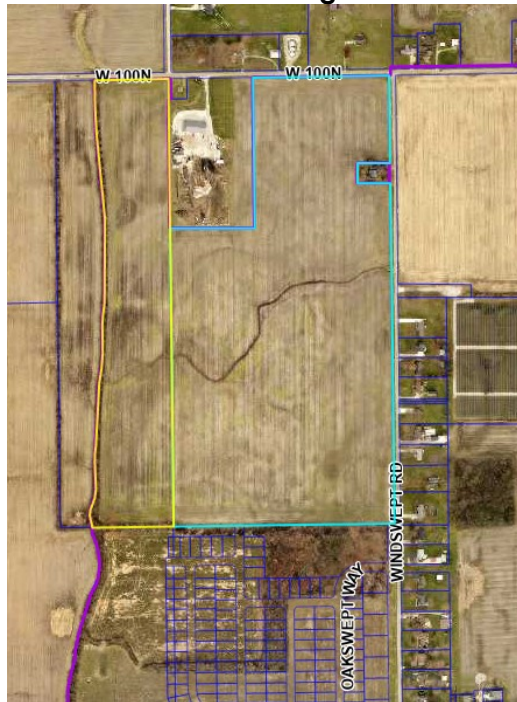


SUB24-02 SW Corner of McKenzie Rd & Windswept Rd, DR Horton requests approval of a subdivision primary plat to be known as Cook's Corner, Zoned RM – Residential Moderate Density, dividing 96.34 +/- acres into approximately 207 lots with a mix of Single Family Detached and Two-Family Attached Lots across 2 sections.

Exhibits:

1. **Proposed Primary Plat, file dated 02-23-2024 with revisions as of 03-19-2024.**
2. **Landscape Plans, file dated 03-20-2024.**
3. **Street Tree Plans, file dated 03-20-2024.**
4. **Statement of Commitments from PC22-05.**

Location and Surrounding Uses:



Aerial Map



Zoning Map, Commercial North

- North:** County Agricultural (A) – Agricultural, Residential, and Commercial (Landscaping Business)
- South:** PUD (Woodfield Pointe) – Single Family Residential
- East:** RM & RL (Residential Moderate & Low Density) – RM used as Agricultural; RL used as Single Family Residential.
- West:** County Residential (R 1.0) – Agricultural

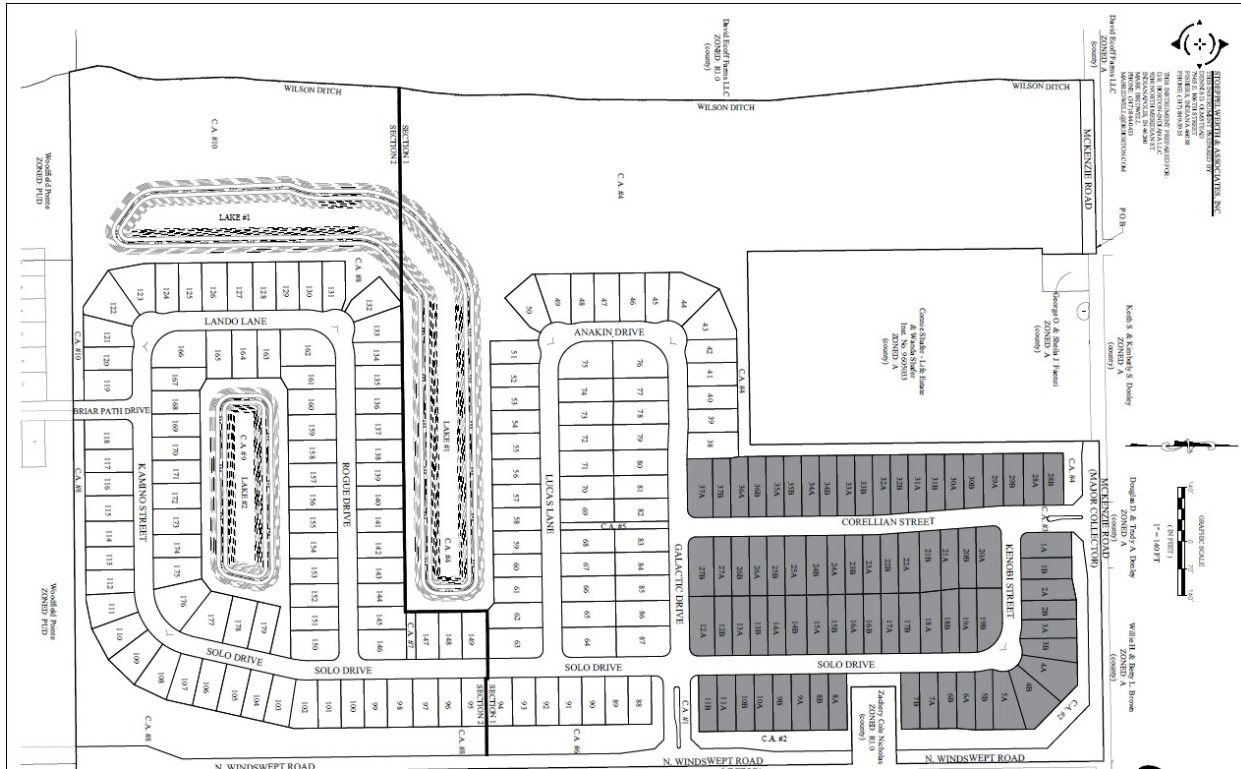
The site is located on the southwest corner of Windswept Rd and McKenzie Rd, extending from McKenzie south to Woodfield Point Subdivision, and west to Wilson Ditch. To the north and west are properties lying within County jurisdiction used for agricultural purposes. On the northern side of this proposed development is a Landscaping business. The subdivision will surround the landscape business on 3 sides. Along the western edge of the property is a Legal Drain known as Wilson Ditch and the associated floodways and floodplains. Of note, the DNR survey does

not extend along the full extent of this western edge of the property. As such, not enough information is available to do a complete review of any potential development along this area adjacent to Wilson Ditch. The PUD Single Family Residential subdivision known as Woodfield Pointe lies to the south of this property. To the east along Windswept Rd is land zoned for RM (Residential Moderate Density). South of that, and along Windswept Rd, is a line of larger-lot Single Family Detached Homes zoned RL (Residential Low Density).

History:

The property has historically been used for agricultural purposes. This property was annexed into the city and zoned RM in March of 2022 under docket number PC22-05 by a different developer than the Petitioner of this Primary Plat Petition. The adjoining Landscaping Business and an existing single family detached home along Windswept Rd were not annexed with the subject property. The original developer had proposed homes to be developed into 2 different home product types. That proposal has been replaced with the current plan's layout and proposal.

Layout and Phasing Plan:



Current Development Plan Proposal

The total acreage of the site is approximately 96.34 acres +/- . The petitioner proposes to subdivide 207 lots for Single Family Home Development across 2 Sections. 56 of these lots will be Two-Family Attached homes with a shared wall and lot line. 151 of these lots will be Single Family Detached homes. There will be a total of 10 common areas totaling 42.857 acres +/- and 2 lakes within the development. The proposal provides a density of approximately 2.15 units per acre. The RM District allows for a maximum density for single unit developments of 5 units per acre.

An 8' wide walking trail paired with extensive landscaping buffers are proposed along both Windswept and McKenzie. A similar walking trail is proposed along the western edge of the common area containing "Lake #1". The trail will connect to the sidewalks within Section 1 as well as to the sidewalks in Woodfield Pointe to the south. A similar 8' wide walking path is proposed to run north-south connecting Galactic Drive to Lucas Lane within the Single-Family Detached homes of Section 1, extending the direct north-south pedestrian pathing from Corellian Street.

The area adjoining Wilson Ditch is within a Floodway and Floodplain. Common areas #4 & #10 are proposed for this area with a total acreage of approximately 27.78 acres +/- . This is proposed as Common Area because the area is undevelopable due to the Floodways and Floodplains. Staff has suggested that the Petitioner approach the Greenfield Parks Department about a park donation in lieu of such common area. A potential Parks Department sports field may be a better use for the area and allow for less property to be maintained by the future homeowner's association.

The area immediately west of the Landscaping Business, amounting to approximately 8.25 acres +/-, has been suggested as an appropriate location for this donation. If this donation were made, it would reduce the total Common Area within the development to approximately 34.61 acres +/- . This would bring the density of the proposed development to approximately 2.35 units per acre.

It should be noted that Wilson Ditch is a County Legal Drain and that any future development requires Hancock County Drainage Board Approval.

There are conditions from the initial Annexation Proposal which still must be met with this development. These have been included as part of the exhibits, but can be summarized as follows:

- 1.) A 6' tall solid fence with 30' landscaping buffer shall be constructed surrounding the existing Landscaping business along McKenzie Rd.
- 2.) A 30' landscape buffer shall be constructed along both McKenzie and Windswept.
- 3.) Existing trees along the borders shall require Planning Director approval before removal.
- 4.) A Perimeter Trail shall be constructed.
- 5.) A minimum of 2 home product types shall be offered as part of this development.

Each of the Conditions of Approval from the initial Annexation Proposal case PC22-05 has been reviewed and would be met under this proposal. Each of these Conditions of Approval would pertain to this and any future developments on this property.

Staff is requesting that the Right of Way along Windswept be expanded to better match the ROW dedication made in Woodfield Pointe to the south. It is suggested that the ROW on Windswept Rd south of the entrance be expanded to 70', with the ROW north of this entrance being expanded to 50'. The 30' Landscape Buffer Yards along Windswept and McKenzie Roads, as required from the Commitments agreed to under PC22-05, will be allowed to encroach into the Right of Way along both roads.

Landscaping Requirements:

Landscaping and Street Tree Plans both meet City Code Requirements as proposed.

Lot Development Standards

Lot Standards within the RM (Residential Moderate Density) Districts are as follows:

Single Family:

Lot Width: Sixty feet (60') minimum

Lot Area: Seven Thousand (7,000) Square Feet minimum

Front Setback: Twenty-Five feet (25') minimum

Side Setback: Twelve feet (12') aggregate with Five feet (5') per side minimum between structures

Rear Setback: Twenty feet (20') minimum plus any easements

Two-Family Attached:

Lot Width: Ninety feet (90') minimum combined

Lot Area: Seven Thousand (7,000) Square Feet minimum each, Fourteen Thousand (14,000) Square Feet minimum combined

Front Setback: Twenty-Five feet (25') minimum

Side Setback: Twelve feet (12') aggregate with Five feet (5') per side minimum between structures (excluding shared-wall lot lines)

Rear Setback: Twenty feet (20') minimum plus any easements

Findings: Lots as platted meet all minimum requirements for the RM (Residential Moderate Density) Districts per the current UDO.

Access

There will be 2 primary entrances to the subdivision within the Section 1. One will connect north to McKenzie Rd, a Major Collector. The other will connect east to Windswept Rd, also a Major Collector. Both entrances will provide a boulevard with 1 land in and 2 lanes out at Windswept and McKenzie Rd.

Section 2 will have a single connection to Section 1 and another connection to the subdivision to the south, named Woodfield Pointe.

Each section individually meets the 2 entrance requirements from Fire and Public Safety perspectives when building 50 or more units, assuming Section 1 is completed prior to Section 2.

Tech Review:

Tech Review Committee met on March 5, 2024. All utilities are available to the serve the proposed lots.

Staff Recommendation: Approve the Primary Plat of Cook's Corner Subdivision per the files dated 3-19-2024, subject to the findings in the staff report and the following conditions:

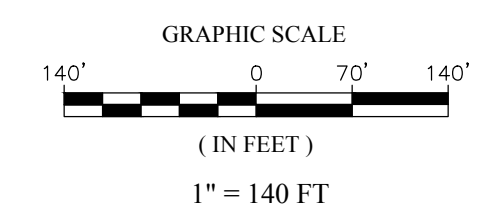
1. All public improvements shall conform to the Public Improvements Design Manual. The design and installation of all public infrastructures shall be subject to the approval of the appropriate governmental agency.
2. Subdivider shall complete all public improvements as required by a Subdivision Improvement Agreement between the Subdivider and the Board of Public Works and Safety, prior to recording the plat, or the applicant shall submit surety on an approved

form, in an amount equal to 110% of the cost of the uncompleted improvements at the time of plat recording.

3. Applicant shall submit one electronic copy (tiff or pdf) of the recorded plat to the City Engineering Department, and electronic CAD and GIS shape files for incorporation into the city's records and Geographic Information System.
4. Addresses shall be assigned in accordance with Chapter 158, Greenfield Addressing Code and shall be recorded on the plat.
5. Water, Sewer, and Electric availability fees shall be paid prior to plat recording, where applicable.
6. Water, Sewer, and Power connection fees, & recreational and road impact impact fees, if applicable, and building permit fees shall be paid at time of permitting.
7. A copy of the Declaration of Restrictions and Covenants for the Cook's Corner Subdivision shall be provided for review with the Record Plat.
8. County Drainage Approval shall be required prior to any developments on their Legal Drain(s).
9. Right of Ways along Windswept Rd be expanded to allow for 70' total Right of Way south of the entrance (Galactic Drive per proposal).
10. Right of Ways along Windswept Rd be expanded to allow for 50' total Right of Way north of the entrance (Galactic Drive per proposal).
11. If the donation of land from Common Area #4 is agreed upon and it is donated to the Parks Department, then a Revised Preliminary Plat shall be required to be submitted prior to Section 1 Secondary Plat Submittal.
12. If the expansion of the Right of Way along Windswept is agreed upon, then a Revised Preliminary Plat for both Section 1 and Section 2 shall be required to be submitted prior to the Secondary Plat Submittals.
13. A perimeter trail shall be constructed as shown on the Concept Plan, dated March 1, 2022, as required under PC22-05 and the associated Statement of Commitments.
14. A minimum 30' landscape buffer yard along Windswept and McKenzie Roads shall be constructed as detailed on the Concept Plan, dated March 1, 2022, as required under PC22-05 and the associated Statement of Commitments.
15. A 30' landscaping buffer yard as detailed on the Concept Plan, dated March 1, 2022, and a 6' solid fence shall be constructed along the adjoining perimeter of the existing Landscape Business as required under PC22-05 and the associated Statement of Commitments.
16. Minimum of two home product lines shall be offered for this development as required under PC22-05 and the associated Statement of Commitments.

STOEPPELWERTH & ASSOCIATES, INC.
 THIS INSTRUMENT PREPARED BY:
 DENNIS D. OLMSTEAD
 7965 E. 106TH STREET
 FISHERS, INDIANA 46038
 PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
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 9210 NORTH MERIDIAN ST.
 INDIANAPOLIS, IN 46260
 MARK BRIDWELL
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 MBRIDWELL@DRHORTON.COM

