

DEV24-03 **312 Opportunity Pkwy**, ANS Properties, LLC dba High Point Lodging requests approval of a **Development Plan** to **construct a hotel with conference center** within Progress Park Section 1 Block C, +/- 3.90 acres. Zoned BP – Business Park.

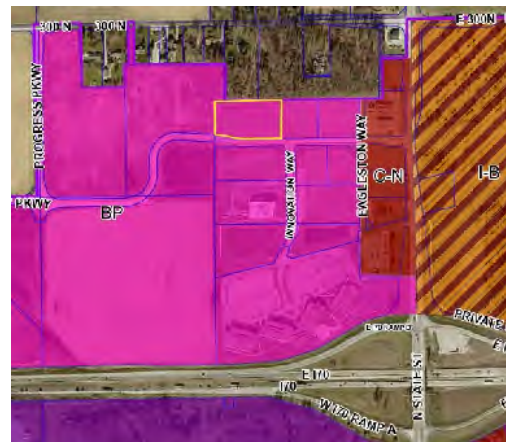
Exhibits:

1. Elevations Dated 2-21-24
2. Site Plan Dated 9-20-2024
3. Selected Pages from Civil Plans Dated 11/18/2024
4. Landscape Plan Dated 10/24/2024

Location and Surrounding Uses:



Aerial Map



Zoning Map, Commercial North

North IBP – Industrial: Business Park (County – Residential & Undeveloped)
 South BP – Business Park – (Elanco Campus)
 East BP – Business Park – (Undeveloped)
 West BP – Business Park – (Undeveloped)

History:

The site is an empty lot located on Opportunity Parkway on the north side of Progress Park subdivision platted in 2009. Progress Park is currently home to Elanco Animal Health south of the proposed site. Directly west of the proposed site is vacant property that received approval in 2022 for a 240-unit apartment complex.

The UDO was recently updated to restrict the type and number of hotel establishments in each of the Business Park districts throughout the city. This was done to encourage hotels with conference centers that will serve the surrounding industry.

This development was reviewed at the BZA on November 19, 2024, where it was given Conditional Use Approval by the BZA with 5 conditions.

Current Development Plan Proposal

The UDO requires both a conditional use approval and a development plan approval for hotels in the Business Park District. Furthermore, the UDO requires that there be only one hotel established in an individual business park district, that it has a minimum of 100 guest rooms with access from an interior corridor, a lobby staffed 24 hours 7 days a week, a business center adjacent to the lobby, a conference space of at least 3000 square feet, and that it is located a minimum of 1000 feet from any heavy manufacturing use.

The petitioner is seeking development plan approval to establish the only hotel in this business park. The proposed hotel is four stories tall containing 108 guest rooms accessed from an interior corridor. The building's total square footage is approximately 73,673 square feet. The lobby will be staffed 24 hours a day 7 days a week. Directly adjacent to the lobby there is a lounge with seating provided at several tables and six workspaces. In this area there is also a breakfast buffet, a conference room, and an outdoor patio with seating. Located directly off the lobby is a pool and work-out room. The petitioner has included a 3000 square foot conference center that has an accordion wall that can divide the space into two rooms. Located adjacent to the conference center is a prep-kitchen, storage room, pre-function area, and restrooms. The proposed hotel will be more than 1000 feet from any heavy manufacturing uses. The petitioner is proposing 150 parking spaces of which 5 are handicap spaces and 6 are electric vehicle charging spaces.

Tech Review

Tech Review for this proposal was held in person on Wednesday November 6. The primary concerns noted by the various departments revolved around the gas line and drainage easements surrounding the property. There have also been concerns raised from the Fire Department regarding the low number and precise location of Fire Hydrants on site. These issues were noted by all appropriate stakeholders, and it was agreed that these will be reviewed and resolved prior to the permitting process.

Access

Primary vehicular access will be from 2 entries off of Opportunity Parkway. A secondary access will be available in the future by a parking lot connector to the east once future development happens on those lots. Pedestrian access will be via sidewalks, both internal and external. The internal sidewalk surrounds the building and follow the parking lot connector to the easterly property, allowing for future connections there. The external sidewalk follows Opportunity Parkway in the Right of Way. However, this sidewalk is not shown along the whole of the property. It will need to be extended to the east to meet City Standards.

Findings: Staff finds that this proposal does not negatively impact vehicular access to this or neighboring sites, nor does it negatively impact pedestrian access to any portion of this or neighboring sites. Both vehicular and pedestrian access have been adequately considered and accommodated on this site, with the exception of the sidewalk along Opportunity Pkwy, which will need to be extended to the eastern property line to meet City Standards.

Development Standards – BP (Business Park)

Building Placement and Standards- Setbacks in the BP zoned districts are generally determined by the Buffer Yard requirements based on the uses but do have minimum setback requirements regardless of those Buffer Yard requirements. They have a front building setback requirement of 35' minimum for buildings over 2 stories tall. They have a side and rear building setback requirement of 10' minimum. The Buffer Yard

requirements based on this use and surrounding uses is 10' (Incoming Corridor Commercial x Existing Industrial). Building Height Maximum is 45' for this use in the BP district. Lot Coverage maximum is 70% for this use in the BP district.

Findings: The proposed building has at least 59' of setback along the front, and at least 88' of setbacks along the side and rear of the building, well exceeding the minimum requirements.

The proposed building is 59' tall. The UDO allows 2 additional feet in building height for every 1 additional foot of setback. The building is set back more than 24' beyond the required 35' from the property line, allowing for more than 48' of additional building height. This is more than sufficient to allow for the height overage as compared to standard maximums for this use and district.

The proposed building covers approximately 13.8% of the lot, and the proposed parking lot covers approximately 42.4% of the lot, giving a total lot coverage of approximately 56.2% proposed. This is well within the allowed 70% lot coverage for this use in this district.

Staff finds that the proposed development meets all relevant setback, height, and lot coverage standards for this site and proposed use as compared to the UDO standard requirements.

Landscaping- This use is considered Corridor Commercial (generally). As an incoming use, this requires "Small" (10') landscape buffer yards abutting industrial on the east, west, and south of the property. Small Landscape Buffers require 2 deciduous shade trees and 10 shrubs per 100 linear feet. It also requires a "Medium" (20') landscape buffer yard abutting residential properties to the north. Medium Landscape Buffers require 3 deciduous shade trees and 10 shrubs per 100 linear feet.

Landscaping within Parking Lots with between 51 and 200 spaces (this proposal has 149 proposed spaces) has extensive requirements in the UDO, but these can be summarized as requiring islands at least every 15 spaces with trees, shrubs, grasses, and /or flowers or groundcover within them; requiring a 5' wide perimeter planting strip surrounding the parking lot; and requiring trees and shrubs within the landscaped areas of the parking lot based on the square footage of that parking lot.

Findings: This site has a Gas Easement along the North and West property boundaries which restricts the available location of landscaped plantings beyond grass lawns. That being said, sufficient room has been allocated on all sides of the property for extensive landscaping to be installed surrounding the Parking Lot. The UDO allows for Landscape Buffers from various parts of the code to be combined, and this Petitioner is doing so with their Use-based Landscape Buffering and their Parking Lot Landscaping. Staff finds that the provided landscape plans more than adequately meet the UDO's landscape requirements in all relevant manners.

The single unresolved issue regarding Landscaping is that the current plans do not have the required Landscape Architect name, seal, and signature to be considered finalized plans. Once these have been provided to the Planning Department, the Planning Director will review and provide final approval of the Landscape Plans prior to permitting.

Parking- Parking Requirements within the BP District for Lodging are 1 per guest + 1 per employee on the largest shift. Parking Requirements for Conference and Event Spaces is 25% of the maximum capacity OR 1 per 200 square feet of assembly space.

Findings: There are 108 proposed rooms within the hotel and approximately 3000 square feet of Conference and Event Space. There are expected to be 12 employees on the largest shift. This puts the minimum number of parking spaces at 120, with a maximum of 180. The petitioner is proposing 149 parking spaces, of which 5 are handicap spaces and 6 are electric vehicle charging spaces. The petitioner has further agreed to actively restrict large vehicles from parking on their lot (such as semi-trucks) as part of an ongoing effort from the city to prevent properties from becoming defacto truck stops near I-70.

Staff finds that all parking requirements have been met by the proposal. Staff further finds that EV Charging accommodations being accounted for aligns with the EV Charging Plan for the city which was recently completed and is being incorporated into the Comprehensive Plan.

In General the Plan Commission must be satisfied that the development meets the following five premises:

1. **Compatibility with surrounding land uses-** The surrounding Land Uses are primarily undeveloped or agricultural land and the Elanco complex to the east, west, and south. Residential and wooded lands border the property to the north.

Findings: This proposal will not negatively impact the compatibility of the property with surrounding parcels. The hotel is set well within the required setbacks and provides landscaping as a buffer. The Business Park District ordinance encourages personal services in a mixed-use building. Due to the size of the parcel, and the large gas line easements staff finds the use as a hotel and conference center not contained in a mixed-use structure is appropriate. The use as a hotel and conference center will be an asset providing a needed service to the other occupants of the business park. Of important note is the fact that the Elanco Complex to the south, and the Business Park district, are major draws for traveling professionals visiting the region. These are professionals who will have an increasing need for hotels tailored to their particular needs with business centers, conference spaces, and the like.

2. **Utility availability-**

Findings: All appropriate utilities are available at the site.

3. **Traffic Management that is favorable to health, safety, convenience, and the harmonious development of the community-**

Findings: There is adequate traffic flow and access for traffic and emergency response vehicles on the public right-of-way and the location of the improvements on the site allow for adequate circulation for emergency and passenger vehicles. The site includes a drop off with by-pass at the front entry of the building. The site is accessible from two entry points along Opportunity Parkway which have been reviewed and approved by the City Engineer. The site is currently improved with a sidewalk that extends approximately 220 lineal feet from the west property line going east. This sidewalk will need to be extended to the east property line of this site for adequate pedestrian safety and convenience. Staff finds that the expected vehicular traffic coming to and from the site is compatible with other permitted uses in the business park district.

4. Vehicular and pedestrian circulation on-site, with appropriate tie-ins to adjacent public circulation systems -

Findings: Staff finds that there will be no negative impact on the ability of vehicles or pedestrians to navigate to, through, or around the site based on the proposed plan. If the sidewalk along Opportunity Pkwy is continued to the east property line, then all necessary connections to adjoining properties will be accounted for.

5. Compatibility of scale, materials, and style of improvements with the surrounding area. The style of the architecture of the buildings and structures proposed to be constructed shall be subject to the approval of the Plan Commission. The approval shall be based on the architectural style creating or continuing a unified design which will be in character and proper relationship to the surrounding areas.

