

ORDINANCE NO. 040405A

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF FISHERS, INDIANA -1980**

THIS ORDINANCE #040405A (the "Sandcreek Pet Campus PUD") IS AN ORDINANCE AMENDING THE ZONING ORDINANCE OF FISHERS, INDIANA, DATED NOVEMBER 3, 1980 - Ordinance No. 110380, as amended (the "Zoning Ordinance"), which Zoning Ordinance includes the Comprehensive Plan - Chapter 150, as amended and the Zoning Code, Chapter 151, as amended.

SECTION 1. DECLARATION

It is hereby ordained by the Town Council (the "Council") of the Town of Fishers, Indiana (the "Town") that the text of the Zoning Ordinance and the Official Zoning Map (the "Zone Map") of the Town, which accompanies and is part of the Zoning Ordinance, are hereby amended as follows:

That the Zoning Classification of the real estate described in what is attached hereto and incorporated herein by this reference as Exhibit "A" (the "Real Estate") is hereby zoned PUD-C per the terms and conditions of this Sandcreek Pet Campus PUD.

SECTION 2. EXHIBITS

- A. Exhibit "A" - the "Real Estate"
- B. Exhibit "B" - the "Area Map"
- C. Exhibit "C" - the "Development Standards Matrix"
- D. Exhibit "D" - the "Landscape Plan"

SECTION 3. PURPOSE AND INTENT

The purpose and intent of the Sandcreek Pet Campus PUD is to provide the innovative development of a pet campus, which is intended to be compatible with the surrounding properties and uses.

SECTION 4. DEFINITIONS

The following definitions shall apply throughout this Sandcreek Pet Campus PUD:

- A. Area Map. The Area Map consists of a conceptual site plan depicting current and future buildings, structures and improvements and it allocates the Real Estate into an area shaded in blue (the "Area 1"), an area shaded in yellow (the "Area 2"), an area shaded in green (the "Area 3"), an area shaded in purple (the "Area 4").

- B. Developer - "Developer" shall mean and refer to DeTrude Enterprises, LLC, or its successors, assigns and grantees.
- C. Landscape Plan - "Landscape Plan" shall mean and refer to Exhibit "D" which depicts existing and proposed landscaping for the Real Estate.
- D. Masonry - "Masonry" shall refer to brick, stone, split-faced block, stucco or EIFS, or the equivalent thereof.
- E. Private Client Exercise Area - "Private Client Exercise Area" shall mean an area or areas designated on the Area Map as "Private Client Exercise Area" or "Future Expansion of Private Client Exercise Area" and is intended to be an area for the exercise and training of pets.

SECTION 5. LAND USE.

The following shall be the permitted uses for all of the Areas:

- (i) veterinarian clinic, veterinarian hospital, animal and pet boarding, animal and pet kennel, animal and pet training and grooming services, animal and pet training and grooming school, pet park, pet bakery and any other related pet care services, as well as other related and accessory uses are permitted;
- (ii) professional offices, real estate offices, insurance offices and business utility offices;
- (iii) private and professional schools, including but not limited to, dance, music, business, clerical, kindergarten, day nursery, arts and crafts;
- (iv) drive up windows and twenty-four (24) hour operation of any of the above uses shall be prohibited; provided, however, any operator of any animal or pet related service may employ personnel for twenty-four (24) hour care and maintenance of the animals and/or pets;
- (v) in Area 1 and Area 4, retail sales shall be permitted and shall not exceed five percent (5%) of the gross square footage of any particular building in Area 1 or Area 4; and
- (vi) in Area 2 and Area 3, retail sales shall be permitted and shall not exceed forty percent (40%) of the gross square footage of any particular building in Area 2 or Area 3.

SECTION 6. DEVELOPMENT STANDARDS.