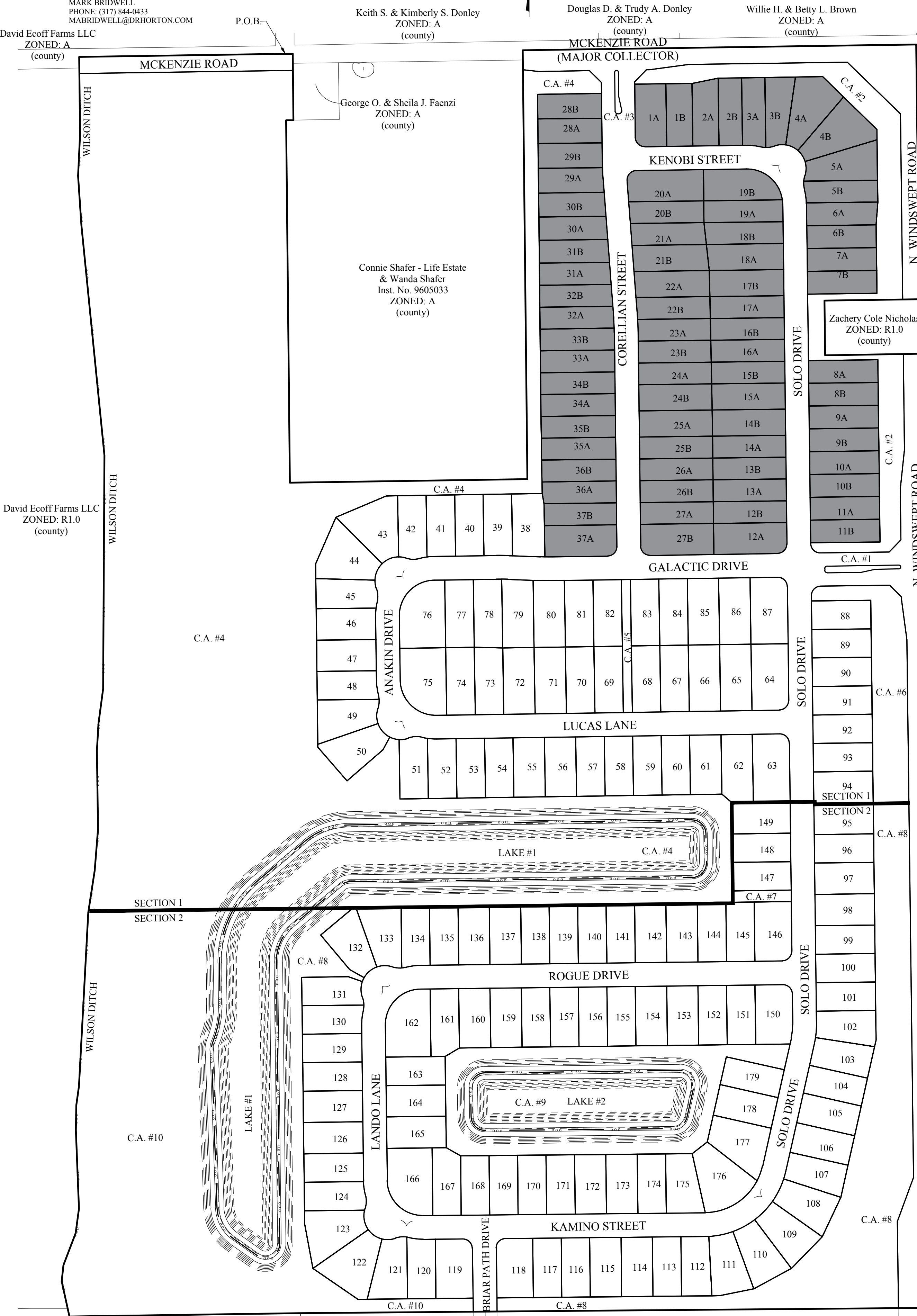
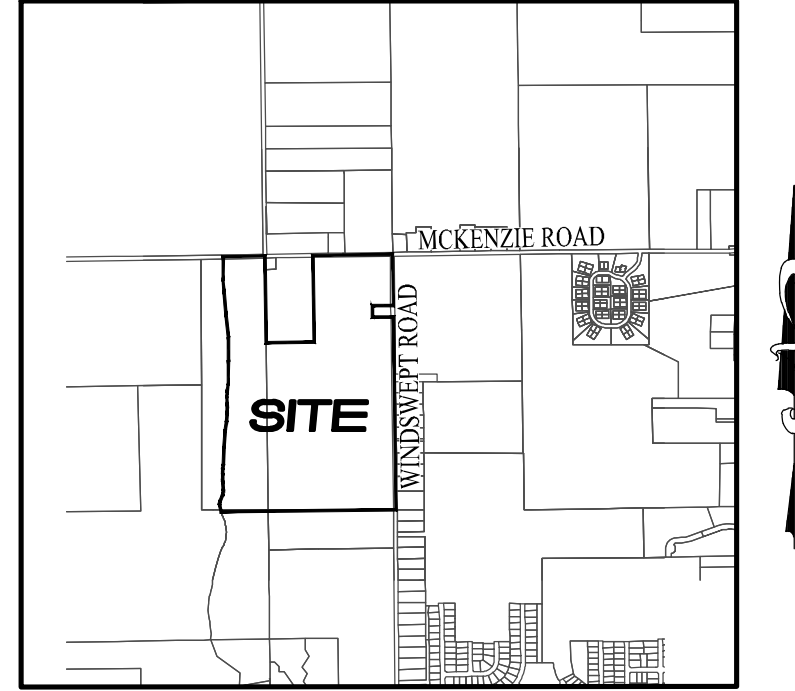


PRIMARY PLAT COOK'S CORNER

GREENFIELD, INDIANA
 ZONING "RM"

SITE DATA	
96.383 ac. ±	
ZONING	RM
DENSITY	2.24 UNITS PER ACRE
SIDE YARD	5' MIN.
AGGREGATE	12' MIN.
BETWEEN STRUCTURE	12' MIN.
REAR YARD	20' (FROM REAR EASEMENT IF APPLICABLE)
LOT COVERAGE	TOTAL FLOOR AREA OF THE BUILDING(S) SHALL NOT EXCEED 45% OF LOT AREA
LOT WIDTH	60' MIN
LOT AREA	7,000 SQ. FT. MIN.
TWO - UNIT LOTS (1A & 1B - 37A & 37B) MINIMUM LOT SIZE - 92' X 135' TOTAL LOTS - 74	
SINGLE FAMILY - LOTS 37 - 179 MINIMUM LOT SIZE - 60' X 125' TOTAL LOTS - 142	

Project Location
 Scale: 1" = 2000'



COMMITMENTS:
 • A PERIMETER TRAIL SHALL BE CONSTRUCTED AS SHOWN ON THE CONCEPT PLAN, DATED MARCH 1, 2022.
 • A MINIMUM 30' LANDSCAPE BUFFER YARD ALONG WINDSWEEP AND MCKENZIE ROADS SHALL BE CONSTRUCTED AS DETAILED ON THE CONCEPT PLAN, DATED MARCH 1, 2022.
 • A 30' LANDSCAPING BUFFER YARD AS DETAILED ON THE CONCEPT PLAN, DATED MARCH 1, 2022 AND A 6' SOLID FENCE SHALL BE CONSTRUCTED ALONG THE ADJOINING PERIMETER OF THE EXISTING LANDSCAPE BUSINESS.
 • MINIMUM OF TWO HOME PRODUCT LINES SHALL BE OFFERED FOR THIS DEVELOPMENT

Cook's Corner
 A part of the East Half of the East Half of the Northeast Quarter of Section 35 and a part of the West Half of the Northwest Quarter of Section 36, all in Township 16 North, Range 6 East of the Second Principal Meridian, Center Township, Hancock County, Indiana. This description prepared by: William A. Neumeier, Indiana LS 22300018, working for Stoepelwerth and Associates, Inc. as part of Project 109339DRH, being more particularly described as follows:

Beginning at a brass plug found 0.5 feet below grade marking the Northwest corner of said Section 36; thence North 89 degrees 09 minutes 09 seconds East (assumed bearing), along the North line of the Northwest Quarter of said Section 36, a distance of 15.50 feet to a MAG nail found flush in the pavement marking the Northwest corner of a 0.32-acre tract of land described in Instrument Number 201500433 in the Office of the Recorder of Hancock County, Indiana; thence South 00 degrees 36 minutes 31 seconds East, parallel with the West line of said Quarter Section, a distance of 140.00 feet to a 5/8" rebar with a yellow plastic cap stamped "S&A FIRM #0008" set flush with the ground marking a point on a northerly line of a 10.00-acre tract of land described in Instrument Number 201912774; thence along the boundary of said 10.00-acre tract the following 4 courses; (1) South 89 degrees 09 minutes 07 seconds West, along the extended South line of said 0.32-acre tract of land, a distance of 15.50 feet to a point on the West line of said Quarter Section, said point being witnessed by a 5/8" rebar with an aluminum cap stamped "ASI FIRM #0094" (hereinafter referred to as an "American Structurepoint, Inc. rebar") found 0.2 feet below grade bearing North 89 degrees 09 minutes 07 seconds East a distance of 0.22 feet from said point; (2) South 00 degrees 36 minutes 31 seconds East, along said West line, a distance of 763.34 feet to a point, said point being witnessed by a 5/8" rebar found 0.4 feet below grade bearing North 89 degrees 09 minutes 50 seconds East a distance of 0.39 feet from said point; (3) North 89 degrees 09 minutes 50 seconds East, a distance of 500.25 feet to a 5/8" rebar found 0.2 feet below grade; (4) North 00 degrees 37 minutes 21 seconds West, a distance of 903.44 feet to a MAG nail found flush in the pavement marking the Northeast corner of said 10.00-acre tract; thence North 89 degrees 09 minutes 09 seconds East, along the North line of said Quarter Section, a distance of 828.62 feet to a railroad spike found 0.1 feet below grade marking the Northeast Corner of the West Half of the Northwest Quarter of Section 36; thence South 00 degrees 42 minutes 02 seconds East, along the East line of said Half Quarter Section, a distance of 536.63 feet to a MAG nail found flush marking the Northeast corner of a 0.53-acre tract of land described in Instrument Number 140002896; thence along the boundary of said 0.53-acre tract the following 3 courses; (1) South 89 degrees 09 minutes 09 seconds West, parallel with the North line of said Quarter Section, a distance of 200.00 feet to an American Structurepoint, Inc. rebar found 0.3 feet below grade; (2) South 00 degrees 42 minutes 02 seconds East, parallel with the East line of said Quarter Section, a distance of 115.00 feet to an American Structurepoint, Inc. rebar found 0.3 feet below grade; (3) North 89 degrees 09 minutes 09 seconds East, parallel with said North line, a distance of 200.00 feet to a MAG nail found flush in the pavement marking the Southeast corner of said 0.53-acre tract; thence South 00 degrees 42 minutes 02 seconds East, along the East line of said Half Quarter Section, a distance of 2009.93 feet to a 5/8" rebar with a plastic cap stamped "CLIS" found 0.2 feet below grade marking the Southeast Corner of said Half Quarter Section; thence South 89 degrees 31 minutes 27 seconds West, along the South line of said Half Quarter Section, a distance of 1332.92 feet to a 5/8" rebar found 0.5 feet below grade marking the Southwest Corner of said Half Quarter Section; thence South 89 degrees 09 minutes 13 seconds West, along the South line of the Northeast Quarter of Section 35, a distance of 482.70 feet to a 5/8" rebar found 0.4 feet above grade on the centerline of the William F. Wilson Regulated Drain; thence following along said centerline the following 18 courses; (1) North 12 degrees 41 minutes 26 seconds West, a distance of 76.13 feet; (2) North 06 degrees 52 minutes 23 seconds East, a distance of 34.41 feet; (3) North 20 degrees 41 minutes 53 seconds East, a distance of 71.75 feet; (4) North 07 degrees 42 minutes 08 seconds East, a distance of 52.30 feet; (5) North 02 degrees 16 minutes 52 seconds West, a distance of 165.70 feet; (6) North 01 degree 20 minutes 27 seconds East, a distance of 52.29 feet; (7) North 07 degrees 32 minutes 21 seconds East, a distance of 40.46 feet; (8) North 03 degrees 03 minutes 38 seconds East, a distance of 366.20 feet; (9) North 08 degrees 52 minutes 19 seconds East, a distance of 89.47 feet; (10) North 04 degrees 34 minutes 04 seconds East, a distance of 87.77 feet; (11) North 00 degrees 50 minutes 53 seconds West, a distance of 165.13 feet; (12) North 03 degrees 32 minutes 13 seconds East, a distance of 56.91 feet; (13) North 07 degrees 22 minutes 10 seconds East, a distance of 73.79 feet; (14) North 00 degrees 20 minutes 01 second East, a distance of 492.15 feet; (15) North 05 degrees 41 minutes 37 seconds West, a distance of 386.90 feet; (16) North 03 degrees 46 minutes 58 seconds West, a distance of 104.37 feet; (17) North 02 degrees 28 minutes 38 seconds East, a distance of 88.08 feet; (18) North 00 degrees 40 minutes 06 seconds West, a distance of 162.69 feet to a MAG nail set flush with the pavement on the North line of said Quarter Section; thence North 89 degrees 08 minutes 53 seconds East, along said North line, a distance of 434.41 feet to the Point of Beginning, containing 96.383 acres, more or less.

STREET DATA	
Indiana Municipal Power Agency ZONED: PUD	CORELLIAN STREET 1,093.62 L.F.
	KENOBI STREET 357.37 L.F.
	SOLO DRIVE 2,532.71 L.F.
Charles E. & Lana Bodkin ZONED: R-L	GALACTIC DRIVE 1,106.67 L.F.
	ANAKIN DRIVE 291.73 L.F.
	LUCAS LANE 846.31 L.F.
	ROGUE DRIVE 886.43 L.F.
Janet E. Chaney ZONED: R-L	LANDO LANE 873.38 L.F.
	KAMINO STREET 772.97 L.F.
	BRIAR PATH DRIVE 178.51 L.F.
Donald Harvey Biron Jr. & Jay Gary Biron ZONED: R-L	TOTAL 8,939.70 L.F.

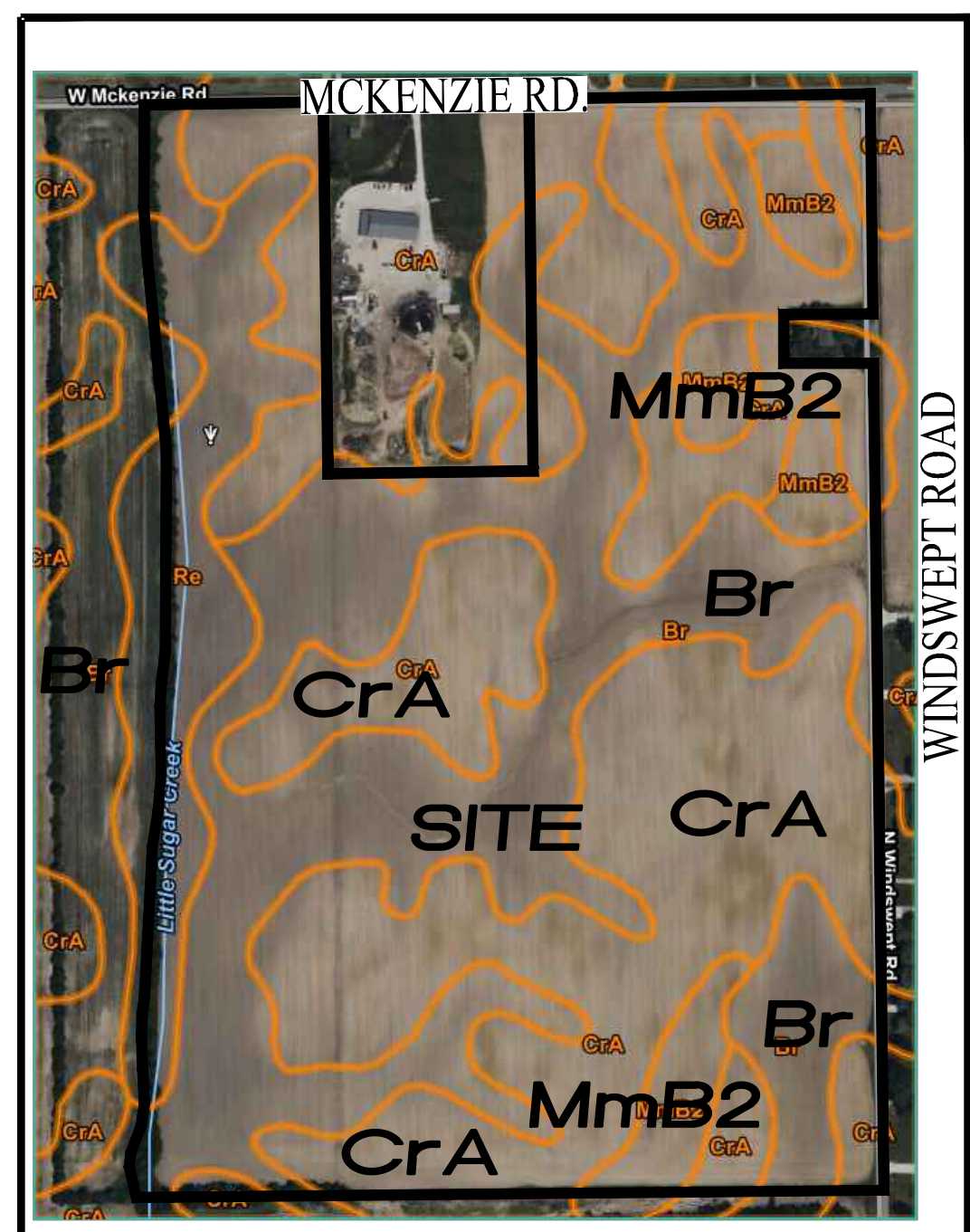
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	32.41'	500.00'	16.21'	S2°28'33"E	32.41'	3°42'52"
C2	31.72'	500.00'	15.87'	N2°30'55"W	31.72'	3°38'07"
C3	78.67'	100.00'	41.50'	N68°18'36"W	76.66'	45°04'30"
C4	78.67'	100.00'	41.50'	N23°14'06"W	76.66'	45°04'30"
C5	25.36'	500.00'	12.68'	S89°23'36"E	25.35'	2°54'21"
C6	25.36'	500.00'	12.68'	N89°23'36"W	25.35'	2°54'21"
C7	78.41'	100.00'	41.35'	S66°41'28"W	76.42'	44°55'33"
C8	78.41'	100.00'	41.35'	S21°45'55"W	76.42'	44°55'33"
C9	78.67'	100.00'	41.50'	S23°14'05"E	76.66'	45°04'27"
C10	78.67'	100.00'	41.50'	S68°18'32"E	76.66'	45°04'27"
C11	78.54'	100.00'	41.42'	S66°48'09"W	76.54'	45°00'00"
C12	78.54'	100.00'	41.42'	S21°48'09"W	76.54'	45°00'00"
C13	78.43'	100.00'	41.36'	S23°09'55"E	76.43'	44°56'07"
C14	78.43'	100.00'	41.36'	S68°06'02"E	76.43'	44°56'07"
C15	201.07'	150.00'	118.90'	N51°01'49"E	186.35'	76°48'12"
C16	34.89'	150.00'	17.52'	N5°57'56"E	34.81'	13°19'34"

