



CITY OF VALPARAISO

166 Lincolnway
Valparaiso, IN 46383
(219) 462-1161
Valpo.us

Ellen Kapitan

Member
appointed by City Council
from its membership

Tim Warner, Vice President

Member
appointed by Park Board

Vic Ritter

Member or designated rep
appointed by Board of Works

Max Rehlander, PE

City civil engineer or a qualified
assistant appointed by same

Matt Evans, President

Citizen Member
appointed by Mayor

Clay Patton

Citizen Member
appointed by Mayor

Harry Peterson

Citizen Member
appointed by Mayor

Sarah Litke

Citizen Member
appointed by Mayor

Diane Worstell

Citizen Member
appointed by Mayor

Kyle Yelton

Alternate Member
appointed by Mayor

STAFF

Bob Thompson, Executive Secretary

Mark Worthley, Attorney

Valparaiso Plan Commission Meeting Agenda

Tuesday, October 7, 2025, 5:30 p.m. CST
City Hall, 166 Lincolnway, Valparaiso, IN 46383
Council Chambers

1. Call to Order
2. Pledge of Allegiance
3. Roll Call and Declaration of a Quorum
4. Consideration of Minutes of the previous meeting(s)
 - September 2, 2025
5. Old Business and Matters Tabled

PP25-001 (Public Hearing Closed)
Lake Acquisitions, Inc. & Prairie Development, LLC. c/o Olthof Homes, LLC. The petitioner requests approval of a primary plat for a two hundred eighty (280) lot subdivision to be known as Midwood Terrace located on about 80 acres at the northwest corner of CR 500 North and CR 175 west.
6. New Business

RZ25-003 (Public Hearing)
Luke Land, LLC. The petitioner seeks to rezone approximately 70 acres at the Northwest corner of State Road 130 and CR 250 W. (Tower Road). The current zoning of the property is RU Rural, and the proposed zoning is GR General Residential and CG Commercial General.

RZ25-002 (Public Hearing)
The Valparaiso Department of Parks and Recreation. The petitioner seeks to rezone Lots 5-8 and a portion of Lots 3 and 4 in Block 2 of Fiske Subdivision also know as 605 Beech. St. The current zoning is PS Public Space, and the proposed zoning is UR Urban Residential.

RP25-002 (Public Hearing)
Vansland2, LLC. The petitioner has requested to replat a portion of Lot 12 in Porter's Vale Shopping Center into a one-lot subdivision for development.

PUDA25-002 (Public Hearing)
A petition filed by Leeth Law LLC, 2700 Valparaiso St. #2412, Valparaiso, IN 46384 on behalf of The Brooks Land LLC. The petitioner seeks an Amendment to the Alternate Plan for Phase 3 in The Brooks at Vale Park.
7. Other Business
8. Adjournment

Next scheduled meeting: Tuesday, November 4, 2025, 5:30 p.m.

The agenda packet can be reviewed on the city's website (Valpo.us). Interested persons desiring to participate in the public hearing process for a petition on the agenda may attend in person or submit written comments (with name, address, and email address/telephone number) to the Planning Department prior to the hearing date (planningdepartment@valpo.us or City Hall address provided above). For questions about a petition or about the meeting in general, contact the Planning Department at planningdepartment@valpo.us, (219) 462-1161, or visit City Hall. The meeting will be livestreamed on the city's website. A recording of the meeting will be posted on the city's website, and meeting minutes will be posted on the city's website once approved.

PETITION TO VALPARAISO PLAN COMMISSION

This application is being submitted for (Check all that apply):

PUBLIC HEARING REQUIRED:

- ☐ To Rezone a Property from _____ to _____
- ☒ To Approve a Primary Plat
- ☐ To Approve a Planned Unit Development (PUD)
- ☐ To Approve a Major Planned Unit Development (PUD) Amendment
- ☐ To Annex Property into the City of Valparaiso, IN
- ☐ To Vacate Alley
- ☐ To Appeal the Decision of the Plat Committee

NO PUBLIC HEARING REQUIRED:

- ☐ To Approve a Minor Subdivision (Lot Split)
- ☐ To Approve a Final Plat
- ☐ To Approve a Plat Amendment
- ☐ Design/Architectural Approval in _____ Overlay District

For Office Use Only:

Petition #: PP25-001

Application Filing Fee: \$12950.⁰⁰

Date Filed: 8 / 4 / 2025

Meeting: 9 / 2 / 2025

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address:

Northwest corner of 500 North and 175 West

Subject Property fronts on the north and west side
between (streets) _____
500 North and 175 West

Description of Location of Property:

Northwest corner of 500 North and 175 West

Zoning District (Current): UR and GR

Zoning District (Proposed): _____

Zoning of Adjacent Properties:

North: County R-2 South: SR

East: County RR West: County R-2

Parcel/Tax Duplicate Number(s):

1. 64-09-03-351-001.000-003
2. 64-09-03-351-002.000-003
3. 64-09-04-476-005.000-003
4. 64-09-04-476-006.000-003
5. 64-09-04-476-003.000-003
6. 64-09-04-476-004.000-003

Present Use of Property:

Agricultural field

Subdivision (If Applicable):

N/A

Proposed Use of Property:

Residential subdivision

Dimensions of Property: Front: 1,332 ft. Depth: 2,655 ft.

Property Area (sq. ft./acres): 3,508,420 sq. ft./80.542 acres

PETITIONER INFORMATION

Applicant Name: _____

Address: 8051 Wicker Avenue, Saint John,
IN 46373

Phone: _____

Email: _____

PROPERTY OWNER INFORMATION

Applicant Name: _____

Address:

LA: 425 Joliet Street, Suite 425, Dyer, IN 46311

PD: 8051 Wicker Avenue, Saint John, IN 46373

Phone: _____

Email: _____

LEGAL DESCRIPTION OF SUBJECT PROPERTY: (EXHIBIT NO. _____)**PROPOSED VARIANCES OR WAIVERS: (EXHIBIT NO. _____)**

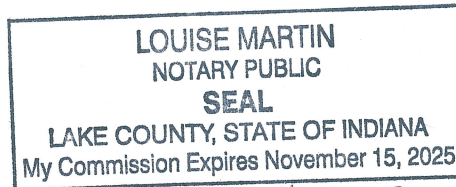
ALL OWNERS OF RECORD OF THE ABOVE-REFERENCED PROPERTY MUST SIGN THE PETITION FOR PUBLIC HEARING. The owner(s), by signing this Petition for Public Hearing, represent to the City of Valparaiso – Plan Commission, that he/she/it has the necessary legal authority to request action to be taken on the above-referenced property. If the name of the Petitioner is different from the property owner, the Plan Commission shall accept the requests and representations of the Petitioner and the property owner shall be bound by such requests and representations via the Attached Affidavit of Consent of Property Owner.

Kevin Paszko 6-30-2025
Signature of owner/Petitioner Date

Kevin Paszko
Printed name

Subscribed and sworn to before me this 30th day of June, 2025

[Signature]
Notary Public



COMMISSION # NP0707159

My Commission Expires: 11-15-2025

Affidavit of Consent of Property Owner

(To be presented with application for Plan Commission)

I, Greg Bouwer, being dully sworn upon his/her oath, being of sound mind and legal age deposes and states:

1. That Lake Acquisitions, Inc. ("Owner") (is/are) the legal owner(s) of real property that is the subject of a Petition before the Plan Commission.
2. That Owner authorizes Olthof Homes, LLC ("Petitioner") to seek the relief sought in the Petition filed before the Plan Commission. Petitioner is further authorized to commit to any reasonable restriction requested by the Plan Commission or proposed by the Petitioner.

Greg Bouwer
Property Owner

6/25/25
Date

Property Owner

Date

Subscribed and sworn to before me this 25th day of June, 2025.

Mackenzie Torphy
Notary Public

My Commission Expires:

03/30/2031
Date



Affidavit of Consent of Property Owner

(To be presented with application for Plan Commission)

I, Todd Olthof, being dully sworn upon his/her oath, being of sound mind and legal age deposes and states:

1. That Prairie Development, LLC ("Owner") (is/are) the legal owner(s) of real property that is the subject of a Petition before the Plan Commission.
2. That Owner authorizes Olthof Homes, LLC ("Petitioner") to seek the relief sought in the Petition filed before the Plan Commission. Petitioner is further authorized to commit to any reasonable restriction requested by the Plan Commission or proposed by the Petitioner.

[Signature]
Property Owner

7.1.25
Date

Property Owner

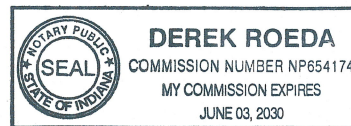
Date

Subscribed and sworn to before me this 1st day of JULY, 2025.

[Signature]
Notary Public

My Commission Expires:

6/3/30
Date



Midwood Terrace Project Description

Midwood Terrace is a proposed residential development project from Olthof Homes that will consist of a mix of single-family homes on 60 ft. and 70 ft. lots, as well as single-family attached front-loaded townhomes. The property has been annexed and partially rezoned to UR: Urban Residential and GR: General Residential to accommodate each product type that is proposed. Adequate drainage and detention facilities will be provided on site to handle all stormwater for the development. Open space with amenities will be provided for residents of Midwood Terrace and will be owned and maintained by the community HOA. There will also be a 2-acre parcel at the northwest corner of County Road 175 West and County Road 500 North that will be sold to the Valparaiso Fire Department for a future fire station site.

The following breakdown represents the estimated value of the proposed improvements for the project:

Total Development Cost (No Land) = \$12,500,000

Roads = \$2,500,000

Water (IAWC) = \$1,500,000

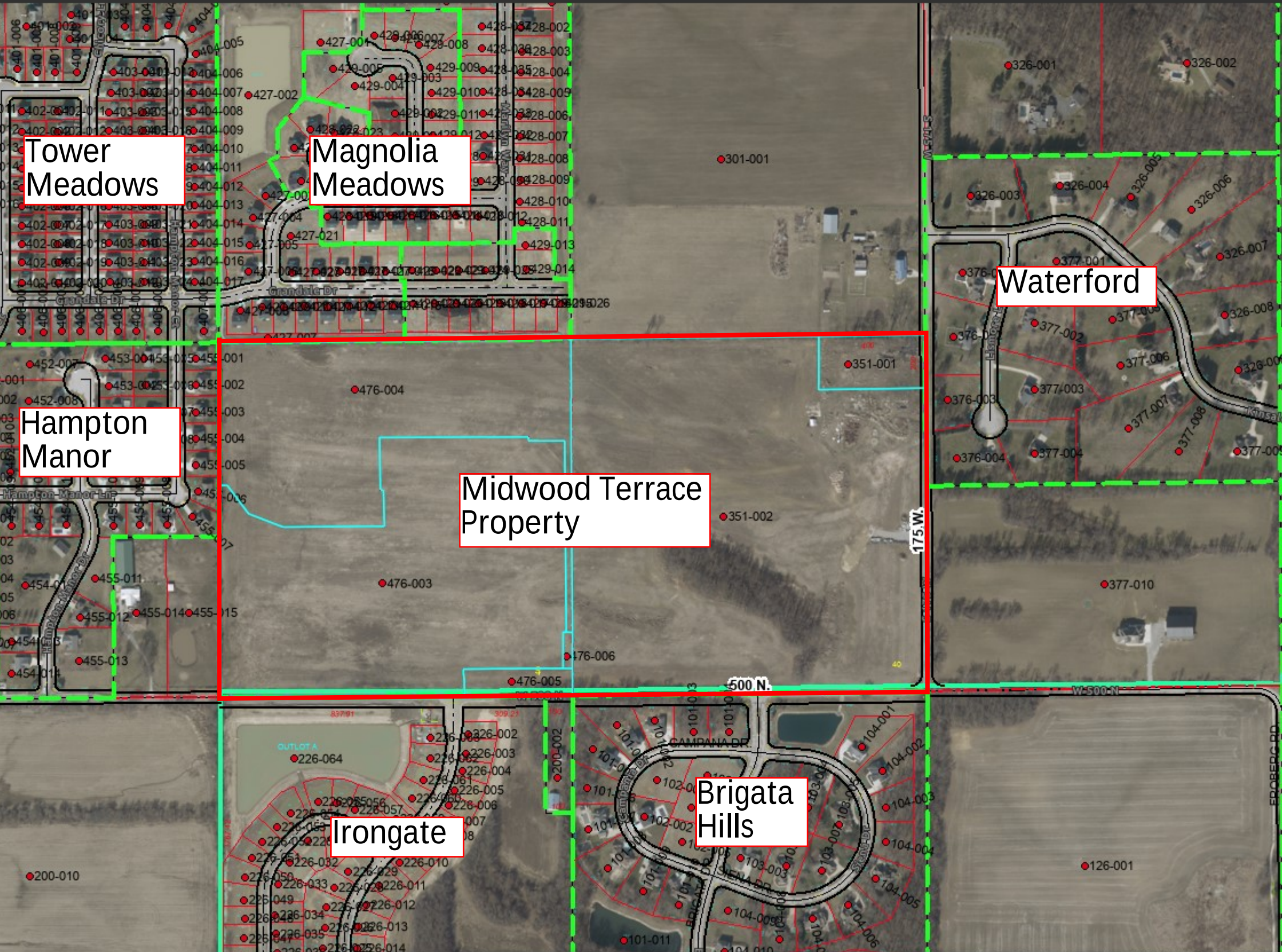
Sanitary (Aqua) = \$2,000,000

Storm (City of Valparaiso) = \$2,500,000

Earthwork = \$1,500,000

Amenities = \$750,000.00

Other (soft costs + signs, erosion control, etc.) = \$1,750,000





DocId:8721812
Tx:4535636

2025-013398
STATE OF INDIANA
PORTER COUNTY
FILED FOR RECORD
08/04/2025 09:28 AM
CHUCK HARRIS, RECORDER
REC FEE: 25.00
PAGES: 7

THIS DOCUMENT WAS RECORDED AND IMAGED AS PRESENTED

This document did not provide the required 2" margin at the top and bottom of the page to accommodate the recording and transfer stamps, as is required by IC 36-2-11-16.5 (b)(2)(A)

DATE 8/04/2025

Chuck Harris - Porter County Recorder

**** NOTE: PLEASE PLACE ALL TRANSFER STAMPS ON THIS PAGE
AS IT IS NOW THE FIRST PAGE OF THIS DOCUMENT.**

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

AUG - 4 2025

KAREN M. MARTIN
AUDITOR PORTER COUNTY

615

ORDINANCE #11, 2025

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF VALPARAISO,
PORTER COUNTY, INDIANA, ANNEXING CERTAIN REAL ESTATE TO THE CITY
OF VALPARAISO (MIDWOOD TERRACE ANNEXATION)**

WHEREAS, on January 16, 2025, in accordance with Indiana Code §36-4-3-5.1, **Lake Acquisitions, Inc.** and Prairie Development, LLC filed a petition for Annexation to annex an area consisting of approximately **80 Acres** located outside but contiguous to the City, more particularly described in Exhibit A ("Annexed Territory A"). Such petition is incorporated by reference into this Ordinance; and

WHEREAS, the City of Valparaiso, Porter County, Indiana ("City"), wishes to annex Annexed Territory A as identified above; and

WHEREAS, in accordance with Indiana Code §36-4-3-5.1, on or about **June 9, 2025**, the Common Council held a duly noticed public hearing regarding the Annexed Territory A; and

WHEREAS, in accordance with Indiana Code §36-4-3-1.5, the Common Council has determined that the Annexed Territory A is contiguous, as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory A coincides with the existing boundaries of the City; and

WHEREAS, on or about **June 23, 2025**, and after holding the above referenced public hearing, in accordance with Indiana Code §36-4-3-3.1, the Common Council adopted by resolution a written fiscal plan for the Annexed Territory A; and

WHEREAS, on or about **April 8, 2025**, the City's Plan Commission held a duly noticed public hearing regarding the initial Zoning of the Annexed Territory A; and

WHEREAS, on or about **May 6, 2025**, the City's Plan Commission voted **8-1** to favorably recommend that the Annexed Territory be initially zoned as **General Residential District** (GR) and **Urban Residential District** (UR). Said descriptions for the General Residential District and the Urban Residential District are attached as Exhibits B and C to this Ordinance; and

WHEREAS, the Common Council finds that the annexation and initial zoning of the Annexed Territory A pursuant to the terms and conditions of this Ordinance is in the best interest of all owners of land in the Annexed Territory A, is fair and equitable, and should be accomplished; and

WHEREAS, the Common Council now desires to annex the Annexed Territory A.

NOW, THEREFORE BE IT ORDAINED by the Common Council of the City of Valparaiso, Porter County, Indiana as follows:

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

AUG - 4 2025

KAREN M. MARTIN
AUDITOR PORTER COUNTY

NC 6.5

✓

SECTION 1. **Incorporation of Recitals.** The foregoing recitals are findings of fact by the Common Council and are incorporated into this Ordinance by reference.

SECTION 2. **Contiguity.** Annexed Territory A is contiguous to the City Boundaries as at least one-eighth (1/8) of the aggregate external boundaries of the Annexed Territory coincides with the existing boundaries of the City.

SECTION 3. **Annexed Territory,** the real estate containing collectively approximately 80 acres more or less, as more particularly described in Exhibit A is annexed to and declared part of the City of Valparaiso, Porter County, Indiana.

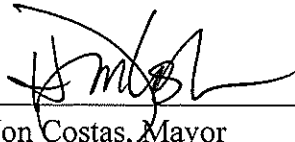
SECTION 4. **Council District.** The Annexed Territory A is hereby assigned **City Council District No. 4** and shall become a part thereof immediately upon the effective date of this ordinance.

SECTION 5. **Zoning.** Upon the effective date of this Ordinance, the Annexed Territory A shall be classified for zoning purposes with General Residential District (GR) as described in Exhibit B and Urban Residential District (UR) as described in Exhibit C.

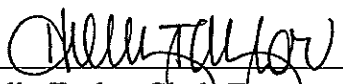
SECTION 6. **Effective Date.** Consistent with Indiana Code §36-4-3-5.1(J), this Ordinance shall be in full force and effect **thirty (30) days** after its passage by the Common Council and as provided by Indiana Law.

SECTION 7. **Severability.** The sections, subsections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and if any section, subsection, paragraph, sentence, clause or phrase of this Ordinance shall be declared unconstitutional, invalid or unenforceable by the valid judgement or decree of a court of competent jurisdiction, such unconstitutionally, invalidity, or unenforceability shall not affect any of the remaining sections, subsections, paragraphs, sentences, clauses, and phrases of this Ordinance.

DULY PASSED AND ADOPTED this 23rd day of June, 2025, by the
Common Council of the City of Valparaiso, Porter County, Indiana, having been passed by a vote
of 5 in favor and 2 opposed.

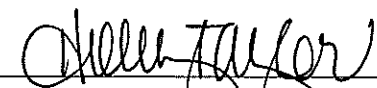


Jon Costas, Mayor



Holly Taylor, Clerk-Treasurer

Presented by me to the Mayor of the City of Valparaiso, Indiana, this 23rd day of
June, 2025 at the hour of 8:04 o'clock P.M.



Holly Taylor, Clerk-Treasurer

"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"

NAME: Michael A. Pm

Exhibit A

Legal Description – Annexed Territory A

PART OF THE SOUTHEAST QUARTER OF SECTION 4 AND THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MEIRIDAN, IN PORTER COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE NORTH 00 DEGRES 17 MINUTES 07 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 20.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 500 NORTH AND THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 43 MINUTES 26 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-SAY LINE, A DISTANCE OF 1322.25 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 13 MINUTES 34 SECONDS WEST, ALONG SAID WEST LINE AND ALONG THE EAST LINE OF HAMPTON MANOR SUBDIVISION RECORDED AS DOCUMENT NUMBER 2005-034931, A DISTANCE OF 1301.99 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 36 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER AND ALONG THE SOUTH LINE OF MAGNOLIA MEADOWS – PHASE 1 RECORDED AS DOCUMENT NUMBER 2021-022841 AND THE SOUTH LINE OF MAGNOLIA MEADOWS – PHASE 3 RECORDED AS DOCUMENT NUMBER 2022-021468, A DISTANCE OF 1320.88 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1328.48 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QAUARTER, A DISTANCE OF 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 175 WEST; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE NEXT THREE (3) COURSES: (1) THENCE SOUTH 00 DEGREES 17 MINUTES 32 SECONDDSS EAST, A DISTANCE OF 563.19 FEET; (2) THENCE SOUTH 89 DEGREES 10 MINUTES 53 SECONDS WEST, A DISTANCE OF 10.00 FEET; (3) THENCE SOUTH 00 DEGREES 17 MINUTES 32 SECONDS EAST, A DISTANCE OF 741.28 FEET TO SAID NORTH RIGHT OF WAY LINE OF COUNTY ROAD 500 NORTH; THENCE SOUTH 89 DEGREES 11 MINUTES 16 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1348.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,487,125 SQUARE FEET (80.053 ACRES) MORE OR LESS.

Exhibit B

Legal Description – General Residential District (GR)

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 43 MINUTES 26 SECONDS WEST; ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER A DISTANCE OF 1322.25 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 13 MINUTES 34 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALONG THE EAST LINE OF HAMPTON MANOR SUBDIVISION RECORDED AS DOCUMENT NUMBER 2005-034931, A DISTANCE OF 1321.99 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 36 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALONG THE SOUTH LINE OF MAGNOLIA MEADOWS – PHASE 1 RECORDED AS DOCUMENT NUMBER 2021-022841 AND THE SOUTH LINE OF MAGNOLIA MEADOWS – PHASE 3 RECORDED AS DOCUMENT NUMBER 2022-021468, A DISTANCE OF 1320.88 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 11 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1328.48 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 17 MINUTES 32 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; A DISTANCE OF 311.60 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 52 SECONDS WEST, A DISTANCE OF 235.08 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 04 SECONDS EAST, A DISTANCE OF 20.49 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 29 SECONDS WEST, A DISTANCE OF 770.81 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 16 SECONDS EAST, A DISTANCE OF 179.80 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 49 SECONDS EAST, A DISTANCE OF 29.50 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 16 SECONDS EAST, A DISTANCE OF 493.24 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 31 SECONDS WEST, A DISTANCE OF 60.01 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 34 SECONDS EAST, A DISTANCE OF 231.98 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 11 MINUTES 16 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 323.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,504,101 SQUARE FEET (57.486 ACRES) MORE OR LESS

Exhibit C

Legal Description – Urban Residential District (UR)

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 11 MINUTES 16 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 323.02 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 00 DEGREES 16 MINUTES 34 SECONDS WEST, A DISTANCE OF 231.98 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 31 SECONDS EAST, A DISTANCE OF 60.01 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 16 SECONDS WEST, A DISTANCE OF 493.24 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 49 SECONDS WEST, A DISTANCE OF 29.50 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 16 SECONDS WEST, A DISTANCE OF 179.80 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 29 SECONDS EAST, A DISTANCE OF 770.81 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 04 SECONDS WEST, A DISTANCE OF 20.49 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 52 SECONDS EAST, A DISTANCE OF 235.08 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 17 MINUTES 32 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 1012.87 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 11 MINUTES 16 SECONDS WEST, ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1005.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,004,319 SQUARE FEET (23.056 ACRES) MORE OR LESS,

ANNEXATION AND DEVELOPMENT AGREEMENT

THIS ANNEXATION AND DEVELOPMENT AGREEMENT ("Agreement") is made and entered as of the 23rd day of June, 2025, by and between the **City of Valparaiso** through its City Council as the entity empowered under Indiana law to approve the annexation of property, ("City"), and both **Prairie Development LLC** and **Lake Acquisitions Inc.** (collectively "Developers").

RECITALS:

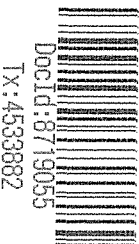
A. Developers are the owners of certain parcels of real estate legally described and shown on the Plat of Annexation, attached hereto as **Exhibit A** ("Property"). **Lake Acquisitions Inc.** owns the parcels identified as 64-09-03-351-002.000-003, 64-09-03-351-001.000-003, and 64-09-04-476-006.000-003, and **Prairie Development LLC** owns the parcels identified as 64-09-04-476-004.000-003, 64-09-04-476-003.000-003, and 64-09-04-476-005.000-003.

B. The Property is currently zoned R-2 in unincorporated Porter County, Indiana.

C. Developers desire to annex the Property into the City for the purposes of developing one contiguous development known as Midwood Terrace. Developers, in accordance with Indiana Code §36-4-3-5.1, filed separate petitions to have the Property annexed. Such petitions are incorporated by reference into this Agreement.

D. Developers desire to proceed with the residential development in accordance with the terms and provisions of this Agreement.

E. In addition to be annexed into the City, Developers proposes that the Property be rezoned under the provisions of the City's Unified Development Ordinance and Zone Map ("Zoning Ordinance") as depicted on the zoning plat attached as **Exhibit B**, to General Residential ("GR") and Urban Residential ("UR").



F. All public hearings, as required by law, have been duly held by the appropriate hearing bodies of the City upon the matters covered by this Agreement.

G. The City, a political subdivision of the State of Indiana and a municipal corporation as defined by Indiana Code § 36-1-2-10, and Developers have given all appropriate notices as required pursuant to applicable provisions of Indiana Code § 36-7-4 *et seq* and the Zoning Ordinance and City Code.

H. The City, after due and careful consideration, has concluded that the execution of the Agreement, and the rezoning of the Property as provided herein, will inure to the benefit and improvement of the City in that it will increase the taxable value of the real property within its corporate limits, promote sound planning and development of the city and will otherwise enhance and promote the general welfare of the people of the city.

I. Each party agrees that it is in the best interests of the City and Developers to annex and develop the Property described in **Exhibit A**.

J. The Property is contiguous to the corporate boundaries of the City.

K. It is the desire of the City and the Developers that the development and use of the Property proceed in accordance with the terms and provisions of this Agreement, and be subject to the applicable laws, ordinances, codes and regulations of the State and City now in force and effect, except as otherwise provided in this Agreement.

L. As a material part of the Agreement and proposed annexation, the Developers have proposed and committed to certain lot sizes, structure types, landscaping and density calculations for the Property. Such are outlined further below.

NOW, THEREFORE, in consideration of the foregoing preambles and mutual covenants and agreements contained herein, the parties agree to enter into this Agreement as follows:

1. **LEGAL CONFORMANCE WITH LAW.** This Agreement is made pursuant to and in accordance with the provisions of the City ordinances, as amended from time to time, and applicable provisions of the Indiana Code.

2. **ANNEXATION AND ZONING.** Following the approval of this Agreement by all parties, the City shall adopt such resolutions and ordinances as may be necessary and appropriate to annex and rezone the Property under the applicable provisions of the Zoning Ordinance as GR and UR as shown on the Site Exhibit attached hereto as **Exhibit D**. The property to be zoned GR is legally described in **Exhibit B2**, and the property to be zoned UR is legally described in **Exhibit B3**. The zoning map of the City shall be modified to reflect the new classifications of the Property.

Developers agree that the Property shall be developed in accordance with all ordinances of the City, as approved or subsequently amended, and agrees to follow all of the policies and procedures of the City in connection with such development, except as modified in this Agreement.

A. **Landscaping.**

- i. 1 parkway tree per lot or 60' of right-of-way.
- ii. On-lot and community outlot landscaping will be provided as part of the project and a final landscape plan will be submitted as part of the primary plat review process, to be approved by staff.
- iii. For single-family detached, see **Exhibit C1**.
- iv. For single-family attached townhomes, see **Exhibit C2**.

B. Blocks may exceed 800 ft. and 15 lots per block, as shown on the Site Exhibit.

C. Lot standards, as shown in **Exhibit B1**.

D. The final engineering for the Property was submitted to Porter County and received approval at the **July 27, 2022** County Plan Commission meeting and the approval

was renewed at the **January 22, 2025** County Plan Commission meeting. The final engineering for the west half of the Property has been submitted to the City and no further approvals of the west side engineering will be necessary. Developers may make minor edits to the west side plans as necessary while updating the east side engineering of the Property, to be approved by the City's Engineer.

3. **UTILITIES, EASEMENTS AND PUBLIC IMPROVEMENTS.** Developers agree that any extension and/or construction of the utilities and public improvements shall be performed according to final engineering plans approved by the City.

4. **CONTRIBUTIONS.** The City shall not require the Developers to donate any land or money to the City, or any other governmental body, except as otherwise expressly provided in this Agreement.

5. **FIRE STATION.** The Valparaiso Fire Territory has expressed interest in constructing a fire station on an outlot located in the UR area. The Valparaiso Fire Territory shall be responsible for all fire station improvements, and the transfer of the fire station outlot to the City by the Developers will be contingent on the execution of this Agreement by both the Developers and the City. It is understood that the Valparaiso Fire Territory will compensate Developer for the outlot at a price to be negotiated between the parties.

6. **SUBDIVISION.** Developers intend to submit an application to subdivide the Property within **90 days** after approval of the Annexation Ordinance. As a material condition to this Annexation Agreement and to the approval of the Annexation Ordinance, Developers agree to a design of the subdivision in a manner substantially similar to the Site Plan attached as **Exhibit D**, the lot standards attached as **Exhibit B1**, and consistent with all other provisions of this Agreement. Any material deviation from the Agreement, including but not limited to the number

of multi-family structures and/or the number of residential units will require City Council approval notwithstanding what is otherwise allowed under the City's UDO.

7. **MODEL HOMES, PRODUCTION UNITS, SALES TRAILERS AND CLUBHOUSE**. During the development and build-out period of the Property (subsequent to final plat approval), Developers, and such other persons or entities as Developers may authorize, may construct, operate and maintain model homes and sales trailers within the Property staffed with Developers', or such other person's or entity's, sales and construction staff. The number of such model homes and sales trailers and the locations thereof shall be as from time to time determined or authorized by Developers.

Developers may locate temporary sales and construction trailers upon the Property during the development and build out of said Property, provided any such sales trailer shall be removed within two (2) weeks following issuance of the final occupancy permit for the Property. A building permit will be required by the City for any trailer that will be utilized as office space. Prior to the construction of the sales trailer, the Developers shall submit an exhibit of the model trailer site with landscaping and elevations for the City's approval.

Developers hereby agree to indemnify, defend and hold harmless the City ("Indemnatee") from all claims, liabilities, costs and expenses incurred by or brought against all or any of the Indemnatee as a direct and proximate result of the construction of any model homes or production dwelling units prior to the installation of the public street and water improvements required to service such dwelling unit. Developers shall be permitted to obtain building permits in the same manner for additional model homes and for initial production dwelling units in each neighborhood as the Final Plat and Final Engineering for each such neighborhood is approved by the City. The foregoing indemnification provision shall, in such case, apply for the benefit of Indemnatee for each neighborhood.

8. **OVERSIZING OF IMPROVEMENTS.** No oversizing of public improvements has been requested or authorized by the City for the purpose of serving property other than the Property.

9. **LIMITATIONS.** In no event shall the City require any part of the Property be dedicated for public purposes, except as otherwise provided in this Agreement or identified on the Site Exhibit or any future proposed subdivision plat.

10. **COVENANTS.** The Developers shall include provisions in the covenants to provide that the homeowners association shall be responsible for the maintenance of landscaping within the common area, park or open area, stormwater detention ponds and other obligations as determined at the time of final platting.

11. **HOMEOWNERS ASSOCIATION.** Developers shall establish through a declaration of covenants, conditions and restrictions, a homeowners association ("Association") of all lot owners within the Property and a mandatory membership of all lot owners in the Association. The Association shall have the primary responsibility and duty to carry out and pay for the common area maintenance through assessments levied against all dwelling units within the Property. Such common area maintenance shall include all stormwater ponds. A maintenance easement shall be established over all the common area located on the Final Plat for each phase of development for the Association that undertakes responsibility for the common area maintenance. The Association will be responsible for the regular care, maintenance, renewal and replacement of diseased or dead landscape materials, and the repair and replacement of fences and monument signs, so as to keep the same in a clean and sightly condition, and shall utilize the Association to provide sufficient funds to defray the costs of such maintenance and to establish reserve funds for future repairs and replacements.

12. **CONFLICT IN REGULATIONS.** The provisions of this Agreement shall supersede the provision of any ordinance, code, or regulation of the City which may be in conflict with the provisions of this Agreement, and in the event of a conflict, the City authorizes its staff to resolve the conflict consistent with this Agreement and the materials submitted by the Developers to the City as part of the process.

13. **GENERAL PROVISIONS.**

A. Each party represents and warrants to the other parties as follows: (i) it has all requisite corporate and similar power and authority to enter into this Agreement and to take all action contemplated herein; (ii) the execution and delivery of this Agreement, and compliance with its terms, will not violate any provision of its governance documents or conflict with or be prohibited by any agreement to which it is a party or any order or decree to which it is subject; and (iii) there is no pending or threatened litigation or administrative action that could adversely affect the performance of such party of its obligations hereunder.

B. **Enforcement.** This Agreement shall be enforceable in the State courts of Porter County by any of the parties or their successors or assigns by an appropriate action at law or in equity to secure the performance of the covenants and agreements contained herein, including the specific performance of this Agreement. This Agreement shall be governed by the laws of the State of Indiana. The individuals executing this Agreement represent that each has the requisite authority to sign on behalf of the party they represent.

C. **Further Assurances.** Promptly upon request from time to time of any party, the other party(ies) shall do, execute, acknowledge and deliver, or cause to be done, executed, acknowledged or delivered, to or at the direction of such party, all further acts,

powers and other documents and instruments as may be so requested to give effect to the terms and conditions of this Agreement.

D. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the Developers and their successors in title and interest, and upon the City, and any successor municipalities of the City. It is understood and agreed that this Agreement shall run with the land and as such, shall be assignable to and binding upon each and every subsequent grantee and successor in interest of the Developers, and the City. The foregoing to the contrary notwithstanding, the obligations and duties of Developers hereunder shall not be deemed transferred to or assumed by any purchaser of a empty lot or a lot improved with a dwelling unit who acquires the same for residential occupation, unless otherwise expressly agreed in writing by such purchaser.

E. Entire Agreement. This Agreement contains all the terms and conditions agreed upon by the parties hereto and no other prior agreement, regarding the subject matter hereof shall be deemed to exist to bind the parties. The parties acknowledge and agree that the terms and conditions of this Agreement, including the payment of any fees, have been reached through a process of good faith negotiation, both by principals and through counsel, and represent terms and conditions that are deemed by the parties to be fair, reasonable, acceptable and contractually binding upon each of them. The Recitals are incorporated in this Agreement by reference as fully set forth herein.

F. Notices. Notices or other materials which any party is required to, or may wish to, serve upon any other party in connection with this Agreement shall be in writing and shall be deemed effectively given on the date of confirmed telefacsimile transmission, on the date delivered personally or on the second business day following the date sent by certified or registered mail, return receipt requested, postage prepaid, addressed as follows:

(i) If to Developers: Prairie Development LLC and Lake Acquisitions Inc.
Attn: Todd M. Olthof
8051 Wicker Avenue, Suite A
St. John, IN 46373
Email: tolthof@olthofhomes.com

with copies to: Greg A. Bouwer
Koransky, Bouwer & Poracky, P.C.
425 Joliet, Suite 425
Dyer, Indiana 46311
Email: gbouwer@kblegal.net

(ii) If to City: Valparaiso City Planner
166 W. Lincolnway
Valparaiso, IN 46383

with copies to: Valparaiso City Attorney
166 W. Lincolnway
Valparaiso, IN 46383

or to such other persons and/or addresses as any party may from time to time designate in a written notice to the other parties.

G. Severability. This Agreement is entered into pursuant to Indiana law. In the event any part or portion of this Agreement, or any provision, clause, word, or designation of this Agreement is held to be invalid by any court of competent jurisdiction, said part, portion, clause, word or designation of this Agreement shall be deemed to be excised from this Agreement and the invalidity thereof shall not effect such portion or portions of this Agreement as remain. In addition, the City and Developers shall take all action necessary or required to fulfill the intent of this Agreement as to the use and development of the Property.

H. Amendment. This Agreement, and any Exhibits or attachments hereto, may be amended from time to time in writing with the consent of the parties, pursuant to applicable provisions of the City ordinances and Indiana law. This Agreement may be amended by the City and the owner of record of a portion of the Property as to provisions

applying exclusively thereto, without the consent of the owner portions of the Property not effected by such Agreement.

I. Conveyances. Nothing contained in this Agreement shall be construed to restrict or limit the right of the Developers to sell or convey all or any portion of the Property, whether improved or unimproved.

J. Terms of Agreement. The term of this Agreement shall be ten (10) years. In the event construction is commenced within said ten-year period all of the terms of this Agreement shall remain enforceable despite said time limitation, unless modified by written agreement of the City and Developers.

K. Captions and Paragraph Headings. The captions and paragraph headings used herein are for convenience only and shall not be used in construing any term or provision of this Agreement.

L. Recording. This Agreement shall be recorded in the Office of the Recorder of Porter County, Indiana, at Developers' expense. **Developers shall provide a fully recorded copy of this Agreement within 30 days of its approval.**

M. Recitals and Exhibits. The recitals set forth at the beginning of this Agreement, and the exhibits attached hereto, are incorporated herein by this reference and shall constitute substantive provisions of this Agreement.

N. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

O. Time is of the Essence. Time is of the essence of this Agreement and all documents, agreements, and contracts pursuant hereto as well as all covenants contained in this Agreement shall be performed in a timely manner by all parties hereto.

P. Exculpation. It is agreed that the City is not liable or responsible for any restrictions on the City's obligations under this Agreement that may be required or imposed by any other governmental bodies or agencies having jurisdiction over the Property, the City, the Developers, including but not limited to, county, state or federal regulatory bodies.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals to this Agreement as of the date and year first above written.

DEVELOPER:

PRAIRIE DEVELOPMENT LLC

By: Fred V. Olthoff
Its: U.P. & Sec

CITY:

CITY OF VALPARAISO, INDIANA

By: [Signature]
Its: MAYOR

DEVELOPER:

LAKE ACQUISITIONS INC.

By: [Signature]
Its: Vice Pres.

STATE OF INDIANA

COUNTY OF LAKE

Louise Martin
I, Frederick V. Olthoff, a Notary Public in and for County and State aforesaid, do hereby certify that Frederick V. Olthoff as VP & Sec of Prairie Development LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such VP & Sec appeared before me this 30th day of June, 2025, in person and acknowledged he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

My Commission Expires: 11-15-2025
Resident of Lake County

[Signature]
Notary Public

LOUISE MARTIN
NOTARY PUBLIC
SEAL
LAKE COUNTY, STATE OF INDIANA
My Commission Expires November 15, 2025

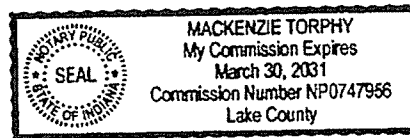
commission # NP0707159

STATE OF INDIANA
COUNTY OF LAKE

I, Mackenzie Torphy, a Notary Public in and for County and State aforesaid, do hereby certify that Greg Bouwer as Vice President of Lake Acquisitions Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Vice President appeared before me this 26 day of JUNE, 2025, in person and acknowledged he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Mackenzie Torphy
Notary Public

My Commission Expires: 03/30/2031
Resident of LAKE County



STATE OF INDIANA
COUNTY OF PORTER

I, BARBARA JONES, a Notary Public in and for County and State aforesaid, do hereby certify as JON COSTAS of City of Valparaiso, Indiana, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such MAYOR, appeared before me this 23rd day of June, 2025, in person and acknowledged he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said municipality, for the uses and purposes therein set forth.

Barbara Ann Jones
Notary Public

My Commission Expires: 02/26/2029
Resident of Porter County



AFFIRMATION

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Greg A. Bouwer

This Instrument Prepared by and after Recording Return to:
Greg A. Bouwer, Esq. (#16368-53), Koransky, Bouwer & Poracky, PC
425 Joliet Street, Suite 425, Dyer, IN 46311

PART OF THE SOUTHEAST QUARTER OF SECTION 4 AND THE SOUTHWEST QUARTER OF SECTION 5,
TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA



GRAPHIC SCALE

(IN TEXT)

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE INDIANA COORDINATE SYSTEM OF 1983, WEST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE INDIAN'S WEST ZONE AIRBORNE

AREA OF ANNEXATION

AREA (EXCLUDING ROW) = 3,429,320 SQ. FT. (78.728 ACRES)
 AREA OF EXISTING ROW = 57,805 SQ. FT. (1.322 ACRES)
 TOTAL AREA = 3,487,125 SQ. FT. (80.053 ACRES)

ANNEXATION REQUIREMENT

CONTIGUOUS PERIMETER WITH MUNICIPALITY = 2,671
ALLOWABLE PERIMETER PER VC 36-4-3-1.5 = 21,368
PERIMETER OF PROPOSED ANNEXATION = 7,957

PIN'S

64-09-03-351-001 000-003
64-09-03-351-002 000-003
64-09-04-476-002 000-003
64-09-04-476-003 000-003
64-09-04-476-005 000-003
64-09-04-476-006 000-003

LEGAL DESCRIPTION OF
TERRITORY TO BE ANNEXED

PART OF THE SOUTHEAST QUARTER OF SECTION 4 AND THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 23 NORTH RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN IN PONTER COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE NORTH 80 DEGREES 17 MINUTES 07 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE 20.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 500 NORTH; AND THE POINT OF BEGINNING;

[illegible]

SURVEYOR'S NOTES

2. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY CURRENT TITLE REPORT (AGENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL GOVERNMENT, DEEDS) IN OTHER INSTRUMENTS OF RECORD MAY NOT BE OPEN SOURCE.
3. THE PROPERTY SURVEY HAD BEEN SOURCE BASED ON A PREVIOUSLY PREPARED MAP OF THE CITY OF HANNAH, PREPARED BY HANNAH ENGINEERING AND LAST DATED SEPTEMBER 7, 2020 AND RECORDED JANUARY 13, 2023 AS DOCUMENT NUMBER 2023-00040.
4. EXISTING CORPORATE LIMITS FROM THE CITY OF HANNAH HAD BEEN SOURCE HONORED BASED ON THE CITY OF HANNAH ZONING MAP AND THE PORTER COUNTY GIS.

SLEWYOR, CLIFF CALE

17472 OF 148033 78
COMB OF 148033

Bois, R., B.J. Cribari, J.

THIS IS TO CERTIFY THAT WE, WARRAND CONCRETE, INC., HAVE PLATED THE ABOVE
DESIGNATED PROPERTY FOR THE PURPOSE OF ANNEALING SAID PROPERTY INTO THE CITY OF
WARRAND AND THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION
OF SAID PROPERTY.

WITNESSED BY HAND AND SEAL THIS 17TH DAY OF DECEMBER, A.D. 2024

JACOB L. SHAPIRO, P.L.S.
HONORA PROFESSORIAL LAWYER SHAPIRO NO. 13270000
LICENSURE EXPIRES 07/21/2026

[illegible]

MIDWOOD TERRACE
PORTER COUNTY, INDIAN
PLAT OF ANNEXATION

1 OF 1

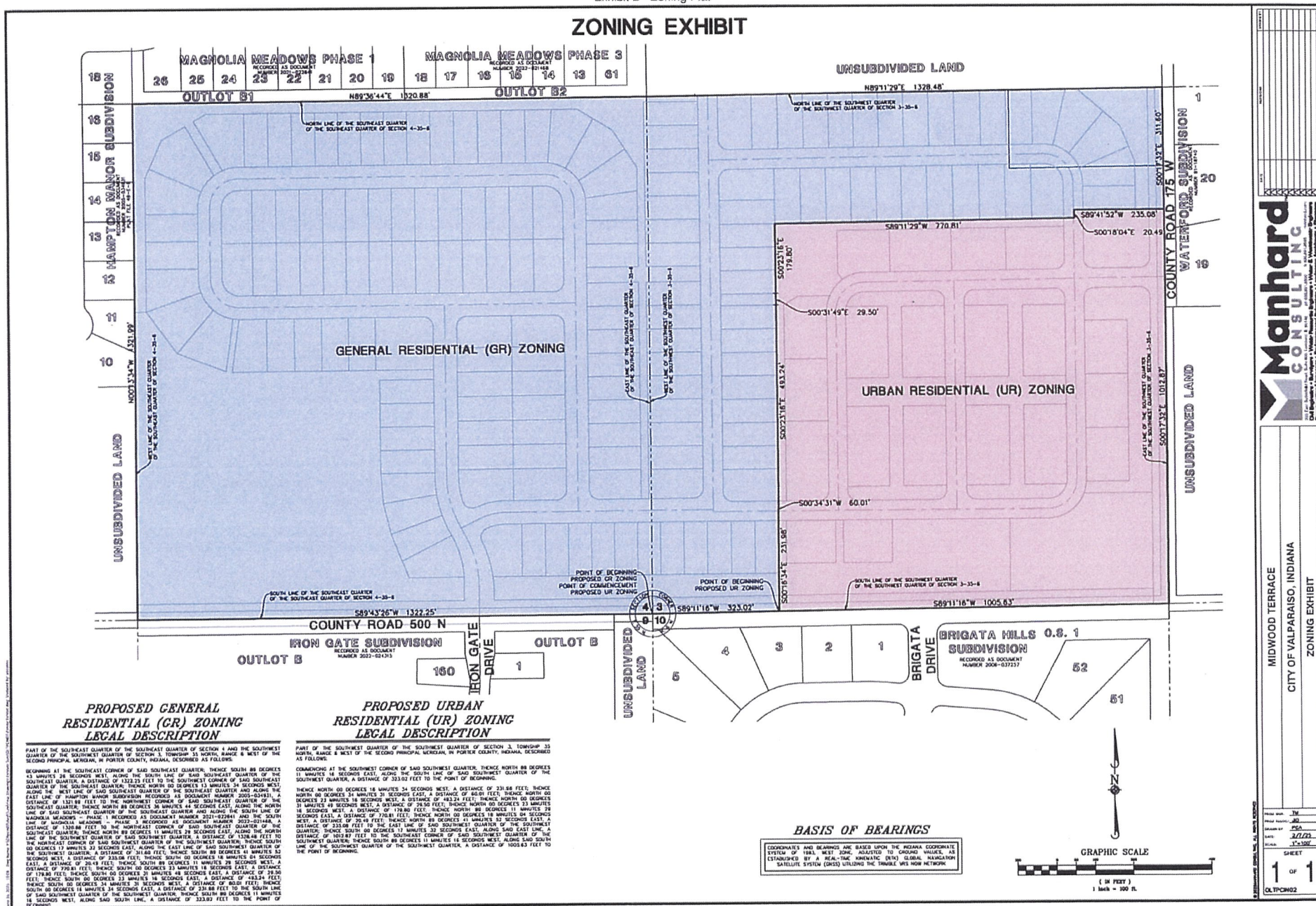


Exhibit B-1: Lot Standards

Single-Family Attached Townhomes UR: Urban Residential		
Table 3.503	Standard	Waiver
Lot Area Per Unit (sq. ft.)	2,500 sq. ft.	2,000 sq. ft.
Lot Width Per Unit (ft.)	25 ft.	20 ft.
Building Separation (ft.)	12 ft. per side	
Height (ft.)	28 ft.	
Building Coverage (%)	65%	
Lot Coverage (%)	70%	
Minimum Lot Depth (ft.)	100 ft.	
Parking, per Table 9.201		
Single-Family Attached	2 spaces per dwelling unit	1 space per dwelling unit*

* Off-street parking is proposed per the lot layout at 1 additional space per dwelling unit

Single-Family Detached GR: General Residential		
Table 3.503	Standard	Waiver
Lot Area Per Unit (sq. ft.)	6,000 sq. ft.	
Lot Width Per Unit (ft.)	60 ft	
Side Yard Single/Total (ft.)	6 ft. per side/12 ft. total	
Height (ft.)	28 ft.	
Building Coverage (%)	44%	
Lot Coverage (%)	50%	
Minimum Lot Depth (ft.)	135 ft.	
Corner Lot Widths (ft.)	74 ft.	
Parking, per Table 9.201		
Single-Family Detached	2 spaces per dwelling unit	

**LEGAL DESCRIPTIONS FOR
PROPOSED ZONING
MIDWOOD TERRACE
CITY OF VALPARAISO, INDIANA**

GENERAL RESIDENTIAL ZONING:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4 AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 43 MINUTES 26 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 1322.25 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 13 MINUTES 34 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALONG THE EAST LINE OF HAMPTON MANOR SUBDIVISION RECORDED AS DOCUMENT NUMBER 2005-034931, A DISTANCE OF 1321.99 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 36 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND ALONG THE SOUTH LINE OF MAGNOLIA MEADOWS - PHASE 1 RECORDED AS DOCUMENT NUMBER 2021-022841 AND THE SOUTH LINE OF MAGNOLIA MEADOWS - PHASE 3 RECORDED AS DOCUMENT NUMBER 2022-021468, A DISTANCE OF 1320.88 FEET TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 11 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1328.48 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 17 MINUTES 32 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; A DISTANCE OF 311.60 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 52 SECONDS WEST, A DISTANCE OF 235.08 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 04 SECONDS EAST, A DISTANCE OF 20.49 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 29 SECONDS WEST, A DISTANCE OF 770.81 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 16 SECONDS EAST, A DISTANCE OF 179.80 FEET; THENCE SOUTH 00 DEGREES 31 MINUTES 49 SECONDS EAST, A DISTANCE OF 29.50 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 16 SECONDS EAST, A DISTANCE OF 493.24 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 31 SECONDS WEST, A DISTANCE OF 60.01 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 34 SECONDS EAST, A DISTANCE OF 231.98 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 11 MINUTES 16 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 323.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,504,101 SQUARE FEET (57.486 ACRES) MORE OR LESS.

Exhibit B3 - UR Area Legal Description

**LEGAL DESCRIPTIONS FOR
PROPOSED ZONING
MIDWOOD TERRACE
CITY OF VALPARAISO, INDIANA**

URBAN RESIDENTIAL ZONING:

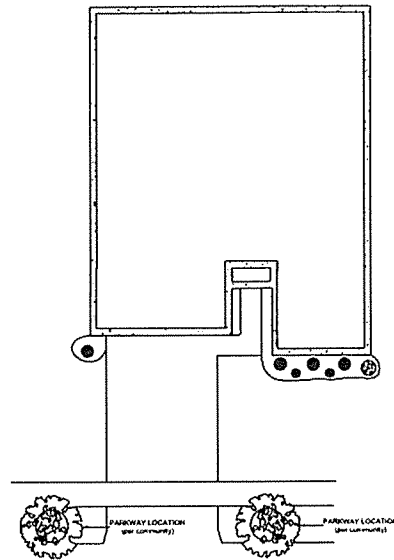
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 11 MINUTES 16 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 323.02 FEET TO THE POINT OF BEGINNING.

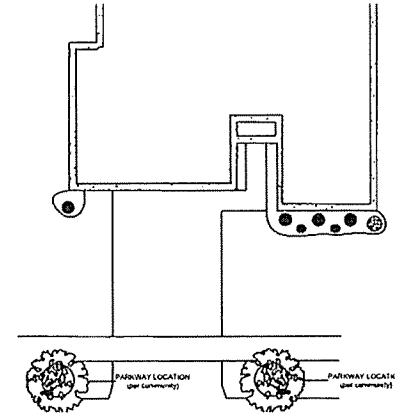
THENCE NORTH 00 DEGREES 16 MINUTES 34 SECONDS WEST, A DISTANCE OF 231.98 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 31 SECONDS EAST, A DISTANCE OF 60.01 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 16 SECONDS WEST, A DISTANCE OF 493.24 FEET; THENCE NORTH 00 DEGREES 31 MINUTES 49 SECONDS WEST, A DISTANCE OF 29.50 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 16 SECONDS WEST, A DISTANCE OF 179.80 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 29 SECONDS EAST, A DISTANCE OF 770.81 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 04 SECONDS WEST, A DISTANCE OF 20.49 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 52 SECONDS EAST, A DISTANCE OF 235.08 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 17 MINUTES 32 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 1012.87 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 11 MINUTES 16 SECONDS WEST, ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 1005.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,004,319 SQUARE FEET (23.056 ACRES) MORE OR LESS.

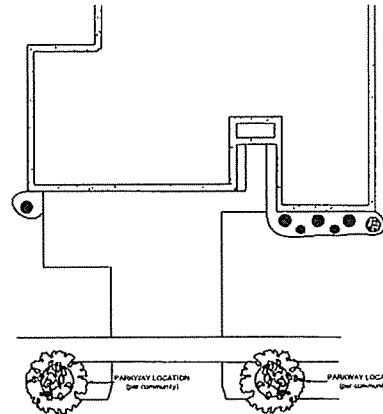
Exhibit C1 - Single-Family Detached On-Lot Landscape Plans



LANDSCAPE PACKAGE
SCALE: 1/8" = 1'-0" (1/8")
SCALE: 1/8" = 1'-0" (1/8")



SIDE EXTENDED GARAGE (DC-5110)
LANDSCAPE PACKAGE
SCALE: 1/8" = 1'-0" (1/8")
SCALE: 1/8" = 1'-0" (1/8")



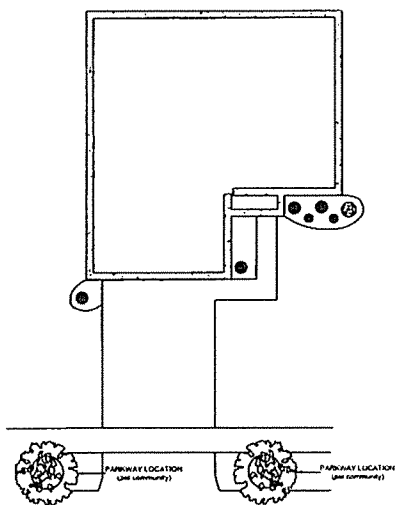
3-CAR GARAGE (DC-5111)
LANDSCAPE PACKAGE
SCALE: 1/8" = 1'-0" (1/8")
SCALE: 1/8" = 1'-0" (1/8")

	2' SEEDLESS ASH OR 2' NORWAY SPRUCE OR 2' AMERICAN WHITE OAK OR APPROVED EQUAL SHADE TREE
	7' CHAMPAGNE VARIETIES OR 7' NORTHERN VARIETIES OR APPROVED EQUAL ORNAMENTAL TREE
	30' DWARF BURNING BUSHES OR 30' REDTIG BUSHES OR 30' ARJUN/ARJUN YOUNG TREES OR APPROVED EQUAL
	24' DENSE VIREO OR 24' BLUE PRINCE VIREO OR 24' GLOVE ANEMONE OR APPROVED EQUAL
	18' FRINGELESS SPIREA OR 18' GOLDEN LINE SPIREA OR 18' ANTHONY WATERER SPIREA OR APPROVED EQUAL

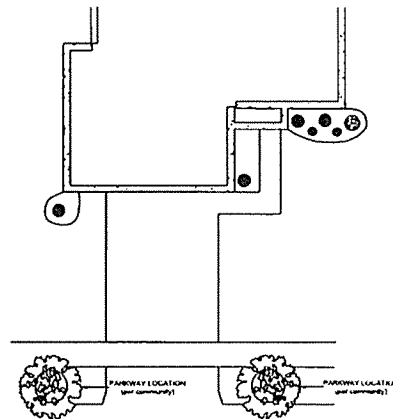
LANDSCAPE NOTES

- PLANTING BEDS INCLUDE MARCH MAINTENANCE STONE IN BRICK EDGE IF SPECIFIED.
- INCLUDED PLANTINGS SHOWN FOR PLAN.
- ADDITIONAL PLANTINGS LABELED AS "OPTIONAL" ARE ADDED ON A COMMUNITY BASIS.
- REFER TO WORK ORDER FOR SUPPLY, QUANTITIES, TYPES AND SIZES.

