1 integrated center sign per development
Location	10' beyond R/W line
Type	Ground monument
Height	Maximum 8'
Total Sign Face Area	80 SF per side
Illumintaion	Ground illuminated
Material	Limestone base
Building Signage	As permitted by Town code

\*\*DUE = Dwelling Unit Equivalence

Efficiency or studio of less than 550 SF = 0.33 of a unit

1 bedroom unit with less than 750 SF = 0.50 of a unit

2 bedroom unit of less than 950 SF = 0.66 of a unit

3 or more bedroom unit = 1.0 unit



## Landscape Requirements

Table B

(a) Placement of Landscape Materials:

- (1) *Rights-of-way and Easements:* It shall be the responsibility of the property owner to install and maintain landscape material in rights-of-way or easements. Plant types shall be approved by either the Town or the easement holder.
- (2) *Utility Infrastructure:* Trees shall be located to avoid significant interference with overhead or underground utilities, including lateral connections. Trees shall be planted at least ten (10) feet from sanitary sewer and water service lines. A tree canopy may project over a right-of-way or easement. All landscaping plans shall be reviewed by the Town Utilities Department in order to ensure that there are no conflicts between proposed landscaping and utility lines.
- (3) *Vehicular and Pedestrian Movement:* Plant materials shall be located to avoid interference with vehicular and pedestrian movement. Plant materials shall not project over sidewalks, paths, or trails below a height of eight (8) feet. Plant materials shall not project over street curbs or pavement within rights-of-way or access easements below a height of fifteen (15) feet.
- (4) *Vision Clearance:* Materials shall be located to avoid interference with visibility.
- (5) *Distribution:* Required landscaping shall be reasonably distributed throughout all open space areas. It is suggested that the required plantings be planted in clusters or irregular patterns, and that native grasses and other native species be used for ornamentation in addition to the required plantings.

(b) Maintenance: Developers and their successors in interest shall be responsible for the regular maintenance of all landscaping elements in perpetuity. Failure to maintain all landscaping is a violation of the PUD zoning ordinance and subject to enforcement. Specifically:

- (1) All plant material shall be maintained alive, healthy, and free from disease and pests.
- (2) All landscape structures including, but not limited to, fences and walls shall be repaired or replaced periodically to maintain a structurally sound and aesthetic condition.

(c) Plant Material Standards:

- (1) *Live Plantings:* All plant material shall be living species. Dead, diseased, or artificial plants shall not be recognized as contributing to require landscaping.
- (2) *Species Diversity:* On sites that require an aggregate total of twenty (20) or more new trees, any given species of tree shall be limited to a maximum of thirty-three percent (33%) of the total number of newly planted trees on site.
- (3) *Permitted Plant Material:* All plant material shall be selected from the material listed in this section. Substitutions to the list shall be submitted to the Planning Department for approval.

- (4) *Prohibited Plant Material*: Species identified in within the invasive and Poor Characteristics Species shall under no circumstances be planted.
- (5) *New Planting Sizes*: The following minimum sizes shall apply to all required plant material:
  - (A) Deciduous Trees: All newly planted deciduous trees shall be at least two (2) inches in caliper.
  - (B) Evergreen Trees: All newly planted evergreen trees shall be at least six (6) feet tall.
  - (C) Shrubs: Shrubs shall be at least three-gallon container size or eighteen (18) inches tall. (6)
- (d) Street Trees: Existing street trees shall be preserved to the extent possible. Additional street trees shall be added where required as follows:
  - (1) *Number*: A minimum of one (1) canopy tree shall be planted per forty (40) feet of property that abuts a public right-of-way or private street within the Flats on 46 PUD.
  - (2) *Location*:
    - (E) Vision Clearance: Street trees shall be planted outside the vision clearance triangle. Within fifty (50) feet of an intersection, street trees may be planted behind the sidewalk in order to maintain sight distances for traffic control signs. Low-branching species shall not be allowed within fifty (50) feet of an intersection. Locations for street trees within fifty (50) feet of an intersection shall be *approved* by the Town Street Department. Street trees shall be located a minimum of ten (10) feet from a driveway cut, traffic control sign, or street light, and a minimum of three (3) feet from a fire hydrant.
  - (3) *Type*: Street tree species shall be selected from those listed within this section.

### **Landscaping Standards; Multifamily Residential**

This Landscaping Standards section applies to the following zoning districts:

- (a) Interior Plantings: The following standards apply:
  - (1) *Trees*:
    - (A) Number: Any areas of a site not covered by a structure, parking lot or required buffer yard shall be planted with a minimum of fourteen (14) large canopy trees, five (5) evergreen trees, and five (5) medium or small canopy trees per acre.
  - (2) *Shrubs*:
    - (A) Number: Lots shall be planted with a minimum of thirty-six (36) shrubs per acre.

- (B) Type: A minimum of fifty percent (50%) of the required shrubs shall be evergreen.
- (C) Substitution: One (1) ornamental tree may be substituted for every four (4) shrubs; however, substitution shall not exceed fifty percent (50%) of the required shrubs.
- (D) Foundation Plantings: Shrubs and ornamental trees along foundation walls of structures shall be planted no closer than two (2) feet and eight (8) feet respectively from the foundation wall.

