

MEETING AGENDA

Valparaiso Plan Commission

Tuesday, August 11th, 2020, 5:30 PM

Valparaiso City Hall, 166 Lincolnway

NOTICE: The Valparaiso Plan Commission regularly scheduled meeting will be live streamed via Facebook Live on the Valparaiso Now page.

1. Pledge of Allegiance
2. Roll Call
3. Adoption of the July 14th, 2020 Meeting Minutes
4. Old Business
5. New Business

PP20-002 – A petition filed by the Downtown Valparaiso Partners, LLC. c/o Todd A. Leeth, Hoepfner, Wagner & Evans LLP, 103 E. Lincolnway, Valparaiso, IN 46383. The petitioner requests approval of a primary plat amendment to subdivide and incorporate four (4) additional lots to the subdivision to be known as Calkin's Hill.

2020-001 - A petition filed by the City of Valparaiso. The petitioner requests approval of amendments to the Valparaiso Unified Development Ordinance regarding, Article 17 Methods of Enforcement and Appendix B Plant Lists. The proposed text amendments would apply to all properties throughout the City of Valparaiso.

6. Staff Items
7. Adjournment

Matt Evans, President – Valparaiso Plan Commission

Beth Shrader, Planning Director

Next Meeting: September 8th, 2020

**Requests for alternate formats please contact
Beth Shrader at bshrader@valpo.us or (219) 462-1161. **

Petitioner requests suspension of rules to allow a vote immediately following the public hearing.

PETITION #: _____
(staff use only)

**VALPARAISO PLAN COMMISSION
PETITION FOR PUBLIC HEARING**

The undersigned applicant respectfully petitions the City of Valparaiso Plan Commission:

(CHECK ALL THAT APPLY)

PUBLIC HEARING REQUIRED – See Items #8 and #9 in Application Checklist

- ☐ To rezone said property from the _____ zoning district to _____ zoning district
☒ To approve a Primary Plat
☐ To approve a Planned Unit Development (PUD)
☐ To approve a Major Planned Unit Development Amendment
☐ To annex property into the City of Valparaiso, Indiana – Checklist item #10
☐ 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 (Public Hearing Required)
☐ Design/Architectural Approval in _____ Overlay District

Please provide the following information:
(print or type)

See Attached
Owner of property Address Phone

Contact person Phone Email

Applicant is (check one): ☐ Sole Owner ☐ Joint Owner ☐ Tenant ☐ Agent ☐ Other

c/o Todd A. Leeth
Hoepfner Wagner & Evans LLP
103 E. Lincolnway
Downtown Valparaiso Partners LLC Valparaiso, Indiana 46383 219-464-4961
Petitioner Address Phone

Address or description of location of property: 301 and 303 Jefferson Street, 308 Chicago Street

Parcel/Tax Duplicate Number 64-09-24-337-001.000-004; 64-09-24-337-003.000-004; 64-09-24-337-002.000-004

Subdivision (if Applicable) Calkins' Hill

This property is located on the East side of Morgan Blvd. Street/Road

between (streets) Jefferson Street and Chicago Street

Residential Transition (RT) Zoning District

Current Zoning of Property _____ Proposed Zoning of Property _____

Zoning of Adjacent Properties: North _____ South _____

East _____ West _____ Other _____

North - NC 60- Neighborhood Conservation

South - CBD - Central Business District

Other information:

East - NC 60 - Neighborhood Conservation

West - Residential Transition (RT) Zoning District

West - NC 60 - Neighborhood Conservation

Dimensions of property: Frontage Irregular Depth _____

Property Area (sq. ft./acres) .25 +/-

Present use of property:

Vacant

Proposed use of property:

Single family home and duplex structures creating a subdivision

Proposed Variances or Waivers (PUD or Subdivision Plats)

See Attached for proposed variances for 301 Jefferson Street. Variances for 303 Jefferson Street
were granted by the BZA on September 17, 2019.

Legal description for property: (Exhibit # 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.

Exhibit No. 2
DEVELOPMENT STANDARD VARIANCE REQUESTS

Downtown Valparaiso Partners LLC

Limited and Special Use Standards Single-Family Attached – Bulk	§2.506(C)(2)
Code: 3-6 Units Per Building Proposed: 2 Units Per Building	
Limited and Special Use Standards Single-Family Attached – Access	§2.506(C)(3)
Code: Accessed from Alley Proposed: Internal Courtyard	
Setbacks	Table 3.501
Code: Setbacks per Table 3.501 Proposed: All setbacks as shown on Site Plan prepared by Marbach-Palm, Inc.	
Single Family Attached Lot and Building Standards (Building Separation)	Table 3.503
Code: 15' Proposed: 11'	
Standard Development – Lot Size Single Family Attached	§3.503
Code: 2,500 Proposed: Varies - Minimum is 2,237.2 sq. ft.	

Standard Development – Lot Width Single Family Attached		§3.503
Code:	25'	
Proposed:	Varies	
Landscaping		Article 10 – Landscaping
Code:	All landscaping plans and bufferyards	
Proposed:	As shown on the Landscaping Plan by Lannert Group	
Building Width		§11.202
Code:	24'	
Proposed:	22.5'	
Density (Single Family Attached – Net Density)		§3.301 and Table 3.301.A
Code:	11.351 Units/Acre	1.4 Units/subject
Proposed:	23.80 Units/Acre	3.0 Units/ subject
Building Height		Table 3.503
Code	28'	
Proposed:	39' (To the highest peak) See §3.201	

X:\Downtown Valparaiso Partners 19570\303 Jefferson St -1\Documents\Development Standard Variance Requests 301 Jefferson 2020-06-23.docx

Exhibit A

DESCRIPTION: (Chicago Title Insurance Company File No.: T8V16002472, Effective Date: December 22, 2017)

PARCEL 1: A PARCEL OF LAND IN OUT LOT TWO IN THE ORIGINAL ADDITION OF OUT LOTS TO THE TOWN, NOW CITY, OF VALPARAISO, DESCRIBED AS: COMMENCING AT A POINT 33 FEET SOUTH OF THE NORTHWEST CORNER OF SAID OUT LOT AS SHOWN ON PLAT, SAID POINT OF COMMENCEMENT BEING THE INTERSECTION OF THE EAST LINE OF MORGAN BOULEVARD AND THE SOUTH LINE OF CHICAGO STREET IN SAID CITY OF VALPARAISO; THENCE EAST 130.02 FEET TO A POINT 84.48 FEET WEST OF THE EAST LINE OF SAID OUT LOT 2; THENCE SOUTH 65 FEET; THENCE SOUTH 45 DEGREES 43 MINUTES EAST, 27.21 FEET; THENCE EAST 65 FEET TO THE EAST LINE OF SAID OUT LOT, BEING THE WEST LINE OF VALPARAISO STREET THENCE SOUTH 114.75 FEET; THENCE WEST 84.48 FEET; THENCE SOUTH 81.75 FEET TO THE NORTH LINE OF JEFFERSON STREET; THENCE WEST 75.02 FEET; THENCE NORTH 100 FEET THENCE WEST 55 FEET TO THE EAST LINE OF MORGAN BOULEVARD; THENCE NORTH 180.50 FEET TO THE POINT OF COMMENCEMENT, AS PER PLAT THEREOF; RECORDED IN DEED RECORD "A", PAGE 621, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

PARCEL 2: COMMENCING AT A POINT 11 RODS AND 15 FEET NORTH OF THE SOUTHEAST CORNER OF OUT LOT 2 OF THE ORIGINAL ADDITION OF OUT LOTS TO THE TOWN, NOW CITY, OF VALPARAISO, THENCE RUNNING WEST 65 FEET THENCE NORTHWESTERLY TO A POINT 13 RODS AND 1 FOOT NORTH AND 5 RODS AND 3 LINKS WEST OF THE SOUTHEAST CORNER OF SAID OUT LOT 2; THENCE NORTH TO THE SOUTH LINE OF CHICAGO STREET THENCE EAST 5 RODS AND 3 LINKS TO THE EAST LINE OF OUT LOT 2; THENCE SOUTH TO THE PLACE OF BEGINNING, AS PER PLAT THEREOF, RECORDED IN DEED RECORD "A", PAGE 621, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

SAID PARCELS 1 AND 2 ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN OUT LOT TWO IN THE ORIGINAL ADDITION TO OUT LOTS TO THE TOWN, NOW CITY, OF VALPARAISO, DESCRIBED AS BEGINNING AT A POINT 33 FEET SOUTH OF THE NORTHWEST CORNER OF SAID OUT LOTS AS SHOWN ON PLAT, SAID POINT OF BEGINNING BEING THE INTERSECTION OF THE EAST LINE OF MORGAN BOULEVARD AND THE SOUTH LINE OF CHICAGO STREET IN SAID CITY OF VALPARAISO; THENCE EAST 214.5 FEET ALONG THE SOUTH RIGHT-OF-WAY OF CHICAGO STREET TO THE EAST LINE OF OUT LOT TWO; THENCE SOUTH ALONG SAID EAST LINE OF OUT LOT TWO, A DISTANCE OF 198.75 FEET THENCE WEST 84.48 FEET; THENCE SOUTH 81.75 FEET TO THE NORTH LINE OF JEFFERSON STREET; THENCE WEST 75.02 FEET; THENCE NORTH 100 FEET; THENCE WEST 55 FEET OF THE EAST LINE OF MORGAN BOULEVARD; THENCE NORTH 180.5 FEET TO THE POINT OF BEGINNING, AS PER PLAT THEREOF; RECORDED IN DEED RECORD "A", PAGE 621, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

301 Jefferson Parcel:

A PARCEL OF LAND IN OUT LOT 2 IN THE ORIGINAL ADDITION OF OUT LOTS TO THE TOWN, NOW CITY OF VALPARAISO, AS PER PLAT THEREOF, RECORDED IN DEED RECORD "A", PAGE 621, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 33 FEET NORTH OF THE SOUTHWEST CORNER OF SAID OUT LOT 2, SAID POINT OF COMMENCEMENT BEING THE INTERSECTION OF THE NORTH LINE OF JEFFERSON STREET WITH THE EAST LINE OF MORGAN BOULEVARD IN SAID CITY OF VALPARAISO; THENCE NORTH ALONG THE EAST LINE OF MORGAN BOULEVARD, 100 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF JEFFERSON STREET, 55 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF MORGAN BOULEVARD, 100 FEET TO THE NORTH LINE OF JEFFERSON STREET; THENCE WEST ALONG THE NORTH LINE OF JEFFERSON STREET, 55 FEET TO THE POINT OF COMMENCEMENT.