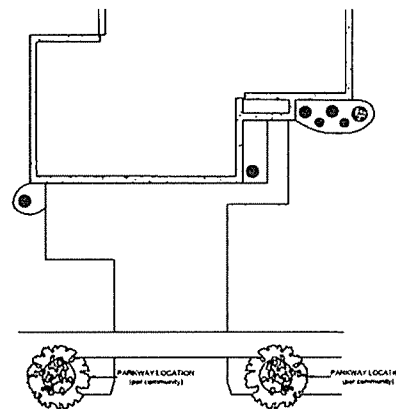
LOT	LOT NUMBER	COMMUNITY	COMMUNITY NAME	PRINT DATE	2/13/2025 12:05:02 PM	SHEET NUMBER
PLAN	SEL-1456	STYLE		EXAMINED TITLE	LANDSCAPE PLAN	L1.1
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LANDSCAPE PACKAGE
SCALE: 1/8" = 1' (0/1/32")
SCALE: 1/8" = 1' (0/1/32")



SIDE EXTENDED GARAGE (DC-5110)
LANDSCAPE PACKAGE
SCALE: 1/8" = 1' (0/1/32")
SCALE: 1/8" = 1' (0/1/32")



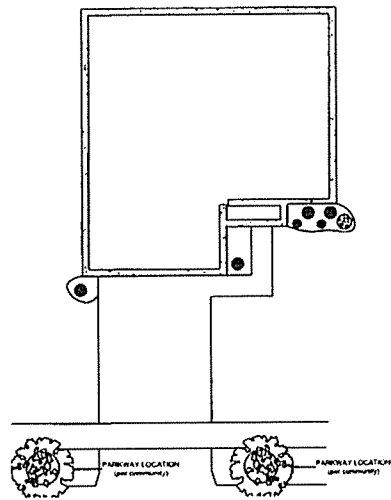
3-CAR GARAGE (DC-5111)
LANDSCAPE PACKAGE
SCALE: 1/8" = 1' (0/1/32")
SCALE: 1/8" = 1' (0/1/32")



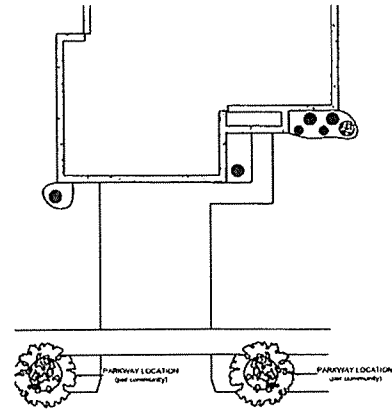
	7' SEEDLING ASH OR 7' NORWAY MAPLE OR 7' AMERICAN SWEET GUM OR APPROVED EQUAL SHADE TREE
	7' CRABAPPLE VARIETIES OR 7' HAWTHORN VARIETIES OR APPROVED EQUAL ORNAMENTAL TREE
	32' DWARF BURNING BUSHES OR 32' REDWING DOGWOODS OR 32' ARCHED ARCHED LAURELS OR APPROVED EQUAL
	24' DENSE YEW OR 24' BLUE PRINCESS HOLLIES OR 24' BLUE ARBUTUS OR APPROVED EQUAL
	12' FRINGELESS SPIRAEA OR 12' GOLD FLAME SPIRAEA OR 12' HAWTHORN WATER LILY SPIRAEA OR APPROVED EQUAL

- LANDSCAPE NOTES**
- PLANTING BEDS INCLUDE MULCH (ALTERNATE STONE OR BRICK EDGE IF SPECIFIED)
 - INCLUDE PLANTINGS SHOWN IN PLAN
 - ADDITIONAL PLANTINGS LABELLED AS "OPTIONAL" HAVE ADDED ON A COMMUNITY BASIS
 - REFER TO WORK ORDER FOR SPECIFIC QUANTITIES, TYPES AND SIZES

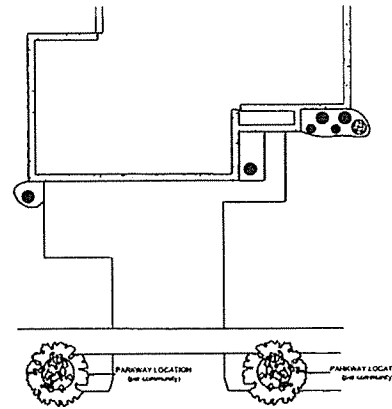
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PLAN	SEL-1658	STYLE		DRAWING TITLE	LANDSCAPE PLAN		
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LANDSCAPE PACKAGE
SCALE: 1/8" = 1'-0" (1/8")
SCALE: 1/8" = 1'-0" (1/8")



SIDE EXTENDED GARAGE (DC-5110)
LANDSCAPE PACKAGE
SCALE: 1/8" = 1'-0" (1/8")
SCALE: 1/8" = 1'-0" (1/8")



3-CAR GARAGE (DC-5111)
LANDSCAPE PACKAGE
SCALE: 1/8" = 1'-0" (1/8")
SCALE: 1/8" = 1'-0" (1/8")



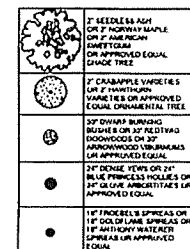
	2' NEEDLELEAF AMT OR 2' NORWAY SPRUCE OR 2' AMERICAN SWEETGUM OR APPROVED EQUAL SHADE TREE
	2' CRABAPPLE VARIETIES OR 2' HAWTHORN VARIETIES OR APPROVED EQUAL ORNAMENTAL TREE
	30" DWARF BURNING BUSHES OR 30" REDTIGER DOGWOODS OR 30" JACARANDA VIBURNUMS OR APPROVED EQUAL
	24" DENSE YEW OR 12" BLUE PRINCESS HOLIES OR 24" OLIVE AMBROSIA TREES OR APPROVED EQUAL
	12" FRODOLEAF SPIREAS OR 12" GOLDEN LANE SPREADS OR 12" ANTHONY WATERER SPINE AS OR APPROVED EQUAL

LANDSCAPE NOTES

- PLANTING BEDS INCLUDE MAINTENANCE ALTERNATE
- STONE OR BRICK EDGE IF SPECIFIED
- INCLUDE PLANTINGS SHOWN IN PLAN
- ADDITIONAL PLANTINGS LABELED AS "OPTIONAL" ARE NOTED ON A COMMUNITY BASIS
- REFER TO WORK ORDER FOR SPECIFIC QUANTITIES, TYPES AND SIZES

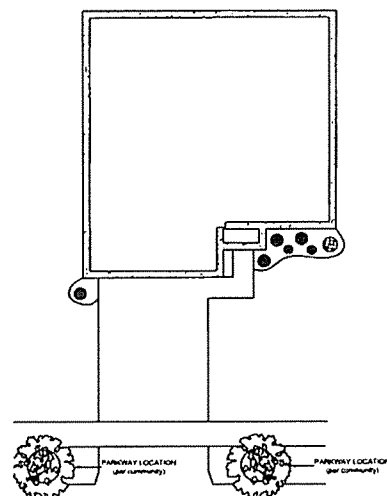
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PLAN	SEL-1801	STYLE		DRAWING TITLE	LANDSCAPE PLAN		

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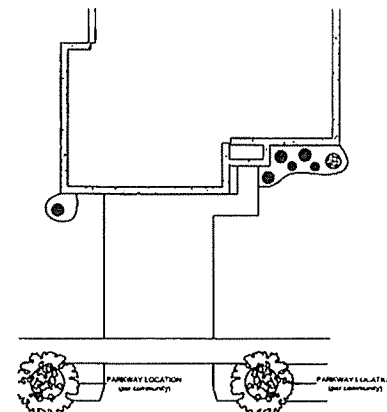


LANDSCAPE NOTES

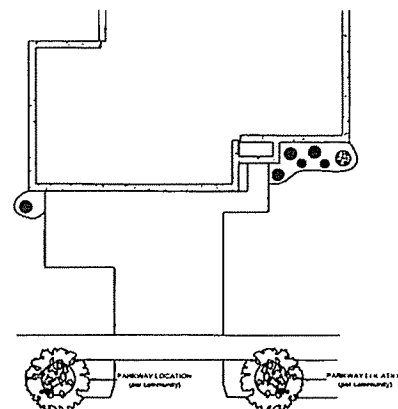
- PLANTING BEDS INCLUDE SUBSEQUENT LAYER OF STONE OR BRICK EDGE IF SPECIFIED
- INCLUDED PLANTINGS SHOWN PER PLAN
- ADDITIONAL PLANTINGS LABELED AS "OPTIONAL" ARE ADDED ON A CONSULTANT BASIS
- PREFER TO WORK ORDER FOR SPECIFIC QUANTITIES, TYPES AND SIZES



LANDSCAPE PACKAGE
SCALE: 1/8" = 1'-0" (1/8" = 1'-0")
SCALE: 1/4" = 1'-0" (1/4" = 1'-0")

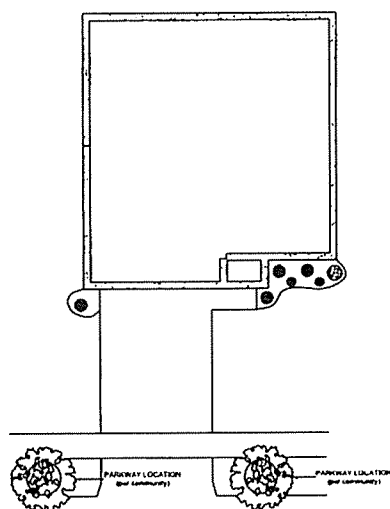


SIDE EXTENDED GARAGE (DC-5110)
LANDSCAPE PACKAGE
SCALE 1/8" = 1'-0" (1/16")
SCALE 1/8" = 1'-0" (1/16")

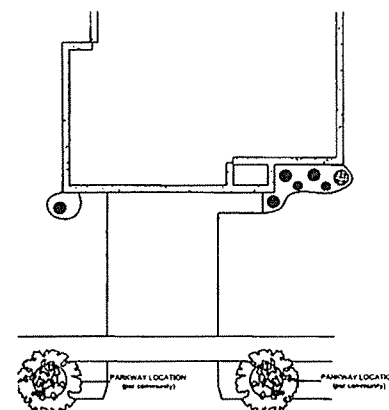


3-CAR GARAGE (DC-5111)
LANDSCAPE PACKAGE
SCALE: 1/8" = 1'-0" (20'x30')
SCALE: 1/8" = 1'-0" (10'x10')

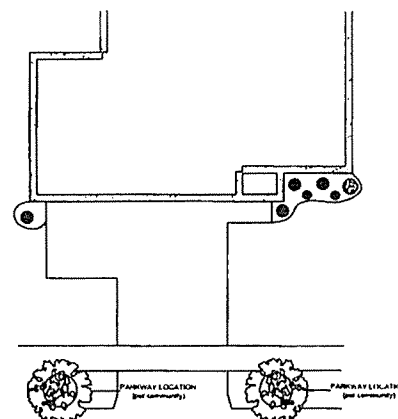
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PLAN	SEL-2011	STYLE		DRAWING TITLE	LANDSCAPE PLAN	L1.1
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LANDSCAPE PACKAGE
SCALE: LRP = 1"=4' (1/4"=1')
SCALE: LWP = 1"=2' (1/2"=1')



SIDE EXTENDED GARAGE (DC-5110)
LANDSCAPE PACKAGE
SCALE 1/8" = 1'-0" (PLAN)
SCALE 1/8" = 1'-0" (ELEV.)



3-CAR GARAGE (DC-5111)
LANDSCAPE PACKAGE
SCALE: 1/4" = 1'-0" (21"x36")
SCALE: 1/8" = 1'-0" (11"x17")

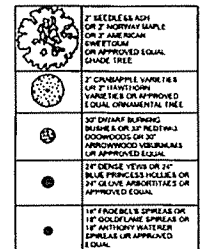
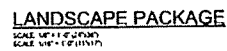
	2" NEEDLES & ASP OR 2" NORWAY MAPLE OR 2" AMERICAN DOUGLAS FIR OR APPROVED EQUAL SHADE TREE
	2" CRANBERRY VARNISH & OR 2" HAWTHORN VARIETIES OR APPROVED EQUAL OR ORNAMENTAL TREE
	30" DWARF BURNING BUSHES OR 30" REDTONGUE DOUGDOGS OR 30" ARCHWINDWARD VIBURNUMS OR APPROVED EQUAL
	24" DODGE YEW OR 24" BLUE PRINCESS HOLLIES OR 23" OLIVE ARBUTUS LIES APPROVED EQUAL
	18" FRAXINELLA SP. OR 18" GOLD LAR. LIPNICH & 18" ANTHONY WATERER SPREARL OR APPROVED

LANDSCAPE NOTES

- PLANTING BEDS INCLUDE BRICK OR ALTERNATE STONE W/ BRICK EDGE @ SPEC REQ
- INCLUDED PLANTINGS SHOWN PER PLAN
- ADDITIONAL PLANTINGS LABELED AS "OPTIONAL" ARE ADDED ON A CUSTOMER'S BASIS
- REFER TO WORK ORDER FOR SPECIFIC QUANTITIES, TYPES AND SIZES

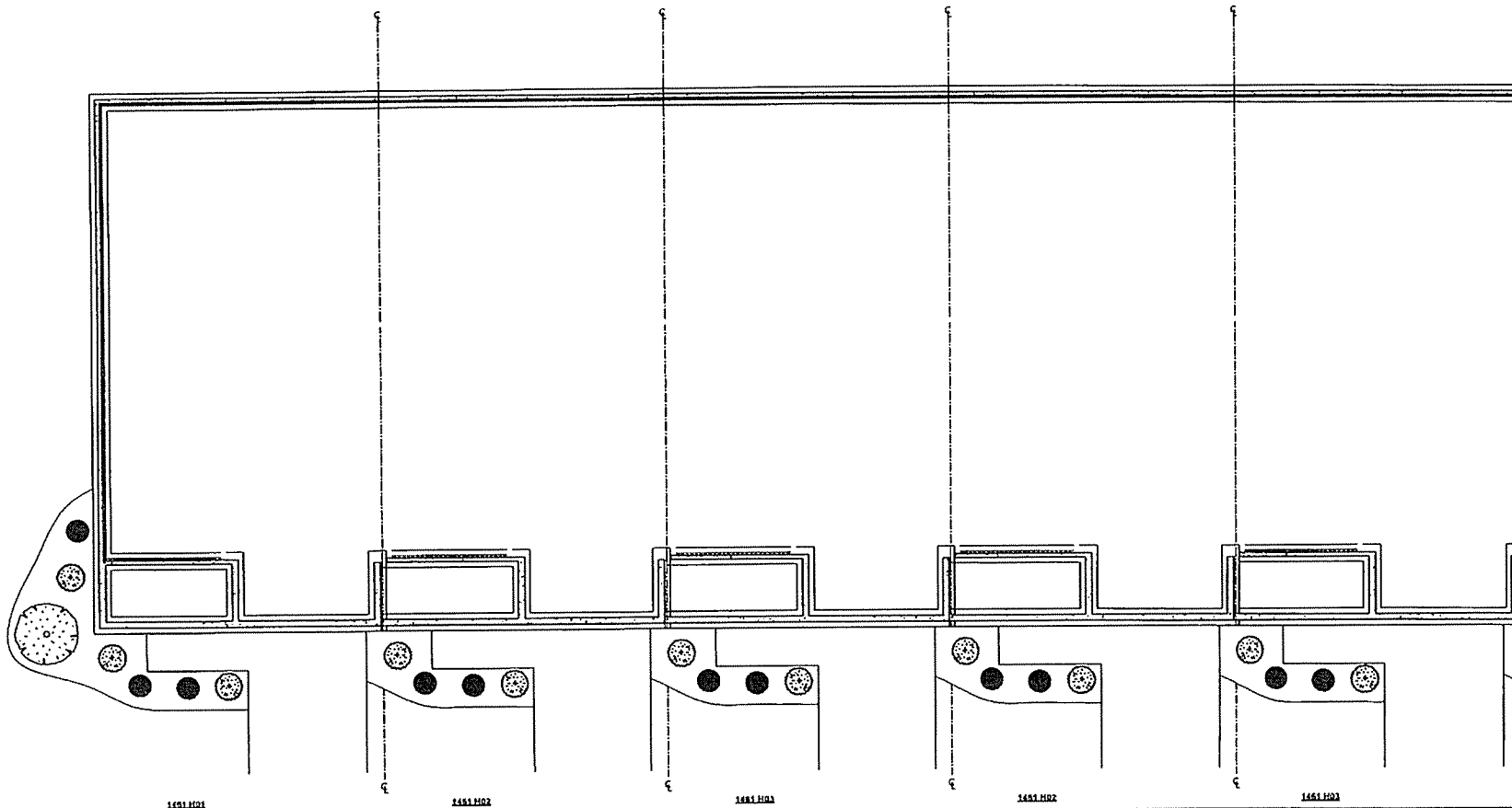
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PLAN SEL-2166		STYLE	DRAWING TITLE LANDSCAPE PLAN		

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- PLANTING BEDS INCLUDE MULCH (ALTERNATE STONE W/BRICK (EDGE IF SPECIFIED))
- INCLUDED PLANTINGS SHOWN PER PLAN
- ADDITIONAL PLANTINGS LABELED AS "OPTIONAL" ARE ADDED ON A COMMUNITY BASIS
- REFER TO WORK ORDER FOR SPECIFIC QUANTITIES, TYPES AND SIZES

LOT NUMBER		COMMUNITY NAME		PRINT DATE	2/13/2025 12:46:22 PM	SHEET NUMBER
PLAN SEL-2386		TITLE		DRAWING TITLE LANDSCAPE PLAN		L1.1
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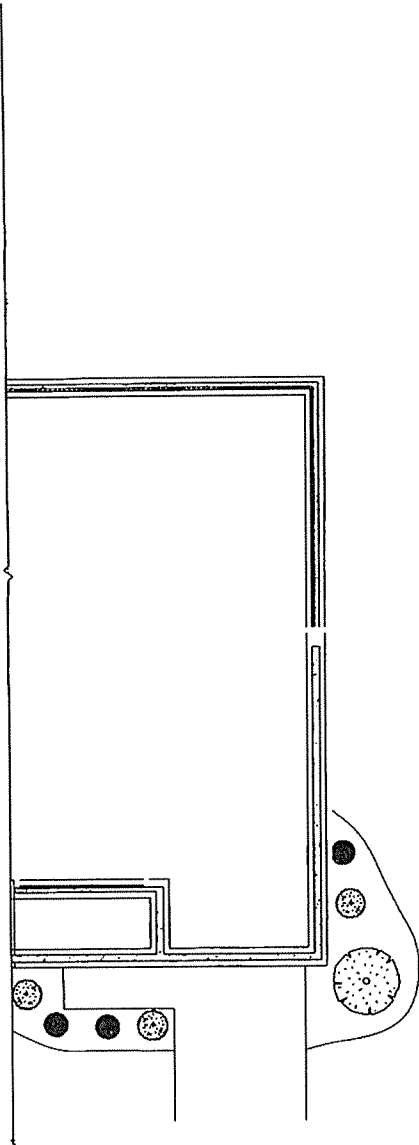
	24" FROEBEL'S SPirea, 24" GOLDFLAME SPirea, OR ANY OTHER WATERBURY SPirea
	50" DENISE YEW 30" BLUE PRINCESSA HOLLY, OR 30" OLIVE ARBORIZTIZ
	2" CRABAPPLE OR HAWTHORN VARIETIES

- PLANTING BEDS INCLUDE MULCH (A FERTILIZE STONE W/ BROOK EDGE IF SPECIFIED)
- INCLUDED PLANTINGS SHOWN PER PLAN
- ADDITIONAL PLANTINGS LABELLED AS "OPTIONAL" ARE ADDED ON A LIBERITY BASIS
- REFER TO WORK ORDER FOR SPECIFIC QUANTITIES, TYPES AND SIZES

SCALE 1" = 1'-0" (152.4MM)
SCALE 1" = 1'-0" (304.8MM)

LOT	LOT NUMBER	COMMUNITY	COMMUNITY NAME	PRINT DATE	7/16/2024 3:31:59 PM	SHEET NUMBER L1.1
PLAN		STYLE	H01	DRAWING TITLE:	LANDSCAPE PLAN - UNITS 1-5	

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●	24" FREESIA SPREA, 24" GOLF LINK SPREA, OR ANTHONY WATERER SPREA
●	20" DENSE VEW 30" BLUE PRINCESS HOLLY OR 30" GLOVE ARBORITUM
●	2" CRABAPPLE OR HAWTHORN VARIETIES

LANDSCAPE NOTES

- PLANTING BEDS INCLUDE MAX. CH. ALTERNATE
STONE W/ BRICK EDGE IF SPECIFIED
- INCLUDED PLANTINGS SHOWN PER PLAN
- ADDITIONAL PLANTINGS LABELLED AS
"OPTIONAL" ARE ADDED IN A LATERALITY
BASE
- REFER TO WORK ORDER FOR QUANTITIES
QUANTITIES, TYPES AND SIZES

LANDSCAPE PACKAGE
SCALE 1/4" = 1' (0.25")
SCALE 1/8" = 1' (0.125")

LOT NUMBER	COMMUNITY COMMUNITY NAME	PRINT DATE 7/16/2024 3:32:00 PM	SHEET NUMBER
PLAN	STYLE H01	DRAWING TITLE LANDSCAPE PLAN - UNITS 6-10	L1.2

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Exhibit D - Site Exhibit

SITE DATA

- VILLA LOTS
 - 147 UNITS (LOTS 1-6, 22-182)
 - 74X123 STANDARD LOTS
 - 74X123 CORNER LOTS
 - MINIMUM LOT AREA = 8,100 SQUARE FEET
- 70' WIDE LOTS
 - 13 UNITS (LOTS 21-21)
 - 70X134 STANDARD LOTS
 - 87X136 CORNER LOTS
 - MINIMUM LOT AREA = 8,380 SQUARE FEET
- TOWNHOME LOTS
 - 130 UNITS (LOTS 181-180)
 - 110X110 STANDARD LOTS
 - 110X136 CORNER LOTS
 - MINIMUM LOT AREA = 12,100 SQUARE FEET
- PROPOSED FIRE STATION
 - AREA = 81,183 SQUARE FEET (1.862 ACRES)
- PARKING AREAS
 - 177 PARKING STALLS
- GENERAL RESIDENTIAL ZONING (GR)
- URBAN RESIDENTIAL ZONING (UR)

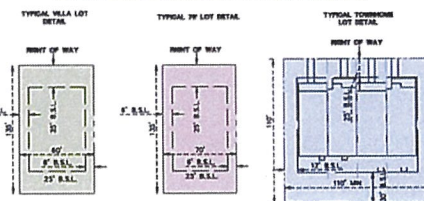
PROPOSED AREAS

- GENERAL RESIDENTIAL CORP. ZONING
 - LOT AREA = 1,792,841 SQUARE FEET (41.20 ACRES)
 - OPEN SPACE (OUTLOTS) AREA = 879,880 SQUARE FEET (20.08 ACRES)
 - FIRE STATION AREA = 81,183 SQUARE FEET (1.862 ACRES)
 - INTERNAL RIGHT-OF-WAY AREA = 546,548 SQUARE FEET (12.60 ACRES)
 - CITY ROAD RIGHT-OF-WAY AREA = 152,421 SQUARE FEET (3.514 ACRES)
 - PAVING AREA = 15,112 SQUARE FEET (0.345 ACRES)
 - TOTAL AREA = 3,568,430 SQUARE FEET (81.543 ACRES)
- GENERAL RESIDENTIAL CORP. ZONING AREA
 - LOT AREA = 1,442,973 SQUARE FEET (32.94 ACRES)
 - OPEN SPACE (OUTLOTS) AREA = 867,880 SQUARE FEET (19.87 ACRES)
 - INTERNAL RIGHT-OF-WAY AREA = 546,548 SQUARE FEET (12.60 ACRES)
 - CITY ROAD RIGHT-OF-WAY AREA = 152,421 SQUARE FEET (3.514 ACRES)
 - PAVING AREA = 15,112 SQUARE FEET (0.345 ACRES)
 - TOTAL AREA = 3,568,430 SQUARE FEET (81.543 ACRES)
- URBAN RESIDENTIAL CORP. ZONING AREA
 - LOT AREA = 347,871 SQUARE FEET (7.97 ACRES)
 - OPEN SPACE (OUTLOTS) AREA = 187,815 SQUARE FEET (4.31 ACRES)
 - FIRE STATION AREA = 81,183 SQUARE FEET (1.862 ACRES)
 - INTERNAL RIGHT-OF-WAY AREA = 187,418 SQUARE FEET (4.28 ACRES)
 - CITY ROAD RIGHT-OF-WAY AREA = 79,138 SQUARE FEET (1.817 ACRES)
 - PAVING AREA = 43,678 SQUARE FEET (1.006 ACRES)
 - TOTAL AREA = 1,004,338 SQUARE FEET (23.056 ACRES)

LOT INFORMATION

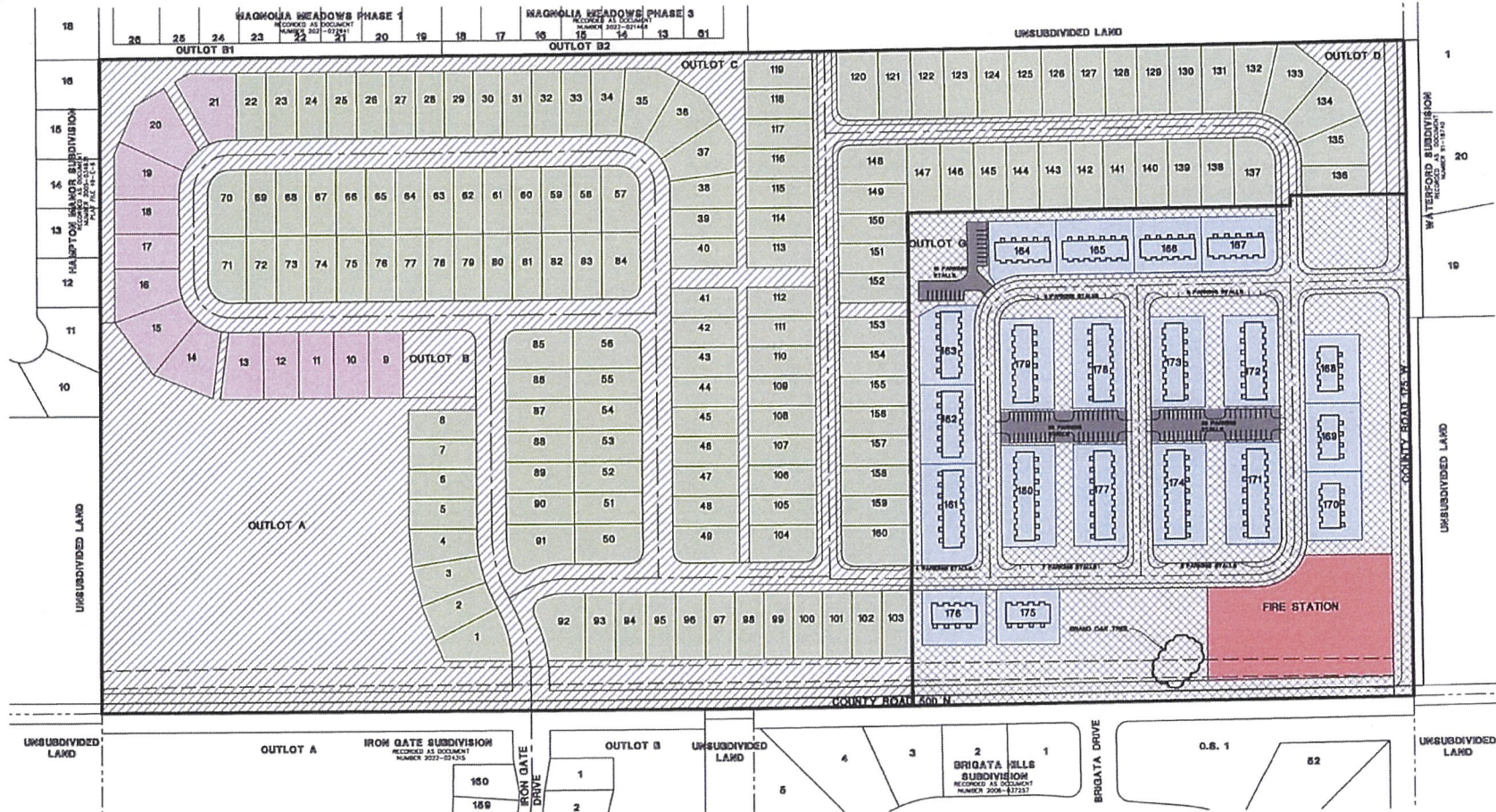
- GENERAL RESIDENTIAL CORP. ZONING
 - MINIMUM LOT AREA
 - VAPORADO = 6,000 SQUARE FT
 - PROPOSED = 6,000 SQUARE FT
 - MINIMUM LOT WIDTH
 - VAPORADO = 30 FT
 - PROPOSED = 30 FT
 - MINIMUM SIDE YARD
 - VAPORADO = 5 FT PER SIDE/3 FT TOTAL
 - PROPOSED = 5 FT PER SIDE/3 FT TOTAL
 - MINIMUM REAR YARD
 - VAPORADO = 25 FT
 - PROPOSED = 25 FT
 - MINIMUM FRONT YARD
 - VAPORADO = 25 FT
 - PROPOSED = 25 FT
 - MINIMUM BUILDING COVERAGE
 - VAPORADO = 44%
 - PROPOSED = 44%
 - MINIMUM LOT COVERAGE
 - VAPORADO = 50%
 - PROPOSED = 50%
- URBAN RESIDENTIAL CORP. ZONING
 - MINIMUM LOT AREA PER UNIT
 - VAPORADO = 3,500 SQUARE FT
 - PROPOSED = 3,500 SQUARE FT
 - MINIMUM LOT WIDTH PER UNIT
 - VAPORADO = 25 FT
 - PROPOSED = 25 FT
 - MINIMUM BUILDING SEPARATION
 - VAPORADO = 15 FT PER SIDE/7 1/2 FT TOTAL
 - PROPOSED = 15 FT PER SIDE/7 1/2 FT TOTAL
 - MINIMUM REAR YARD
 - VAPORADO = 20 FT
 - PROPOSED = 20 FT
 - MINIMUM FRONT YARD
 - VAPORADO = 15 FT
 - PROPOSED = 15 FT
 - MINIMUM BUILDING COVERAGE
 - VAPORADO = 62%
 - PROPOSED = 62%
 - MINIMUM LOT COVERAGE
 - VAPORADO = 70%
 - PROPOSED = 70%

TYPICAL LOT DETAILS



GRAPHIC SCALE

(IN FEET)
1 inch = 300 ft.



Manhard CONSULTING LTD.
 1000 Lakeshore Blvd. West, Suite 1000, Oakville, Ontario L6H 6H9
 Tel: 905.846.1111 Fax: 905.846.1112
 Email: info@manhardconsulting.com
 Website: www.manhardconsulting.com

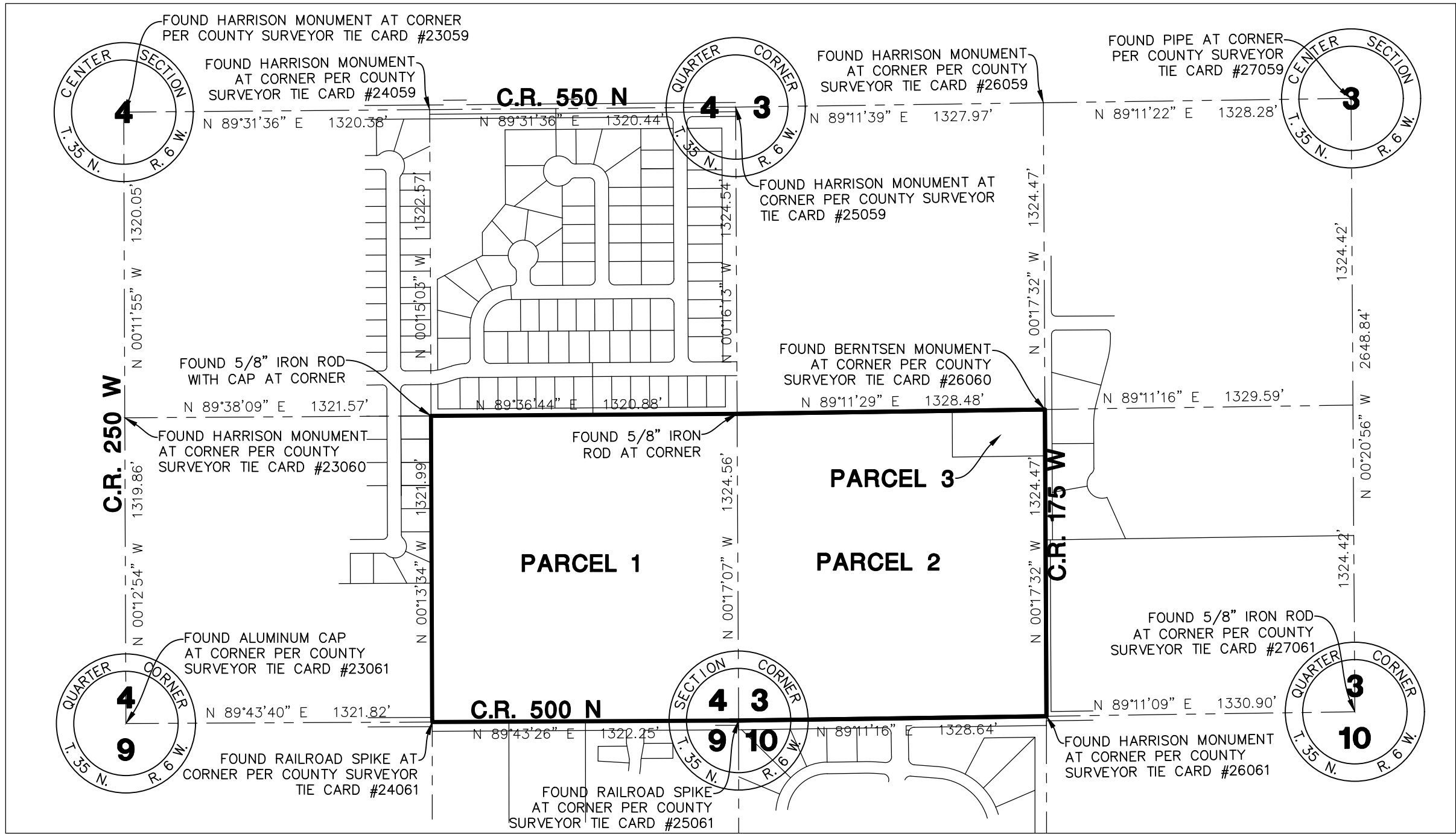
MIDWOOD TERRACE
 CITY OF VALPARAISO, INDIANA
 SITE EXHIBIT

SHEET
 1 OF 1
 OLTPCH02

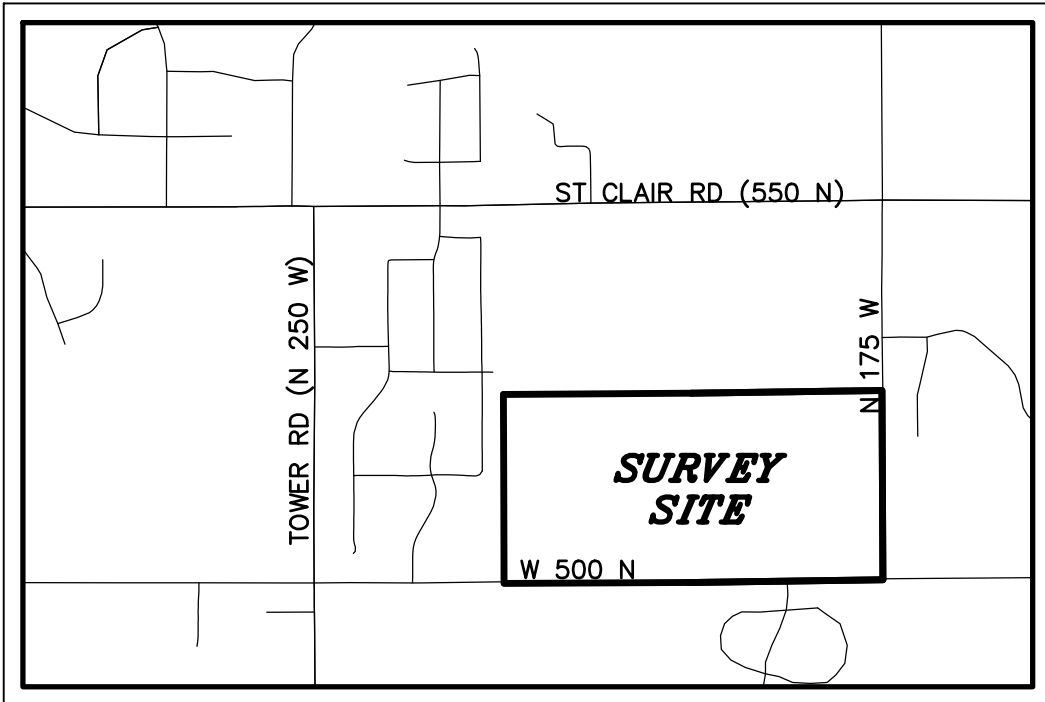
July 11, 2025 -- 16:33 Doc Name: P:\Qlto2024\data\Survey\Drawings\Primary Plat.dwg User: Valparaiso-01.dwg Updated By: jordanm

PRIMARY PLAT
OF
MIDWOOD TERRACE

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 4 AND
THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 6, WEST OF
THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA.



SECTION DETAIL: 1"= 500'



LOCATION MAP

NOT TO SCALE

SURVEY PREPARED FOR

LAKE ACQUISITIONS, INC
8051 WICKER AVE, SUITE A
ST. JOHN, INDIANA 46373

ABBREVIATIONS

P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
B.S.L. = BUILDING SETBACK LINE

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 18127C01380 WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2015 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD HAZARD PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

LEGAL DESCRIPTION

PARCEL 1:
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE 2ND P.M. IN PORTER COUNTY, INDIANA.

PARCEL 2:
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE 2ND P.M., IN PORTER COUNTY, INDIANA EXCEPTING THEREFROM: A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE 2ND P.M., DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION, THENCE SOUTH ON SAID SECTION LINE 200 FEET; THENCE WEST PARALLEL TO THE QUARTER-QUARTER SECTION LINE 400 FEET; THENCE NORTH 200 FEET TO SAID QUARTER-QUARTER SECTION LINE; THENCE EAST 400 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE 2ND P.M., DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION, THENCE SOUTH ON SAID SECTION LINE 200 FEET; THENCE WEST PARALLEL TO THE QUARTER-QUARTER SECTION LINE 400 FEET; THENCE NORTH 200 FEET TO SAID QUARTER-QUARTER SECTION LINE; THENCE EAST 400 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

- THIS SUBDIVISION CONSISTS OF 160 SINGLE FAMILY LOTS, 20 TOWNHOMES, LOTS, AND 13 OUTLOTS, AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF MIDWOOD TERRACE SUBDIVISION.
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67') ARE RECORD OR DEED VALUES.
- FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. FNW2101802 WITH AN EFFECTIVE DATE OF APRIL 16, 2021 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SUBDIVISION. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT.
- PURSUANT TO 865 IAC 1-12-13 (d) AND (e), CROSS REFERENCE IS HEREBY MADE TO AN ALTA/NPS LAND TITLE SURVEY PREPARED BY MANHARD CONSULTING, LLC, DATED SEPTEMBER 7, 2021 AND RECORDED AS DOCUMENT NUMBER 2023-000980 FOR THE OVERALL BOUNDARY OF THIS SUBDIVISION. THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS-REFERENCED SURVEY, OR ANY PRIOR SUBDIVISION PLATS CONTAINED THEREIN, ON ANY LINES THAT ARE COMMON WITH THE NEW SUBDIVISION.

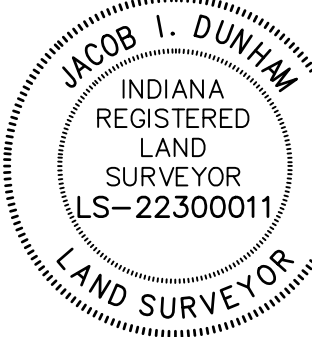
SURVEYOR CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

I, JACOB I. DUNHAM, HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO THE REQUIREMENTS OF PORTER COUNTY UNIFIED DEVELOPMENT ORDINANCE; THAT THE MARKERS AND MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

WITNESS MY HAND AND SEAL THIS 11TH DAY OF JULY, 2025.

Jacob I. Dunham
JACOB I. DUNHAM, P.L.S.
INDIANA REGISTERED LAND SURVEYOR NO. LS-22300011
LICENSE EXPIRES JULY 31, 2026



DATE	REVISIONS	DRAWN BY
07/11/25	REVISED TO INCLUDE PHASE 1	JID
07/03/25	REVISED EASEMENTS	PGA



MIDWOOD TERRACE
CITY OF VALPARAISO, INDIANA
PRIMARY PLAT OF SUBDIVISION

PROJ. MGR.: TMM
PROJ. ASSOC.: JID
DRAWN BY: PGA
DATE: 06/27/25
SCALE: 1" = 150'
SHEET
1 OF 5
OLTPCIN02

Jul 16, 2025 - 08:48 Data Name: P:\Projects\2024\Iron Gate\Drawings\Primary Plat\VR - Valparaíso\ITPCIN02-PR-VALPO-02-05.dwg Updated By: anderson

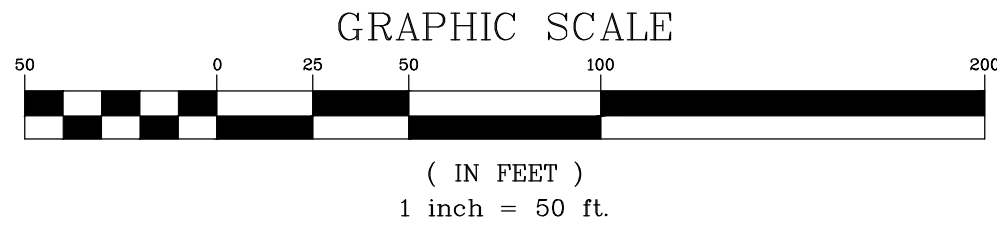
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CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	90°00'00"	25.00'	39.27'	N44°36'44"E
C2	90°00'00"	25.00'	39.27'	N45°23'16"W
C3	90°00'01"	25.00'	39.27'	S44°36'44"W
C4	90°00'00"	25.00'	39.27'	N45°23'16"W
C5	15°32'52"	240.00'	65.13'	S08°09'42"E
C6	98°41'44"	25.00'	43.06'	S65°17'00"E
C7	91°22'35"	25.00'	39.87'	S20°08'37"W
C8	27°02'24"	232.50'	109.73'	N13°47'46"W
C9	90°25'15"	25.00'	39.45'	N45°35'53"W
C10	89°34'45"	25.00'	39.09'	S44°24'07"W

PRIMARY PLAT
OF
MIDWOOD TERRACE

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 4 AND
THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 6, WEST OF
THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA.

ABBREVIATIONS

P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
B.S.L. = BUILDING SETBACK LINE



SEE SHEET 2

SEE SHEET 5

MANHARD CONSULTING LTD.
Civil Engineers • Surveyors • Wetland Resource Engineers • Wetland & Wetwater Engineers • Planners
Construction Managers • Environmental Scientists • Landscape Architects

DATE: 07/17/25
REVISED TO INCLUDE PHASE 1
07/03/25
REVISED EASEMENTS

REVISIONS

DRAWN BY: JLD
CHECKED BY: JLD
DATE: 06/27/25
SCALE: 1" = 50'

PROJECT: MIDWOOD TERRACE
CITY OF VALPARAISO, INDIANA
PRIMARY PLAT OF SUBDIVISION

PROJECT MGR: TMM
PROJECT ASSOC: JLD
DRAWN BY: PGA
DATE: 06/27/25
SCALE: 1" = 50'

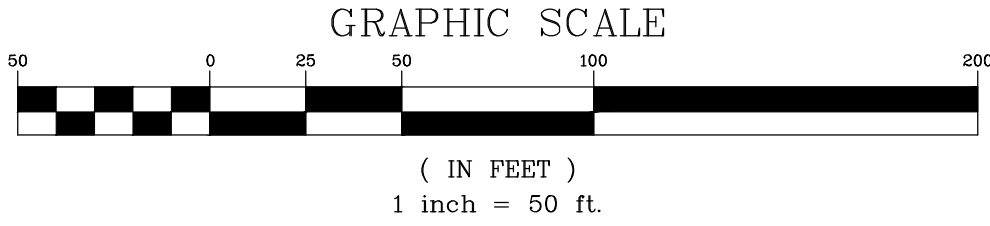
SHEET
3 OF 5
OLTPCIN02

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	25.00'	39.27'	N44°36'44"E	35.36'
C2	90°00'00"	25.00'	39.27'	N45°23'16"W	35.36'
C3	90°00'01"	25.00'	39.27'	S44°36'44"W	35.36'
C4	90°00'00"	25.00'	39.27'	N45°23'16"W	35.36'
C5	15°32'52"	240.00'	65.13'	S08°09'42"E	64.93'
C6	98°41'44"	25.00'	43.06'	S65°17'00"E	37.93'
C7	91°22'35"	25.00'	39.87'	S20°08'37"W	35.78'
C8	27°02'24"	232.50'	109.73'	N13°47'46"W	108.71'
C9	90°25'15"	25.00'	39.45'	N45°35'53"W	35.48'
C10	89°34'45"	25.00'	39.09'	S44°24'07"W	35.23'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C11	90°25'15"	25.00'	39.45'	N45°35'53"W	35.48'
C12	89°34'45"	25.00'	39.09'	S44°24'07"W	35.23'
C13	90°30'58"	25.00'	39.50'	N45°33'02"W	35.51'

PRIMARY PLAT OF MIDWOOD TERRACE

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 4 AND
THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 6, WEST OF
THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA.



ABBREVIATIONS

P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
B.S.L. = BUILDING SETBACK LINE



Final Landscape Plan

MIDWOOD TERRACE

Porter County, Indiana

August 28, 2025

CONSULTANTS:



LANDSCAPE ARCHITECT:
GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187



CIVIL ENGINEER:
MANHARD CONSULTING, LTD.
333 E BUTTERFIELD ROAD
SUITE 600
LOMBARD, ILLINOIS 60148



LOCATION MAP

SCALE: 1"=500'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	OVERALL LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN
L1.6	LANDSCAPE DETAILS
L1.7	LANDSCAPE DETAILS
L1.8	AMENITY PLANS
L1.9	AMENITY PLANS
L1.10	AMENITY DETAILS
L1.11	AMENITY DETAILS
L1.12	MONUMENT DETAILS
L1.13	MONUMENT DETAILS
L1.14	LANDSCAPE SPECIFICATIONS
L1.15	LANDSCAPE REQUIREMENTS



GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect plant materials either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.

S.F. DETACHED
S.G. ON LOT LANDSCAPING: 160 UNITS

LANDSCAPING REQUIRED:

1 LARGE TREE
1 SMALL TREE

LANDSCAPING PROVIDED:

4 EVERGREEN SHRUBS
1 LARGE DECIDUOUS SHRUB
2 SMALL DECIDUOUS SHRUBS
2 PARKWAY TREES

PARKWAY TREES: X LF
±10,080 LF

LANDSCAPING REQUIRED:

TREES 60' O.C. = 168 TREES

LANDSCAPING PROVIDED:

279 SHADE TREES

SOUTH LANDSCAPE BUFFER YARD:
±2,651 LF

LANDSCAPING REQUIRED:

133 LARGE TREES
49 SMALL TREES
1,083 SHRUBS

LANDSCAPING PROVIDED:

133 LARGE TREES
48 SMALL TREES
292 SHRUBS

LANDSCAPE BUFFER LENGTH:

±953 LF

LANDSCAPING REQUIRED:

15 LARGE TREES
30 SMALL TREES
248 SHRUBS

LANDSCAPING PROVIDED:

137 LARGE TREES
24 SMALL TREES

S.F. ATTACHED

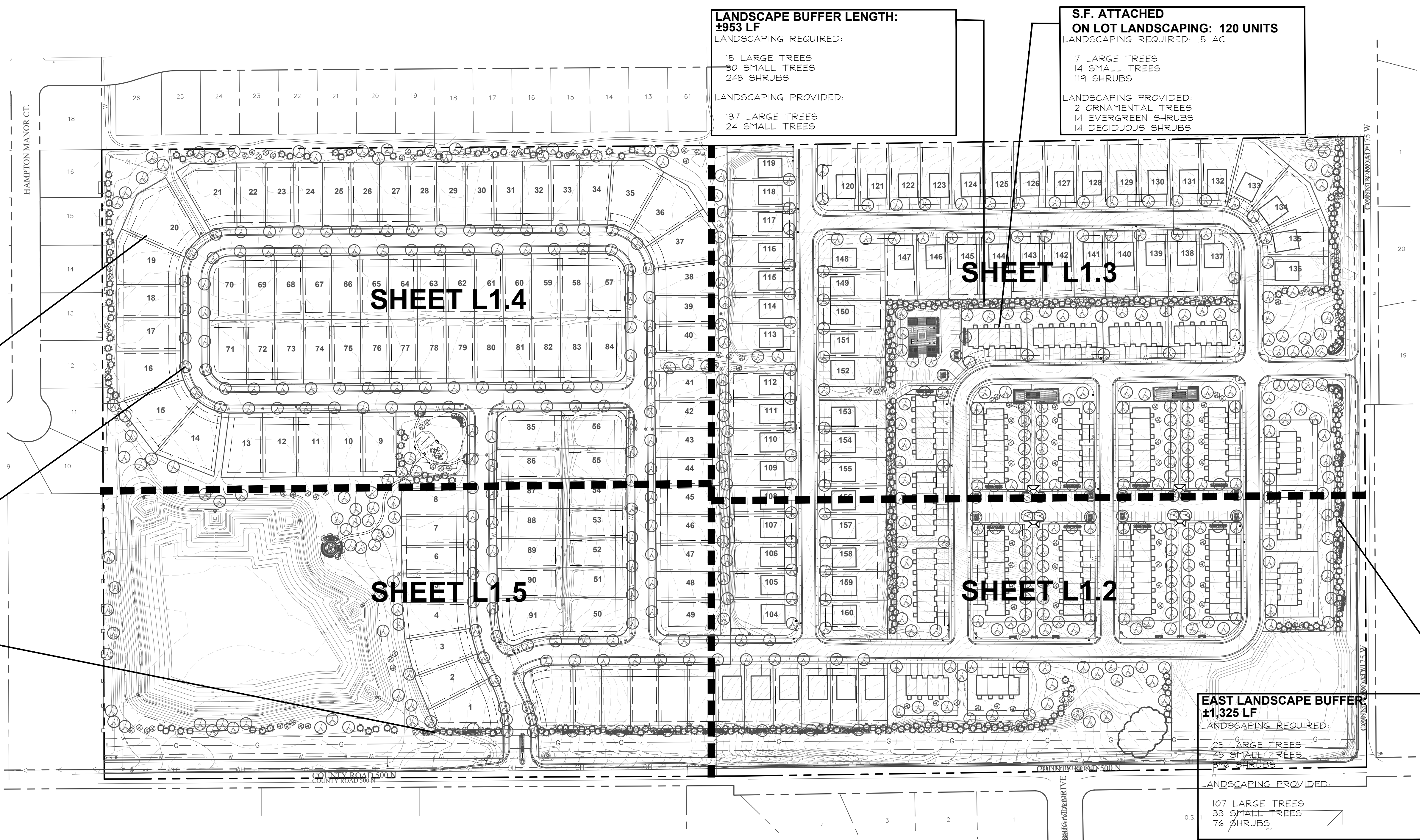
ON LOT LANDSCAPING: 120 UNITS

LANDSCAPING REQUIRED: .5 AC

7 LARGE TREES
14 SMALL TREES
114 SHRUBS

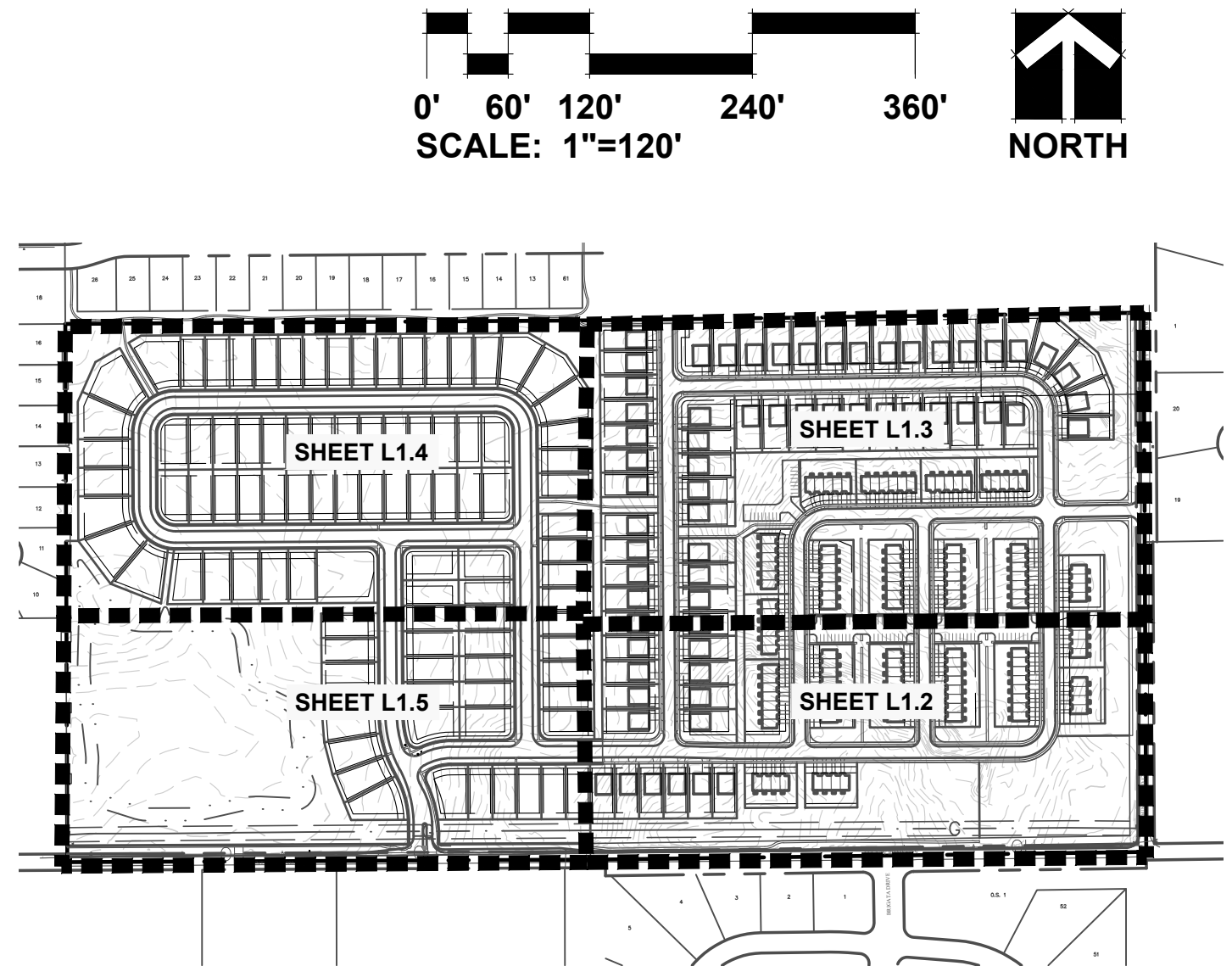
LANDSCAPING PROVIDED:

2 ORNAMENTAL TREES
14 EVERGREEN SHRUBS
14 DECIDUOUS SHRUBS



PLANT LIST

		Botanical/Common Name	Size	Remarks	Key	Qty	Botanical/Common Name	Size	Remarks	Key	Qty	Botanical/Common Name	Size	Remarks			ORNAMENTAL GRASSES							
PARKWAY TREES																								
AR	1	Acer rubrum 'Frank Jr.' REDPOINTE RED MAPLE	2 1/2" Cal.		GT	17	Gleditsia triacanthos x inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.		SP	3	Syringa pекinensis 'Morton' CHINA SNOW PEKING LILAC	6' Ht.	Clump	CK	140	Calamagrostis x acutiflora 'Karl Foerster' #1 FEATHER REED GRASS	24" O.C.						
AS	37	Acer x saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.		GD	24	Gymnocladus dioica 'Espresso-JFS' ESPRESSO KENTUCKY COFFEETREE	2 1/2" Cal.		SR	11	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem	PE	63	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	24" O.C.						
AH	7	Aesculus x amabiliana 'Autumn Splendor' AUTUMN SPLENDOR HORSECHESTNUT	2 1/2" Cal.		LT	13	Liriodendron tulipifera TULIPTREE	2 1/2" Cal.		EVERGREEN TREES								PV	209	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.		
CO	19	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.		PM	18	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.		AC	40	Abies concolor WHITE FIR	6' Ht.		SA	185	Sesleria autumnalis AUTUMN MOOR GRASS	#1	12" O.C.					
GT	23	Gleditsia triacanthos x inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.		GB	36	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.		PA	93	Picea abies NORWAY SPRUCE	6' Ht.		SH	106	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.					
GD	11	Gymnocladus dioica 'Espresso-JFS' ESPRESSO KENTUCKY COFFEETREE	2 1/2" Cal.		GI	22	Quercus imbricaria SHINGLE OAK	2 1/2" Cal.		PAI2	6	Picea abies NORWAY SPRUCE	12' Ht.		SS	230	Schizachyrium scoparium 'Standing Ovation' STANDING OVATION LITTLE BLUESTEM	#1	24" O.C.					
PM	23	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.		GM	27	Quercus macrocarpa BUR OAK	2 1/2" Cal.		PG	43	Picea glauca var. densata BLACK HILLS SPRUCE	6' Ht.		PERENNIALS									
GB	13	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.		GR	30	Quercus rubra RED OAK	2 1/2" Cal.		PO	58	Picea omorika SERBIAN SPRUCE	6' Ht.		AB	797	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.					
GI	9	Quercus imbricaria SHINGLE OAK	2 1/2" Cal.		TA	10	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.		PP	47	Picea pungens COLORADO SPRUCE	6' Ht.		EC	29	Echinacea 'CBG Cone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.					
GM	14	Quercus macrocarpa BUR OAK	2 1/2" Cal.		TC	3	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.		PS	62	Pinus strobus EASTERN WHITE PINE	6' Ht.		HH	1162	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.					
GR	33	Quercus rubra RED OAK	2 1/2" Cal.		TT	1	Tilia tomentosa 'Sterling' STERLING SILVER LINDEN	2 1/2" Cal.		DECIDUOUS SHRUBS								HO	54	Hosta 'Patriot' PATRIOT HOSTA	#1	24" O.C.		
TA	19	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.		UA	4	Ulmus 'Morton' ACCOLADE ELM	2 1/2" Cal.		CF	48	Cornus sericea 'Farrar' ARCTIC FIRE REDTWIG DOGWOOD	24' Tall	3' O.C.	NM	78	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18" O.C.					
TC	24	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.		UC	2	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	2 1/2" Cal.		HP	51	Hydrangea paniculata 'SmoPlgF' LITTLE QUICK FIRE HYDRANGEA	24' Tall	3' O.C.	RG	129	Rudbeckia fulgida 'Vitte's Little Suzy' VIETTE'S LITTLE SUZY BLACK-EYED SUSAN	#1	18" O.C.					
TT	9	Tilia tomentosa 'Sterling' STERLING SILVER LINDEN	2 1/2" Cal.		UM	2	Ulmus 'Morton Glossy' TRIUMPH ELM	2 1/2" Cal.		RA	212	Rhus aromatica 'Gro-low' GRO-LOW FRAGRANT SUMAC	24' Wide	3' O.C.	PDT	106	Penstemon digitalis 'Dark Towers' DARK TOWERS PENSTEMON	#1	18" O.C.					
UA	23	Ulmus 'Morton' ACCOLADE ELM	2 1/2" Cal.		ORNAMENTAL TREES													SM	38	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24' Tall	4' O.C.	MISC. MATERIALS	
UC	4	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	2 1/2" Cal.		AG	16	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Clump	VT	52	Viburnum trilobum 'Redwing' JN SELECT CRANBERRYBUSH VIBURNUM	30" Tall	5' O.C.		384	SHREDDED HARDWOOD MULCH	C.Y.						
UM	20	Ulmus 'Morton Glossy' TRIUMPH ELM	2 1/2" Cal.		BN	26	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Clump						14,220	SOD - PARKWAY	S.Y.							
					CC	32	Cercis canadensis EASTERN REDBUD	6' Ht.	Clump	BG	79	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	18" Wide	2.5' O.C.	12	BOULDERS - GRANITE (RANGE OF 16-30" DIAMETER)	TONS							
COMMON AREA SHADE TREES																								
AS	25	Acer x saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.		CM	15	Cornus mas CORNELIAN CHERRY DOGWOOD	6' Ht.	Clump	JC	64	Juniperus chinensis 'Sea Green' SEA GREEN JUNIPER	24" Wide	4' O.C.										
AH	17	Aesculus x amabiliana 'Autumn Splendor' AUTUMN SPLENDOR HORSECHESTNUT	2 1/2" Cal.		CT	51	Crataegus crusgalli var. inermis THORNLESS COCKSPUR HAWTHORN	2" Cal.	Tree form	JK	331	Juniperus chinensis 'Kallaya Compact' KALLAY'S COMPACT PRITZER JUNIPER	18" Wide	3' O.C.										
CO	5	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.		MP	41	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	2" Cal.	Tree form	JV	7	Juniperus virginiana 'Blue Mountain' NORDIC BLUE JUNIPER	24" Wide	4' O.C.										
										TM	118	Taxus x media 'Densiformis'	24" Wide	4' O.C.										