INDEX	
SHT.	DESCRIPTION
C001	COVER SHEET
C101-C107	PRIMARY PLAT
L-1, L-2, L-3	LANDSCAPE PLAN

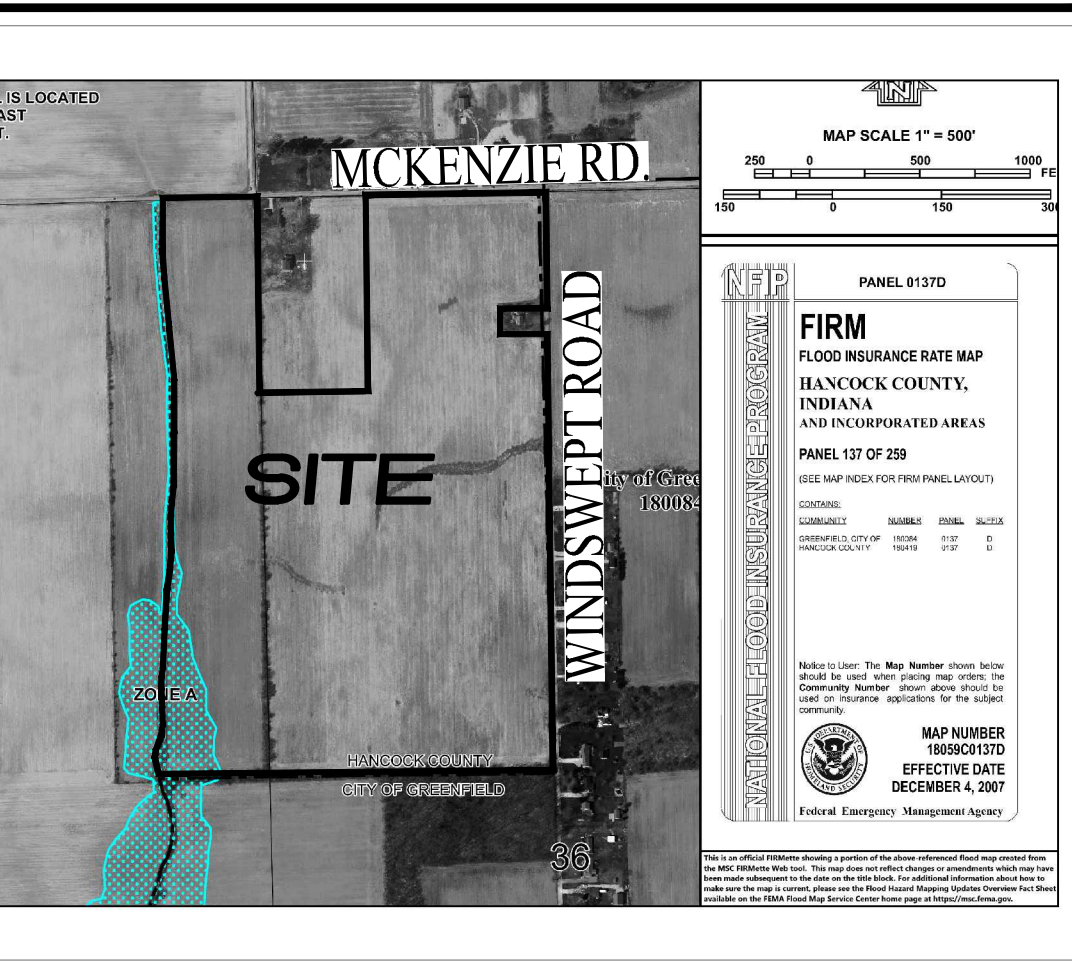
REVISIONS	
SHT.	DESCRIPTION
ALL	REVISED PER TAC COMMENTS 3-19-24

COMMON AREA		
Total Site Area	96.34 Ac.±	
Total Common Area/Open Space	42.857 Ac.±	
Common Areas	C.A.#1	0.042 Ac.±
	C.A.#2	1.675 Ac.±
	C.A.#3	0.019 Ac.±
	C.A.#4	23.847 Ac.±
	C.A.#5	0.120 Ac.±
	C.A.#6	0.850 Ac.±
	C.A.#7	0.069 Ac.±
	C.A.#8	3.219 Ac.±
	C.A.#9	3.085 Ac.±
	C.A.#9	9.932 Ac.±

FLOOD NOTE:	
A portion of the subject property is located within a Zone A as said property plots by scale on Community Panel No. 18095C0137D of the Flood Insurance Rate Maps (published by the Federal Emergency Management Agency - FEMA) dated December 4, 2007.	



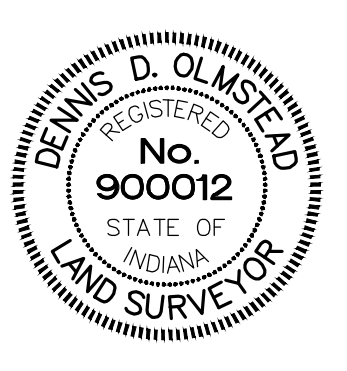
Map Unit Symbol	Map Unit Name	Acres in AGI	Percent of AGI
Br	Brookston silt clay loam, 0 to 2 percent slopes	55.1	40.3%
CrA	Cleary silt loam, New Castle Td Fluv, 0 to 2 percent slopes	64.2	46.0%
MmB2	Miami silt loam, 2 to 9 percent slopes, eroded	6.0	4.4%
Re	Rensselaer silt clay loam	11.5	8.4%
Totals for Area of Interest		136.8	100.0%



PLANS PREPARED BY:
 STOEPPELWERTH & ASSOCIATES, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 7965 E. 106TH STREET, FISHERS, INDIANA 46038
 PHONE: (317)-849-5935
 CONTACT PERSON: GORDAN KRITZ
 EMAIL: GKRTZ@STOEPPELWERTH.COM

02/23/24

DENNIS D. OLMSTEAD DATE REGISTERED LAND SURVEYOR NO. 900012



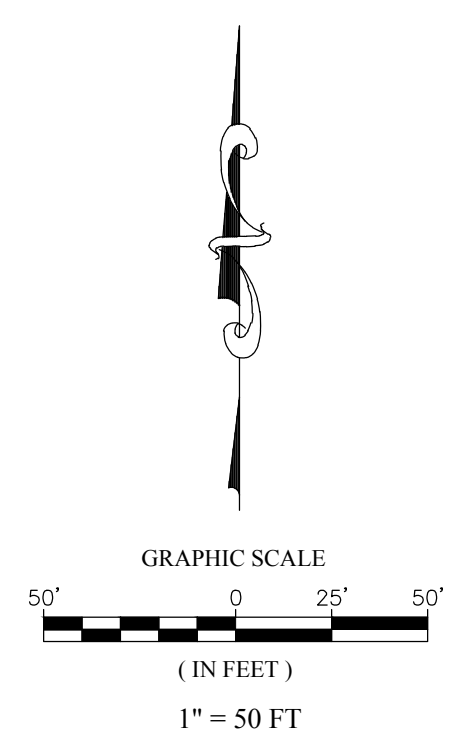
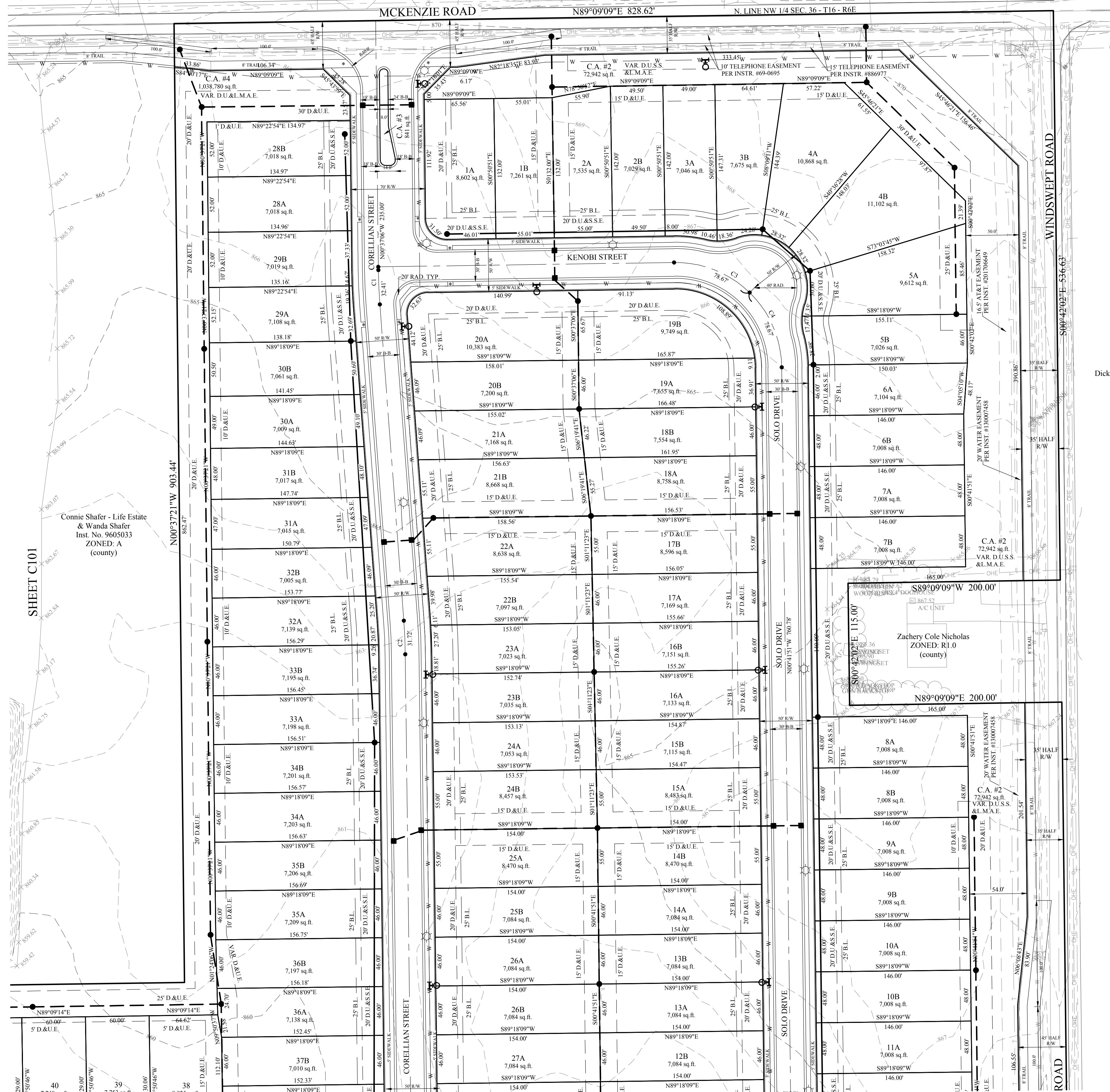
Know what's below.
 Call before you dig.

PRIMARY PLAT

COOK'S CORNER

GREENFIELD, INDIANA

ZONING "RM"



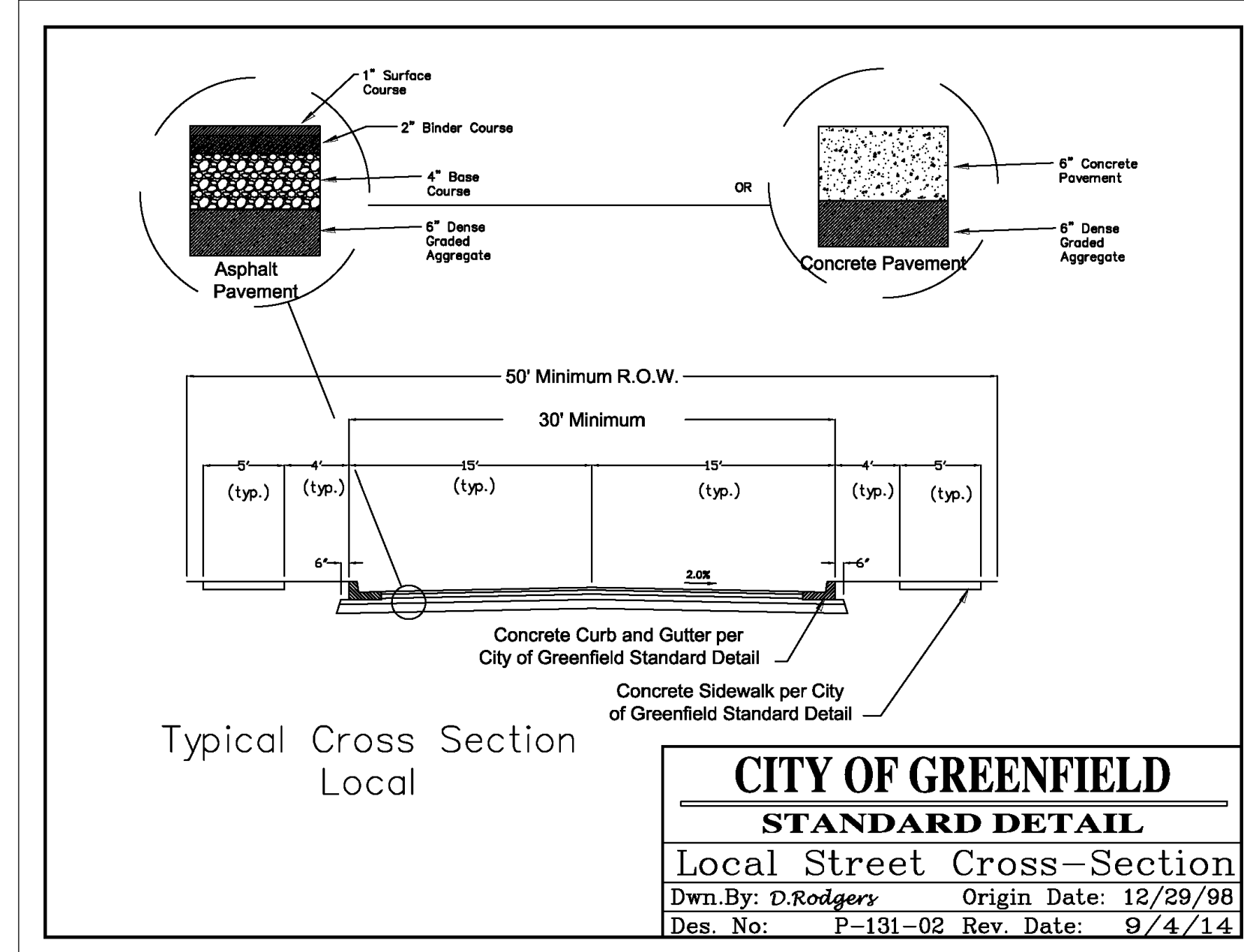
LEGEND

35	LOT NUMBER
B.L.	BUILDING LINE
D.E.	DRAINAGE EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
C.A.	COMMON AREA
R/W	RIGHT OF WAY
L.M.A.E.	LANDSCAPE MAINTENANCE EASEMENT
VAR.	VARIABLE WIDTH
T.O.B.E.	TOP OF BANK EASEMENT
- - -	EXISTING CONTOUR
- - - - -	EXISTING SANITARY SEWER
- - - - -	EXISTING STORM SEWER
- - - - -	PROPOSED SANITARY SEWER
- - - - -	PROPOSED STORM SEWER
- - - - -	PROPOSED WATER LINE
*	ADA RAMP TO BE INSTALLED

—	FLOW LINE	□ E.P.	ELECT. PEDESTAL
—	BURIED ELECTRIC LINE	□ E.M.	ELECT. METER
—	OVERHEAD ELECTRIC LINES	—	GUY WIRE
—	BURIED CABLE T.V. LINE	—	TELEPHONE PEDESTAL
—	CABLE T.V. LINE	—	TELEPHONE MANHOLE
—	BURIED TELEPHONE LINE	—	GAS VALVE
—	TELEPHONE LINE	—	CLEANOUT
—	WATER LINE	—	WATER METER
—	GAS LINE	—	WATER VALVE
—	FENCE LINE	—	FIRE HYDRANT
○	POWER POLES	—	MAILBOX
☆	STREET LIGHT		
□	ELECT. TRANSFORMER		

Dick & Martha Fish Farms
 ZONED: RM
 (county)

Zachery Cole Nicholas
 ZONED: RI.0
 (county)



STOEPPELWERTH
 REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 900012
 STATE OF INDIANA
 CERTIFIED: 02/23/24

PRIMARY PLAT
 COOK'S CORNER
 HANCOCK COUNTY, INDIANA

DRAWN BY: LAF CHECKED BY: GDK
 SHEET NO. C102
 S.A. JOB NO. 109339DRH



STOEPPELWERTH & ASSOCIATES, INC.
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THIS INSTRUMENT PREPARED FOR:
 D.R. HORTON-INDIANA LLC
 9210 NORTH MERIDIAN ST.
 INDIANAPOLIS, IN 46260
 MARK BRIDWELL
 PHONE: (317) 844-0433
 MARKBRIDWELL@DRHORTON.COM