Findings: The size, style, and architectural details of the proposed building are all comparable to other hotels in the region built recently. Though there are few buildings north of I-70 for this to directly compare to, the textured material, massing, and color palette used all work favorably with both the current Elanco Complex to the south and the Design Guidelines for this district. Staff finds the proposed building design to be appropriate in all regards and a good example for future developments in this district to follow.

Staff Recommendation: Approve the **Development Plan to construct a hotel with conference center** within Progress Park Section 1 Block C, subject to the findings in the staff report and the following conditions:

1. All signs shall follow, adhere to, and be in compliance with City of Greenfield Sign Regulations including but not limited to those found in UDO Section 155.065.
2. The existing sidewalk along Opportunity Pkwy shall be extended to the east property line.
3. No semi-truck parking shall be allowed on the lot.
4. All necessary Construction Design Releases and Improvement Location Permits shall be obtained.

REFERENCE NOTES

A. REFER TO DESIGN STANDARDS, "SITE & BUILDING EXTERIOR" CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.

GENERAL NOTES

- A. BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED UPON STRUCTURAL SYSTEM.
- B. REFER TO EXTERIOR FINISH INDEX FOR MATERIALS AND COLORS.
- C. E.I.F.S. COLORS SHALL BE INTEGRAL IN THE FINISH AND SHALL NOT BE A PAINTED FINISH.
- D. PAINT ALL ROOFTOP MOUNTED DEVICES AND PENETRATIONS TO MATCH ADJACENT ROOF MATERIAL.
- E. PROVIDE INTERNAL DOWNSPOUTS, GUTTERS, ROOF DRAINS, AND OVERFLOWS AS REQUIRED FOR LOCAL RAINFALL. PROVIDE SECONDARY OVERFLOWS TO DAYLIGHT IN AREAS THAT WILL NOT DRAIN ACROSS WALKING SURFACES.
- F. IF EQUIPMENT IS LOCATED ON THE ROOF, SCREEN EQUIPMENT SO THAT IT IS NOT VISABLE TO THE GUEST AT GRADE LEVEL.

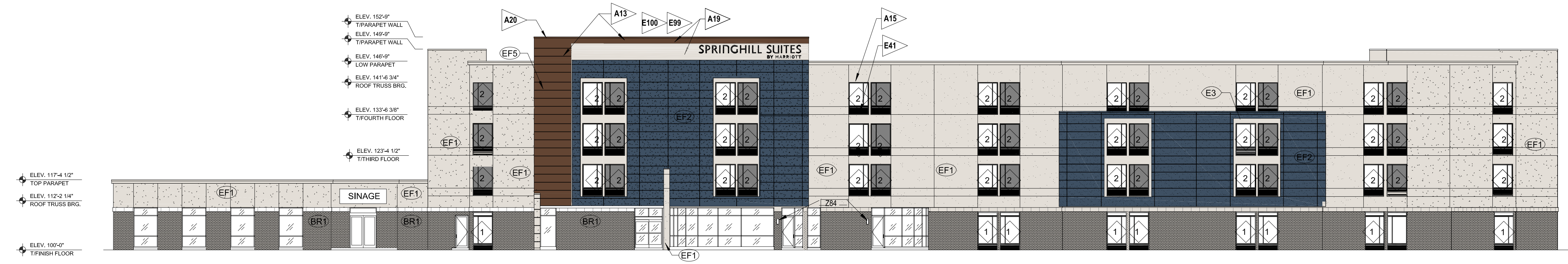
CRITERIA NOTES

CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.

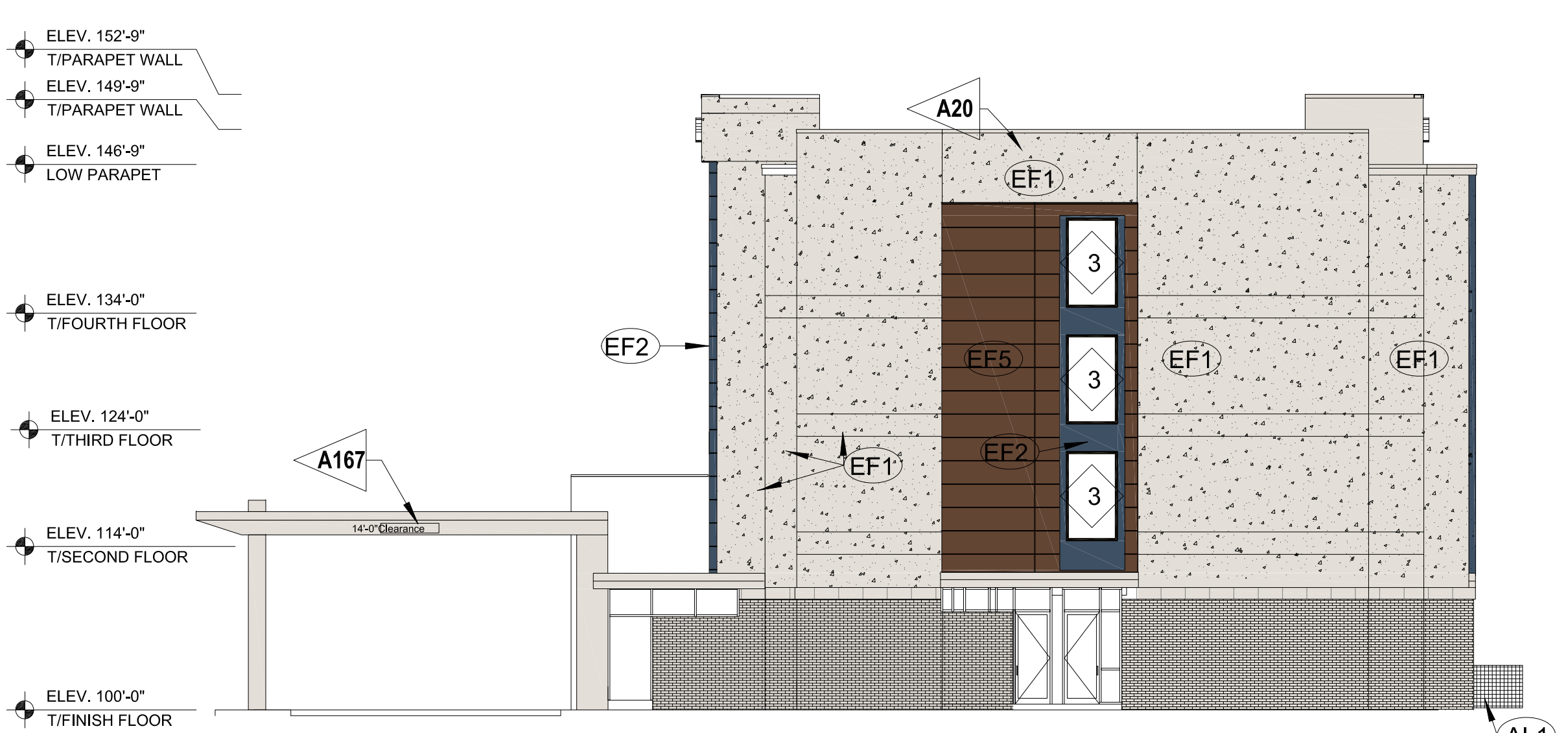
- A0 ARCHITECTURAL**
 - A13 EIFS FACADE BUILD-OUT
 - A15 PREFINISHED ALUMINUM WINDOW AS SCHEDULED
 - A17 PAINTED H.M. DOOR AND FRAME
 - A18 METAL PANEL, TRIM AREA - COLOR AND TEXTURE TO MATCH ADJACENT WINDOW
 - A19 BACKLIGHTEED, THERMO-PLASTIC SPRINGHILL SIGN - RECESSED IN EIFS FACE AND WRAPS END OF BUILDING FACE. MARRIOTT SIGN TO BE SURFACE MTD CHANNEL LETTERS. SEE SIGNAGE PACKAGE. SIGN LETTERS ARE TO BE THE BRAND COLOR BY DAY, WHITE AT NIGHT (DUAL-COLOR FILM), WHERE THE BUILDING COLOR IS MEDIUM TO DARK TONED, WHITE FACE LETTERS BY DAY & NIGHT SHOULD BE USED
 - A20 PROVIDE METAL COPING CAP AT PARAPETS
 - A59 OPTIONAL HOTEL SIGNAGE PACKAGE, PROVIDE REQUIRED BACKING, LOCATE POWER CUTOFF FOR EASY ACCESS.
 - A60 OPTIONAL MARRIOTT SIGN TO BE SURFACE MOUNTED INTERNALLY ILLUMINATED CHANNEL LETTERS. SEE SIGNAGE PACKAGE FOR SPECIFICATION.
 - A167 PROVIDE CLEARANCE SIGNAGE AT PORTE COCHERE. SEE SIGNAGE MANUAL
 - A200 PROVIDE ADEQUATE BLOCKING BEHIND WALL FOR SIGNAGE.
- E0 ENGINEERING**
 - E41 PTAC LOUVERS FRAMED INTEGRAL WITH WINDOWS
 - E99 PROVIDE ACCESS FOR MOUNTING ELECTRICAL COMPONENTS AND MAKING FINAL CONNECTIONS AT SIGN
 - E100 PROVIDE ADEQUATE DEDICATED CIRCUITRY BROUGHT TO SIGN LOCATION FROM ELEC. PANEL.

GENERAL NOTES
 ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN FEET AND INCHES. THE ACCURACY OF THE DRAWING CANNOT BE GUARANTEED DUE TO DISCREPANCIES IN THE METHODS OF MEASUREMENT. DIMENSIONS SHOULD BE EDITED FROM DIMENSIONED PLANS.
 ALL DIMENSIONS, ROUGH OPENING SIZES, AND ELEVATION MARKERS MUST BE FIELD VERIFIED BY THE CONTRACTOR. DIMENSIONAL DISCREPANCIES WHICH HAVE NOT BEEN IDENTIFIED SHALL NOT BE HELD RESPONSIBLE FOR ANY CONSTRUCTION.