### **Buffer Areas**

This Landscaping Standards section applies as follows:

- (a) Multifamily Residences - Existing tree lines along the property boundaries shall be preserved to the greatest extent possible.
- (b) Multifamily Residences - There shall be a landscape buffer of a minimum of 6' high and 10' wide between the multifamily area and adjacent properties that are single-family residential use that share a common lot line. The buffer shall include a mix of evergreen trees and tall deciduous shade trees with a spacing between of 20'.
- (c) Responsibility: The developer or owner of the property being developed is responsible for installing the buffer yard at the time of that development. The adjacent property owner shall not be required to participate in the installation of the buffer yard.
- (d) Location: All required buffer yard areas shall be provided entirely on the subject property and may be placed within the setbacks. The required buffer yards shall be installed despite the presence of streets, alleys, streams or other features that may separate the two properties.
- (e) Plant Material: All plant material used to meet the buffer yard requirements shall meet the standards and shall be selected from the list of permitted plant species.
- (f) Groundcover: All portions of a buffer yard not planted with trees, shrubs, or other required landscape materials shall be covered with grass or similar ground-covering vegetation. Landscaping stone or other non-vegetative materials may not be substituted for ground-covering vegetation. Decorative mulch or stone planting beds may be used around trees, provided that such planting beds are no greater than six (6) feet in diameter.

## Proposed Plant Material

### Street Trees

Trees suitable for planting along public streets and highways, parking lots, and in locations where low maintenance and hardy constitution are required. (Bold indicates native species)

### Permitted Plant Species by Characteristics and Location

#### Large street trees 45' and over at mature height

<u>Common Name</u>	<u>Scientific Name</u>
Black Maple	<i>Acer nigrum</i>
Red Maple	<i>Acer rubrum</i>
Sugar Maple	<i>Acer saccharum</i>
Sugar Hackberry	<i>Celtis laevigata</i>
Hackberry	<i>Celtis occidentalis</i>
American Beech	<i>Fagus grandfolia</i>
Thornless Honeylocust	<i>Gleditsia triacanthos inermis</i>
Kentucky Coffee Tree	<i>Gymnocladus dioica</i>
Sweetgum	<i>Liquidambar styraciflura</i>
Tulip Tree	<i>Liriodendron tulipifera</i>
Blackgum or Tupelo	<i>Nyssa sylvatica</i>
Sycamore	<i>Platanus occidentalis</i>
White Oak	<i>Quercus alba</i>
Swamp White Oak	<i>Quercus bicolor</i>
Scarlet Oak	<i>Quercus coccinea</i>
Shingle Oak	<i>Quercus imbricaria</i>
Bur Oak	<i>Quercus macrocarpa</i>
Red Oak	<i>Quercus rubra</i>
Shumard Oak	<i>Quercus shumardii</i>
Black Oak	<i>Quercus velutina</i>
Bald Cypress	<i>Taxodium distichum</i>
Basswood or American Linden	<i>Tilia Americana</i>
Littleleaf Linden	<i>Tilia cordata</i>

#### Medium street trees 25' to 45' at mature height

<u>Common Name</u>	<u>Scientific Name</u>
Autumn Flame Red Maple	<i>Acer rubrum</i>
Downy Serviceberry	<i>Amelanchier arborea</i>
American Hornbeam or Blue Beech	<i>Carpinus caroliniana</i>
Yellowwood	<i>Cladrastis lutea</i>
Hop Hornbeam or Ironwood	<i>Ostrya virginiana</i>

**Small street trees under 25' at mature height**

<u>Common Name</u>	<u>Scientific Name</u>
Shadblow Serviceberry	<i>Amelanchier canadensis</i>
Allegheny Serviceberry	<i>Amelanchier laevis</i>
Eastern Redbud	<i>Cercis canadensis</i>
Flowering Dogwood	<i>Cornus florida</i>
Thornless Cockspur Hawthorn	<i>Crataegus crus-galli</i>
Washington Hawthorn	<i>Crataegus phaenopyrum</i>
Green Hawthorn	<i>Crataegus viridis</i>
Flowering Crabapple	<i>Malus sp.</i>

**Interior Trees**

Trees suitable for use within the interior of a site.

Permitted street tree species listed in previous tables may also be used in addition to the species identified below.

**Large trees 45' and over at mature height**

<u>Common Name</u>	<u>Scientific Name</u>
Ohio Buckeye	<i>Aesculus glabra</i>
Yellow Buckeye	<i>Aesculus octandra</i>
Horsechestnut or Buckeye	<i>Aesculus sp.</i>
Bitternut Hickory	<i>Carya cordiformis</i>
Pignut Hickory	<i>Carya glabra</i>
Shellbark Hickory	<i>Carya laciniosa</i>
Shagbark Hickory	<i>Carya ovata</i>
Mockernut Hickory	<i>Carya tomentosa</i>
Northern Catalpa	<i>Catalpa speciosa</i>
Black Walnut	<i>Juglans nigra</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Cucumber Tree	<i>Magnolia acuminata</i>
White Pine	<i>Pinus strobes</i>
Virginia Pine	<i>Pinus virginiana</i>
Black Cherry	<i>Prunus serotina</i>
Chestnut Oak	<i>Quercus prinus</i>
Canadian or Eastern Hemlock	<i>Tsuga Canadensis</i>

**Medium trees 25' to 45' at mature height**

<u>Common Name</u>	<u>Scientific Name</u>
River Birch	<i>Betula nigra</i>
Sassafras	<i>Sassafras albidum</i>
American Arborvitae	<i>Thuja occidentalis</i>



**Small trees under 25' tall at mature height**

<u>Common Name</u>	<u>Scientific Name</u>
Pawpaw	<i>Asimina triloba</i>
Persimmon	<i>Diospyros virginiana</i>
Silverbell	<i>Halesia carolina</i>
Wild Plum	<i>Prunus Americana</i>
Staghorn Sumac	<i>Rhus typhina</i>