SHEET KEY MAP
NOT TO SCALE

GRWA
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

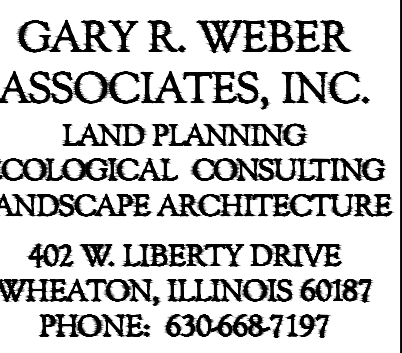
CLIENT
Olthof Homes
8051 WICKER AVENUE
ST. JOHN, IN 46373

CIVIL ENGINEER
MANHARD CONSULTING LTD.
333 E BUTTERFIELD ROAD
SUITE 600
LOMBARD, IL 60148

MIDWOOD TERRACE
PORTER COUNTY, INDIANA
FINAL LANDSCAPE PLAN
OVERALL LANDSCAPE PLAN

REVISION	DATE
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2	2025.08.22
1	2025.07.03

DATE	2025.06.30
PROJECT NO.	OLT2116
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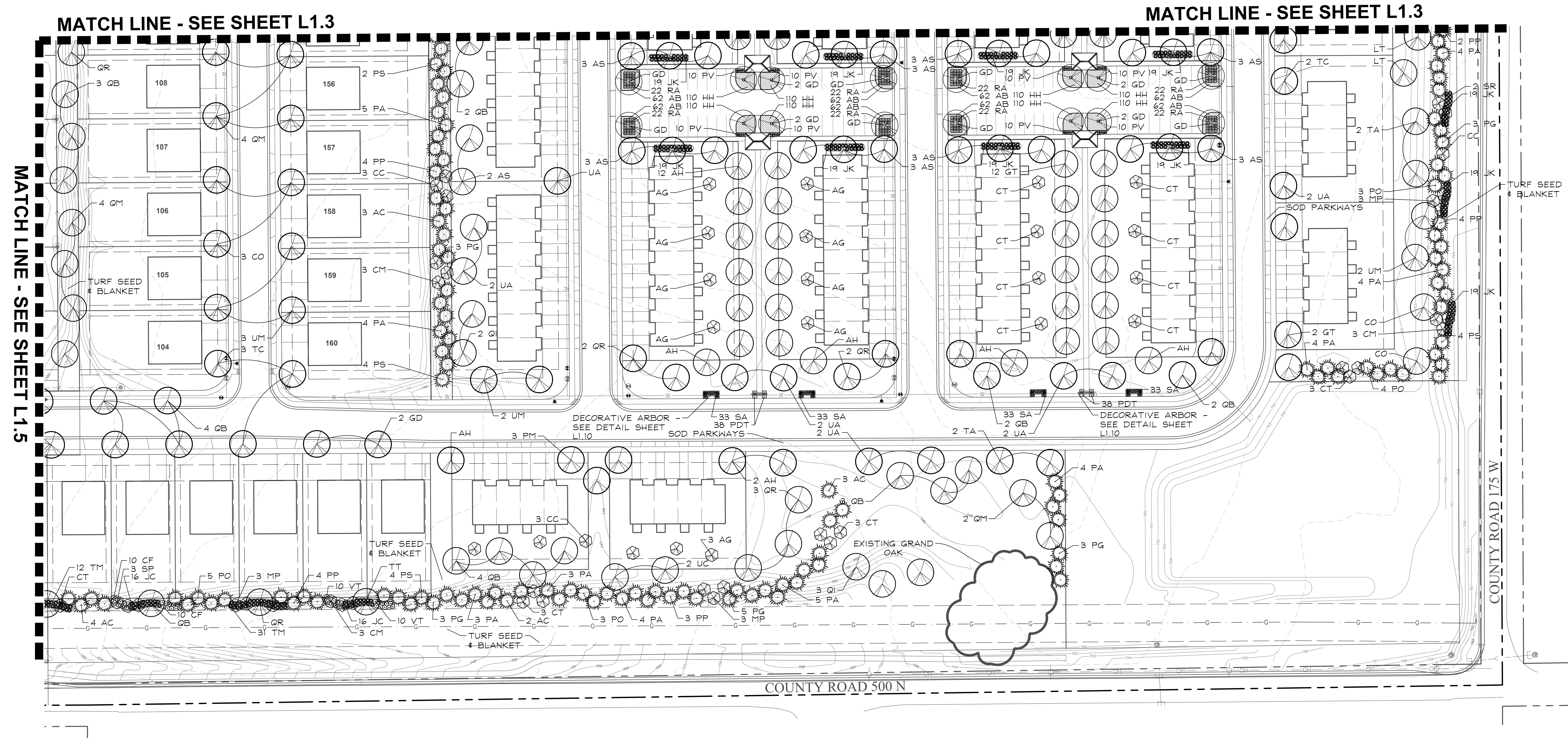
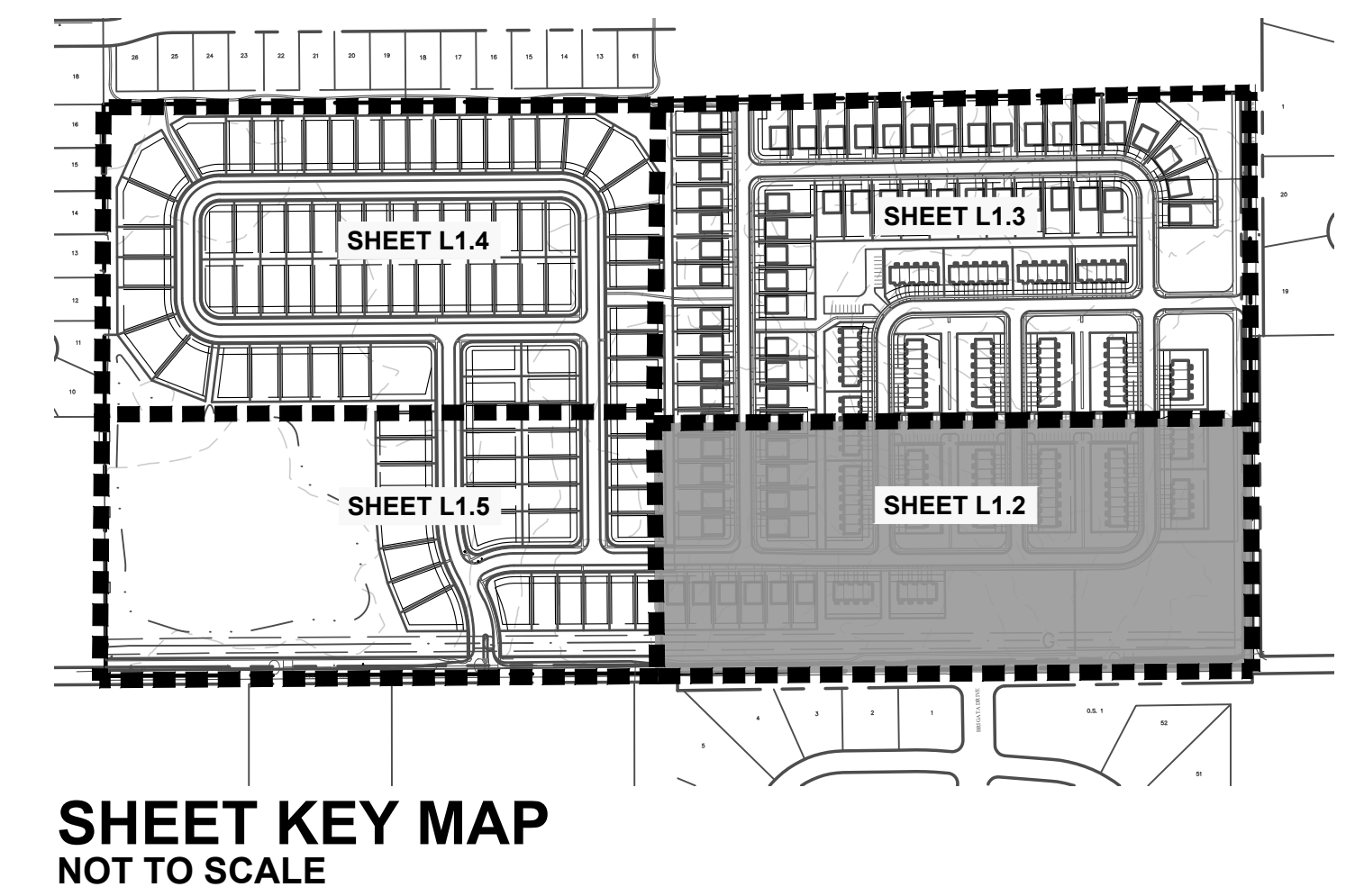
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SUITE 600
ROMBARD, IL 60148

MIDWOOD TERRACE
PORTER COUNTY, INDIANA
FINAL LANDSCAPE PLAN
LANDSCAPE PLAN

	2025.08.28
	2025.08.22
	2025.07.03
REVISION	DATE

DATE	2025.06.30
PROJECT NO.	OLT2116
DRAWN	ZML
CHECKED	ZML
SHEET NO.	

1.2





GARY R. WEBER
ASSOCIATES, INC.
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CLIENT



8051 WICKER AVENUE
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LOMBARD, IL 60148

MIDWOOD TERRACE

PORTER COUNTY, INDIANA

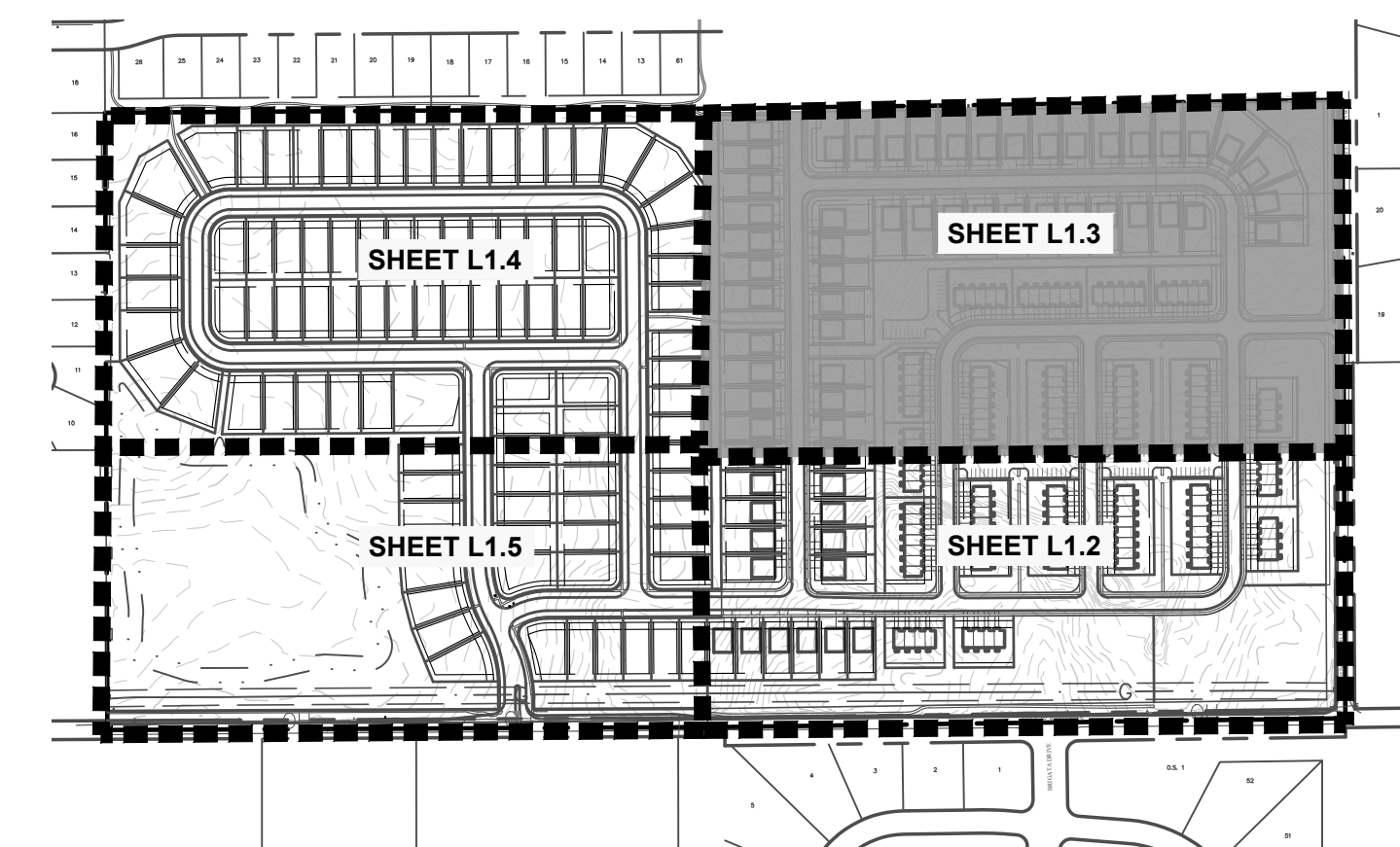
FINAL LANDSCAPE PLAN

LANDSCAPE PLAN

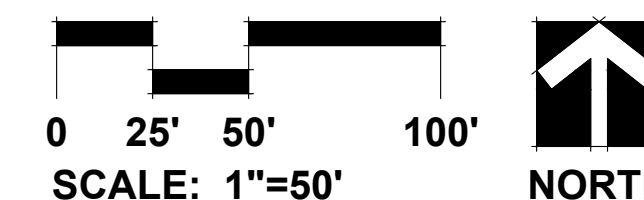
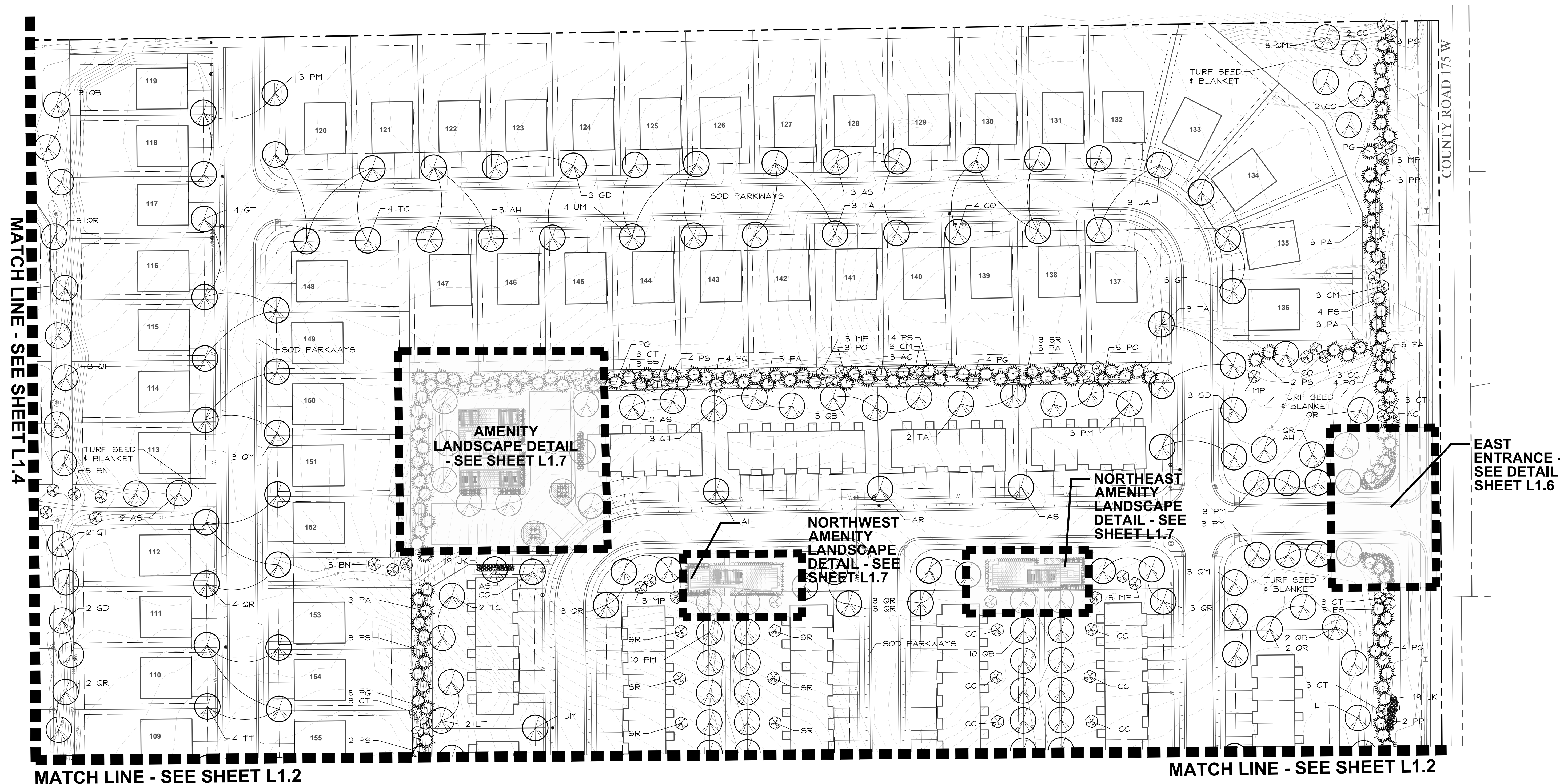
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1	2025.07.03

DATE	2025.06.30
PROJECT NO.	OLT2116
DRAWN	ZML
CHECKED	ZML
SHEET NO.	

L1.3



SHEET KEY MAP
NOT TO SCALE





GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT

**Olthof
Homes**
8051 WICKER AVENUE
ST. JOHN, IN 46373

CIVIL ENGINEER

**MANHARD CONSULTING
LTD.**
333 E BUTTERFIELD ROAD
SUITE 600
LOMBARD, IL 60148

MIDWOOD TERRACE

PORTER COUNTY, INDIANA

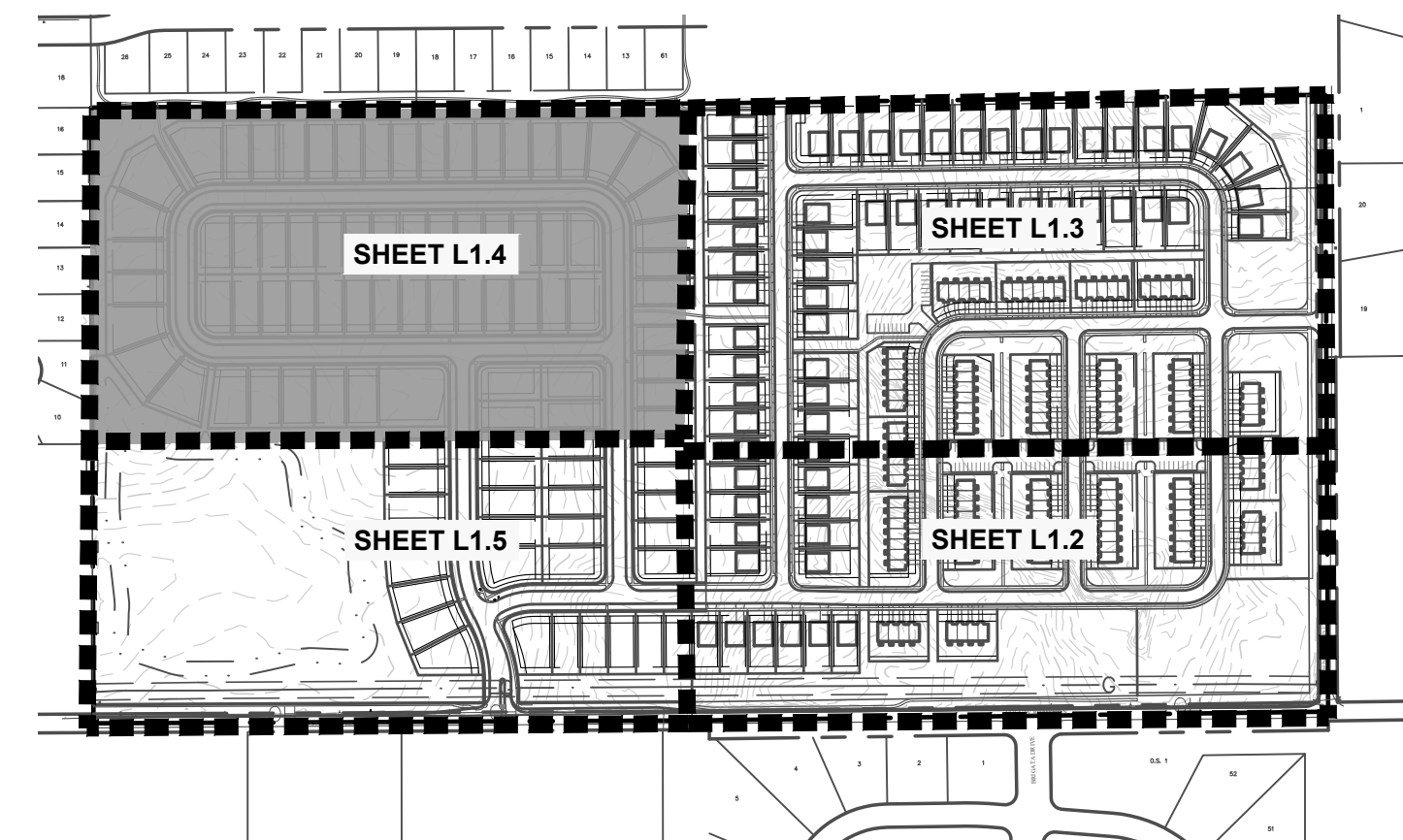
FINAL LANDSCAPE PLAN

LANDSCAPE PLAN

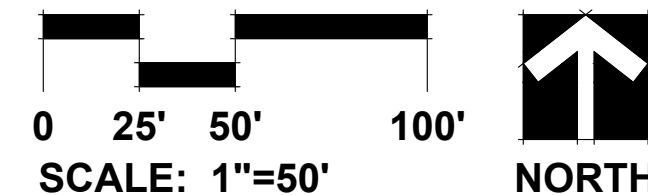
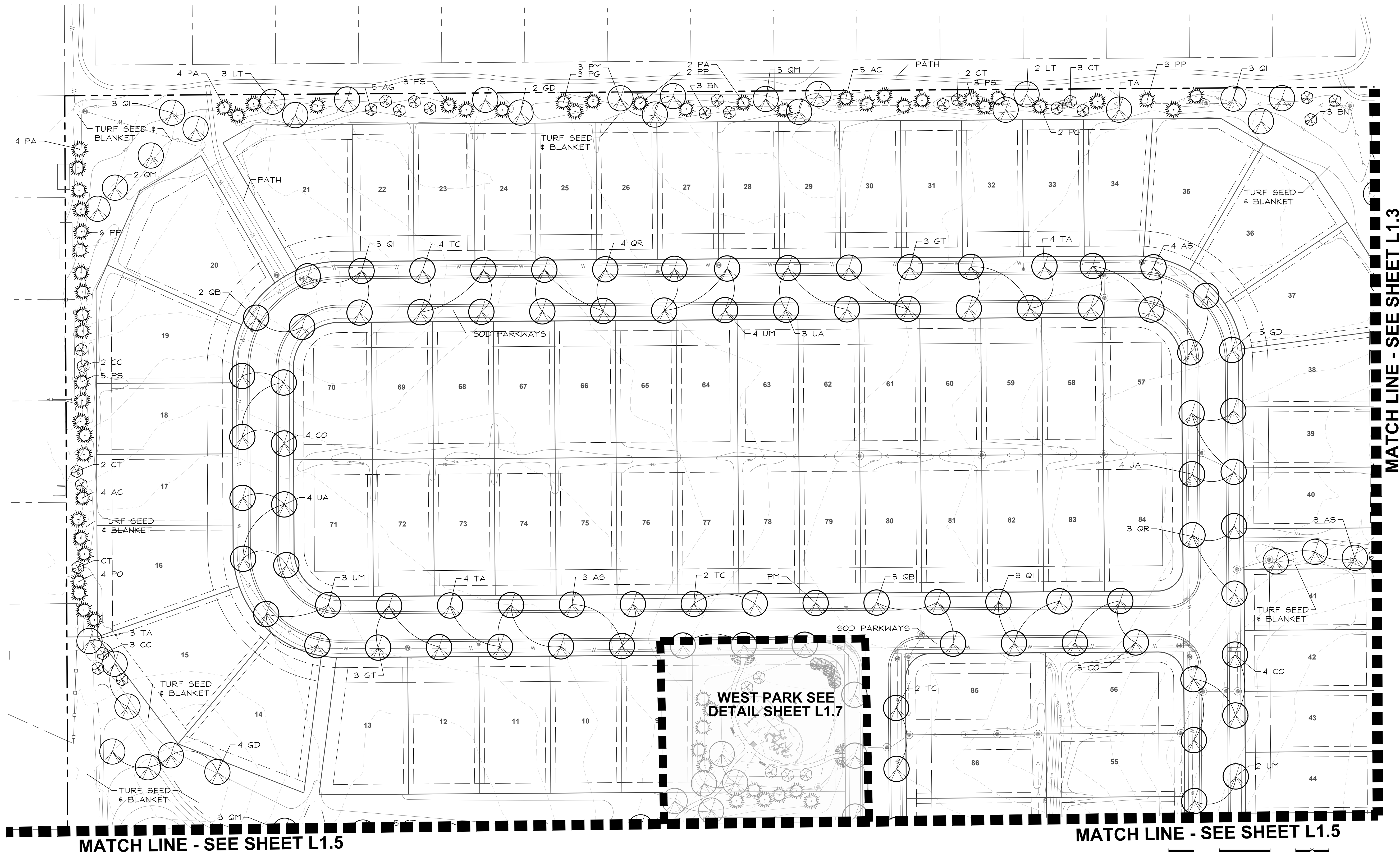
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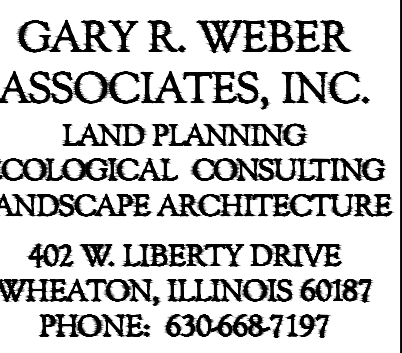
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CHECKED ZML
SHEET NO.

L1.4



SHEET KEY MAP
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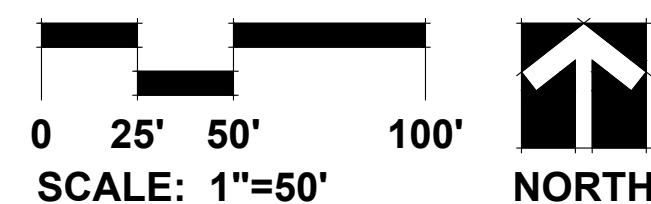
051 WICKER AVENUE
T. JOHN, IN 46373

**MANHARD CONSULTING
TD.**
33 E BUTTERFIELD ROAD
SUITE 600
ROMBARD, IL 60148

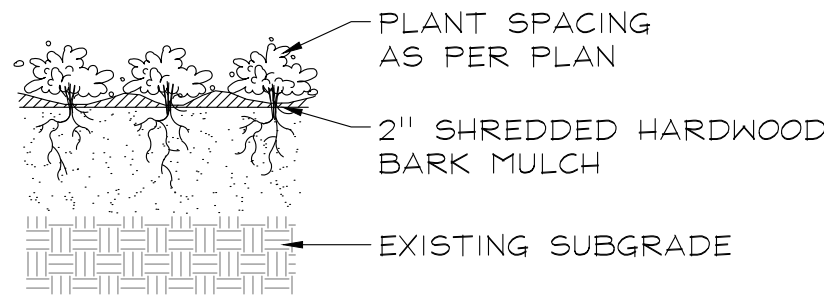
MIDWOOD TERRACE
PORTER COUNTY, INDIANA
FINAL LANDSCAPE PLAN
LANDSCAPE PLAN

DATE	2025.06.30
PROJECT NO.	OLT2116
DRAWN	ZML
CHECKED	ZML
SHEET NO.	

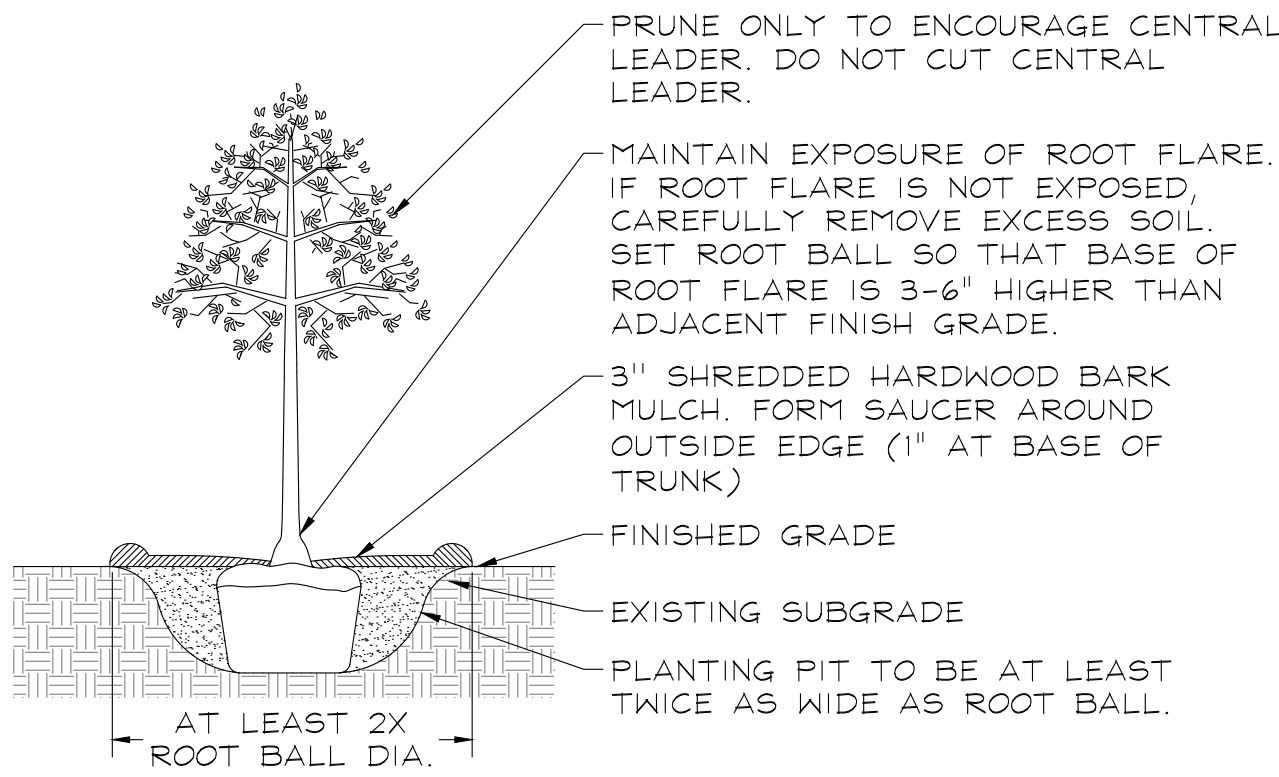
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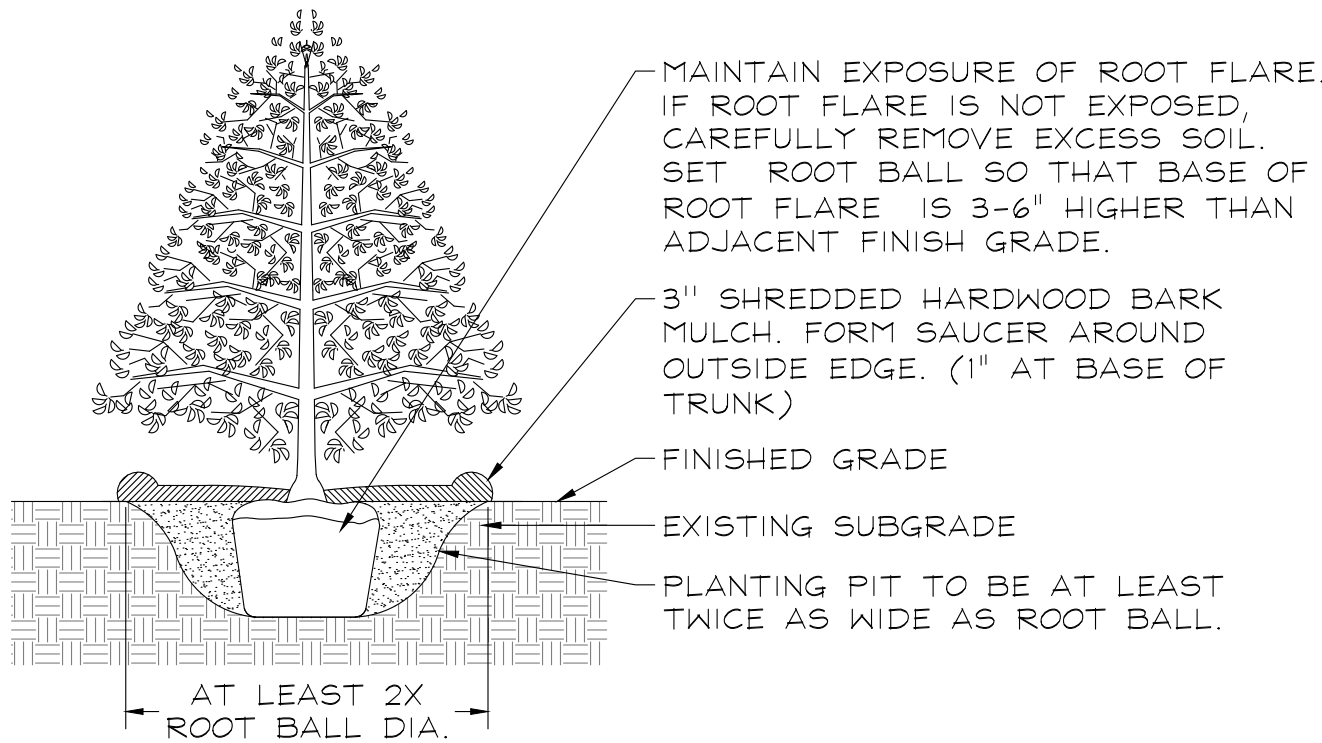
PLANTING DETAILS



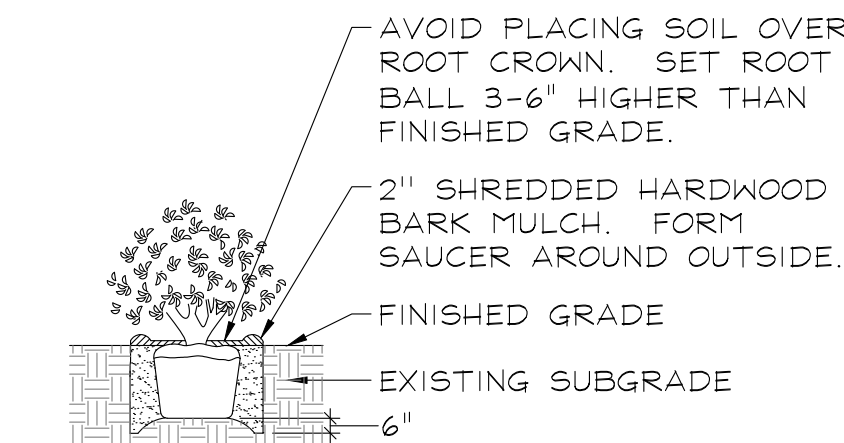
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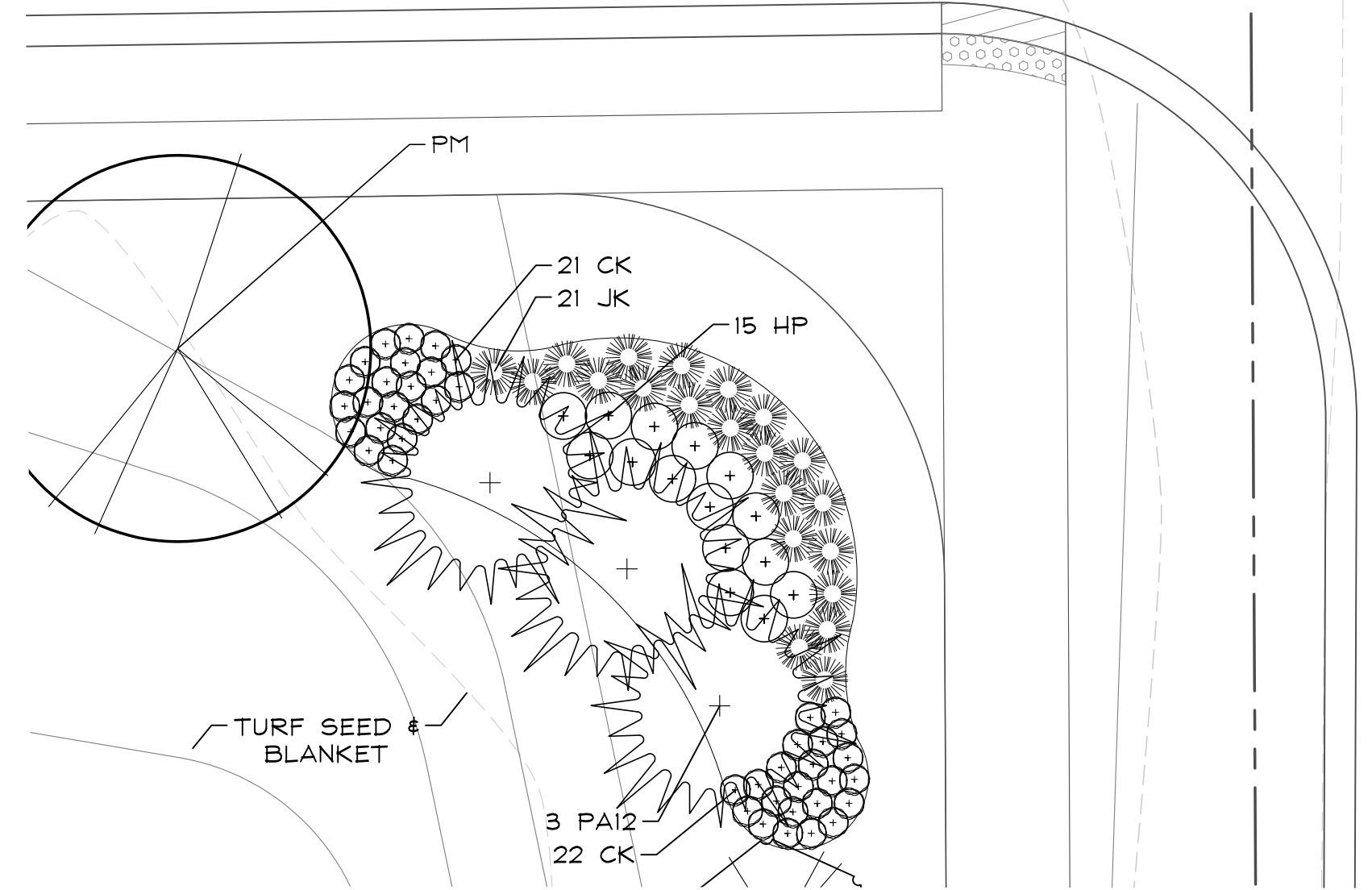
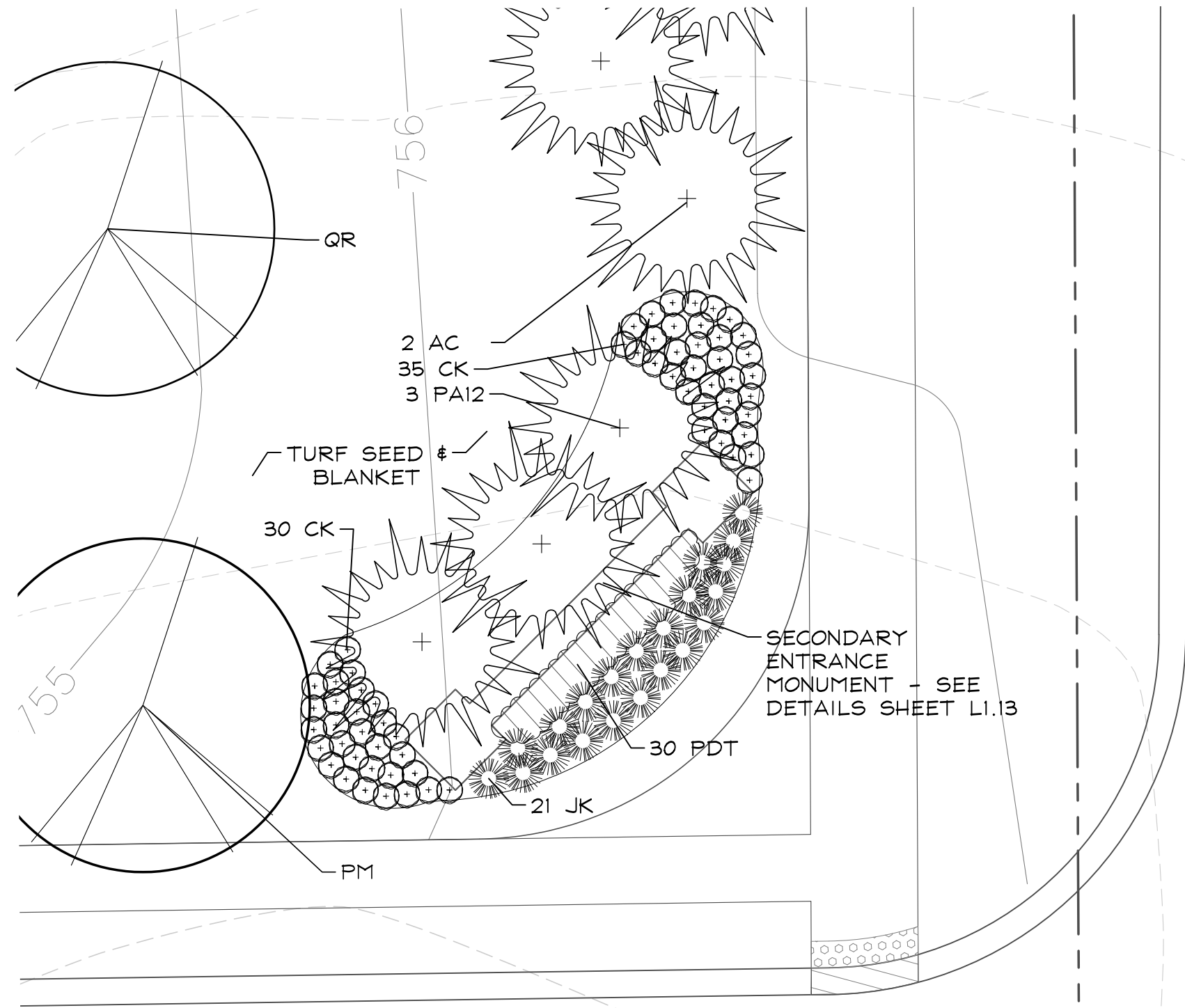
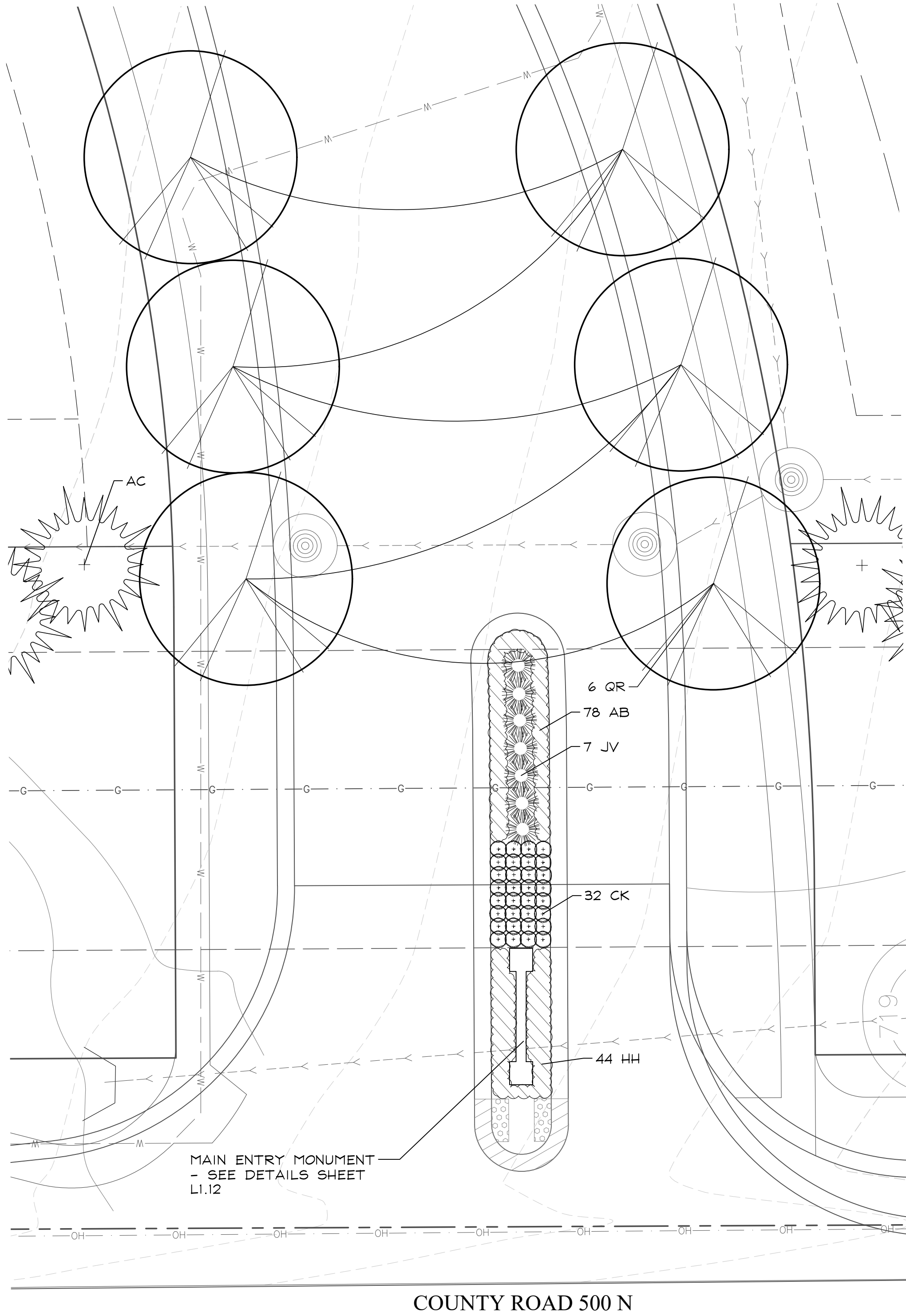
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NOT TO SCALE



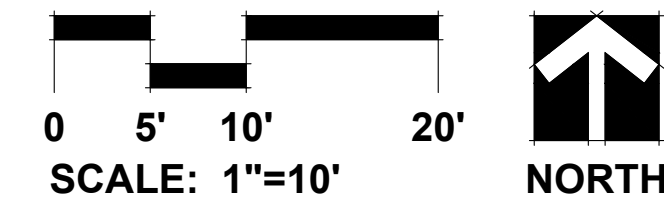
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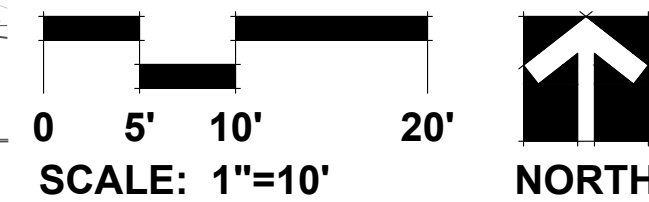
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EAST ENTRANCE LANDSCAPE DETAIL