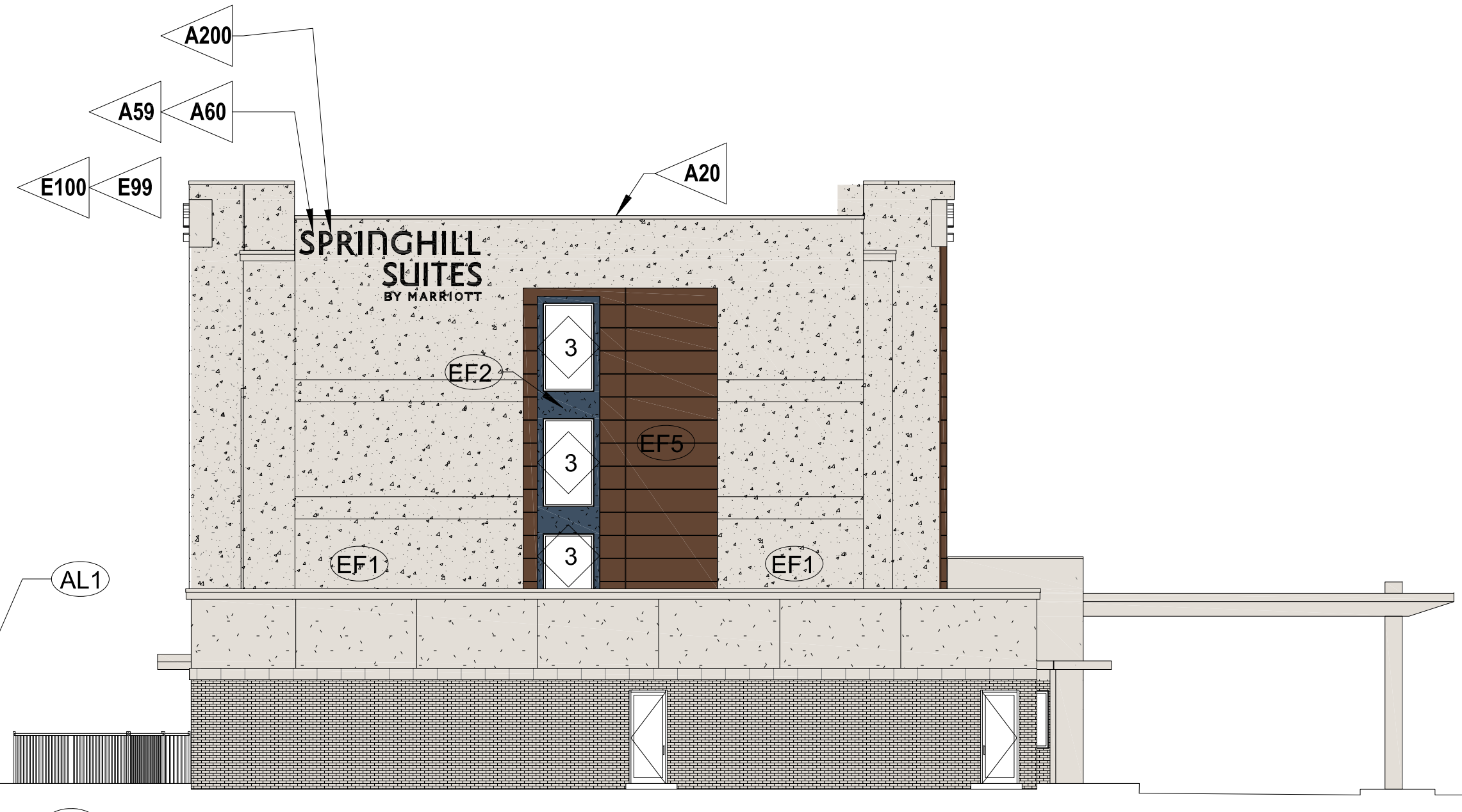
Architects
 MAJESTIC ARCHITECTURAL SERVICES, INC.
 112 NORTH MAIN STREET
 GOSHEN, INDIANA 46526
 PHONE (574) 537-8500
 FAX (574) 537-0808



1 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"
 ENTIRE BUILDING



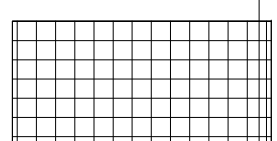
3 EAST ELEVATION
 SCALE: 3/32" = 1'-0"



4 WEST ELEVATION
 SCALE: 3/32" = 1'-0"



1 NORTH ELEVATION
 SCALE: 1/16" = 1'-0"
 ENTIRE BUILDING

| | | |
|---|------------|--|
|  | BR1 | BELDEN BRICK ALASKA WHITE DART-TEX |
|  | EF1 | DRIVIT- SW- INCREDIBLE WHITE |
|  | EF2 | DRIVIT- SW- INDIGO BATIK |
|  | EF3 | DRIVIT- SW- INCREDIBLE WHITE - SMOOTH FINISH |
|  | EF5 | SW- JAVA |
|  | AL1 | ALUMINUM RAILINGS |

SPRINGHILL SUITES

GREENFIELD, IN.

REVISIONS:

SHEET SIZE 24x36

DATE: 2-21-24
 JOB NO.: MAS-24-108
 NAME: EXTERIOR ELEVATIONS

SHEET: **A201**

SPRINGHILL SUITES PROGRESS PARK, BLOCK 'C'

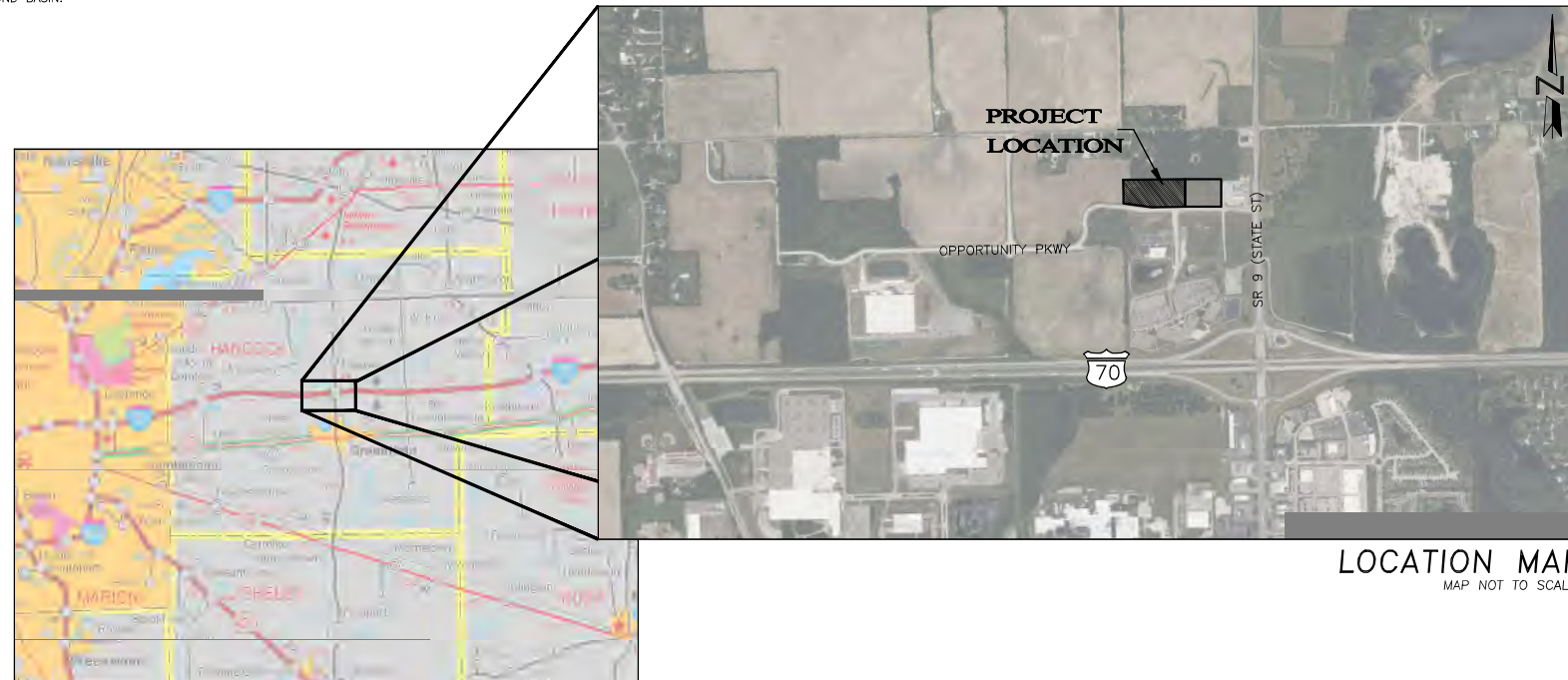
SITE DEVELOPMENT PLANS

312 OPPORTUNITY PARKWAY
GREENFIELD, INDIANA

LAND SURFACE TABLE

| | EXISTING CONDITION | | DEVELOPED CONDITION | |
|----------------|--------------------|---------|---------------------|---------|
| | AREA | PERCENT | AREA | PERCENT |
| IMPERVIOUS | 0 SFT | 0.0% | 97,182 SFT | 56.2% |
| LANDSCAPE/LAWN | 172,830 SFT | 100.0% | 75,648 SFT | 43.8% |
| TOTALS | 172,830 SFT | 100.0% | 172,830 SFT | 100.0% |

DESIGN DRAINAGE REPORT FOR BUSINESS PARK INFRASTRUCTURE
(REVISION DATE: JANUARY 27, 2009) ALLOWS FOR A CN=94 (83% IMPERVIOUS SURFACE) FOR THE WET POND BASIN.