Part of Outlot 2, Original Town of Valparaiso
City of Valparaiso, Center Township, Porter County, Indiana
S.W. 1/4 Section 24, Township 35 North, Range 6 West

Vicinity Map
1" = 500'

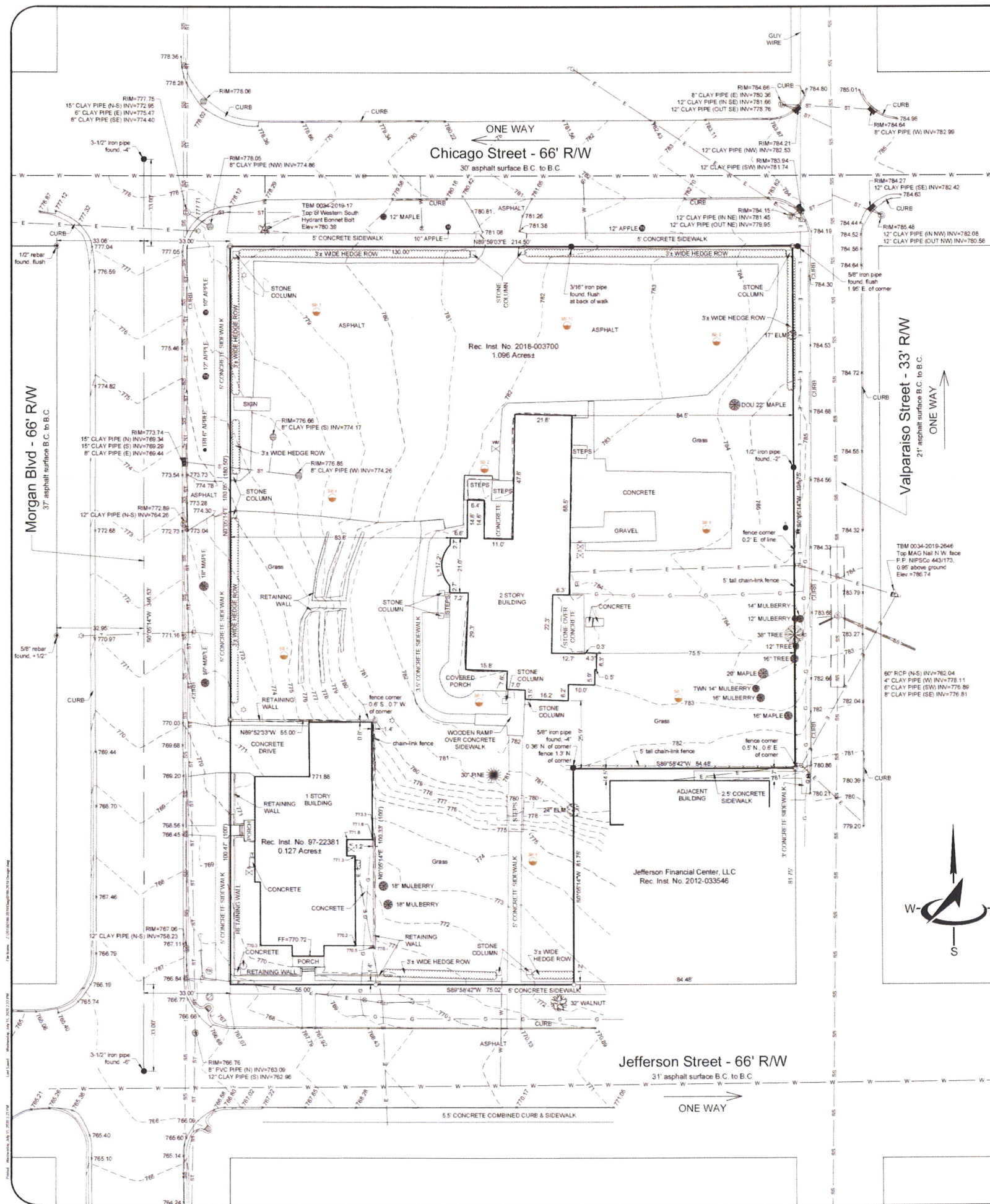
Building Height		Table 3.503
Code:	28'	
Proposed:	39' (To the highest peak) See §3.201.	

CHRISTIAN F. MARBACH
REGISTERED
No. 880002
STATE OF INDIANA
LAND SURVEYOR

8888 E. U.S. Hwy. 20
P.O. Box 960
New Carlisle, Indiana 46552
(574) 654-3450
info@marbach.us
www.marbach.us

DRAWING NO.
A 44740

DRAWING NO.
A-10101



DESCRIPTION: (Chicago Title Insurance Company File No. T8V16002472, Effective Date: December 22, 2017)

PARCEL 1: A PARCEL OF LAND IN OUT LOT TWO IN THE ORIGINAL ADDITION OF OUT LOTS TO THE TOWN, NOW CITY, OF VALPARAISO, DESCRIBED AS COMMENCING AT A POINT 33 FEET SOUTH OF THE NORTHWEST CORNER OF SAID OUT LOT AS SHOWN ON PLAT, SAID POINT OF COMMENCEMENT BEING THE INTERSECTION OF THE EAST LINE OF MORGAN BOULEVARD AND THE SOUTH LINE OF CHICAGO STREET IN SAID CITY OF VALPARAISO, THENCE EAST 130.02 FEET TO A POINT 84.48 FEET WEST OF THE EAST LINE OF SAID OUT LOT 2, THENCE SOUTH 65 FEET, THENCE SOUTH 45 DEGREES 43 MINUTES EAST, 27.21 FEET, THENCE EAST 65 FEET TO THE EAST LINE OF SAID OUT LOT, BEING THE WEST LINE OF VALPARAISO STREET THENCE SOUTH 114.75 FEET, THENCE WEST 84.48 FEET, THENCE SOUTH 81.75 FEET TO THE NORTH LINE OF JEFFERSON STREET, THENCE WEST 75.02 FEET, THENCE NORTH 100 FEET THENCE WEST 55 FEET TO THE EAST LINE OF MORGAN BOULEVARD, THENCE NORTH 180.50 FEET TO THE POINT OF COMMENCEMENT, AS PER PLAT THEREOF, RECORDED IN DEED RECORD "A", PAGE 621, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

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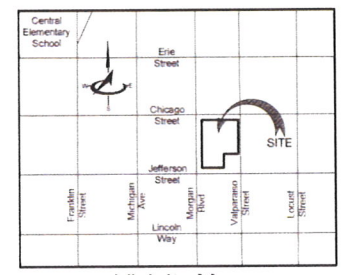
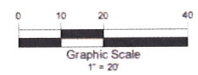
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DESCRIPTION: (Rec. Inst. No. 97-22381)

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SOILS: The entire site consists of UmB, Urban Land-Morley Complex, 2 to 6 percent slopes.

MONUMENT SYMBOLS		UTILITY SYMBOLS	
▲	MONUMENT FOUND	—	UTILITY POLE
●	IRON PIPE FOUND	—	GUY ANCHOR
●	REBAR FOUND	—	LIGHT POLE
●	5/8" REBAR w/ FIRM #13 CAP SET	—	TELEPHONE PEDESTAL
●	MAG NAIL w/ FIRM #13 WASHER SET	—	SANITARY MANHOLE
LINETYPES		—	DRAINAGE MANHOLE
—E—	OVERHEAD ELECTRIC LINE	—	INLET (ROUND CASTING)
—T—	OVERHEAD TELEPHONE LINE	—	INLET (CURB CASTING)
—F—	FENCE	—	FIRE HYDRANT
—780—	EXISTING CONTOUR	—	WATER VALVE
UTILITIES MARKED BY OTHERS		—	WATER METER
—W—	WATER LINE	—	SPIGOT
—G—	GAS LINE	—	GAS VALVE
—SS—	SANITARY SEWER LINE	—	AIR CONDITIONING UNIT
—ST—	STORM SEWER LINE	—	PROPOSED SOIL BORING
—		—	TRAFFIC SIGNAL POLE
		—	RECORD DIMENSION



Vicinity Map
1" = 500'

Preliminary Drawing - Not for Construction

SCALE: 1" = 20'

DATE OF FIELDWORK: 3/8/2019

DATE OF DRAWING: 10/16/2019

DATE OF CERTIFICATION:

DATE: REVISION:

CALKINS' HILL
EXISTING CONDITIONS PLAN

PART OF OUTLOT 2, ORIGINAL TOWN OF VALPARAISO
S.W. 1/4 SECTION 24, T. 35 N., R. 6 W.
CITY OF VALPARAISO, CENTER TWP., PORTER COUNTY, INDIANA

8888 E. U.S. Hwy. 20
P.O. Box 960
New Carlisle, Indiana 46552
(574) 654-3450
info@marbach.us
www.marbach.us

Marbach
Marbach-Palm, Inc.
Engineering & Surveying

CAD FILE: 0168-2019 Design.dwg

JOB NUMBER: 0168-2019

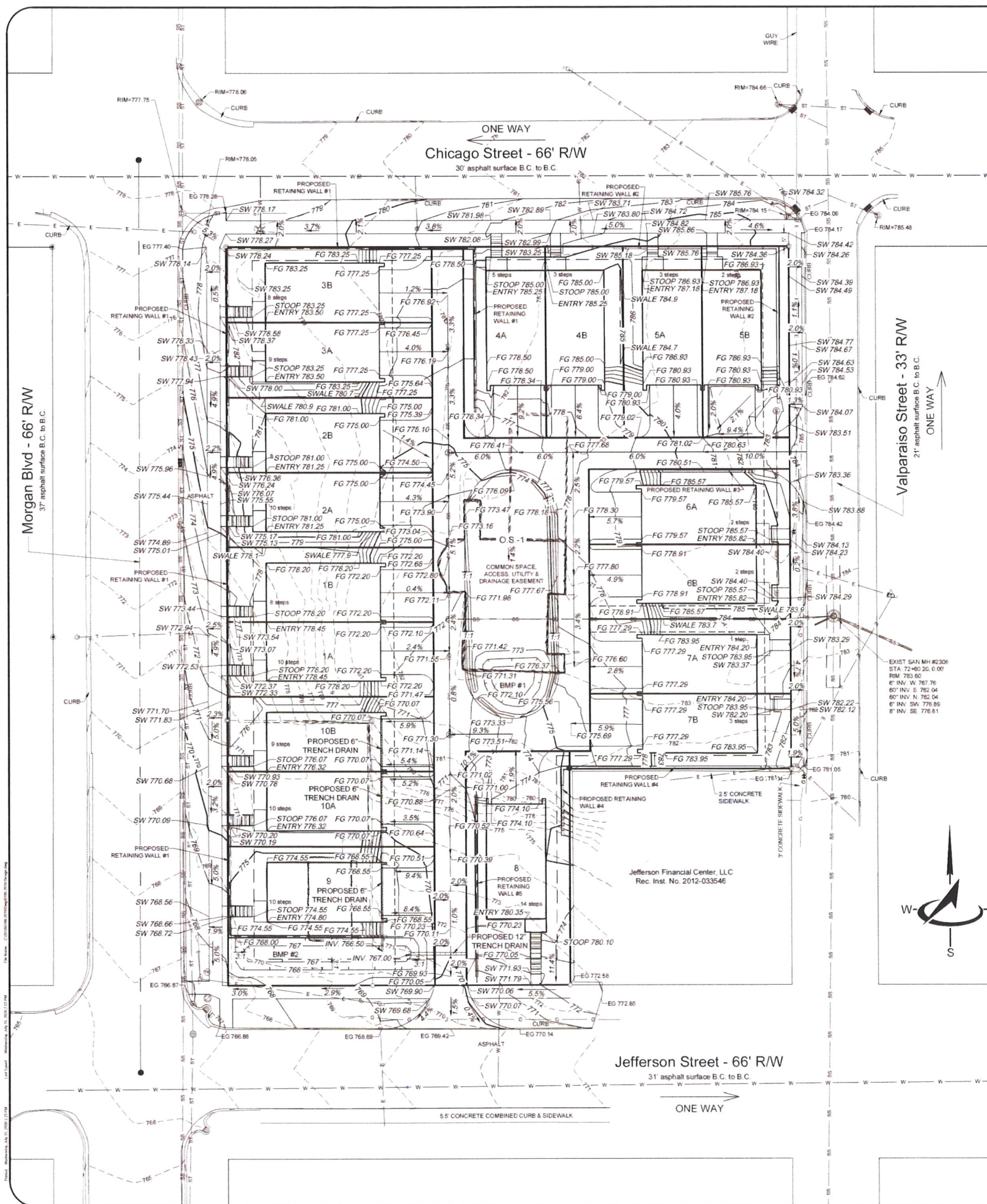
DRAWN BY: MAT

© 2020 Marbach-Palm, Inc.

SHEET 3 OF 8

DRAWING NO: A-43434

Vertical Curve Data: Station 774.00, PVI=774.00, BVC=774.00, EVC=774.00, L=0.00, GRADE=0.00%



DETENTION BMP SIZING

TOTAL AREA = 1.223 ACRES (53,263.46 sq ft)
IMPERVIOUS AREA = 0.767 ACRES (62.7%)

$R_v = 0.05 + 0.009(62.7) = 0.614$

$WQ_v = (1") \times (0.614) \times (1.223) / 12 = 0.063 \text{ ACRE-FEET OR } 2744 \text{ CU. FT.}$

BMP #1: 260 CU. FT.
BMP #2: 724 CU. FT.

TOTAL: 984 CU. FT.