Shrubs, Bushes, & Hedges. Plants suitable for individual, screen, biohedge uses (up to 12 feet at mature height)

<u>Common Name</u>	<u>Scientific Name</u>
Black Chokeberry	<i>Aronia melanocarpa</i>
Boxwood	<i>Buxus species Caolinia</i>
New Jersey Tea	<i>Ceanothus americanus</i>
Buttonbush	<i>Cephalanthus occidentalis</i>
American Hazelnut	<i>Corylus Americana</i>
Eastern Witch Hazel	<i>Hamamelis virginiana</i>
Wild Hydrangia	<i>Hydrangia arborescens</i>
Inkberry	<i>Ilex glabra</i>
Winterberry Holly	<i>Ilex verticillata</i>
Virginia Sweetspire	<i>Itea virginica</i>
Juniper	<i>Juniper species</i>
Spicebush	<i>Lindera benzoin</i>
Ninebark	<i>Physocarpus opulifolius</i>
Shrubby Cinquefoil	<i>Potentilla</i>
Sand Cherry	<i>Prunus pumila</i>
Fragrant Sumac	<i>Rhus aromatic</i>
Winged Suma	<i>Rhus copallina</i>
Shinning Sumac	<i>Rhus glabra</i>
Virginia Rose	<i>Rosa virginiana</i>
Pussy Willow	<i>Salix discolor</i>
Bladdernut	<i>Staphylea trifolia</i>
Coralberry or Indian Currant	<i>Symphoricarpos orbiculatus</i>
Canadian Yew	<i>Taxus canadensis</i>
Highbush Blueberry	<i>Vaccinium corymbosum</i>
Mapleleaf Viburnum	<i>Viburnum acerifolium</i>
Arrowwood	<i>Viburnum dentatum</i>
Nannyberry	<i>Viburnum lentago</i>
Black Haw	<i>Viburnum prunifolium</i>
Prickly Ash	<i>Zanthoxylum americanum</i>

Herbaceous Perennial Plants and plants suitable for infill, aesthetics, and cover

(bold indicates native species)

### Flowering Perennials

<u>Common Name</u>	<u>Scientific Name</u>
Canadian Anemone	<i>Anemone canadensis</i>
Columbine	<i>Aquilegia canadensis</i>
Swamp or Marsh Milkweed	<i>Asclepias incarnata</i>
Common Milkweed	<i>Asclepias syriaca</i>
Butterflyweed	<i>Asclepias tuberosa</i>
Smooth Aster	<i>Aster laevis</i>
Short's Aster	<i>Aster shortii</i>
False Blue Indigo	<i>Baptisia australis</i>
Tall Coreopsis	<i>Coreopsis tripteris</i>
Larkspur	<i>Delphinium tricornes</i>
Purple Coneflower	<i>Echinacea purpurea</i>
Spotted-Joe-Pye-Weed	<i>Eupatorium maculatum</i>
Wild Geranium	<i>Geranium maculatum</i>
Autumn Sneezeweed	<i>Helenium autumnale</i>
Stiff or Prairie Sunflower	<i>Helianthus pauciflorus</i>
False Sunflower	<i>Heliopsis helianthoides</i>
Violet Lespedeza	<i>Lespedeza violacea</i>
Rough Blazing Star	<i>Liatris aspera</i>
Prairie Blazing Star	<i>Liatris pycnostachya</i>
Dense Blazing Star	<i>Liatris spicata</i>
Cardinal Flower	<i>Lobelia cardinalis</i>
Great Blue Lobelia	<i>Lobelia siphilitica</i>
Virginia Bluebells	<i>Mertensia virginica</i>
Bergamot or Bee-balm	<i>Monarda fistulosa</i>
Purple Prairie Clover	<i>Petalostemum purpureum</i>
Blue Phlox	<i>Phlox divaricate</i>
Summer Phlox	<i>Phlox paniculata</i>
Obedient Plant	<i>Physostegia virginiana</i>
Yellow Coneflower	<i>Ratibida pinnata</i>
Orange Coneflower	<i>Redbeckia fulgida</i>
Black-Eyed-Susan	<i>Rudbeckia hirta</i>
Green-Headed Coneflower	<i>Rudbeckia laciniata</i>
Sweet Coneflower	<i>Rudbeckia subtomentosa</i>
Stiff Goldenrod	<i>Solidago rigida</i>
Blue-stemmed Goldenrod	<i>Solidago caesia</i>
Grey Goldenrod	<i>Solidago nemoralis</i>

Royal Catchfly	<i>Silene regia</i>
Fire Pink	<i>Silene virginica</i>
Celandine Poppy	<i>Stylophorum diphyllum</i>
Coralberry	<i>Symphoricarpos orbiculatus</i>
Culver's Root	<i>Veronicastrum virginicum</i>
Violet	<i>Viola sororia</i>

### Ground Covers

<u>Common Name</u>	<u>Scientific Name</u>
Canada Anemone	<i>Anemone canadensis</i>
Wild Ginger	<i>Asarum canadense</i>
Palm Sedge	<i>Carex muskingumensis</i>
Common Oak Sedge	<i>Carex pensylvanica</i>
Running Strawberry Bush	<i>Euonymus obovatus</i>
Wild Strawberry	<i>Fragaria virginiana</i>
Dwarf Crested Iris	<i>Iris cristata</i>
Creeping Juniper	<i>Juniperus horizontalis</i>
Creeping Phlox	<i>Phlox subulate</i>
Partridge Berry	<i>Mitchella repens</i>
Wild Stonecrop	<i>Sedum ternatum</i>
Foam Flower	<i>Tiarella cordifolia</i>