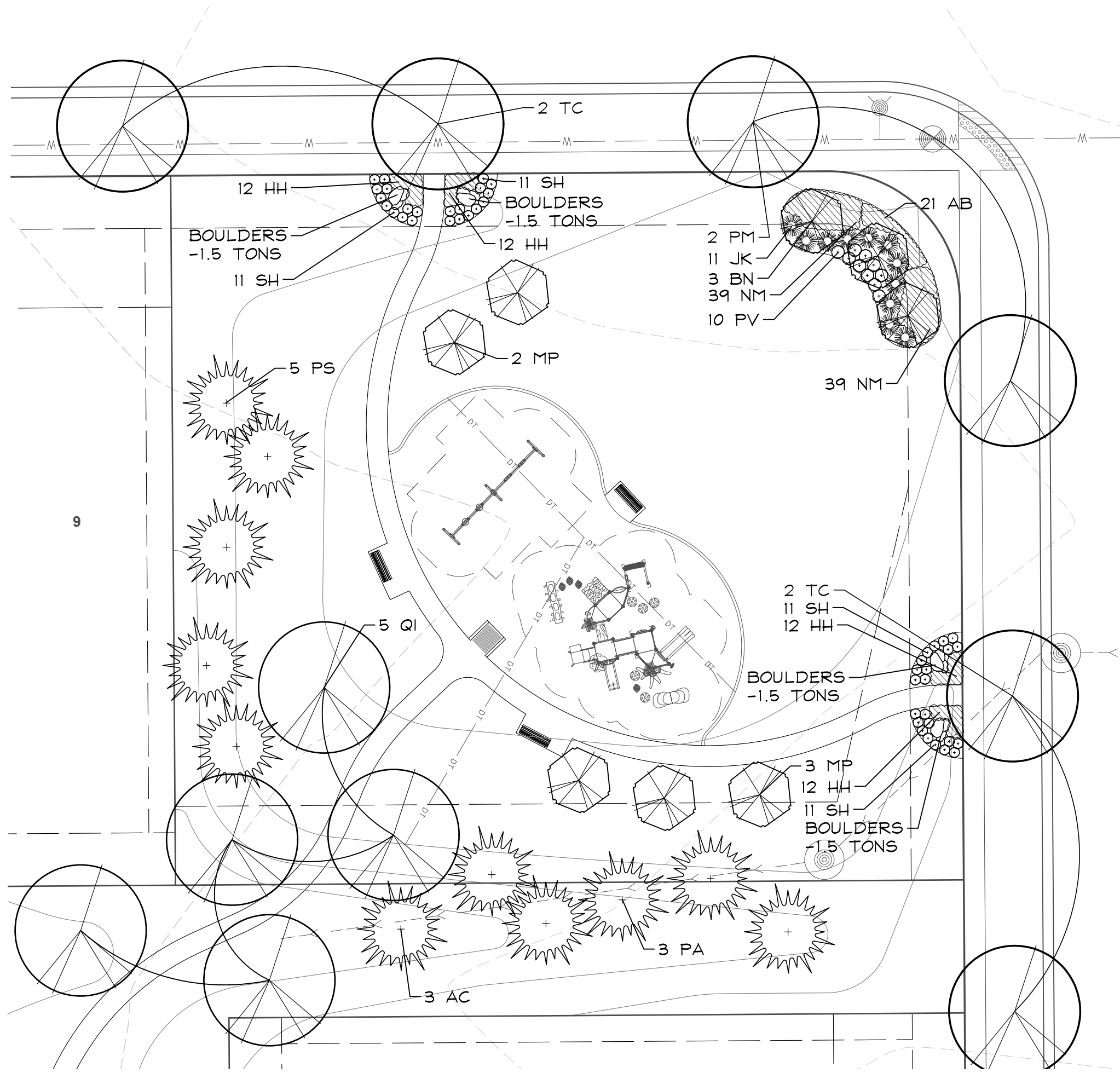


SOUTH WEST ENTRANCE LANDSCAPE DETAIL

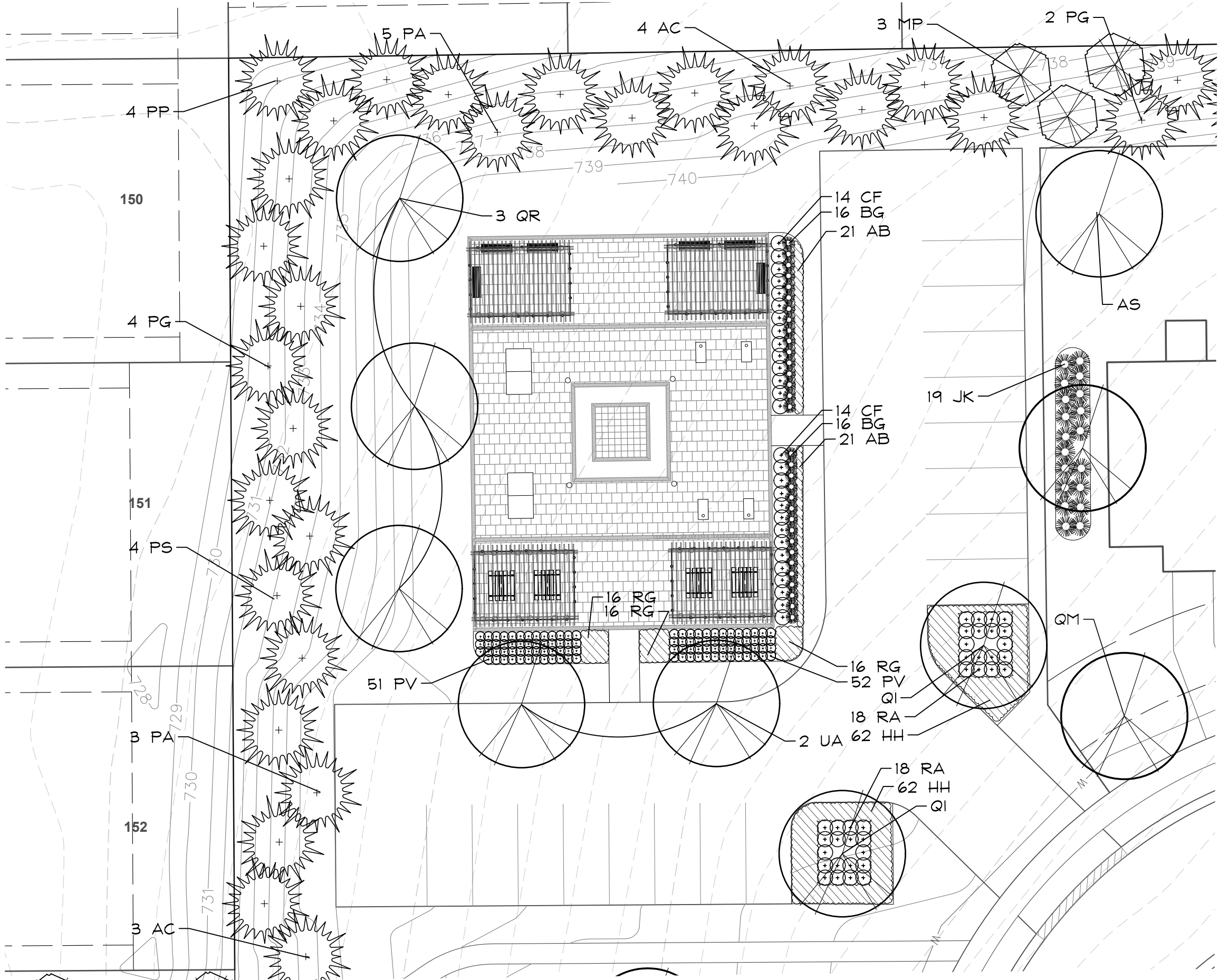
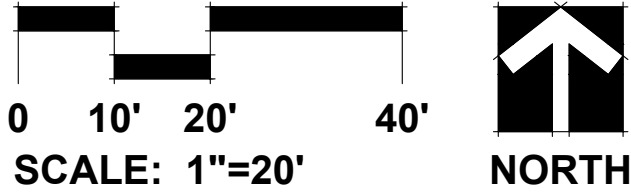


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2	2025.08.22
1	2025.07.03

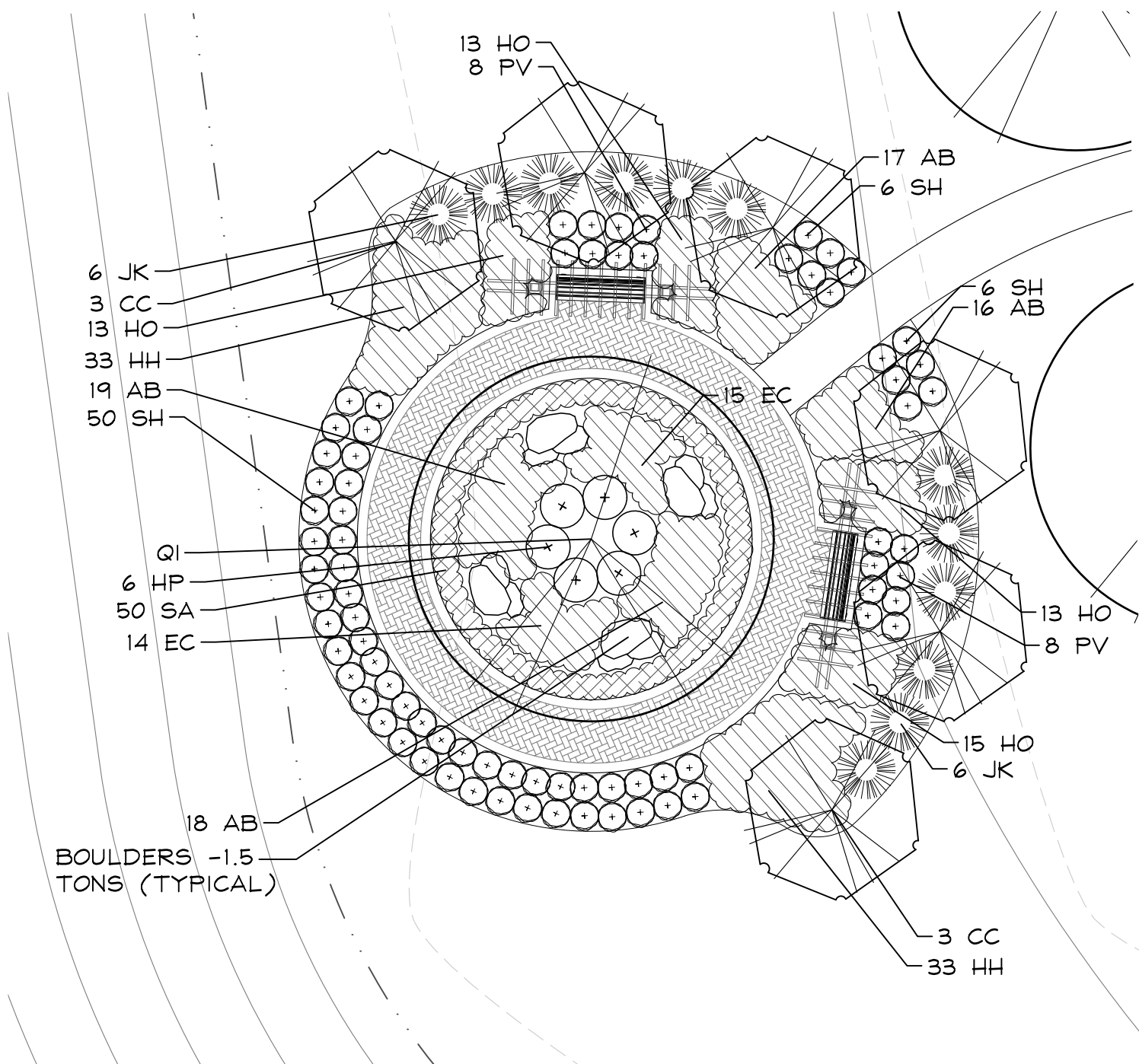
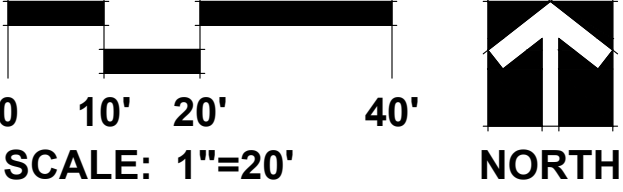
DATE	2025.06.30
PROJECT NO.	OLT2116
DRAWN	ZML
CHECKED	ZML
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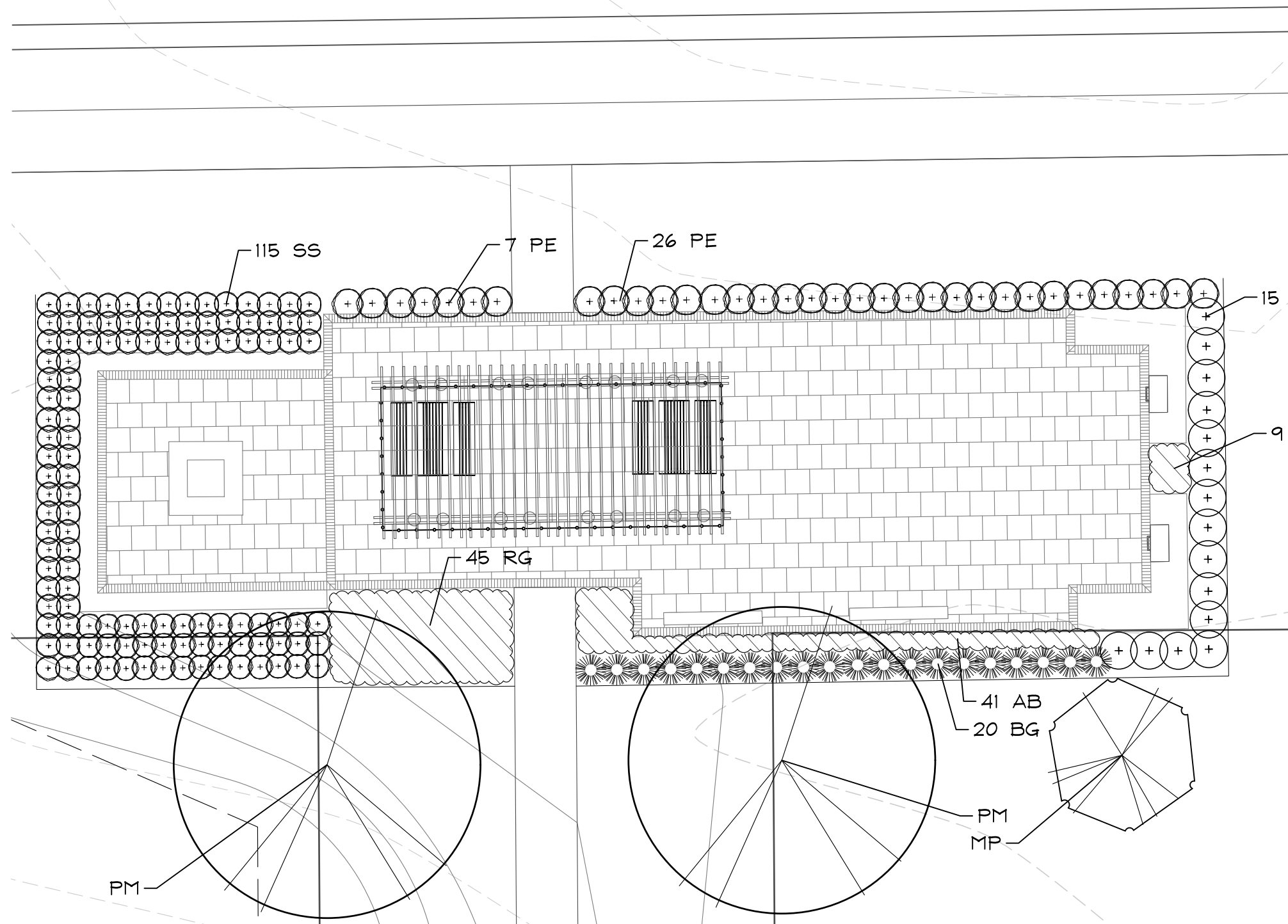
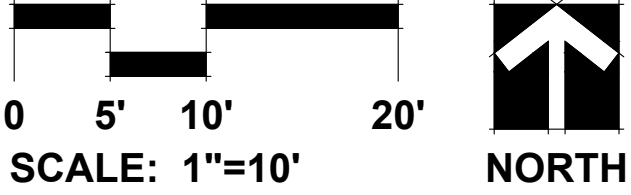
WEST PARK LANDSCAPE DETAIL



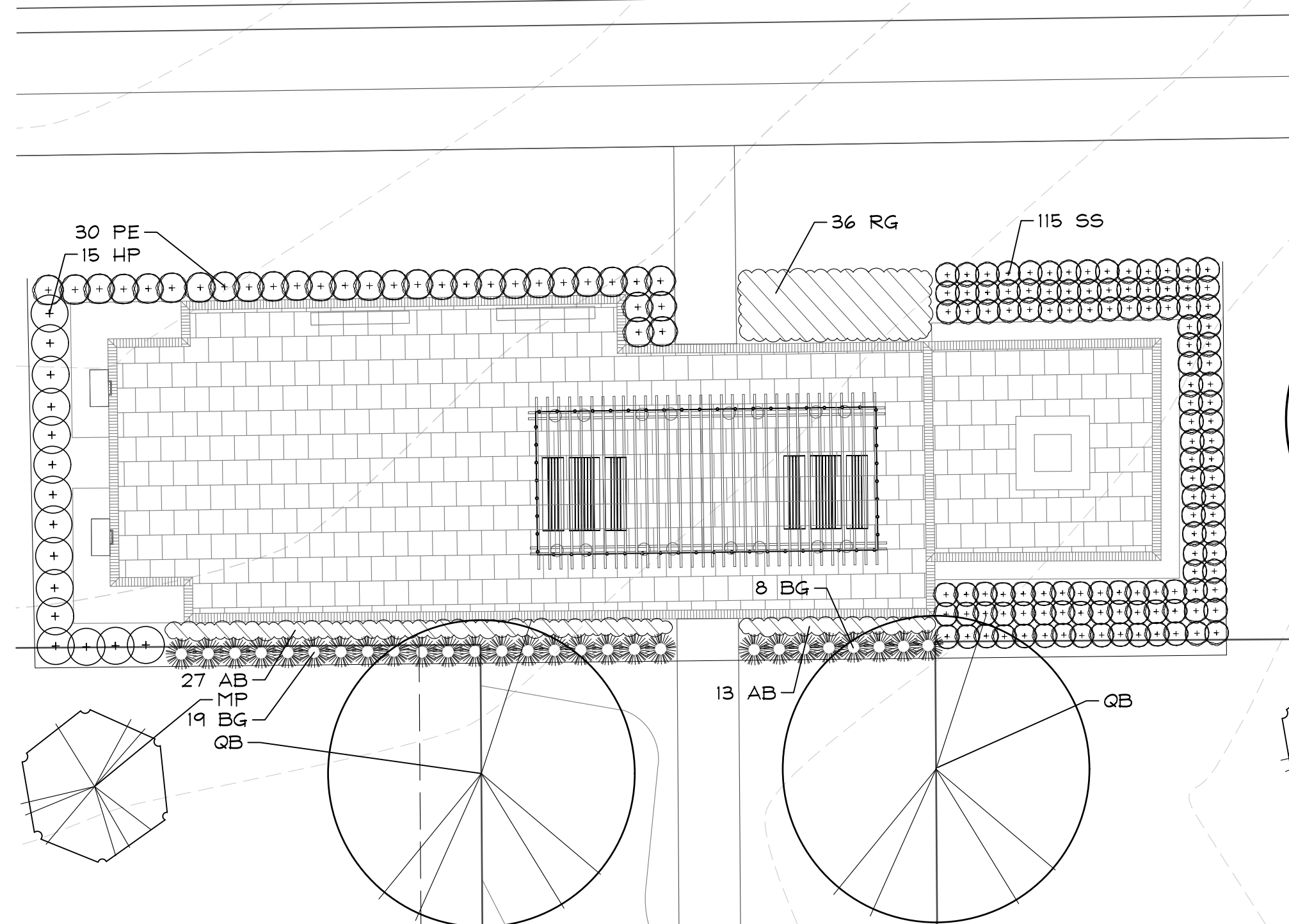
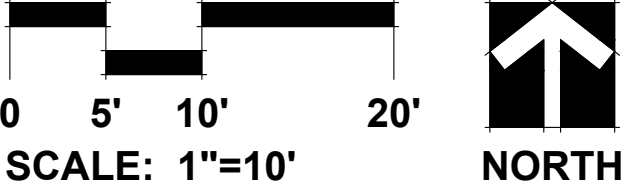
CENTRAL AMENITY LANDSCAPE DETAIL



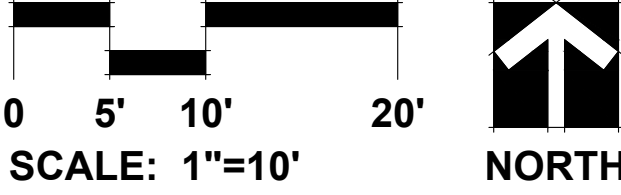
POND OVERLOOK LANDSCAPE DETAIL



NORTHWEST AMENITY LANDSCAPE DETAIL



NORTHEAST AMENITY LANDSCAPE DETAIL



GRWA
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ECOLOGICAL CONSULTING
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PHONE: 630-668-7197

CLIENT
Olthof Homes
8051 WICKER AVENUE
ST. JOHN, IN 46373

CIVIL ENGINEER
MANHARD CONSULTING LTD.
333 E BUTTERFIELD ROAD
SUITE 600
LOMBARD, IL 60148

MIDWOOD TERRACE
PORTER COUNTY, INDIANA
FINAL LANDSCAPE PLAN
LANDSCAPE DETAILS

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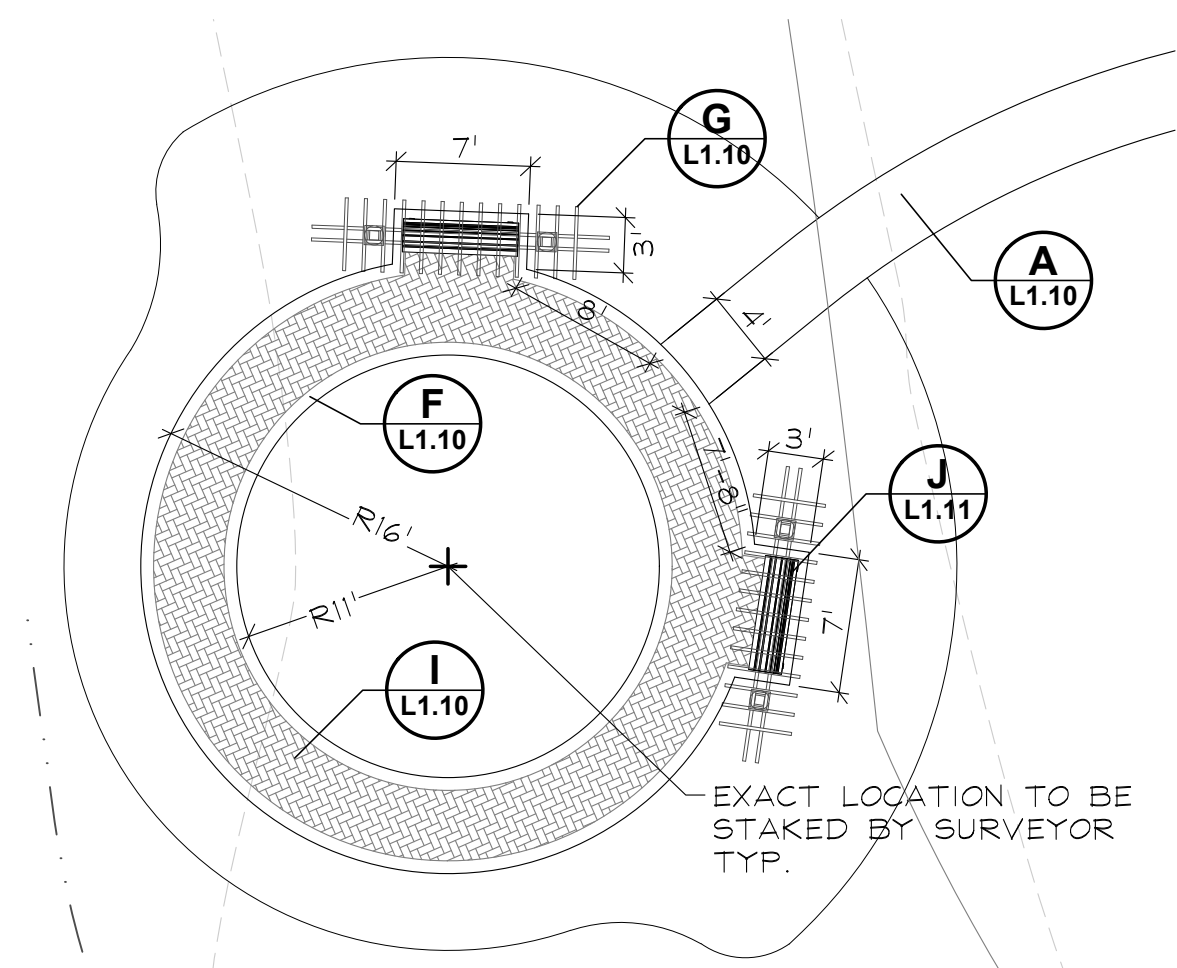
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SITE FURNISHINGS SCHEDULE

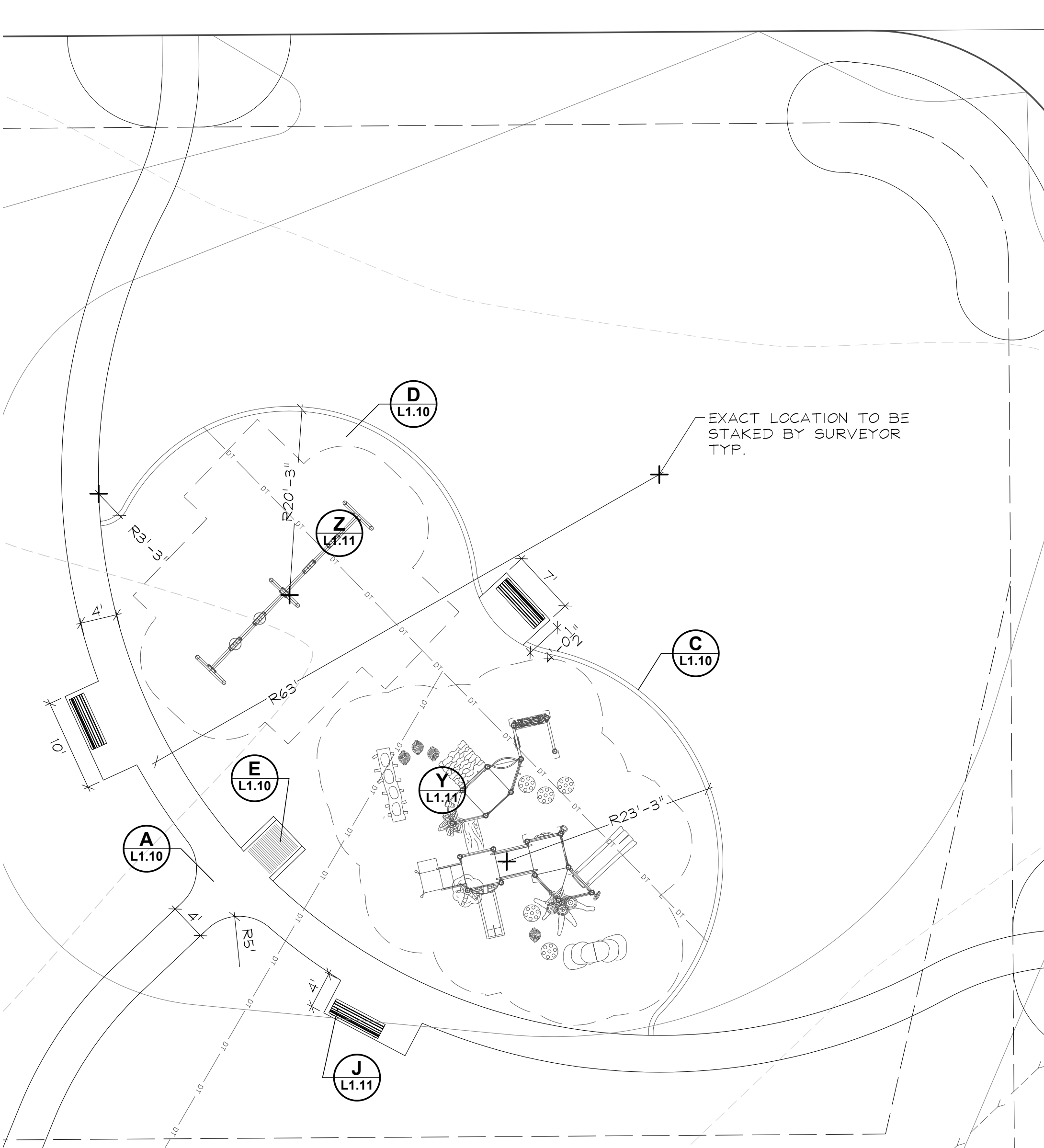
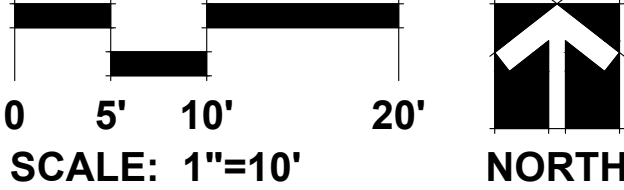
KEY	ITEM	MODEL	MANUFACTURER	QUANTITY	COMMENTS
A L1.10	CONCRETE WALK			3500 S.F.	
B L1.10	THICKENED EDGE			95 L.F.	
C L1.10	CONCRETE CURB			120 L.F.	
D L1.10	ENGINEERED WOOD FIBER			2750 S.F.	
E L1.10	CONCRETE RAMP			1	
F L1.10	CONCRETE EDGE			150 S.F.	
G L1.10	ARBOR			8	
H L1.10	TURF DRAIN			1	
I L1.10	DECORATIVE PAVERS OR STAMPED CONCRETE	SEE CONCRETE EDGE DETAIL F		7600 S.F.	
	DECORATIVE PAVERS OR STAMPED CONCRETE			350 S.F.	HERRINGBONE PATTERN
	SOLDIER COURSE			700 S.F.	
J L1.11	BENCH			15	
K L1.11	SEAT WALL			200 S.F.	
L L1.11	ARTIFICIAL TURF			200 S.F.	
M L1.11	OUTDOOR KITCHEN			4	
N L1.11	FIRE PIT			2	
O -	14 X 30 PERGOLA			2	WOOD PERGOLA OR SIMILAR EQUAL TO BE INSTALLED
P -	16 X 20 PERGOLA			4	WOOD PERGOLA OR SIMILAR EQUAL TO BE INSTALLED
Q -	SHADE STRUCTURE			4	
R -	PICNIC TABLE			8	
S -	CORN HOLE SET			2	
T -	PING PONG SET			2	
U -	GIANT CHESS			1	
V -	GIANT CONNECT 4			3	
W -	STRING LIGHTS			450 L.F.	

PLAY APPARATUS SCHEDULE

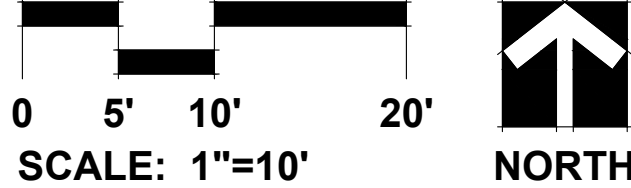
KEY	ITEM	MANUFACTURER	COMMENTS
Y L1.11	PLAY STRUCTURE		
Z L1.11	SWINGSET		



POND OVERLOOK LAYOUT PLAN



WEST PARK LAYOUT PLAN



PLAY LOT GENERAL NOTES:

- CONCRETE WALK, SCORE WALK IN 5' MODULES OR AS SHOWN AND PROVIDE 1/2" EXPANSION JOINTS AT 30' INTERVALS OR AS SHOWN.
- CONCRETE WALK, EXCAVATE TO SUBGRADES INDICATED AND INSTALL NEW CONC. PITCH WALKWAY AT A MIN. 2% IN THE DIRECTION OF THE DRAINAGE PATTERN SHOWN. BACKFILL WALK WITH TOPSOIL & BLEND INTO SURROUNDING GRADE.
- ALL CONCRETE CURVES SHALL BE SMOOTH AND CONTINUOUS AS SHOWN IN THE DRAWINGS. SHARP BENDS OR KINKS IN THE PAVEMENT SHALL BE REMOVED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- DASHED LINE AROUND APPARATUS COMPONENTS AND INDEPENDENT PLAY COMPONENTS REPRESENTS THE MINIMUM REQUIRED SAFETY ZONE (USE ZONE) CLEARANCE OF 6'-0" UNLESS OTHERWISE NOTED.
- THE REQUIRED USE ZONE IN FRONT OF ALL SLIDE EXIT CHUTES SHALL EXTEND A MINIMUM DISTANCE OF THE HEIGHT OF THE SLIDE (ABOVE THE PLAYGROUND SURFACE) + 4'-0".
- FOR PLAY APPARATUS CLUSTERS AND INDEPENDENT PLAY COMPONENTS, SEE THE APPARATUS SCHEDULE FOR ITEM DESCRIPTIONS.
- CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LINES AND IS RESPONSIBLE FOR ANY DAMAGE.
- CONTRACTOR SHALL SURVEY AND LAYOUT SIDEWALK AND CURB.
- CONTRACTOR SHALL INSTALL TEMPORARY PROTECTION FENCING WHILE UNDER CONSTRUCTION.
- CONTRACTOR SHALL GRADE AND EXCAVATE AREAS NECESSARY TO INSTALL THE HARDSCAPE AND PLAY EQUIPMENT AS DETAILED.
- CONTRACTOR SHALL GUARANTEE ALL CONCRETE FOR TWO YEARS.
- CONTRACTOR TO VERIFY POSITIVE DRAINAGE IN ALL AREAS WITHIN LIMITS OF WORK.

GR

WA

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ASSOCIATES, INC.

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ECOLOGICAL CONSULTING

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PORTER COUNTY, INDIANA

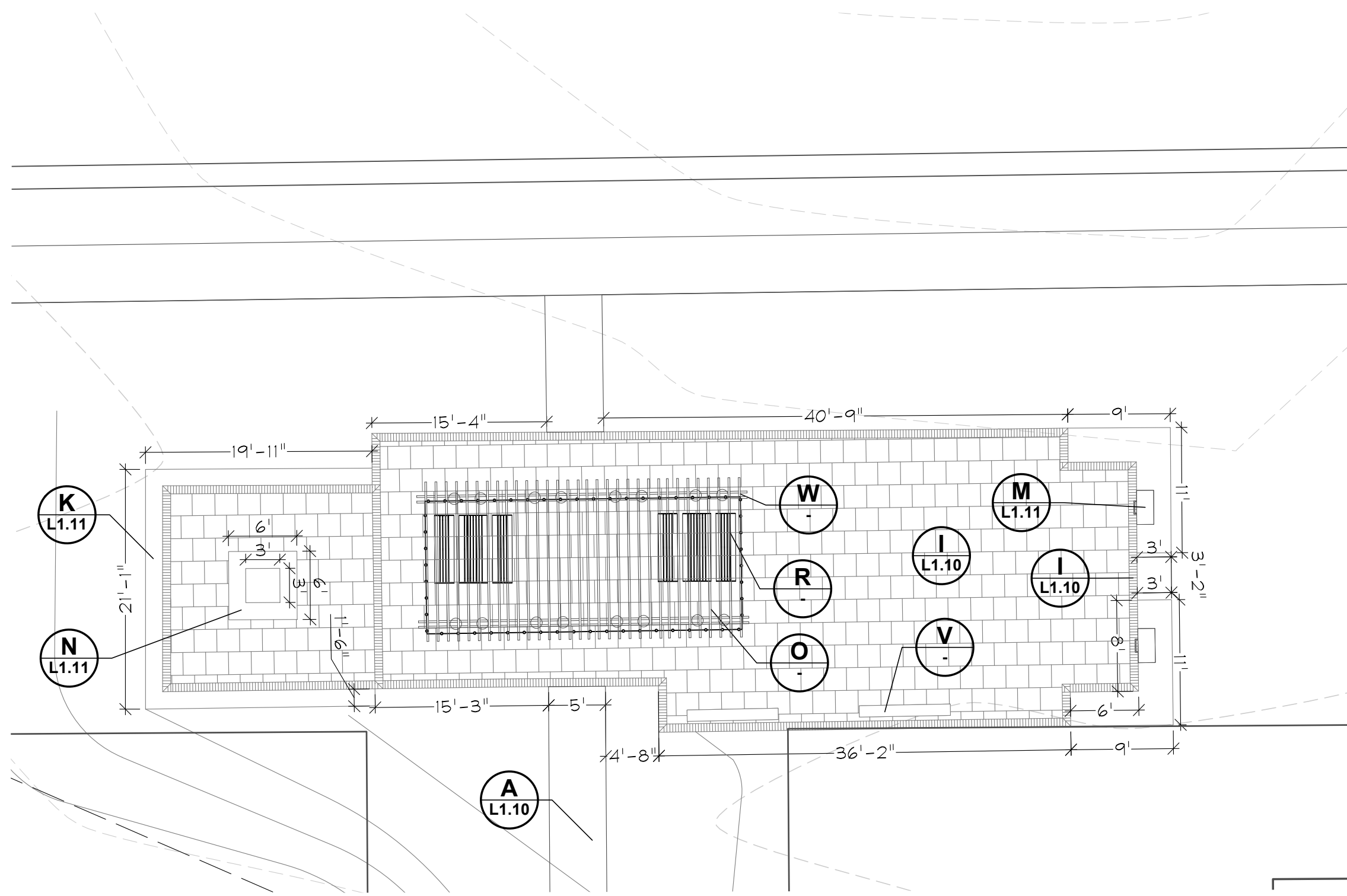
FINAL LANDSCAPE PLAN

AMENITY PLANS

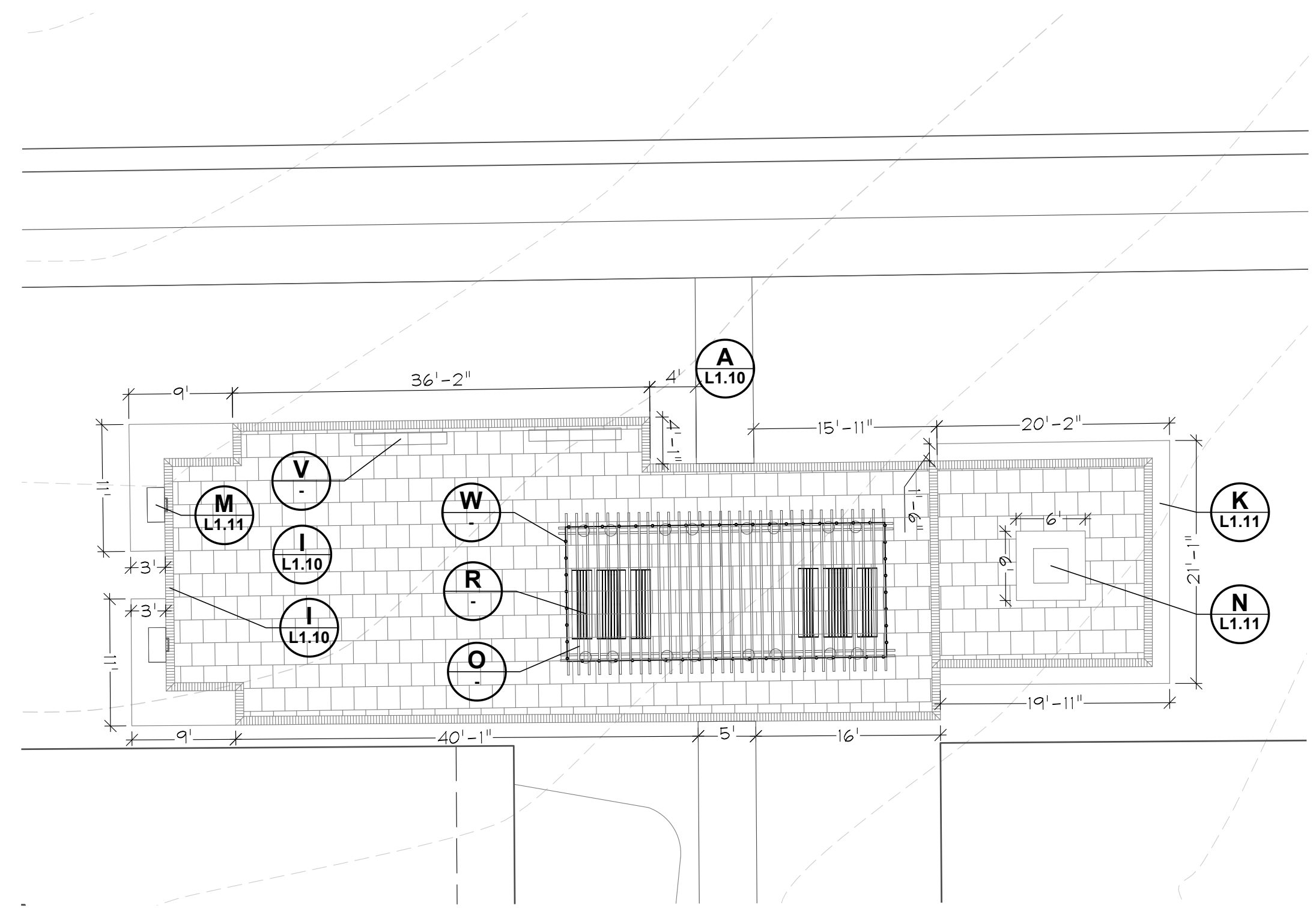
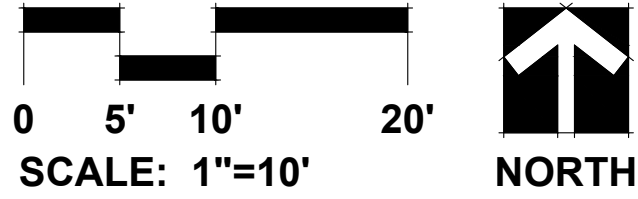
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1	2025.07.03

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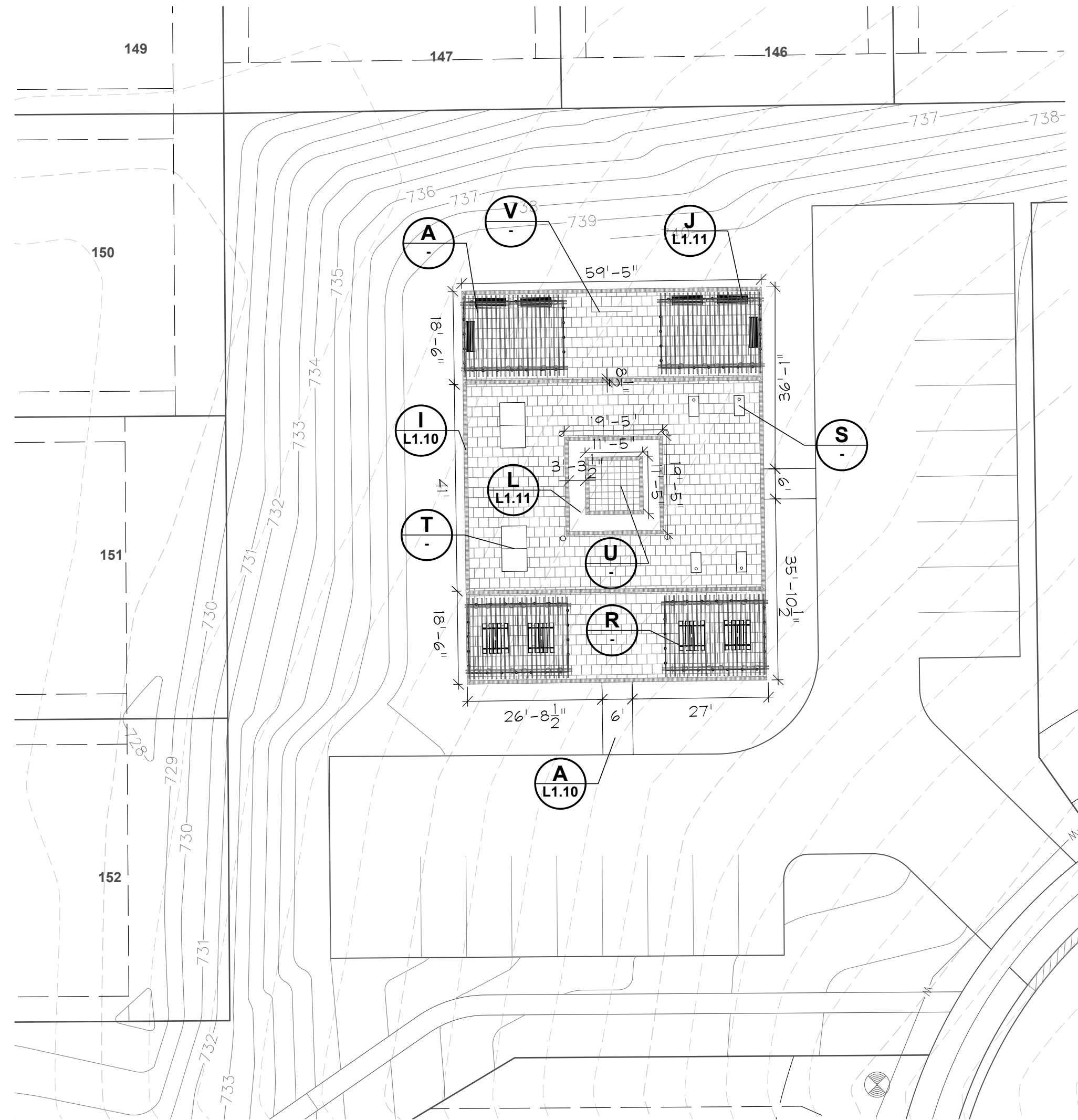
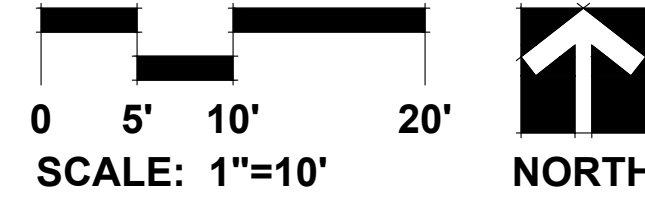
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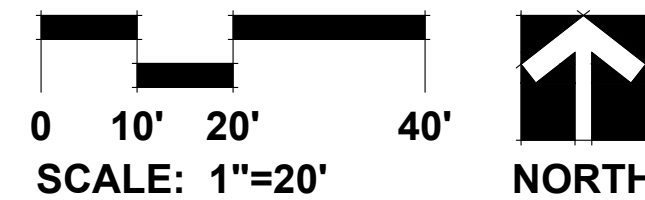
NORTHWEST AMENITY LAYOUT PLAN



NORTHEAST AMENITY LAYOUT PLAN



CENTRAL AMENITY LAYOUT PLAN



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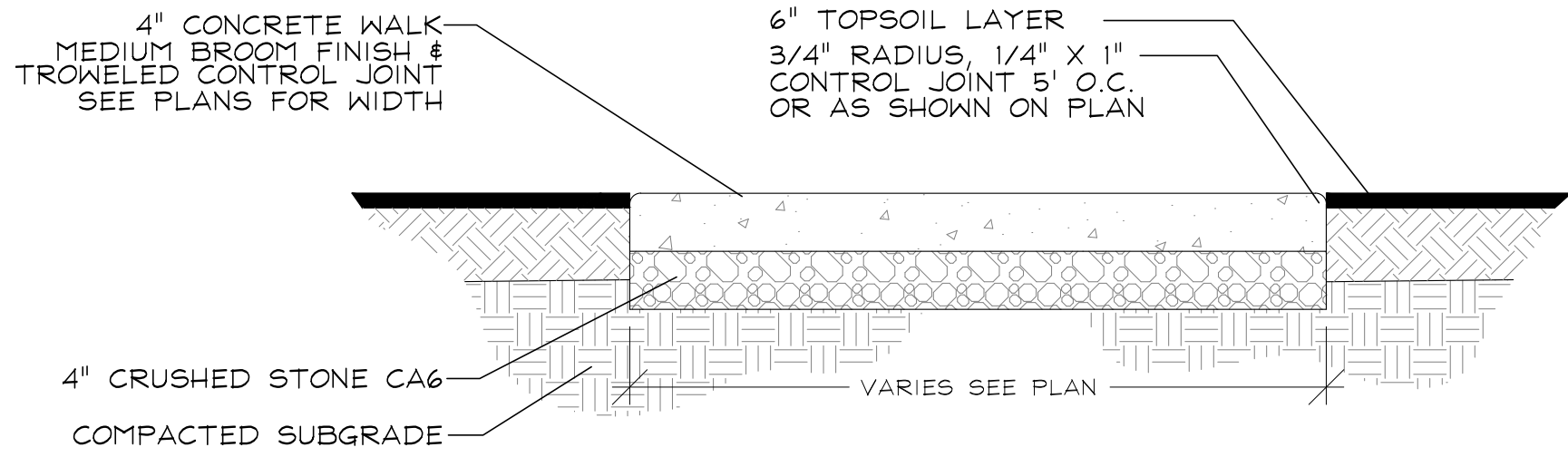
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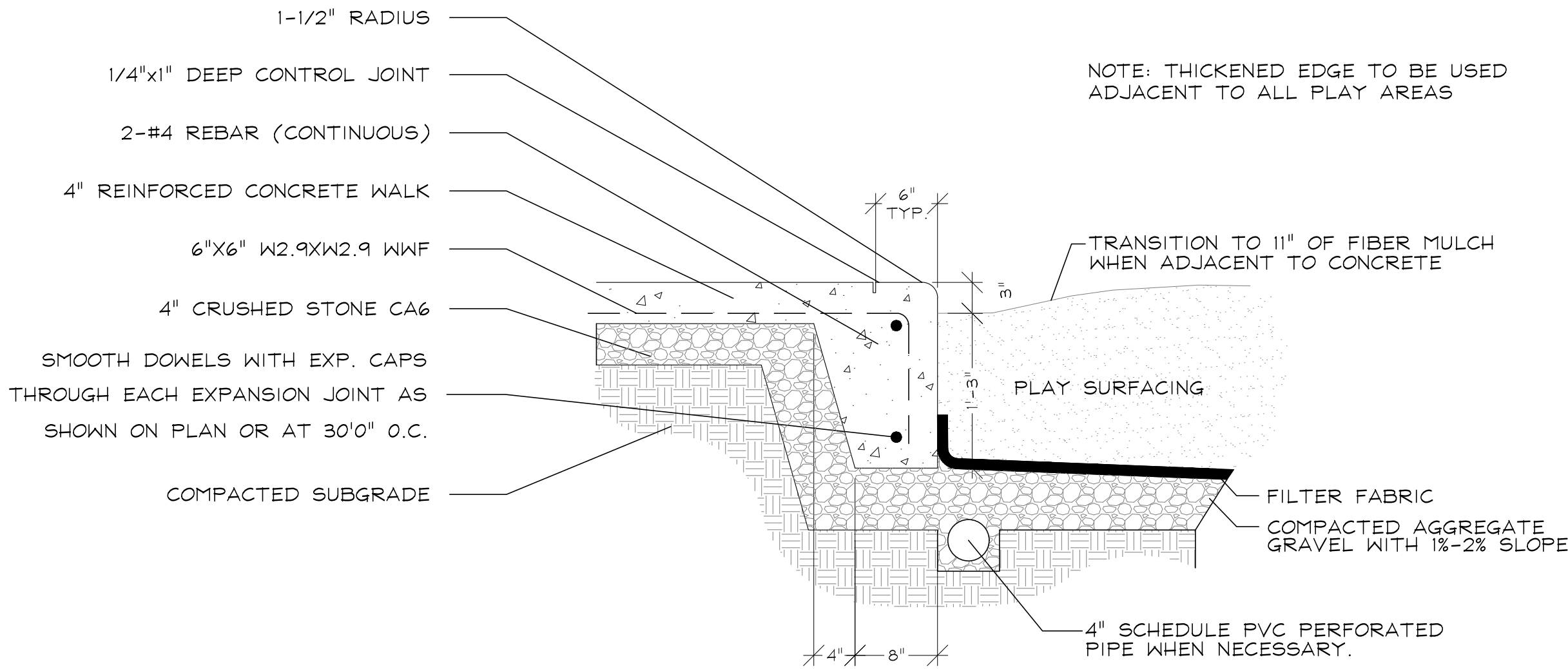
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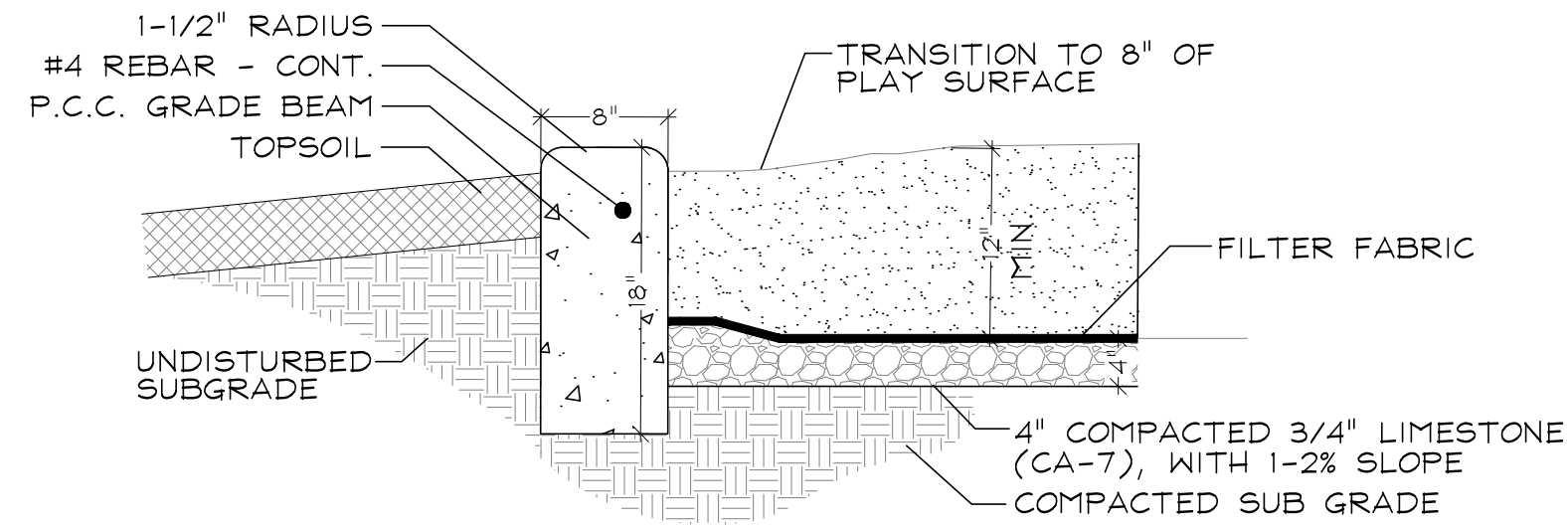
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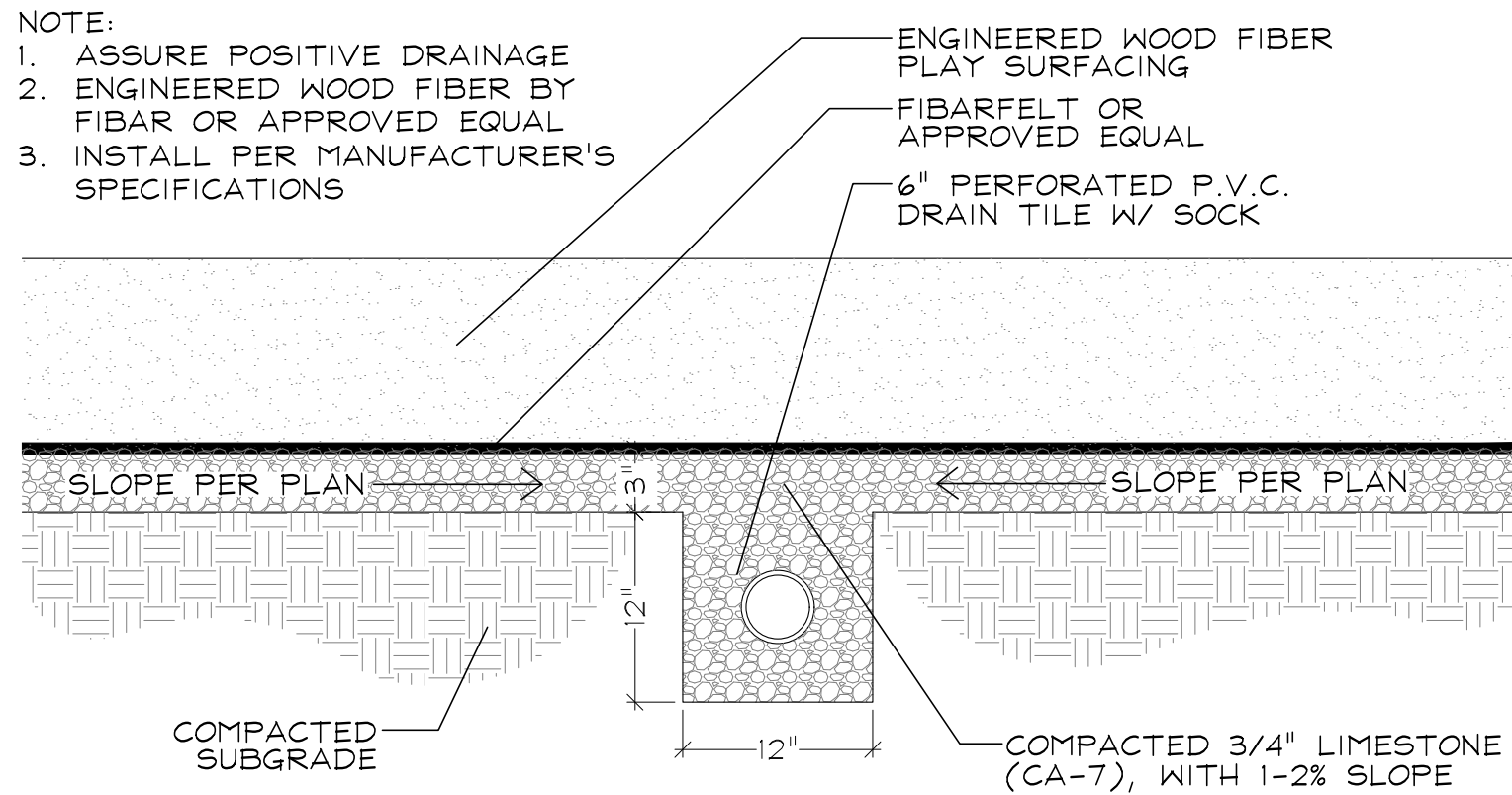
A CONCRETE WALK DETAIL
NOT TO SCALE