GRADING PLAN LEGEND

EG EXISTING GROUND
FG FINISHED GROUND
SW SIDEWALK

MONUMENT SYMBOLS	
MONUMENT FOUND	IRON PIPE FOUND
REBAR FOUND	MAG NAIL w/ FIRM #13 WASHER SET
LINETYPES	
OVERHEAD ELECTRIC LINE	OVERHEAD TELEPHONE LINE
FENCE	EXISTING CONTOUR
UTILITIES MARKED BY OTHERS	
WATER LINE	GAS LINE
SANITARY SEWER LINE	STORM SEWER LINE
UTILITY SYMBOLS	
UTILITY POLE	GUY ANCHOR
LIGHT POLE	TELEPHONE PEDESTAL
SANITARY MANHOLE	DRAINAGE MANHOLE
INLET (ROUND CASTING)	INLET (CURB CASTING)
FIRE HYDRANT	WATER VALVE
WATER METER	SPIGOT
GAS VALVE	AIR CONDITIONING UNIT
PROPOSED SOIL BORING	TRAFFIC SIGNAL POLE
RECORD DIMENSION	

Graphic Scale
1" = 20'

Preliminary Drawing - Not for Construction

SCALE: 1" = 20'

DATE OF FIELDWORK: 03/08/2019

DATE OF DRAWING: 10/16/2019

DATE OF CERTIFICATION:

DATE	REVISION
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CALKINS' HILL
PROPOSED GRADING PLAN

PART OF OUTLOT 2, ORIGINAL TOWN OF VALPARAISO
S.W. 1/4 SECTION 24, T. 35 N., R. 6 W.
CITY OF VALPARAISO, CENTER TWP., PORTER COUNTY, INDIANA

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CAD FILE:
0156-2019 Design.dwg

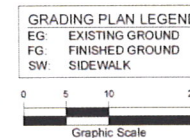
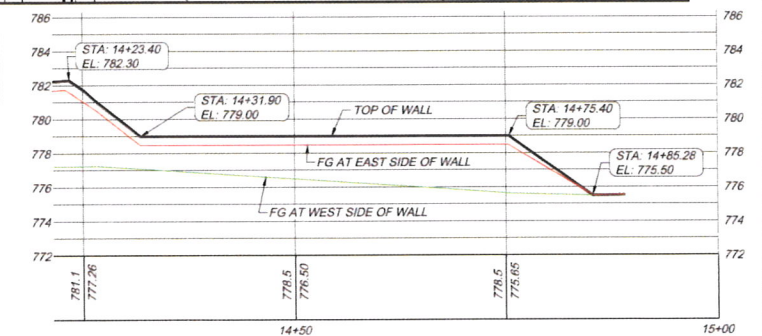
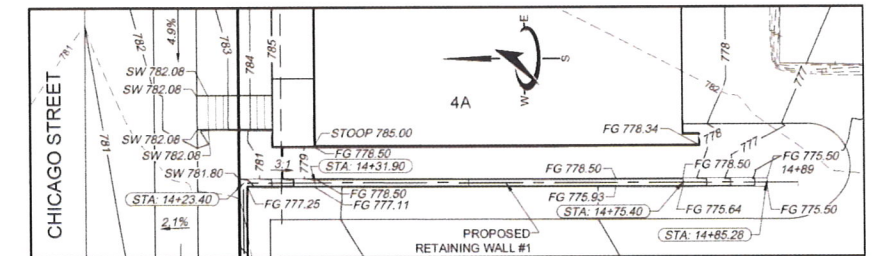
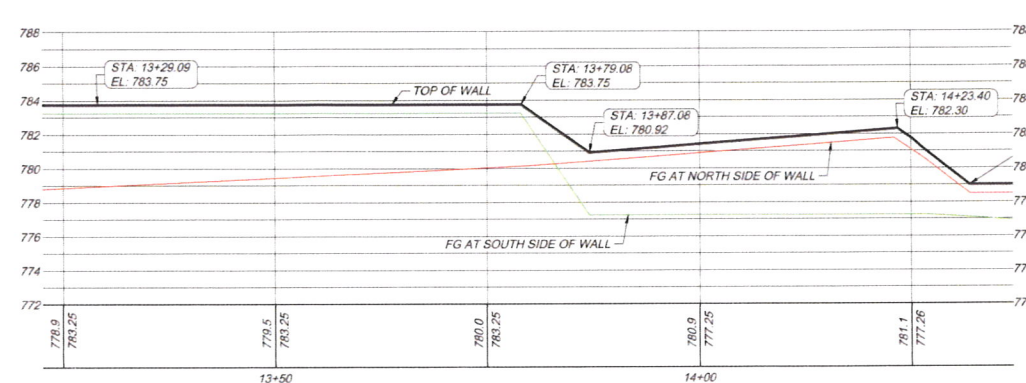
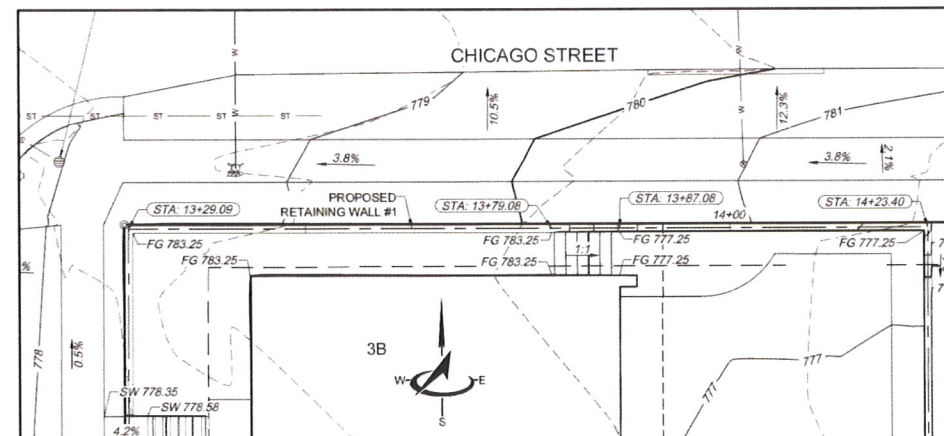
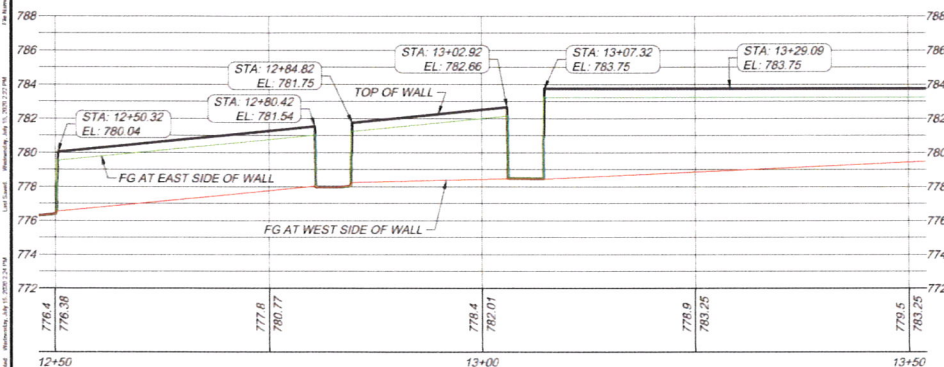
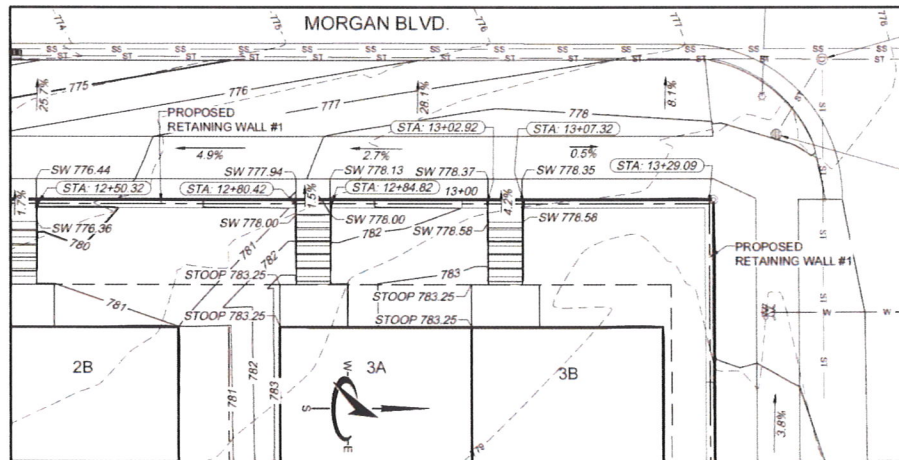
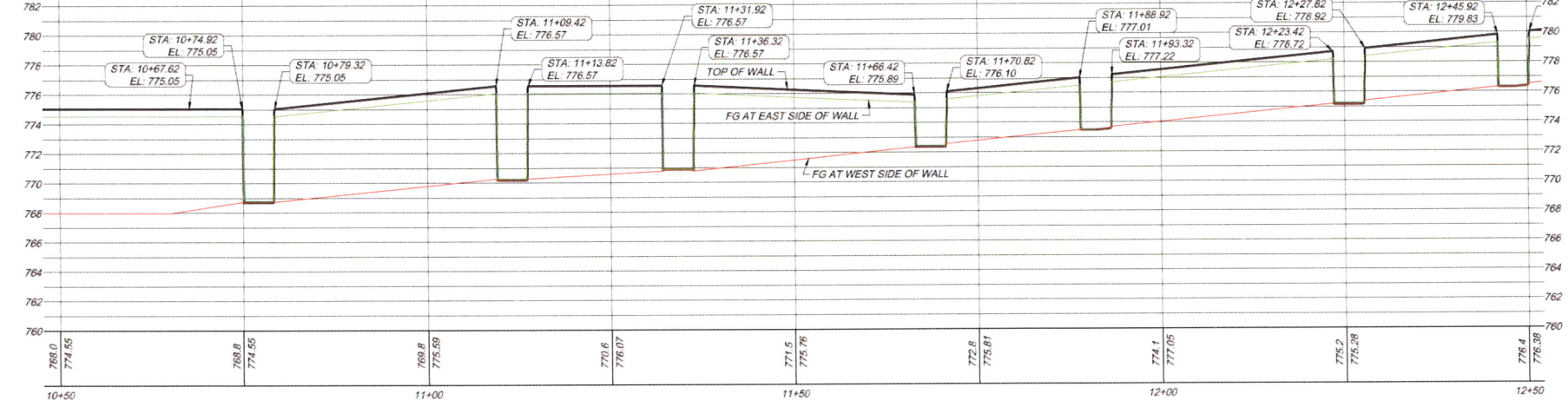
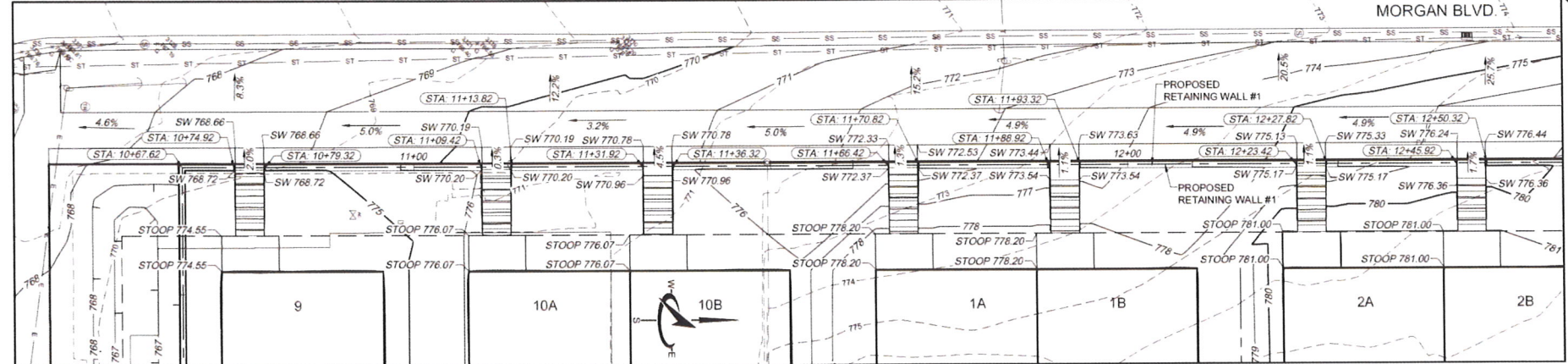
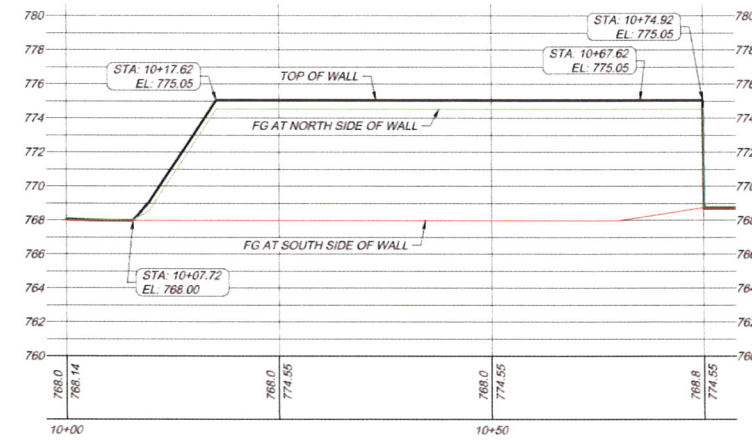
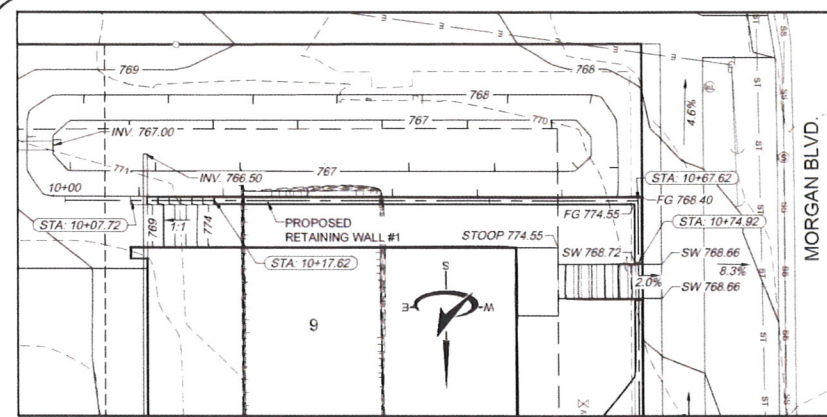
JOE NUMBER:
0156-2019