### Vines

<u>Common Name</u>	<u>Scientific Name</u>
Wooly Douchman's Pipe	<i>Aristolochia tomentosa</i>
Crossvine	<i>Bignonia capreolata</i>
Trumpet Creeper	<i>Campsis radicans</i>
Virgin's Bower (native clematis)	<i>Clematis virginiana</i>
Virginia Creeper	<i>Parthenocissus</i>
<i>quinquefolia</i>	

### Ferns

<u>Common Name</u>	<u>Scientific Name</u>
Maidenhair Fern	<i>Adiantum pedatum</i>
Lady Fern	<i>Athyrium filix-femina</i>
Giant Wood Fern or Goldie's Fern	<i>Dryopteris goldiana</i>
Evergreen Shield Fern	<i>Dryopteris marginalis</i>
Ostrich Fern	<i>Matteuccia struthiopteris</i>
Cinnamon Fern	<i>Osmunda cinnamomea</i>
Christmas Fern	<i>Polystichum acrostichoides</i>

**Grasses**

<u>Common Name</u>	<u>Scientific Name</u>
Big Bluestem	<i>Andropogon gerardii</i>
Side-Oats Gramma	<i>Bouteloua curtipendula</i>
Indian Seaoats	<i>Chasmanthium latifolium</i>
Bottlebrush Grass	<i>Elymus hystrix</i>
Virginia Wild Rye	<i>Blymus virginicus</i>
June Grass	<i>Koeleria macrantha</i>
Switch Grass	<i>Panicum virgatum</i>
Little Bluestem	<i>Schizachyrium scoparium</i>
Prairie Dropseed	<i>Sporobolus heterolepsis</i>

**Invasive Species, Species with Poor Characteristics and Noxious or Detrimental**

**Plants**

Species considered unacceptable and that should not be planted because of invasive characteristics, weak wood, and/or abundant litter.

\* = Indiana State-listed noxious weeds (USDA, INDNR, &/or State Seed Commissioner)

+ = Indiana detrimental plants (INDNR)

**Invasive Trees**

<u>Common Name</u>	<u>Scientific Name</u>
Amur Maple	<i>Acer ginnala</i>
Norway Maple	<i>Acer platanoides</i>
Tree-of-Heaven	<i>Ailanthus altissima</i>
Black Alder	<i>Alnus glutinosa</i>
Russian Olive	<i>Elaeagnus angustifolia</i>
Autumn Olive	<i>Elaeagnus umbellata</i>
White Mulberry	<i>Morus alba</i>
Princess Tree	<i>Paulownia tomentosa</i>
Sawtooth Oak	<i>Quercus acutissima</i>
Armur Cork Tree	<i>Phellodendron amurense</i>
Callery Pear and all cultivars	<i>Pyrus calleryana</i>
European or Common Buckthorn	<i>Rhamnus cathartica</i>
Glossy or Smooth Buckthorn	<i>Rhamnus frangula</i>
Buckthorn Tallhedge	<i>Rhamnus frangula columnaris</i>
Black Locus	<i>Robinia pseudoacacia</i>
Siberian Elm	<i>Ulmus pumila</i>

**Trees with Poor Characteristics**

<u>Common Name</u>	<u>Scientific Name</u>
Box Elder	<i>Acer negundo</i>
Silver maple	<i>Acer saccharinum</i>
European White Birch	<i>Betula pendula</i>
Poison Hemlock	<i>Conium maculatum</i> L
Ash	<i>Fraxinus species</i>
Ginkgo (female only)	<i>Ginkgo biloba</i>
Giant Hogweed	<i>Heracleum mantegazzianum</i>
Rice Cutgrass	<i>Leersia oryzoides</i>
Flowering Crabapple	<i>Malus</i>
Wild Parsnip	<i>Pastinaca sativa</i>
American Elm	<i>Ulmus Americana</i>



Poison Ivy	<i>Toxicodendron radicans</i>
Poison Sumac	<i>Toxicodendron vernix</i>

### Invasive Herbaceous Perennials

<u>Common Name</u>	<u>Scientific Name</u>
Japanese Chaff Flower	<i>Achyranthes japonica</i>
Wild Garlic and Wild Onion	<i>Alliums spp. *</i>
Garlic Mustard	<i>Alliaria petiolata</i>
Mugwort	<i>Artemisia vulgaris</i>
Spiny Plumless Thistle	<i>Carduus acanthoides</i>
Cornflower or Bachelor's Button	<i>Centaurea cyanus</i>
Russian Knapweed	<i>Centaurea repens *</i>
Spotted Knapweed	<i>Centaurea stoebe</i>
Canada Thistle	<i>Cirsium arvense *+</i>
Bull Thistle	<i>Cirsium vulgare</i>
Poison Hemlock	<i>Conium maculatum</i>
Grecian Foxglove	<i>Digitalis lanata</i>
Teasel	<i>Dipsacus fullonum ssp. Sylvestris</i>
<i>Cutleaf Teasel</i>	<i>Dipsacus laciniatum</i>
Giant Hogweed	<i>Fallopia japonica</i>
Dame's Rocket	<i>Hesperis matronalis</i>
Meadow Fleabane or British Yellowhead	<i>Inula britannica</i>
Perennial Peppergrass	<i>Lepidium draba*</i>
Pepperweed	<i>Lepidium latifolium</i>
Bicolor Lespedeza	<i>Lespedeza Cuneata</i>
Sericea Lespedeza	<i>Lespedeza cuneata</i>
Purple Loosestrife	<i>Lythrum salicaria *</i>
Sweet Clover	<i>Melilotus alba, M.</i>
<i>officinalis</i> Star of Bethlehem	<i>Ornithogalum umbellatum</i>
Lesser Celandine	<i>Ranunculus ficaria</i>
Japanese Knotweed	<i>Polygonum cuspidatum</i>
Giant Knotweed	<i>Reynoutria sachalinensis</i>
Bohemian Knotweed	<i>Reynoutria x bohemica</i>
Perennial Sowthistle	<i>Sonchus arvensis *</i>
Black Swallow-wort	<i>Vincetoxicum nigrum</i>
Pale Swallow-wort	<i>Vincetoxicum rossicum</i>