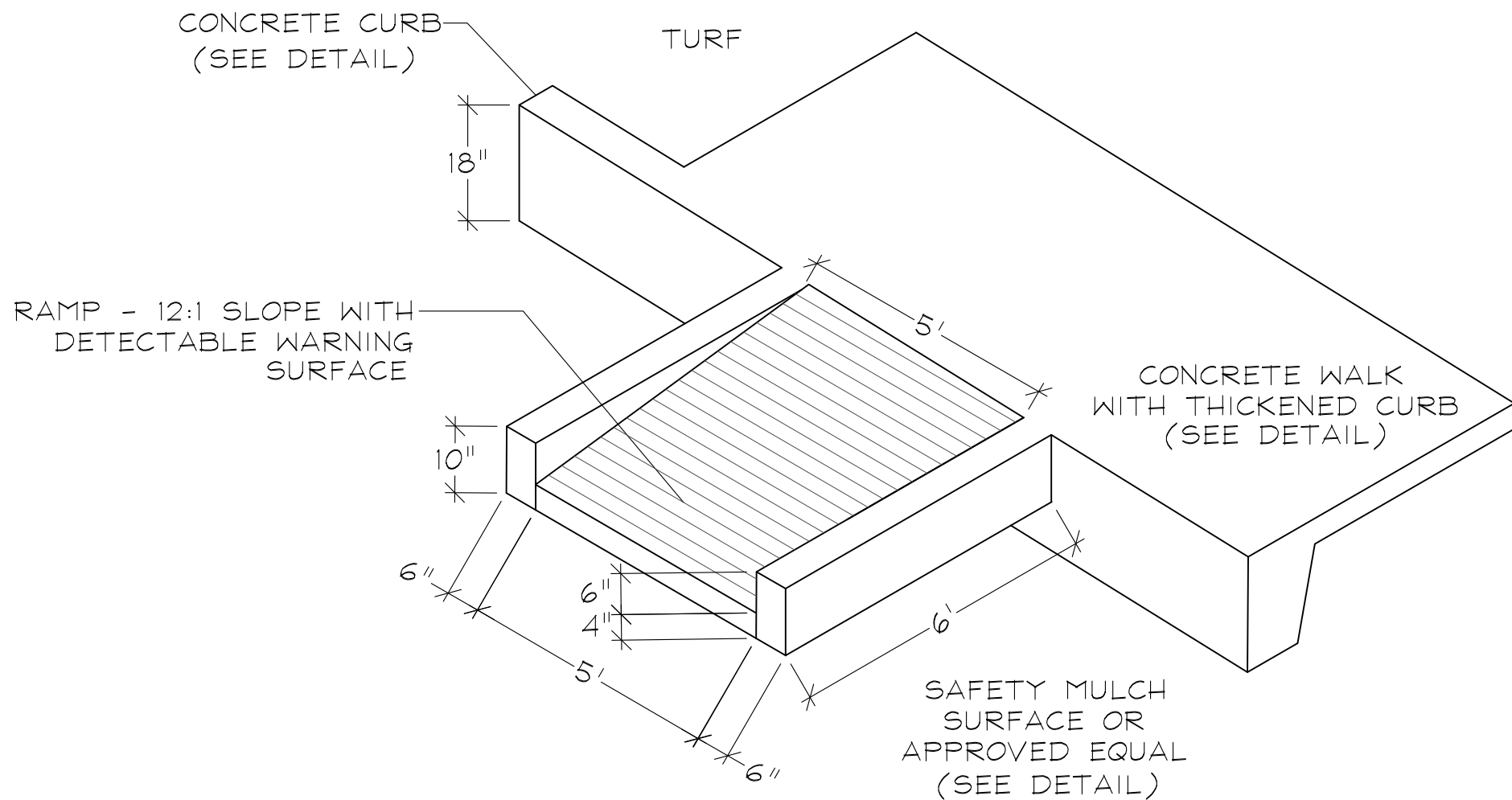
B THICKENED EDGE DETAIL
NOT TO SCALE



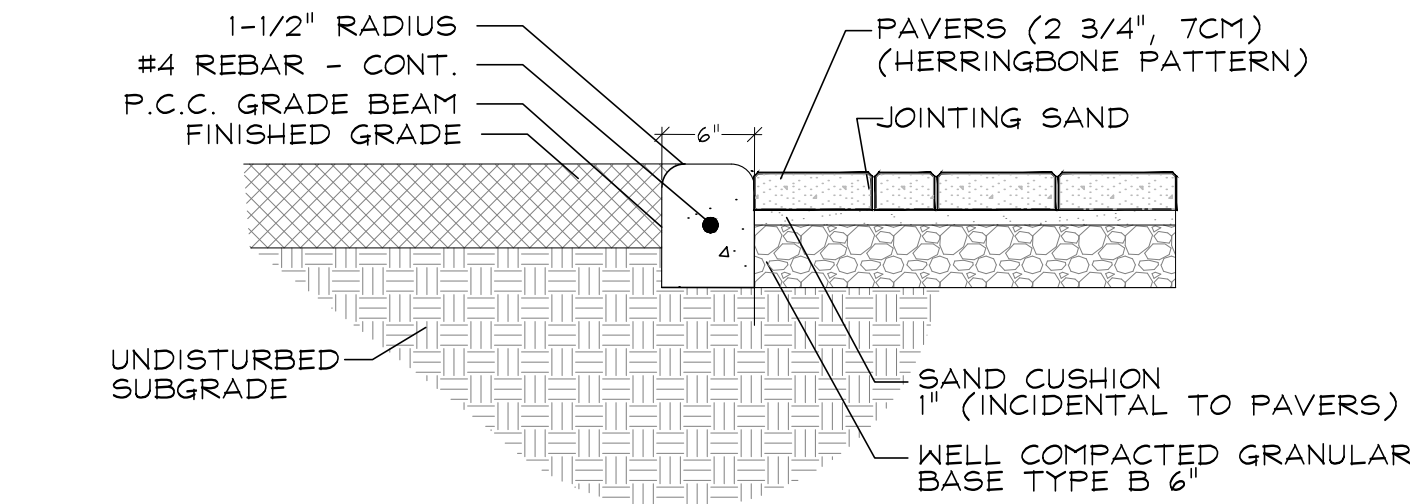
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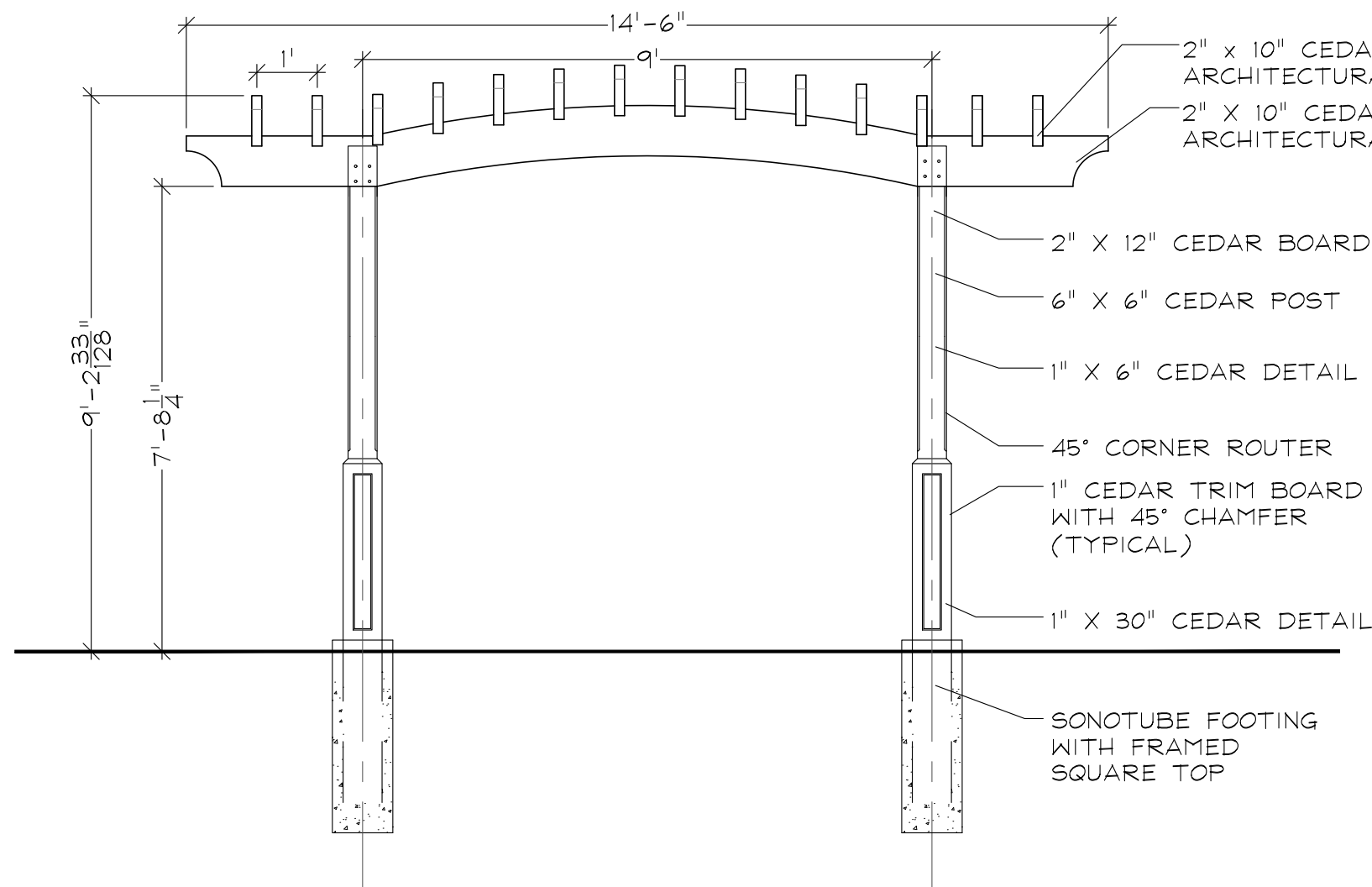
D ENGINEERED WOOD FIBER SURFACING DETAIL
NOT TO SCALE



E CONCRETE RAMP DETAIL
NOT TO SCALE

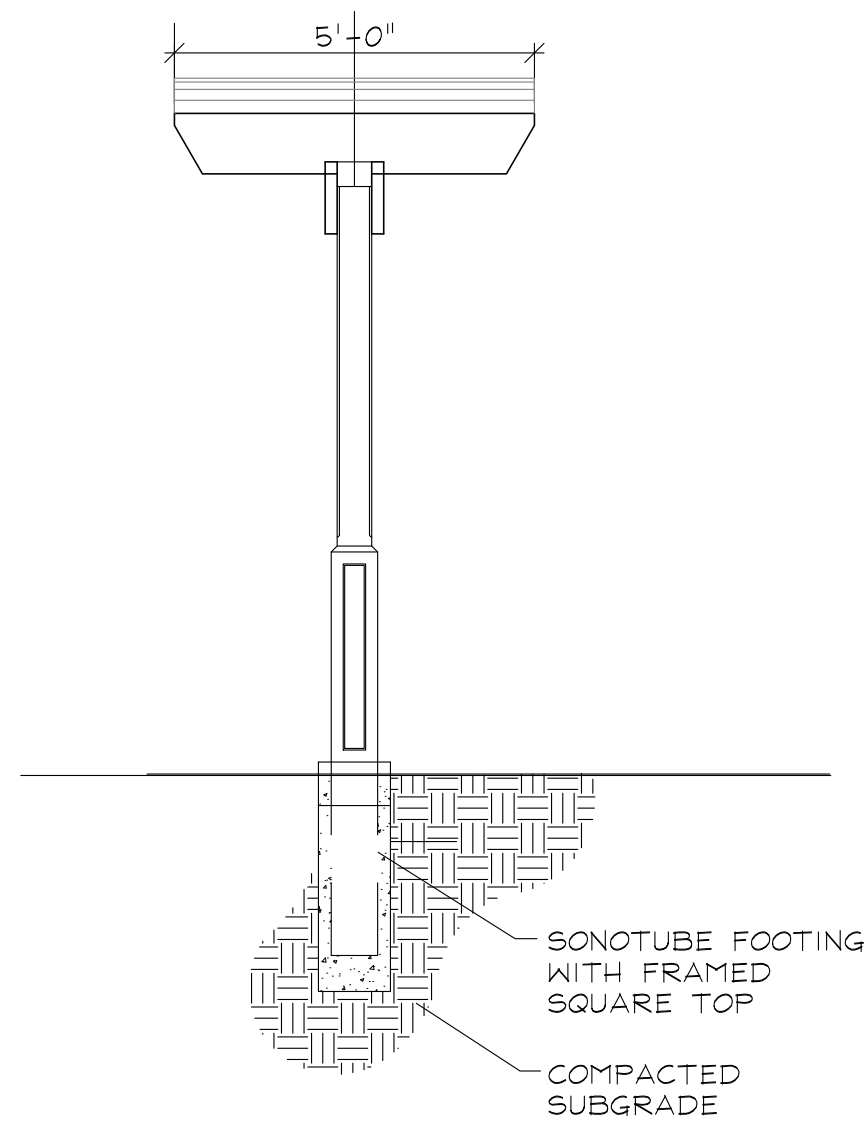


F,I CONCRETE EDGE DETAIL
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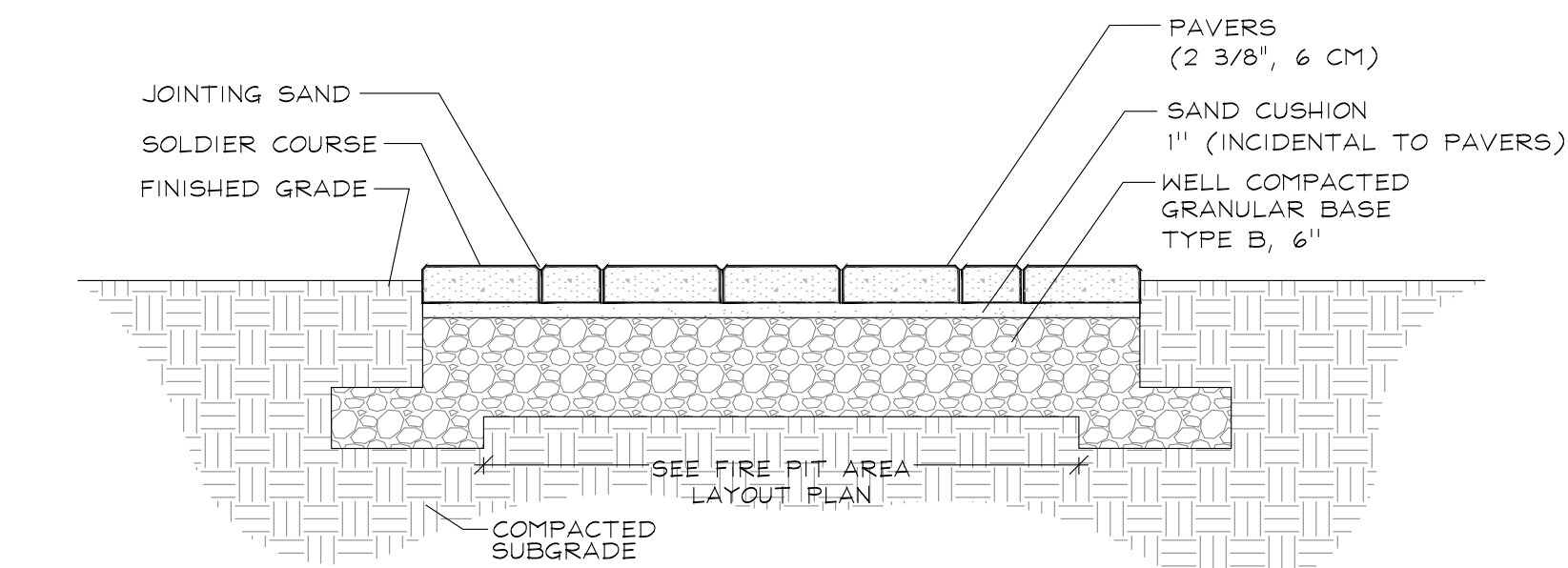
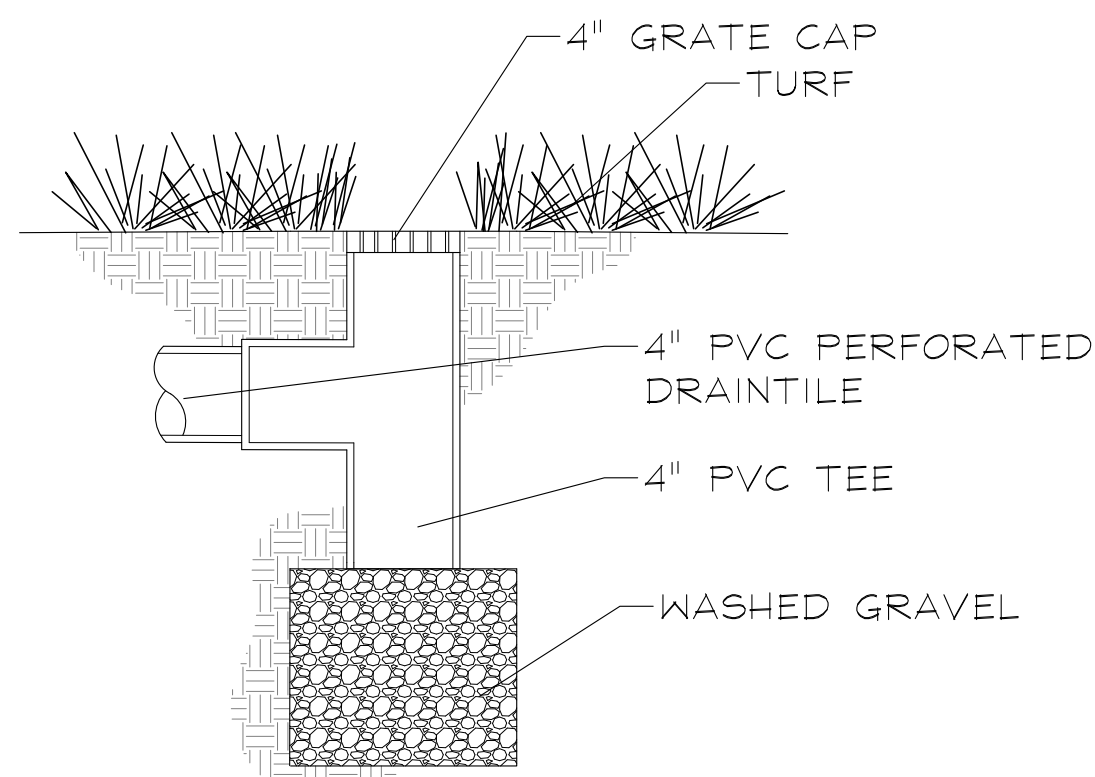


G ARBOR DETAIL
NOT TO SCALE

- NOTES:
1. CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES TO OWNER FOR REVIEW PRIOR TO CONSTRUCTION.
 2. ATTACH STRUCTURE WITH APPROVED GALVANIZED ZINC COATED MOUNTING BRACKETS
 3. PERGOLAS TO BE STAINED 1 YEAR FOLLOWING INSTALLATION.



H TURF DRAIN DETAIL
NOT TO SCALE

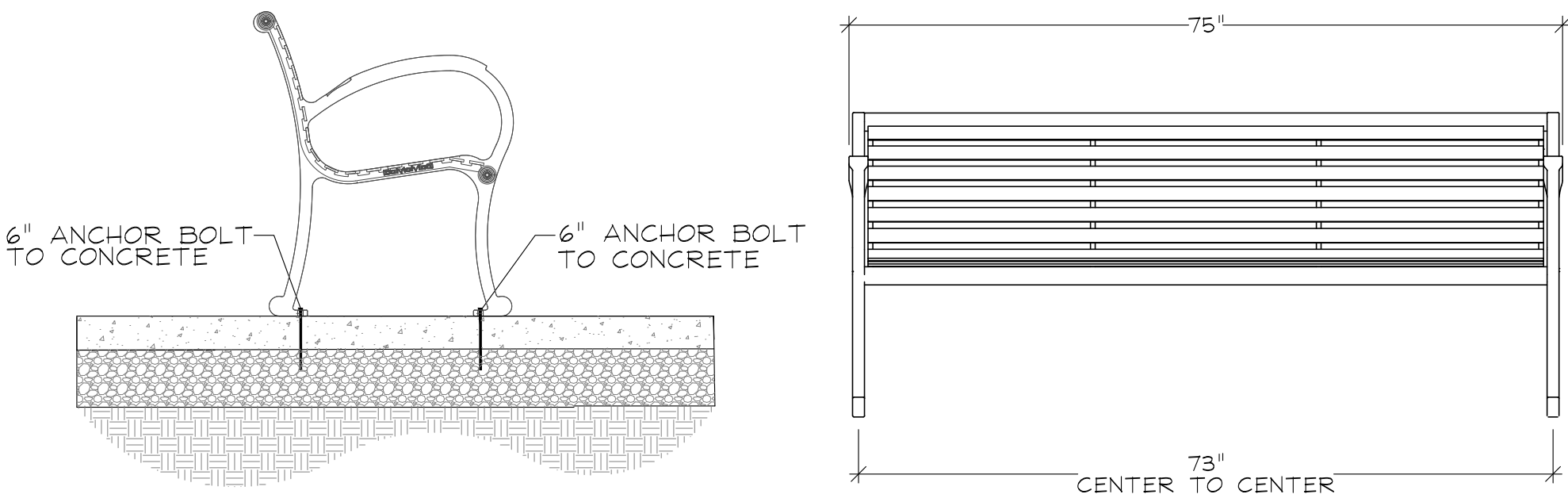


I DECORATIVE PAVER DETAIL
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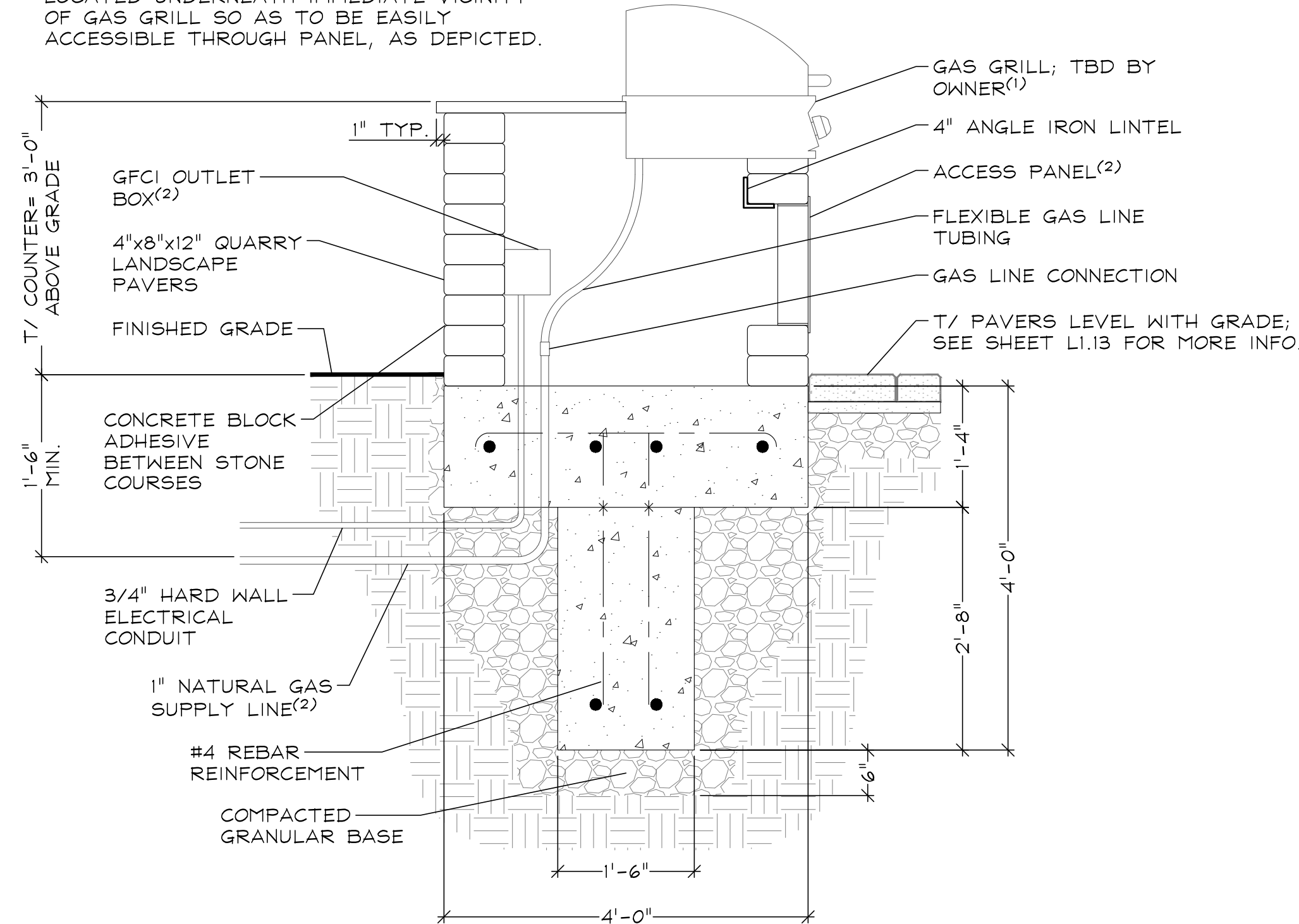
MOUNTING: SURFACE
INSTALL PER MANUFACTURER'S
SPECIFICATIONS



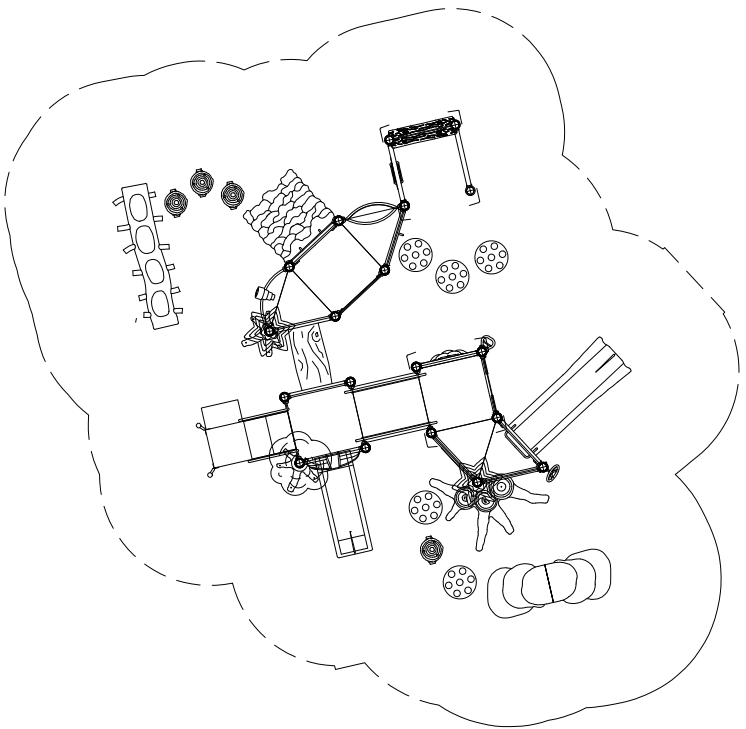
J BENCH DETAIL
NOT TO SCALE

NOTES:
1. GAS GRILL SHALL BE DETERMINED BY
OWNER. COUNTERTOP CUT-OUT SHALL
ACCOMMODATE SELECTED GAS GRILL PER
MANUFACTURER'S SPEC.

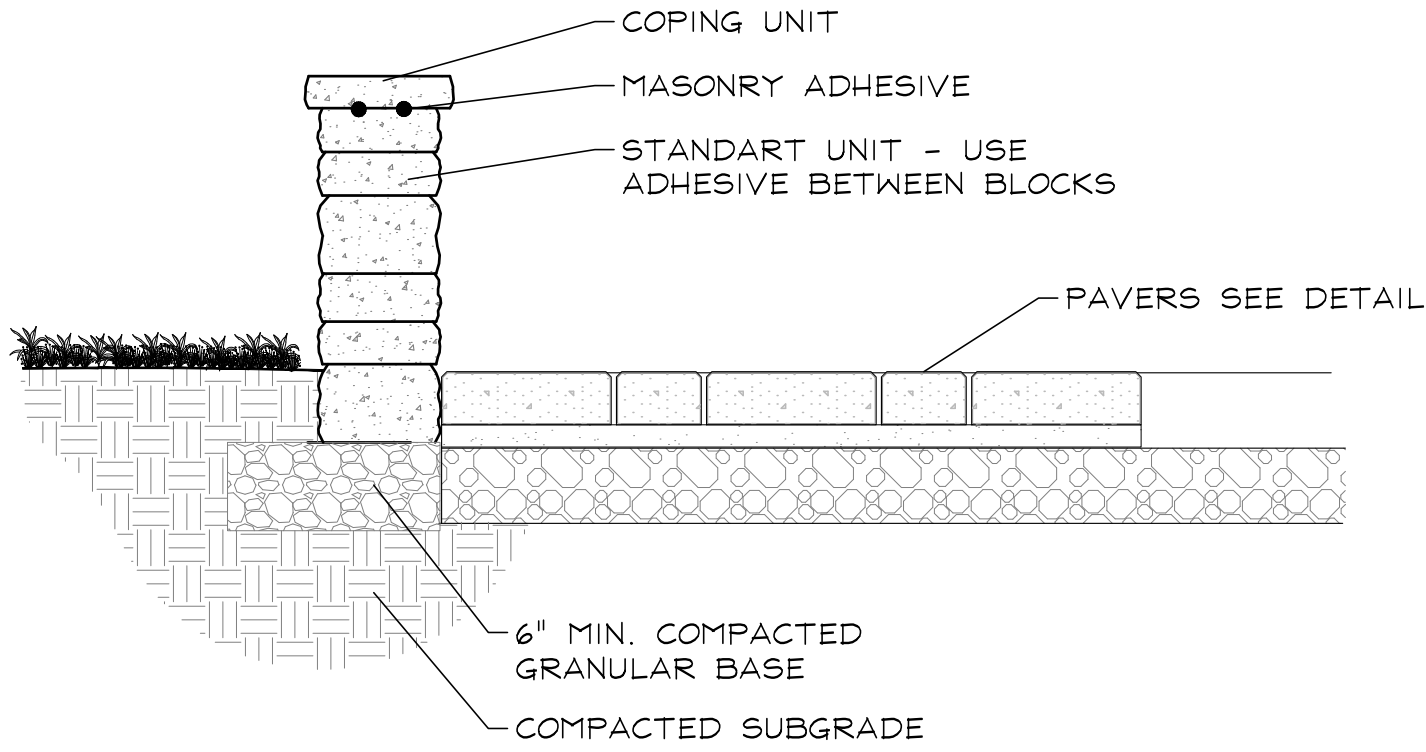
2. ACCESS PANEL SHALL BE DETERMINED
BY OWNER AND SHALL BE CENTERED
UNDERNEATH GAS GRILL. NATURAL GAS
STUB-UP AND GFCI OUTLET SHALL BE
LOCATED UNDERNEATH IMMEDIATE VICINITY
OF GAS GRILL SO AS TO BE EASILY
ACCESSIBLE THROUGH PANEL, AS DEPICTED.



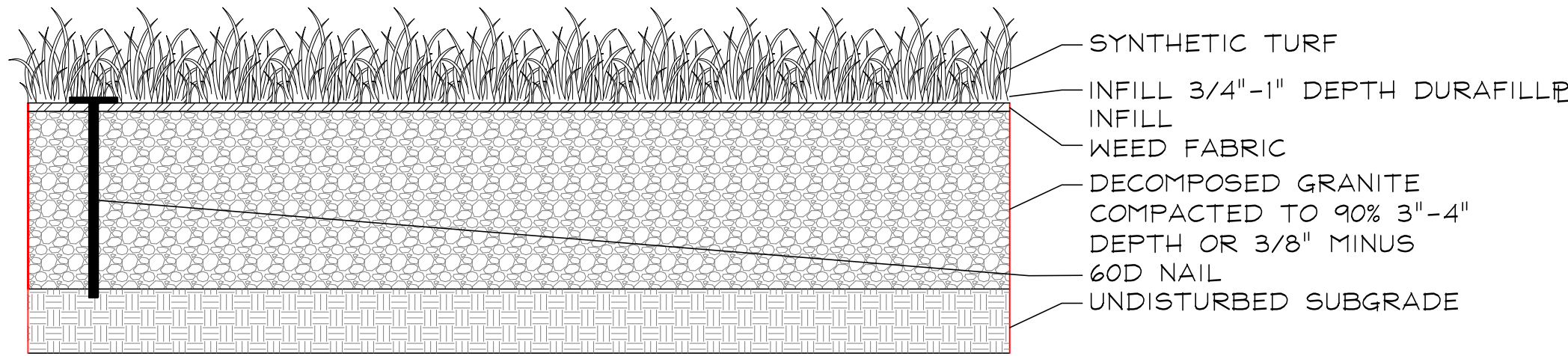
M OUTDOOR KITCHEN DETAIL
NOT TO SCALE



Y PLAY STRUCTURE DETAIL
NOT TO SCALE

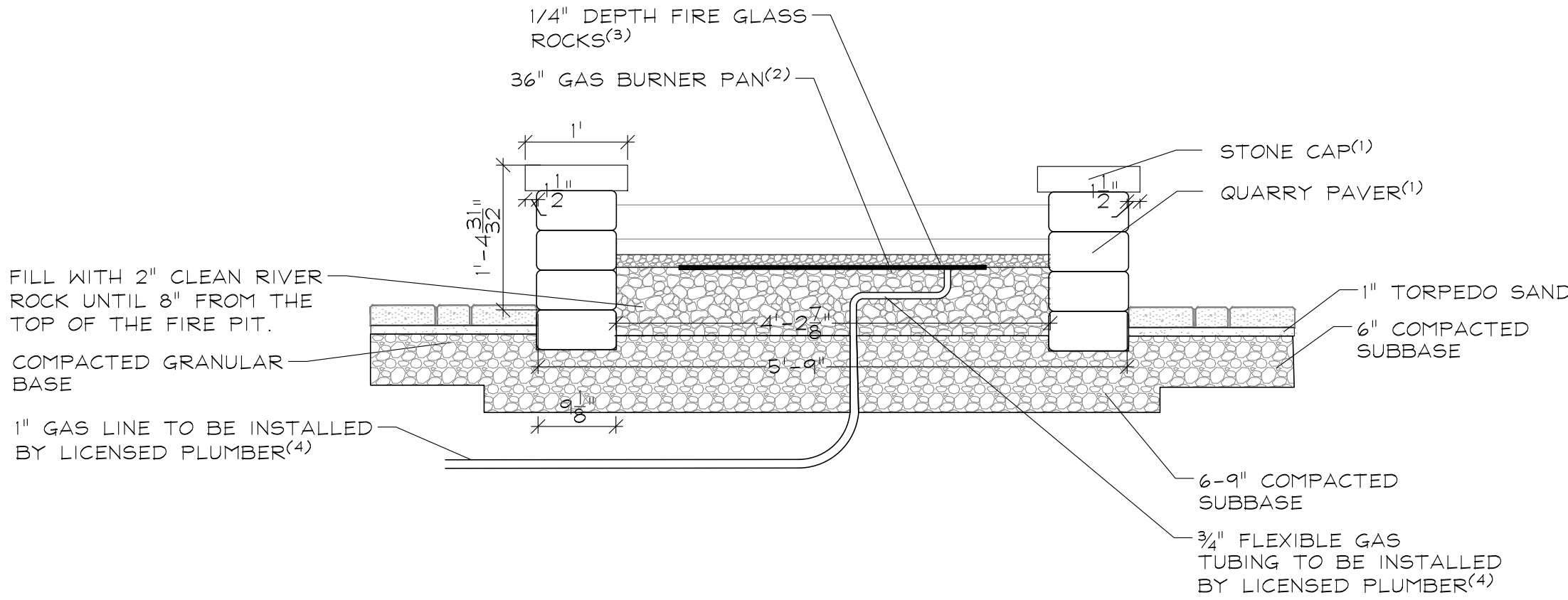


K SEAT WALL DETAIL
NOT TO SCALE

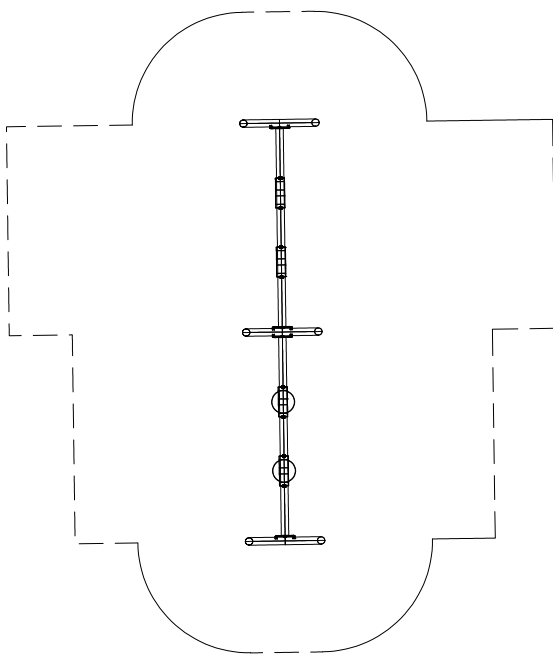


L ARTIFICIAL TURF DETAIL
NOT TO SCALE

- NOTES:
- 1) STONE PAVER TO MATCH DECORATIVE SEAT WALL
 - 2) 36" BURNER PAN WITH A MINIMUM 30" SPARK
IGNITED BURNER. SPARK IGNITOR TO BE INSTALLED
IN AN EASILY ACCESSIBLE POSITION ON FIRE PIT.
CONTRACTOR TO PROVIDE PRODUCT SPECIFICATIONS
TO LANDSCAPE ARCHITECT & OLTHOF HOMES
REPRESENTATIVE.
 - 3) 1/4" FIRE GLASS
 - 4) SHUT OFF VALVE FOR GAS LINE TO BE PROVIDED ON
OUTSIDE OF FIRE PIT.



N FIRE PIT DETAIL
NOT TO SCALE

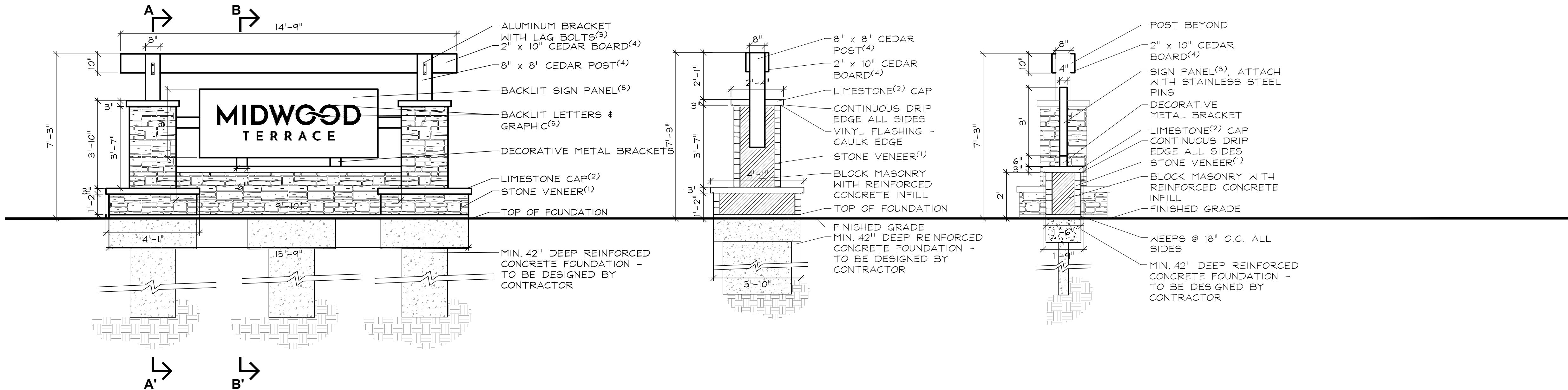


Z SWING DETAIL
NOT TO SCALE

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MAIN MONUMENT ELEVATION
SCALE: 3/8"=1'-0"

SECTION A-A'
SCALE: 3/8"=1'-0"

SECTION B-B'
SCALE: 3/8"=1'-0"

ENTRANCE MONUMENT SPECIFICATIONS

1.0 DESCRIPTION OF WORK

- The work consists of all labor, materials, work and equipment necessary and required to complete monuments, fence and foundations as shown on drawings or specified herein, including, but not limited to:
 - Submission of color and material samples
 - Submission of shop drawings
 - Submission of construction schedule
 - Verification of existing conditions and underground utilities
 - Secure and pay for all permits, fees, inspections and schedule all inspections related to work, including J.U.L.I.E. locales.
 - Comply with all applicable codes

2.0 QUALITY ASSURANCE

- Construction shall conform to @Building Code Requirements for Engineered Brick Masonry," BIA, latest edition.
- All brick and stone shall be finest architectural grade free of cracks, chips, defects, etc.
- Installation shall be by a company continuously and regularly employed in the installation of brick and stone monuments for a period of at least 5 consecutive years.
- No masonry shall be laid when the temperature is expected to fall below 40 degrees F, unless suitable means, submitted in writing to the owner, are provided to heat materials and protect the work. Protect work from cold and frost and insure that mortar will harden without freezing. No additives shall be used, unless approved in writing by the owner.
- All corners of monuments and piers are to be staked by engineer and verified by the contractor.

3.0 JOB CONDITIONS

- Examine and evaluate grades, and soils. Provide soil testing and verify soils structural integrity. Observe the conditions under which work is to be performed and notify the owner of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- Utilities: Review underground utility location maps and plans; Notify J.U.L.I.E.; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- All streets and curbs must be cleaned at the end of each working day.
- All OSHA requirements for safety must be adhered to at all times.

4.0 GUARANTEES

- Guarantee monuments 1 year from final acceptance on owner's representative on workmanship and materials.
- Where failures have occurred resulting from the concrete not meeting the specified design strength, or workmanship, it shall be the responsibility of the subcontractors in connection with the supplier to take whatever corrective actions are necessary to eliminate the problem. In addition, it shall be their responsibility to make restitution for their resulting repair work created by the problem.

5.0 SUBMITTALS

- Construction Schedule: After award of the Contract, the Contractor shall prepare and submit to the owner or an owner authorized representative an estimated construction progress schedule for the work, including sub-schedules of related activities which are essential to its progress, as well as lead-time for materials.

- Show complete sequence of construction by activity, with dates for beginning and completion of each element of construction. Schedule to represent a continuous flow of construction activities so that there are no days of non-activity on site.
- Product Samples: Submit samples of stone, architectural pre-cast, mortars and sealants, slate, light fixtures, tile, and ornamental fencing for the owner's design conformance review prior to delivery to site.
- Product Data: Submit product data for stone, limestone, architectural pre-cast, mortars and joint sealants, slate, tile, light fixtures, and ornamental fencing.
- Provide certificate of insurance per the owner's requirements.
- Provide names and contact information for any subcontractors and suppliers.
- Shop Drawings:
 - Prepare and submit to the Owner's Representative for design conformance review complete cutting and setting drawings for all masonry work:
 - Submit one (1) set prints with following items in detail:
 - Sizes
 - Sections
 - Dimensions and numbering of stone and brick.
 - Arrangements of joints and bond.
 - Show jointing as indicated on the contract drawings, unless modification is reviewed for design conformance by Owner's Representative prior to preparation of shop drawings.
 - Establish jointing in accordance with industry standards and practices where not indicated on contract drawings.

6.0 PRODUCT DELIVERY, STORAGE, AND HANDLING

- Loading and Shipment:
 - Pack carefully for transportation, with exercise of all customary and reasonable precautions against damage in transit, all brick, and limestone to be used for the work.
 - Load and ship all brick and cut stone in a sequence mutually agreed upon by the General Contractor and the material supplier.
- Unloading and Storage:
 - Receive and unload at site all brick and stone with necessary care in handling to avoid damage or soiling. Wood containing tanning, chemical treatment, or excessive amounts of resin shall not be used.
 - Cover brick and stone with waterproof, clean canvas, or polyethylene for protection from construction or natural elements.

7.0 INSTALLATION

- Mortar:
 - Cement: white, non-staining masonry cement, conforming to ASTM-C91.
 - Sand: Clean, sharp, and washed, capable of passing a No. 16 sieve, and in conformance with ASTM-C144. Carefully select sand for use in pointing mortar for color to match limestone. For pointing mortar, select a white sand.
 - Lime: Hydrated, conforming to ASTM-C207, Type S.
 - Water: Clean, non-alkaline, potable and free of oils, salts, and other harmful elements.

B. Foundation

Concrete mix air entrainment, compressive strength at twenty-eight (28) days, and slump are to be designed and specified by the contractor's structural engineer.

C. Mortar Beds:

- Lay brick with full mortar coverage on horizontal and vertical joints in all courses.
 - Provide sufficient mortar on ends of brick to completely fill head joints.
 - Rock closure into place with head joints thrown against two adjacent bricks in place.
- D. Mortar Joints; Horizontal and vertical face joints:
- Nominal thickness: 3/8 inch.
 - Construct uniform joints.
 - Shove vertical joints tight.
 - Tool concave joints in exposed surfaces when thumbprint hard.
 - Width, depth, and tooling of all mortar joints shall be consistent and shall not vary more than 1/8".
 - Movement joints: Keep clean of all mortar and debris.

E. Flashing:

- Install complete and continuous under stone copings and other projections.
- Lap joints 6". Seal entire contact surface with mastic.
- Provide a mortar wash at the base of the cavity, underneath the through-wall flashing, pitching out.
- Cover flashing with mortar.

F. Weepholes

- Provide 3/8" cotton rope weeps. Rope weeps shall extend thru the veneer face and inside the cavity, lying on top and along the bottom length of the flashing. Cut rope flush with wall face.
- Maximum spacing: rope weeps: 16 inches o.c., at wall base; 16 inches o.c. at lintels above openings.
- Keep weepholes and area above flashing free of mortar droppings.

8.0 CLEAN UP AND PROTECTION

- All material shall be washed with fiber brushes, soap powder, and clean water or Owner reviewed mechanical cleaning process.
- Sand blasting, wire brushes, or acids shall not be used. Exceptions may be considered if reviewed by the Owner or an Owner authorized representative.
- During work, store materials and equipment as directed by the owner.
- Protect work and materials from damage due to operations by other trades and trespassers. Maintain protection during installation.

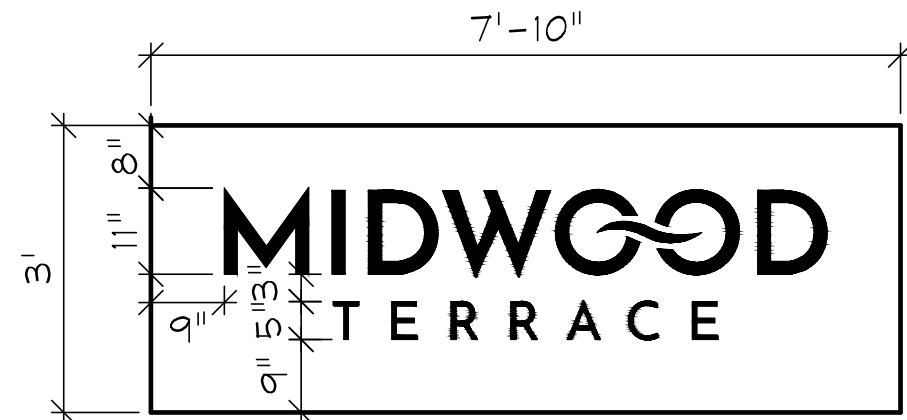
9.0 INSPECTION AND ACCEPTANCE

- The Owner and or the Owner's representative reserves the right to inspect materials and workmanship at the site prior to, during construction, or at the time of inspection for compliance with these specifications.
- Notify the Owner's representative when completed, for final design conformance review.

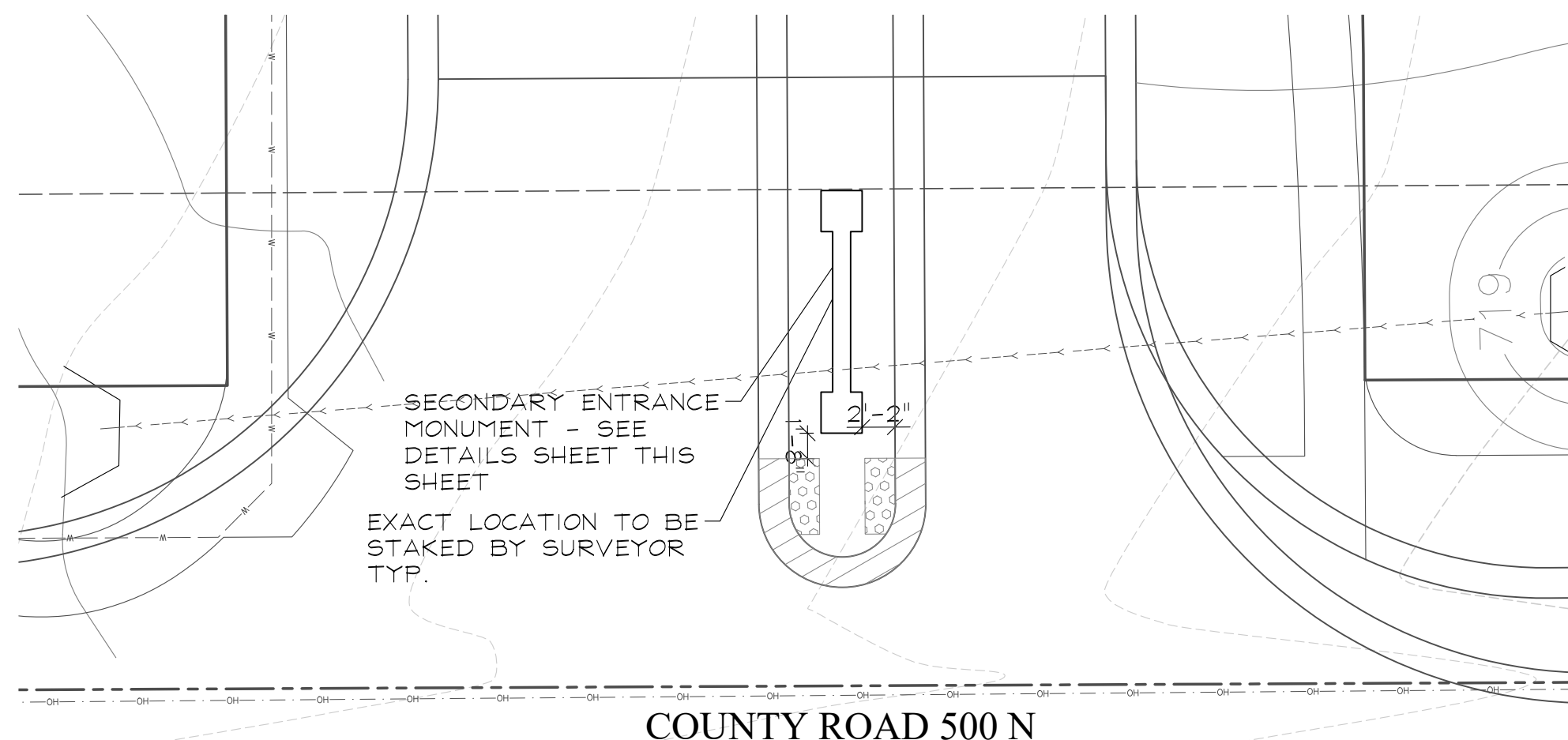
- NATURAL STONE VENEER:
 - BUECHEL STONE
 - WHITE COUNTY SQUIRE OR APPROVED EQUAL
 - SUBMIT SAMPLES TO DEVELOPER FOR APPROVAL
- LIMESTONE
 - INDIANA LIMESTONE
 - RUSTIC BUFF OR APPROVED EQUAL
 - SANDBLASTED
 - SUBMIT SAMPLES TO DEVELOPER FOR APPROVAL
- ALUMINUM BRACKETS
 - 3/16" THICK
 - BLACK POWDER COATED
- WOOD POST & BEAMS
 - CEDAR
 - FINISH WITH HERITAGE NATURAL FINISHES OR APPROVED EQUAL
- SIGN PANEL & LETTERING
 - BACKLIT LETTERING
 - "MIDWOOD" COLOR: DARK GREEN
 - "TERRACE" COLOR: STEEL BLUE
 - LOGO SWOOSH COLOR: STEEL BLUE
 - SUBMIT SAMPLES TO DEVELOPER FOR APPROVAL

SUBMIT MATERIAL AND COLOR SAMPLES TO DEVELOPER FOR APPROVAL.

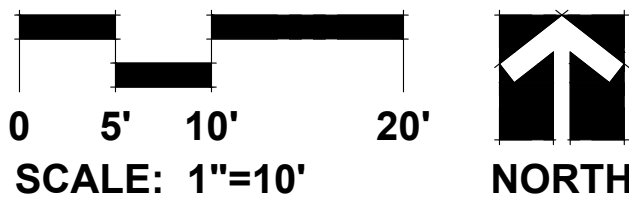
SUBSTITUTION REQUEST SHALL BE SENT TO DEVELOPER FOR REVIEW



SIGN PANEL DETAIL
SCALE: 1/2"=1'-0"



SOUTHWEST ENTRANCE LAYOUT PLAN



CLIENT

Olthof Homes
8051 WICKER AVENUE
ST. JOHN, IN 46373

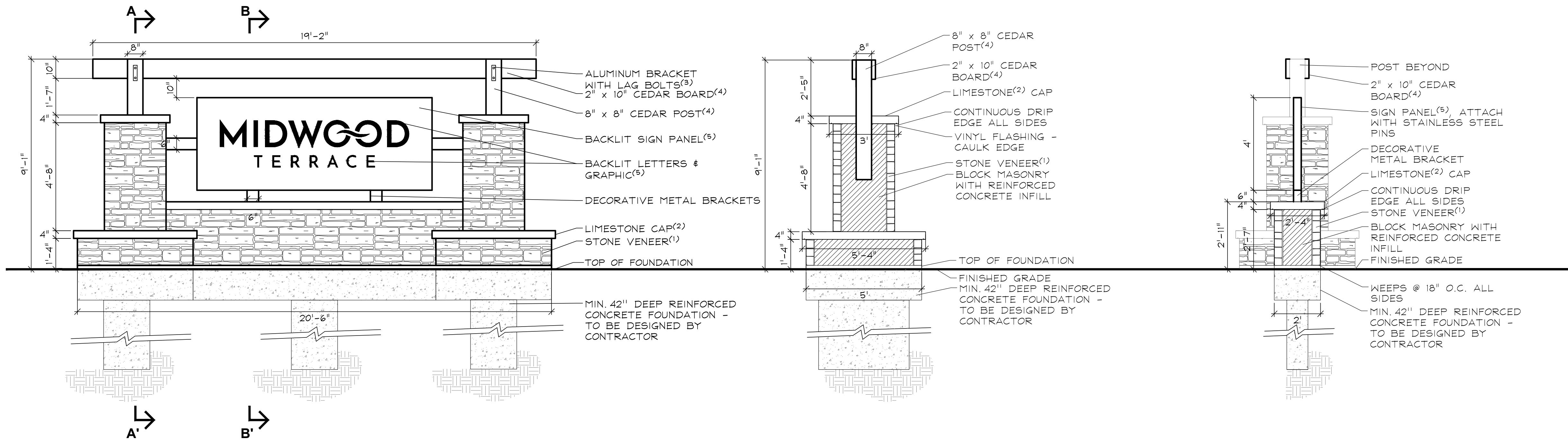
CIVIL ENGINEER

MANHARD CONSULTING LTD.
333 E BUTTERFIELD ROAD
SUITE 600
LOMBARD, IL 60148

3	2025.08.28
2	2025.08.22
1	2025.07.03
REVISION	DATE

DATE	2025.06.30
PROJECT NO.	OLT2116
DRAWN	ZML
CHECKED	ZML
SHEET NO.	