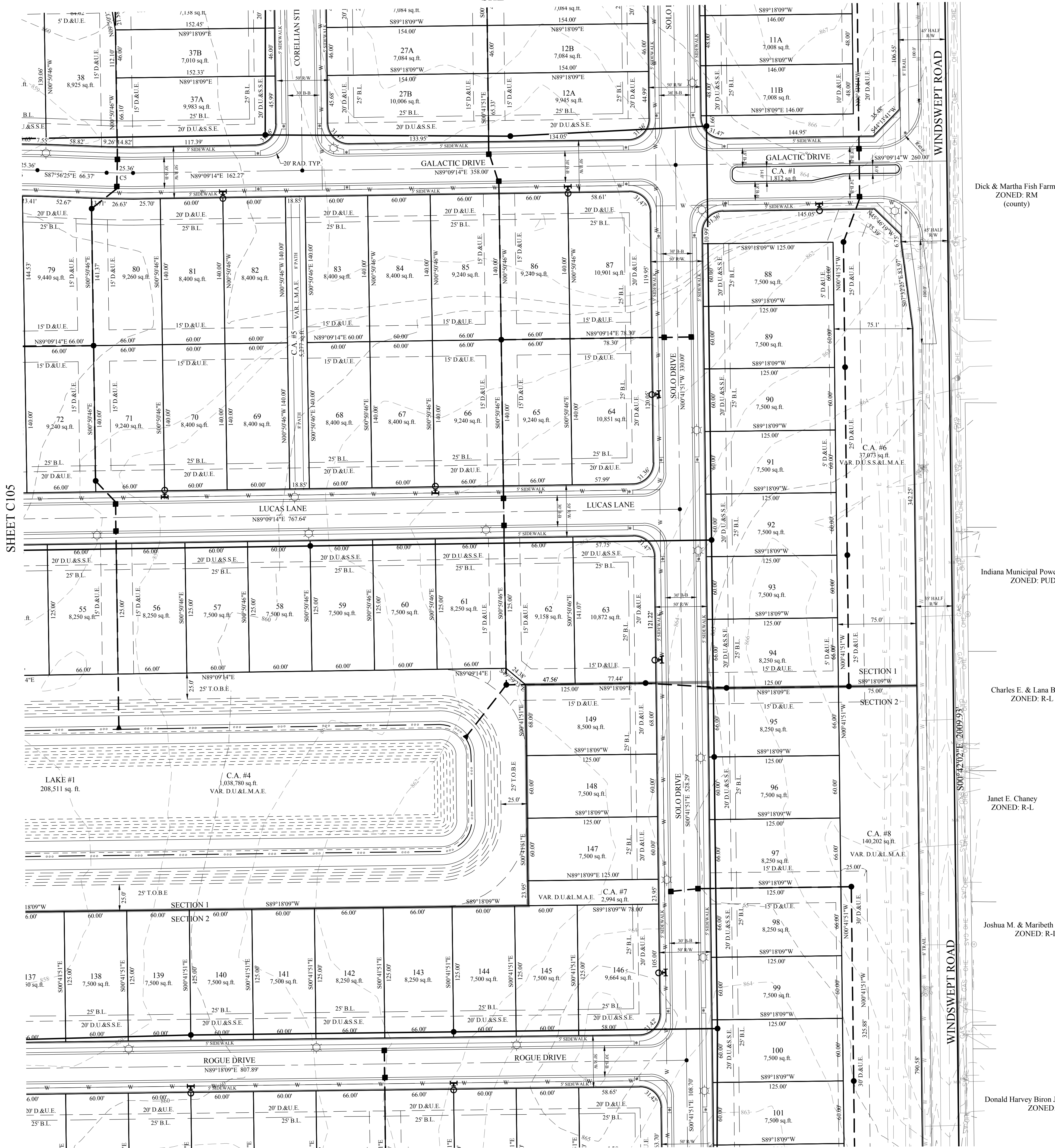
SHEET C102

PRIMARY PLAT

COOK'S CORNER

GREENFIELD, INDIANA

ZONING "RM"



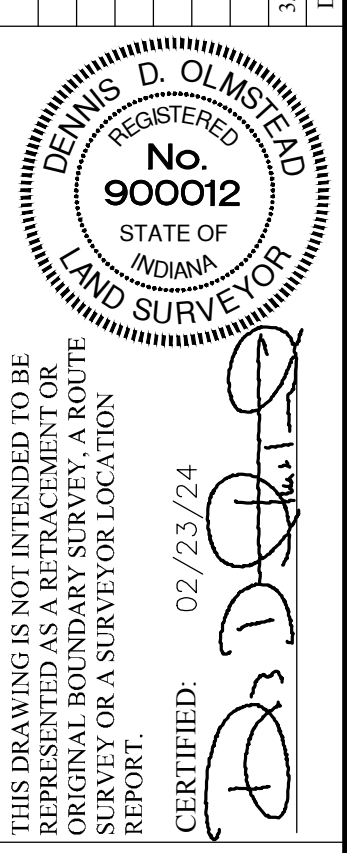
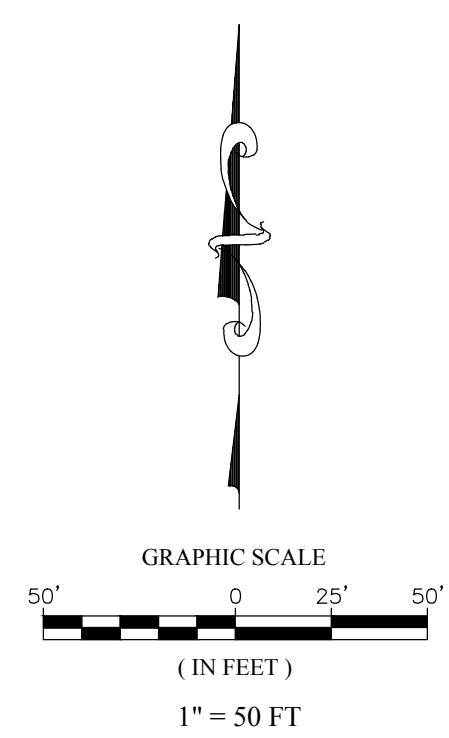
SHEET C105

SHEET C104

LEGEND

- | | |
|-------------|---|
| 35 | LOT NUMBER |
| B.L. | BUILDING LINE |
| D.E. | DRAINAGE EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| D.U.&S.S.E. | DRAINAGE, UTILITY & SANITARY SEWER EASEMENT |
| C.A. | COMMON AREA |
| R/W | RIGHT OF WAY |
| L.M.A.E. | LANDSCAPE MAINTENANCE EASEMENT |
| VAR. | VARIABLE WIDTH |
| T.O.B.E. | TOP OF BANK EASEMENT |
| - - - | EXISTING CONTOUR |
| - - - - - | EXISTING SANITARY SEWER |
| - - - - - | EXISTING STORM SEWER |
| - - - - - | PROPOSED SANITARY SEWER |
| - - - - - | PROPOSED STORM SEWER |
| - - - - - | PROPOSED WATER LINE |
| * | ADA RAMP TO BE INSTALLED |

- | | | | |
|-----------|-------------------------|----------|--------------------|
| - - - - - | FLOW LINE | □ E.P. | ELECT. PEDESTAL |
| - - - - - | BURIED ELECTRIC LINE | □ E.M. | ELECT. METER |
| - - - - - | OVERHEAD ELECTRIC LINES | □ T.P. | TELEPHONE PEDESTAL |
| - - - - - | BURIED CABLE T.V. LINE | □ T.M.H. | TELEPHONE MANHOLE |
| - - - - - | CABLE T.V. LINE | □ G.V. | GAS VALVE |
| - - - - - | BURIED TELEPHONE LINE | □ C. | CLEANOUT |
| - - - - - | TELEPHONE LINE | □ W.M. | WATER METER |
| - - - - - | WATER LINE | □ W.V. | WATER VALVE |
| - - - - - | GAS LINE | □ F.H. | FIRE HYDRANT |
| - - - - - | FENCE LINE | □ M.B. | MAILBOX |
| ○ P.P. | POWER POLES | | |
| ○ S.L. | STREET LIGHT | | |
| □ E.T. | ELECT. TRANSFORMER | | |



STOEPPELWERTH
 ALWAYS ON
 7965 East 106th Street, Fishers, IN 46038-2905
 phone: 317.849.5935 fax: 317.849.5942



PRIMARY PLAT
 COOK'S CORNER
 HANCOCK COUNTY, INDIANA

DRAWN BY: LAF
 CHECKED BY: GDK
 SHEET NO:
C103
 S.A. JOB NO:
 109339DRH



BY: LAF
 DATE: 3/19/24
 REVISIONS: REV. PER TAC COMMENTS

STOEPPELWERTH & ASSOCIATES, INC.
 THIS INSTRUMENT PREPARED BY:
 DENNIS D. OLAMSTEAD
 7965 E. 106TH STREET
 FISHERS, INDIANA 46038
 PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
 D.R. HORTON-INDIANA LLC
 9210 NORTH MERIDIAN ST.
 INDIANAPOLIS, IN 46260
 MARK BRIDWELL
 PHONE: (317) 844-0433
 MBRIDWELL@DRHORTON.COM

PRIMARY PLAT

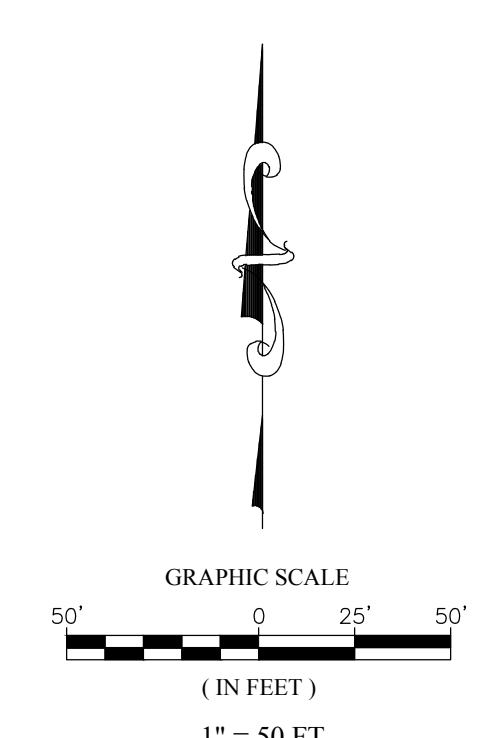
COOK'S CORNER

GREENFIELD, INDIANA

ZONING "RM"



- LEGEND**
- | | | | | | |
|-------------|---|--|-------------------------|--|--------------------|
| 35 | LOT NUMBER | | FLOW LINE | | ELECT. PEDESTAL |
| B.L. | BUILDING LINE | | BURIED ELECTRIC LINE | | ELECT. METER |
| D.E. | DRAINAGE EASEMENT | | OVERHEAD ELECTRIC LINES | | GUY WIRE |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT | | BURIED CABLE T.V. LINE | | TELEPHONE PEDESTAL |
| D.U.&S.S.E. | DRAINAGE, UTILITY & SANITARY SEWER EASEMENT | | CABLE T.V. LINE | | TELEPHONE MANHOLE |
| C.A. | COMMON AREA | | BURIED TELEPHONE LINE | | GAS VALVE |
| R/W | RIGHT OF WAY | | TELEPHONE LINE | | CLEANOUT |
| L.M.A.E. | LANDSCAPE MAINTENANCE EASEMENT | | WATER LINE | | WATER METER |
| VAR. | VARIABLE WIDTH | | GAS LINE | | WATER VALVE |
| T.O.B.E. | TOP OF BANK EASEMENT | | FENCE LINE | | FIRE HYDRANT |
| | EXISTING CONTOUR | | POWER POLES | | MAILBOX |
| | EXISTING SANITARY SEWER | | STREET LIGHT | | |
| | EXISTING STORM SEWER | | ELECT. TRANSFORMER | | |
| | PROPOSED SANITARY SEWER | | | | |
| | PROPOSED STORM SEWER | | | | |
| | PROPOSED WATER LINE | | | | |
| | ADA RAMP TO BE INSTALLED | | | | |



REV. PER TAC COMMENTS

DATE

MARK

BY

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF INDIANA

No. 900012

DENNIS D. OLAMSTEAD

CERTIFIED: 02/23/24

THIS DRAWING HAS NOT INTENDED TO BE REPRESENTED AS A FINAL DESIGN OR ORIGINAL BOUNDARY SURVEY. A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

STOEPPELWERTH

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2905
 phone: 317.849.5935 fax: 317.849.5942

PRIMARY PLAT

COOK'S CORNER

CITY OF GREENFIELD

HANCOCK COUNTY, INDIANA

DRAWN BY: LAF

CHECKED BY: GDK

SHEET NO.

C104

S.A. JOB NO.

109339DRH



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STOEPPELWERTH & ASSOCIATES, INC.
 THIS INSTRUMENT PREPARED BY:
 DENNIS D. OLMSTEAD
 7965 E. 106TH STREET
 FISHERS, INDIANA 46038
 PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
 D.R. HORTON-INDIANA LLC
 9210 NORTH MERIDIAN ST.
 INDIANAPOLIS, IN 46260
 MARK BRIDWELL
 PHONE: (317) 844-0433
 MBRIDWELL@DRHORTON.COM

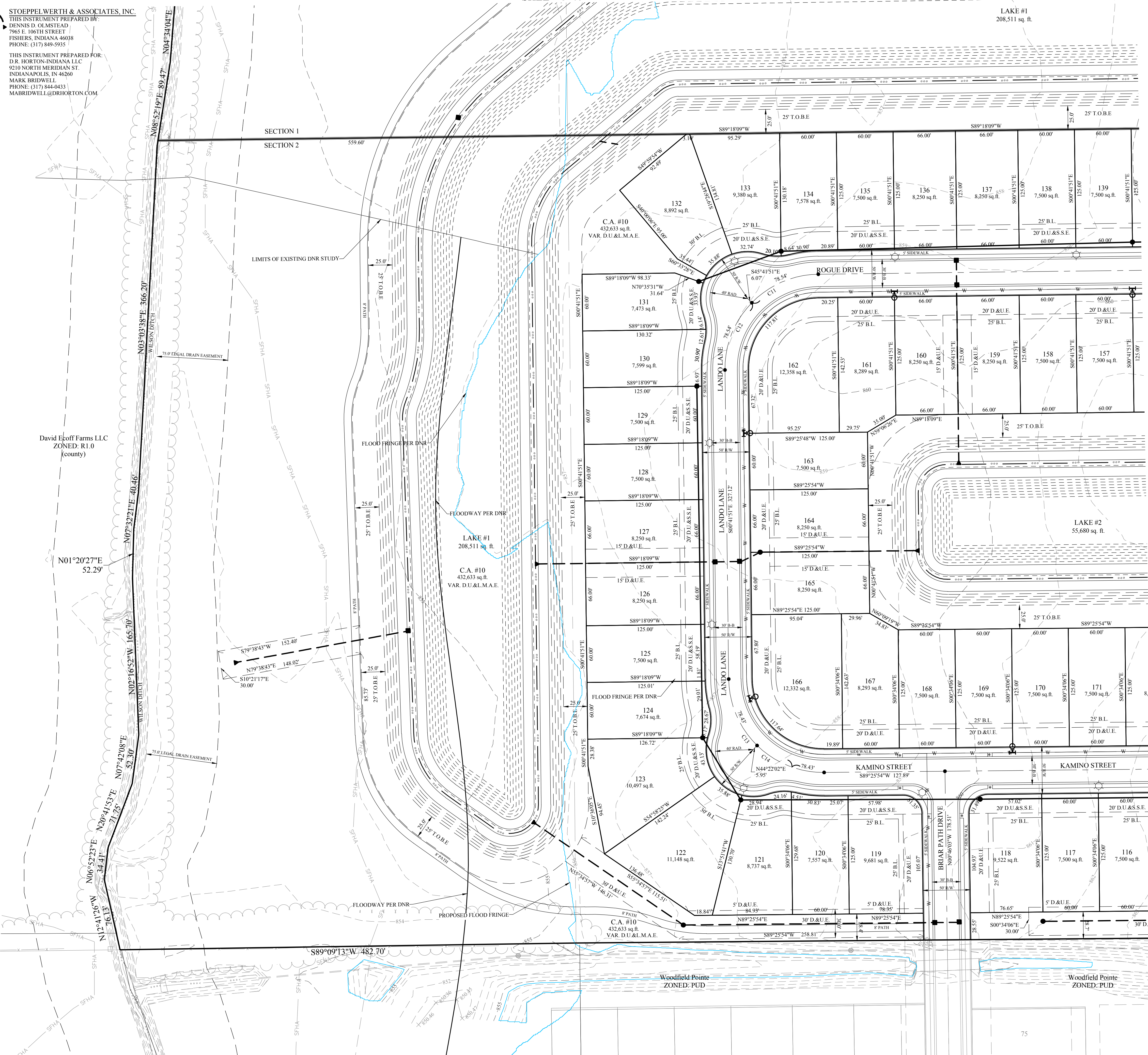
SHEET C105

PRIMARY PLAT

COOK'S CORNER

GREENFIELD, INDIANA

ZONING "RM"



STOEPPELWERTH & ASSOCIATES, INC.
 THIS INSTRUMENT PREPARED BY:
 DENNIS D. OLAMSTEAD
 7965 E. 106TH STREET
 FISHERS, INDIANA 46038
 PHONE: (317) 849-5935