### Invasive Grasses

<u>Common Name</u>	<u>Scientific Name</u>
Quackgrass	<i>Agropyron repens *</i>
Giant Reed	<i>Arundo donax</i>
Small Carpgrass	<i>Arthraxon hispidus</i>
Smooth Brome	<i>Bromus inermis</i>

Tall Fescue	<i>Festuca elatior</i>
Japanese Stilt Grass	<i>Microstegium vimineum</i>
Maiden Grass	<i>Miscanthus sinensis</i>
Reed Canary Grass	<i>Phalaris arundinacea</i>
Common Reed Grass	<i>Phragmites australis</i>
Columbus Grass	<i>Sorghum almun Parodi *</i>
Shattercane	<i>Sorghum bicolor *+</i>
Johnson Grass or Sorghum Almun	<i>Sorghum halepense *+</i>
Yellow Groove Bamboo	<i>Phyllostachys aureosulcata</i>

#### Invasive Vines and Groundcovers

<u>Common Name</u>	<u>Scientific Name</u>
Oriental Bittersweet	<i>Celastrus orbiculatus</i>
Asiatic Bittersweet	<i>Celastrus scandens</i>
Sweet Autumn Clematis	<i>Clematis terniflora</i>
Field Bindweed	<i>Convolvulus arvensis *</i>
Crown Vetch	<i>Coronilla varia</i>
Black Swallow-Wort	<i>Cynanchum nigrum, syn. Vincetoxicum nigrum</i>
Pale Swallow-Wort	<i>Cynanchum rossicum</i>
Potato vine	<i>Dioscorea batatas</i>
Chinese Yam	<i>Dioscorea oppositifolia</i>
Purple Winter Creeper	<i>Euonymus fortunei</i>
Creeping Charlie	<i>Glechoma hederacea</i>
English Ivy	<i>Hedera helix</i>
Japanese Hops	<i>Humulus japonicus</i>
Japanese Honeysuckle	<i>Lonicera japonica</i>
Creeping Jenny or Moneywort	<i>Lysimachia nummularia</i>
Mile-A-Minute Weed	<i>Polygonum perfoliatum</i>
Kudzu	<i>Pueraria montana lobata</i>
Bur Cucumber	<i>Sicyos angulatus *+</i>
Periwinkle or Myrtle	<i>Vinca minor</i>
Wisteria	<i>Wisteria sinensis</i>