The following standards shall be applicable to the Areas:

A. Development Standards Applicable to Area 1 – The following development standards shall apply to Area 1:

1. Existing Buildings, Accessory Structures, Fencing, Landscaping, Lighting, Parking, Signage and Other Improvements in Area 1:

- (a) General Development Standards - The Development Standards Matrix sets forth the existing development standards for any buildings located or to be located in Area 1, prior to any expansions.
- (b) Boarding Facility No. 1 - As depicted on the Area Map, there currently exists on Area 1 a building which operates as a pet boarding facility (the “Boarding Facility No. 1”). Boarding Facility No. 1 is primarily constructed of concrete block, stone, metal siding and a metal roof. Boarding Facility No. 1 is approximately fourteen (14) feet in height and is approximately 7,800 square feet in size. Boarding Facility No. 1 is permitted to remain in its present condition, and in the event Boarding Facility No. 1 is in need of repair, renovation, replacement and/or is destroyed, either partially or entirely, it may be repaired, replaced, renovated and/or rebuilt in a manner that is consistent with its present condition.
- (c) Boarding Facility No. 2 - As depicted on the Area Map, there currently exists on Area 1 a building which operates as a pet boarding facility (the “Boarding Facility No. 2”). Boarding Facility No. 2 is approximately fifteen (15) feet in height and is approximately 3,000 square feet in size. Boarding Facility No. 2 is permitted to remain in its present condition, and in the event Boarding Facility No. 2 is in need of repair, renovation, replacement and/or is destroyed, either partially or entirely, it may be repaired, replaced, renovated and/or rebuilt in a manner that is consistent with its present condition.
- (d) Storage Building - As depicted on the Area Map, there currently exists on Area 1 a storage building (the “Storage Building”). The Storage Building is constructed of a wood frame with vinyl siding. The Storage Building is approximately fifteen (15) feet in height and approximately 1,000 square feet in size. The Storage Building is permitted to remain in its present condition, and in the event the Storage Building is in need of repair, renovation, replacement and/or are destroyed, either partially or entirely, it may be repaired, replaced, renovated and/or rebuilt in a manner that is consistent with its present condition.
- (e) Existing Mini Barn - As depicted on the Area Map, there currently exists on Area 4 a mini barn (the “Mini Barn”). The Mini Barn is constructed of wood. The Mini Barn is approximately ten (10) feet in height and approximately 170 square feet in size. The Mini Barn is permitted to remain in its present condition, and in the event the Mini Barn is in need

of repair, renovation, replacement and/or are destroyed, either partially or entirely, it may be repaired, replaced, renovated and/or rebuilt in a manner that is consistent with its present condition.

- (f) 60' Buffer Yard Adjacent to Area 1 - As depicted on the Area Map for Area 1, there is designated a strip of ground sixty (60) feet in width which runs north to south and is adjacent to the eastern boundary of the Real Estate in Area 1. This strip is referred to as the 60' buffer yard (the "60' Buffer Yard"). There shall be no buildings or structures located within the 60' Buffer Yard, and it is intended to buffer Area 1 from the adjoining properties.
- (g) Permitted Accessory Structures - The Developer shall be permitted to construct a gazebo in Area 1 which shall be approximately two hundred sixty (260) square feet in size and shall be constructed of wood or other suitable materials.

2. Future Expansions of Buildings and Structures in Area 1:

- (a) Expansion of Boarding Facility No. 1 - The Developer shall be permitted to expand the existing Boarding Facility No. 1 according to the Development Standards Matrix. The expansion can be connected to the existing Boarding Facility No. 1 or the expansion may consist of a separate out building located in Area 1. Any expansion to Boarding Facility No. 1 or the development of a new out building in Area 1 shall utilize building materials which are consistent with the current building materials for Boarding Facility No. 1.
- (b) Expansion of Storage Building - As depicted on the Area Map, there is an area identified on the north side of the Storage Building as a "Storage Building Expansion". The Developer shall be permitted to expand the Storage Building as depicted on the Area Map and in a manner and by utilizing building materials which are consistent with the current condition of the Storage Building.
- (c) General Development Standards for Expansion of Existing Buildings - If any of the existing buildings in Area 1 are expanded, in whole or in part, pursuant to any provision above, the Development Standards Matrix sets forth the development standards for any expanded buildings to be located in Area 1.

B. Development Standards Applicable to Area 2 - The following Development Standards shall apply to Area 2:

- 1. General Development Standards - The Development Standards Matrix shall govern the development of any building to be located in Area 2.