LOCATION MAP
MAP NOT TO SCALE

VICINITY MAP
MAP NOT TO SCALE

INDEX

| | |
|------------|--------------------------------------|
| C1.0 | TITLE SHEET |
| 01 of 01 | RETRACEMENT & TOPOGRAPHIC SURVEY |
| C3.0 | MASTER SITE DEVELOPMENT PLAN |
| C3.1 | SITE DEVELOPMENT PLAN |
| C4.0 | GRADING & DRAINAGE |
| C5.0 | UTILITY PLAN |
| C6.0-C6.2 | STORMWATER POLLUTION PREVENTION PLAN |
| C7.0-C7.2 | SITE DEVELOPMENT DETAILS |
| C7.3 | UTILITY DETAILS |
| C7.4 | WATER SERVICE DETAILS |
| C7.5 | SANITARY SERVICE DETAILS |
| C7.6-C7.7 | STORM SEWER DETAILS |
| C7.8-C7.11 | CONSTRUCTION SWPPP DETAILS |

Gensic Engineering Inc
Civil Engineers
407 Airport North Office Park
Fort Wayne, IN 46825
Phone - (260) 489-7643

SEAL

OWNER:

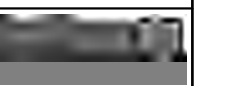
HIGH POINT
LODGING

14916 BRAEMAR AVENUE EAST
NOBLESVILLE, INDIANA 46062

REVISIONS
11/18/2024
1 ADDRESS GREENFIELD TECHNICAL REVIEW COMMENTS

SPRINGHILL SUITES
MARRIOTT
SITE DEVELOPMENT PLANS
TITLE SHEET
312 OPPORTUNITY PARKWAY GREENFIELD, INDIANA

DATE : 10-24-2024
SCALE:
VERT:
DRAWN BY: TLT
CHECKED BY: PMG



SHEET
C1.0

UTILITIES

STORM WATER- CITY OF GREENFIELD - STORM WATER
10 S STATE STREET
GREENFIELD, INDIANA 46140
PHONE (317) 477-4320

GAS- CENTERPOINT ENERGY
2001 REVEREND J.T. MENIFEE STREET
ANDERSON, INDIANA 46016
PHONE (800) 227-1376

TRANSPORTATION- CITY OF GREENFIELD - PUBLIC WORKS
10 S STATE STREET
GREENFIELD, INDIANA 46140
PHONE (317) 272-0948

PHONE- AT&T
1346 N STATE STREET
GREENFIELD, INDIANA 46140
PHONE (866) 636-6683

SEWER- CITY OF GREENFIELD - WASTEWATER
10 S STATE STREET
GREENFIELD, INDIANA 46140
PHONE (317) 477-4360

INTERNET- AT&T
1346 N STATE STREET
GREENFIELD, INDIANA 46140
PHONE (866) 636-6683

WATER- CITY OF GREENFIELD - WATER DEPARTMENT
10 S STATE STREET
GREENFIELD, INDIANA 46140
PHONE (317) 477-4350

ELECTRIC- CITY OF GREENFIELD - POWER & LIGHT
10 S STATE STREET
GREENFIELD, INDIANA 46140
PHONE (317) 477-4370

PLANNING JURISDICTION

CITY OF GREENFIELD
PLANNING DEPARTMENT
JOANIE FITZWATER - PLANNING DIRECTOR
10 S. STATE STREET
GREENFIELD, INDIANA 46140
(317) 325-1329

ZONING

"BP" - BUSINESS PARK

FLOOD PLAIN

THE PROJECT CONSTRUCTION AREA LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FEMA FLOOD INSURANCE RATE MAP FOR HANCOCK COUNTY, INDIANA, MAP NUMBER 18059C0134D EFFECTIVE DATE DECEMBER 4, 2007.

OWNER: HIGH POINT LODGING

14916 BRAEMAR AVENUE EAST
NOBLESVILLE, INDIANA 46062
PHONE: (574) 315-1388

ARCHITECT: MAUST ARCHITECTURAL SERVICES

112 NORTH MAIN STREET
GOSHEN, INDIANA 46526
(574) 537-8500
FAX: (574) 537-0808

SURVEYOR: 40TH PARALLEL SURVEYING

555 MARKET ROAD
TIPTON, INDIANA 46072
PHONE: (765) 675-6455

ENGINEER: **Gensic Engineering Inc**
Civil Engineers

407 Airport North
Office Park
Fort Wayne, IN 46825
260 489-7643

PROPERTY LOCATION: 555 MARKET ROAD, COMMERCIAL TRACT, TOWNSHIP 4N, RANGE 5W, COUNTY OF HANCOCK, INDIANA. DEED RECORD: PUBLIC RECORDS OF HANCOCK COUNTY, INDIANA, DEED NO. 20080404, INSTRUMENT NUMBER 20080404.

PROPERTY LOCATION: 555 MARKET ROAD, COMMERCIAL TRACT, TOWNSHIP 4N, RANGE 5W, COUNTY OF HANCOCK, INDIANA. DEED RECORD: PUBLIC RECORDS OF HANCOCK COUNTY, INDIANA, DEED NO. 20080404, INSTRUMENT NUMBER 20080404.

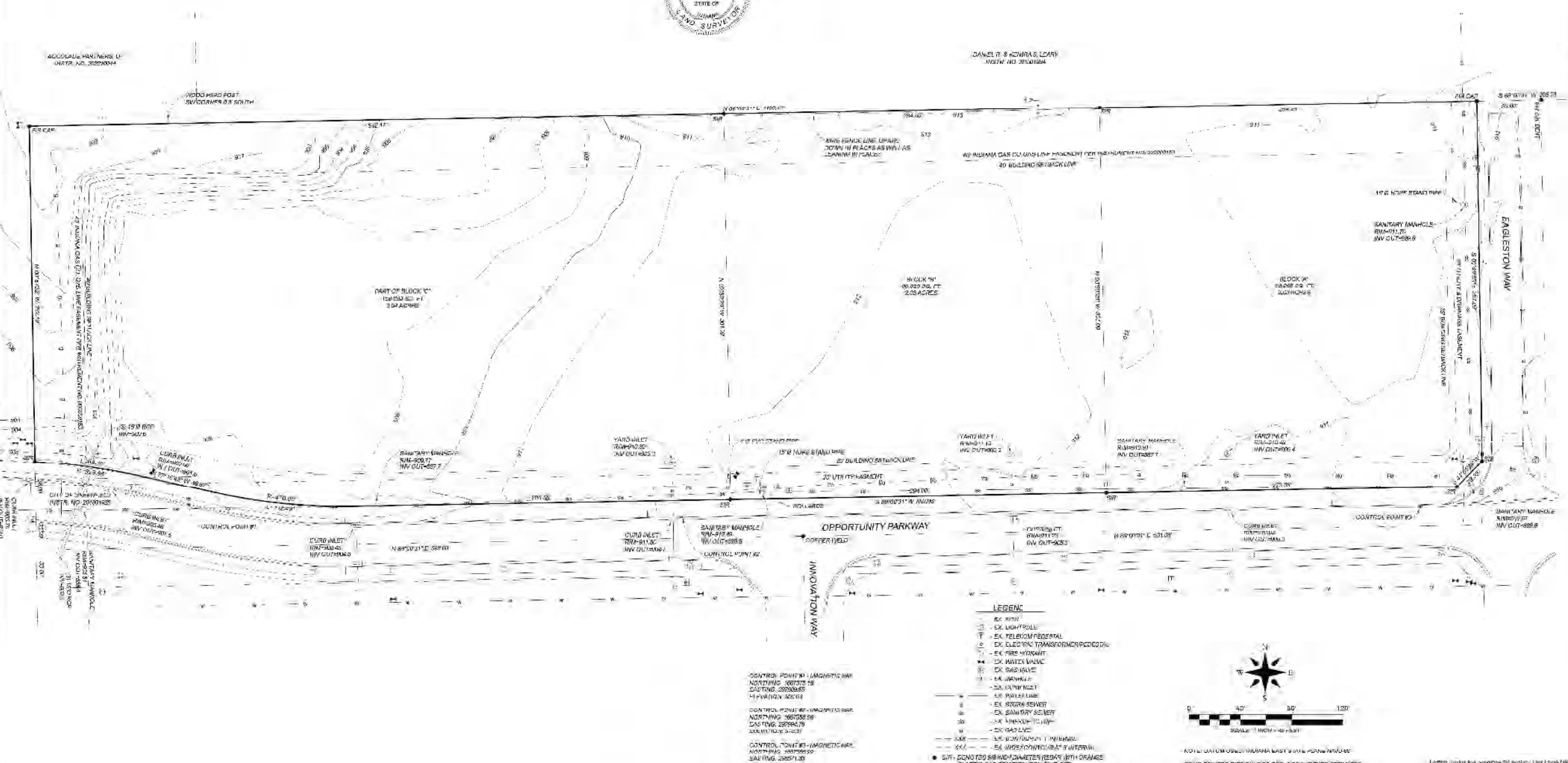
PROPERTY LOCATION: 555 MARKET ROAD, COMMERCIAL TRACT, TOWNSHIP 4N, RANGE 5W, COUNTY OF HANCOCK, INDIANA. DEED RECORD: PUBLIC RECORDS OF HANCOCK COUNTY, INDIANA, DEED NO. 20080404, INSTRUMENT NUMBER 20080404.

Surveyor's Record

In accordance with the Indiana Administrative Code (Title 49, Chapter 22, Part 1-2) the following description and plat are submitted regarding the various uncertainties in the location of the lines and corners established by this survey. Those uncertainties are a result of error or uncertainty which either enters or which may enter into the location of the lines and corners established by this survey. These uncertainties are a result of error or uncertainty which either enters or which may enter into the location of the lines and corners established by this survey. These uncertainties are a result of error or uncertainty which either enters or which may enter into the location of the lines and corners established by this survey.

Ced State of Survey

The survey was made under my supervision in accordance with the Indiana Administrative Code (Title 49, Chapter 22, Part 1-2) and the Indiana Surveying and Mapping Act (Title 49, Article 11) and was completed on April 12, 2024.



ANS PROPERTIES, LLC
555 MARKET ROAD
TIPTON, IN 46072

RETRACEMENT & TOPOGRAPHIC SURVEY

DATE: 04/12/24
 PRINTED: 4/24/2024

SCALE: 1" = 40'
 DRAWN BY: S.J.
 JOB NUMBER: 24-024
 PAGE NUMBER: 01 OF 01

PARALLEL SURVEYING, LLC
 40

PHOTO BY: JAMES W. HOLLAND
 MAPPING BY: C. J. CONROY, REGISTERED PROFESSIONAL SURVEYOR

PHONE 765-675-6455
 e-mail s.j.40th@gmail.com

FLOODPLAIN:

THE PROJECT CONSTRUCTION AREA LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FEMA FLOOD INSURANCE RATE MAP FOR HANCOCK COUNTY, INDIANA, MAP NUMBER 18059C0134D EFFECTIVE DATE DECEMBER 4, 2007.