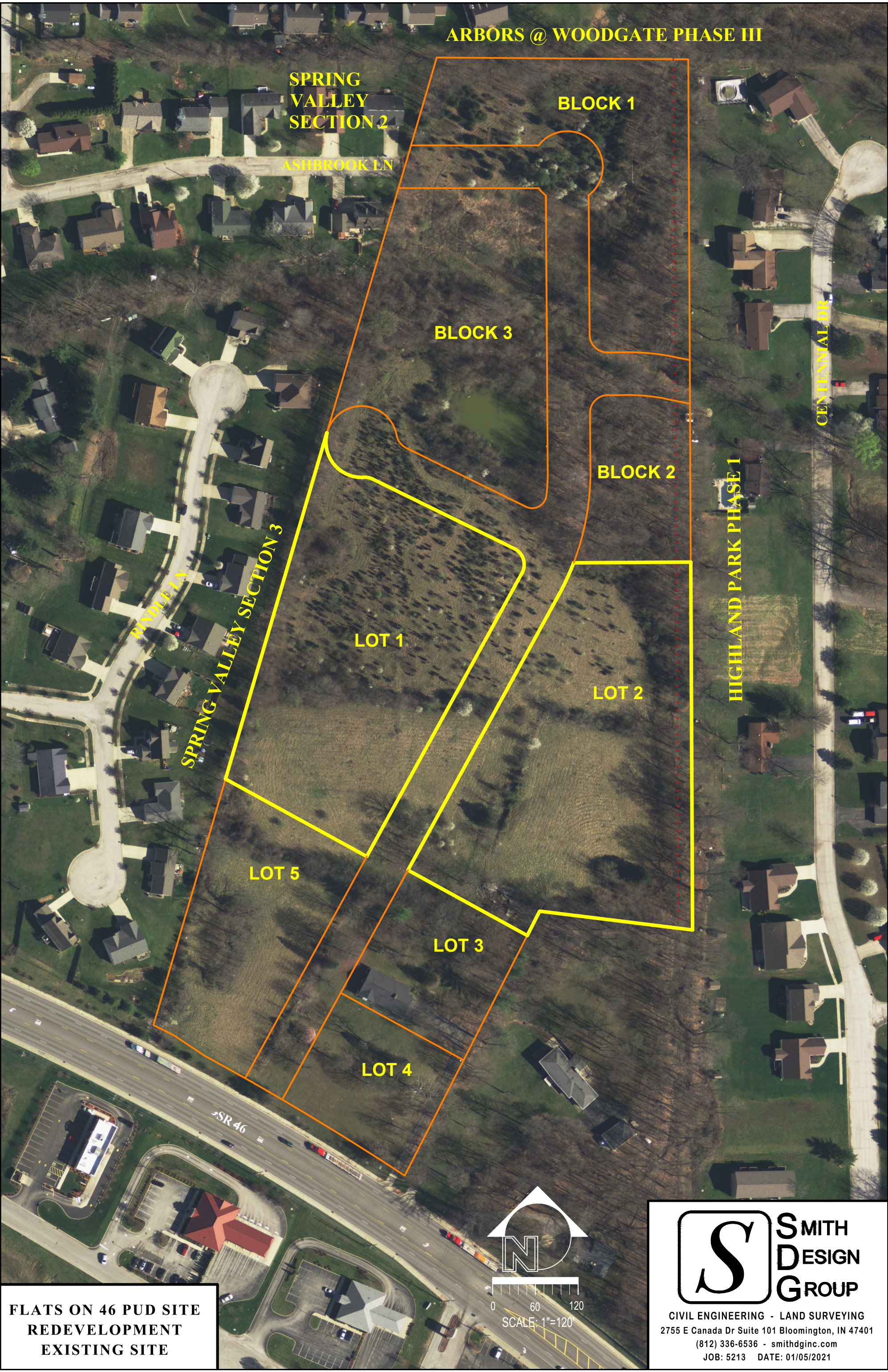
#### Invasive Shrubs

<u>Common Name</u>	<u>Scientific Name</u>
Black Alder	<i>Alnus glutinosa</i>
Japanese Barberry	<i>Berberis thunbergii</i>
Butterfly Bush	<i>Buddleia davidii</i>
Burning Bush	<i>Euonymus alatus</i>
Blunt-leaved Privet	<i>Ligustrum obusifolium</i>
Common Privet	<i>Ligustrum vulgare</i>
Bush or Amur Honeysuckle	<i>Lonicera maackii</i>
Morrow's Honeysuckle	<i>Lonicera morowii</i>

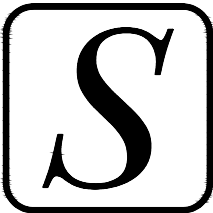
Flats on 46 PUD Outline Plan

Tatarian Honeysuckle	<i>Lonicera tatarica</i>
Bell's Honeysuckle	<i>Lonicera x bells</i>
Jetbead	<i>Rhodotypos scandens</i>
Multiflora Rose	<i>Rosa multiflora *</i>
Multiflora Rose	<i>Rosa multiflora*</i>
Winberry	<i>Rubus phoenicolasius</i>
Japanese Spirea	<i>Spiraea japonica</i>
Atlantic Poison Oak	<i>Toxicodendron pubescens, syn. Rhus pubescens</i>
Poison Sumac	<i>Toxicodendron vernix, syn Rhus vernix</i>
European Highbush Cranberry	<i>Viburnum opulus v. opulus</i>