2. Building Materials and Building Design - The building materials for any building located in Area 2 shall consist of Masonry on one hundred percent (100%) of each elevation of the building (excluding gables, windows, doors, garage doors or entrances, accompanying frames and any other similar opening). The building shall have a sloped roof with a 6 to 12 roof pitch.
 3. Wall Planes – If the length of a façade is greater than one hundred (100) feet in length it shall have incorporated into the vertical wall plane projections or recesses of at least five percent (5%) of the length of the elevation and extending at least twenty percent (20%) of the length of the elevation.
 4. Four Sided Architecture – The architectural style, materials, color and design on the front elevation shall be applied to all elevations of the structure and shall incorporate no less than three (3) of the following architectural elements:
 - a. Color change;
 - b. Texture change;
 - c. Material change;
 - d. An expression of architectural or structural bays through a change in roof plane, height, or architectural enhancements;
 - e. Balconies;
 - f. Awnings.
 5. Entries – Entries shall be clearly defined and accented with such features as awnings, porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, peaked roof forms and arches.
- C. Development Standards Applicable to Area 3 - The following Development Standards shall apply to Area 3:
1. General Development Standards - The Development Standards Matrix shall govern the development of any building to be located in Area 3.
 2. Building Materials and Building Design - The building materials for any building located in Area 3 shall consist of Masonry on one hundred percent (100%) of each elevation of the building (excluding gables, windows, doors, garage doors or entrances, accompanying frames and any other similar opening). The building shall have a sloped roof with a 6 to 12 roof pitch.
 3. Wall Planes – If the length of a façade is greater than one hundred (100) feet in length it shall have incorporated into the vertical wall plane projections or recesses of at least five percent (5%) of the length of the elevation and extending at least twenty percent (20%) of the length of the elevation.
 4. Four Sided Architecture – The architectural style, materials, color and design on the front elevation shall be applied to all elevations of the structure and shall incorporate no less than three (3) of the following architectural elements:
 - a. Color change;

- b. Texture change;
 - c. Material change;
 - d. An expression of architectural or structural bays through a change in roof plane, height, or architectural enhancements;
 - e. Balconies;
 - f. Awnings.
5. Entries – Entries shall be clearly defined and accented with such features as awnings, porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, peaked roof forms and arches.
- D. Development Standards Applicable to Area 4 - The following Development Standards shall apply to Area 4:
- 1. General Development Standards - The Development Standards Matrix shall govern the development of any building to be located in Area 4. However, no development in Area 4 shall occur until the site is served by public water and sewer service.
 - 2. Building Materials and Building Design - The building materials for any building located in Area 4 shall consist of the same and/or consistent building materials as currently exist for Boarding Facility No. 1 in Area 1.
 - 3. Proposed Private Client Exercise Area - As depicted on the Area Map for Area 4, there is an area designated as a Future Expansion of the Private Client Exercise Area. The Developer shall be permitted to expand the Private Client Exercise Area into Area 4 as depicted on the Area Map.

SECTION 7. LANDSCAPING, SIGNAGE, PARKING, LIGHTING, FENCING AND TRASH STATION STANDARDS

The following standards shall apply to all Areas as it relates to landscaping, signage, parking, lighting, fencing and trash station standards:

- A. Landscaping Standards - The Landscape Plan sets forth the manner in which each Area shall be landscaped in the event there is development within any particular Area. The Landscape Plan shall conform and comply to Ordinance No. 080403C.
- 1. Existing Landscaping - Any landscaping which currently exists in any of the Areas shall be sufficient for the buildings that currently exist and shall be permitted to remain. The Developer shall not be required to plant new landscaping per the Landscape Plan, unless and until new buildings are constructed in a particular Area or an expansion to an existing building occurs in any particular Area pursuant to this Sandcreek Pet Campus PUD.
 - 2. Mounding - The Developer shall not be required to construct landscape mounding in any buffer yards located in any Areas.