DRAWN BY:
CFM

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SHEET 4 OF 8

DRAWING NO:
A-43434



Preliminary Drawing - Not for Construction

CALKINS' HILL PROPOSED RETAINING WALL 1 PLAN AND PROFILE

PART OF OUTLOT 2, ORIGINAL TOWN OF VALPARAISO
S.W. 1/4 SECTION 24, T. 35 N., R. 6 W.
CITY OF VALPARAISO, CENTER TWP., PORTER COUNTY, INDIANA



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P.O. Box 960
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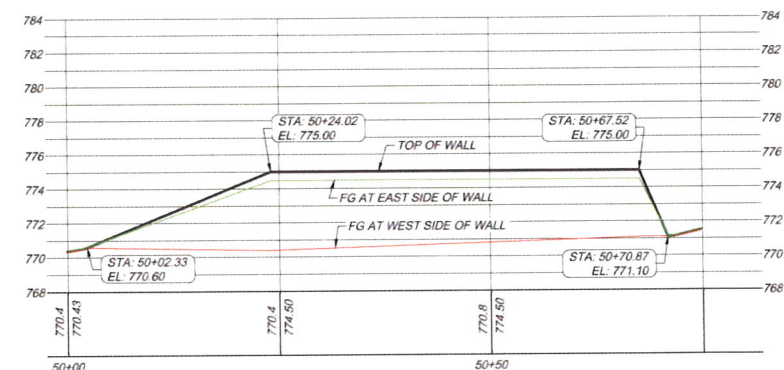
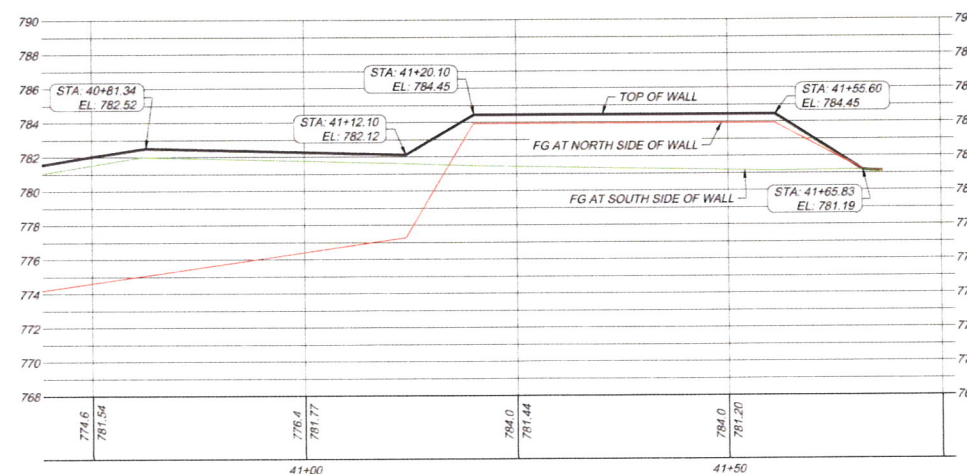
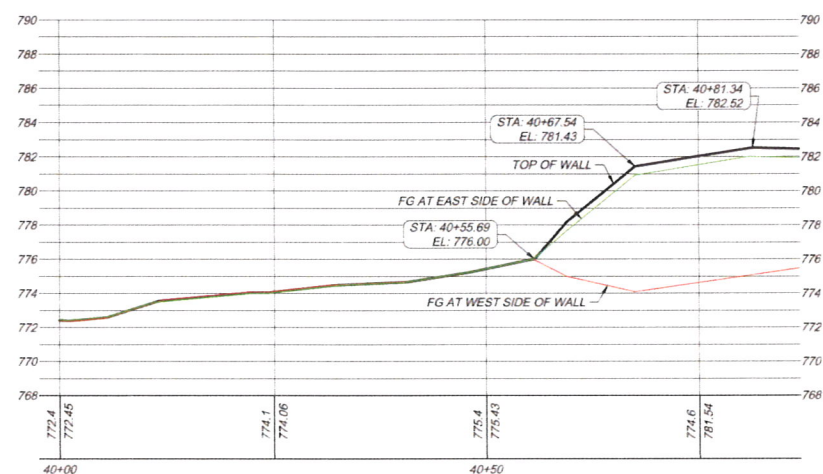
CAD FILE
0168-2019 Design.dwg
JOB NUMBER
0168-2019

DRAWN BY
AKM

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SHEET 5 OF 8

DRAWING NO.
A-43434



8888 E. U.S. Hwy. 20
P.O. Box 960
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GRADING PLAN LEGEND
EG: EXISTING GROUND
FG: FINISHED GROUND
SW: SIDEWALK

SCALE: 1" = 10' H 1"=5' V	
DATE OF FIELDWORK: 03/08/19	
DATE OF DRAWING: 04/24/2020	
DATE OF CERTIFICATION:	
DATE	REVISION

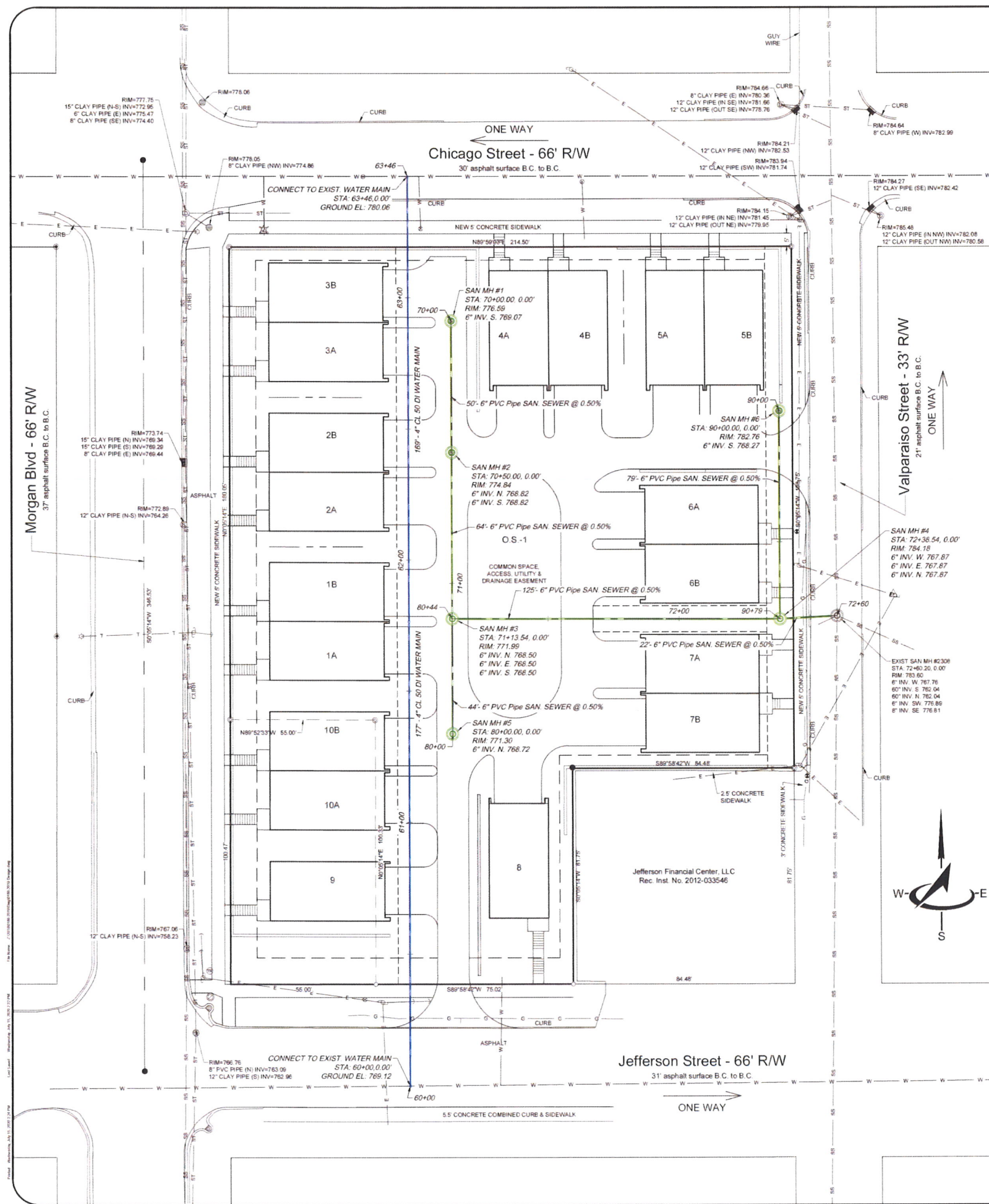
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AKM

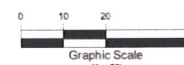
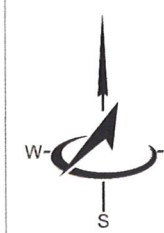
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SHEET 6 OF 8

DRAWING N
A-43434



MONUMENT SYMBOLS		UTILITY SYMBOLS	
	MONUMENT FOUND		UTILITY POLE
	IRON PIPE FOUND		GUY ANCHOR
	REBAR FOUND		LIGHT POLE
	5/8\"/>		TELEPHONE PEDESTAL
	MAG NAIL w/ FIRM #13 WASHER SET		SANITARY MANHOLE
LINETYPES			DRAINAGE MANHOLE
	OVERHEAD ELECTRIC LINE		INLET (ROUND CASTING)
	OVERHEAD TELEPHONE LINE		INLET (CURB CASTING)
	FENCE		FIRE HYDRANT
	EXISTING CONTOUR		WATER VALVE
UTILITIES MARKED BY OTHERS			WATER METER
	WATER LINE		SPIGOT
	GAS LINE		GAS VALVE
	SANITARY SEWER LINE	OTHER SYMBOLS	
	STORM SEWER LINE		AIR CONDITIONING UNIT
			PROPOSED SOIL BORING
			TRAFFIC SIGNAL POLE
			RECORD DIMENSION



Preliminary Drawing - Not for Construction

SCALE: 1" = 20'

DATE OF FIELDWORK: 03/08/19

DATE OF DRAWING: 04/24/2020

DATE OF CERTIFICATION:

DATE	REVISION

CAD FILE: 0168-2019 Design.dwg

JOB NUMBER: 0168-2019

DRAWN BY: AKM

CALKINS' HILL

PROPOSED SANITARY SEWER SERVICE PLAN

PROPOSED WATER SERVICE SEWER PLAN

PART OF OUTLOT 2, ORIGINAL TOWN OF VALPARAISO

S.W. 1/4 SECTION 24, T. 35 N., R. 6 W.