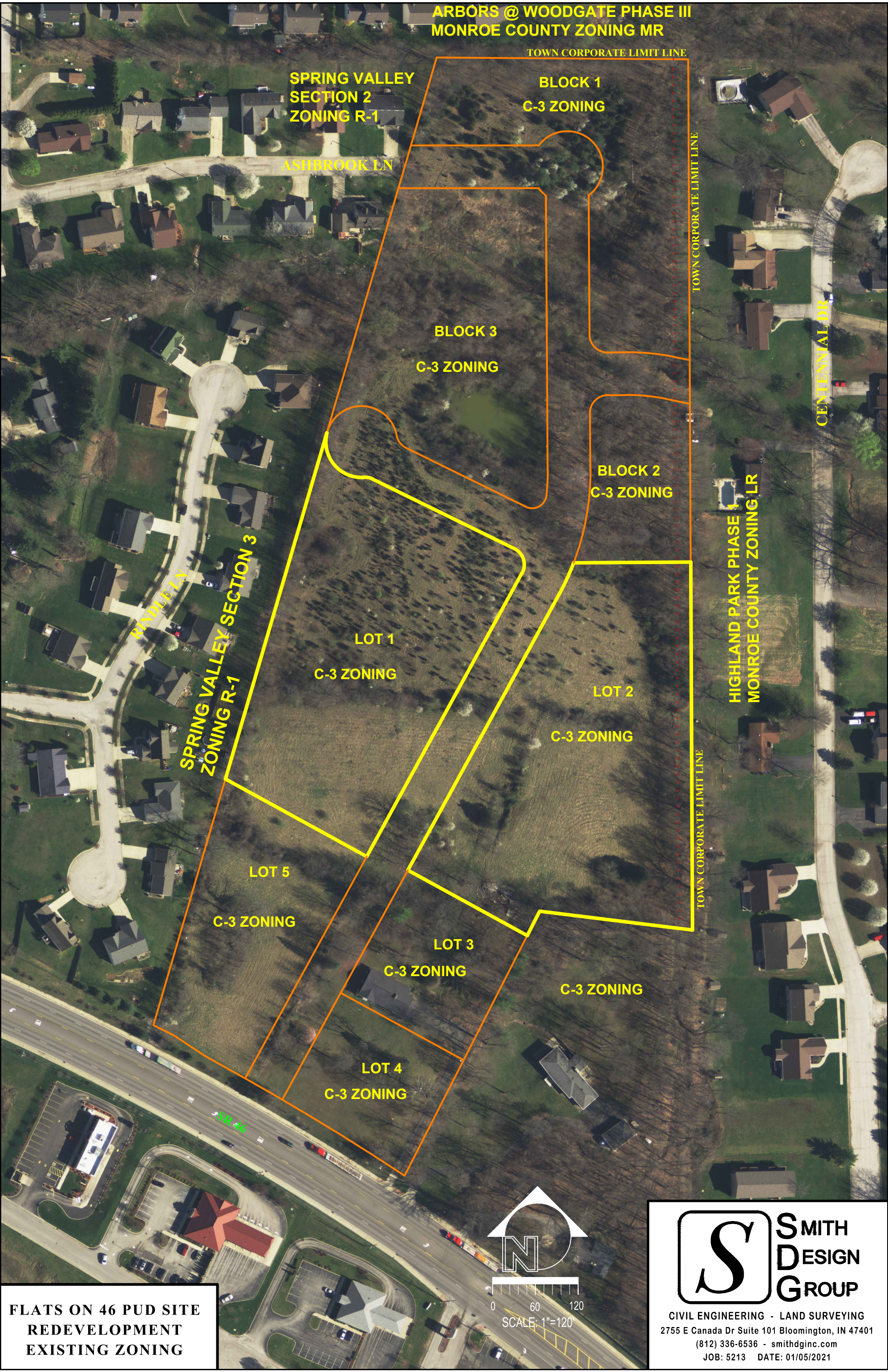
FLATS ON 46 PUD SITE  
REDEVELOPMENT  
EXISTING SITE



**SMITH  
DESIGN  
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JOB: 5213 DATE: 01/05/2021





ARBORS @ WOODGATE PHASE III  
MONROE COUNTY ZONING MR

TOWN CORPORATE LIMIT LINE

SPRING VALLEY  
SECTION 2  
ZONING R-1

BLOCK 1  
C-3 ZONING

ASHBROOK LN

TOWN CORPORATE LIMIT LINE

BLOCK 3  
C-3 ZONING

BLOCK 2  
C-3 ZONING

CENTENNIAL DR

SPRING VALLEY SECTION 3  
ZONING R-1

LOT 1

C-3 ZONING

LOT 2

C-3 ZONING

HIGHLAND PARK PHASE 1  
MONROE COUNTY ZONING LR

LOT 5

C-3 ZONING

LOT 3

C-3 ZONING

C-3 ZONING

LOT 4

C-3 ZONING

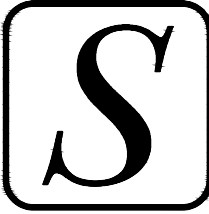
TOWN CORPORATE LIMIT LINE

SR 46



SCALE: 1"=120'