B. Signage Standards - The Area Map designates certain locations where wall signs will exist on the buildings for Areas 1, 2, 3, and 4. The following shall also be applicable to the signage for the Real Estate:

1. Existing Ground Sign - As depicted on the Area Map, there currently exists in Area 3 on the western border of the real estate, adjacent to Promise Road, a ground sign (the "Ground Sign"). This Ground Sign is constructed of wood and is externally illuminated. The Ground Sign is permitted to remain in its present condition and, in the event the Ground Sign is in need of repair, renovation, replacement and/or is destroyed, either partially or entirely, it may be repaired, renovated, replaced and/or rebuilt in a manner that is consistent with its present condition. However, if the Town of Fishers determines that the Ground Sign is located in the right-of-way, the Town of Fishers may instruct Detrude to relocate the Ground Sign so that it is not located in the right-of-way
2. Future Ground Sign - In Area 2, on the western border of the Real Estate, adjacent to Promise Road, the location of a future replacement ground sign is identified (the "Future Ground Sign"). In the event the Future Ground Sign is constructed, the existing Ground Sign shall be removed. The sign area of the Future Ground Sign shall not exceed sixty (60) square feet in size, excluding its frame, and shall be constructed of a brick frame, and shall be externally illuminated and may have sign copy on each sign face. Said Future Ground Sign shall not exceed six feet (6') in height.
3. Future Wall Signs - Identified on the Area Map are locations for future wall signs (the "Future Wall Signs"). The Future Wall Signs shall be permitted in any and all Areas, so long as the Future Wall Signs do not exceed fifty (50) square feet in size, and are back lit by internal neon illumination. Future Wall Signs shall not be constructed adjacent to Promise Road.

C. Parking Standards and Access to the Real Estate - The following standards shall apply to parking for the Real Estate and parking shall conform and comply to Ordinance No. 080403D:

1. Existing Parking for Area 1 - As depicted on the Area Map, there currently exists approximately fifteen (15) parking spaces that serve Area 1. In the event Area 1 is not developed further or expanded, the existing parking is sufficient and shall be permitted to remain and is the equivalent to one (1) space per 795.73 square feet of existing building area.
2. Future Parking - In the event any Area is developed in the future, the parking for the particular Area that is developed shall conform to Ordinance No. 080403D. However, parking shall not be permitted in the side yards of Area 2 and Area 3 adjacent to Promise Road.

3. Access to the Real Estate - As depicted on the Area Map, there currently exists an entrance drive to the Real Estate off of Promise Road. There shall be no other entrances, driveways or curb cuts to the Real Estate, except for the existing entrance drive shown on the Area Map.
- D. Lighting Standards - Lighting for the Real Estate shall be in compliance with the standards set forth in the Zoning Ordinance. The Developer shall be permitted to construct two (2) pole lights on the Real Estate in a location to be determined solely by the Developer at the Developer's discretion, but not to exceed fifteen feet (15') in height.
- E. Fencing Standards - The following standards shall govern the fencing which currently exists on the Real Estate and any future fencing to be constructed upon the Real Estate:
 1. Existing Fencing - As depicted on the Area Map, there currently exists fencing on the Real Estate. Said fencing shall be permitted to remain and is designed for the holding and exercise of pets (the "Existing Fencing"). In the event the Existing Fencing is in need of repair, renovation, replacement and/or is destroyed, either partially or entirely, it may be repaired, renovated, replaced and/or rebuilt in a manner that is consistent with its present condition at the Developer's sole discretion. However, if it is determined by the Town of Fishers that the split rail fence adjacent to Promise Road in Areas 2 and 3 is located in the right of way, the Town of Fishers may instruct DeTrude to relocate the split rail fence so that it is not located in the right of way.
 2. Future Fencing - The Developer shall be permitted, at the Developer's sole discretion, to construct future fencing (the "Future Fencing") in any of the Areas and said Future Fencing shall not exceed six (6) feet in height and shall be a vinyl coated chain link fence and/or a wood privacy fence, including but not limited to, a privacy fence of a shadow box design, but excluding wood stockade fences. However, the Developer shall be permitted to construct a wood privacy fence adjacent to any outdoor holding pens that are located adjacent to any of the buildings in Area 1 and Area 4 and said privacy fence shall not exceed eight (8) feet in height and shall be for the purpose of providing screening and privacy for the holding pens that are located adjacent to any Private Client Exercise Areas.
 3. Future Decorative Fence - As depicted on the Area Map, adjacent to the western border of Area 2 and Area 3 which is adjacent to Promise Road, a location for a decorative fence (the "Decorative Fence") is indicated. The Developer shall be permitted to construct, at the Developer's sole discretion, a Decorative Fence in a location depicted on the Area Map. The Decorative Fence shall be constructed of simulated wood and shall not exceed five (5) feet in height.
 4. Privacy Fence - As depicted on the Area Map, there currently exists a privacy fence (the "Privacy Fence") in Area 1 on the western border of Area 1. Said Privacy Fence shall be permitted to remain. In the event said Privacy Fence is in need of repair, renovation, replacement and/or is destroyed, either partially or entirely, it may be repaired, renovated, replaced and/or rebuilt in a manner that is