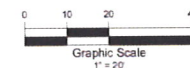
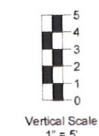
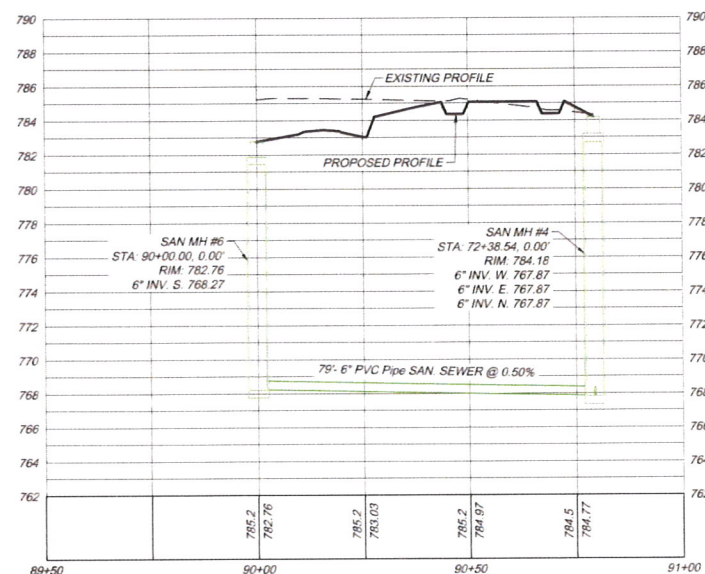
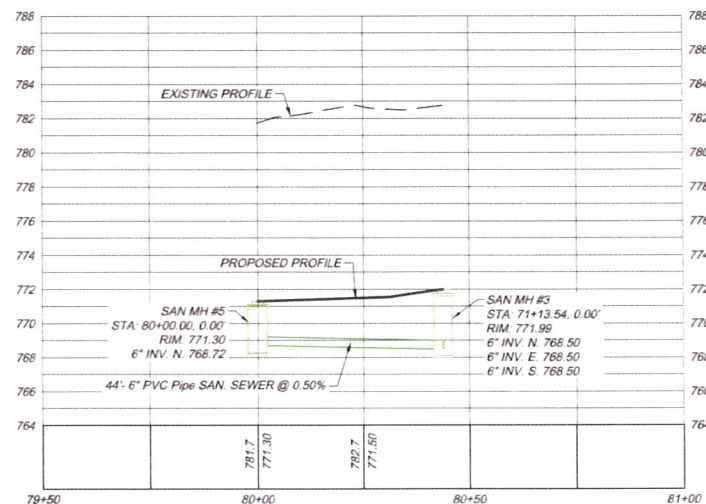
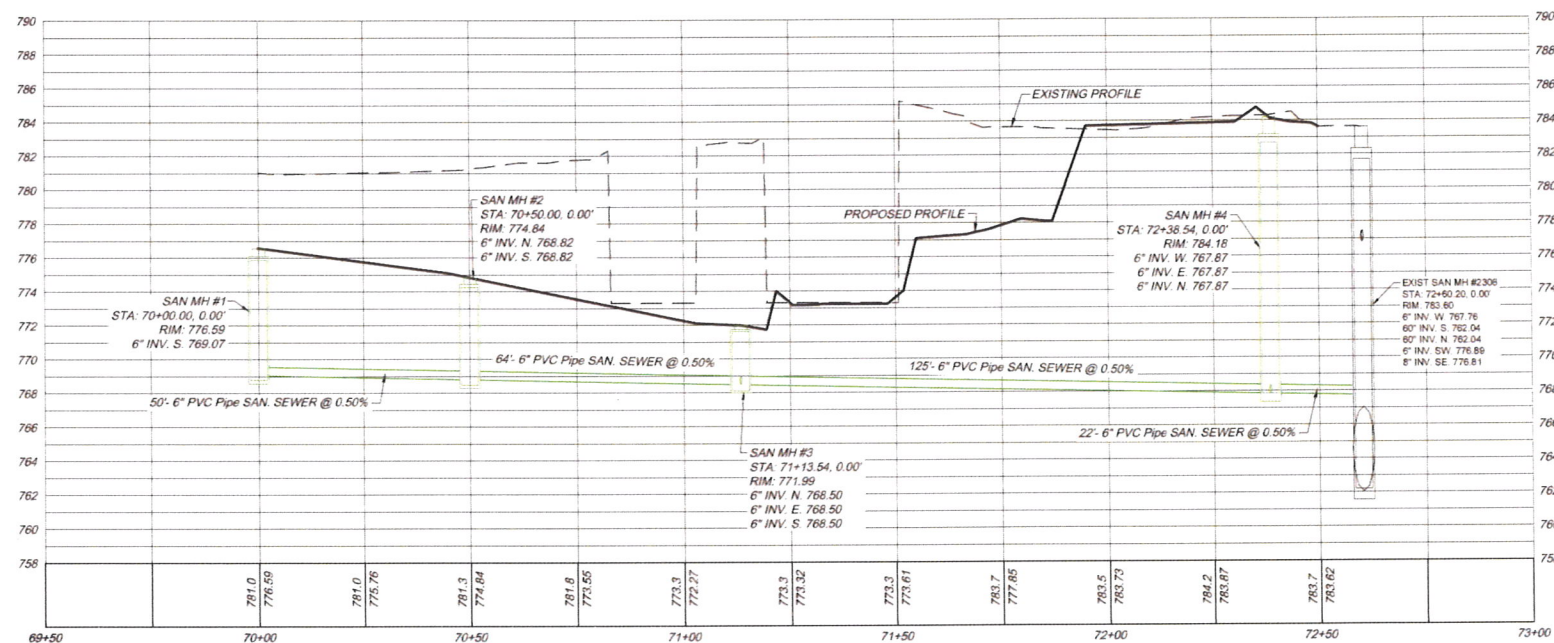
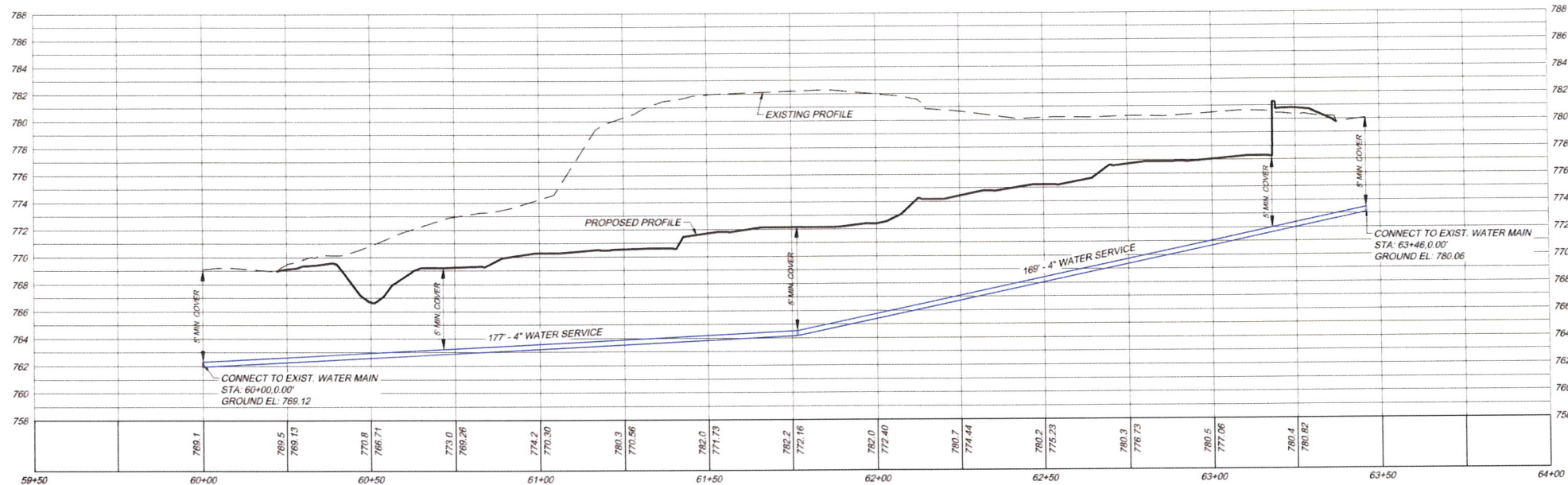
CITY OF VALPARAISO, CENTER TWP., PORTER COUNTY, INDIANA

8888 E. U.S. Hwy. 20
P.O. Box 960
New Carlisle, Indiana 46552
(574) 654-3450
info@marbach.us
www.marbach.us

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SHEET 7 OF 8

DRAWING NO. A-43434



Preliminary Drawing - Not for Construction

SCALE 1" = 20' H 1" = 5' V		CALKINS' HILL PROPOSED SANITARY SEWER SERVICE PROFILE PROPOSED WATER SERVICE SEWER PROFILE	
DATE OF FIELDWORK: 03/08/19 DATE OF DRAWING: 04/24/2020 DATE OF CERTIFICATION:			
DATE	REVISION	PART OF OUTLOT 2, ORIGINAL TOWN OF VALPARAISO S.W. 1/4 SECTION 24, T. 35 N., R. 6 W. CITY OF VALPARAISO, CENTER TWP., PORTER COUNTY, INDIANA	
CAD FILE: 0166-2015 Design.dwg JOB NUMBER: 0166-2015 DRAWN BY: AKM		 8888 E. U.S. Hwy. 20 P.O. Box 960 New Carlisle, Indiana 46552 (574) 654-3450 info@marbach.us www.marbach.us	
© 2020 Marbach-Palm, Inc.		SHEET 8 OF 8	

Calkins' Hill

Part of Outlot 2, Original Town of Valparaiso
City of Valparaiso, Center Township, Porter County, Indiana
S.W. 1/4 Section 24, Township 35 North, Range 6 West

DESCRIPTION: (Chicago Title Insurance Company File No.: T8V16002472, Effective Date: December 22, 2017)

PARCEL 1: A PARCEL OF LAND IN OUT LOT TWO IN THE ORIGINAL ADDITION OF OUT LOTS TO THE TOWN, NOW CITY, OF VALPARAISO, DESCRIBED AS: COMMENCING AT A POINT 33 FEET SOUTH OF THE NORTHWEST CORNER OF SAID OUT LOT AS SHOWN ON PLAT, SAID POINT OF COMMENCEMENT BEING THE INTERSECTION OF THE EAST LINE OF MORGAN BOULEVARD AND THE SOUTH LINE OF CHICAGO STREET IN SAID CITY OF VALPARAISO; THENCE EAST 130.02 FEET TO A POINT 84.48 FEET WEST OF THE EAST LINE OF SAID OUT LOT 2; THENCE SOUTH 65 FEET; THENCE SOUTH 45 DEGREES 43 MINUTES EAST, 27.21 FEET; THENCE EAST 65 FEET TO THE EAST LINE OF SAID OUT LOT, BEING THE EAST LINE OF VALPARAISO STREET THENCE SOUTH 114.75 FEET; THENCE WEST 84.48 FEET; THENCE SOUTH 81.75 FEET TO THE NORTH LINE OF JEFFERSON STREET; THENCE WEST 75.00 FEET; THENCE NORTH 100 FEET THENCE WEST 55 FEET TO THE EAST LINE OF MORGAN BOULEVARD; THENCE NORTH 180.50 FEET TO THE POINT OF COMMENCEMENT, AS PER PLAT THEREOF; RECORDED IN DEED RECORD "A", PAGE 621, IN THE OFFICE OF THE RECORDER OF PUBLIC COUNTY INDIANA.

PARCEL 2: COMMENCING AT A POINT 11 RODS AND 15 FEET NORTH OF THE SOUTHEAST CORNER OF OUT LOT 2 OF THE ORIGINAL ADDITION OF OUT LOTS TO THE TOWN, NOW CITY, OF VALPARAISO, THENCE RUNNING WEST 65 FEET THENCE NORTHWESTERLY TO A POINT 13 RODS AND 1 FOOT NORTH AND 5 RODS AND 3 LINKS WEST OF THE SOUTHEAST CORNER OF SAID OUT LOT 2; THENCE NORTH TO THE SOUTH LINE OF CHICAGO STREET THENCE EAST 5 RODS AND 3 LINKS TO THE EAST LINE OF OUT LOT 2; THENCE SOUTH TO THE PLACE OF BEGINNING, AS PER PLAT THEREOF, RECORDED IN DEED RECORD "A", PAGE 621, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY INDIANA.