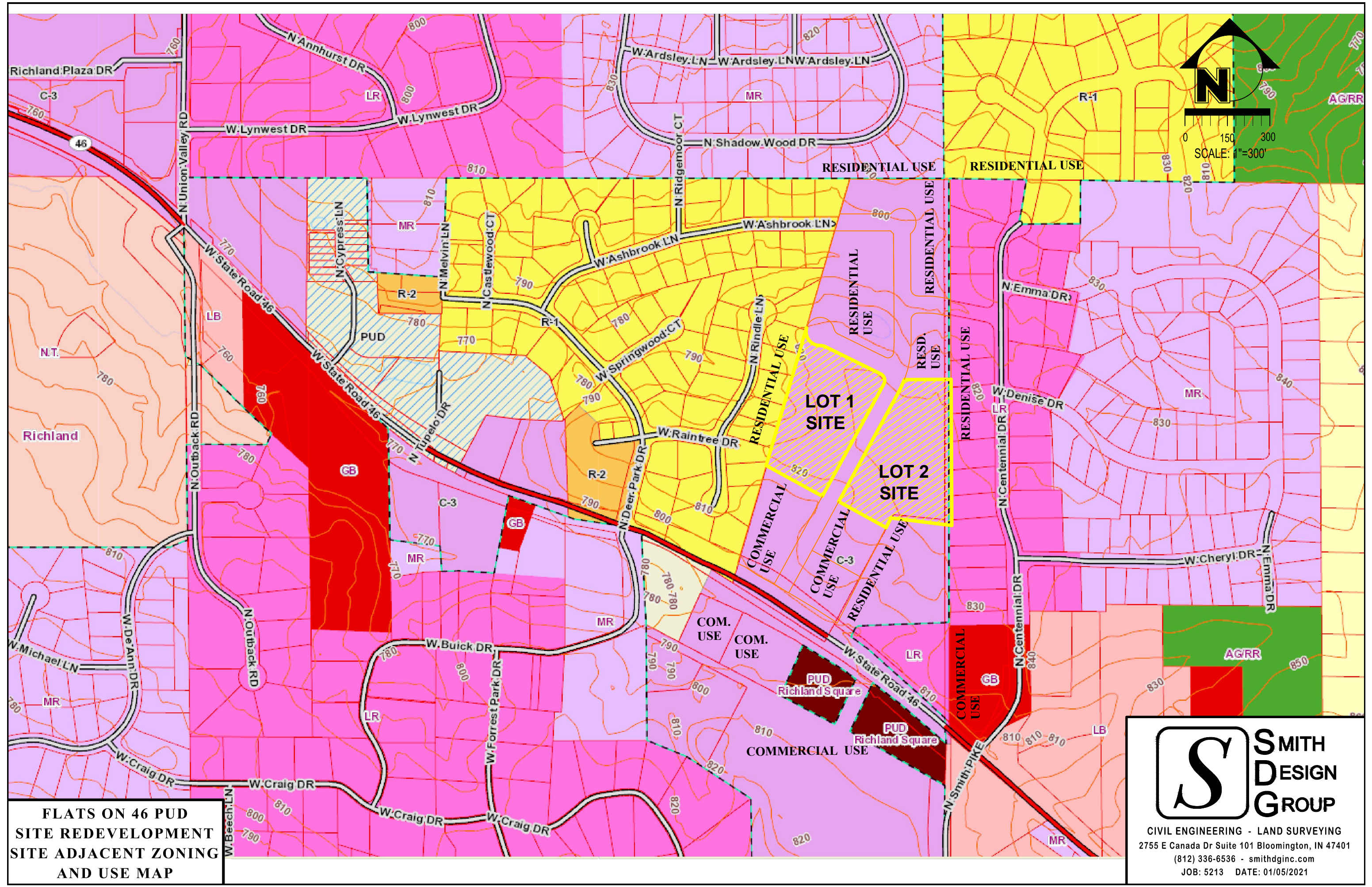
FLATS ON 46 PUD SITE  
REDEVELOPMENT  
EXISTING ZONING



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DESIGN  
GROUP

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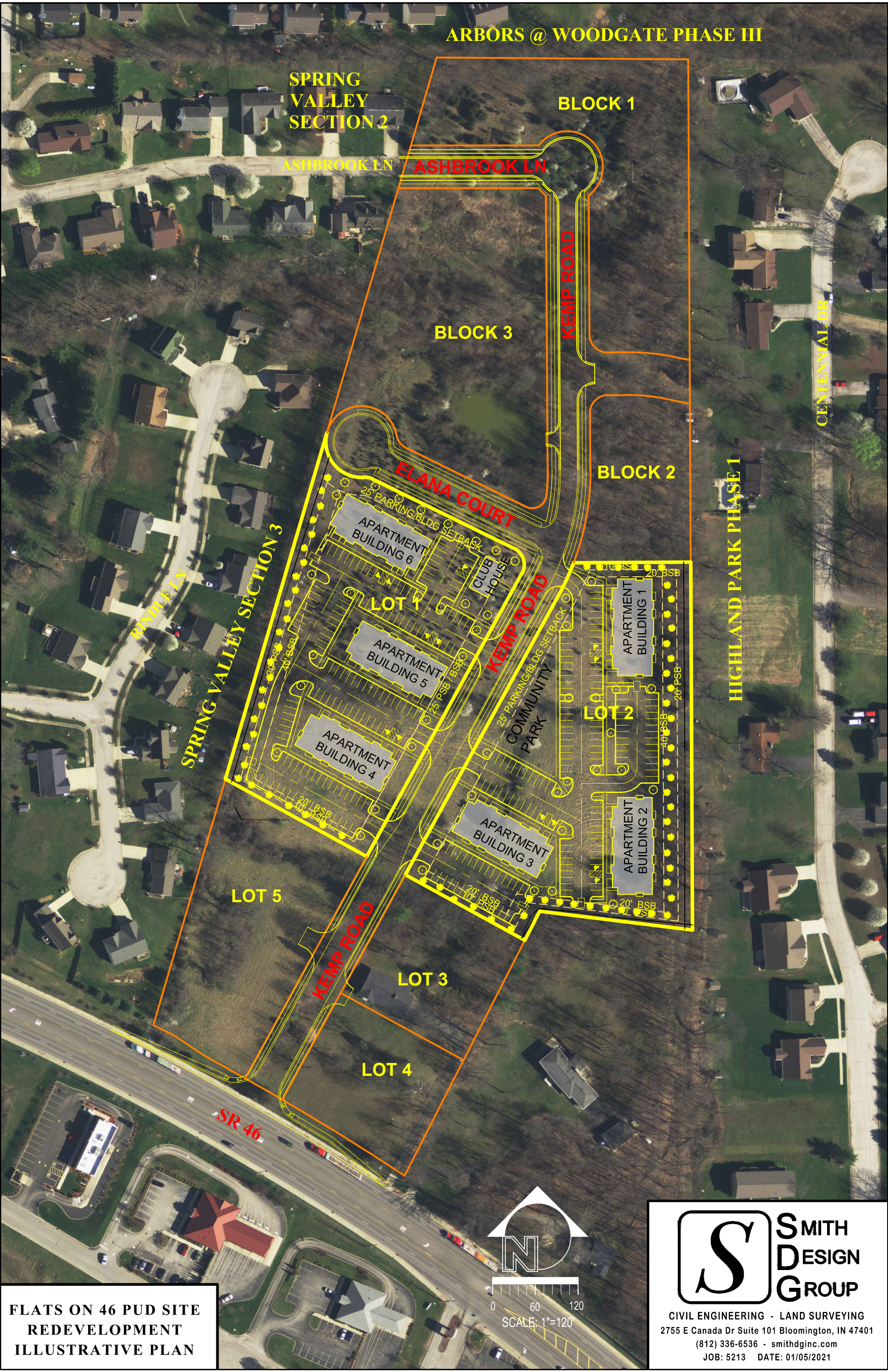


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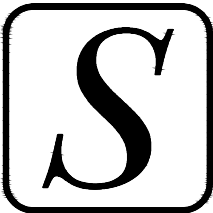








FLATS ON 46 PUD SITE  
REDEVELOPMENT  
ILLUSTRATIVE PLAN



SMITH  
DESIGN  
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# FLATS ON 46 - APARTMENT BUILDING CONCEPT

JANUARY 5, 2021