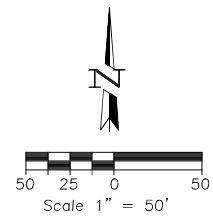
TABULATED LAND USE DATA:

LAND COVERAGE

| | | | | | |
|-----------------|---|-------------|---|---------|---------|
| BUILDING | = | 23,952 sft | / | 0.55 ac | (13.8%) |
| PARKING, DRIVES | = | 73,230 sft | / | 1.68 ac | (42.4%) |
| OPEN SPACE | = | 75,648 sft | / | 1.74 ac | (43.8%) |
| TOTAL ACREAGE | = | 172,830 sft | / | 3.97 ac | (100%) |

PARKING

| | |
|---------------------------|-----|
| STANDARD SPACES (9'x18') | 67 |
| STANDARD SPACES (9'x20') | 14 |
| STANDARD SPACES (10'x20') | 57 |
| ADA | 5 |
| ELECTRIC CHARGING SPACES | 6 |
| TOTAL | 149 |



Gensic Engineering Inc
Civil Engineers
407 Airport North Office Park
Fort Wayne, IN 46825
Phone - (260) 489-7643

SEAL

OWNER:

HIGH POINT LODGING

14916 BRAEMAR AVENUE EAST
NOBLESVILLE, INDIANA 46062

| REVISIONS | ADDRESS | GREENFIELD | TECHNICAL REVIEW COMMENTS |
|-----------|------------|------------|---------------------------|
| 1 | 11/18/2024 | | |

SPRINGHILL SUITES MARRIOTT

SITE DEVELOPMENT PLANS
MASTER SITE PLAN

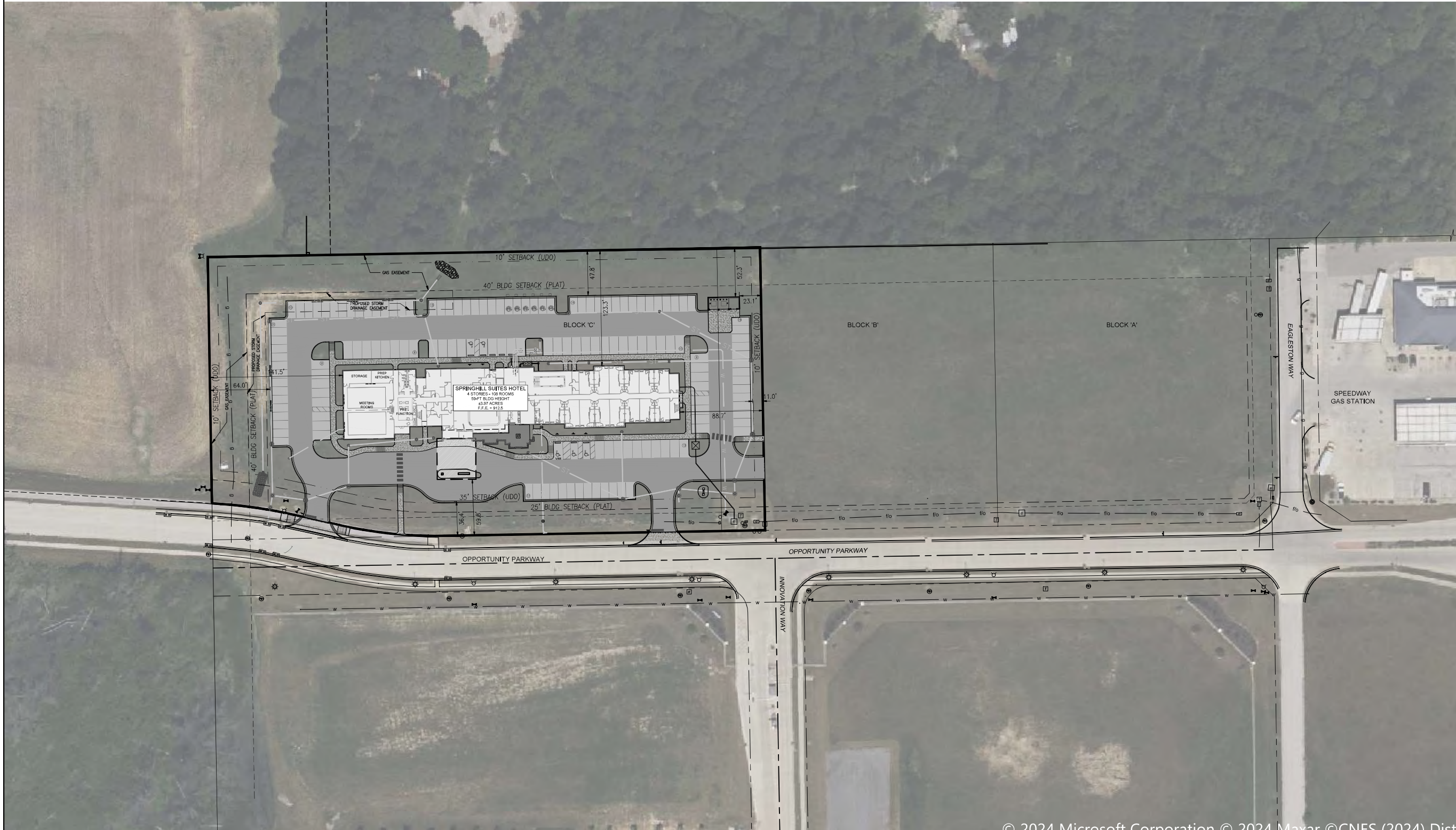


312 OPPORTUNITY PARKWAY GREENFIELD, INDIANA

DATE : 10-24-2024
SCALE: 1" = 50'
VERT:
DRAWN BY: TLT
CHECKED BY: PMG



SHEET C3.0



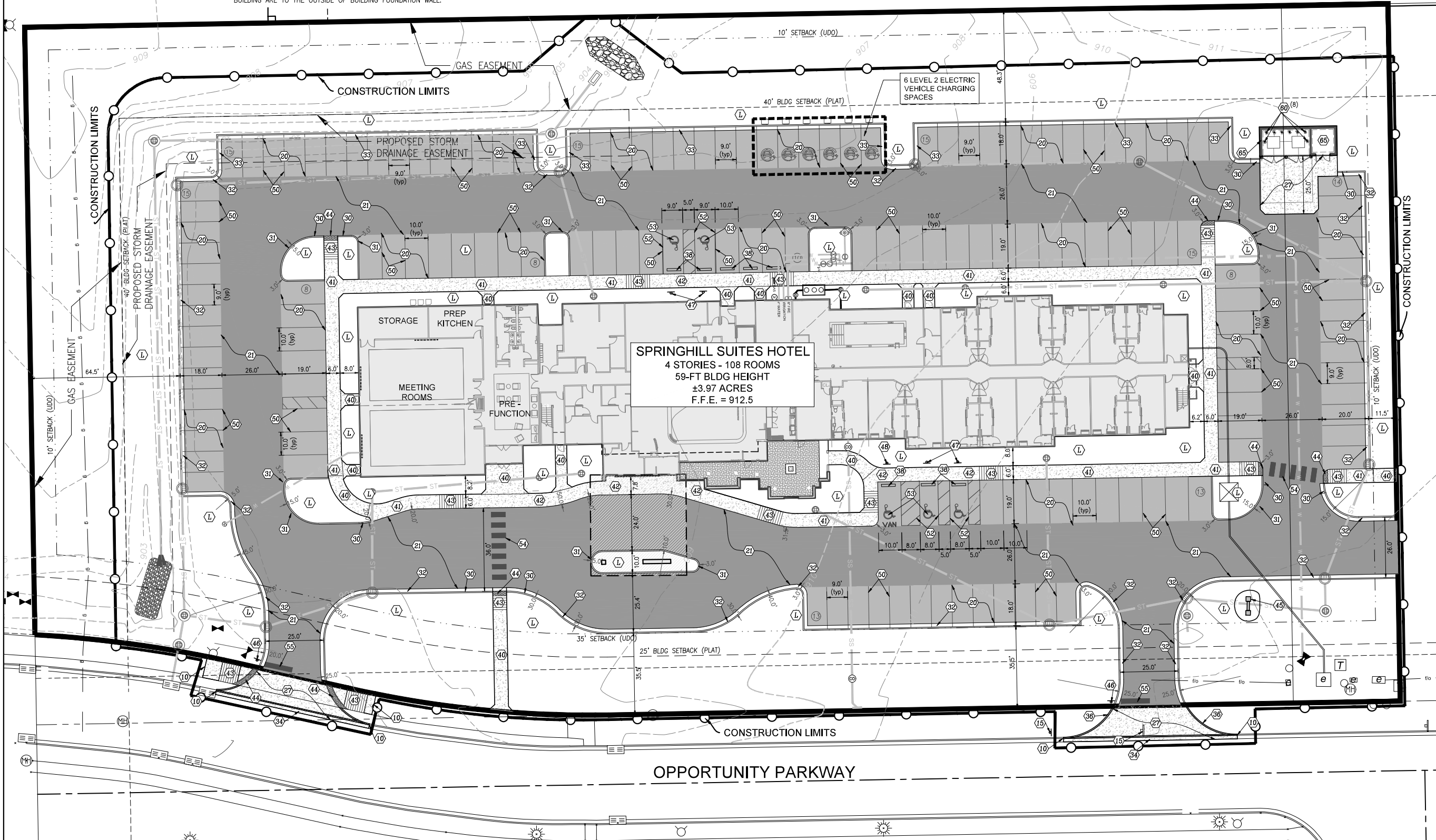
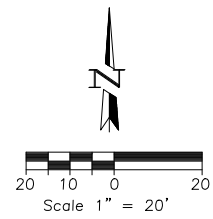
GENERAL SITE PLAN NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING, THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH RESPECTIVE UTILITY COMPANIES.
4. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS. FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
5. EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
6. ALL RADII AND PAVEMENT DIMENSIONS SHALL BE MEASURED TO FACE OF CURB OR FACE OF INTEGRAL CURB AND WALK. ALL DIMENSIONS TO THE BUILDING ARE TO THE OUTSIDE OF BUILDING FOUNDATION WALL.

7. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
8. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING DIMENSIONS.
9. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION SHALL CONFORM TO APPLICABLE LOCAL STANDARDS.
10. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
11. CONTACT ENGINEER IF ADDITIONAL DIMENSIONS ARE NEEDED FOR CONSTRUCTION.
12. SEE SHEET C7.0-C7.2 FOR ALL SITE PLAN DETAILS REFERENCED IN THE PROPOSED KEYNOTE LEGEND.
13. PRIOR TO CONSTRUCTION CONTRACTOR SHALL INDEPENDENTLY VERIFY ALL PROPOSED UTILITY CROSSINGS FOR CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. SHOULD A CONFLICT EXIST, CONTACT CERTIFYING ENGINEER TO DETERMINE CORRECTIVE ACTION.