consistent with its present condition at the Developer's sole discretion. The Developer shall also be permitted, at the Developer's sole and exclusive discretion, to extend the Privacy Fence along the western border of Area 1 in a northerly direction adjacent to the western border of Area 4 with additional wood Privacy Fencing not to exceed eight (8) feet in height in lieu of landscaping in these areas.

- F. Trash Station Enclosure Standards - All trash stations and/or trash enclosures to be located in any of the Areas shall be completely enclosed and constructed of Masonry and/or wood.

SECTION 8. PROCEDURES AND PLATTING.

- A. Procedures. The adoption of this Sandcreek Pet Campus PUD and the subsequent consideration of any detailed and final development plan shall be consistent and pursuant to the provisions of the Exit 10 Planned Unit Development Committee and the Planned Unit Development process as set forth in Section 151.072 Planned Unit Development District. Any requirements not specified by this Sandcreek Pet Campus PUD shall be subject to Chapters 151.073 Commercial District C-1 of the Town of Fishers Code of Land Use Ordinances.

The petitioner shall follow all Procedures for Detailed Development Plan Approval, provided by Department of Development staff. In addition, the petitioner shall:

1. Meet with staff to discuss the project;
2. Meet with the PUD Committee to present preliminary plans and drawings for the project; the PUD Committee will review the preliminary plans and drawings and will make a recommendation to the Plan Commission;
3. Submit preliminary elevations and lighting along with material samples, color boards and other materials, which further illustrate the project to the PUD committee;
4. Meet with the PUD Committee for review of the final detailed development plan and approval of final plans and drawings for the project.

- B. Platting. The platting of the Real Estate into smaller tracts shall be permitted, so long as the proposed plat complies with the area requirements set forth in this Sandcreek Pet Campus PUD and its exhibits, and the creation of a new property line within the Real Estate shall not impose or establish new development standards beyond those specified within this Sandcreek Pet Campus PUD and its exhibits for the entirety of the Real Estate. However, the development of any parcel shall conform to all preliminary development plans and detailed development plans which are approved or amended per the terms of this Sandcreek Pet Campus PUD and its exhibits, and all other applicable requirements contained in this Sandcreek Pet Campus PUD. If the Developer plats and

divides the Real Estate into smaller tracts, Developer, at Developer's sole discretion, shall be permitted to sell the smaller tracts.

SECTION 9. APPROVAL

This Ordinance shall be in full force and effect from and after its passage by the Town Council. All provisions or parts thereof in conflict herewith are hereby repealed.

ADOPTED BY THE Town Council of the Town of Fishers, Indiana on this 20th day of June, 2005.

THE TOWN COUNCIL OF FISHERS, HAMILTON COUNTY, INDIANA

BY:	AYE	NAY
<u>Scott A. Faultless</u>	Scott A. Faultless, President	_____
<u>Stuart F. Easley</u>	Stuart F. Easley, Vice President <i>VP</i>	_____
<u>Eileen N. Pritchard</u>	Timothy O. Lima, Member	_____
<u>San J. White</u>	Eileen N. Pritchard, <i>V.P.</i> Member	_____
<u>David C. George</u>	Daniel E. Henke, Member	_____
	Charles P. White, Member	_____
	David C. George, Member	_____

ATTEST: Linda Gaye Cordell
Linda Gaye Cordell, Clerk-Treasurer,
Town of Fishers, Indiana

DATE: June 20, 2005

Approved by: Douglas D. Church: Church, Church, Hittle, and Antrim – Town Attorney

Prepared by: Charles D. Frankenberger and James E. Shinaver, Nelson & Frankenberger, 3105 East 98th Street, Suite 170, Indianapolis, IN 46280.