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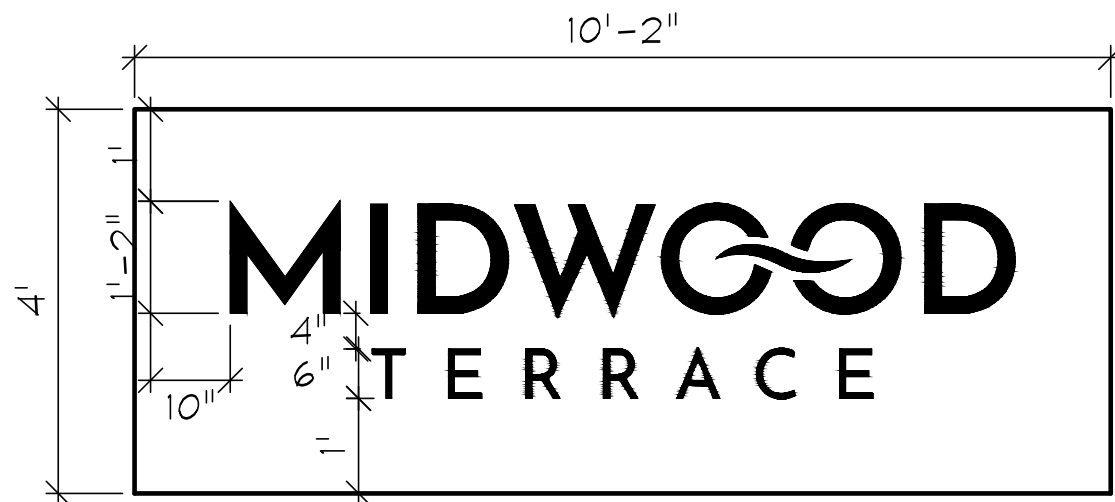


SECONDARY MONUMENT ELEVATION
SCALE: 3/8"=1'-0"

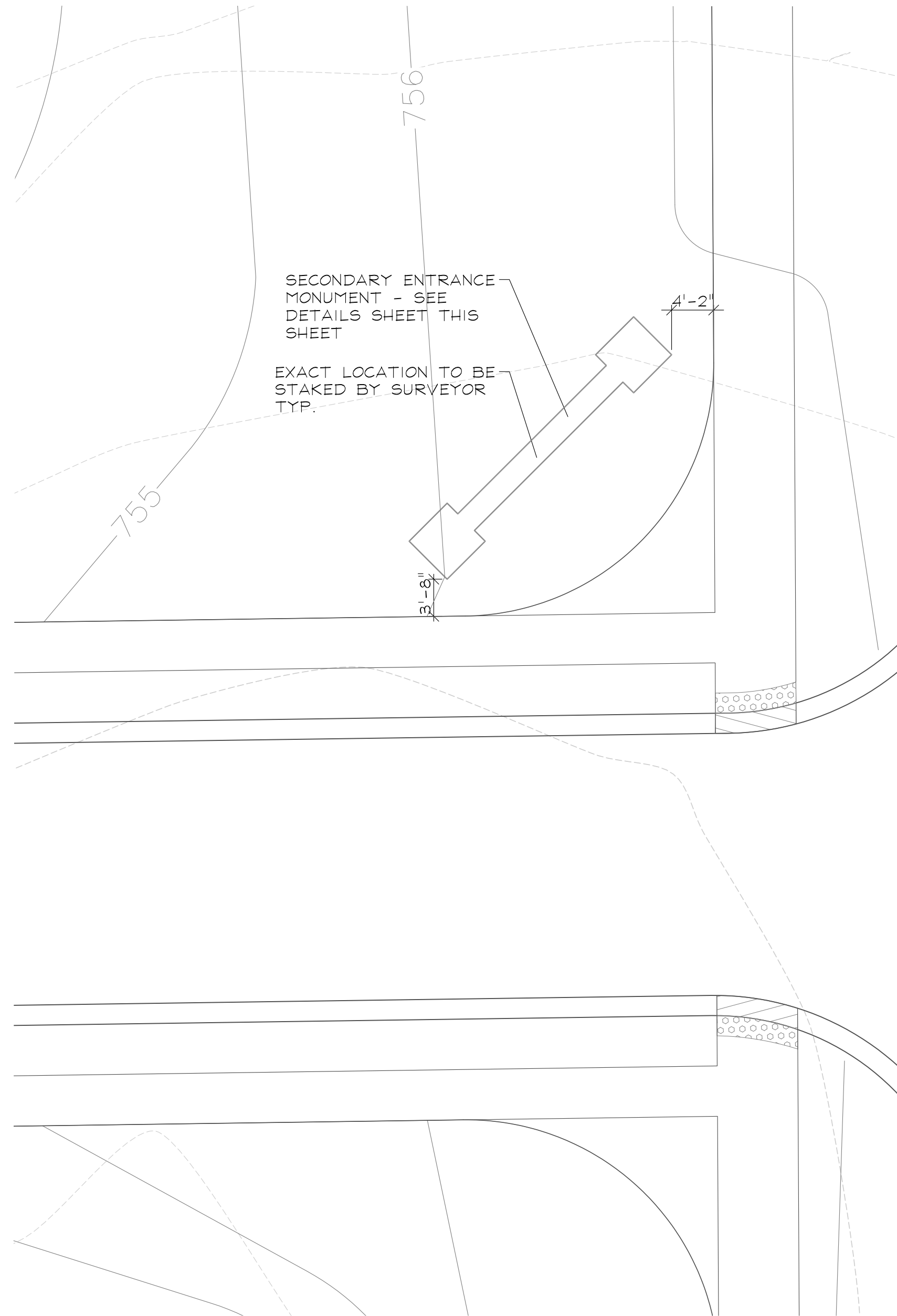
SECTION A-A'
SCALE: 3/8"=1'-0"

SECTION B-B'
SCALE: 3/8"=1'-0"

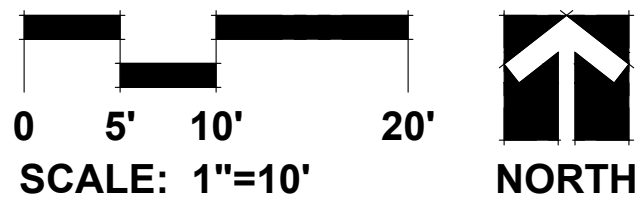
- (1) NATURAL STONE VENEER:
- BUECHEL STONE
 - WHITE COUNTY SQUIRE OR APPROVED EQUAL
 - SUBMIT SAMPLES TO DEVELOPER FOR APPROVAL
- (2) LIMESTONE
- INDIANA LIMESTONE
 - RUSTIC BUFF OR APPROVED EQUAL
 - SANDBLASTED
 - SUBMIT SAMPLES TO DEVELOPER FOR APPROVAL
- (3) ALUMINUM BRACKETS
- 3/16" THICK
 - BLACK POWDER COATED
- (4) WOOD POST & BEAMS
- CEDAR
 - FINISH WITH HERITAGE NATURAL FINISHES OR APPROVED EQUAL
- (5) SIGN PANEL & LETTERING
- BACKLIT LETTERING
 - "MIDWOOD" COLOR: DARK GREEN
 - "TERRACE" COLOR: STEEL BLUE
 - LOGO SHWOOSH COLOR: STEEL BLUE
 - SUBMIT SAMPLES TO DEVELOPER FOR APPROVAL
- SUBMIT MATERIAL AND COLOR SAMPLES TO DEVELOPER FOR APPROVAL.
- SUBSTITUTION REQUEST SHALL BE SENT TO DEVELOPER FOR REVIEW



SIGN PANEL DETAIL
SCALE: 1/2"=1'-0"



EAST ENTRANCE LAYOUT PLAN



REVISION	DATE
3	2025.08.28
2	2025.08.22
1	2025.07.03

DATE	2025.06.30
PROJECT NO.	OLT2116
DRAWN	ZML
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LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. The design, furnishing and installation of a complete underground sprinkler system; and
5. Permits which may be required.

1.2 QUALITY ASSURANCE

- A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.
- B. Quality Control Procedures:
1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
 2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
 3. Analysis and Standards: Package standard products with manufacturers certified analysis.
- C. Insect Control
1. For areas containing standing water less than 3-ft that persist for greater than 7 days, mosquito control may be necessary. Mosquito control should be limited to larvicides applications such as Natular or Vectolex FG, per the EPA and CDC guidance. Larvicide application should be provided by a qualified professional. Contract the North Shore Mosquito Abatement District for service.

1.3 SUBMITTALS

- A. Planting Schedule
- Submit three (3) copies of the proposed planting schedule showing dates for each type of planting
- B. Maintenance Instruction - Landscape Work
- Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.
- Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.
- C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
- D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
- E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

- A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final inspection.
- B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

- Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.
- A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- 50% Kentucky Bluegrass (98/85)
 - 15% Cutter Perennial Ryegrass
 - 10% Spartan Hard Fescue
 - 10% Edge Perennial Ryegrass
 - 10% Express Perennial Ryegrass
 - 5% Pennlawn Creeping Red Fescue
- B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- 40% Kentucky Bluegrass (98/85)
 - 40% Perennial Ryegrass
 - 20% Annual Ryegrass
- C. Highlands Fescue Seed Mixture - Mixture-7 lbs. / 1,000 sq. ft.
- 25% Discovery Hard Fescue
 - 25% Tiffany Chewings Fescue
 - 25% Florentine Creeping Red Fescue
 - 25% Bighorn Sheeps Fescue
- D. Detention Seed Mixture - 7 lbs. / 1000 sq. ft.
- 70% Kentucky 31 Tall Fescue
 - 30% Perennial Ryegrass

2.3 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.4 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
- C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B4B) deciduous trees.
- D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B4B) deciduous shrubs.
- E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B4B) evergreen trees and containerized shrubs.
- F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.5 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in I.3.C.

2.6 EROSION CONTROL

- A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.
- B. Native Areas Erosion Control Blanket: North American Green SI50, or equivalent approved equal.
- C. Shoreline Areas: Erosion Control Blanket: North American Green SC150, or equivalent approved equal. To be installed per manufacturer's recommendations three feet above and below NWL.
- D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.
- E. Hydroseed Mulch: Conweb 2000 wood fiber mulch with tackifier. Other mulches may be used subject to approval of Landscape Architect.

2.7 MULCH

Provide mulch consisting of premium shredded hardwood bark. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

- A. Sodding New Lawns
1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.
 2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
 3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
 4. Lay sod within 24 hours from time of stripping.
 5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
 6. Water sod thoroughly with a fine spray immediately after planting.
- B. Seeding New Lawns
1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
 2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
 3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.
 4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
 5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.
 6. Sow not less than specified rate.
 7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.
 8. After the seeding operation is completed, spray a wood fiber mulch (Conweb 2000 with tackifier or approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.
 9. DO NOT MOW HIGHLANDS FESCUE SEED MIXTURES

C. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

D. Trees and Shrubs

3. Set balled and burlapped (B4B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
4. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
5. Mulch pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
6. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
7. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
8. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

- A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
- B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.
- C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 CLEAN UP AND PROTECTION

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.5 INSPECTION AND ACCEPTANCE

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
- B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
- C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
- D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

GR
WA

GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT

H

Olthof
Homes

8051 WICKER AVENUE
ST. JOHN, IN 46373

CIVIL ENGINEER

MANHARD CONSULTING
LTD.

333 E BUTTERFIELD ROAD
SUITE 600
LOMBARD, IL 60148

MIDWOOD TERRACE

PORTER COUNTY, INDIANA

FINAL LANDSCAPE PLAN

LANDSCAPE SPECIFICATIONS

3	2025.08.28
2	2025.08.22
1	2025.07.03
REVISION	DATE

DATE	2025.06.30
PROJECT NO.	OLT2116
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PARKWAY TREES

Key	Quantity	Botanical Name	Common Name	Size	Remarks
SHADE TREES					
AR	1	Acer x freemanii 'Redpointe'	REDPOINTE MAPLE	2 1/2" Cal.	
AS	37	Acer x saccharum 'Green Mountain'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
AH	7	Aesculus x amoldiana 'Autumn Splendor'	AUTUMN SPLENDOR HORSECHESTNUT	2 1/2" Cal.	
CO	19	Celtis occidentalis	COMMON HACKBERRY	2 1/2" Cal.	
GT	23	Gleditsia triacanthos var. inermis 'Skycole'	SKYLINE HONEYLOCUST	2 1/2" Cal.	
GD	11	Gymnocladus dioicus 'Espresso-JFS'	ESPRESSO KENTUCKY COFFEETREE	2 1/2" Cal.	
PM	23	Platanus x acerifolia 'Morton Circle'	EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.	
QB	13	Quercus bicolor	SWAMP WHITE OAK	2 1/2" Cal.	
QI	9	Quercus imbricaria	SHINGLE OAK	2 1/2" Cal.	
QM	14	Quercus macrocarpa	BUR OAK	2 1/2" Cal.	
QR	33	Quercus rubra	RED OAK	2 1/2" Cal.	
TA	19	Tilia americana 'Redmond'	REDMOND AMERICAN LINDEN	2 1/2" Cal.	
TC	24	Tilia cordata 'Greenspire'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
TT	9	Tilia tomentosa 'Sterling'	STERLING SILVER LINDEN	2 1/2" Cal.	
UA	23	Ulmus japonica x wilsoniana 'Morton'	ACCOLADE ELM	2 1/2" Cal.	
UC	4	Ulmus carpinifolia 'New Horizon'	NEW HORIZON SMOOTHLEAF ELM	2 1/2" Cal.	
UM	20	Ulmus 'Morton Glossy'	TRIUMPH ELM	2 1/2" Cal.	

INTERIOR BUFFER

Key	Quantity	Botanical Name	Common Name	Size	Remarks
SHADE TREES					
AS	5	Acer x saccharum 'Green Mountain'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
GT	3	Gleditsia triacanthos var. inermis 'Skyco	SKYLINE HONEYLOCUST	2 1/2" Cal.	
LT	2	Liriodendron tulipifera	TULIPTREE	2 1/2" Cal.	
PM	3	Platanus x acerifolia 'Morton Circle'	EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.	
QB	5	Quercus bicolor	SWAMP WHITE OAK	2 1/2" Cal.	
QI	2	Quercus imbricaria	SHINGLE OAK	2 1/2" Cal.	
QR	3	Quercus rubra	RED OAK	2 1/2" Cal.	
TA	2	Tilia americana 'Redmond'	REDMOND AMERICAN LINDEN	2 1/2" Cal.	
TC	2	Tilia cordata 'Greenspire'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
UA	2	Ulmus japonica x wilsoniana 'Morton'	ACCOLADE ELM	2 1/2" Cal.	
ORNAMENTAL TREES					
CC	3	Cercis canadensis	EASTERN REDBUD	6' Tall	Clump
CM	6	Cornus mas	CORNELIANCHERRY DOGWOOD	6' Tall	Clump
CT	6	Crataegus crusgalli var. inermis	THORNLESS COCKSPUR HAWTHORN	2" Cal.	Single-Stem
MP	6	Malus x 'Prairiefire'	PRAIRIEFIRE CRABAPPLE	2" Cal.	Single-Stem
SR	3	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single-Stem

EVERGREEN TREES

AC	13	Abies concolor	WHITE FIR	6' Tall	
PA	30	Picea abies	NORWAY SPRUCE	6' Tall	
PG	23	Picea glauca var. densata	BLACK HILLS SPRUCE	6' Tall	
PO	8	Picea omorika	SERBIAN SPRUCE	6' Tall	
PP	11	Pinus pungens	COLORADO BLUE SPRUCE	6' Tall	
PS	23	Pinus strobus	EASTERN WHITE PINE	6' Tall	

EAST FRONTAGE BUFFER

Key	Quantity	Botanical Name	Common Name	Size	Remarks
SHADE TREES					
AH	1	Aesculus x amoldiana 'Autumn Splend	AUTUMN SPLENDOR HORSECHESTNUT	2 1/2" Cal.	
CO	5	Celtis occidentalis	COMMON HACKBERRY	2 1/2" Cal.	
LT	3	Liriodendron tulipifera	TULIPTREE	2 1/2" Cal.	
QB	2	Quercus bicolor	SWAMP WHITE OAK	2 1/2" Cal.	
QM	3	Quercus macrocarpa	BUR OAK	2 1/2" Cal.	
QR	4	Quercus rubra	RED OAK	2 1/2" Cal.	
TA	2	Tilia americana 'Redmond'	REDMOND AMERICAN LINDEN	2 1/2" Cal.	
UM	2	Ulmus 'Morton Glossy'	TRIUMPH ELM	2 1/2" Cal.	
ORNAMENTAL TREES					
CC	6	Cercis canadensis	EASTERN REDBUD	6' Tall	Clump
CM	6	Comus mas	CORNELIANCHERRY DOGWOOD	6' Tall	Clump
CT	12	Crataegus crusgalli var. inermis	THORNLESS COCKSPUR HAWTHORN	2" Cal.	Single-Stem
MP	7	Malus x 'Prairiefire'	PRAIRIEFIRE CRABAPPLE	2" Cal.	Single-Stem
SR	2	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single-Stem

EVERGREEN TREES

AC	3	Abies concolor	WHITE FIR	6' Tall	
PA	23	Picea abies	NORWAY SPRUCE	6' Tall	
PA12	6	Picea abies	NORWAY SPRUCE	12' Tall	
PG	4	Picea glauca var. densata	BLACK HILLS SPRUCE	6' Tall	
PO	23	Picea omorika	SERBIAN SPRUCE	6' Tall	
PP	11	Pinus pungens	COLORADO BLUE SPRUCE	6' Tall	
PS	15	Pinus strobus	EASTERN WHITE PINE	6' Tall	

EVERGREEN SHRUBS

JK	76	Juniperus chinensis 'Kallay's Compact'	KALLAYS COMPACT PFITZER JUIPER	30" Wide	3' O.C.
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SOUTH FRONTAGE BUFFER

Key	Quantity	Botanical Name	Common Name	Size	Remarks
SHADE TREES					
AS	5	Acer x saccharum 'Green Mountain'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
QB	11	Quercus bicolor	SWAMP WHITE OAK	2 1/2" Cal.	
QI	3	Quercus imbricaria	SHINGLE OAK	2 1/2" Cal.	
QM	2	Quercus macrocarpa	BUR OAK	2 1/2" Cal.	
QR	11	Quercus rubra	RED OAK	2 1/2" Cal.	
TA	2	Tilia americana 'Redmond'	REDMOND AMERICAN LINDEN	2 1/2" Cal.	
TC	1	Tilia cordata 'Greenspire'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
TT	1	Tilia tomentosa 'Sterling'	STERLING SILVER LINDEN	2 1/2" Cal.	
UC	2	Ulmus carpinifolia 'New Horizon'	NEW HORIZON SMOOTHLEAF ELM	2 1/2" Cal.	

ORNAMENTAL TREES

AG	3	Amelanchier x grandiflora	APPLE SERVICEBERRY	6' Tall	Clump
BN	9	Betula nigra 'Cully'	HERITAGE RIVER BIRCH	6' Tall	Clump
CC	6	Cercis canadensis	EASTERN REDBUD	6' Tall	Clump
CM	3	Cornus mas	CORNELIANCHERRY DOGWOOD	6' Tall	Clump
CT	12	Crataegus crusgalli var. inermis	THORNLESS COCKSPUR HAWTHORN	2" Cal.	Single-Stem
MP	12	Malus x 'Prairiefire'	PRAIRIEFIRE CRABAPPLE	2" Cal.	Single-Stem
SP	3	Syringa pekinensis 'Morton'	CHINA SNOW PEKING LILAC	6' Tall	Clump

EVERGREEN TREES

AC	12	Abies concolor	WHITE FIR	6' Tall	
PA	27	Picea abies	NORWAY SPRUCE	6' Tall	
PG	11	Picea glauca var. densata	BLACK HILLS SPRUCE	6' Tall	
PO	23	Picea omorika	SERBIAN SPRUCE	6' Tall	
PP	14	Pinus pungens	COLORADO BLUE SPRUCE	6' Tall	
PS	8	Pinus strobus	EASTERN WHITE PINE	6' Tall	

DECIDUOUS SHRUBS

CF	20	Cornus sericea 'Farrow'	ARCTIC FIRE REDTWIG DOGWOOD	24" Tall	3' O.C.
SM	38	Syringa meyeri 'Palabin'	DWARF KOREAN LILAC	24" Tall	4' O.C.
VT	52	Viburnum trilobum 'Redwing'	JN SELECT CRANBERRYBUSH VIBURNUM	30" Tall	5' O.C.

EVERGREEN SHRUBS

JC	64	Juniperus chinensis 'Sea Green'	SEA GREEN JUIPER	30" Wide	5' O.C.
TM	118	Taxus x media 'Densiformus'	DENSE YEW	24" Wide	4' O.C.

SINGLE FAMILY ATTACHED LOT LANDSCAPING PLANTINGS

Quantity	Item	Size	Remarks
2	ORNAMENTAL TREES	2" Cal.	
14	EVERGREEN SHRUBS	24" Ht.	
14	DECIDUOUS SHRUBS	30" Ht.	

SINGLE FAMILY LOT LANDSCAPING PLANTINGS

Quantity	Item	Size	Remarks
2	PARKWAY TREES	2" Cal.	
2	SMALL DECIDUOUS SHRUBS	24" Ht.	
1	LARGE DECIDUOUS SHRUBS	30" Ht.	
4	EVERGREEN SHRUBS	24" Wide	

OPEN SPACE

Key	Quantity	Botanical Name	Common Name	Size	Remarks
SHADE TREES					
AR	1	Acer x freemanii 'Redpointe'	REDPOINTE MAPLE	2 1/2" Cal.	
AS	37	Acer x saccharum 'Green Mountain'	GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
AH	7	Aesculus x amoldiana 'Autumn Splendor'	AUTUMN SPLENDOR HORSECHESTNUT	2 1/2" Cal.	
CO	19	Celtis occidentalis	COMMON HACKBERRY	2 1/2" Cal.	
GT	23	Gleditsia triacanthos var. inermis 'Skycole'	SKYLINE HONEYLOCUST	2 1/2" Cal.	
GD	11	Gymnocladus dioicus 'Espresso-JFS'	ESPRESSO KENTUCKY COFFEETREE	2 1/2" Cal.	
PM	23	Platanus x acerifolia 'Morton Circle'	EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.	
QB	13	Quercus bicolor	SWAMP WHITE OAK	2 1/2" Cal.	
QI	9	Quercus imbricaria	SHINGLE OAK	2 1/2" Cal.	
QM	14	Quercus macrocarpa	BUR OAK	2 1/2" Cal.	
QR	33	Quercus rubra	RED OAK	2 1/2" Cal.	
TA	19	Tilia americana 'Redmond'	REDMOND AMERICAN LINDEN	2 1/2" Cal.	
TC	24	Tilia cordata 'Greenspire'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
TT	9	Tilia tomentosa 'Sterling'	STERLING SILVER LINDEN	2 1/2" Cal.	
UA	23	Ulmus japonica x wilsoniana 'Morton'	ACCOLADE ELM	2 1/2" Cal.	
UC	4	Ulmus carpinifolia 'New Horizon'	NEW HORIZON SMOOTHLEAF ELM	2 1/2" Cal.	
UM	20	Ulmus 'Morton Glossy'	TRIUMPH ELM	2 1/2" Cal.	

ORNAMENTAL TREES

AG	13	Amelanchier x grandiflora	APPLE SERVICEBERRY	6' Tall	Clump
BN	17	Betula nigra 'Cully'	HERITAGE RIVER BIRCH	6' Tall	Clump
CC	17	Cercis canadensis	EASTERN REDBUD	6' Tall	Clump
CT	21	Crataegus crusgalli var. inermis	THORNLESS COCKSPUR HAWTHORN	2" Cal.	Single-Stem
MP	16	Malus x 'Prairiefire'	PRAIRIEFIRE CRABAPPLE	2" Cal.	Single-Stem
SR	6	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single-Stem

EVERGREEN TREES

AC	12	Abies concolor	WHITE FIR	6' Tall	
PA	13	Picea abies	NORWAY SPRUCE	6' Tall	
PG	5	Picea glauca var. densata	BLACK HILLS SPRUCE	6' Tall	
PO	4	Picea omorika	SERBIAN SPRUCE	6' Tall	
PP	11	Pinus pungens	COLORADO BLUE SPRUCE	6' Tall	
PS	16	Pinus strobus	EASTERN WHITE PINE	6' Tall	

OPEN SPACE CONT.

Key	Quantity	Botanical Name	Common Name	Size	Remarks
DECIDUOUS SHRUBS					
CF	28	Cornus sericea 'Farrow'	ARCTIC FIRE REDTWIG DOGWOOD	24" Tall	3' O.C.
HP	51	Hydrangea paniculata 'SMHPLQF'	LITTLE QUICKFIRE HYDRANGEA	24" Tall	3' O.C.
RA	212	Rhus aromatica 'Gro-Low'	GRO-LOW SUMAC	24" Wide	3' O.C.
EVERGREEN SHRUBS					
BG	79	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	18" Wide	30" O.C.
JK	255	Juniperus x pfitzeriana 'Kallay's Compact'	KALLAYS COMPACT PFITZER JUNIPER	24" Wide	3' O.C.
JV	7	Juniperus virginiana 'Blue Mountain'	NORDIC BLUE JUNIPER	30" Wide	4' O.C.
ORNAMENTAL GRASSES					
CK	140	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	#1	30" O.C.
PV	209	Panicum virgatum 'Northwind'	NORTHWIND SWITCHGRASS	#1	30" O.C.
PE	63	Pennisetum alopecuroides 'Hamel'	DWARF FOUNTAIN GRASS	#1	24" O.C.
SS	230	Schizachyrium scoparium 'Standing Ovation'	STANDING OVATION LITTLE BLUESTEM	#1	24" O.C.
SA	185	Sesleria autumnalis	AUTUMN MOOR GRASS	#1	12" O.C.
SH	106	Sporobolus heterolepis	PRAIRIE DROPSEED	#1	24" O.C.
PERENNIALS					
AB	797	Allium 'Summer Beauty'	SUMMER BEAUTY ONION	#1	18" O.C.
EC	29	Echinacea 'CBG Cone 2'	PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
HH	1162	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	#1	18" O.C.
HO	54	Hosta 'Patriot'	PATRIOT HOSTA	#1	24" O.C.
NM	78	Nepeta racemosa 'Walker's Low'	WALKER'S LOW CATMINT	#1	18" O.C.
RF	129	Rudbeckia fulgida 'Viette's Little Suzy'	LITTLE SUZY BLACK-EYED-SUSAN	#1	18" O.C.
PDT	106	Penstemon digitalis 'Dark Towers'	DARK TOWERS PENSTEMON	#1	24" O.C.

GR

WA

GARY R. WEBER

ASSOCIATES, INC.

LAND PLANNING

ECOLOGICAL CONSULTING

LANDSCAPE ARCHITECTURE

402 W. LIBERTY DRIVE

WHEATON, ILLINOIS 60187

PHONE: 630-668-7197

CLIENT

H

Olthof

Homes

8051 WICKER AVENUE

ST. JOHN, IN 46373

CIVIL ENGINEER

MANHARD CONSULTING LTD.

333 E BUTTERFIELD ROAD

SUITE 600

LOMBARD, IL 60148

MIDWOOD TERRACE

PORTER COUNTY, INDIANA

FINAL LANDSCAPE PLAN

LANDSCAPE REQUIREMENTS

3	2025.08.28
2	2025.08.22
1	2025.07.03

REVISION	DATE
----------	------

DATE	2025.06.30
PROJECT NO.	OLT2116
DRAWN	ZML
CHECKED	ZML
SHEET NO.	



PETITION TO VALPARAISO PLAN COMMISSION

This application is being submitted for (Check all that apply):

PUBLIC HEARING REQUIRED:

- ☒ To Rezone a Property from RU to GR/CG
- ☐ To Approve a Primary Plat
- ☐ To Approve a Planned Unit Development (PUD)
- ☐ To Approve a Major Planned Unit Development (PUD) Amendment
- ☐ To Annex Property into the City of Valparaiso, IN
- ☐ To Vacate Alley
- ☐ To Appeal the Decision of the Plat Committee

NO PUBLIC HEARING REQUIRED:

- ☐ To Approve a Minor Subdivision (Lot Split)
- ☐ To Approve a Final Plat
- ☐ To Approve a Plat Amendment
- ☐ Design/Architectural Approval in _____ Overlay District

For Office Use Only:

Petition #: BZ25-003

Application Filing Fee: \$150

Date Filed: 09 / 04 / 2025

Meeting: 10 / 07 / 2025

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address:

250 W St Rd 130
Valparaiso, IN 46383

287 St Rd 130
Valparaiso, IN 46385

Description of Location of Property:

Northwest Corner of State Rd 130 and
County Rd. 250 W (Tower Rd.)

Parcel/Tax Duplicate Number(s):

64-09-09-376-001.000-031
64-09-09-300-015.000-031

Subdivision (If Applicable):

Dimensions of Property: Front: 2100' Depth: 2029'

Property Area (sq. ft./acres): 69.37 AC

Subject Property fronts on the North side
between (streets) _____
SR130 & CR250W (Tower Rd.)

Zoning District (Current): RU (Rural)

Zoning District (Proposed): GR (Residential, General) / CG (Commercial, General)

Zoning of Adjacent Properties:

North: R1 (Porter County) South: CM (Porter County)

East: SR (Suburban Residential) West: R1 (Porter County)

Present Use of Property: Agricultural

Proposed Use of Property: Residential Subdivision
& (1) Commercial Lot

PETITIONER INFORMATION

Applicant Name: _____

Daniel TursmanAddress: 3592 N. Hobart Rd.
Hobart, IN 46342Phone: 219-654-4821Email: dtursman@lukebrands.com**PROPERTY OWNER INFORMATION**

Applicant Name: _____

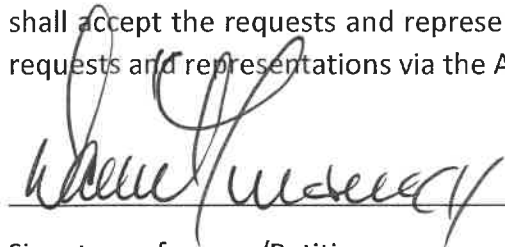
Luke Land, LLCAddress: 3592 N. Hobart Rd.
Hobart, IN 46342Phone: 219-654-4821Email: dtursman@lukebrands.com**LEGAL DESCRIPTION OF SUBJECT PROPERTY: (EXHIBIT NO. 1)**

Separate Document Attached

PROPOSED VARIANCES OR WAIVERS: (EXHIBIT NO. 2)

Separate Document Attached

ALL OWNERS OF RECORD OF THE ABOVE-REFERENCED PROPERTY MUST SIGN THE PETITION FOR PUBLIC HEARING. The owner(s), by signing this Petition for Public Hearing, represent to the City of Valparaiso – Plan Commission, that he/she/it has the necessary legal authority to request action to be taken on the above-referenced property. If the name of the Petitioner is different from the property owner, the Plan Commission shall accept the requests and representations of the Petitioner and the property owner shall be bound by such requests and representations via the Attached Affidavit of Consent of Property Owner.



Signature of owner/Petitioner

9/2/2025

Date

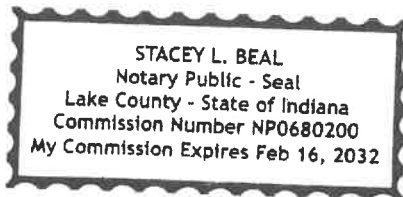
Daniel Tursman

Printed name

Subscribed and sworn to before me this 2nd day of September, 2025.



Notary Public



My Commission Expires: 2/16/32

Affidavit of Consent of Property Owner

(To be presented with application for Plan Commission)

Thomas M. Collins, II, being dully sworn upon his/her oath, being of sound mind and legal age deposes and states:

1. That _____ ("Owner") (is/are) the legal owner(s) of real property that is the subject of a Petition before the Plan Commission.
2. That Owner authorizes Daniel Tursman ("Petitioner") to seek the relief sought in the Petition filed before the Plan Commission. Petitioner is further authorized to commit to any reasonable restriction requested by the Plan Commission or proposed by the Petitioner.

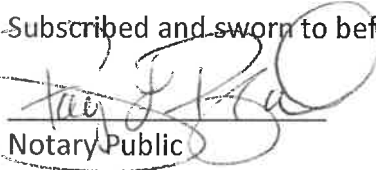

Property Owner

8/29/2025
Date

Property Owner

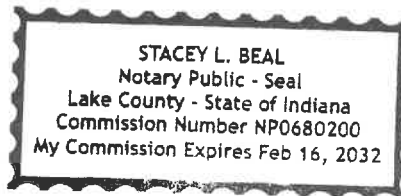
Date

Subscribed and sworn to before me this 29th day of August, 2025.


Notary Public

My Commission Expires:

2/16/32
Date



PROPOSED ZONING GR DESCRIPTION: (GENERAL RESIDENTIAL PARCEL)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON ROAD FOUND AT GRADE PER PORTER COUNTY SURVEYOR MONUMENT RECORD 23065 AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 89 DEGREES 40 MINUTES 16 SECONDS WEST (BASIS OF BEARING IS THE INDIANA STATE PLANE COORDINATE SYSTEM NAD 83 (2011), WEST ZONE 1032) , ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 2029.22 FEET TO A MAG NAIL WITH WASHER STAMPED "DERANGO LS#22100011" SET AT GRADE ON THE EAST LINE OF THE WEST 616.85 FEET OF THE SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 36 SECONDS WEST, ALONG SAID EAST LINE, 435.61 FEET TO THE NORTH LINE OF THE SOUTH 435.61 FEET OF THE SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 40 MINUTES 16 SECONDS WEST, ALONG SAID NORTH LINE, 100.00 FEET TO THE EAST LINE OF THE WEST 516.85 FEET OF THE SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 36 SECONDS WEST, ALONG SAID EAST LINE 1664.04 FEET TO A LINE 540.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 36 MINUTES 09 SECONDS EAST, ALONG SAID PARALLEL LINE, 807.00 FEET TO A 1/2 INCH IRON ROD FOUND AT GRADE; THENCE SOUTH 67 DEGREES 07 MINUTES 18 SECONDS EAST, 305.35 FEET TO A 5/8 INCH IRON ROD WITH CAP "BEEG S0004" FOUND AT GRADE ON A LINE 1037.00 WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 07 MINUTES 25 SECONDS EAST, ALONG SAID PARALLEL LINE, 1038.14 FEET TO A 5/8 INCH IRON ROD WITH CAP "DAVID TIEMENS 29980020" FOUND AT GRADE; THENCE NORTH 89 DEGREES 36 MINUTES 09 SECONDS EAST, 187.00 FEET TO A 5/8 INCH IRON ROD WITH CAP "DAVID TIEMENS 29980020" FOUND AT GRADE ON A LINE 850.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 07 MINUTES 25 SECONDS WEST, ALONG SAID PARALLEL LINE, 133.21 FEET TO A 5/8 INCH IRON ROD FOUND AT GRADE; THENCE SOUTH 84 DEGREES 40 MINUTES 11 SECONDS EAST, 711.40 FEET TO A IRON ROD WITH CAP STAMPED "DERANGO LS#22100011" SET AT GRADE; THENCE NORTH 89 DEGREES 47 MINUTES 09 SECONDS EAST, 141.81 FEET TO A MAG NAIL WITH WASHER STAMPED "DERANGO LS#22100011" SET AT GRADE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 07 MINUTES 25 SECONDS EAST, ALONG SAID EAST LINE, 738.71 FEET TO THE POINT OF BEGINNING; IN VALPARAISO, PORTER COUNTY, INDIANA

EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 89 DEGREES 40 MINUTES 16 SECONDS WEST (BASIS OF BEARING IS THE INDIANA STATE PLANE COORDINATE SYSTEM NAD 83 (2011), WEST ZONE 1032), ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 511.11 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 20 SECONDS WEST, 405.77 FEET TO CURVE HAVING A RADIUS OF 1025.00 FEET, A CHORD WHICH BEARS SOUTH 80 DEGREES 15 MINUTES 06 SECONDS EAST; THENCE EASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 360.56 FEET TO A POINT OF TAGENCY; THENCE NORTH 89 DEGREES 40 MINUTES 16 SECONDS EAST, 157.59 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 07 MINUTES 25 SECONDS EAST, ALONG SAID EAST LINE, 343.00 FEET TO THE POINT OF BEGINNING IN VALPARAISO, PORTER COUNTY, INDIANA

State Road 130 & Tower Road
Valparaiso, Indiana

Prepared by Mackie Consultants, LLC
8/28/2025

Zoning Deviations List

Zoning Code Section:	Standard:		Concept 30' Core:
3.500 Standard Development	Land Use	General Residential (GR)	
3.501	Lot Size Minimum Area	6,000 SQ FT	6,000 SQ FT
3.501	Lot Minimum Width	60 FT	50 FT
3.501	Minimum Lot Depth	100 FT (based on 6,000/60)	120 FT
3.501	Minimum Front Yard Setback	20 FT	25 FT
3.501	Minimum Rear Yard Setback	25 FT	25 FT
3.501	Minimum Corner Side Yard Setback	20 FT	25 FT
3.501	Minimum Interior Side Yard Setback	6 FT	6 FT
3.501	Maximum Building Coverage	44%	35%
3.501	Maximum Lot Coverage	50%	41%
3.501	Maximum Principal Building Height	28 FT	21 FT
3.301	Minimum Open Space Ratio (OSR)	0.10	0.46

Engineering Deviations List

Specs & Standards for Acceptance of Municipal Improvements:	Standard:		Concept Plan:
B3	Right-Of-Way Width	50 FT	50 FT
B2	Paving Width (including curbs & gutters)	30 FT	30 FT
B7	Minimum Radii of Centerline	150 FT	100 FT
Detail B05	Minimum Radii of Cul-de-sac with Island	50 FT	50 FT
C10	Multi-Use Pathway Material	Concrete	HMA
H20	Watermain Material	Ductile Iron	PVC

Unified Development Ordinance	Standard:		Concept Plan:
6.304	Minimum Block Length	800 FT	1,100 FT

Stormwater Management Ord.	Standard:		Concept Plan:
Chapter 6	Maximum Detention Basin Bounce	4 FT	5 FT



September 2, 2025

City of Valparaiso Plan Commission
c/o Planning Department
166 Lincolnway
Valparaiso, IN 46383

RE: Petition for Rezone (Map Amendment) from RU (Rural) to GR (General Residential) and CG (Commercial General) at the Northwest Corner of State Road 130 and CR 250W (Tower Rd.), Valparaiso, IN

Dear Board Members:

Luke Land, LLC owns the approximately 70.2 AC property located at the Northwest intersection of State Road 130 and County Road 250 W (Tower Rd.) currently used as agricultural farm land. In keeping with the Future Land Use Plan as part of the City's Comprehensive Plan, Luke Land is proposing an approximately 66 AC single family residential development with 4.2 AC Commercial Outlot at the corner intersection.

Therefore, Luke Land, LLC respectfully requests the approval of a Map Amendment (Rezone) to change the current zoning of RU (Rural) to a combination of GR (General Residential) and CG (Commercial General).

Consideration of this Petition for Conditional Use is appropriate based on the following considerations:

1. **The Comprehensive Plan:** The proposed rezone is consistent with the Future Land Use Plan (Map 2.1.1) in the city's Comprehensive Plan.
2. **Current conditions and the character of current structures and uses in each District:**
The subject property is at the western edge of the city. The proposed GR (General Residential) zoning is compatible to the residential uses on the adjacent properties R1 (Residential, Porter County) to the north and west, and SR (Suburban Residential) to the East. Proposed CG (Commercial General) at the southeast corner of the parcel creates a

transitional buffer to the existing Commercial and Light Industrial uses on the adjacent parcels to the South along the State Road 130 corridor.

3. **The most desirable use for which the land in each district is adapted:** The proposed residential product offering allows for modern amenities with individual design aesthetic while maintaining an efficient building design at an attainable price point.
4. **The conservation of property values throughout the jurisdiction:** The proposed development and uses are consistent and compatible with the adjacent properties. Natural greenspace buffers and forested wetland areas, walking paths, and park areas further enhance the surrounding property values.
5. **Responsible development and growth:** The plan includes cooperation with the City Engineering department and utilization of a Traffic Engineering Study to plan for future growth and ensure safe access to the new development along the City's SR130 corridor.

To that end Luke Land, LLC, respectfully requests approval of the petition for rezone.

Included in this submittal are the following Documents and Exhibits:

1. Petition to Valparaiso Plan Commission for Rezone (Map Amendment)
2. Affidavit of Consent of Property Owner
3. Legal Description of Subject Property
4. Proposed List of Waivers
5. Concept Site Plan and Sample Residential Renderings
6. Draft Notice to Surrounding Property Owners and List of Property Owners within 300' of the subject property
7. Zoning Plat and Legal Descriptions of the Proposed Zoning Areas (GR / General Residential and CG / Commercial General)
8. Boundary Survey of Subject Parcel
9. Topographic Survey of Subject Parcel

Applicant: Daniel Tursman, Director of Development
Luke Land, LLC
3592 N. Hobart Road
Hobart, IN 46342
(219) 654-4821

Property Owner: Luke Land, LLC
3592 N. Hobart Road
Hobart, IN 46342
(219) 654-4821

Civil Engineer: Mackie Consultants, LLC
9575 W. Higgins Rd., Ste. 500
Rosemont, IL 60018
(847) 696-1400

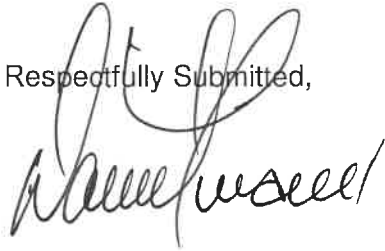
Land Planner /
Landscape Architect

Gary R. Weber Associates, Inc.
402 W. Liberty Dr.
Wheaton, IL 60187
(630) 668-7197

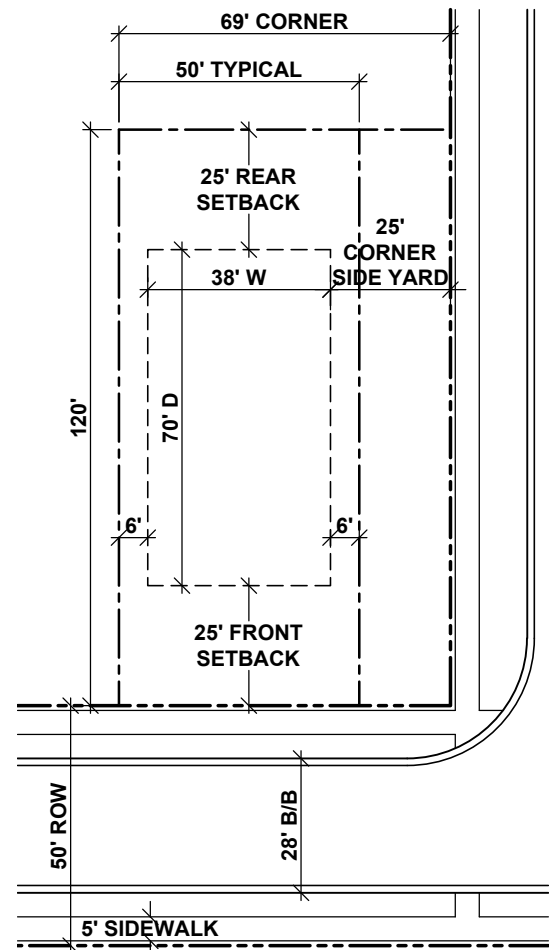
Project Location: NWC State Road 130 & County Road 250 W (Tower Rd.)

Thank you for your consideration. Should you have any questions or concerns, please feel free to contact me via email at dtursman@lukebrands.com.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Daniel Tursman', written over the text 'Respectfully Submitted,'.

Daniel Tursman

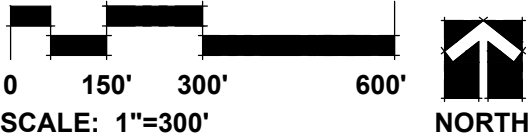
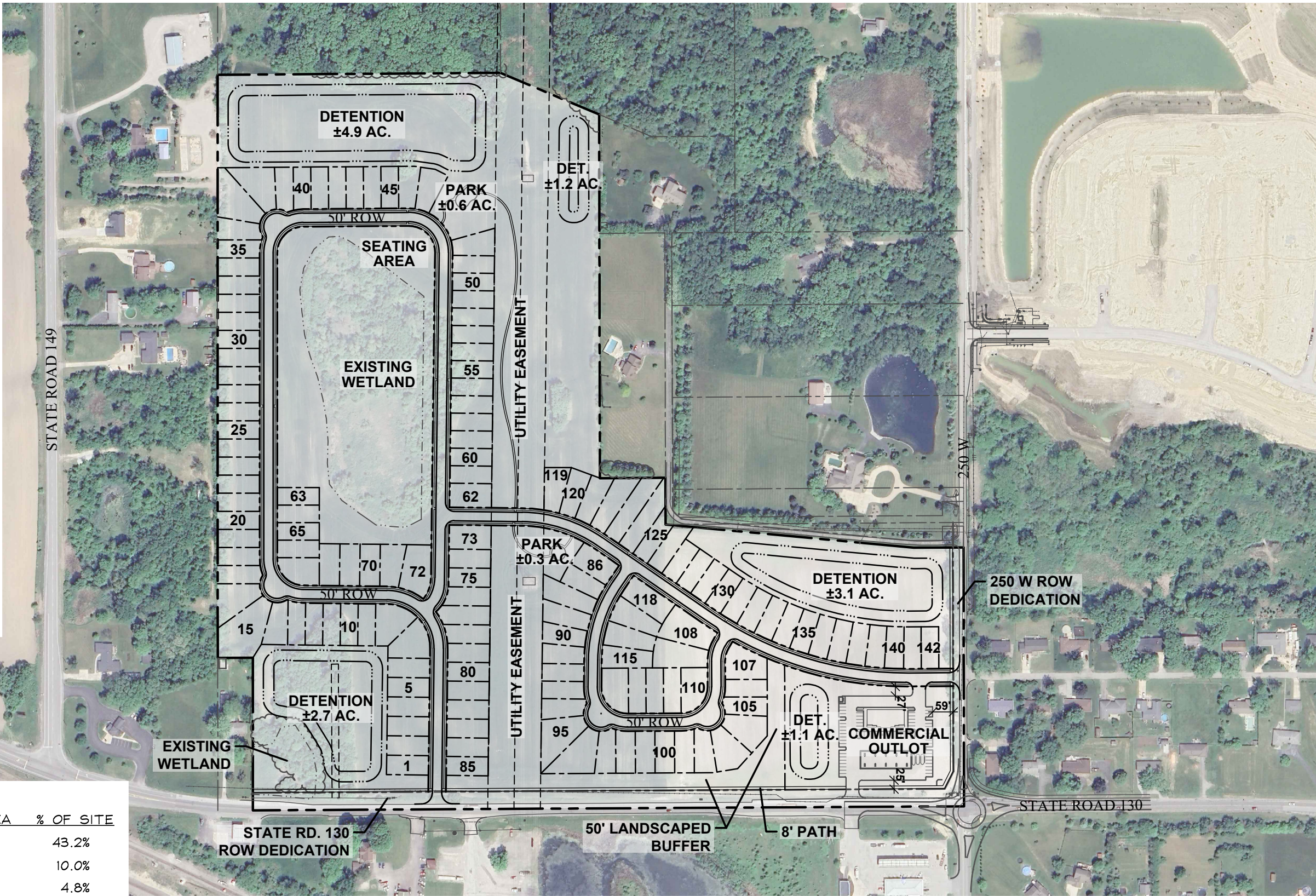


TYPICAL LOT DETAIL
SCALE: 1"=40'

CF&E FORT WAYNE SUBDIVISION
92 B NS CHICAGO DISTRICT

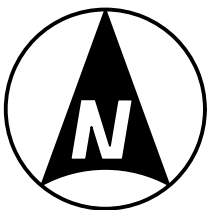
SITE DATA

LAND USE	UNITS	AREA	% OF SITE
SINGLE FAMILY (50'x120')	142	30.3	43.2%
UTILITY EASEMENTS		7.0	10.0%
COMMERCIAL OUTLOT		3.4	4.8%
DETENTION / OPEN SPACE		26.7	38.0%
STATE ROAD 130 ROW DED.		2.3	3.3%
250 W ROW DEDICATION		0.5	0.7%
TOTAL	142	70.2 AC.	100.0%



CONCEPT PLAN
VALPARAISO, INDIANA

08/27/2025

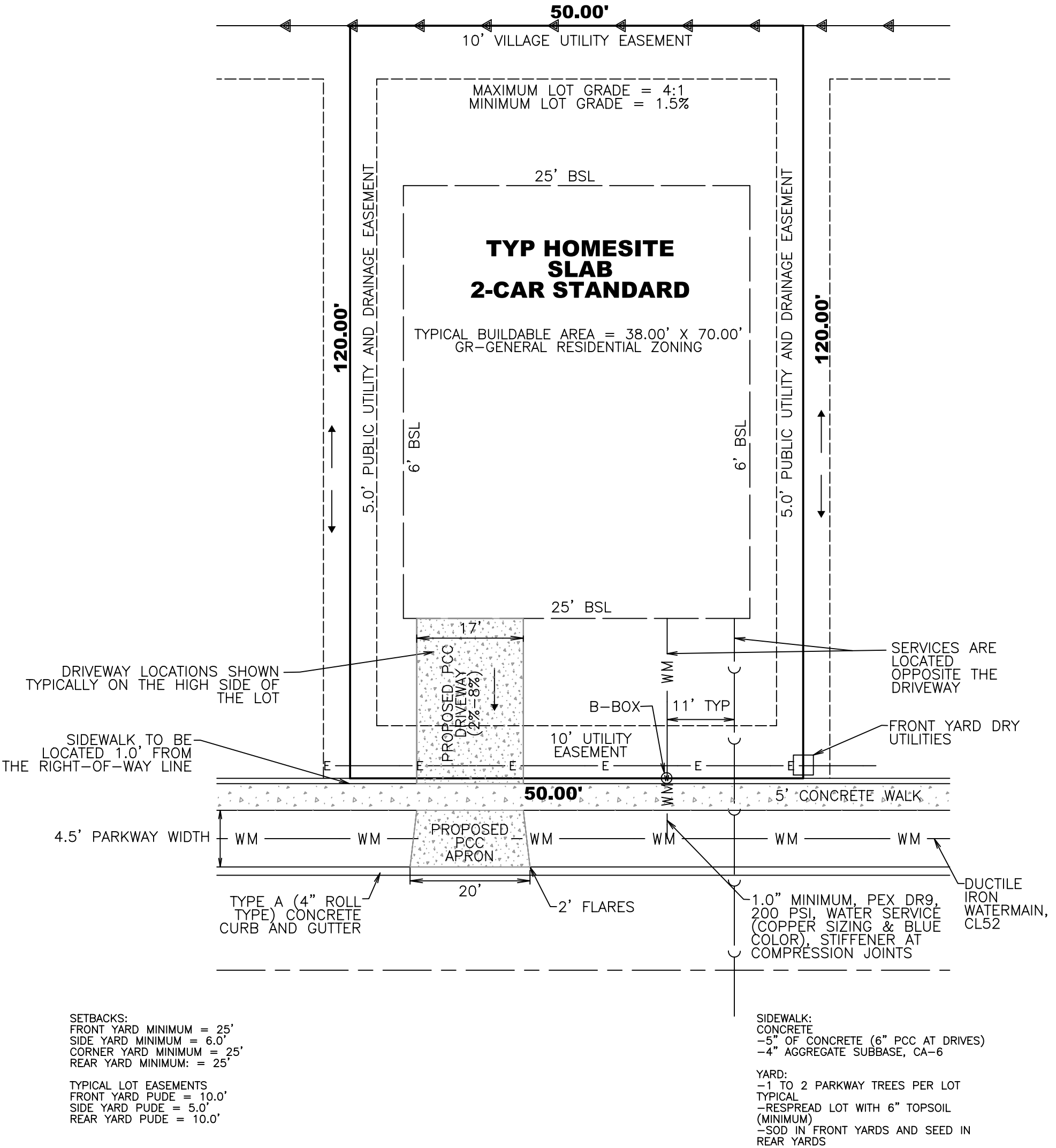


NOT TO SCALE

TYPICAL HOMESITE EXHIBIT

"PROPOSED SINGLE FAMILY"

TYPICAL PROPOSED HOMESITE
MINIMUM SINGLE FAMILY HOMESITE AREA IS APPROXIMATELY 6,000 SF



SETBACKS:
FRONT YARD MINIMUM = 25'
SIDE YARD MINIMUM = 6.0'
CORNER YARD MINIMUM = 25'
REAR YARD MINIMUM: = 25'

TYPICAL LOT EASEMENTS
FRONT YARD PUDE = 10.0'
SIDE YARD PUDE = 5.0'
REAR YARD PUDE = 10.0'

SIDEWALK:
CONCRETE
-5" OF CONCRETE (6" PCC AT DRIVES)
-4" AGGREGATE SUBBASE, CA-6

YARD:
-1 TO 2 PARKWAY TREES PER LOT
TYPICAL
-RESPREAD LOT WITH 6" TOPSOIL
(MINIMUM)
-SOD IN FRONT YARDS AND SEED IN
REAR YARDS



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

DATE	DESCRIPTION	BY

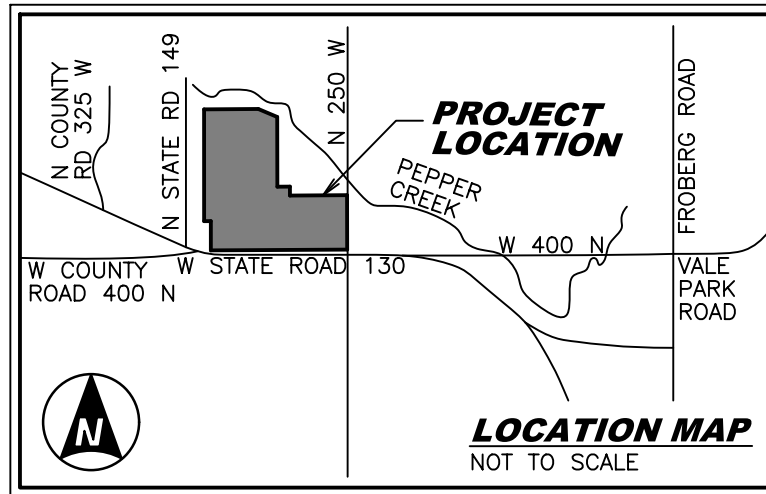
**TYPICAL HOMESITE EXHIBIT-
CORE SERIES
TOWER ROAD AND STATE ROAD 130
VALPARAISO, INDIANA**

DATE: 08-27-25 | DR BY: MEB | PROJ NO: 5225 | LOT NO: TYPICAL

BOUNDARY SURVEY

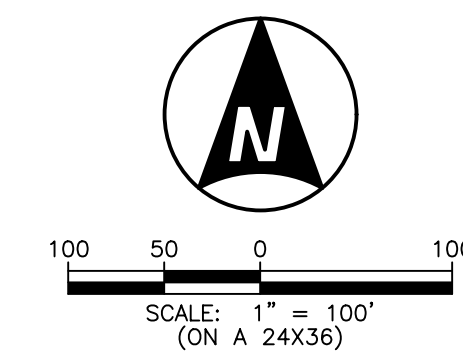
SEE PAGE 2 FOR LEGAL DESCRIPTION

SEE SHEET 2



AREA:
PROPERTY CONTAINS 3,058,234 SQUARE FEET OR 70.207 ACRES MORE OR LESS

P.L.N.:
64-09-09-300-015.000-031
64-09-09-376-001.000-031

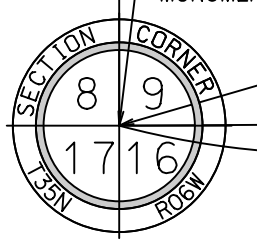


LEGEND:

- BOUNDARY LINE
- EASEMENT LINE
- APPARENT RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- UNDERLYING LOT LINE
- SECTION LINE
- OH OVERHEAD WIRE
- FENCE
- MANHOLE (MH)
- CATCH BASIN (CB)
- FLARED END SECTION (FES)
- VALVE BOX (VB)
- CLEANOUT (CO)
- GAS VALVE (GV)
- FIRE HYDRANT (FH)
- ELECTRIC MANHOLE (EMH)
- HANDHOLE (HH)
- POWER POLE (PP)
- GUY WIRE (GW)
- CABLE PEDESTAL (PEDC)
- ELECTRIC PEDESTAL (PEDE)
- TELEPHONE PEDESTAL (PEDT)
- TRANSFORMER SIGN
- MAILBOX (MB)
- CURB AND GUTTER
- CHAIN LINK FENCE
- (C) CALCULATED
- (D) DEED
- EM ELECTRIC METER
- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- GM GAS METER
- PCS PORTER COUNTY SURVEYOR
- (R) RECORD
- SAN SANITARY
- STM STORM
- SIR SET IRON ROD WITH CAP STAMPED
- SIR SET MAG NAIL WITH WASHER STAMPED
- SIR "DERANGO LS#22100011"
- SIR "DERANGO LS#22100011"
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- BUILDING
- DEPRESSED CURB

NOTES:

- THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO. CTNW2503295 WITH A COMMITMENT DATE OF JUNE 6, 2025.
- THE BASIS OF BEARINGS IS THE INDIANA STATE PLANE COORDINATE SYSTEM NAD 83 2011 ZONE 1302 (INDIANA WEST).
- ACCORDING TO OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 18127C0201D, WITH AN EFFECTIVE DATE OF SEPTEMBER 30, 2015. SUBJECT TO MAP INTERPRETATION AND SCALING.
- NO BUILDINGS EXIST ON THE HEREON DESCRIBED PROPERTY.
- SEE TOPOGRAPHIC SURVEY PREPARED BY MACKIE CONSULTANTS, LLC PROJECT NUMBER 5225 DATED 08/28/25 FOR WETLAND AREAS AND SOIL BORING LOCATIONS.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS SURVEY AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
- REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR ADDITIONAL RESTRICTIONS.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
- CONTACT INDIANA811 AT 800-382-5544 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO DIGGING.
- OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES LOCATED AND SHOWN HEREON.
- SURVEY IS BASED ON FIELD WORK COMPLETED ON 07-28-25.
- PEPPER CREEK APPEARS TO BE MORE THAN 75 FEET FROM THIS PROPERTY.
- ALL MONUMENTS SHOWN HEREON WERE SET OR FOUND TO BE NEAR OR AT GRADE AND IN GOOD CONDITION UNLESS OTHERWISE NOTED ON THE SURVEY.



SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9-35-6

OWNER: Tech Credit Union Corp
TAX ID. NO.: 64-09-09-351-002.000-003

OWNER: WMAI LLC
TAX ID. NO.: 64-09-09-300-014.000-003

OWNER: Smrdzick Derrick & Chaz/H&W
TAX ID. NO.: 64-09-09-300-007.000-003

OWNER: Garcia Robert D & Garcia Nicole K
TAX ID. NO.: 64-09-09-300-008.000-003

OWNER: Sikora Andrzej & Malgorzata/H&W
TAX ID. NO.: 64-09-09-300-009.000-003

PARCEL 2
UNSUBDIVIDED
TAX ID. NO.: 64-09-09-300-015.000-031

S89°40'16"W
100.00'

FOUND PINCHED PIPE 0.38' S & 0.15' W (0.2' BELOW GRADE)

N00°00'36"W
435.61'

EAST LINE OF THE WEST 616.85' OF THE SOUTHWEST QUARTER OF SECTION 9-35-6

SMN W/WASHER AT CORNER

OWNER: WMAI LLC
TAX ID. NO.: 64-09-09-300-014.000-003

OWNER: Tech Credit Union Corp
TAX ID. NO.: 64-09-09-351-002.000-003

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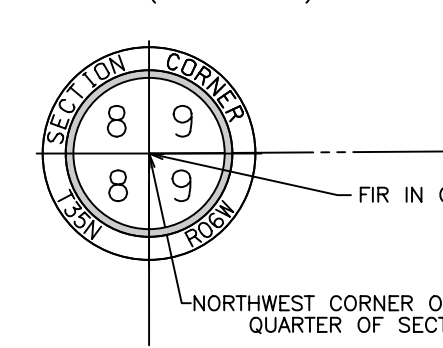
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SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9-



————	BOUNDARY LINE
-----	EASEMENT LINE
- - - - -	APPARENT RIGHT-OF-WAY LINE
=====	EXISTING LOT LINE
=====	UNDERLYING LOT LINE
- - - - -	SECTION LINE
— OH —	OVERHEAD WIRE
— X —	FENCE
⊙	MANHOLE (MH)
○	CATCH BASIN (CB)
◁	FLARED END SECTION (FES)

C&G	CURB AND GUTTER
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(C)	CALCULATED
(D)	DEED
EM	ELECTRIC METER
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
GM	GAS METER
PCS	PORTER COUNTY SURVEYOR
(R)	RECORD
SAN	SANITARY
STM	STORM

SIR	SET IRON ROD WITH CAP STAMPED "DERANGO LS#22100011"
SMN	SET MAG NAIL WITH WASHER STAMPED "DERANGO LS#22100011"
	CONCRETE (CONC)
	GRAVEL
	HOT MIX ASPHALT (HMA)
	BUILDING
	DEPRESSED CURB

PARCEL 1: (Pid: 64-09-09-300-015,000-031)
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN IN PORTER COUNTY, INDIANA, LYING NORTH OF THE RIGHT-OF-WAY OF STATE ROAD NO. 130; EXCEPTING THEREFROM THE EAST 1053.325 FEET THEREOF, AND EXCEPTING THE WEST 516.85 FEET THEREOF, AND EXCEPTING THE EAST 100 FEET OF THE WEST 516.85 FEET OF THE SOUTH 435.6 FEET THEREOF, AND ALSO EXCEPTING THE FOLLOWING TWO PARCELS:

EXCEPTION 1:
A PARCEL LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST (THE SECOND PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST ALONG THE NORTHERN BOUNDARY 516.85 FEET TO THE POINT OF BEGINNING; THENCE EAST ALONG SAID NORTHERN BOUNDARY OF SAID QUARTER SECTION 807 FEET; THENCE SOUTH 540 FEET; THENCE WEST 807 FEET; THENCE NORTH 540 FEET TO THE POINT OF BEGINNING.

EXCERPT 2:
THAT PART OF THE LAND LYING WITHIN THE FOLLOWING DESCRIBED TRACT: A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 650.00 FEET WEST OF THE EAST CORNER OF SAID SECTION 9, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL TO SAID EAST LINE 725.14 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 00 SECONDS WEST PARALLEL TO SAID NORTH LINE 236.79 FEET; THENCE SOUTH 67 DEGREES 05 MINUTES 55 SECONDS WEST 468.69 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 540.00 FEET TO THE EAST CORNER OF SAID SECTION 9, THENCE NORTH 89 DEGREES 38 MINUTES 38 SECONDS EAST ALONG SAID LINE 667.33 FEET TO THE POINT OF COMMENCEMENT.

PARCEL 2: (PID: 64-09-09-376-001.000-031)
THE EAST 1,053.325 FEET OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6
WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA, EXCEPTING THEREFROM THE
FOLLOWING 9 PARCELS:

EXCEPTION 1:
THE NORTH 1000.0 FEET OF THE EAST 650.0 FEET OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP
35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN IN PORTER COUNTY, INDIANA.

SECTION 2:
A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST, RANGE 10 WEST DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER WHICH IS 650.00 FEET WEST OF THE EAST LINE OF SAID QUARTER; THENCE SOUTH 00 DEGREES 05 MINUTES 45 SECONDS EAST PARALLEL TO SAID EAST LINE 725.14 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 00 SECONDS WEST PARALLEL TO SAID NORTH LINE 236.79 FEET; THENCE NORTH 67 DEGREES 05 MINUTES 55 SECONDS WEST 468.69 FEET THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 640.00 FEET TO SAID NORTH LINE; THENCE NORTH 89 DEGREES 38 MINUTES 00 SECONDS EAST ALONG SAID NORTH LINE 667.33 FEET TO THE POINT OF COMMENCEMENT.

EXCEPTION 35: THE LAND IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST, BOUNDARY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER WHICH IS 1772.0 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 38 MINUTES 58 SECONDS WEST 183.18 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, 60.0 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 45 SECONDS WEST 139.6 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER, 60.0 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 45 SECONDS WEST 750.0 FEET; THENCE NORTH 45 DEGREES 13 MINUTES 52 SECONDS WEST 28.22 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 45 SECONDS WEST 792.0 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 58 SECONDS WEST 274.86 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 05 SECONDS WEST 236.79 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 55 SECONDS WEST 183.18 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 45 SECONDS WEST 139.6 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER, 60.0 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 55 SECONDS WEST 183.18 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES 45 SECONDS WEST 139.6 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER, 60.0 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 55 SECONDS WEST 183.18 FEET TO THE POINT OF COMMENCEMENT.

EXCEPTION 4:
THE SOUTH 698.8 FEET OF THE NORTH 1698.8 FEET OF THE WEST 187.0 FEET OF THE EAST 1037.0
FEET OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND
PRINCIPAL MERIDIAN PORTER COUNTY, INDIANA.

EXCEPTION 5:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35
NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN; THENCE SOUTH 1,000 FEET ALONG THE
EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE WEST PARALLEL
TO THE NORTH LINE OF SAID QUARTER SECTION 830 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE
OF SAID QUARTER SECTION 207 FEET; THENCE EAST 830 FEET PARALLEL TO THE NORTH LINE OF SAID
QUARTER SECTION TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH 207 FEET
MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTION 6:
COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35
NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN; THENCE SOUTH 1469.90 FEET ALONG THE
EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE WEST PARALLEL TO THE
NORTH LINE OF SAID QUARTER SECTION 830 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID
QUARTER SECTION 262.50 FEET; THENCE EAST 830 FEET PARALLEL TO THE NORTH LINE TO THE NORTH LINE OF SAID
QUARTER SECTION TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH 262.50
FEET, MORE OR FEWS TO THE POINT OF BEGINNING.

EXCEPTION 7:
PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE
SECOND PRINCIPAL MERIDIAN DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID
SOUTHWEST QUARTER; THENCE SOUTH 0 DEGREES 11 MINUTES 55 SECONDS EAST 1207 FEET ALONG THE
EAST LINE OF SAID QUARTER; THENCE SOUTH 89 DEGREES 33 MINUTES 28 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER
SECTION 830 FEET TO A 3/4" IRON PIPE W/4" DIA.; THENCE SOUTH 0 DEGREES 11 MINUTES 55 SECONDS
EAST 1207 FEET ALONG THE EAST LINE OF SAID QUARTER; THENCE SOUTH 89 DEGREES 33 MINUTES 28 SECONDS
WEST PARALLEL WITH SAID NORTH LINE 830 FEET TO A 3/4" IRON
PIPE W/4" DIA.; THENCE SOUTH 0 DEGREES 11 MINUTES 55 SECONDS EAST 1207 FEET ALONG THE
LINE 525 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING PARCEL, TO-WIT:
THE NORTH 1/4 OF SAID QUARTER SECTION 830 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 28 SECONDS
WEST PARALLEL WITH SAID NORTH LINE 1469.50 FEET ALONG THE
EAST LINE OF SAID QUARTER SECTION 830 FEET; THENCE SOUTH 0 DEGREES 11 MINUTES 55 SECONDS
EAST PARALLEL WITH SAID NORTH LINE 1469.50 FEET TO A POINT ON THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH 262.50 FEET, MORE

SECTION 8:
PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER, THENCE ALONG THE EAST LINE OF SAID QUARTER SECTION TO A 3/4" IRON PIPE AND THE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 35 MINUTES SOUTH 28 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 100 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES SOUTH 28 SECONDS WEST PARALLEL WITH SAID EAST LINE 40 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES SOUTH 28 SECONDS WEST PARALLEL WITH SAID EAST LINE 110 FEET; THENCE NORTH 89 DEGREES 35 MINUTES SOUTH 28 SECONDS WEST PARALLEL WITH SAID EAST LINE 28.22 FEET TO A R.R. SPIKE; THENCE NORTH 0 DEGREES 11 MINUTES 55 SECONDS WEST PARALLEL WITH SAID EAST LINE 110 FEET; THENCE NORTH 89 DEGREES 35 MINUTES SOUTH 28 SECONDS WEST PARALLEL WITH SAID NORTH LINE 630 FEET TO THE POINT OF BEGINNING.

EXCEPTION 9:
A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35, NORTH, RANGE 6 WEST, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER WHICH IS 832.0 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER AND RUNNING THENCE SOUTH 89 DEGREES 37 MINUTES 48 SECONDS WEST 850.0 FEET; THENCE SOUTH 84 DEGREES 38 MINUTES 32 SECONDS EAST 711.40 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 48 SECONDS EAST 141.83 FEET TO SAID EAST LINE; THENCE NORTH 0 DEGREES 05 MINUTES 45 SECONDS WEST 71.0 FEET TO THE POINT OF COMMENCEMENT.

MONUMENT SIGN x5
& RETAINING WALL x2

STATION

CONC. WALK

WOODWARD ROAD

WOODWARD AVENUE

CONC C&G

CONC WALK

WOODWARD

PROPERTY DESCRIPTION:
(NON-RECORD, CREATED FOR THIS PLAT):
-MONUMENT
SIGN
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6
WEST OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

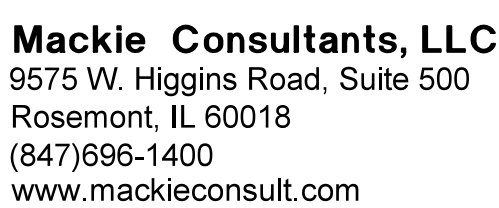
[illegible]

SHEET
2 OF 2

PROJECT NUMBER:	52
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ILLINOIS FIRM LICENSE 184-0	

STATE ROAD NO. 149
N00°00'36"W 2639.04'
EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 9-35-6

8/29/2025 9:14:48 AM
N:\5225\Survey\Existing\5225-Boundary Survey-2.plt



Luke
FAMILY OF BRANDS

3592 HOBART ROAD
HOBART, INDIANA 46342

			DESIGNED	- - -
			DRAWN	MJF
			APPROVED	JDD
			DATE	08/27/2025
08-29-25	ADDED UTILITY EASEMENT	MJF	SCALE	1" = 100'
DATE	DESCRIPTION OF REVISION	BY		

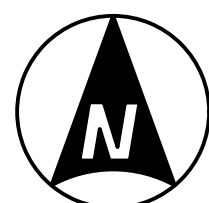
**BOUNDARY SURVEY
TOWER ROAD AND STATE ROAD 130
VALPARAISO, INDIANA**

SHEET

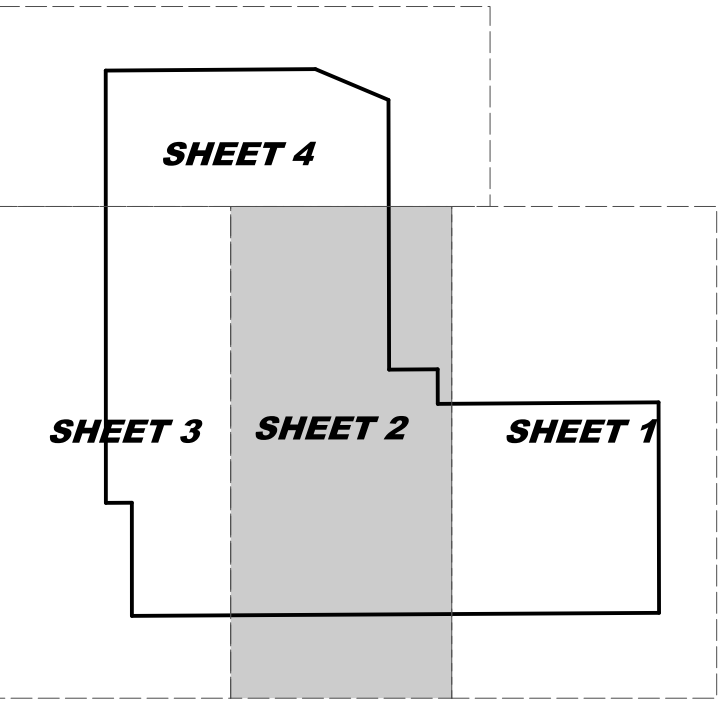
TOPOGRAPHIC SURVEY

LEGEND:

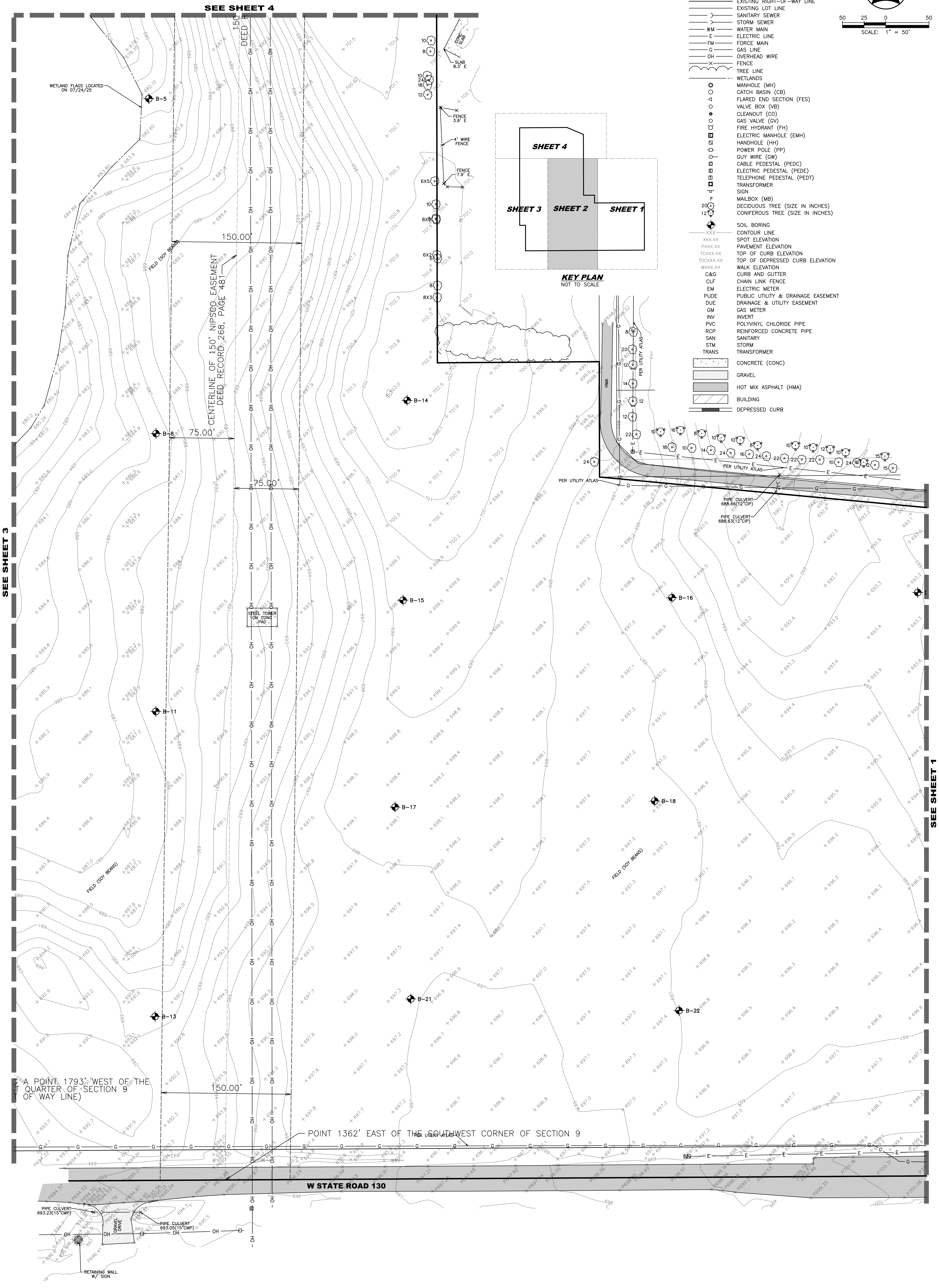
- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- ELECTRIC LINE
- FORCE MAIN
- GAS LINE
- OVERHEAD WIRE
- FENCE
- TREE LINE
- WETLANDS
- MANHOLE (MH)
- CATCH BASIN (CB)
- FLARED END SECTION (FES)
- VALVE BOX (VB)
- CLEANOUT (CO)
- GAS VALVE (GV)
- FIRE HYDRANT (FH)
- ELECTRIC MANHOLE (EMH)
- HANDHOLE (HH)
- POWER POLE (PP)
- GUY WIRE (GW)
- CABLE PEDESTAL (PEDC)
- ELECTRIC PEDESTAL (PEDE)
- TELEPHONE PEDESTAL (PEDT)
- TRANSFORMER SIGN
- MAILBOX (MB)
- DECIDUOUS TREE (SIZE IN INCHES)
- CONIFEROUS TREE (SIZE IN INCHES)
- SOIL BORING
- CONTOUR LINE
- SPOT ELEVATION
- PAVEMENT ELEVATION
- TOP OF CURB ELEVATION
- TOP OF DEPRESSION CURB ELEVATION
- WALK ELEVATION
- CURB AND GUTTER
- CHAIN LINK FENCE
- CLF
- EM
- PUDE
- DUE
- GM
- INV
- PVC
- RCP
- SAN
- STM
- TRANS
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- BUILDING
- DEPRESSED CURB



50 25 0 50
SCALE: 1" = 50'



KEY PLAN
NOT TO SCALE



LUKE LAND, LLC
3592 N HOBART ROAD
HOBART, INDIANA



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

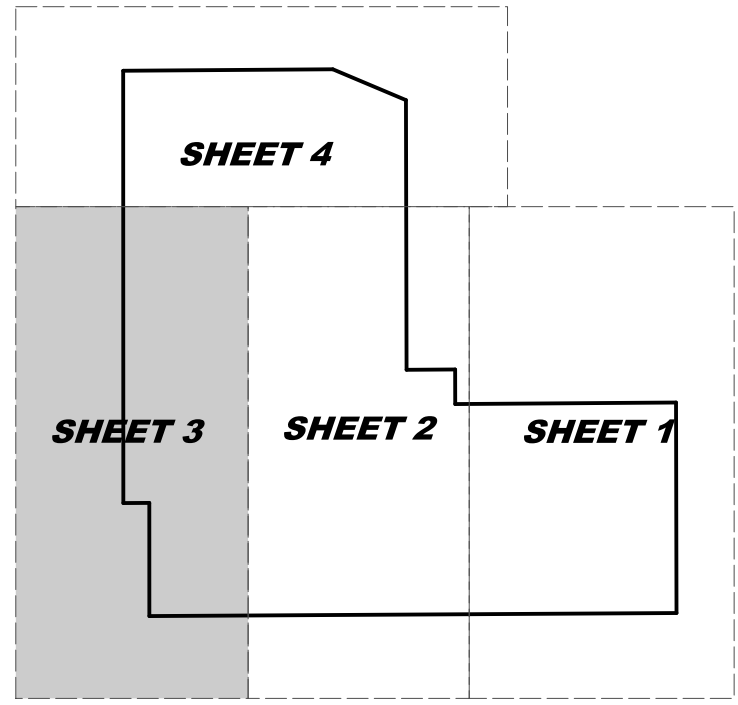
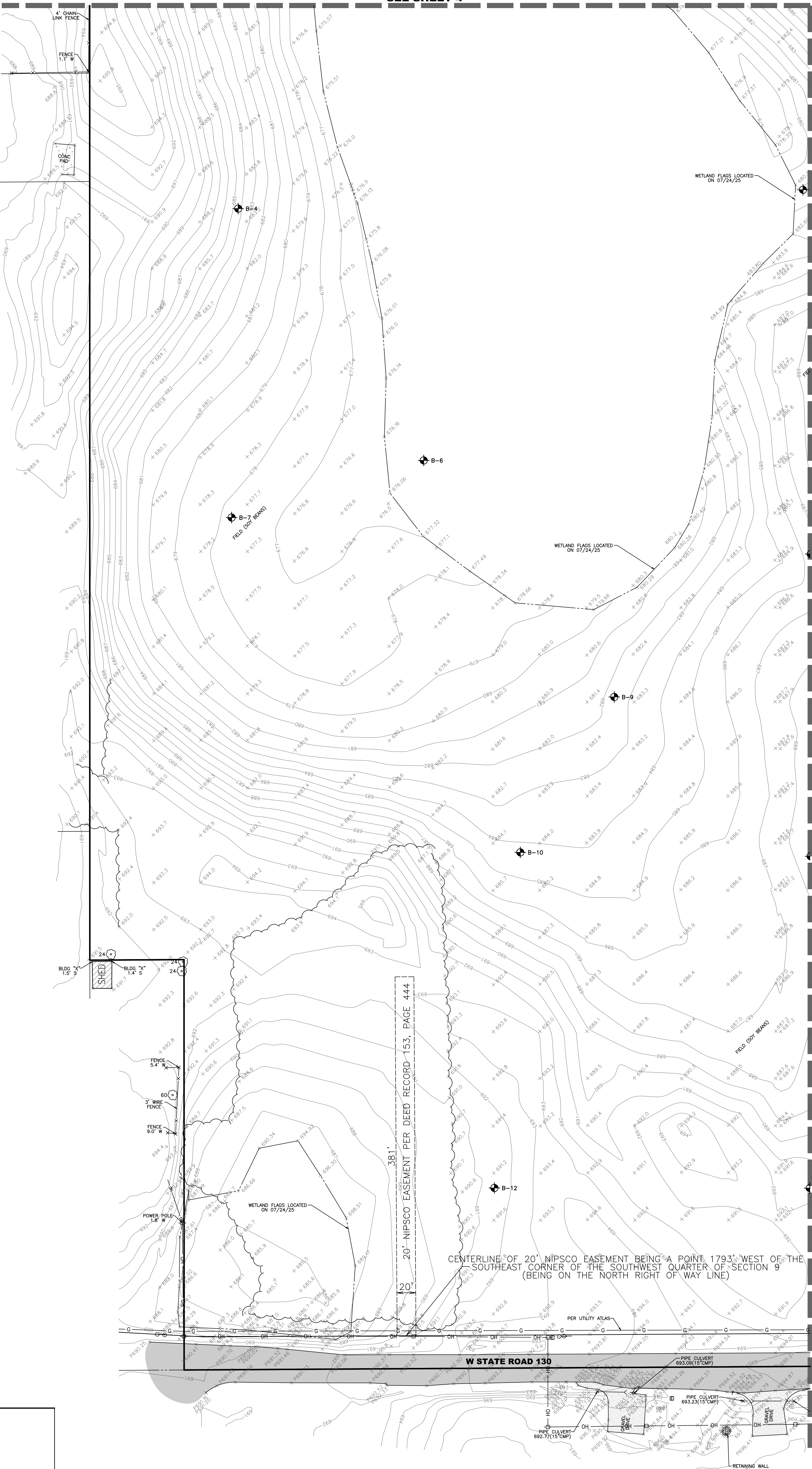
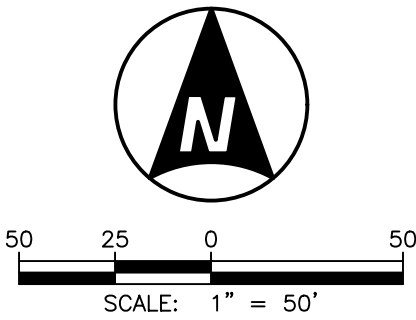
DESIGNED	-
DRAWN	HDC
APPROVED	JDD
DATE	08/06/2025
SCALE	1" = 50'

TOPOGRAPHIC SURVEY
TOWER ROAD AND STATE ROAD 130
VALPARAISO, INDIANA

SHEET	2 OF 4
PROJECT NUMBER:	5225
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ILLINOIS FIRM LICENSE 184-002694	

TOPOGRAPHIC SURVEY

SEE SHEET 4



- LEGEND:**
- BOUNDARY LINE
 - EXISTING RIGHT-OF-WAY LINE
 - EXISTING LOT LINE
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - ELECTRIC LINE
 - FORCE MAIN
 - GAS LINE
 - OVERHEAD WIRE
 - FENCE
 - TREE LINE
 - WETLANDS
 - MANHOLE (MH)
 - CATCH BASIN (CB)
 - FLARED END SECTION (FES)
 - VALVE BOX (VB)
 - CLEANOUT (CO)
 - GAS VALVE (GV)
 - FIRE HYDRANT (FH)
 - ELECTRIC MANHOLE (EMH)
 - HANDHOLE (HH)
 - POWER POLE (PP)
 - GUY WIRE (GW)
 - CABLE PEDESTAL (PEDC)
 - ELECTRIC PEDESTAL (PEDE)
 - TELEPHONE PEDESTAL (PEDT)
 - TRANSFORMER
 - MAILBOX (MB)
 - DECIDUOUS TREE (SIZE IN INCHES)
 - CONIFEROUS TREE (SIZE IN INCHES)
 - SOIL BORING
 - CONTOUR LINE
 - SPOT ELEVATION
 - PAVEMENT ELEVATION
 - TOP OF CURB ELEVATION
 - TOP OF DEPRESSED CURB ELEVATION
 - WALK ELEVATION
 - C&G
 - CLF
 - EM
 - PUDE
 - DUE
 - GM
 - INV
 - PVC
 - RCP
 - SAN
 - STM
 - TRANS
 - CONCRETE (CONC)
 - GRAVEL
 - HOT MIX ASPHALT (HMA)
 - BUILDING
 - DEPRESSED CURB

LUKE LAND, LLC
3592 N HOBART ROAD
HOBART, INDIANA

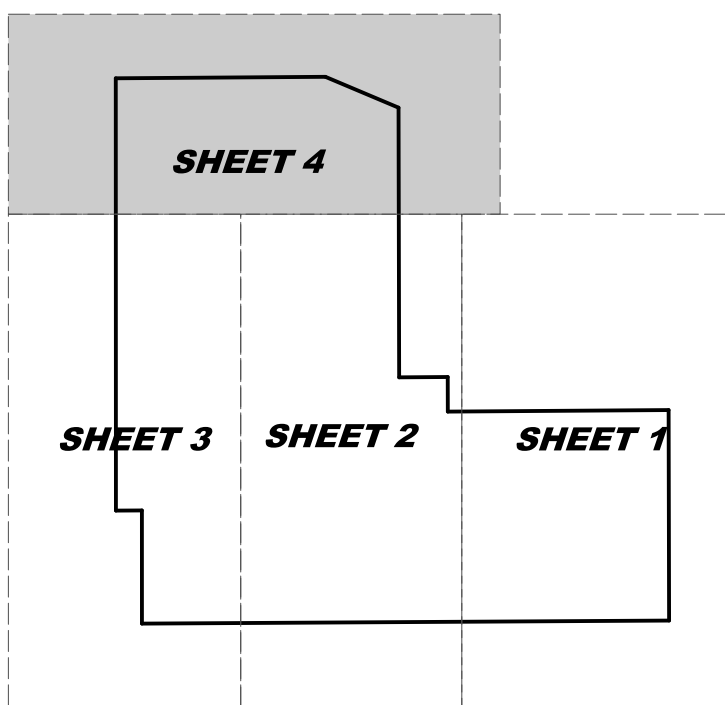


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www.mackieconsult.com

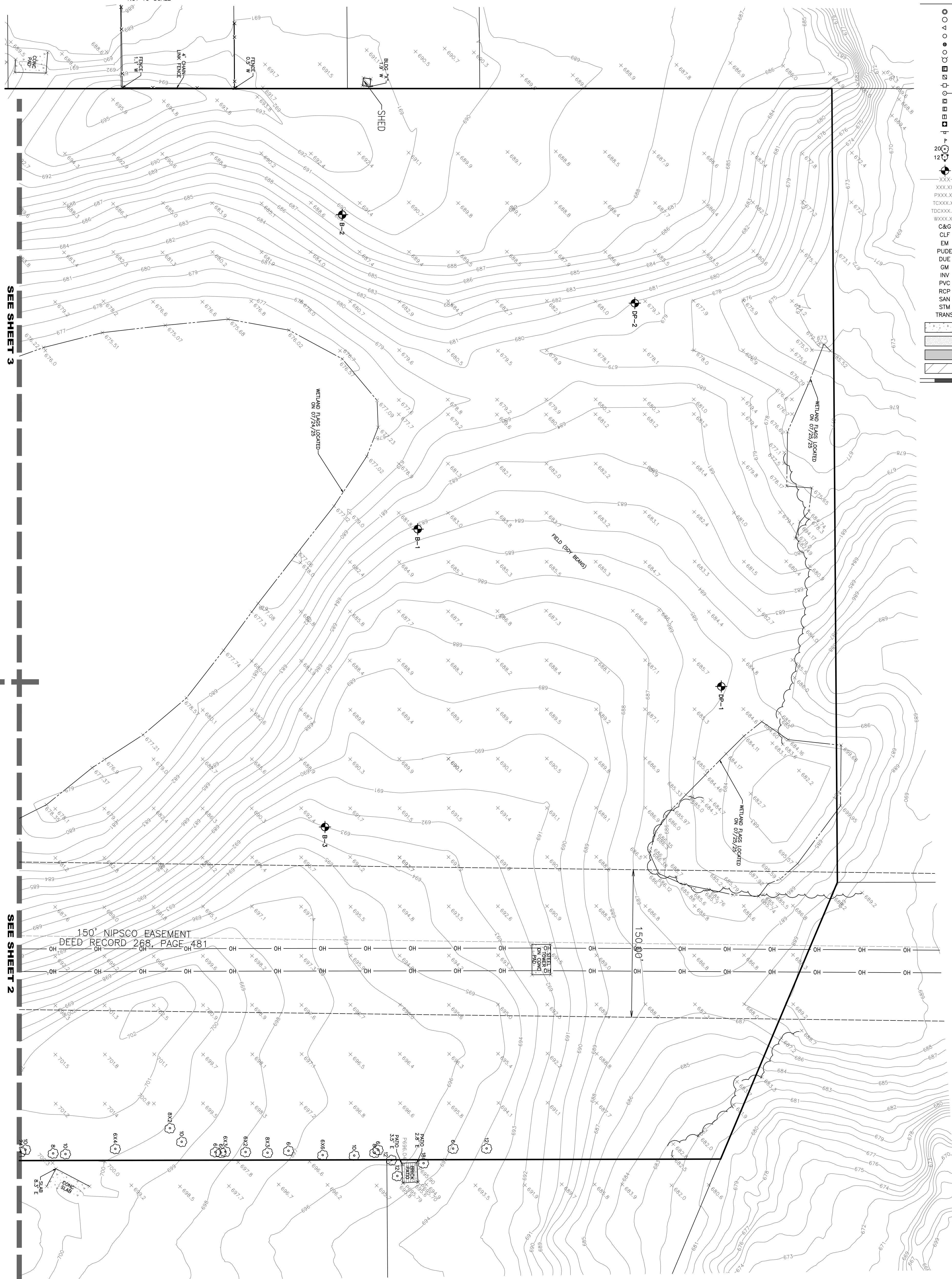
			DESIGNED	-
			DRAWN	HDC
			APPROVED	JDD
			DATE	08/06/2025
DATE	DESCRIPTION OF REVISION	BY	SCALE	1" = 50'

TOPOGRAPHIC SURVEY
TOWER ROAD AND STATE ROAD 130
VALPARAISO, INDIANA

SHEET	3 OF 4
PROJECT NUMBER:	5225
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ILLINOIS FIRM LICENSE	184-002694



KEY PLAN
NOT TO SCALE



LEGEND:

- | | |
|----------|------------------------------------|
| _____ | BOUNDARY LINE |
| _____ | EXISTING RIGHT-OF-WAY LINE |
| _____ | EXISTING LOT LINE |
| _____> | SANITARY SEWER |
| _____X | STORM SEWER |
| _____WM | WATER MAIN |
| _____E | ELECTRIC LINE |
| _____FM | FORCE MAIN |
| _____G | GAS LINE |
| _____OH | OVERHEAD WIRE |
| _____X | FENCE |
| _____ | TREE LINE |
| _____ | WETLANDS |
| ○ | MANHOLE (MH) |
| △ | CATCH BASIN (CB) |
| ◊ | END FLARED SECTION (FES) |
| ○ | VALVE BOX (VB) |
| ○ | CLEANOUT (CO) |
| ○ | GAS VALVE (GV) |
| ○ | FIRE HYDRANT (FH) |
| ○ | ELECTRIC MANHOLE (EMH) |
| □ | HANDHOLE (HH) |
| □ | POWER POLE (PP) |
| ○ | GUY WIRE (GW) |
| □ | CABLE PEDESTAL (PEDC) |
| □ | ELECTRIC PEDESTAL (PEDE) |
| □ | TELEPHONE PEDESTAL (PEDT) |
| □ | TRANSFORMER |
| □ | SIGN |
| P | MAILBOX (MB) |
| 20" | DECIDUOUS TREE (SIZE IN INCHES) |
| 12" | CONIFEROUS TREE (SIZE IN INCHES) |
| ⊕ | SOIL BORING |
| _____ | CONTOUR LINE |
| XXXXXX | SPOT ELEVATION |
| XXXXXX | PAVEMENT ELEVATION |
| TCXXXXXX | TOP OF CURB ELEVATION |
| TDXXXXXX | TOP OF DEPRESSION CURB ELEVATION |
| XXXXXX | WALK ELEVATION |
| C&G | CURB AND GUTTER |
| CLF | CHAIN LINK FENCE |
| EM | ELECTRIC METER |
| PUDE | PUBLIC UTILITY & DRAINAGE EASEMENT |
| DUE | DRAINAGE & UTILITY EASEMENT |
| GM | GAS METER |
| INV | INVERT |
| PVC | POLYVINYL CHLORIDE PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| SAN | SANITARY |
| STM | STORM |
| TRANS | TRANSFORMER |
| ▒ | CONCRETE (CONC) |
| ▒ | GRAVEL |
| ▒ | HOT MIX ASPHALT (HMA) |
| ▒ | BUILDING |
| ▒ | DEPRESSED CURB |

**LUKE LAND, LLC
3592 N HOBART ROAD
HOBART, INDIANA**



Mackie Consultants, LLC
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Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

			DESIGNED	-
			DRAWN	HDC
			APPROVED	JDD
			DATE	08/06/2025
DATE	DESCRIPTION OF REVISION	RY	SCALE	1" = 50'

TOPOGRAPHIC SURVEY
TOWER ROAD AND STATE ROAD 130
VALPARAISO, INDIANA

SHEET

4 OF 4

PROJECT NUMBER:	5225
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ILLINOIS FIRM LICENSE 184-002694	

9/28/2025 1:18:08 PM
N: | 5225 | Survey | Existing | 5225-Topo - 4.plt

ZONING PLAT

PROPERTY DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
BEGINNING AT A IRON ROAD FOUND AT GRADE PER PORTER COUNTY SURVEYOR MONUMENT RECORD 23065 AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 89 DEGREES 40 MINUTES 16 SECONDS WEST (BASIS OF BEARING IS THE INDIANA STATE PLANE COORDINATE SYSTEM NAD 83 (2011), WEST ZONE 1032), ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 2029.22 FEET TO A MAG NAIL WITH WASHER STAMPED "DERANGO LS#22100011" SET AT GRADE ON THE EAST LINE OF THE WEST 616.85 FEET OF THE SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 36 SECONDS WEST, ALONG SAID EAST LINE, 435.61 FEET TO THE NORTH LINE OF THE SOUTH 435.61 FEET OF THE SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 40 MINUTES 16 SECONDS WEST, ALONG SAID NORTH LINE, 100.00 FEET TO THE EAST LINE OF THE WEST 516.85 FEET OF THE SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 36 SECONDS WEST, ALONG SAID EAST LINE 1664.04 FEET TO A LINE 540.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 36 MINUTES 09 SECONDS EAST, ALONG SAID PARALLEL LINE, 807.00 FEET TO A 1/2 INCH IRON ROD FOUND AT GRADE; THENCE SOUTH 67 DEGREES 07 MINUTES 18 SECONDS EAST, 305.35 FEET TO A 5/8 INCH IRON ROD WITH CAP "BEEG S0004" FOUND AT GRADE ON A LINE 1037.00 WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 07 MINUTES 25 SECONDS EAST, ALONG SAID PARALLEL LINE, 1038.14 FEET TO A 5/8 INCH IRON ROD WITH CAP "DAVID TIEMENS 29980020" FOUND AT GRADE; THENCE NORTH 89 DEGREES 36 MINUTES 09 SECONDS EAST, 187.00 FEET TO A 5/8 INCH IRON ROD WITH CAP "DAVID TIEMENS 29980020" FOUND AT GRADE ON A LINE 850.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 07 MINUTES 25 SECONDS WEST, ALONG SAID PARALLEL LINE, 133.21 FEET TO A 5/8 INCH IRON ROD FOUND AT GRADE; THENCE SOUTH 84 DEGREES 40 MINUTES 11 SECONDS EAST, 711.40 FEET TO A IRON ROD WITH CAP STAMPED "DERANGO LS#22100011" SET AT GRADE; THENCE NORTH 89 DEGREES 47 MINUTES 09 SECONDS EAST, 141.81 FEET TO A MAG NAIL WITH WASHER STAMPED "DERANGO LS#22100011" SET AT GRADE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 00 DEGREES 07 MINUTES 25 SECONDS EAST, ALONG SAID EAST LINE, 738.71 FEET TO THE POINT OF BEGINNING IN VALPARAISO, PORTER COUNTY, INDIANA

PROPOSED ZONING GROSS AREA:

GR - GENERAL RESIDENTIAL: 66.016 ACRES
CG - COMMERCIAL, GENERAL: 4.192 ACRES

LEGEND:

- BOUNDARY LINE
- APPARENT RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- UNDERLYING LOT LINE
- SECTION LINE
- CHORD BEARING
- L= ARC LENGTH
- R= RADIUS
- (R) RECORD
- PROPOSED GR - GENERAL RESIDENTIAL ZONING
- PROPOSED CG - COMMERCIAL, GENERAL ZONING

EXISTING ZONING:

RU - RURAL

PROPOSED ZONING:

GR - GENERAL RESIDENTIAL
CG - COMMERCIAL, GENERAL

NOTES:

- THE LEGAL DESCRIPTION SHOWN HEREON IS FROM BOUNDARY SURVEY PREPARED BY MACKIE CONSULTANTS, LLC. DATED AUGUST 28, 2025. THIS PLAT IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO. CTNW2503295 WITH A COMMITMENT DATE OF JUNE 6, 2025.
- THE BASIS OF BEARINGS IS THE INDIANA STATE PLANE COORDINATE SYSTEM NAD 83 2011 ZONE 1302 (INDIANA WEST).
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.

STATE OF ILLINOIS)
COUNTY OF COOK)

WE, MACKIE CONSULTANTS LLC, AN INDIANA PROFESSIONAL DESIGN FIRM NO. 2011061400668.00, HEREBY CERTIFY THAT THIS ZONING PLAT IS PREPARED WITH OFFICIAL RECORDS AND IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, OR A SURVEYOR LOCATION REPORT.

GIVEN UNDER MY HAND AND SEAL THIS 28TH DAY OF AUGUST, 2025 IN ROSEMONT, ILLINOIS.

MACKIE CONSULTANTS LLC

MICHAEL FREIDEL
INDIANA PROFESSIONAL LAND SURVEYOR NO. LS22500029
LICENSE EXPIRES: JULY 31, 2026

CLIENT:



3592 HOBART ROAD
HOBART, INDIANA 46342



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

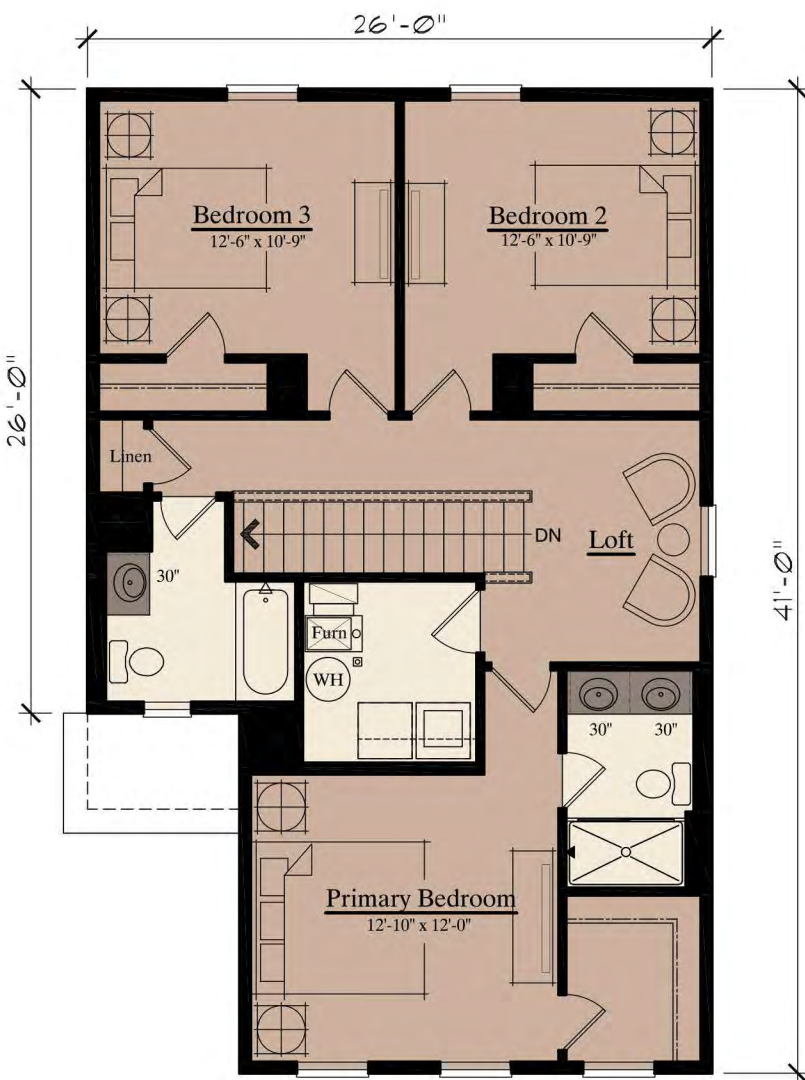
			DESIGNED	MTL
			DRAWN	MJF
			APPROVED	JDD
			DATE	08/28/2025
			SCALE	1" = 150'
DATE	DESCRIPTION OF REVISION	BY		

ZONING PLAT VALPARAISO, INDIANA

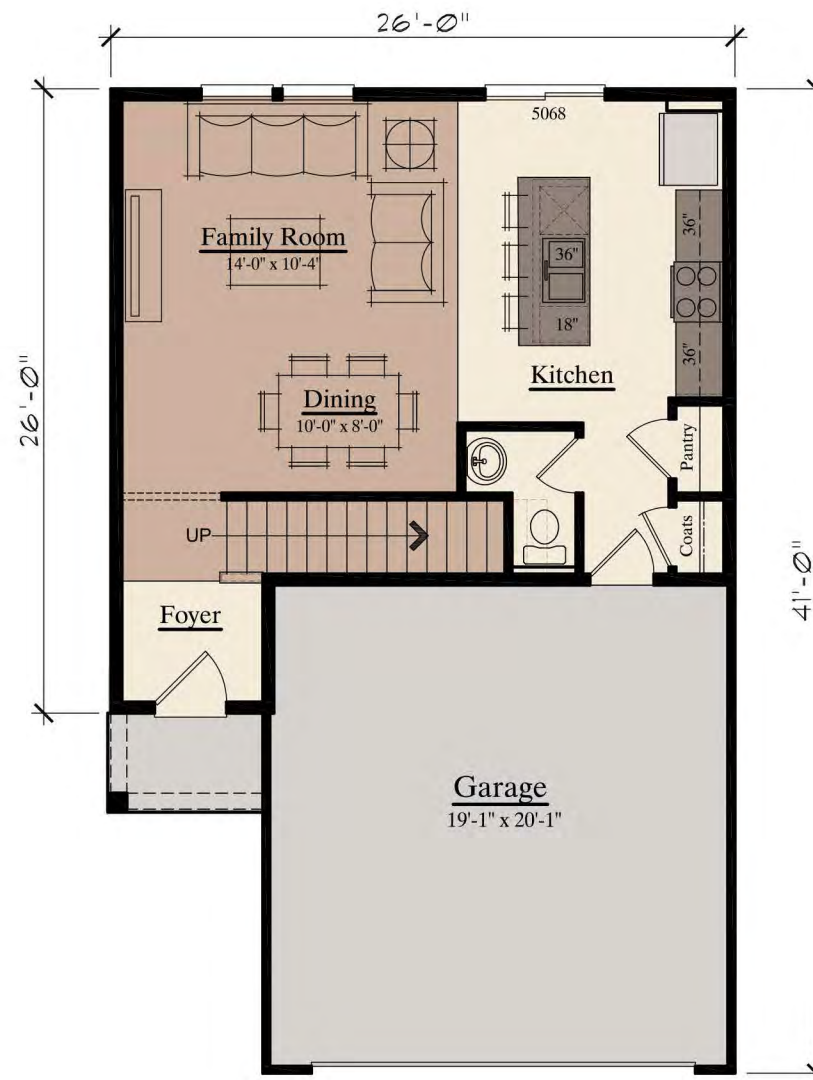
SHEET	
1	OF 1
PROJECT NUMBER:	5225
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ILLINOIS FIRM LICENSE 184-002694	

FOR TRUE SCALE FULL SIZE PRINT IS 18 X 24





2nd FLOOR PLAN



1st FLOOR PLAN

T H E 1 5 0 8 P L A N

3 0 ' C O R E P L A N S

5/10/2024

1,508 sf



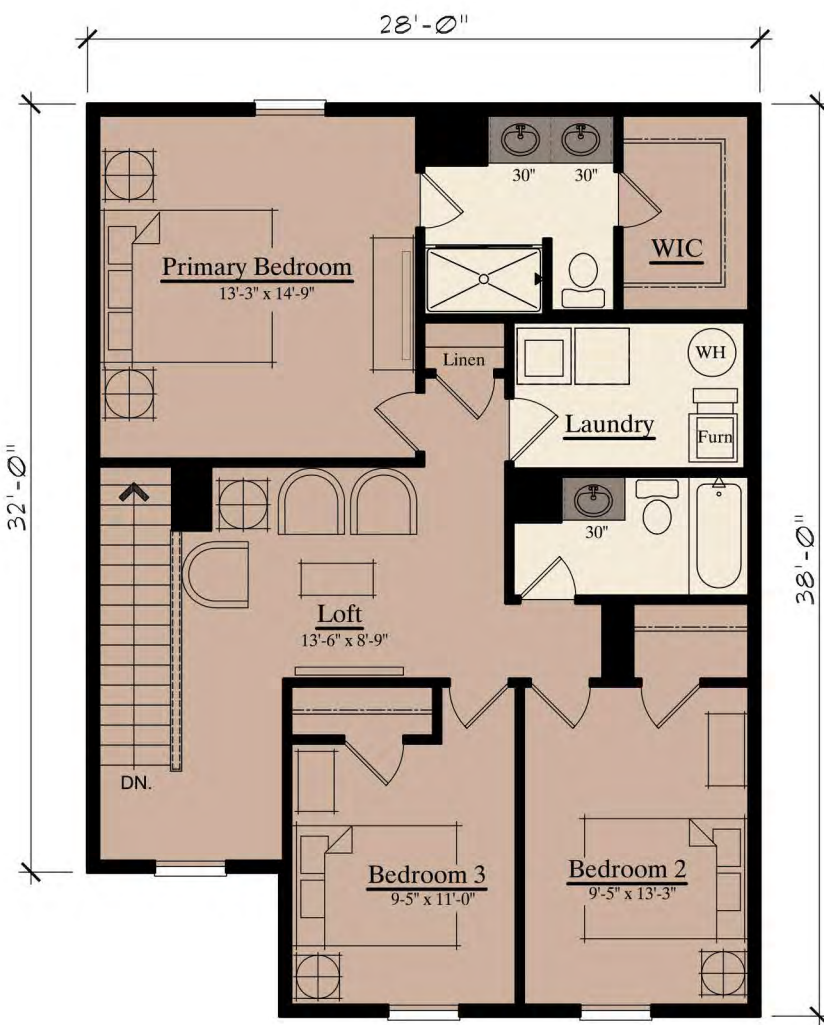
ELEVATION C



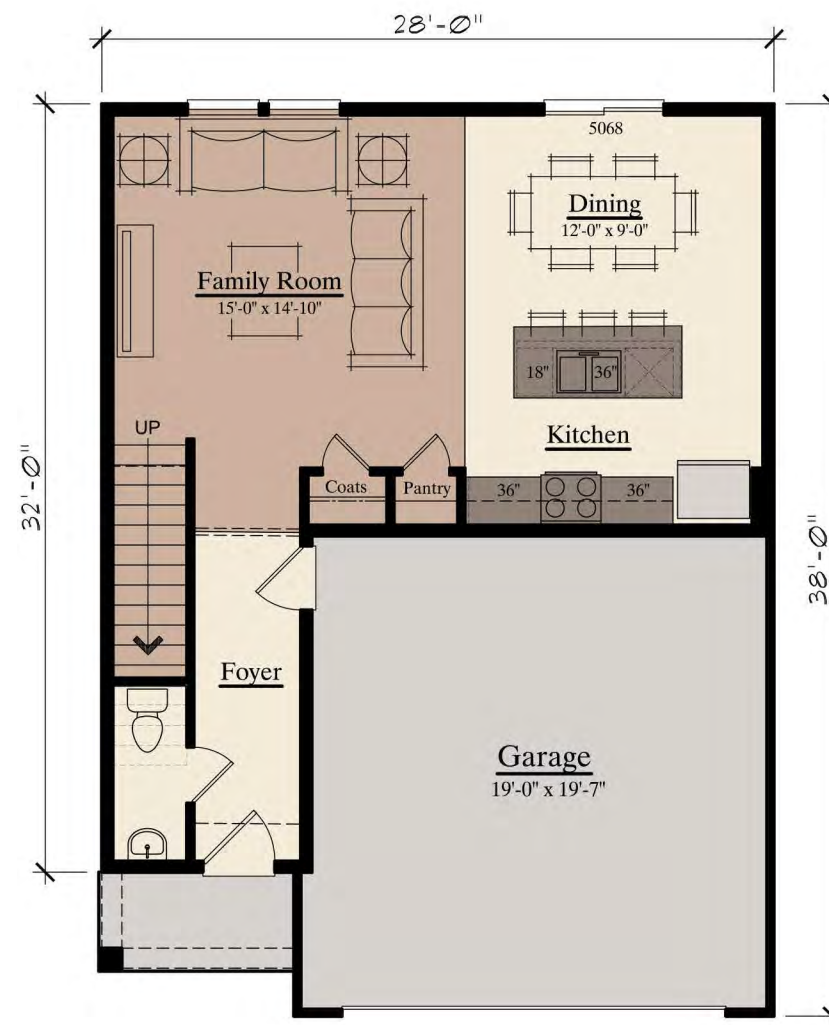
ELEVATION B



ELEVATION A



2nd FLOOR PLAN



1st FLOOR PLAN

1,625 sf



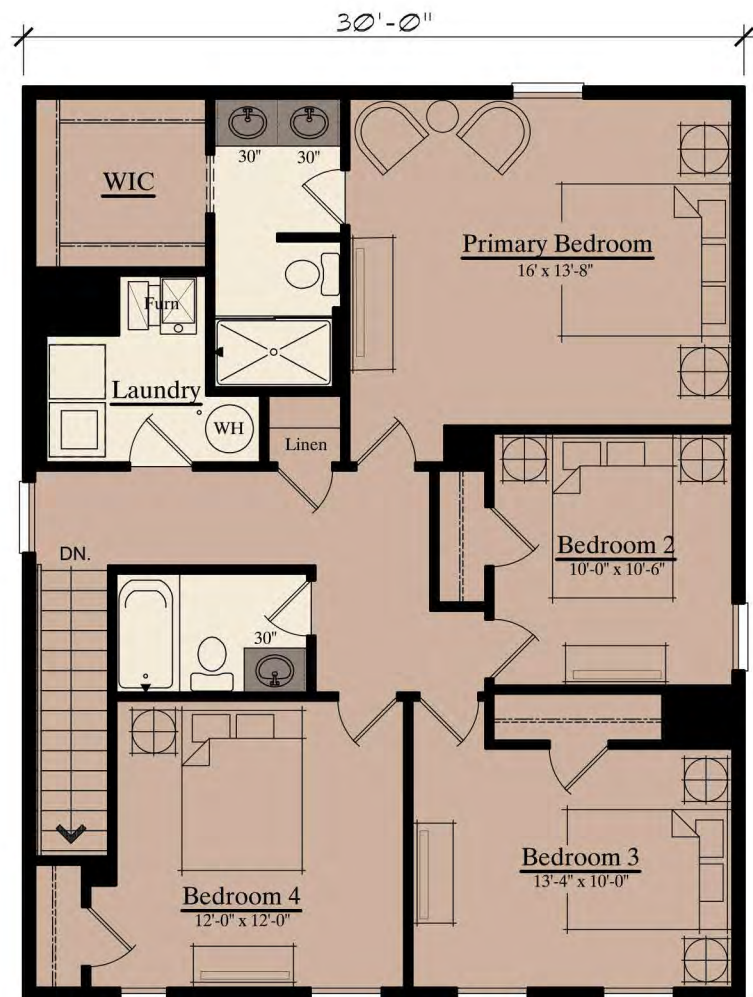
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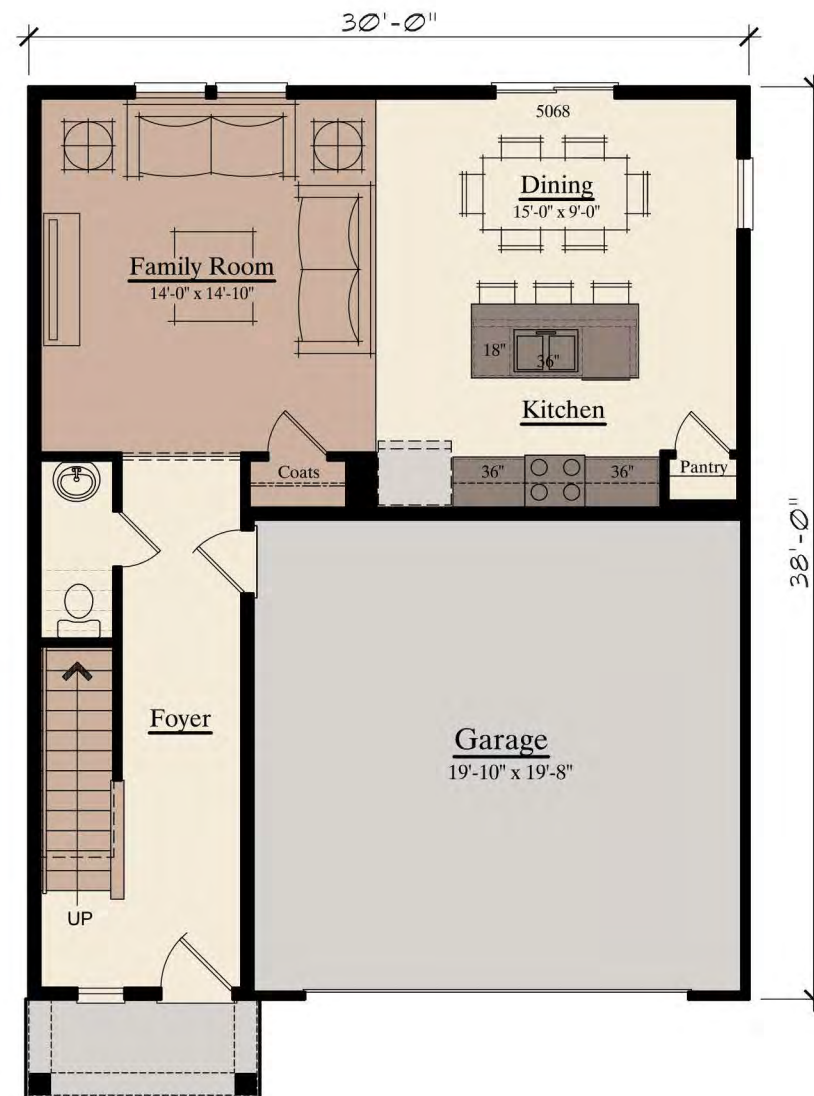
ELEVATION B