SITE DEVELOPMENT PLAN LEGEND

- | | |
|--|--|
| (10) SAWCUT | (44) DETECTABLE WARNING SURFACE |
| (15) RELOCATE NO PARKING SIGN 40' WEST | (45) MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS) |
| (20) BITUMINOUS PAVEMENT, TYPE 'A' (LIGHT DUTY) | (46) STOP SIGN |
| (21) BITUMINOUS PAVEMENT, TYPE 'B' (MEDIUM DUTY) | (47) ADA ACCESSIBLE PARKING SIGN |
| (27) 8-INCH REINFORCED CONCRETE | (48) ADA (VAN) ACCESSIBLE PARKING SIGN |
| (30) CURB END TREATMENT | (50) PAVEMENT MARKINGS, PAINT, 4" WHITE |
| (31) CONCRETE CURB | (52) PAVEMENT MARKINGS (ADA), PAINT, 4" BLUE |
| (32) CONCRETE CURB AND GUTTER | (53) PAVEMENT MARKINGS (ADA), PAINT, SYMBOL BLUE |
| (33) MODIFIED CONCRETE CURB AND GUTTER | (54) PAVEMENT MARKINGS, PAINT, PEDESTRIAN CROSS WALK |
| (34) DEPRESSED CONCRETE AND GUTTER | (55) PAVEMENT MARKINGS, PAINT, 12" WHITE |
| (36) INTEGRAL CONCRETE CURB | (60) PIPE BOLLARD |
| (38) CONCRETE WHEEL STOP | (65) DECORATIVE BLOCK DUMPSTER SURROUND & STORAGE SHED (SEE ARCHITECTURAL PLANS FOR DETAILS) |
| (40) CONCRETE SIDEWALK | (L) LANDSCAPE AREA (SEE LANDSCAPE PLAN) |
| (41) INTEGRAL CONCRETE CURB AND SIDEWALK | (R) RIPRAP |
| (42) CONCRETE SIDEWALK FLUSH WITH PAVEMENT | ○ PROJECT LIMITS |
| (43) CONCRETE SIDEWALK RAMP (CITY COMPLIANT) | |



Gensic Engineering Inc
Civil Engineers
407 Airport North Office Park
Fort Wayne, IN 46825
Phone - (260) 489-7643

SEAL

OWNER:
HIGH POINT LODGING
14916 BRAEMAR AVENUE EAST
NOBLESVILLE, INDIANA 46062

| REVISIONS | ADDRESS GREENFIELD TECHNICAL REVIEW COMMENTS |
|------------|--|
| 11/18/2024 | |

Springhill Suites Marriott
SITE DEVELOPMENT PLANS
SITE DEVELOPMENT PLAN
312 OPPORTUNITY PARKWAY GREENFIELD, INDIANA

DATE : 10-24-2024
SCALE: 1" = 20'
VERT:
DRAWN BY: TLT
CHECKED BY: PMG

SHEET C3.1

SEAL

OWNER:

HIGH POINT LODGING

14916 BRAEMAR AVENUE EAST
NOBLESVILLE, INDIANA 46062

REVISIONS

SPRINGHILL SUITES
MARRIOTT

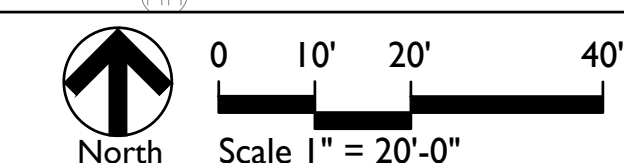
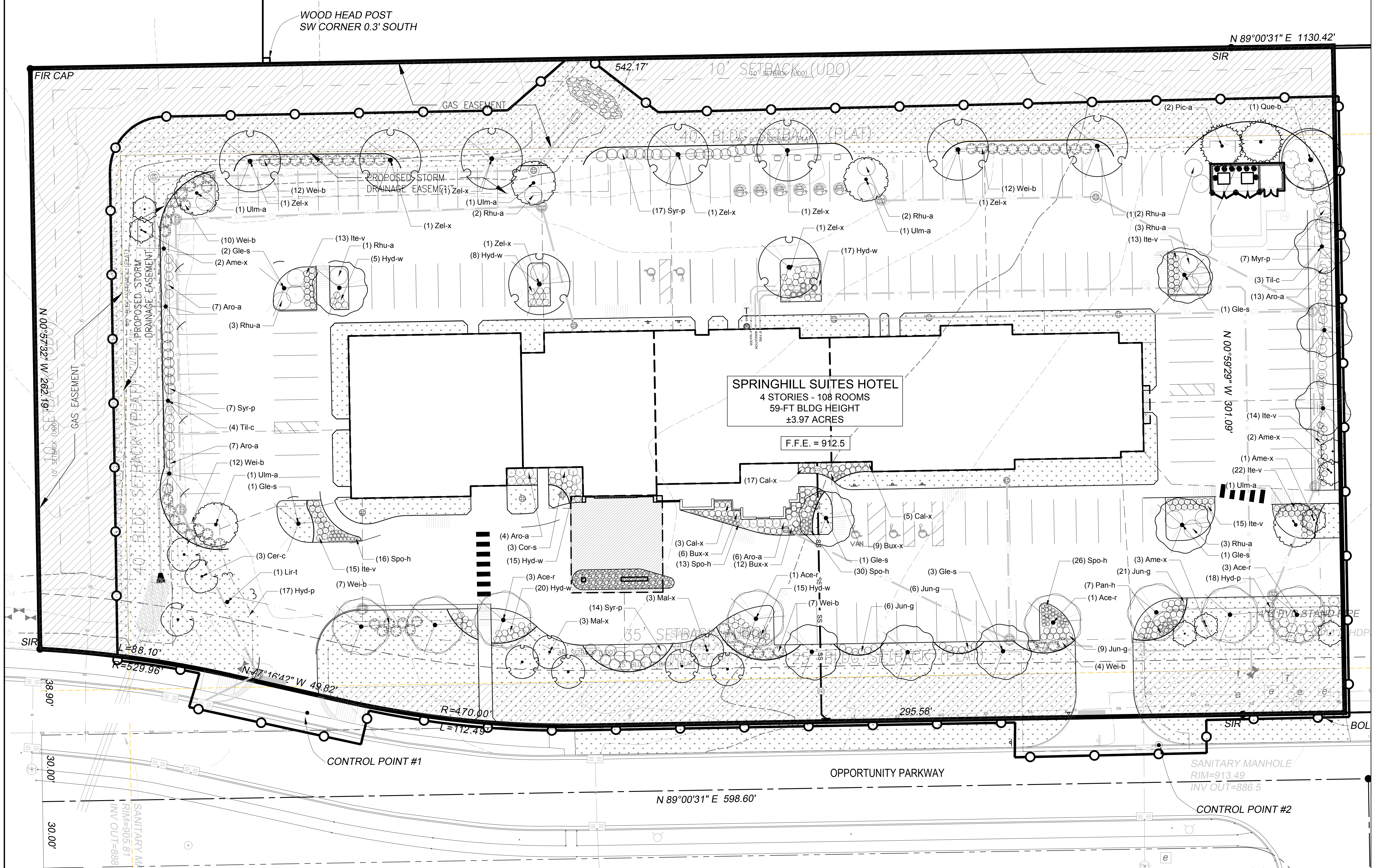
LANDSCAPE PLANS

312 OPPORTUNITY PARKWAY GREENFIELD, INDIANA

DATE : 10-24-2024
SCALE:
VERT:
DRAWN BY: TLT
CHECKED BY: PMG

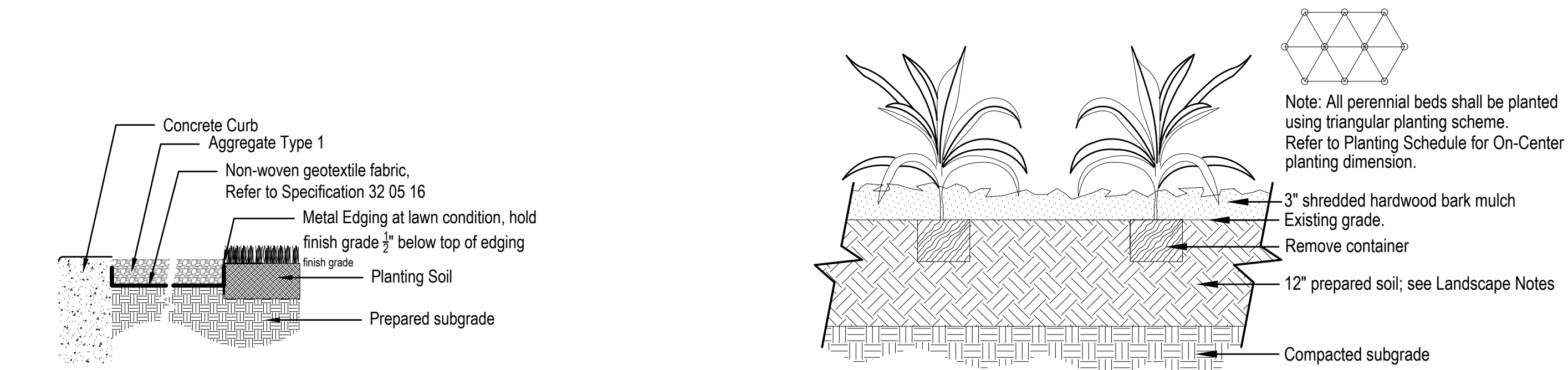
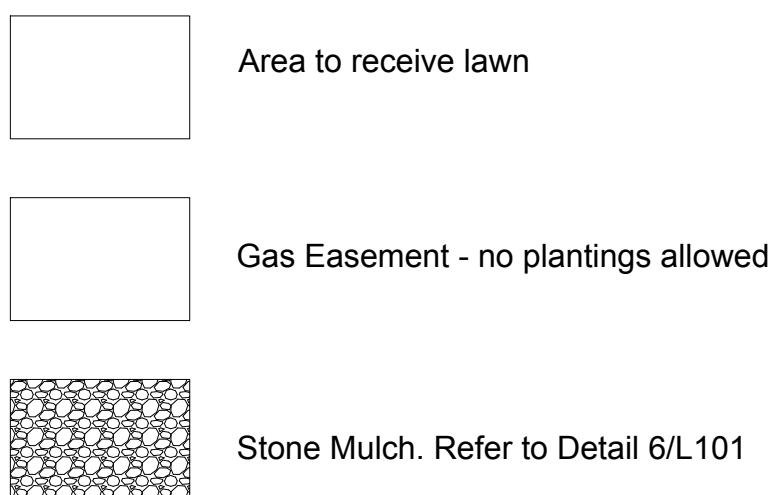