EXHIBIT "A-1"

Land Description

Part of the Northeast Quarter of the Southwest Quarter of Section 21, Township 18 North, Range 5 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

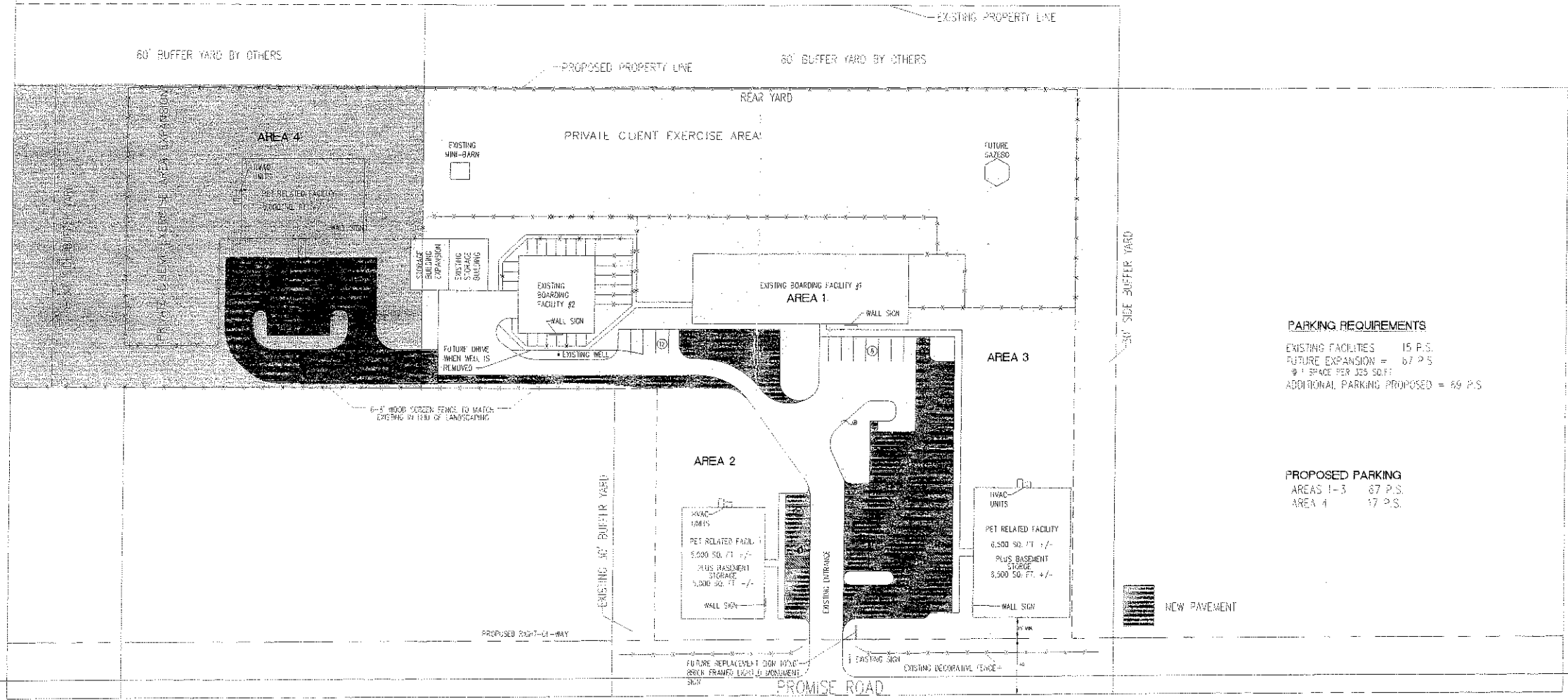
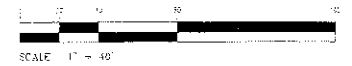
Commencing at the southeast corner of said Quarter-Quarter Section; thence South 89 degrees 38 minutes 22 seconds West (assumed bearings per survey) along the south line of said Quarter-Quarter Section a distance of 882.80 feet to the **Point of Beginning**; thence continuing South 89 degrees 38 minutes 22 seconds West along said south line a distance of 439.26 feet to the southwest corner of said Quarter-Quarter Section; thence North 00 degrees 19 minutes 40 seconds West along the west line of said Quarter-Quarter Section a distance of 362.01 feet to the northwest corner of a tract of land as described in Instrument #96-6831 in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 38 minutes 22 seconds East along the Northern line of said tract of land a distance of 229.65 feet; thence North 00 degrees 19 minutes 40 seconds West along a western line of said tract of land a distance of 137.46 feet to the northwest corner of said tract of land; thence North 89 degrees 38 minutes 22 seconds East along said north line a distance of 209.61 feet; thence South 00 degrees 19 minutes 40 seconds East parallel with the west line of said Quarter-Quarter section a distance of 499.47 feet to the **Point of Beginning**, containing 4.31 acres, more or less.