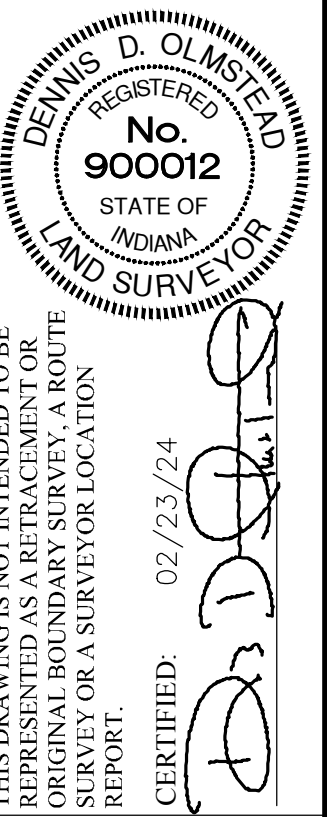
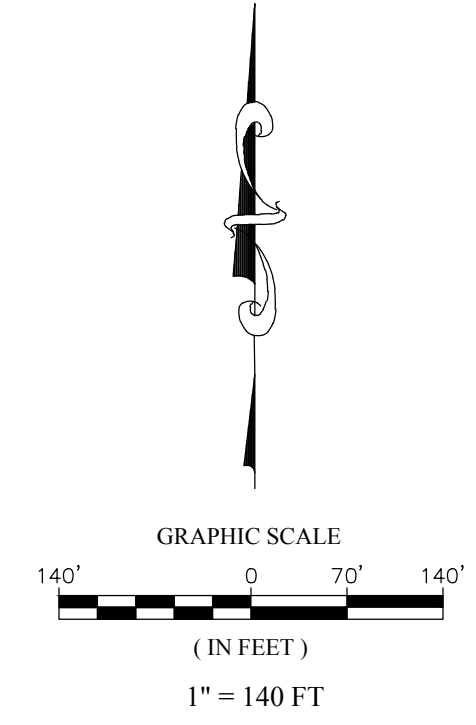
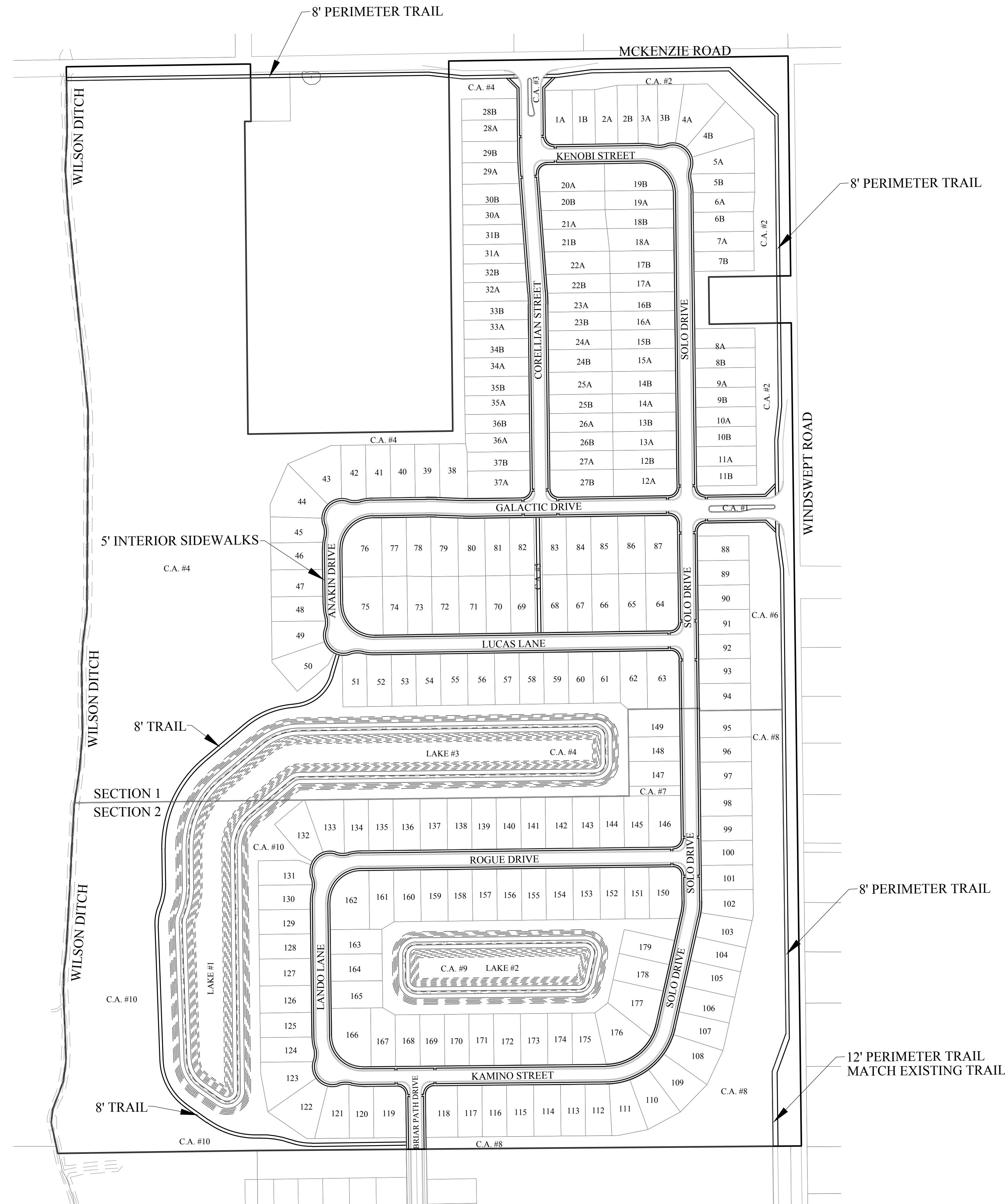
THIS INSTRUMENT PREPARED FOR:
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 INDIANAPOLIS, IN 46260
 MARK BRIDWELL
 PHONE: (317) 844-0433
 MBRIDWELL@DRHORTON.COM

PRIMARY PLAT

COOK'S CORNER

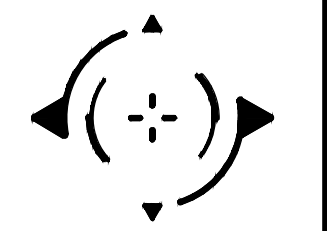
GREENFIELD, INDIANA

ZONING "RM"



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RELIABLE SOURCE FOR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.
 CERTIFIED: 02/23/24

STOEPPELWERTH
 ALWAYS ON
 7965 East 106th Street, Fishers, IN 46038-2905
 phone: 317.849.5935 fax: 317.849.5942

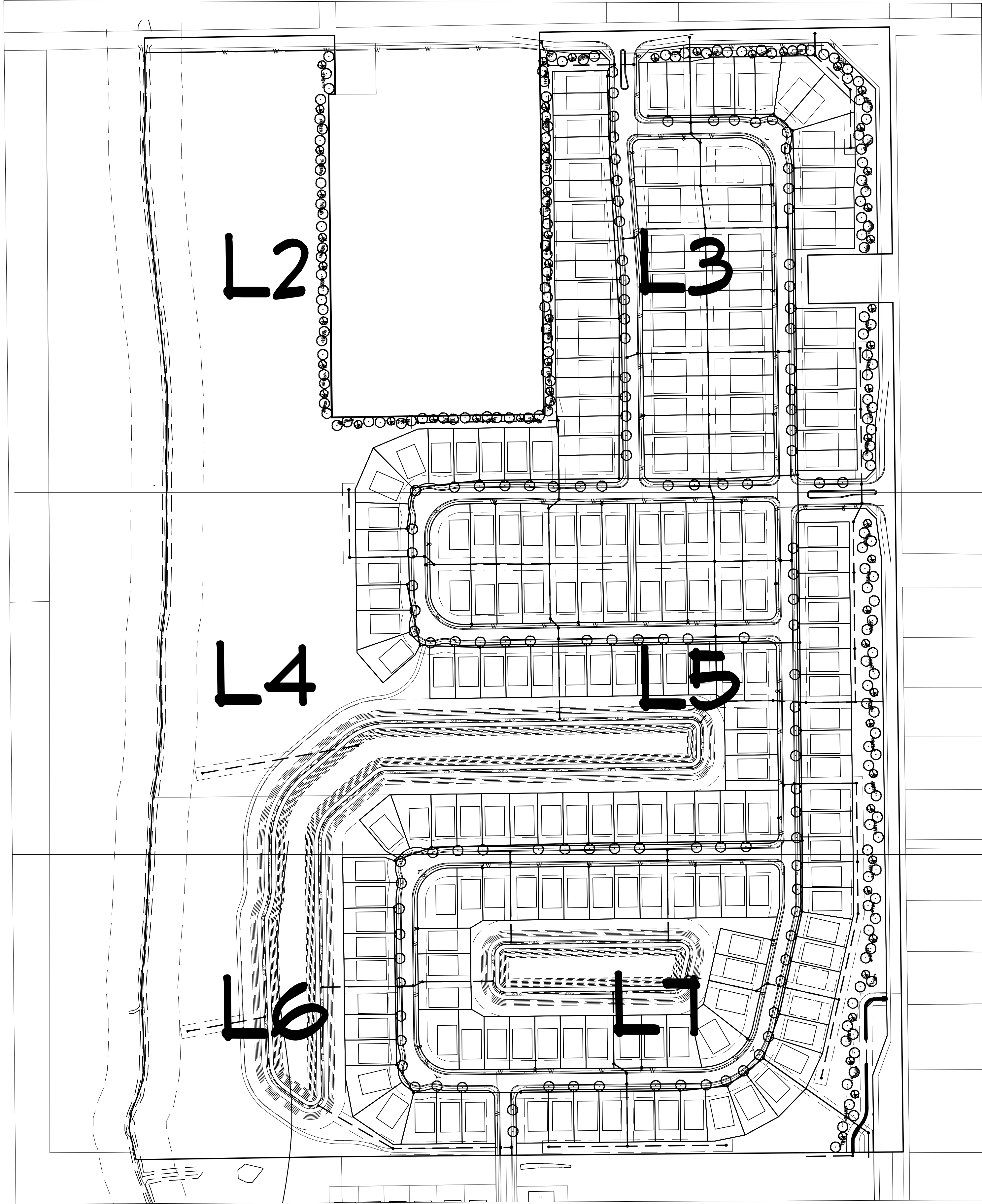


PRIMARY PLAT
 COOK'S CORNER
 HANCOCK COUNTY, INDIANA

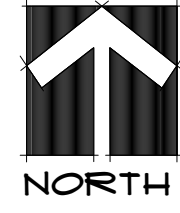
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 CHECKED BY: GDK
 SHEET NO: C107
 S.A. JOB NO: 109339DRH



S:\109339DRH\DWG\Primary Plat.dwg, 3/19/2024 12:28:47 PM, gkriz, 11



NOT TO SCALE



DESIGNED FOR

DR. HORTON
 5110 N. MERIDIAN ST.
 INDIANAPOLIS, IN 46260

PROJECT NAME

COOK'S CORNER
 GREENFIELD, IN



SHEET NAME

LANDSCAPE PLAN

DESIGNER

TF

DATE: MARCH 19, 2024

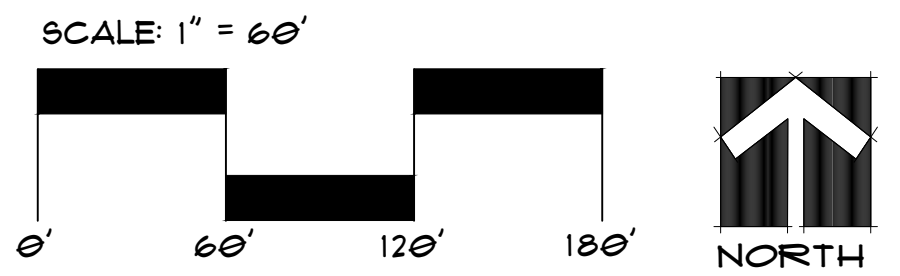
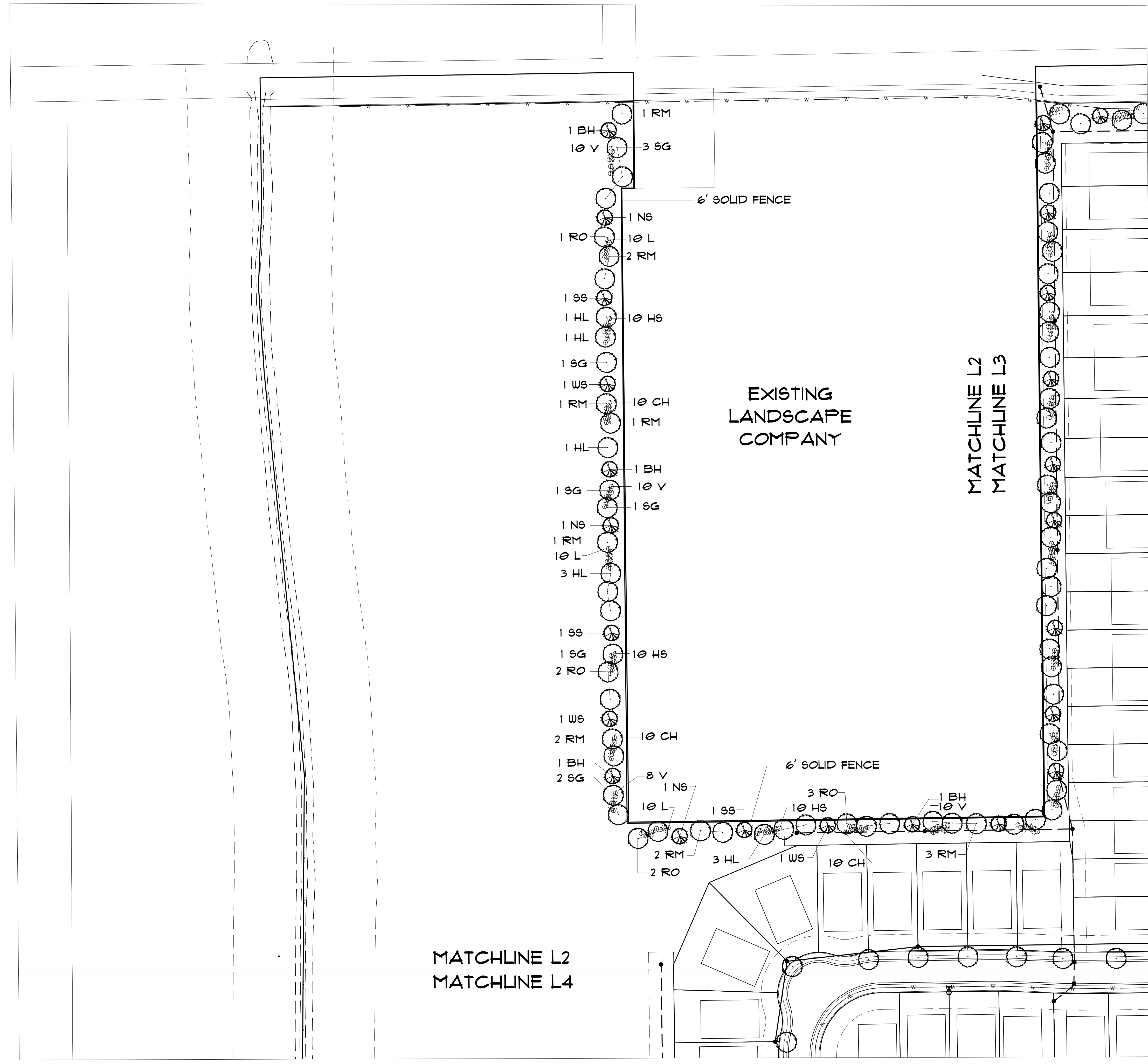
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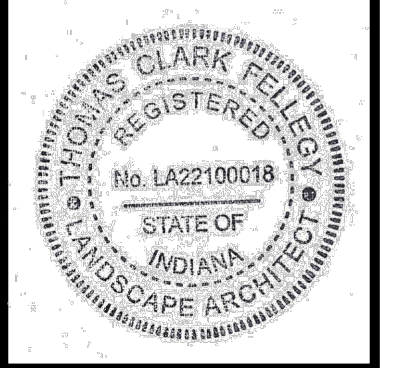
PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
SHADE TREES					
HL	○	HONEYLOCUST 'SHADEMASTER'	GLEDISIA TRICANTHOS 'SHADEMASTER'	2-1/2"	40
RM	○	REDPONTE MAPLE	ACER RUBRUM 'FRANK JN'	2-1/2"	40
RO	○	RED OAK	QUERCUS RUBRA	2-1/2"	38
SG	○	SWEETGUM 'MORANE'	LIQUIDAMBAR STRYCARIFUA 'MORANE'	2-1/2"	35
EVERGREEN TREES					
BH	●	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENBATA'	6'	13
NS	●	NORWAY SPRUCE	PICEA ABIES	6'	13
SS	●	SERBIAN SPRUCE	PICEA OMORICA	6'	14
WS	●	WHITE SPRUCE	PICEA GLAUCA	6'	12
SHRUBS					
CH	○	BRIGHT RED CHICKENBERRY	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	18"	105
HS	○	KODIAK HONEYBUCKLE	DIERVILLA X 'KODIAK'	18"	131
L	○	DWARF KOREAN LILAC	SYRINGA MEYERI 'PAUBN'	18"	140
V	○	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID. 'ALLEGHENY'	18"	128

BUFFER REQUIREMENTS				
MCKENZIE & WINDSWEEP RD. (MEDIUM BUFFER)				
TOTAL LI FT	PLANTS	QUANTITY REQUIRED	QUANTITY PLANNED	
3,197'	3 SHADE TREE, 10 SHRUBS PER 100'			
	SHADE TREE	94	94	
	EVERGREEN	0	32	
	SHRUBS	312	314	
LANDSCAPE COMPANY NW CORNER (MEDIUM BUFFER)				
TOTAL LI FT	PLANTS	QUANTITY REQUIRED	QUANTITY PLANNED	
1,280'	3 SHADE TREE, 10 SHRUBS PER 100'			
	SHADE TREE	64	66	
	EVERGREEN	0	22	
	SHRUBS	216	216	