SHEET
L1.0

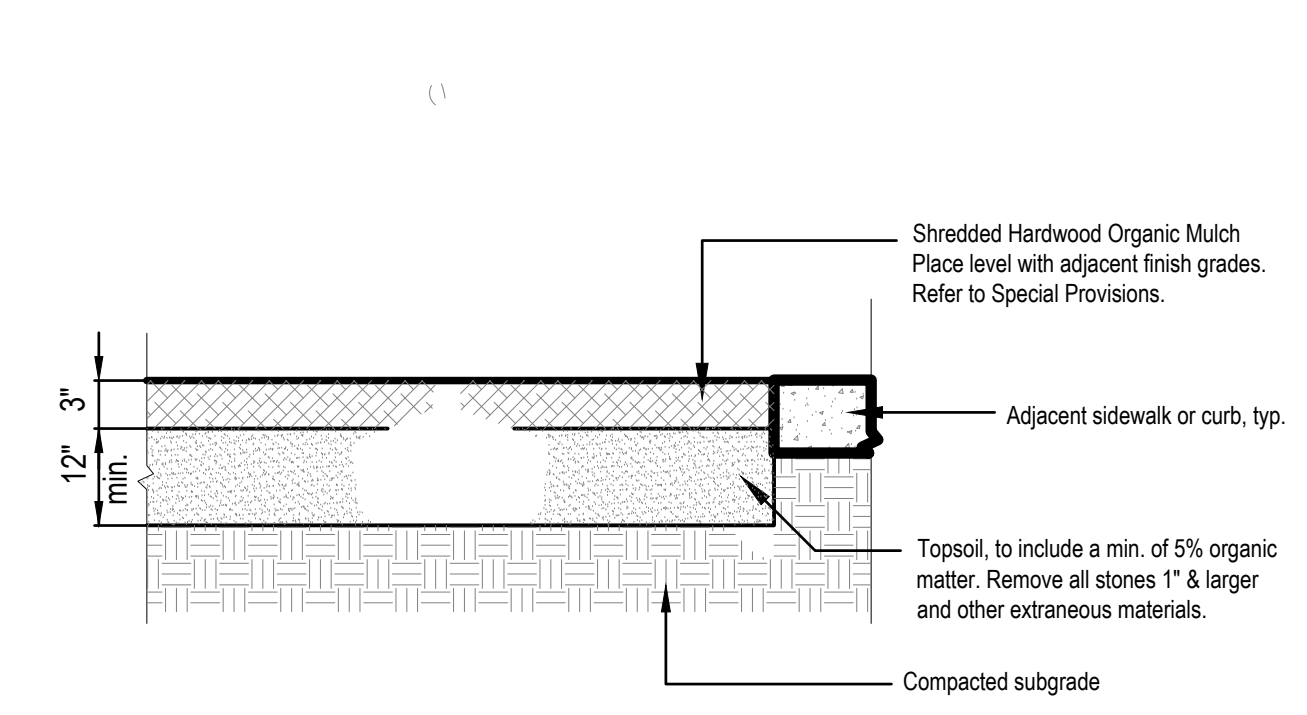


PLANT SCHEDULE

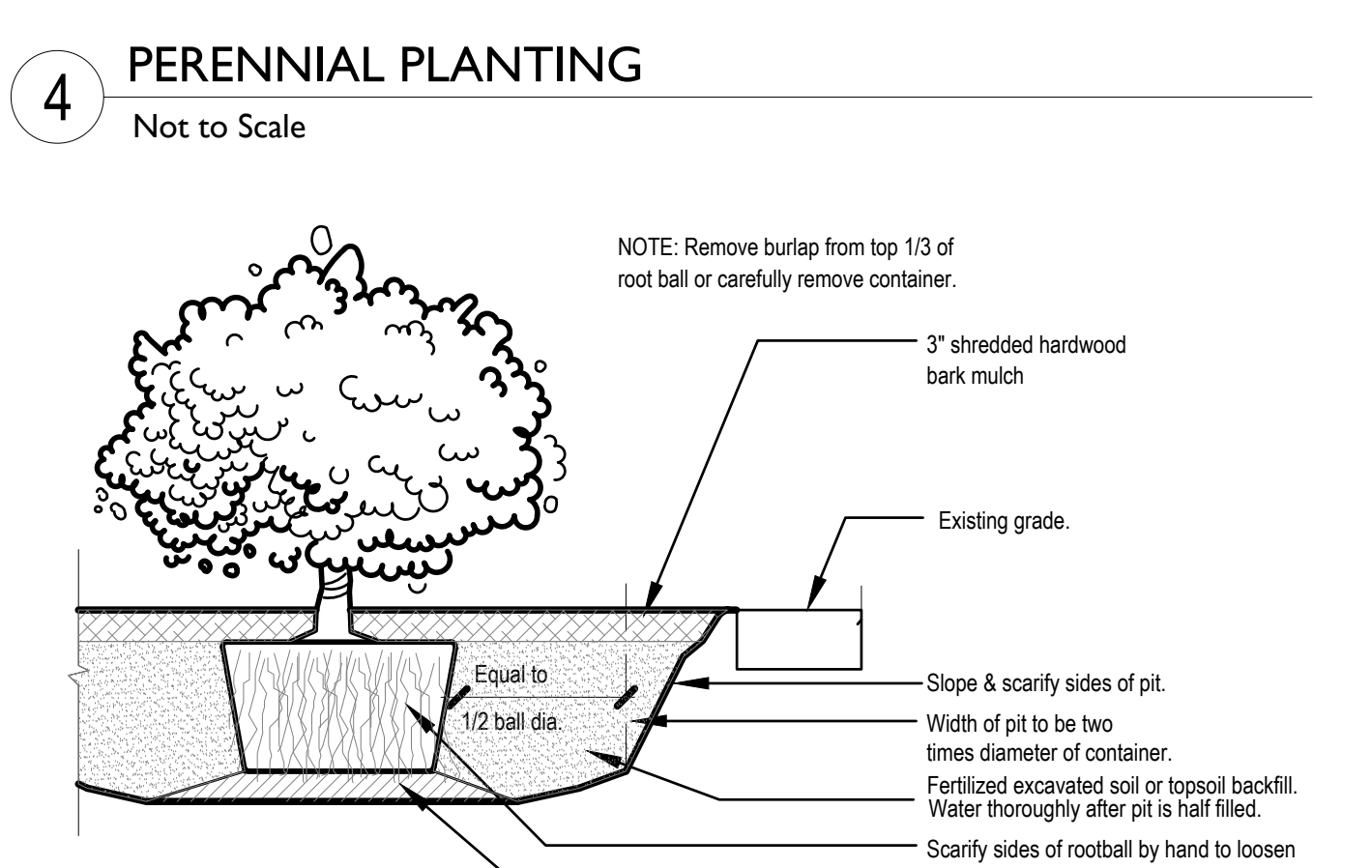
| CODE | QTY | BOTANICAL NAME | COMMON NAME | CONT | CAL | SIZE | REMARKS |
|------------------------------|-----|---|-----------------------------------|-----------|------------|----------------------|---|
| DECIDUOUS CANOPY TREE | | | | | | | |
| Ace-r | 8 | Acer rubrum 'Franksred' | Red Sunset Maple | B & B | 2"Cal | | matched trees, symmetrical crown, strong leader |
| Gle-s | 9 | Gleditsia triacanthos inermis 'Shademaster' | Shademaster Thornless Honeylocust | B & B | 2"Cal | | full, strong central leader, matched |
| Lir-t | 1 | Liriodendron tulipifera | Tulip Tree | B & B | 2"Cal | | full, strong central leader, matched |
| Que-b | 1 | Quercus bicolor | Swamp White Oak | B & B | 2"Cal | | spring dug, full, strong central leader, matched |
| Til-c | 7 | Tilia cordata 'Greenspire' | Greenspire Littleleaf Linden | B & B | 2"Cal | 25'-0" Mature Canopy | full, strong central leader, matched |
| Ulm-a | 5 | Ulmus x americana 'Princeton Elm' | Princeton Elm | B & B | 2"Cal | 20'-0" Mature Canopy | full, strong central leader, matched |
| Zel-x | 9 | Zelkova serrata 'Green Vase' | Green Vase Sawleaf Zelkova | B & B | 2"Cal | 30'-0" Mature Canopy | full, strong central leader, matched |
| EVERGREEN TREES | | | | | | | |
| Pic-a | 2 | Picea abies | Norway Spruce | B & B | min 5' ht. | | full, strong central leader, matched, symmetrical |
| FLOWERING TREES | | | | | | | |
| Ame-x | 8 | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Serviceberry | B & B | 8' ht. | | multi-trunk; matched |
| Cer-c | 3 | Cercis canadensis | Eastern Redbud | B & B | 8' ht. | | clump form, 3-5 stems |
| Mal-x | 6 | Malus x moerlandsii 'Profusion' | Profusion Crab Apple | B & B | 8' ht. | | multi-trunk, matched |
| CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT | FIELD3 | REMARKS |
| SHRUBS | | | | | | | |
| Aro-a | 37 | Aronia arbutifolia 'Brilliantissima' | Brilliant Red Chokeberry | container | 24" | | space @ 3'-0" o.c. |
| Bux-x | 27 | Buxus x 'Green Velvet' | Green Velvet Boxwood | container | 18" | | space @ 3'-0" o.c., allow to mass |
| Cor-s | 3 | Cornus sericea 'Cardinal' | Cardinal Red-twig Dogwood | container | 24" | | space @ 4'-0" o.c. |
| Hyd-p | 35 | Hydrangea paniculata 'Limelight' | Limelight Hydrangea | container | 24" | | space @ 5'-0" o.c. |
| Hyd-w | 80 | Hydrangea quercifolia 'Pee Wee' | Pee Wee Oakleaf Hydrangea | container | 24" | | space @ 3'-0" o.c. |
| Ite-v | 92 | Itea virginica 'Sprich' | Little Henry Sweetspire | container | 24" | | space @ 3'-0" o.c. |
| Jun-g | 42 | Juniperus virginiana 'Grey Owl' | Grey Owl Juniper | container | 18" spread | | space @ 3'-0" o.c., allow to mass |
| Myr-p | 7 | Myrica pensylvanica | Northern Bayberry | container | 24" | | space @ 8'-0" o.c., allow to mass |
| Rhu-a | 17 | Rhus aromatica 'Gro-Low' | Gro-Low Fragrant Sumac | container | 18" spread | | space @ 8'-0" o.c., allow to mass |
| Syr-p | 38 | Syringa pubescens subsp. patula 'Miss Kim' | Miss Kim Lilac | container | 24" | | space @ 5'-0" o.c. |
| Wei-b | 64 | Weigela florida 'Bokrasopin' | Sonic Bloom Pink Weigela | container | 24" | | space @ 5'-0" o.c. |
| GRASSES | | | | | | | |
| Cal-x | 25 | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | pot | #2 | | space @ 3'-0" o.c. |
| Pan-h | 7 | Panicum virgatum 'Heavy Metal' | Heavy Metal Switch Grass | pot | #2 | | space @ 3'-0" o.c. |
| Spo-h | 85 | Sporobolus heterolepis | Prairie Dropseed | pot | #1 | | space @ 2'-0" o.c. |