EXHIBIT "A-2"

Land Description

Part of the Northeast Quarter of the Southwest Quarter of Section 21, Township 18 North, Range 5 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said Quarter-Quarter Section; thence South 89 degrees 38 minutes 22 seconds West (assumed bearings per survey) along the south line of said Quarter-Quarter Section a distance of 822.80 feet to the southwest corner of a tract of land as described in Deed Book 293, page 760 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 19 minutes 40 seconds West along the west line of said tract of land a distance of 499.47 feet to a southern corner of said tract of land; thence South 89 degrees 38 minutes 22 seconds West along a southern line of said tract of land a distance of 60.00 feet to the **Point of Beginning**; thence continuing South 89 degrees 38 minutes 22 seconds West along a southern line of said tract of land a distance of 209.61 feet; thence North 00 degrees 19 minutes 40 seconds West along a western line of said tract of land and parallel with the west line of said Quarter-Quarter Section a distance of 292.54 feet to the northwest corner of said tract of land; thence North 89 degrees 38 minutes 22 seconds East along the north line of said tract of land a distance of 209.61 feet; thence South 00 degrees 19 minutes 40 seconds East parallel with said west line a distance of 292.54 feet to the **Point of Beginning**, containing 1.41 acres, more or less.



PARKING REQUIREMENTS
 EXISTING FACILITIES = 15 P.S.
 FUTURE EXPANSION = 67 P.S.
 1 SPACE PER 325 SQ. FT.
 ADDITIONAL PARKING PROPOSED = 69 P.S.

PROPOSED PARKING
 AREAS 1-3 = 67 P.S.
 AREA 4 = 17 P.S.

EXHIBIT "C"