DESIGNED FOR
 DR. HORTON
 5210 N. MERIDIAN ST.
 INDIANAPOLIS, IN 46260

PROJECT NAME
COOK'S CORNER
 GREENFIELD, IN

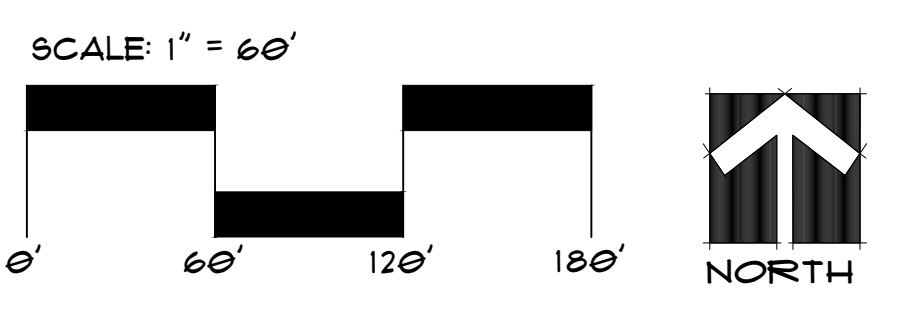
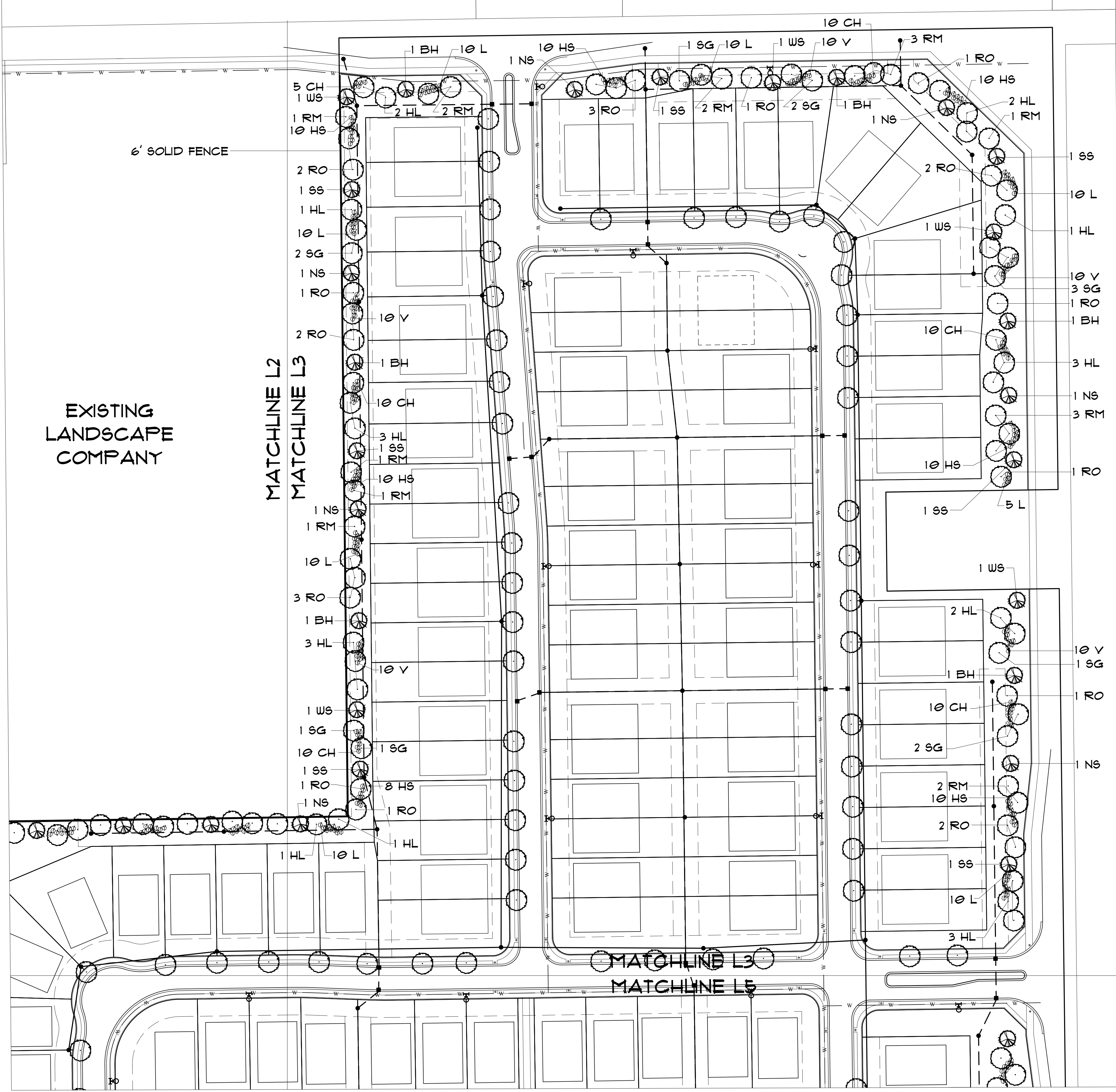


SHEET NAME
LANDSCAPE PLAN

DESIGNER
 TF
 DATE: MARCH 19, 2024

SHEET
3

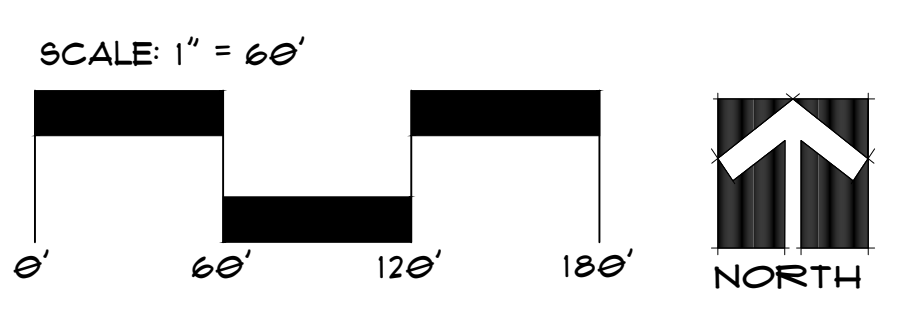
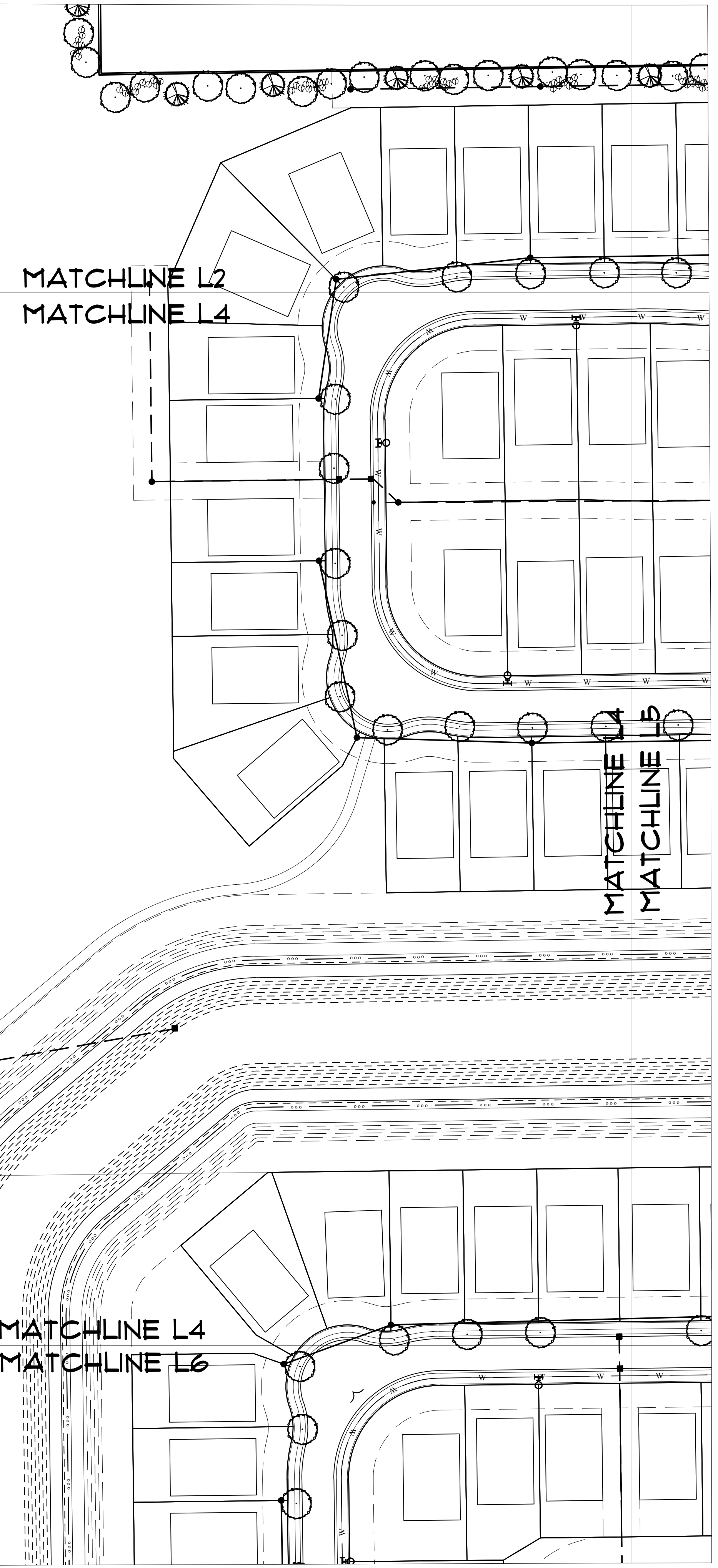
PLANT SCHEDULE				
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE QUANT
SHADE TREES				
HL	○	HONEYLOCUST SHADEMASTER	GLIEDITSIA TRICANTHOS 'SHADEMASTER'	2-1/2" 40
RM	○	REDPONTA MAPLE	ACER RUBRUM 'FRANK JR'	2-1/2" 40
RO	○	RED OAK	QUERCUS RUBRA	2-1/2" 38
SG	○	SWEETGUM 'MORANE'	LIQUIDAMBAR STRYCARLUA 'MORANE'	2-1/2" 39
EVERGREEN TREES				
BH	●	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6" 11
NS	●	NORWAY SPRUCE	PICEA ABIES	6" 11
SS	●	SERBIAN SPRUCE	PICEA OMORICA	6" 14
WS	●	WHITE SPRUCE	PICEA GLAUCA	6" 12
SHRUBS				
CH	○	BRIGHT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRIGHTISSIMA'	18" 105
H8	○	KODIAK HONEYSUCKLE	DIERVILLA X 'KODIAK'	18" 131
L	○	DWARF KOREAN LLAC	SYRINGA MEYER 'PALIBIN'	18" 140
V	○	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID 'ALLEGHENY'	18" 128
BUFFER REQUIREMENTS				
MCKENZIE & WINDSWEEP RD. (MEDIUM BUFFER)				
TOTAL LI FT	PLANTS	QUANTITY REQUIRED	QUANTITY PLANNED	
3,115'	3 SHADE TREE, 10 SHRUBS PER 100'			
	SHADE TREE	54	54	
	EVERGREEN	0	32	
	SHRUBS	312	314	
LANDSCAPE COMPANY NE CORNER (MEDIUM BUFFER)				
TOTAL LI FT	PLANTS	QUANTITY REQUIRED	QUANTITY PLANNED	
1,280'	3 SHADE TREE, 10 SHRUBS PER 100'			
	SHADE TREE	64	60	
	EVERGREEN	0	22	
	SHRUBS	216	216	

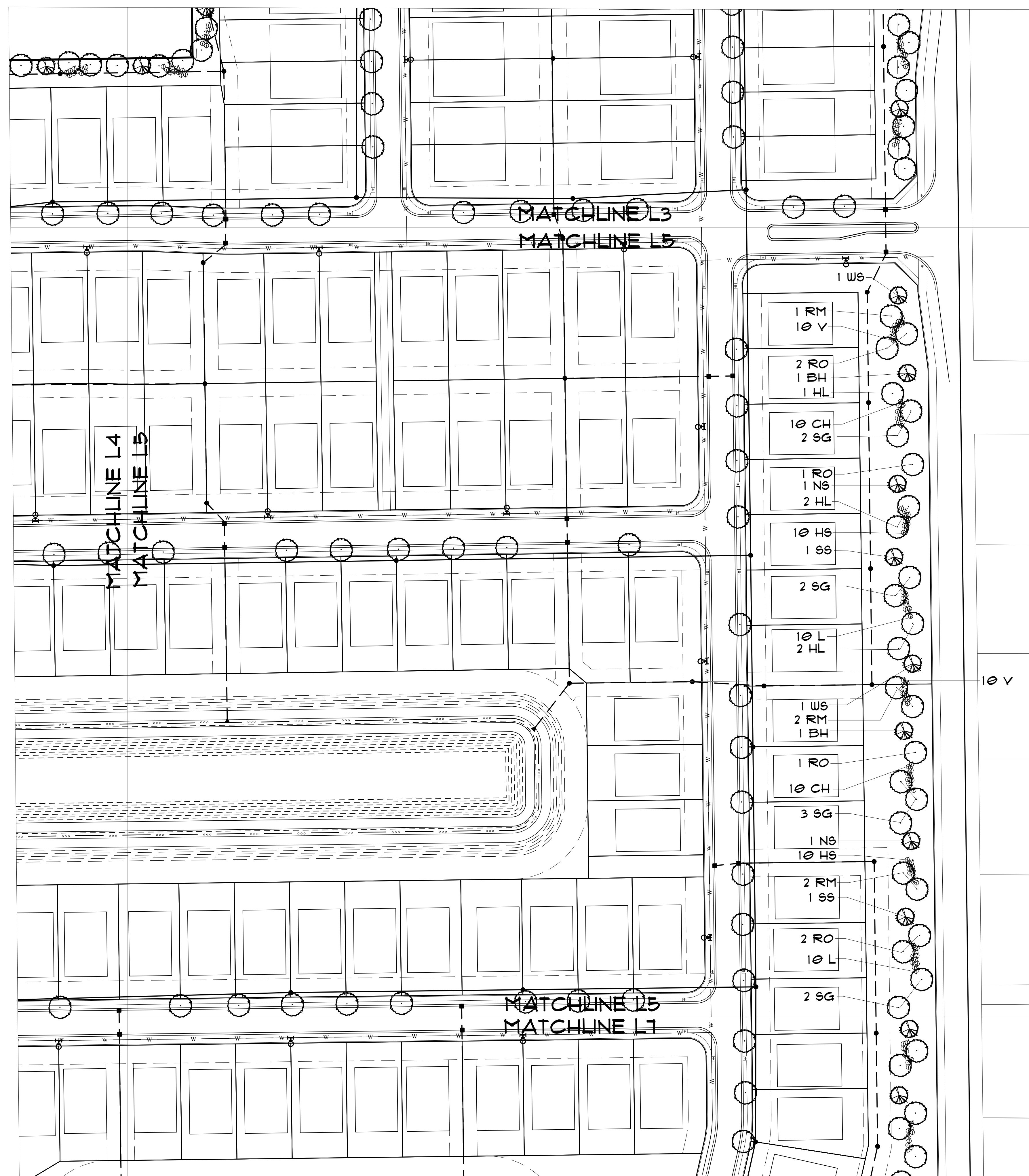




PLANT SCHEDULE				
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE QUANT
SHADE TREES				
HL		HONEYLOCUST SHADEMASTER	GLIEDTRIA TRICANTHOS SHADEMASTER	2-1/2" 40
RM		REDPONTA MAPLE	ACER RUBRUM TRUCKEE	2-1/2" 40
RO		RED OAK	QUERCUS RUBRA	2-1/2" 36
SG		SWEETGUM 'MORANE'	LIQUIDAMBAR STRYCARPIA MORANE	2-1/2" 35
EVERGREEN TREES				
BH		BLACK HILLS SPRUCE	PICEA GLAUGA 'DENBATA'	6" 13
NB		NORWAY SPRUCE	PICEA ABIES	6" 13
SB		SERBIAN SPRUCE	PICEA CHOROKA	6" 14
WB		WHITE SPRUCE	PICEA GLAUGA	6" 12
SHRUBS				
CH		BRELIANT RED CHOKEBERRY	ARONIA ARBUTIFOLIA BRELIANTISSIMA	18" 105
HB		KODIAK HONEYBUCKLE	DIERVILLA X 'KODIAK'	18" 131
L		DUARF KOREAN LLAC	SYRINGA MEYERI 'PALBIN'	18" 140
V		LEATHERLEAF VIBURNUM	VIBURNUM X RHYTD ALLEGHENY	18" 128

BUFFER REQUIREMENTS			
MCKENZIE (WINDSWEPT RD) (MEDIUM BUFFER)			
TOTAL LI FT	PLANTS	QUANTITY REQUIRED	QUANTITY PLANNED
315'	3 SHADE TREE, 10 SHRUBS PER 100'		
	SHADE TREE	94	94
	EVERGREEN	0	32
	SHRUBS	312	314
LANDSCAPE COMPANY HW CORNER (MEDIUM BUFFER)			
TOTAL LI FT	PLANTS	QUANTITY REQUIRED	QUANTITY PLANNED
1280'	3 SHADE TREE, 10 SHRUBS PER 100'		
	SHADE TREE	64	66
	EVERGREEN	0	22
	SHRUBS	216	216