ELEVATION A



2nd FLOOR PLAN



1st FLOOR PLAN

1,829 sf



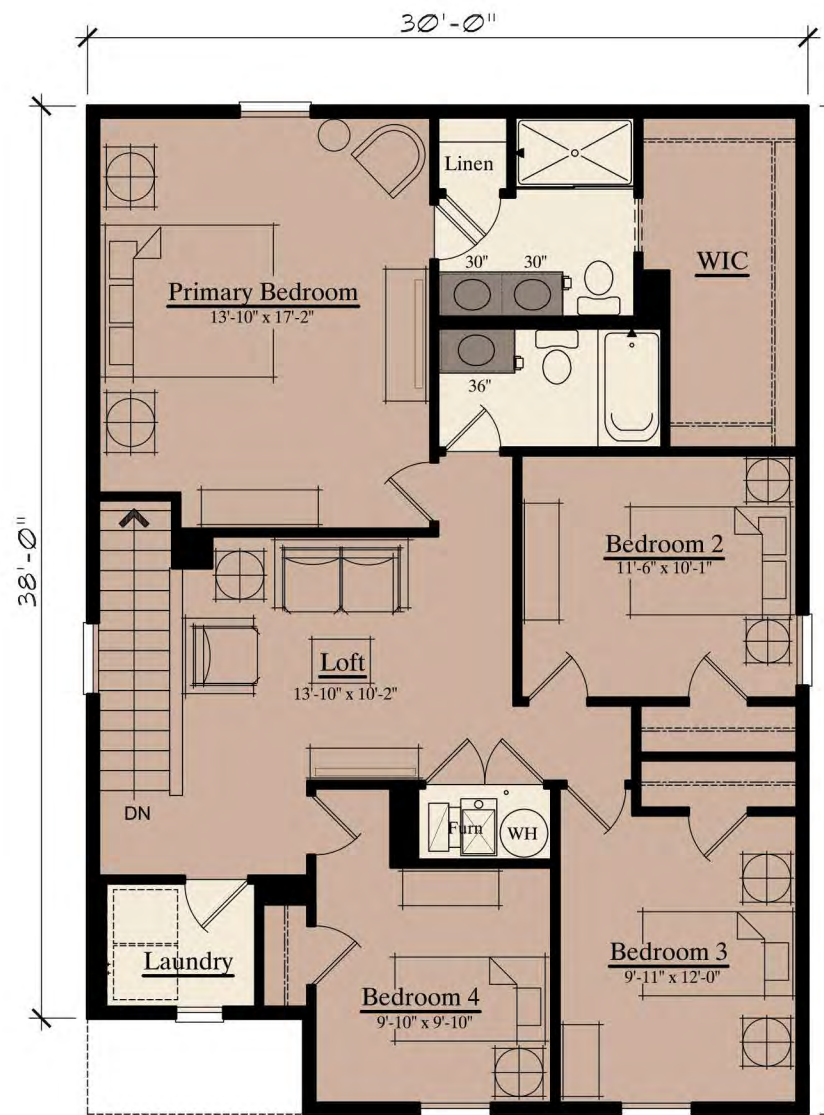
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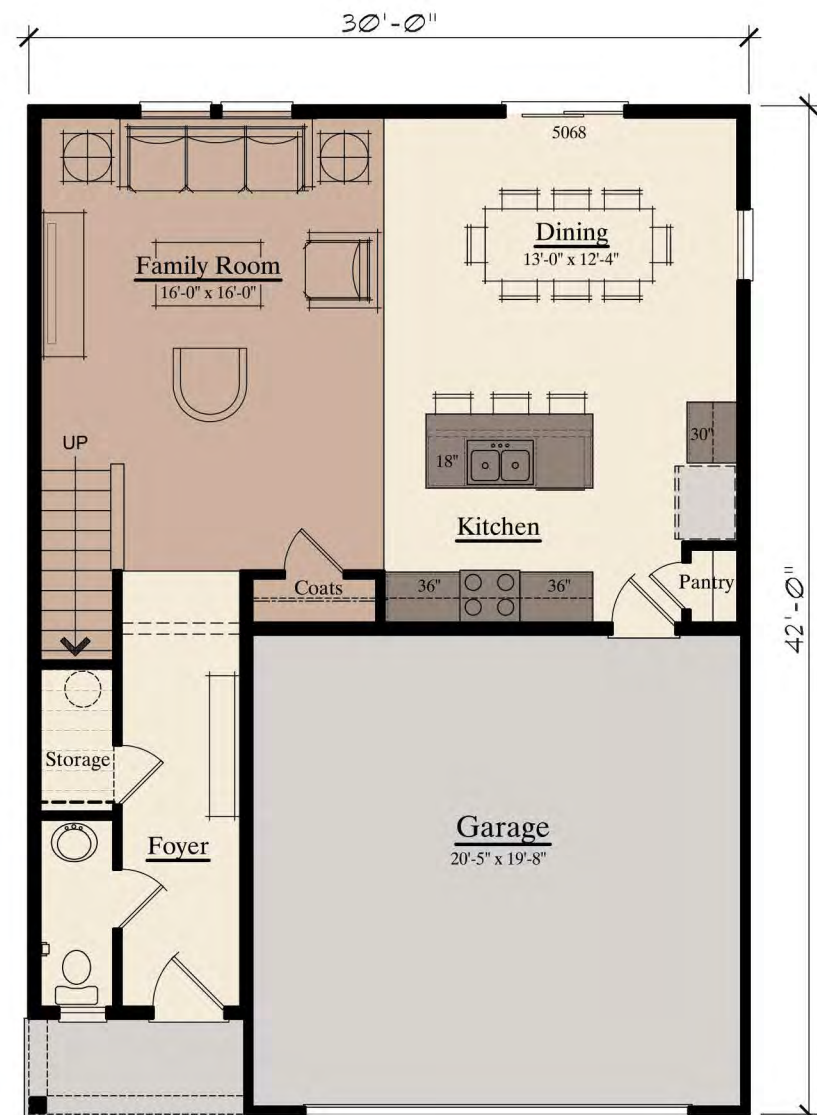
ELEVATION B



ELEVATION A



2nd FLOOR PLAN



1st FLOOR PLAN



ELEVATION C



ELEVATION B



ELEVATION A

T H E B R O A D M O O R

30' CORE PLANS

5/10/2024

1,995 sf



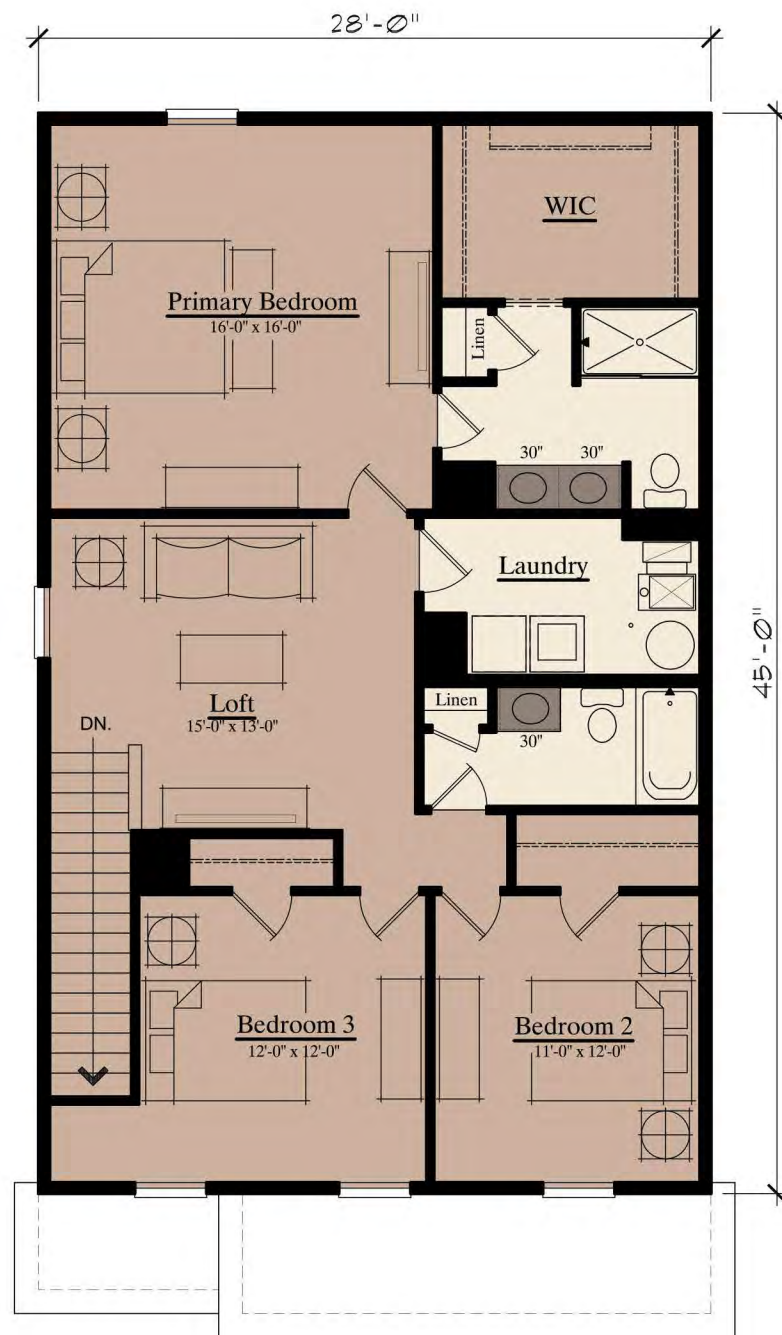
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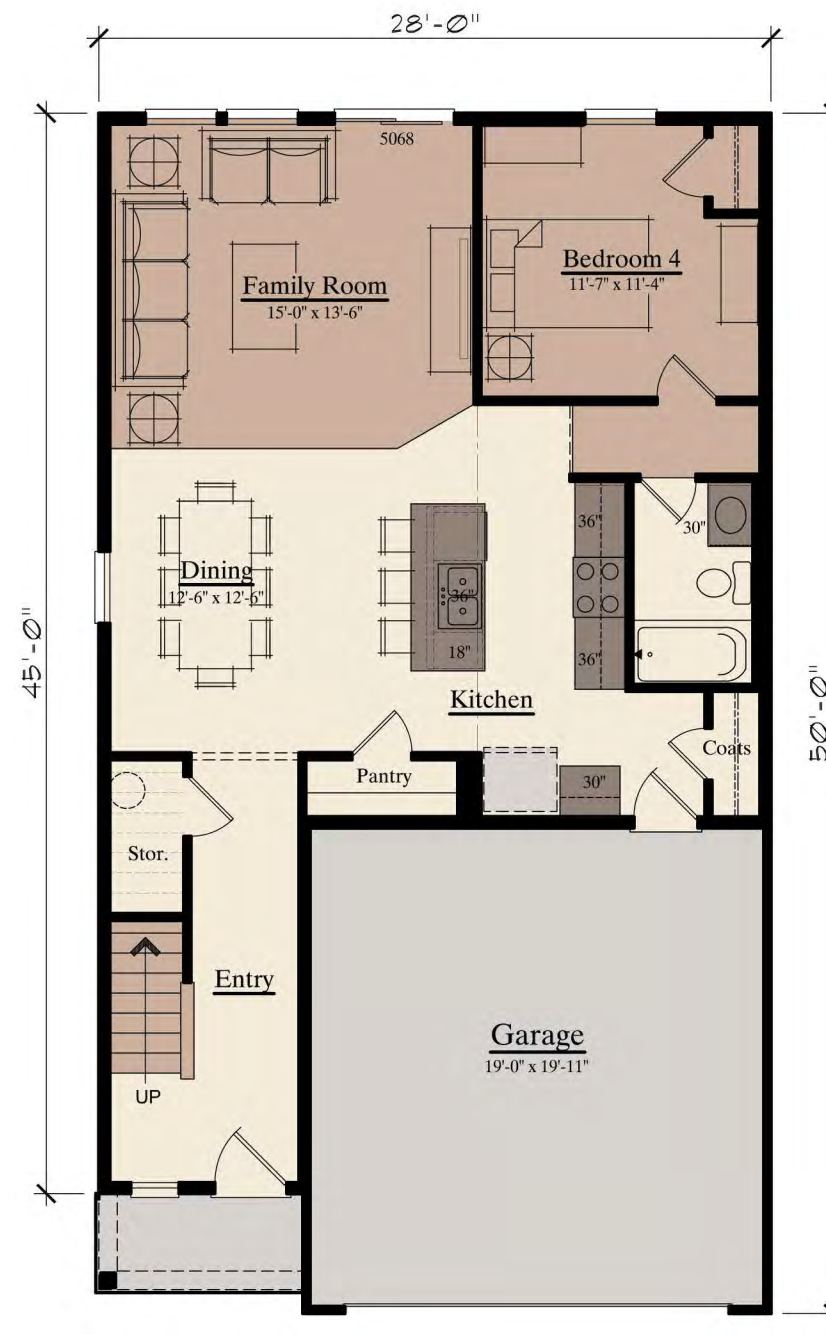
ELEVATION B



ELEVATION A



2nd FLOOR PLAN



1st FLOOR PLAN

THE DAVIDSON

30' CORE PLANS

5/10/2024

2,178 sf

PETITION TO VALPARAISO PLAN COMMISSION

This application is being submitted for (Check all that apply):

PUBLIC HEARING REQUIRED:

- ☒ To Rezone a Property from PS to UR
- ☐ To Approve a Primary Plat
- ☐ To Approve a Planned Unit Development (PUD)
- ☐ To Approve a Major Planned Unit Development (PUD) Amendment
- ☐ To Annex Property into the City of Valparaiso, IN
- ☐ To Vacate Alley
- ☐ To Appeal the Decision of the Plat Committee

NO PUBLIC HEARING REQUIRED:

- ☐ To Approve a Minor Subdivision (Lot Split)
- ☐ To Approve a Final Plat
- ☐ To Approve a Plat Amendment
- ☐ Design/Architectural Approval in _____ Overlay District

For Office Use Only:

Petition #: B225-002

Application Filing Fee: —

Date Filed: 9 / 19 / 2025

Meeting: 10 / 07 / 2025

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address:

605 Beech St.

Subject Property fronts on the Beech St. side

between (streets) _____

College Ave. and Greenwich St.

Description of Location of Property:

Banta Neighborhood

Between Beech St, College Ave,
Elm St, Greenwich St.

Zoning District (Current): PS - Public Space

Zoning District (Proposed): UR - Urban Residential

Zoning of Adjacent Properties:

North: RT - Res. Tran. South: NC 60

East: NC 60 West: NC 60

Parcel/Tax Duplicate Number(s):

Present Use of Property:

Activity / Senior Center for
Valpo Parks

Subdivision (If Applicable):

NA

Proposed Use of Property:

Residential

Dimensions of Property: Front: 280.5 Depth: 280.5

Property Area (sq. ft./acres): 1,80 acres

ALL OWNERS OF RECORD OF THE ABOVE-REFERENCED PROPERTY MUST SIGN THE PETITION FOR PUBLIC HEARING. The owner(s), by signing this Petition for Public Hearing, represent to the City of Valparaiso – Plan Commission, that he/she/it has the necessary legal authority to request action to be taken on the above-referenced property. If the name of the Petitioner is different from the property owner, the Plan Commission shall accept the requests and representations of the Petitioner and the property owner shall be bound by such requests and representations via the Attached Affidavit of Consent of Property Owner.

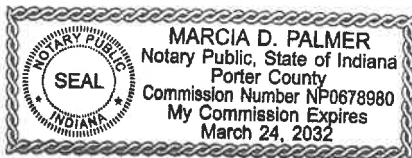
K.P. Nupnan 9/19/25
Signature of owner/Petitioner Date

Kevin P. Nupnan
Printed name

Subscribed and sworn to before me this 19th day of September 2025.

Marcia D. Palmer
Notary Public

My Commission Expires: March 24, 2032





FISKE SUBDIVISION

State of Indiana } ss.
County of Porter }

Before me, Eli N. Norris, a notary public in and for said county this 20th day of July, 1888 personally appeared Zada A. Fiske, Glendora G. Sloan, and John Sloan, her husband and acknowledged the execution of the foregoing plat and subdivision. Witness my hand and Notarial seal this 20th day of July 1888

Eli N. Norris
Notary Public

of part of Councils Addition of 1863, in the City of Valparaiso, Porter County, Indiana, described as the north 40 rods of the south 77 1/2 rods of the east 57 rods of the west half northeast quarter of Section 24, Township 35, Range 6 west, of the 2nd principal meridian. The size of lots, width of streets and alleys are marked on the plat in feet.

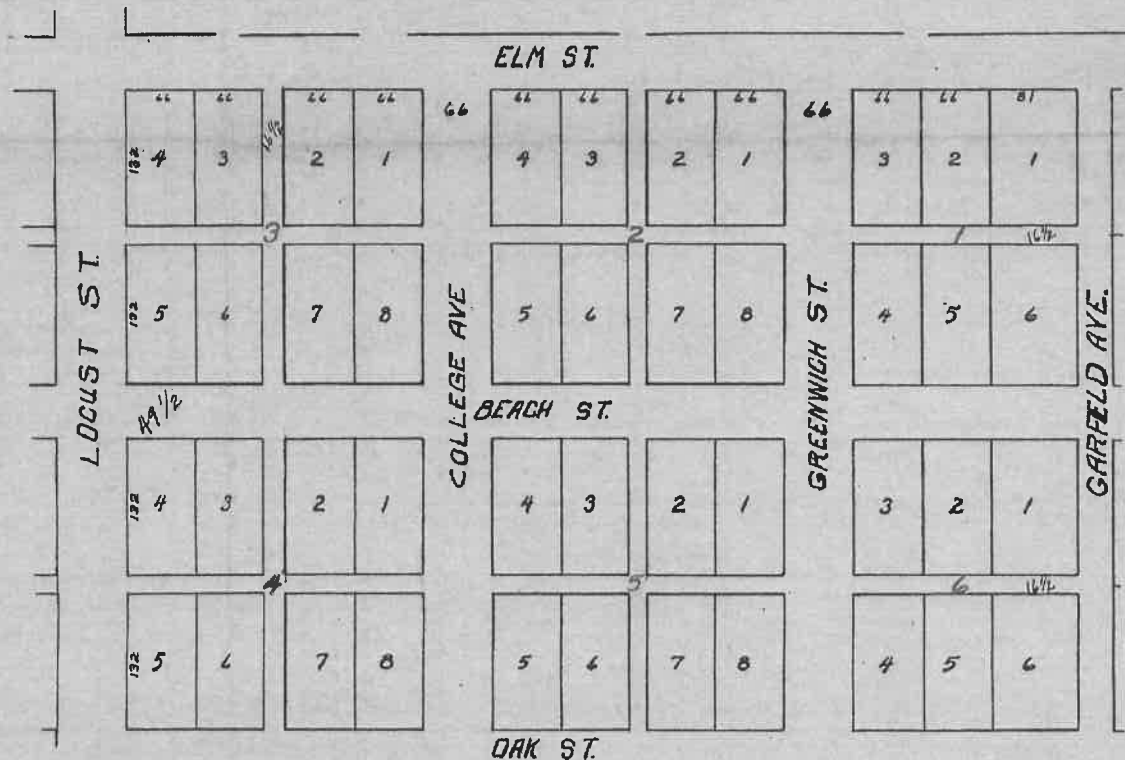
Laid out by us, July 20th 1888.

Zada A. Fiske
Glendora G. Sloan
John W. Sloan

Received for record this 21st day of July, 1888 at ten o'clock A.M. and recorded in miscellaneous record D, page 252.

J. B. Bissell
P.C.

Copied by Rex McNeely
Sept. 26, 1930.



PETITION TO VALPARAISO PLAN COMMISSION

This application is being submitted for (Check all that apply):

PUBLIC HEARING REQUIRED:

- ☐ To Rezone a Property from _____ to _____
- ☒ To Approve a Primary Plat Replat Lot 12
- ☐ To Approve a Planned Unit Development (PUD)
- ☐ To Approve a Major Planned Unit Development (PUD) Amendment
- ☐ To Annex Property into the City of Valparaiso, IN
- ☐ To Vacate Alley
- ☐ To Appeal the Decision of the Plat Committee

NO PUBLIC HEARING REQUIRED:

- ☐ To Approve a Minor Subdivision (Lot Split)
- ☐ To Approve a Final Plat
- ☐ To Approve a Plat Amendment
- ☐ Design/Architectural Approval in _____ Overlay District

For Office Use Only:

Petition #: RP25-002

Application Filing Fee: _____

Date Filed: 8 / 28 / 2025

Meeting: 10 / 07 / 2025

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address:
Porters Vale
Valparaiso, IN 46383

Subject Property fronts on the North side
between (streets) _____
an access easement located on the northeast
corner of Meijer Parking

Description of Location of Property:
Lot 12 Porters Vale Shopping Center as
Recorded in Porter County Recorder's Office
Plat File 51-D-1.
Document No. 2014-005596

Zoning District (Current): Commercial, General (CG)

Zoning District (Proposed): Commercial, General (CG)

Zoning of Adjacent Properties:

North: Railroad R.O.W. South: Commercial, General (CG)

East: Commercial, General (CG) West: Commercial, General (CG)

Present Use of Property:
Commercial, General

Parcel/Tax Duplicate Number(s):
64-10-20-127-005.000-029

Subdivision (If Applicable):
Porter's Vale Shopping Center
*See Doc. No. 2007-033196 for
applicable Covenants & Restrictions

Proposed Use of Property:
Commercial, General

Dimensions of Property: Front: 465' Depth: 293'

Property Area (sq. ft./acres): 130,661 sq. ft./ 3.00 acres

PETITIONER INFORMATIONApplicant Name: Vansland2, LLC - John Vandertoll

Address:

6801 Hunters Run Place
Prospect, KY 40059Phone: 502-552-0224Email: Vandertollaw@aol.com**PROPERTY OWNER INFORMATION**Applicant Name: Vansland2, LLC - John Vandertoll

Address:

6801 Hunters Run Place
Prospect, KY 40059Phone: 502-552-0224Email: Vandertollaw@aol.com**LEGAL DESCRIPTION OF SUBJECT PROPERTY: (EXHIBIT NO. ____)**Lot 12 Porters Vale Shopping Center as Recorded in Porter County Recorder's Office Plat File 51-D-1.
Document No. 2014-005596**PROPOSED VARIANCES OR WAIVERS: (EXHIBIT NO. ____)**

N/A

ALL OWNERS OF RECORD OF THE ABOVE-REFERENCED PROPERTY MUST SIGN THE PETITION FOR PUBLIC HEARING. The owner(s), by signing this Petition for Public Hearing, represent to the City of Valparaiso – Plan Commission, that he/she/it has the necessary legal authority to request action to be taken on the above-referenced property. If the name of the Petitioner is different from the property owner, the Plan Commission shall accept the requests and representations of the Petitioner and the property owner shall be bound by such requests and representations via the Attached Affidavit of Consent of Property Owner.

John J. Vandertoll

Signature of owner/Petitioner

8/27/2025

Date

John J. VANDERTOLL

Printed name

Subscribed and sworn to before me this 27 day of August, 2025

Deborah H. Benzick

Notary Public

Deborah H. Benzick



My Commission Expires: Jan. 22, 2026

2014-005596
STATE OF INDIANA
PORTER COUNTY
FILED FOR RECORD
03/27/2014 12:10 PM
JON MILLER, RECORDER
REC FEE: 18.00
PAGES: 2



MAIL TAX BILLS TO:
Vansland2, LLC
c/o Scott R. Bozik
56 S. Washington St., Suite 401
Valparaiso, IN 46383

QUIT-CLAIM DEED

THIS INDENTURE WITNESSETH that **Vansland, LLC**, an Indiana Limited Liability Company, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

does hereby **RELEASE AND QUITCLAIM** to **Vansland2, LLC**, an Indiana Limited Liability Company,

the following Real Estate in Porter County in the State of Indiana, to wit:

Lot 12 PortersVale Shopping Center as Recorded in Porter County Recorder's Office Plat File 51-D-1.

Parcel No: 64-10-20-202-002.000-029

Dated this 17th day of March, 2014.

Donald Vandertoll
Donald J Vandertoll, in his capacity as a Member of
Vansland, LLC

Jeanette Vandertoll
Jeanette Vandertoll, in her capacity as a Member of
Vansland, LLC

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

MAR 27 2014

ROBERT J. WICHLINSKI
AUDITOR PORTER COUNTY

Sales Disclosure **NOT** Required
Porter County Assessor CW

Kentucky
STATE OF ~~INDIANA~~
COUNTY OF ~~PORTER~~ JEFFERSON ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 18th day of March, 2014, personally appeared Donald J. Vandertoll, in his capacity as a Member of Vansland, LLC, and Jeanette Vandertoll, in her capacity as a Member of Vansland, LLC, and acknowledged the execution of the foregoing Deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Notary Public

John J. Vandertoll

John J. Vandertoll, Notary Public, Kentucky

County of Residence: Jefferson Kentucky

My Comm. Expires: 2-15-2015

Notary ID: 437136

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. Scott R. Bozik

Instrument Prepared By:

Scott R. Bozik, BLACHLY, TABOR, BOZIK & HARTMAN LLC
56 S. Washington Street, Ste. 401, Valparaiso, IN 46383
(219) 464-1041



Web Print: 08/18/2025

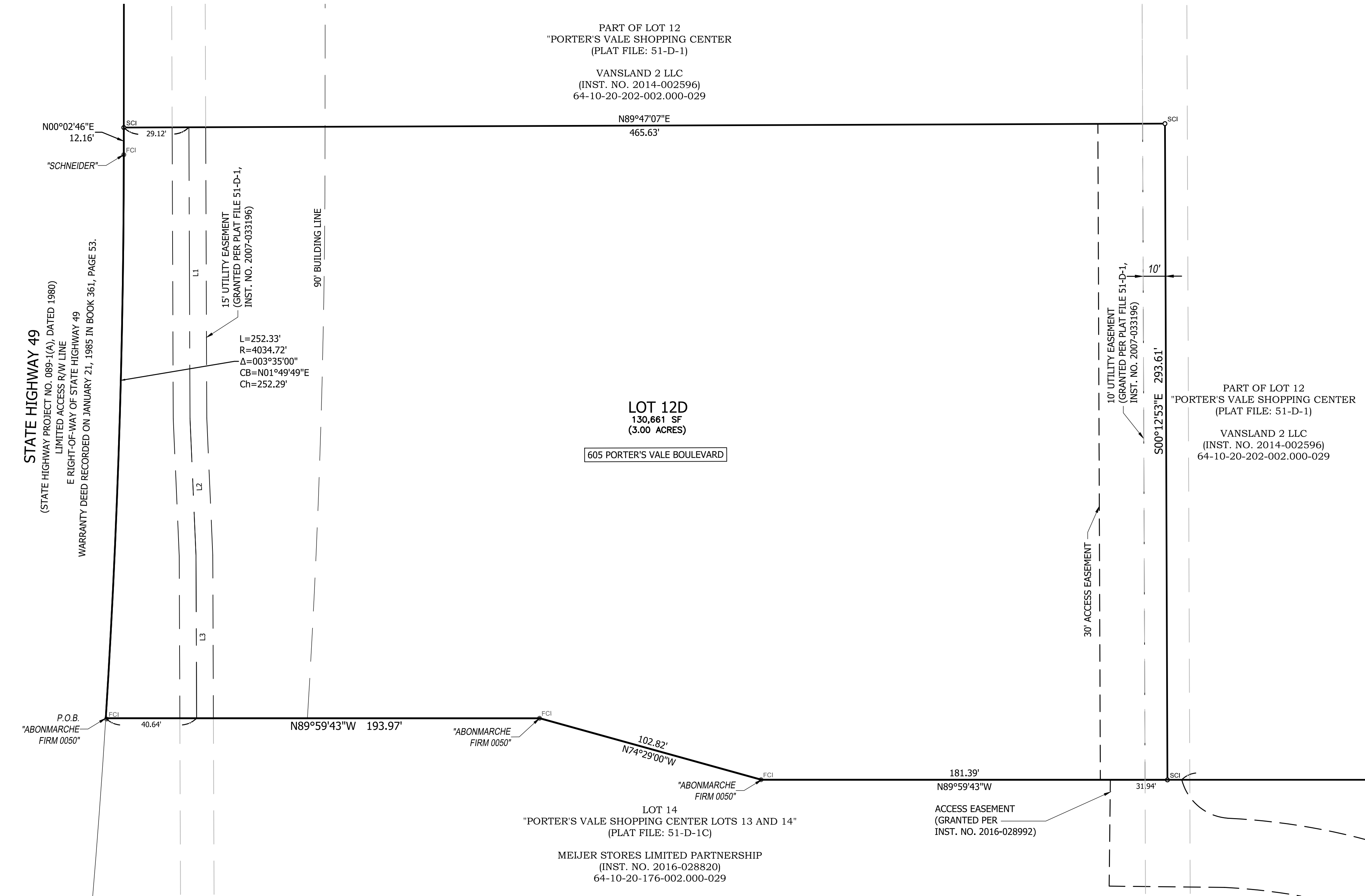
This map is a user-generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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THE SECOND REPLAT OF PART OF LOT 12 IN PORTER'S VALE SHOPPING CENTER

A SUBDIVISION LOCATED IN VALPARAISO, INDIANA. PART OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 5 WEST, CITY OF VALPARAISO, PORTER COUNTY, INDIANA



LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	130.22'	S00° 12' 53"E
L2	61.53'	S02° 30' 13"E
L3	72.75'	S00° 12' 53"E

SURVEYOR'S CERTIFICATION
I, RANDELL S. PETERSON, HEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF VALPARAISO UNIFIED DEVELOPMENT ORDINANCE, AND THE STANDARDS MANUAL; THAT THE SECOND REPLAT OF PART OF LOT 12 IN PORTER'S VALE SHOPPING CENTER SUBDIVISION CORRECTLY REPRESENTS A SURVEY COMPLETED ON OCTOBER 13, 2023; THAT THE MARKERS AND MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

Preliminary

09/22/2025 9:12:58 AM
RANDELL S. PETERSON, P.S.
PROFESSIONAL SURVEYOR #LS20400012
STATE OF INDIANA

"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"

NAME _____

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATION
THIS PLAT WAS EXAMINED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF VALPARAISO FOR COMPLIANCE WITH THE STANDARDS MANUAL AND APPROVED THIS ____ DAY OF _____, 2025.

JON COSTAS, MAYOR

BILL OEDING, MEMBER

KATRINA SPENCE-SMOCK, MEMBER

ATTEST: _____
HOLLY TAYLOR, CLERK-TREASURER

LEGAL DESCRIPTION
A PART OF LOT 12 IN PORTER'S VALE SHOPPING CENTER AN ADDITION IN PORTER COUNTY, AS PER PLAT THEREOF, RECORDED IN PLAT FILE 51-D-1, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 5/8" REBAR WITH "ABONMARCHÉ FIRM 0050" CAP FOUND AT THE NORTHWEST CORNER OF LOT 14 IN PORTER'S VALE SHOPPING CENTER LOTS 13 AND 14, AS PER PLAT THEREOF RECORDED IN PLAT FILE 51-D-1C IN SAID RECORDER'S OFFICE; THENCE NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 49 PER STATE HIGHWAY PROJECT NO. ST-PROJECT 089-1(A) DATED 1980, A DISTANCE OF 252.33 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 4,034.72 FEET WHICH BEARS NORTH 83 DEGREES 05 MINUTES 52 SECONDS WEST AND A CHORD BEARING NORTH 01 DEGREES 49 MINUTES 49 SECONDS EAST 252.29 FEET TO A FOUND REBAR WITH A "SCHNEIDER" CAP; THENCE NORTH 00 DEGREES 02 MINUTES 46 SECONDS EAST ALONG SAID EAST RIGHT-OF-WAY LINE 12.16 FEET TO A 5/8" REBAR SET WITH SAID "ABONMARCHÉ" CAP; THENCE NORTH 89 DEGREES 47 MINUTES 07 SECONDS EAST 465.63 FEET TO A 5/8" REBAR SET WITH SAID "ABONMARCHÉ" CAP; THENCE SOUTH 00 DEGREES 12 MINUTES 53 SECONDS EAST 293.61 FEET TO A 5/8" REBAR SET WITH SAID "ABONMARCHÉ" CAP ON THE NORTH LINE OF SAID LOT 14; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: 1) NORTH 89 DEGREES 59 MINUTES 43 SECONDS WEST 181.39 FEET TO A 5/8" REBAR WITH SAID "ABONMARCHÉ" CAP FOUND; 2) THENCE NORTH 74 DEGREES 29 MINUTES 00 SECONDS WEST 102.82 FEET TO A 5/8" REBAR WITH SAID "ABONMARCHÉ" CAP; 3) THENCE NORTH 89 DEGREES 59 MINUTES 43 SECONDS WEST 194.33 FEET TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES, MORE OR LESS. BEARINGS IN THE FOREGOING DESCRIPTION ARE REFERENCED TO GRID NORTH OF THE INDIANA STATE PLANE COORDINATE SYSTEM (WEST ZONE/NAD83-2011 ADJ.), AS DETERMINED BY GNSS OBSERVATIONS.

DEED OF DEDICATION
WE, THE UNDERSIGNED, FOR AND ON BEHALF OF VANS LAND 2, LLC., OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH THE ATTACHED PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS THE SECOND REPLAT OF PART OF LOT 12 IN PORTER'S VALE SHOPPING CENTER. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. THERE ARE STRIPS OF GROUND OF VARIOUS WIDTHS SHOWN ON THIS PLAT AND LABELED AS EASEMENTS FOR VARIOUS PURPOSES. UTILITY EASEMENTS ARE RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF MAINS, POLES, DUCTS, LINES, AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. DRAINAGE EASEMENTS ARE RESERVED FOR THE USE OF THE CITY, HOMEOWNERS, AND/OR THE PROPERTY OWNER'S ASSOCIATION TO PROVIDE FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF DRAINAGE CONDUITS, SWALES, CHANNELS, OVERFLOWS, DETENTION BASINS, OR OTHER RUNOFF MANAGEMENT FACILITIES. THE OWNER OF THE LOT IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.

WITNESS OUR HANDS AND SEALS THIS ____ DAY OF _____, 2025.

MEMBER _____ MEMBER _____

STATE OF INDIANA)

SS: COUNTY OF PORTER)

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____ AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING AS THEIR VOLUNTARY ACT AND DEED.

THIS ____ DAY OF _____, 2025. THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC - _____ NOTARY PUBLIC - _____

PRINTED NAME - _____ PRINTED NAME - _____

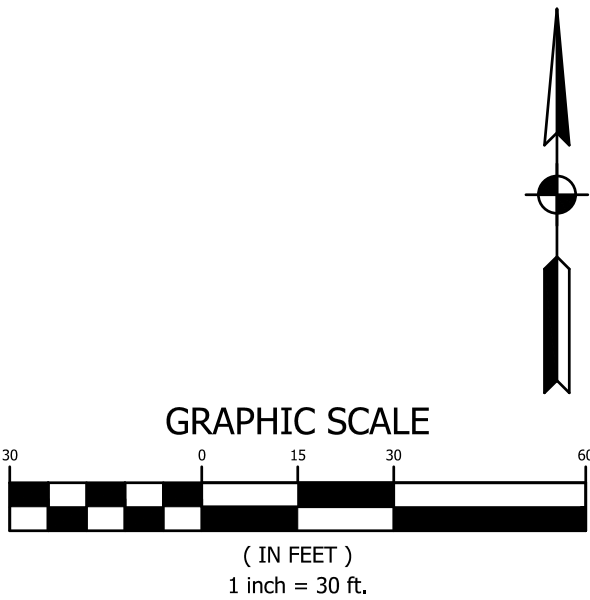
MY COMMISSION EXPIRES: _____ MY COMMISSION EXPIRES: _____

PLAN COMMISSION CERTIFICATE
UNDER AUTHORITY PROVIDED BY INDIANA CODE 36-7-4, ET SEQ, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF VALPARAISO, THIS PLAT WAS GIVEN APPROVAL BY THE CITY AS FOLLOWS:

APPROVED BY THE VALPARAISO PLAN COMMISSION AT A REGULAR MEETING HELD ON ON _____, 20__.

PRESIDENT _____

EXECUTIVE DIRECTOR _____



ABONMARCHÉ

17 N. Washington Street
Valparaiso, IN 46383
T 219.856.4425
F 219.856.4425
abonmarche.com

ABONMARCHÉ

Benton Harbor
South Bend
Valparaiso
Grand Haven
Fort Wayne
Lafayette

ABONMARCHÉ

Valparaiso
Benton Harbor
South Bend
Valparaiso
Grand Haven
Fort Wayne
Lafayette

ABONMARCHÉ

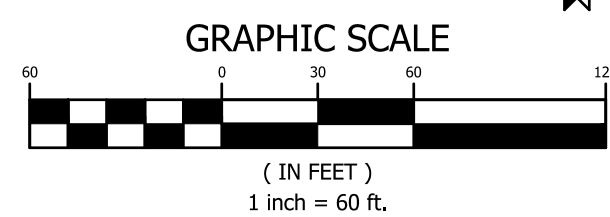
Engineering Architecture Land Surveying

SECONDARY PLAT
THE SECOND REPLAT OF PART OF LOT 12
IN PORTER'S VALE SHOPPING CENTER

DRAWN BY:	BRG
FIELDBOOK:	EG
PM REVIEW:	RSP
QA/QC REVIEW:	RSP
DATE:	09/05/2025
SCALE:	AS NOTED
ACI JOB #	25-0818
SHEET NO.	1 of 2

NO.	REVISION DESCRIPTION:	BY:	DATE:
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A SUBDIVISION LOCATED IN VALPARAISO, INDIANA. PART OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 5 WEST, CITY OF VALPARAISO, PORTER COUNTY, INDIANA



SECONDARY PLAT
THE SECOND REPLAT OF PART OF LOT 12
IN PORTER'S VALE SHOPPING CENTER

ABONMARCHÉ

17 N. Washington Street
 Valparaiso, IN 46383
 219.850.4024
 info@abonmarche.com

Valparaiso
 Hobart
 Kalamazoo
 Holland
 Grand Rapids

Benton Harbor
 South Bend
 Goshen
 Elkhart
 Lafayette

Engineering • Architecture • Land Surveying

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DRAWN BY:	BRG
FIELDBOOK:	EG
PM REVIEW:	RSP
QA/QC REVIEW:	RSP
DATE:	09/05/2015
SCALE:	AS NOTED
ACI JOB #	25-0818
SHEET NO.	2 of 2

NO.	REVISION DESCRIPTION:	BY:	DATE:
-----	-----------------------	-----	-------

PETITION TO VALPARAISO PLAN COMMISSION

This application is being submitted for (Check all that apply):

PUBLIC HEARING REQUIRED:

- ☐ To Rezone a Property from ____ to ____
- ☐ To Approve a Primary Plat
- ☐ To Approve a Planned Unit Development (PUD)
- ☐ To Approve a Major Planned Unit Development (PUD) Amendment
- ☐ To Annex Property into the City of Valparaiso, IN
- ☐ To Vacate Alley
- ☐ To Appeal the Decision of the Plat Committee

NO PUBLIC HEARING REQUIRED:

- ☐ To Approve a Minor Subdivision (Lot Split)
- ☐ To Approve a Final Plat
- ☒ To Approve a Plat Amendment
- ☐ Design/Architectural Approval in _____ Overlay District

For Office Use Only:

Petition #: PUDA25-002

Application Filing Fee: _____

Date Filed: 9 / 17 / 2025

Meeting: 10 / 07 / 2025

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address: _____

See Attached List of Addresses

Description of Location of Property _____

South side of Vale Park Rd. between Windsor Tr. and Forest Ridge Dr.

Parcel/Tax Duplicate Number: _____

See Attached List of Parcel Numbers

Subdivision (if Applicable): _____

Dimensions of Property:

Front: Irregular Depth: Irregular

Property Area (sq. ft./acres: +/- 5.183 acres

Subject Property ~~fronts~~ is north of Manchester Meadows between (streets) between Vale Park Rd. and Old Oak Drive

Zoning District (Current): PUD

Zoning District (Proposed): _____

Zoning of Adjacent Properties:

North: PUD South: PUD

East: PUD West: PUD

Present Use of Property: Vacant

Proposed Use of Property: _____

Residential Development

PETITIONER INFORMATION

Applicant Name: The Brooks Land LLC

Address: c/o Todd A. Leeth, Leeth Law LLC

2700 Valparaiso Street #2412

Phone: 219-250-6501

Valparaiso, Indiana 46384

Email: todd@leeth.law

PROPERTY OWNER INFORMATION

Applicant Name: Same as Applicant

Address: _____

Phone: _____

Email: _____

LEGAL DESCRIPTION OF SUBJECT PROPERTY: (EXHIBIT NO. _____) See Attached

Lots CS-1 thru Lot CS-31, inclusive in the Secondary Development Plan of The Brooks at Vale Park – Phase 3 recorded May 14, 2025 as Document No. 2025-007920 in the Office of the Recorder of Porter County, Indiana.

PROPOSED VARIANCES OR WAIVERS: (EXHIBIT NO. _____)

ALL OWNERS OF RECORD OF THE ABOVE-REFERENCED PROPERTY MUST SIGN THE PETITION FOR PUBLIC HEARING. The owner(s), by signing this Petition for Public Hearing, represent to the City of Valparaiso – Plan Commission, that he/she/it has the necessary legal authority to request action to be taken on the above-referenced property. If the name of the Petitioner is difference from the property owner, the Plan Commission shall accept the requests and representations of the Petitioner and the property owner shall be bound by such requests and representations via the Attached Affidavit of Consent of Property Owner.

Todd A. Leeth

Signature of owner/Petitioner

9/17/25

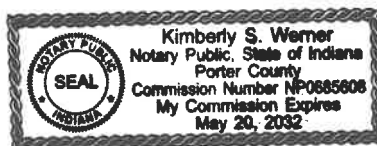
Date

Todd A. Leeth, Attorney for Petitioner/Owner

Printed Name

Subscribed and sworn to before me this 17th day of September, 2025.

Kimberly S. Werner
Notary Public



My Commission Expires: _____

Application for Amendment
to the Alternate Plan for Phase 3 to the Brooks PUD Ordinance

Applicant: The Brooks Land LLC
 c/o Todd A. Leeth
 Leeth Law LLC
 2700 Valparaiso Street, #2412
 Valparaiso, Indiana 46384

Contents:

1. Application to Approve a Plat Amendment
2. Parcel Numbers and Site Address for subject site
3. Amendment to Alternate Plan for Phase 3 Lot Standards
4. Property Owner List of interested parties within 300 feet
5. Vicinity Map

This Instrument Prepared By:

TODD A. LEETH
LEETH LAW LLC
2700 VALPARAISO ST., #2412
VALPARAISO, INDIANA 46384



THE BROOKS AT VALE PARK PHASE 3



Amendment to Alternate Plan for Phase 3 Lot Standards

This is an amendment to Ordinance No. 11, 2019 (hereinafter referred to “The Brooks PUD Ordinance”) and Schedule 1 thereto, the Planned Unit Development known as The Brooks at Vale Park within the City of Valparaiso, Indiana amending portions of Conceptual Site Plan therein specifically to allow for specific development standards on 31 CS Lots located in the Cottage Home Subdistrict) of the original PUD, and for other purposes.

WHEREAS, Article 15, Division 15.500 of the Unified Development Ordinance entitled "Procedures and Administration for Planned Unit Development Approval" permits the establishment in the City of Valparaiso of planned unit developments ("PUDs"), and an application for approval of The Brooks at Vale Park PUD District was filed by VJW Limited, LLC (on behalf of VJW The Brooks, LLC); and

WHEREAS, the Valparaiso Plan Commission and the Common Council for the City of Valparaiso, after all proper legal notice, did conduct a public hearing and other procedural requirements of the Indiana Code and the Unified Development Ordinance for the City of Valparaiso for the consideration of the application and the establishment of the PUD District; and

WHEREAS, on July 22, 2019, the Common Council did adopt The Brooks PUD Ordinance by a vote of 6-0 and said The Brooks PUD Ordinance was duly recorded on January 31, 2020 in the Office of the Recorder of Porter County, Indiana as Document No. 2020-002278; and

WHEREAS, on March 4, 2025 the Valparaiso Plan Commission of the City of Valparaiso, after all proper legal notice, did conduct a public hearing and other procedural requirements of the Indiana Code and the Unified Development Ordinance for the City of Valparaiso for the Alternate Plan and Secondary Development Plan for The Brooks at Vale Park – Phase Three; and

WHEREAS, pursuant to Section 17 of Schedule 1 to The Brooks PUD Ordinance, the Plan Commission may approve a development standard or an alternate plan that is not included in, or is different from, those set forth in this The Brooks at Vale Park PUD Ordinance or which is different than previously approved by the Plan Commission.

NOW, THEREFORE, The Brooks PUD Ordinance provides and allows for the amendment of development standards and approval of the amendment to the alternative plans upon petition of The Brooks Land LLC, successor to and assignee of VJW The Brooks, LLC (hereinafter sometimes referred to as "Developer"); and the Developer has petitioned for and seeks the following amendment to the Amendment to the Alternative Plan for Phase 3 to The Brooks PUD Ordinance in the following respects, incorporating the Secondary Development Plan – Phase Three by reference:

Section 1. Incorporation of Recitals. The above and foregoing recitals are hereby incorporated in this instrument by reference.

Section 2. Definitions. Terms defined in The Brooks PUD Ordinance which are used in this Amendment to Alternate Plan shall have the meaning as set forth in The Brooks PUD Ordinance unless otherwise expressly specified herein or the context expressly provides otherwise.

Section 3. Revision to Lot Standards – Development Standards for CS Lots.

- (a) The Alternate Plan approved March 4, 2025 provided, *inter alia*, an increase the front yard setback to apply to the thirteen (13) Cottage Home Subdistrict lots fronting on Trailbrook Drive only, namely Lots CS-1; CS-22 through CS-31; and CS-13 and CS-14 as shown on the Secondary Development Plan for The Brooks at Vale Park – Phase Three. The purpose of this change was to ensure that each driveway on said lots would be no less than twenty feet (20') in length and in doing so, Petitioner and the Plan Commission and its staff anticipated a typical house design as shown below in Figure 1, where the garage protrudes from the home and is closet to the right-of-way.

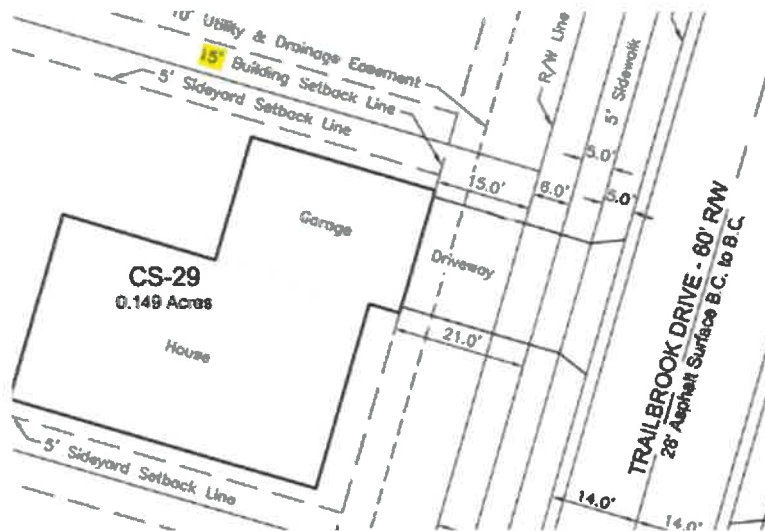


Figure 1

Figure 1 is an excerpt that was used by the City Engineer and City Plan Commission staff, along with Peititioner's working group to determine the terms of the Alternate Plan and the lots affected. Petitioner has now determined a house type that is unique and distinctive and includes four (4) housing styles which are age group targeted with outdoor living to include a prominent front porch which extends beyond the garage of one (1) or more of the new home styles. This home style will ensure that each driveway will exceed twenty feet (20'), the original purpose and goal of the Alternate Plan when the setback was increased to fifteen feet (15').

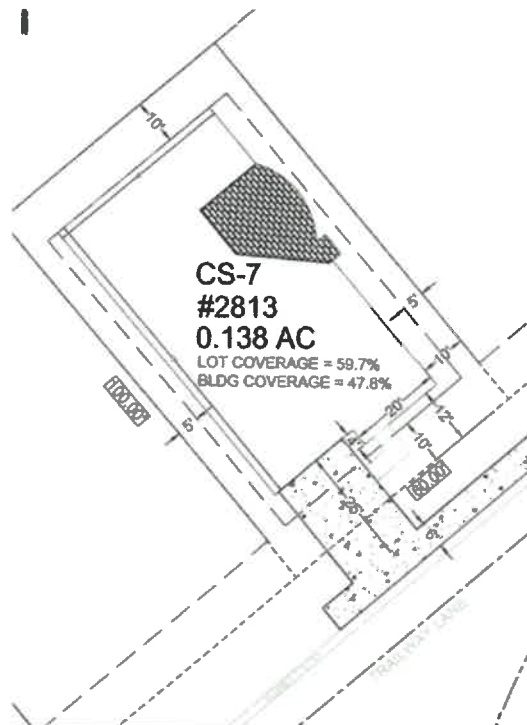


Figure 2

Figure 2 shows the dimensions of a typical layout for the Promenade home style with the prominent front porch. A rendering of the Promenade front elevation is shown on Exhibit "A" attached hereto and incorporated herein. Therefore, to the extent that this Amendment is inconsistent with the Alternate Plan and Schedule 1 to The Brooks PUD Ordinance, the front yard setback in Section 6.5 is hereby further amended to return the front yard setback from 15 feet to 10 feet for **Lots CS-1; CS-22 through CS-31; and CS-13 and CS-14** located in the Cottage Home Subdistrict; provided that each lot shall provide a driveway no less than twenty feet (20') in length.

- (b) Exhibit "B" depicts the home style floor plan layout with an interior courtyard in lieu of a rear patio or deck. The house does not have any rear access or backdoor whatsoever. (See Exhibit "B"). To the extent that this Amendment is inconsistent with the Alternate Plan and Schedule 1 to The Brooks PUD Ordinance, the rear yard setback in Section 6.5 is hereby amended to reduce the rear yard setback from 15 feet to 10 feet for the Cottage Home Subdistrict located within Phase 3.

Section 4. Consideration of Amendment to Alternate Plan by Plan Commission.

On or about October 7, 2025, the Plan Commission did conduct a public hearing pursuant to the rules of the Plan Commission to consider the Amendment to Alternate Plan – Phase Three, and after hearing Developer's arguments and evidence in support of the amendment, remonstrance and opposition or the opportunity for the receipt thereof, and comments, reports or recommendations of staff and others, the Plan Commission for the City of Valparaiso, Indiana now finds and determines that the amendment to the alternate plan:

- (i) will not substantially affect the integrity of the Site Improvement Plans for the Property;
- (ii) is appropriate for the site and its surrounding;
- (iii) is compatible and consistent with the intent of the stated standards or Site Improvement Plans.

Section 5. Severability. The invalidity of any section, clause, sentence or provision of this amendment shall not affect the validity of any other part of this amendment which can be given effect without such invalid part or parts.

Section 6. Effective Date. This Amendment to Alternate Plan shall be in full force and effect after its passage and approval by the Plan Commission for the City of Valparaiso.

APPROVAL

This Amendment to Alternate Plan for Phase 3 Lot Standards was approved by the Plan Commission for the City of Valparaiso, Indiana this ____ day of _____, 2025.

Matt Evans, President
Plan Commission
City of Valparaiso

I affirm under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. *Todd A. Leeth*

This Instrument Prepared By:

TODD A. LEETH
LEETH LAW LLC
2700 VALPARAISO ST., #2412
VALPARAISO, INDIANA 46384



September 17, 2025

<https://leethlaw.sharepoint.com/sites/LeethLaw/Shared Documents/Client Folders/Tango/TCW Development 19369/Beauty Creek Project -I/Phase 3 Lot Revisions - Flex Area + 10-2024/Amendment Second to Alt Plan for Phase 3 Lot Revisions 2025-09-16.docx>

Vicinity Map