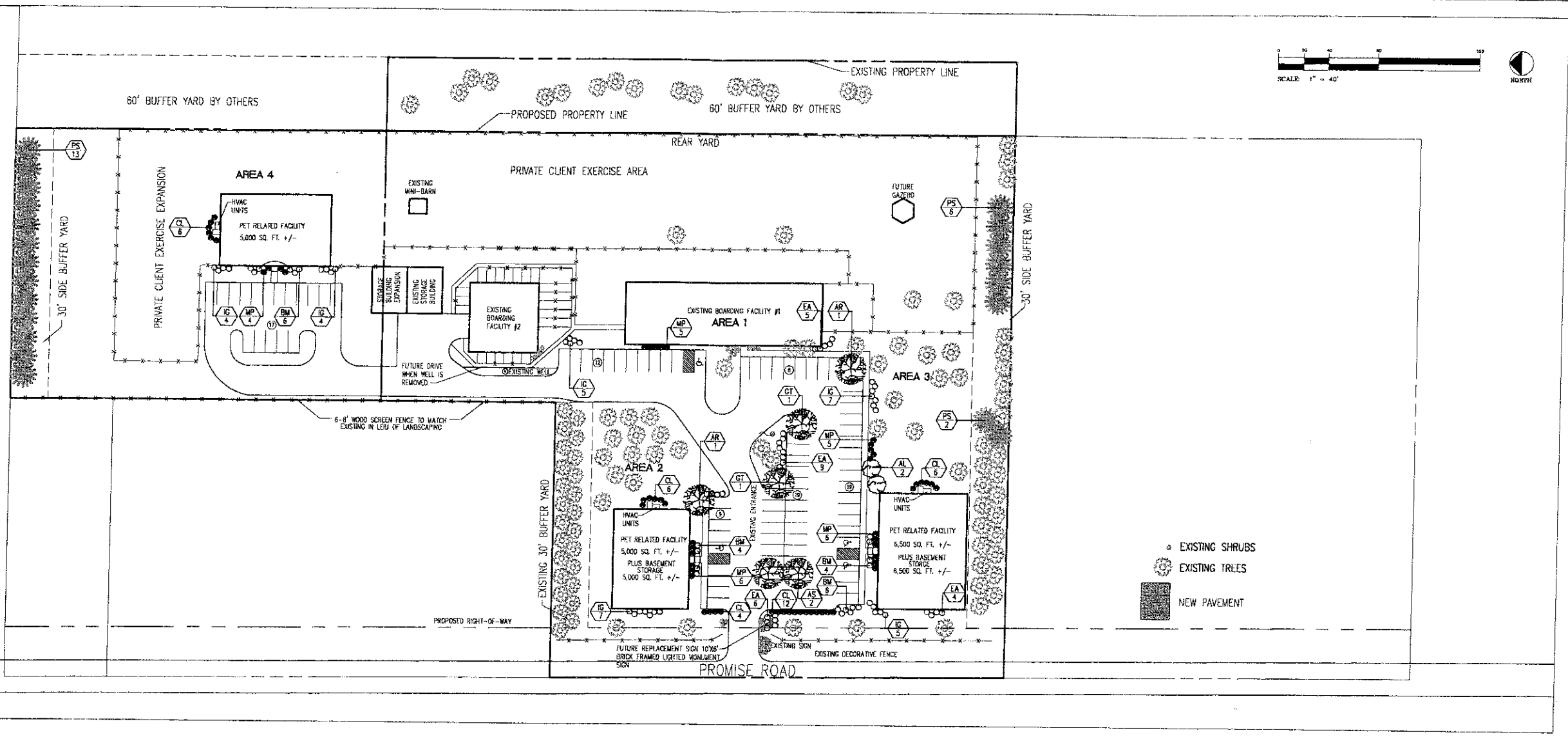
SANDCREEK PET CAMPUS PUD DEVELOPMENT STANDARDS

Area	Maximum Parcel Coverage	Building Separation from closest adjacent building	Building Square Footage Maximum (excluding basements) **	Lot Width (Minimum)	Front Setback* (Minimum)	Rear Setback* (Minimum)	Side Setback* (Minimum)	Building Height*** (Maximum)	Accessory Building Height*** (Maximum)
1 Existing	11%	20'	11,800 SF	N/A	25'	20'	10'	35'	25'
1 Expansion	5%	30'	5,000 SF	500'	15'	50'	10'	15'	15'
2	21%	120'	5,000 SF	140'	15'	30'	30'	20'	15'
3	17%	100'	6,500 SF	195'	15'	30'	30'	20'	15'
4	8%	35'	5,000 SF	295'	70'	50'	30'	20'	15'

* All setbacks shall be measured from building footprint to the perimeter boundary line of the Area.

** Basements shall be permitted in all Buildings in all Areas and shall be used for storage purposes.

*** Building Height shall be defined as the vertical distance measured from the lot ground level to the highest point of the roof for a flat roof, to the deck line of a mansard roof, and to the mean height between the eaves and ridges for a gable, hip and gambrel roof.



	Existing Trees for Credit	80			
	Existing Trees for Re-Plant	23			
AR	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	2	2.5"	B & B
AS	<i>Acer sacharrum</i> 'Columnar'	Columnar Sugar Maple	2	2.5"	B & B
AL	<i>Amelanchier laevis</i>	Allegheny Serviceberry	2	6"	B & B Multi-Stem
BM	<i>Buxus microphylla</i> 'Green Velvet'	Green Velvet Boxwood	20	18"	#2 Cont.
CL	<i>Cotoneaster lucidus</i>	Hedge Cotoneaster	34	24"	#3 Cont.
EA	<i>Euonymus alatus</i> 'Compacta'	Burning Bush	24	18"	#2 Cont.
GT	<i>Gleditsia triacanthos</i> 'impcole'	Imperial Honeylocust	2	2.5"	B & B
IG	<i>Ilex glabra</i> 'Compacta'	Compact Inkberry	32	24"	#3 Cont.
MP	<i>Myrica pensylvanica</i>	Northern Bayberry	26	24"	#3 Cont.
PS	<i>Pinus strobus</i>	Eastern White Pine	21	6'	B & B