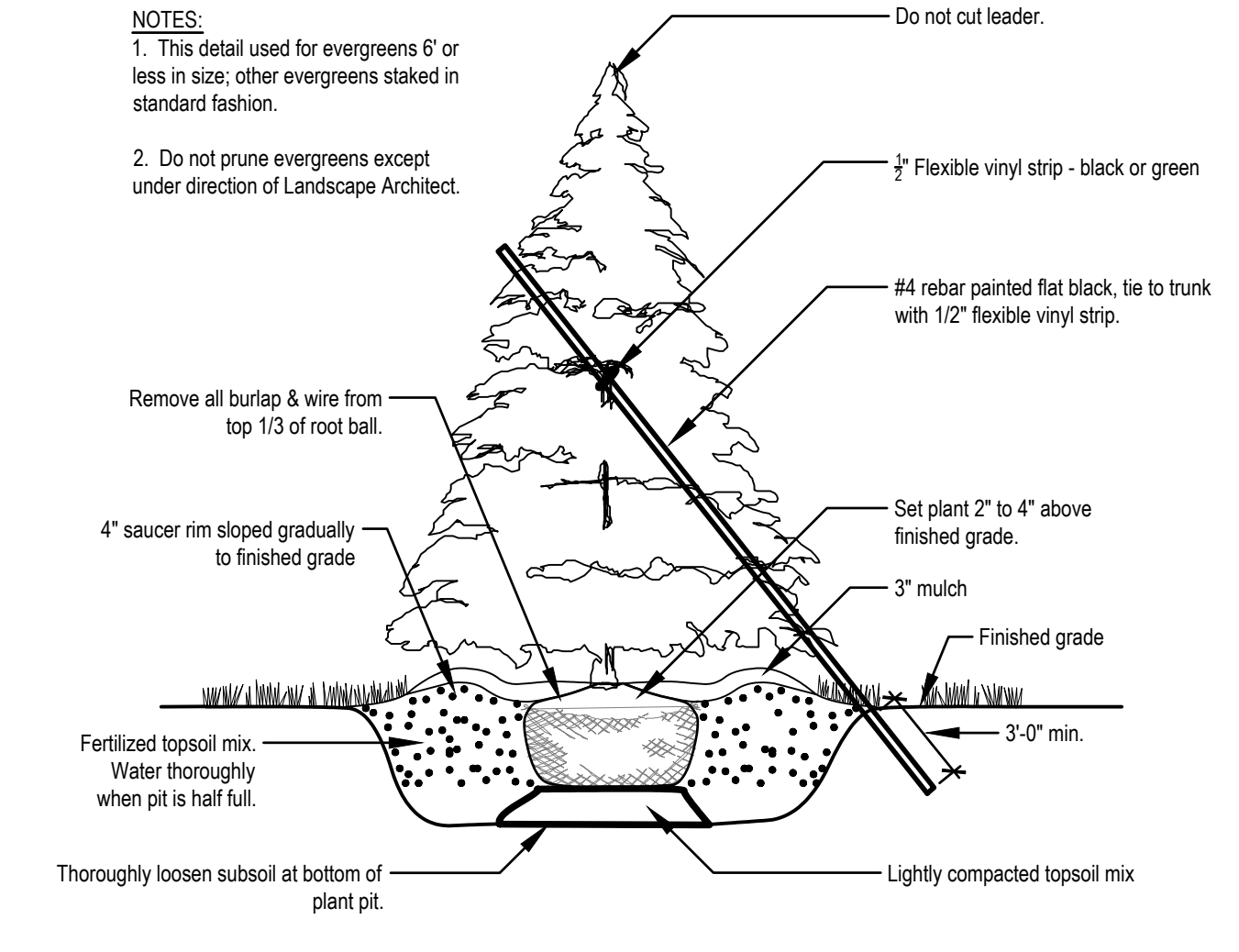
6 STONE MULCH
Scale: 1" = 1'-0"



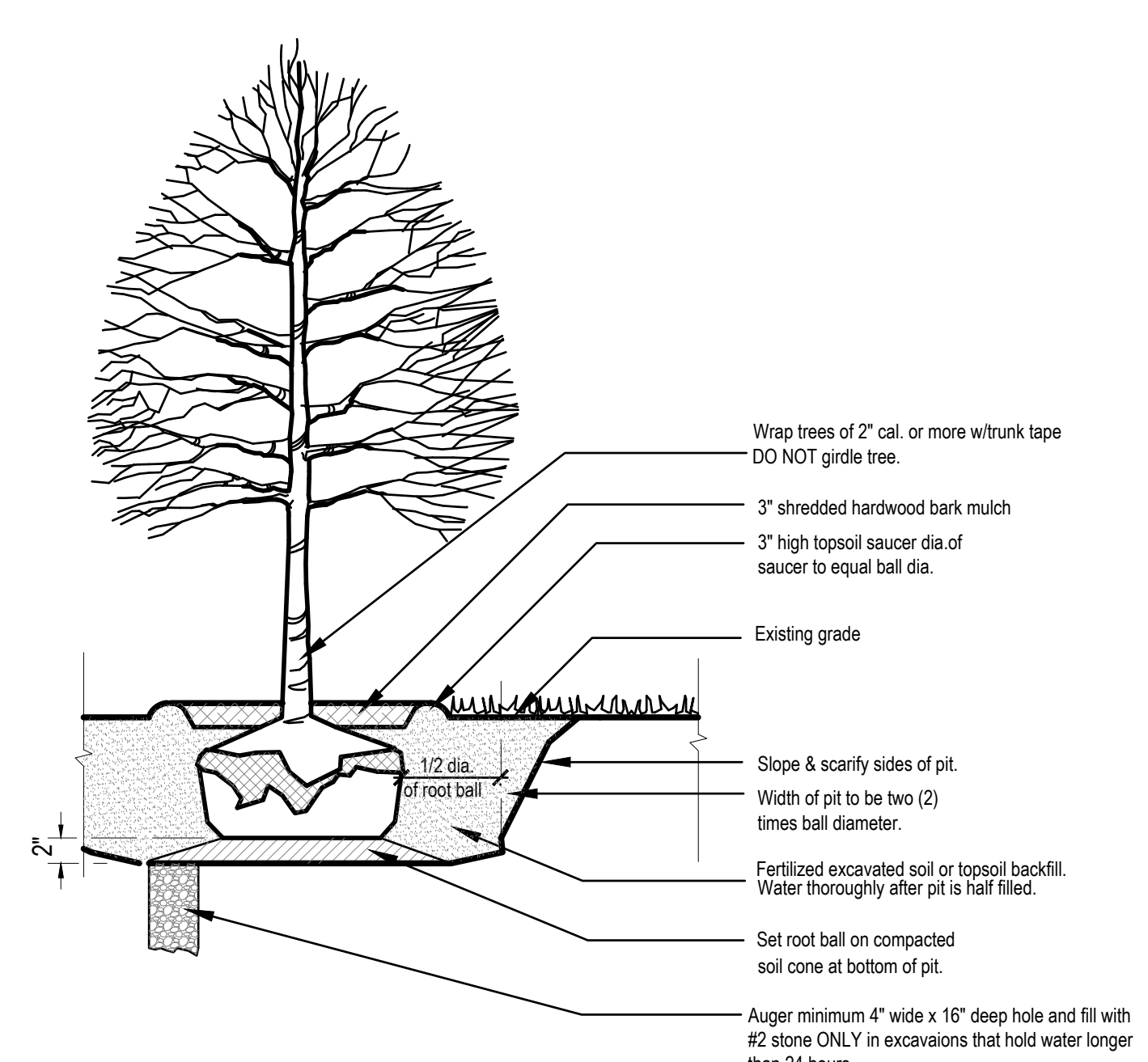
5 LANDSCAPE BED PREPARATION
Not to Scale



3 SHRUB PLANTING
Not to Scale



2 EVERGREEN TREE PLANTING
Not to Scale



1 TREE PLANTING
Not to Scale

ORDINANCE CHART

ZONING: BP
SURROUNDING ZONING: North: Residential use (not part of City of Greenfield)
East: BP
South: BP
West: BP

BUFFER PLANTINGS
Requirement:
Small Buffer: Provide a 10' wide strip with 2 deciduous trees + 10 shrubs/100 l.f.
Medium Buffer: Provide a 20' wide strip with 3 deciduous trees + 10 shrubs/100 l.f.

Required:
North: Medium buffer @ 542 l.f. = 16 trees + 54 shrubs
East: Small buffer @ 281 l.f. = 6 trees + 28 shrubs
South: Small buffer @ 547 l.f. = 11 trees + 55 shrubs
West: Small buffer @ 262 l.f. = 5 trees + 26 shrubs

Provided:
North: 16 trees + 54 shrubs
East: 6 trees + 28 shrubs
South: 11 trees + 55 shrubs
West: 5 trees + 26 shrubs

BUILDING FOUNDATION
Requirement: In front yards, 15% of the front area shall be planted in shrubs and ornamental grasses along the building foundation

Required: 821 s.f. of planting beds

Provided:
PARKING LOT PERIMETER
Requirement: Within a 5' wide strip, provide 1 shade tree/300 s.f. (or every 60 l.f.) + 1 shrub/50 s.f. (or every 10 l.f.)

Required:
North: 412.5 l.f. = 7 shade trees + 41 shrubs
East: 128 l.f. = 2 trees + 13 shrubs
South: 119 l.f. = 2 trees + 12 shrubs
West: 137 l.f. = 3 trees + 14 shrubs

Provided:
North: none due to gas easement - requesting administrative review based on distance and vegetation present between boundary and Hancock County single family residence
East: 2 trees + 13 shrubs
South: 2 trees + 12 shrubs
West: 3 trees + 14 shrubs

PARKING LOT INTERIOR
Requirement: Provide 10% greenspace for all paved areas + 1 tree/300 s.f. + 1 shrub/25 s.f.

Required: 61,978 s.f. @ 10% = 6,198 s.f. + 21 trees + 248 shrubs
Provided: 6,300 s.f. + 21 trees + 248 shrubs



SEAL

OWNER:
HIGH POINT LODGING
14916 BRAEMAR AVENUE EAST
NOBLESVILLE, INDIANA 46062

| NO. | REVISIONS |
|-----|-----------|
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

SPRINGHILL SUITES MARRIOTT
LANDSCAPE DETAILS
312 OPPORTUNITY PARKWAY GREENFIELD, INDIANA

DATE : 10-24-2024
SCALE:
DRAWN BY: TLT
CHECKED BY: PMG



SHEET
L1.1