SAID PARCELS 1 AND 2 ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN OUT LOT TWO IN THE ORIGINAL ADDITION TO OUT LOTS TO THE TOWN, NOW CITY, OF VALPARAISO, DESCRIBED AS BEGINNING AT A POINT 33 FEET SOUTH OF THE NORTHWEST CORNER OF SAID OUT LOTS AS SHOWN ON PLAT, SAID POINT OF BEGINNING BEING THE INTERSECTION OF THE EAST LINE OF MORGAN BOULEVARD AND THE SOUTH LINE OF CHICAGO STREET IN SAID CITY OF VALPARAISO; THENCE EAST 214.5 FEET ALONG THE SOUTH RIGHT-OF-WAY OF CHICAGO STREET TO THE EAST LINE OF OUT LOT TWO; THENCE SOUTH ALONG SAID EAST LINE OF OUT LOT TWO TO THE DISTANCE OF 100 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 81.75 FEET TO THE NORTH LINE OF JEFFERSON STREET; THENCE WEST 75.02 FEET; THENCE NORTH 100 FEET; THENCE WEST 55 FEET OF THE EAST LINE OF MORGAN BOULEVARD; THENCE NORTH 180.5 FEET TO THE POINT OF BEGINNING, AS PER PLAT THEREOF; RECORDED IN DEED RECORD "A", PAGE 621, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

DESCRIPTION: (Rec. Inst. No. 97-22381)

A PARCEL OF LAND IN LOT 2 IN THE ORIGINAL ADDITION OF OUT LOTS TO THE TOWN, NOW CITY, OF VALPARAISO, AS PER PLAT THEREOF, RECORDED IN DEED RECORD "A", PAGE 621, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT SIX FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 2, AND THENCE POINT OF COMMENCEMENT RUNNING THE LINE OF THE EAST LINE OF ORANGE GROVE TRAIL WITH THE EAST LINE OF MORGAN BOULEVARD IN SAID CITY OF VALPARAISO; THENCE NORTH ALONG THE EAST LINE OF MORGAN BOULEVARD, 100 FEET; THENCE EAST PARALLEL TO THE NORTH LINE OF JEFFERSON STREET, 55 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF MORGAN BOULEVARD, 100 FEET; THENCE WEST ALONG THE LINE OF JEFFERSON STREET, 55 FEET; THENCE WEST ALONG THE NORTH LINE OF JEFFERSON STREET, 55 FEET TO THE POINT OF COMMENCEMENT.

Surveyor

Marbach-Palm, Inc.
8888 E. U.S. Hwy. 20
P.O. Box 960
New Carlisle, IN 46552
(547) 654-3450

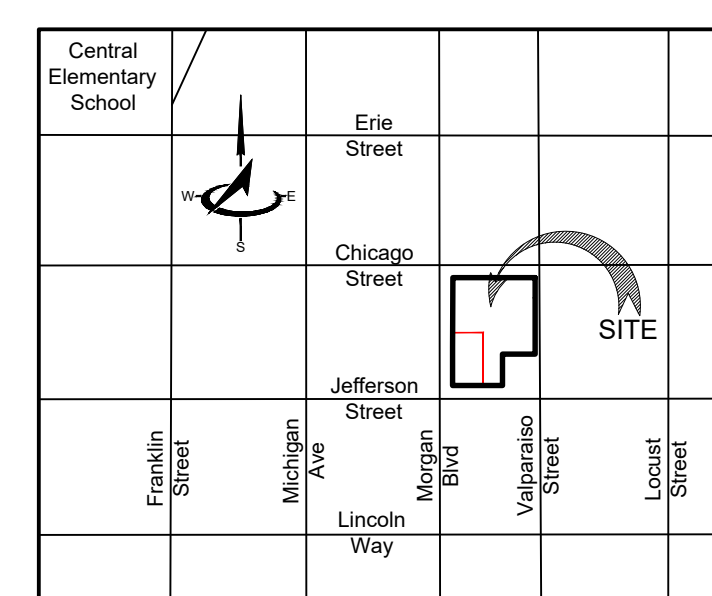
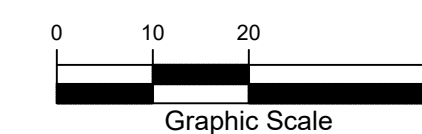
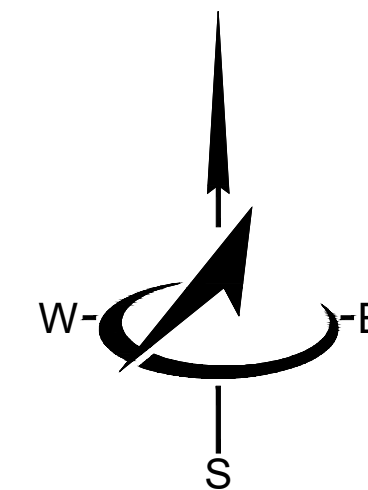
Subdivider

Faganel Builders, LLC
P.O. Box 1270
Batavia, IL 60510

Owner

Downtown Valparaiso Partners, LLC
212 Lincolnway
Valparaiso, IN 46383

MONUMENT SYMBOLS	
	MONUMENT FOUND
	IRON PIPE FOUND
	REBAR FOUND
	5/8" REBAR w/ FIRM # 13 CAP SET
	MAG NAIL w/ FIRM #13 WASHER SET
OTHER SYMBOLS	
	RECORD DIMENSION



Vicinity Map
1" = 500'

Notes

The boundary survey of this subdivision is shown on a ALTA/NSPS Land Title Survey by Marbach-Palm, Inc. with drawing number of A-42821.

The subject property lies within Zone X, area of minimal flood hazard, as shown on FEMA Flood Insurance Rate Map, Community Panel No. 18127C0210D, effective date 09/30/2015.

This project lies within the the Valparaiso Community School Corporation boundaries.

This project lies within the area served by the Valparaiso Fire Department.

Zoning: The lots in this subdivision will conform to Residential Transition (RT) District as outlined in the City of Valparaiso Unified Development Ordinance.

Development Standard Variances

Downtown Valparaiso Partners LLC
Approved September 17, 2019

Limited and Special Use Standards		\$2,506(C)/(2)
Single - Family Attached - Bulk		
Code:	3-6 Units Per Building	
Proposed:	2 Units Per Building	
Limited and Special Use Standards		\$2,506(C)/(3)
Single-Family Attached - Access		
Code:	Accessed from Alley	
Proposed:	Internal Courtyard	
Setbacks		Table 3.501
Code:	Setbacks per Table 3.501	
Proposed:	All setbacks as shown on Site Plan prepared by Marbach-Palm, Inc.	
Single Family Attached Lot and Building Standards (Building Separation)		Table 3.503
Code:	15'	
Proposed:	11'	
Standard Development - Lot Size		\$3,503
Single Family Attached		
Code:	2,500 sq. ft.	
Proposed:	Varies - Minimum is 2,143 sq. ft.	
Standard Development - Lot Width		\$3,503
Single Family Attached		
Code:	25'	
Proposed:	Varies	
Landscaping		Article 10 - Landscaping
Code:	All landscaping plans and buffers	
Proposed:	As shown on the Landscaping Plan by Lannert Group	
Building Width		\$11,202
Code:	24'	
Proposed:	22.5'	
Density		\$3,301 and Table 3.301.A
(Single Family Attached - Net Density)		
Code:	11.351 Units/Acre	
Proposed:	13.76 Units/Acre	
Building Height		Table 3.503
Code:	28'	
Proposed:	39' (To the highest peak) See \$3,201.	

Christian F. Marbach
CHRISTIAN F. MARBACH, P.S. No.880002

7/10/2
DATE



Amended Primary Plat
Calkins' Hill

Part of Outlot 2, Original Town of Valparaiso
S.W. 1/4 Section 24, T. 35 N., R. 6 W.
City of Valparaiso, Center Township, Porter County, Indiana



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SHEET 2 OF 10	
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DRAWING NO.
A-44710

Printed: Saturday, July 25, 2020 1:46 PM
Last Saved: Saturday, July 25, 2020 1:45 PM
File Name: Z:\2019\068-2019 Dwg\0168-2019 Design.dwg

Sec. 17.202 Methods of Enforcement

- A. **Stop Work Order.** The City may post a stop work order for any work not conforming to the requirements of this ordinance. The stop work order may be lifted only after the work has been made to conform with this ordinance or by appeal to the Board of Public Works and Safety. If, after the stop work order has been issued for a period of not less than 10 calendar days and the work is not in compliance with this ordinance, the Board of Public Works and Safety may serve notice of forfeit of any surety provided with the permit.
- B. **Withholding of Permits.** The Building Commissioner may refuse to issue building permits to any applicant who is in violation of this ordinance and has received notification of that violation. The permits may be for sites other than those where the violations have occurred. The Building Commissioner may withhold issuance of the permits until the violations are corrected ~~to the satisfaction of the City Engineer.~~
- C. **Fines for Violation.** In addition to any and all other remedies set forth in this ordinance for a violation thereof, the ~~City Engineer~~ Enforcement Official may, for any violation of this ordinance, levy a fine against the violator(s) of up to \$250 for each occurrence, each day being a separate occurrence. The ~~City Engineer~~ Enforcement Official shall notify the violator(s) of such fine, in writing, on a form approved by the Board of Public Works and Safety. The violator shall pay the levied fine through the Ordinance Violations Bureau. The ~~City Engineer~~ Enforcement Official may levy a fine for each and every day that the violation is continued.
- D. **Revocation of Surety.** In the event that other enforcement remedies listed herein do not cause the correction of the violation(s) the Board of Public Works and Safety, acting on the recommendation of the ~~City Engineer~~ Enforcement Official , may initiate a claim upon any bond or surety posted with the application. The Board of Public Works and Safety may seek recovery of any costs associated with the correction of the violation(s) along with any fines levied and not paid.
- E. **Court Action.** The City may elect, in lieu of the fine set forth above but in addition to all other remedies set forth in this UDO, to seek a fine for such violation in a court of competent jurisdiction in an amount up to the maximum permitted by IC 36-1-3-8.

APPENDIX B PLANT LISTS

CORRIDOR PLANTS:

DECIDUOUS TREES:

Common Name	Latin Name	Mature Tree Height
Tulip Tree	<u><i>Liriodendron tulipeifera</i></u>	Mature height 90 feet
Chinquapin Oak	<u><i>Quercus muehlenbergii</i></u>	Mature height 80 feet
Burr Oak	<u><i>Quercus macrocarpa</i></u>	Mature height 80 feet
American Elm (resistant selections)	<u><i>Ulmus Americana</i></u>	Mature height 70 feet
Sweetgum	<u><i>Liquidambar styraciflua</i></u>	Mature Height 75 feet
Hackberry	<u><i>Celtis occidentalis</i></u>	Mature Height 60 feet
Kentucky Coffee Tree	<u><i>Gymnocladus dioica</i></u>	Mature Height 60 feet
American Linden	<u><i>Tilia Americana</i></u>	Mature Height 60 feet
Shingle Oak	<u><i>Quercus imbarcaria</i></u>	Mature Height 50 feet
Hills Oak	<u><i>Quercus ellipsoidallis</i></u>	Mature Height 50 feet
Scarlet Oak	<u><i>Quercus coccinea</i></u>	Mature Height 50 feet
Sugar Maple	<u><i>Acer Saccharum</i></u>	Mature Height 50 feet
Swamp White Oak	<u><i>Quercus bicolor</i></u>	Mature Height 50 feet
Ginkgo (male)	<u><i>Ginkgo biloba</i></u>	Mature Height 50 feet
Honey Locust	<u><i>Gleditua triacanthos</i></u>	Mature Height 40 feet
Sour Gum (Black Gum)	<u><i>Nyssa sylvatica</i></u>	Mature Height 40 feet
Bald Cypress	<u><i>Taxodium distichum</i></u>	Mature Height 40 feet
Littleleaf Linden	<u><i>Tilia cordata</i></u>	Mature Height 30 feet
Ironwood	<u><i>Ostrya virginiana</i></u>	Mature Height 30 feet

EVERGREEN TREES:

Common Name	Latin Name	Mature Tree Height
Norway Spruce	<u><i>Picea abies</i></u>	Mature Height 90 feet
White Pine	<u><i>Pinus Strobus</i></u>	Mature Height 70 feet
Eastern Hemlock	<u><i>Tsuga Canadensis</i></u>	Mature Height 60 feet
Jack Pine	<u><i>Pinus banksiana</i></u>	Mature Height 45 feet
Eastern Red Cedar	<u><i>Junperus virginiana</i></u>	Mature Height 50 feet
Colorado Spruce	<u><i>Picea pungens</i></u>	Mature Height 60 feet

ORNAMENTAL TREES:

Common Name	Latin Name	Mature Tree Height
Sassafrass	<u><i>Sassafrass albidum</i></u>	Mature Height 30 feet
Ohio Buckeye	<u><i>Aesculus glabra</i></u>	Mature Height 30 feet
Flowering Dogwood	<u><i>Cornus florida</i></u>	Mature Height 25 feet
Blue Beech/American Hornbeam	<u><i>Carpinus caroliniana</i></u>	Mature Height 20 feet
Hawthorn species	<u><i>Crataegus sp.</i></u>	Mature Height 20 feet
Serviceberry	<u><i>Amelanchier sp.</i></u>	Mature Height 20 feet
Paw Paw	<u><i>Asimina triloba</i></u>	Mature Height 20 feet
Flowering Crabapples	<u><i>Malus sp.</i></u>	Mature Height 20 feet
Tree Lilac	<u><i>Syringa reticulata</i></u>	Mature Height 20 feet
Red Buckeye	<u><i>Aesculus pavia</i></u>	Mature Height 20 feet
Speckled Alder	<u><i>Almus rugosa</i></u>	Mature Height 20 feet
Nannyberry Viburnum	<u><i>Viburnum lentago</i></u>	Mature Height 18 feet
Redbud	<u><i>Cercis Canadensis</i></u>	Mature Height 15 feet
Fringe Tree	<u><i>Chionanthus virginicus</i></u>	Mature Height 15 feet
Pagoda Dogwood	<u><i>Cornus alternifolia</i></u>	Mature Height 15 feet
Magnolia varieties	<u><i>Magnolias var.</i></u>	Mature Height 15 feet

Common Name	Latin Name	Mature Tree Height
Wafer Ash	<u><i>Ptelea trifoliata</i></u>	Mature Height 15 feet
Common Witch Hazel	<u><i>Hamamelis Virginiana</i></u>	Mature Height 15 feet

SHRUBS:

Common Name	Latin Name	Flowering Season/Month	Flowering Color	Size
Bottlebrush Buckeye	<u><i>Aesculus parviflora</i></u>	July	White	8'
Indigo Bush	<u><i>Amorpha fruticosa</i></u>	June	Purple/Blue	6'
Chokeberry	<u><i>Aronia sp.</i></u>	May	White	5'
Caryopteris	<u><i>Aryopteris sp.</i></u>	---	Blue	3'
Clethera	<u><i>Slethera alnifolia</i></u>	July/August	Pink	4'
Deutzia	<u><i>Duetzia gracalis</i></u>	May	White	3'
New Jersey Tea	<u><i>Ceanothus americanus</i></u>	July	White	2'
<u>Diervilla/Dwarf Honeysuckle</u>	<u><i>Diervilla lonicera</i></u>	<u>June</u>	<u>Yellow</u>	<u>2.5'</u>
Vernal Witch Hazel	<u><i>Hammelis vernalis</i></u>	March	Orange/Red	12'
Common Witch Hazel	<u><i>Hamamelis vernalis</i></u>	October	Yellow	10'
Smooth Hydrangea	<u><i>Hydrangea arborescens</i></u>	June/July	White	3'
Oak Leaf Hydrangea	<u><i>Hydrangea quercifolia</i></u>	June/July	White	5'
St. John's Wort	<u><i>Hypericum sp.</i></u>	July-August	Yellow	3'
Winter berry	<u><i>Ilex verticillata</i></u>	Spring/Summer	White	10'
Junipers various	<u><i>Juniperus sp.</i></u>	Hardy Evergreen	---	---
Northern Bayberry	<u><i>Myrica pennsylvanica</i></u>	Spring	Yellow	4'
Ninebark	<u><i>Phsocarpus opuifolius</i></u>	June	Pink	8'
Gro-low Sumac	<u><i>Rhus aromatic</i></u>	Fall	Orange/Red	2'
Elderberry varieties	<u><i>Sambucus sp.</i></u>	June	White	---
Stephanandra	<u><i>Stephanandra incisa</i></u>	May/June	Yellow/White	3'
Lilacs various	<u><i>Syringa var.</i></u>	May/June	---	4-12'
Blueberry Ornamental	<u><i>Vaccinium corymbosum</i></u>	Fall	Red	---
Viburnums various	<u><i>Viburnum</i></u>	Several Flowering Shrubs	---	---

PERENNIALS AND GROUNDCOVER:

Common Name	Latin Name
PERENNIALS:	
Allium	<u><i>Allium abramsii</i></u>
Milkweed var.	<u><i>Asclepias L.</i></u>
False Goat's Beard	<u><i>Astilbe</i></u>
Columbine	<u><i>Aquilegia L.</i></u>
<u>Coral Bells</u>	<u><i>Heuchera</i></u>
<u>Brunnera</u>	<u><i>Brunnera macrophylla</i></u>
<u>Diervilla/Dwarf Honeysuckle</u>	<u><i>Diervilla lonicera</i></u>
Penstemon Var.	<u><i>Penstemon</i></u>
---	<u><i>Echinacea</i></u>
Aster	<u><i>Eurybia x herveyi</i></u>
Coneflower/Blackeye Susan	<u><i>Rudbeckia var.</i></u>
Blue Wild Indigo	<u><i>Baptisia australis</i></u>
Blazing Star	<u><i>Liatris var.</i></u>
Lavender	<u><i>Lavandula L.</i></u>
Hardy Salvias	<u><i>Salvia var.</i></u>
Iris	<u><i>Iris L.</i></u>
Lupine	<u><i>Lupinus L.</i></u>
Creeping Liriope	<u><i>Liriope spicata</i></u>

Stonecrop	<u>Sedum var.</u>
Tickseed	<u>Coreopsis L.</u>
Pink	<u>Dianthus L.</u>
Blanketflower_	<u>Gaillardia var.</u>
Hibiscus	<u>Hibiscus lunariifolius</u>
Beebalm	<u>Monarda L.</u>
Phlox	<u>Phlox L.</u>
Platycodon	<u>Platycodon A. DC.</u>
Russian Sage	<u>Perovskia atriplicifolia</u>
Golden Rod	<u>Solidago L.</u>
Tulips	<u>Tulipa var.</u>
Daffodils	<u>Narcissus L.</u>
Lilies (True Hardy Lilies rather than daylilies)	<u>Lilium</u>
Spiderwort	<u>Tradescantia L.</u>
Vervain	<u>Verbena L.</u>
Virginia Creeper	<u>Parthenocissus quinquefolia</u>
LANDSCAPE GRASSES (FOR SUN) :	
Switchgrass	<u>Panicum virgatum</u>
Little Bluestem	<u>Schizachyrium scoparium</u>
Big Bluestem	<u>Andropogon gerardii</u>
Northern Dropseed	<u>Sporobolus heterolepis</u>
June Grass	<u>Koeleria cristata</u>
Calamagrostis	<u>Calamagrostis canadensi</u>

NATIVE PRAIRIE AND WETLAND PLANTS:

Common Name	Latin Name
HERBACEOUS PLANTS FOR WET TO MESIC GROUND:	
Swamp Milkweed	<u>Asclepias incarnata</u>
Virginia Iris	<u>Iris virginica</u>
White Turtlehead	<u>Chelone glabra</u>
Joe Pye Weed	<u>Eupatorium maculatum</u>
Cardinal Flower	<u>Lobelia cardinalis</u>
Great Blue Lobelia	<u>Lobelia siphilitica</u>
Ohio Spiderwort	<u>Tradescantia ohiensis</u>
Culver's Root	<u>Veronicastrum virginicum</u>
Sweet Coneflower	<u>Rudbeckia submentosa</u>
Prairie Blazing Star	<u>Liatris pycnostachya</u>
Prairie Rosinweed	<u>Silphium terebinthinaccum</u>
Golden Zizia	<u>Zizia aurea</u>
Michigan Lily	<u>Lilium michiganese</u>
Obedient Plant	<u>Physostegia virginica</u>
---	<u>Carex stipata</u>
Bottlebrush Sedge	<u>Carex hystericina</u>
Virginia Wildrye	<u>Elymus virginicus</u>
Switchgrass	<u>Panicum virgatum</u>
Common Rush	<u>Juncus effusus</u>
Bluejoint	<u>Calamagrostis Canadensis</u>
Prairie Cordgrass	<u>Spartina pectinata</u>
Palm Sedge	<u>Carex Muskingumensis</u>
HERBACEOUS PLANTS FOR MESIC TO DRY GROUND:	

Nodding Onion	<u><i>Allium cernuum</i></u>
Smooth Blue Aster	<u><i>Aster laevis</i></u>
New England Aster	<u><i>Aster nova anglicae</i></u>
Largeleaf Wild Indigo	<u><i>Baptisia leucantha</i></u>
Purple Coneflower	<u><i>Echinacea purpurea</i></u>
Blackeyed Susan	<u><i>Rudbeckia hirta</i></u>
Foxglove Beardtongue	<u><i>Penstemon digitalis</i></u>
Wild Quinine	<u><i>Parthenium integrifolium</i></u>
Pinnate Prairie Coneflower	<u><i>Ratibida pinnata</i></u>
Devil's Bite	<u><i>Liatris sacariosa</i></u>
Cup Plant	<u><i>Silphium perfoliatum</i></u>
Red Columbine	<u><i>Aquilegia Canadensis</i></u>
Little Bluestem	<u><i>Schizachyrium scoparium</i></u>
Prairie Dropseed	<u><i>Sporobolus heterolepis</i></u>
Bicknell's Sedge	<u><i>Carex bicknellii</i></u>
Big Bluestem	<u><i>Andropogon gerardii</i></u>
Indian Grass	<u><i>Sorghastrum nutans</i></u>

SUITABLE TREES FOR DIFFICULT SITES:

Common Name	Latin Name	Mature Height	Tolerance
Chinquapin Oak	<u><i>Quercus muehlenbergii</i></u>	Mature Height 80 feet	FS/very tolerant
Hackberry	<u><i>Celtis occidentalis</i></u>	Mature Height 60 feet	FS/elm substitute
Kentucky Coffee Tree	<u><i>Gymnocladus dioica</i></u>	Mature Height 60 feet	FS
Shingle Oak	<u><i>Quercus imbarcaria</i></u>	Mature Height 50 feet	FS/tolerates poor soils
Swamp White Oak	<u><i>Quercus bicolor</i></u>	Mature Height 50 feet	FS/variable soils
Ginkgo (Male)	<u><i>Ginkgo biloba</i></u>	Mature Height 50 feet	FS/tolerates poor soils
Honey Locust	<u><i>Gleditsia triacanthos</i></u>	Mature Height 40 feet	FS/D/tolerates poor soils
River Birch	<u><i>Betula nigra</i></u>	Mature Height 40 feet	S/W/low pH soil
Ironwood	<u><i>Ostrya virginiana</i></u>	Mature Height 30 feet	S/PS
Blue Beech/American Hornbeam	<u><i>Carpinus caroliniana</i></u>	Mature Height 20 feet	S/PS
Speckled Alder	<u><i>Alnus rugosa</i></u>	Mature Height 20 feet	W/FS
Wafer Ash	<u><i>Ptelea trifoliata</i></u>	Mature Height 15 feet	FS/PS/poor soils

S = Shade; PS = Partial Shade; FS = Full Sun; W = Wet Areas; PW = Partial Wet; D = Dry Areas

RAIN GARDEN PLANT LIST:

Herbaceous Plants For Wet to Mesic Ground		Herbaceous Plants for Mesic to Dry Ground	
FORBS:		FORBS:	
Swamp Milkweed	<u><i>Asclepias incarnate</i></u>	Nodding Onion	<u><i>Allium cernuum</i></u>
White Turtlehead	<u><i>Chelone glabra</i></u>	Leadplant	<u><i>Amorpha canescens</i></u>
Joe Pye Weed	<u><i>Eupatorium maculatum</i></u>	Smooth Blue Aster	<u><i>Aster laevis</i></u>
Halberdleaf Rosemallow	<u><i>Hibiscus laevis</i></u>	White Wild Indigo	<u><i>Baptisia leucantha</i></u>
Crimson-eyed Rosemallow	<u><i>Hibiscus moscheutos</i></u>	Bicknell's Sedge	<u><i>Carex bicknellii</i></u>
Virginia Iris	<u><i>Iris virginica</i></u>	---	<u><i>Coreopsis palmatum</i></u>
Prairie Blazing Star	<u><i>Liatris pycnostachya</i></u>	Purple Coneflower	<u><i>Echinacea purpurea</i></u>
Dense Blazing Star	<u><i>Liatris spicata</i></u>	Rattlesnake Master	<u><i>Eryngium yuccifolium</i></u>
Michigan Lily	<u><i>Lilium michiganense</i></u>	Devil's Bite	<u><i>Liatris scariosa</i></u>
Cardinalis Flower	<u><i>Lobelia cardinalis</i></u>	Wild Quinine	<u><i>Parthenium integrifolium</i></u>
Great Blue Lobelia	<u><i>Lobelia siphilitica</i></u>	Foxglove Beardtongue	<u><i>Penstemon digitalis</i></u>
Allegheny Monkey Flower	<u><i>Mimulus ringens</i></u>	Dalea Purpurea	<u><i>Petalostemum purpureum</i></u>
Obedient Plant/False Dragonhead	<u><i>Physostegia virginica</i></u>	Blackeyed Susan	<u><i>Rudbeckia hirta</i></u>
Mountain Mint	<u><i>Pycnanthemum virginicum</i></u>	Little Bluestem	<u><i>Schizachyrium scoparium</i></u>
Sweet Coneflower	<u><i>Rudbeckia submentosa</i></u>	Prairie Dropseed	<u><i>Sporobolus heterolepis</i></u>

Herbaceous Plants For Wet to Mesic Ground		Herbaceous Plants for Mesic to Dry Ground	
Goldenrod	<u><i>Solidago riddellii</i></u>		
Ohio Spiderwort	<u><i>Tradescantia ohiensis</i></u>	SHRUBS:	
Blue Vervain	<u><i>Verbena hastate</i></u>	Chokeberry	<u><i>Aronia melanocarpa</i></u>
Common Ironweed	<u><i>Veronia fasciculata</i></u>	Swamp Rose	<u><i>Rosa palustris</i></u>
Culver's Root	<u><i>Veronicastrum virginicum</i></u>	Hardhack	<u><i>Spirea tomentosa</i></u>
Golden Zizia	<u><i>Zizia aurea</i></u>	Elderberry	<u><i>Sambucus</i></u>
GRASSES/SEDGES:		Salix Discolor	<u><i>Salix discolor</i></u>
Porcupine Sedge	<u><i>Carex hystericina</i></u>	Black Willow	<u><i>Salix nigra</i></u>
Awlfruit Sedge	<u><i>Carex stipata</i></u>	TREES:	
Virginia Wildrye	<u><i>Elymus virginicus</i></u>	Sycamore	<u><i>Platanus occidentalis</i></u>
Switchgrass	<u><i>Panicum virgatum</i></u>	River Birch	<u><i>Betula nigra</i></u>
Soft Rush	<u><i>Juncus effuses</i></u>	Bald Cypress	<u><i>Taxodium distichum</i></u>
Club-rush	<u><i>Scripus var.</i></u>	Winter Berry	<u><i>Ilex verticillata</i></u>

SALT TOLERANT RAIN GARDEN PLANTS:

Common Name	Latin Name
Wild Blue Indigo	<u><i>Baptisia australis</i></u>
Sneezeweed	<u><i>Helenium autumnalie</i></u>
Swamp Rose Mallow	<u><i>Hibiscus palustris</i></u>
Golden Alexanders	<u><i>Zizia aurea</i></u>
Swamp Aster	<u><i>Aster puniceus</i></u>
Blue Flag Iris	<u><i>Iris virginica shrevei</i></u>
Great Bulrush	<u><i>Scripus validus</i></u>
Northern Dropseed	<u><i>Sporobolus heterolepsis</i></u>
Butterfly Weed	<u><i>Asclepias tuberosa</i></u>
Hairy Rose Mallow	<u><i>Hibiscus lasiocarpis</i></u>
Mist Flower	<u><i>Eupatorium coelestinum</i></u>

RAIN GARDENS FOR FLOWER DISPLAYS:

Common Name	Latin Name	Location	Flowering Season
Swamp Milkweed	<u><i>Asclepias incarnate</i></u>	Wet Areas	Summer/Fall Flowers
Butterfly Weed	<u><i>Asclepias tuberosa</i></u>	Edges	Summer Flowers_
Wild Blue Indigo	<u><i>Baptisia australis</i></u>	Edges	Spring Flowers
Wild Hyacinth	<u><i>Camassia</i></u>	Wet Areas	Spring Flowers
Palm Sedge	<u><i>Carex muskingumensis</i></u>	Wet Areas	Green Background
Mist Flower	<u><i>Eupatorium coelestinum</i></u>	Edges	Fall Flowers
Sneezeweed	<u><i>Helenium autumnalie</i></u>	Edges	Summer /Fall Flowers
Hibicus varieties: Fantasia Kopper King Old Yella Peppermint Schnapps Plumb Crazy Disco Belle Luna series _	<u><i>Hairy Rose Mallow</i></u>	Wet Areas	Summer/Fall Flowers
Blue Flag Iris	<u><i>Iris virginica</i></u>	Wet Areas	Summer Flowers
Cardinal Flower	<u><i>Lobelia cardinalis</i></u>	Wet Areas	Summer/Fall Flowers
Swamp Rose	<u><i>Rosa palustris</i></u>	Wet Areas	Summer/Fall Flowers
Northern Dropseed	<u><i>Sporobolus heterolepsis</i></u>	Edges	Short Grass Clumps
Golden Alexanders	<u><i>Zizia aurea</i></u>	Edges/Wet	Spring Flowers

INVASIVE SPECIES TO BE AVOIDED:

Common Name	Latin Name	Tree or Plant Type
Tree of Heaven	<u><i>Ailanthus altissima</i></u>	Tree
Norway Maple	<u><i>Acer platanoides</i></u>	Tree

Japanese Chaff Flower	<u><i>Achyranthes japonica</i></u>	Forb/Herb
Garlic Mustard	<u><i>Alliaria petiolata</i></u>	Forb/Herb
Black Alder	<u><i>Alnus glutinosa</i></u>	Tree
Mugwort	<u><i>Artemisia vulgaris</i></u>	Forb/Herb
Small Carpetgrass	<u><i>Arthraxon hispidus</i></u>	Grass
Japanese Barberry	<u><i>Berberis thunbergii</i></u>	Shrub
Spiny Plumeless Thistle	<u><i>Carduus acanthoides</i></u>	Forb/Herb
Musk Thistle	<u><i>Carduus nutans</i></u>	Forb/Herb
Asian Bittersweet	<u><i>Celastrus orbiculatus</i></u>	Vine
Spotted Knapweed	<u><i>Centaurea stoebe</i></u>	Forb/Herb
Bull Thistle	<u><i>Cirsium vulgare</i></u>	Forb/Herb
Poison Hemlock	<u><i>Conium maculatum</i></u>	Forb/Herb
Field Bindweed	<u><i>Convolvulus arvensis</i></u>	Forb/Herb/Vine
Crown Vetch	<u><i>Coronilla varia</i></u>	Forb/Herb/Vine
Chinese Yam	<u><i>Dioscorea polystachya (oppositifolia)</i></u>	Forb/Herb/Vine
Common/Fuller's Teasel	<u><i>Dipsacus fullonum</i></u>	Forb/Herb
Cut-Leaved Teasel	<u><i>Dipsacus laciniatus</i></u>	Forb/Herb
Autumn Olive	<u><i>Elaeagnus umbellata</i></u>	Shrub
Burning Bush	<u><i>Euonymus alatus</i></u>	Shrub
Winter Creeper	<u><i>Euonymus fortunei</i></u>	Shrub
Leafy Spurge	<u><i>Euphorbia esula</i></u>	Forb/Herb
Glossy Buckthorn	<u><i>Frangula alnus</i></u>	Shrub/Tree
English Ivy	<u><i>Hedera helix</i></u>	Vine
Dame's Rocket	<u><i>Hesperis matronalis</i></u>	Forb/Herb
Rose of Sharon	<u><i>Hibiscus syriacus</i></u>	Shrub/Tree
Japanese Hops	<u><i>Humulus japonicus</i></u>	Forb/Herb/Vine
Broadleaved Pepperweed	<u><i>Lepidium latifolium</i></u>	Forb/Herb
Sericea Lespedeza	<u><i>Lespedeza cuneata</i></u>	Forb/Herb/Subshrub
Blunt-Leaved Privet	<u><i>Ligustrum obtusifolium</i></u>	Shrub
Japanese Honeysuckle	<u><i>Lonicera japonica</i></u>	Vine
Amur Honeysuckle	<u><i>Lonicera maacki</i></u>	Shrub
Morrow's Honeysuckle	<u><i>Lonicera morrowii</i></u>	Shrub
Tatarian Honeysuckle	<u><i>Lonicera tatarica</i></u>	Shrub
Bell's Honeysuckle	<u><i>Lonicera x bella</i></u>	Shrub
Japanese Stiltgrass/Nepalese Browntop	<u><i>Microstegium vimineum</i></u>	Grass
Silvergrass	<u><i>Miscanthus sinensis</i></u>	Grass
White Mulberry	<u><i>Morus alba</i></u>	Shrub/Tree
Reed Canarygrass	<u><i>Phalaris arundinacea</i></u>	Grass
Amur Cork Tree	<u><i>Phellodendron amurense</i></u>	Tree
Common Reed	<u><i>Phragmites australis subspecies australis</i></u>	Grass
Fountain Grass	<u><i>Pennisetum sp.</i></u>	Grass
Mile-a-minute Vine	<u><i>Polygonum perfoliatum</i></u>	Forb/Herb/Vine
Callery/Bradford Pear	<u><i>Pyrus calleryana</i></u>	Tree
Sawtooth Oak	<u><i>Quercus acutissima</i></u>	Tree
Japanese Knotweed	<u><i>Reynoutria japonica</i></u>	Forb/Herb/Subshrub
Giant Knotweed	<u><i>Reynoutria sachalinensis</i></u>	Forb/Herb
Bohemian Knotweed	<u><i>Reynoutria x bohemica</i></u>	Forb/Herb
Common Buckthorn	<u><i>Rhamnus cathartica</i></u>	Shrub/Tree
Black Locust	<u><i>Robinia pseudoacacia</i></u>	Tree
Japanese Spirea	<u><i>Spirea japonica</i></u>	Shrub
Siberian Elm	<u><i>Ulmus pumila</i></u>	Shrub/Tree
Black Swallow-Wort	<u><i>Vincetoxicum nigrum</i></u>	Forb/Herb/Vine
Pale Swallow-Wort	<u><i>Vincetoxicum rossicum</i></u>	Forb/Herb/Vine

PLANTS RESTRICTED UNDER OTHER RULES:

Common Name	Latin Name	Information
Kudzu	<u><i>Pueraria montana</i></u>	312 IAC 18-3-16
Purple Loosestrife	<u><i>Lythrum Salicaria</i></u>	312 IAC 18-3-13

Multiflora Rose	<u>Rosa Multifolora</u>	312 IAC 18-3-13
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INDIANA NOXIOUS WEEDS (IC 15-16-7-2):

Common Name	Latin Name
Canada Thistle	<u>Cirsium avense</u>
Burcucumber	<u>Sicyos angulatus</u>
Columbus Grass	<u>Sorghum almum</u>
Johnsongrass	<u>Sorghum halepense</u>
Shattercane	<u>Sorghum bicolor</u>
Common Waterhemp	<u>Amaranthus rudis</u>
Tall Waterhemp	<u>Amaranthus tuberculatus</u>
Marestail/Horseweed	<u>Conyza xanadensis</u>
Palmer Amaranth	<u>Amaranthus palmeri</u>
Poison Hemlock	<u>Conium maculatum</u>
Powell Amaranth	<u>Amaranthus powellii</u>
Rough Pigweed	<u>Amaranthus retroflexus</u>
Smooth Pigweed	<u>Amaranthus hybridus</u>