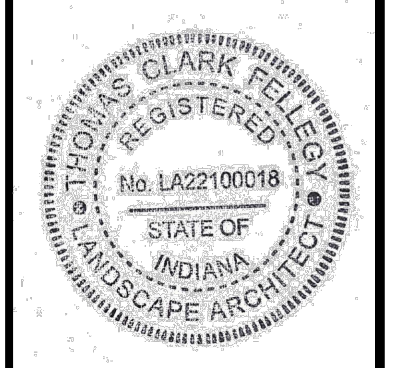
PLANT SCHEDULE				
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE QUANT
SHADE TREES				
HL		HONEYLOCUST 'SHADEMASTER'	GLIEDIA TRICANTHOS 'SHADEMASTER'	2-1/2" 40
RM		REDPONTI MAPLE	ACER RUBRUM 'TRANK_08'	2-1/2" 40
RO		RED OAK	QUERCUS RUBRA	2-1/2" 38
SG		SHRETTUM 'MORANE'	LIQUIDAMBAR STRYCAPILIA 'MORANE'	2-1/2" 25
EVERGREEN TREES				
BH		BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6' 13
NS		NORWAY SPRUCE	PICEA ABIES	6' 13
SS		SERBIAN SPRUCE	PICEA OMORICA	6' 14
US		WHITE SPRUCE	PICEA GLAUCA	6' 12
SHRUBS				
CH		BRIGHT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRIGHTISSIMA'	18" 105
HS		KODIAK HONEYBUCKLE	DIERVILLA X 'KODIAK'	18" 131
L		DWARF KOREAN LILAC	SYRINGA MEYERI 'PALIBIN'	18" 140
V		LEATHERLEAF VIBURNUM	VIBURNUM X RHYNTO 'ALLEGHENY'	18" 128

BUFFER REQUIREMENTS				
MCKENZIE & UNDSWEPT RD. (MEDIUM BUFFER)				
TOTAL LI FT	PLANTS	QUANTITY REQUIRED	QUANTITY PLANNED	
3,115'	3 SHADE TREE, 10 SHRUBS PER 100'			
	SHADE TREE	94	94	
	EVERGREEN	0	32	
	SHRUBS	352	314	
LANDSCAPE COMPANY NJ CORNER (MEDIUM BUFFER)				
TOTAL LI FT	PLANTS	QUANTITY REQUIRED	QUANTITY PLANNED	
1,200'	3 SHADE TREE, 10 SHRUBS PER 100'			
	SHADE TREE	64	66	
	EVERGREEN	0	22	
	SHRUBS	216	216	



DESIGNED FOR
DR. HORTON
5310 N MERIDIAN ST
INDIANAPOLIS, IN 46260

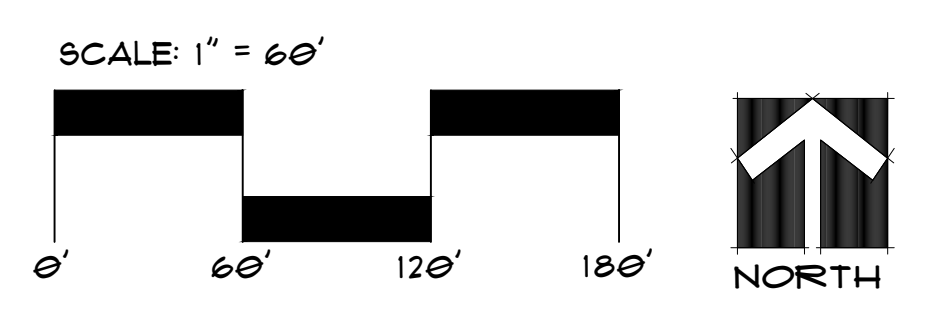
PROJECT NAME
COOK'S CORNER
GREENFIELD, IN

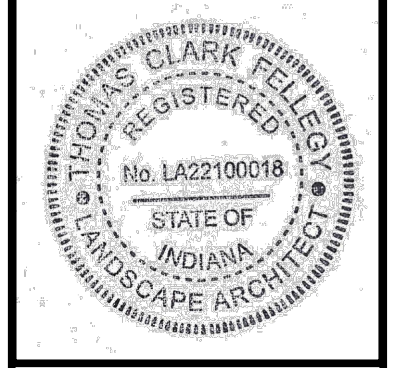


SHEET NAME
LANDSCAPE PLAN

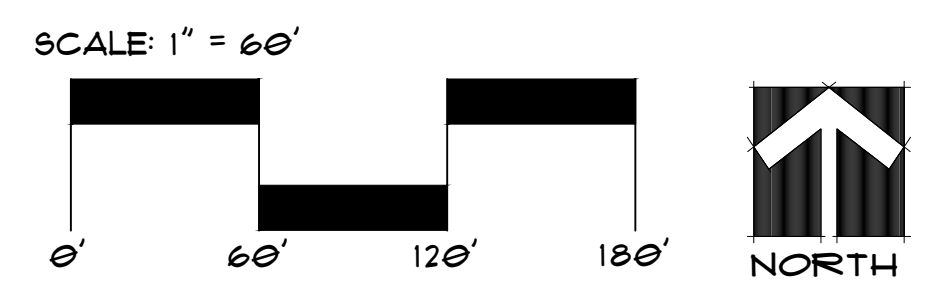
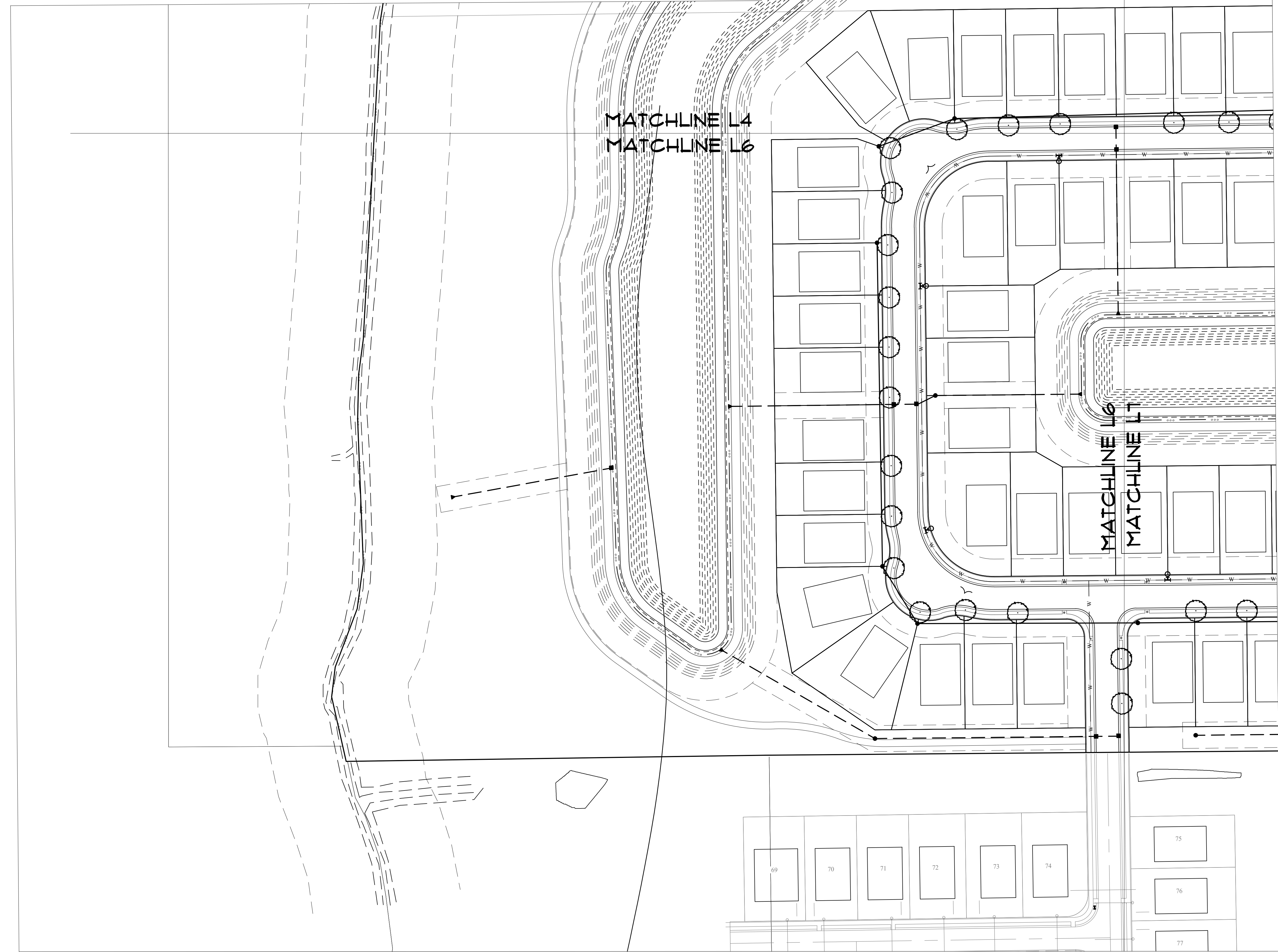
DESIGNER
TF
DATE: MARCH 19, 2024

SHEET
15





PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
SHADE TREES					
HL	○	HONEYLOCUST 'SHADEMASTER'	GLIEDTRIA TRICANTHOS 'SHADEMASTER'	2-1/2"	49
RH	○	REDPONTE MAPLE	ACER RUBRUM 'FRANK JR'	2-1/2"	49
RO	○	RED OAK	QUERCUS RUBRA	2-1/2"	38
RG	○	SWEETGUM 'MORANE'	LIQUIDAMBAR STYRACIARIA 'MORANE'	2-1/2"	35
EVERGREEN TREES					
BH	●	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENNATA'	6"	13
NB	●	NORWAY SPRUCE	PICEA ABIES	6"	13
BS	●	SERBIAN SPRUCE	PICEA OMORICA	6"	14
UB	●	WHITE SPRUCE	PICEA GLAUCA	6"	12
SHRUBS					
CH	○	BRIGHT RED CHOCHEBERRY	ARONIA ARBUTICOLA 'BRIGHTRED'	18"	109
HB	○	KODIAK HONEYBUCKLE	DIERVILLA X 'KODIAK'	18"	131
L	○	DIARR KOREAN LLAC	SYRINGA MEYERI 'PALBIN'	18"	140
V	○	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID 'ALLEGHENY'	18"	128
BUFFER REQUIREMENTS					
MCKENZIE & WINDSUPT RD. (MEDIUM BUFFER)					
TOTAL LI FT	PLANTS		QUANTITY REQUIRED	QUANTITY PLANNED	
3,315'		3 SHADE TREE, 10 SHRUBS PER 100'			
		SHADE TREE	34	34	
		EVERGREEN	0	32	
		SHRUBS	312	314	
LANDSCAPE COMPANY 'NU CORNER' (MEDIUM BUFFER)					
TOTAL LI FT	PLANTS		QUANTITY REQUIRED	QUANTITY PLANNED	
1,280'		3 SHADE TREE, 10 SHRUBS PER 100'			
		SHADE TREE	64	66	
		EVERGREEN	0	22	
		SHRUBS	216	216	



DESIGNED FOR

DR. HORTON
 5210 N MERIDIAN ST
 INDIANAPOLIS, IN 46260

PROJECT NAME
COOK'S CORNER
 GREENFIELD, IN

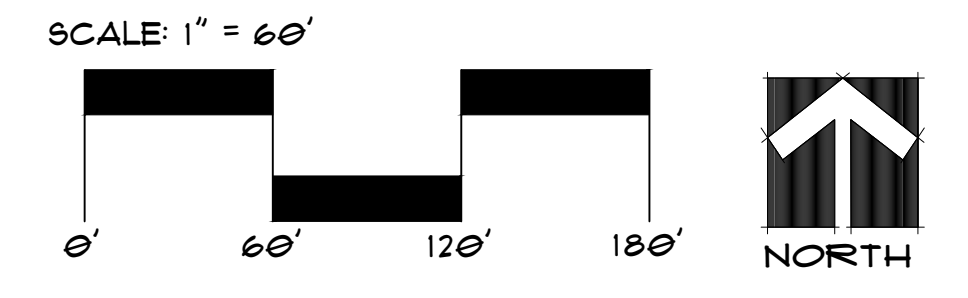
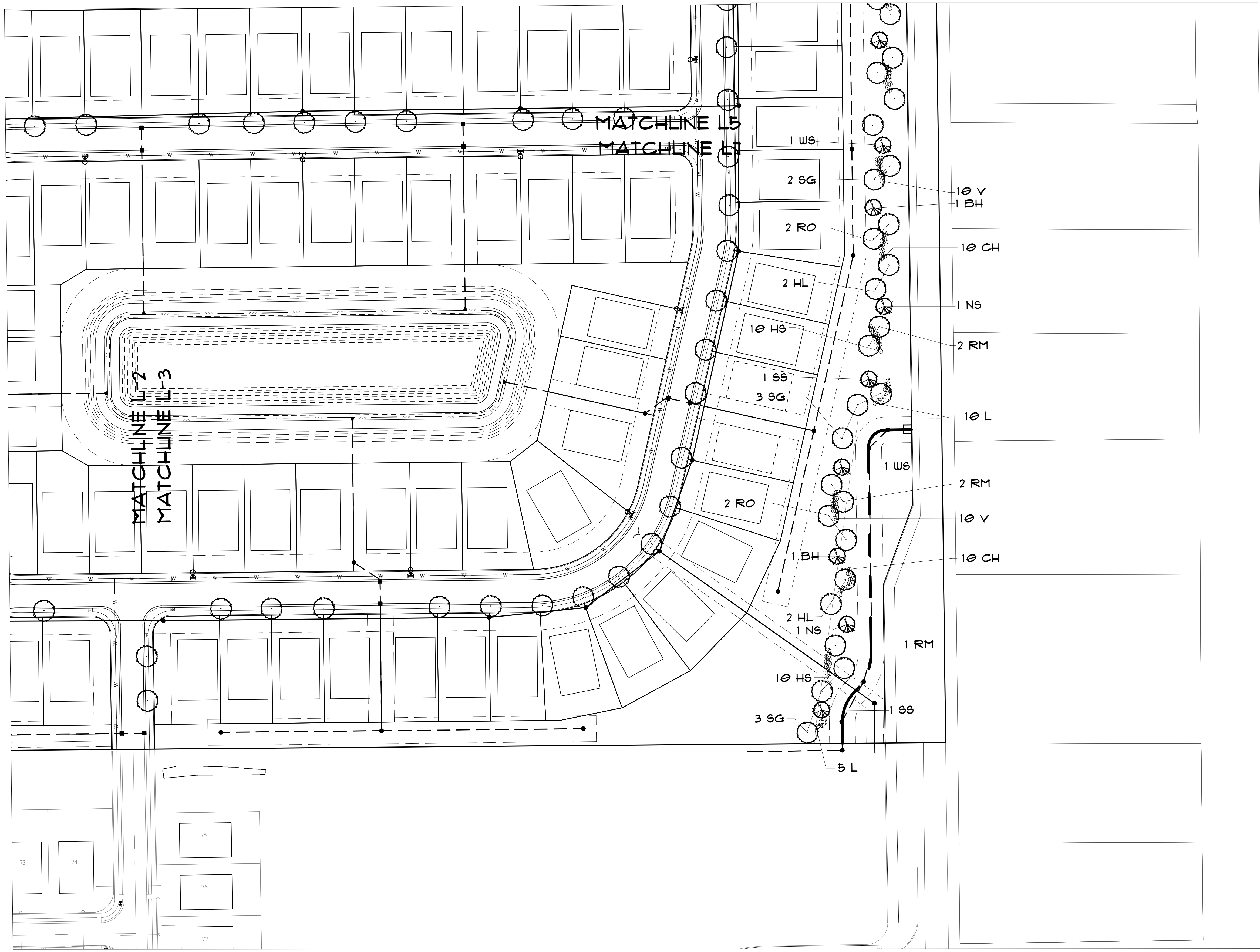


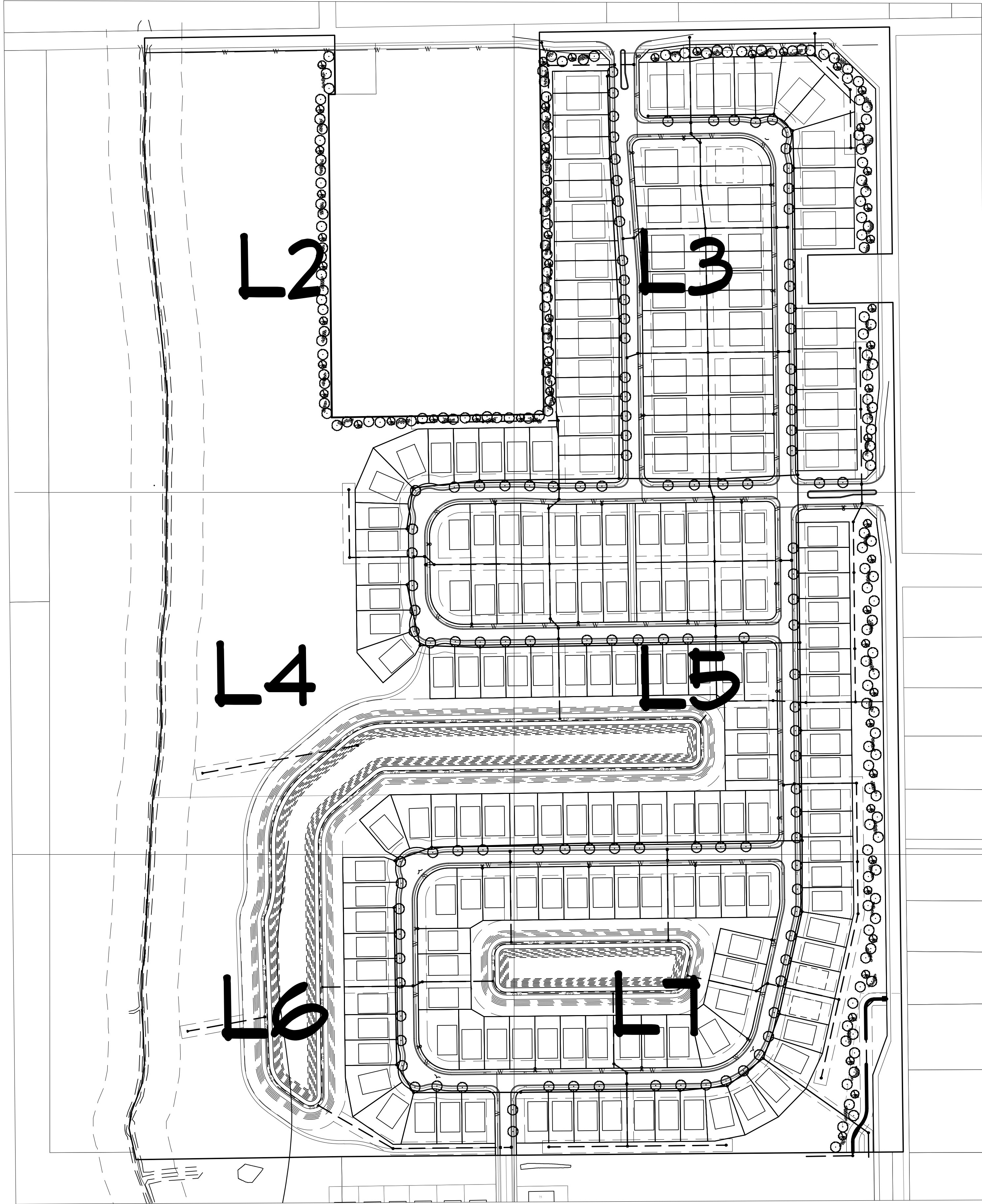
SHEET NAME
LANDSCAPE PLAN

DESIGNER
TF
 DATE: MARCH 19, 2024

SHEET
1

PLANT SCHEDULE				
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE QUANT
SHADE TREES				
HL	HL	HONEYLOCUST SHADEMASTER	GLIEDITSIA TRICANTHOS SHADEMASTER	2-1/2" 40
RM	RM	REDPONTIE MAPLE	ACER RUBRUM "FRANK JR"	2-1/2" 40
RO	RO	RED OAK	QUERCUS RUBRA	2-1/2" 38
SG	SG	SWEETGUM "MORANE"	LIQUIDAMBAR STYRACIFLUA "MORANE"	2-1/2" 35
EVERGREEN TREES				
BH	BH	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENBATA'	4" 13
NS	NS	NORWAY SPRUCE	PICEA ABIES	4" 13
SS	SS	SERBIAN SPRUCE	PICEA CHOROKA	4" 14
WS	WS	WHITE SPRUCE	PICEA GLAUCA	4" 12
SHRUBS				
CH	CH	BRIGHT RED CHOKEBERRY	ARONIA ARBUTIFOLIA BRILLIANTISSIMA	18" 105
HS	HS	KODIAK HONEYSUCKLE	DIERVILLA X 'KODIAK'	18" 131
L	L	DIARR KOREAN LLAC	SYRINGA MEYERI 'PALBIN'	18" 140
V	V	LEATHERLEAF VIBURNUM	VIBURNUM X RHYTID ALLEGHENY	18" 120
BUFFER REQUIREMENTS				
MCKENZIE E WINDSWEPT RD. (MEDIUM BUFFER)				
TOTAL LI FT	PLANTS	QUANTITY REQUIRED	QUANTITY PLANNED	
315'	3 SHADE TREE, 10 SHRUBS PER 100'			
	SHADE TREE	54	54	
	EVERGREEN	0	32	
	SHRUBS	32	314	
LANDSCAPE COMPANY NW CORNER (MEDIUM BUFFER)				
TOTAL LI FT	PLANTS	QUANTITY REQUIRED	QUANTITY PLANNED	
1280'	3 SHADE TREE, 10 SHRUBS PER 100'			
	SHADE TREE	64	66	
	EVERGREEN	0	22	
	SHRUBS	26	216	





NOT TO SCALE



DESIGNED FOR

DR. HORTON
 5110 N. MERIDIAN ST.
 INDIANAPOLIS, IN 46260

PROJECT NAME

COOK'S CORNER
 GREENFIELD, IN



SHEET NAME

**STREET TREE
 PLAN**

DESIGNER

TF

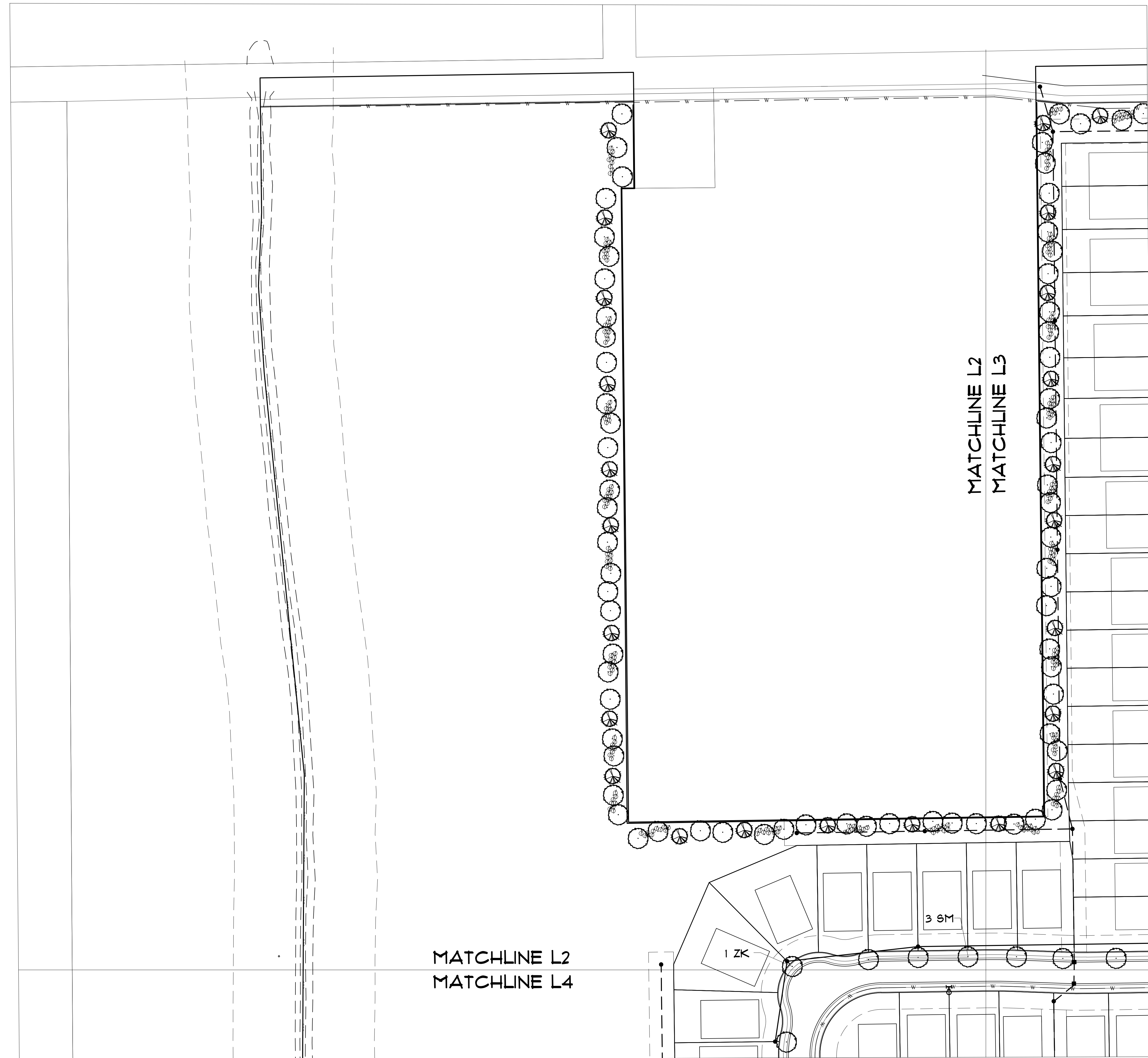
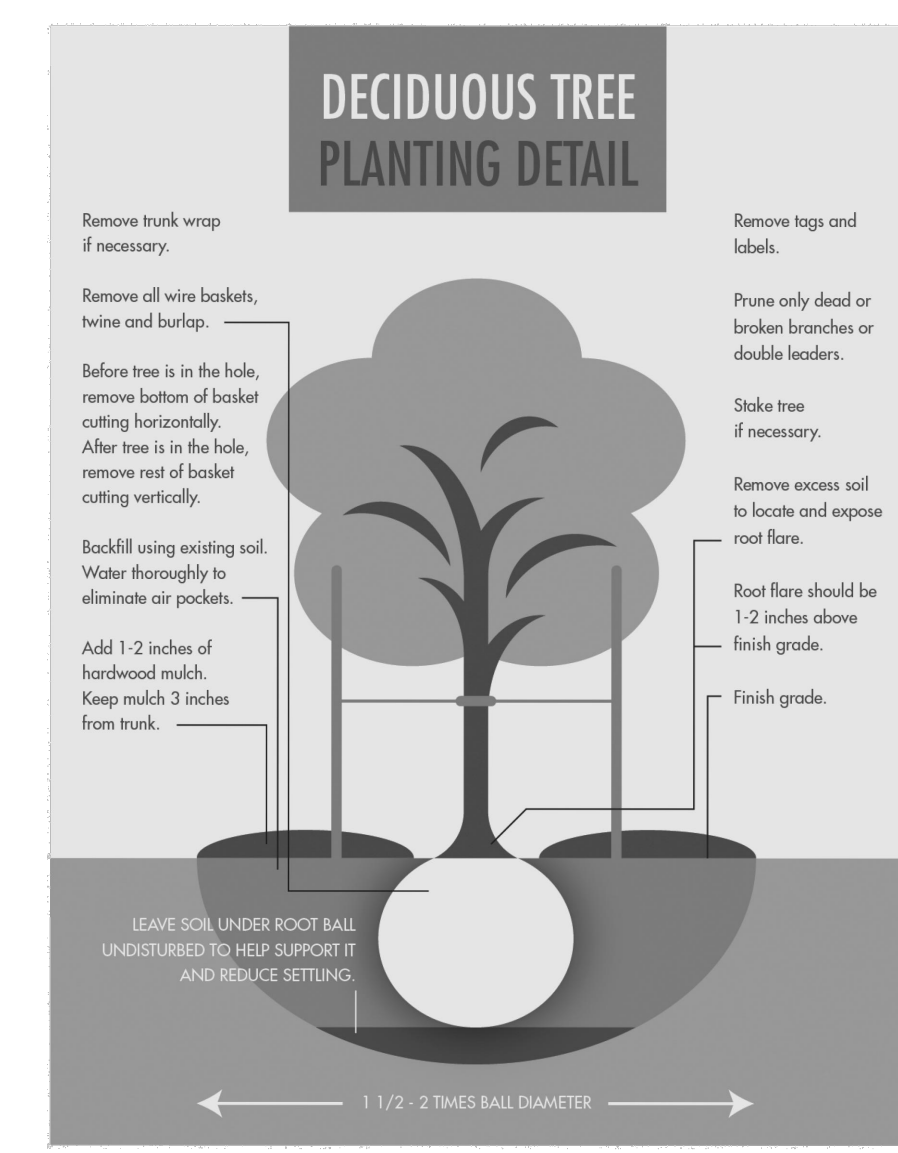
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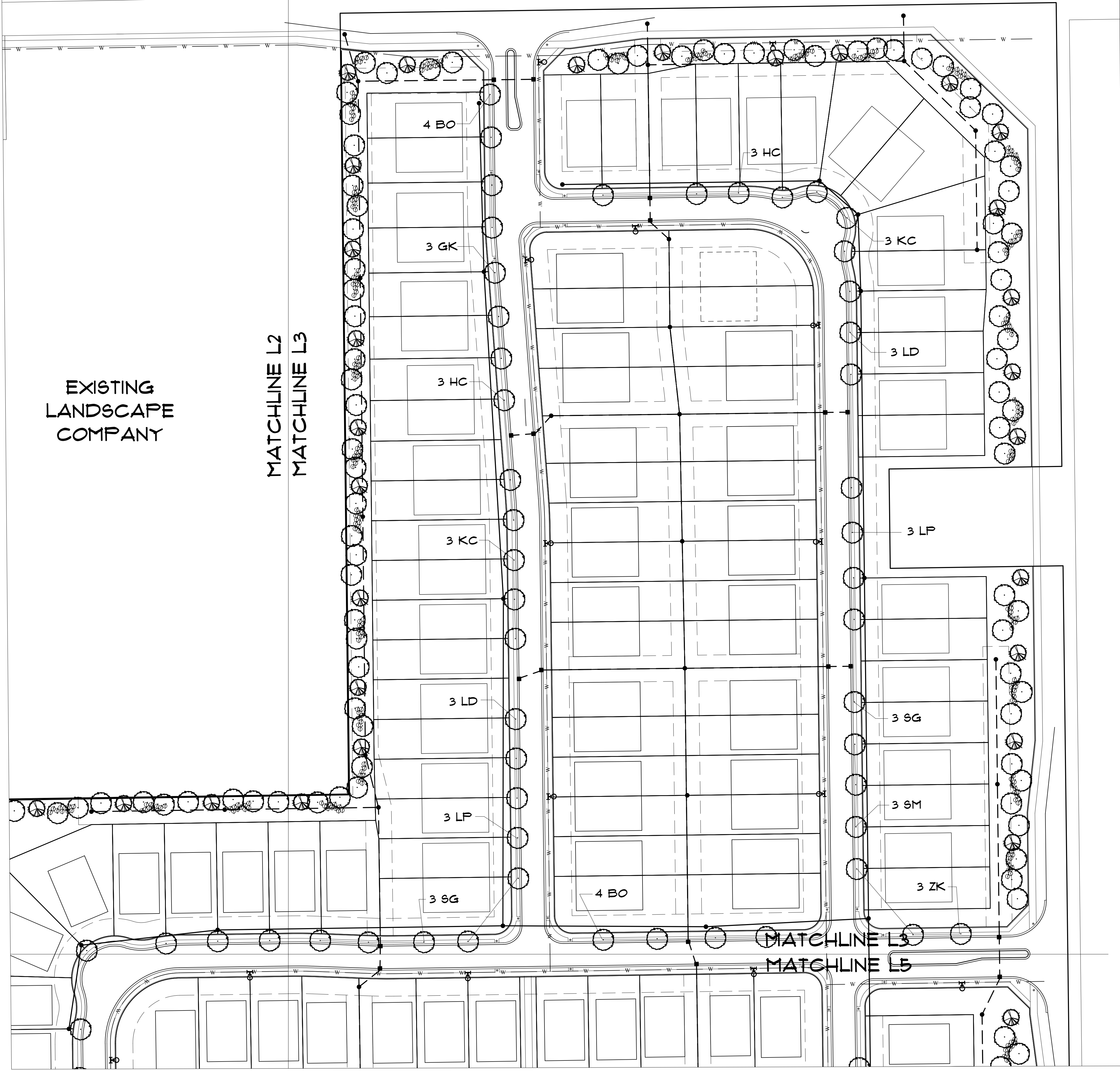
SHEET





PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
STREET TREES SPACED 90' O.C.					
○	BD	BUR OAK	QUERCUS MACROCARPA	2"	15
○	GK	GINKGO (MALE ONLY)	GINKGO BILOBA	2"	15
○	HC	RED HORSECHESTNUT	AESCULUS HIPPOCASTANUM	2"	15
○	KC	KENTUCKY COFFEETREE	GYTHOCLADUS DIOICA 'ESPRESSO'	2"	15
○	LD	SILVER LINDEN	TILIA TORENTOSA	2"	15
○	LP	LONDON PLANETREE	PLATANUS X ACERIFOLIA	2"	15
○	SG	SWEETGUM 'HORANE'	LIQUIDAMBAR STYRACIFLUA 'HORANE'	2"	15
○	SM	SUGAR MAPLE	ACER SACCHARUM	2"	12
○	ZK	ZELKOVA 'GREEN VASE'	QUERCUS RUBRA	2"	12

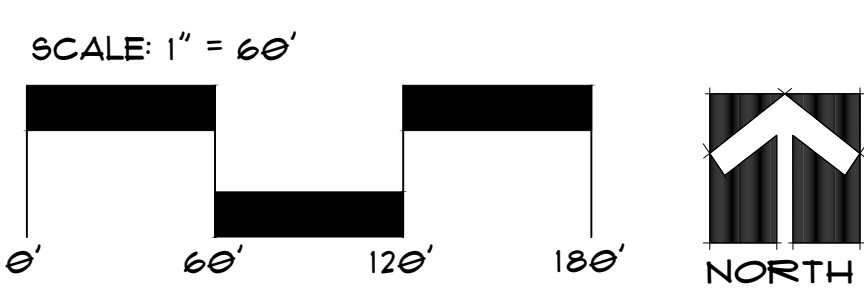




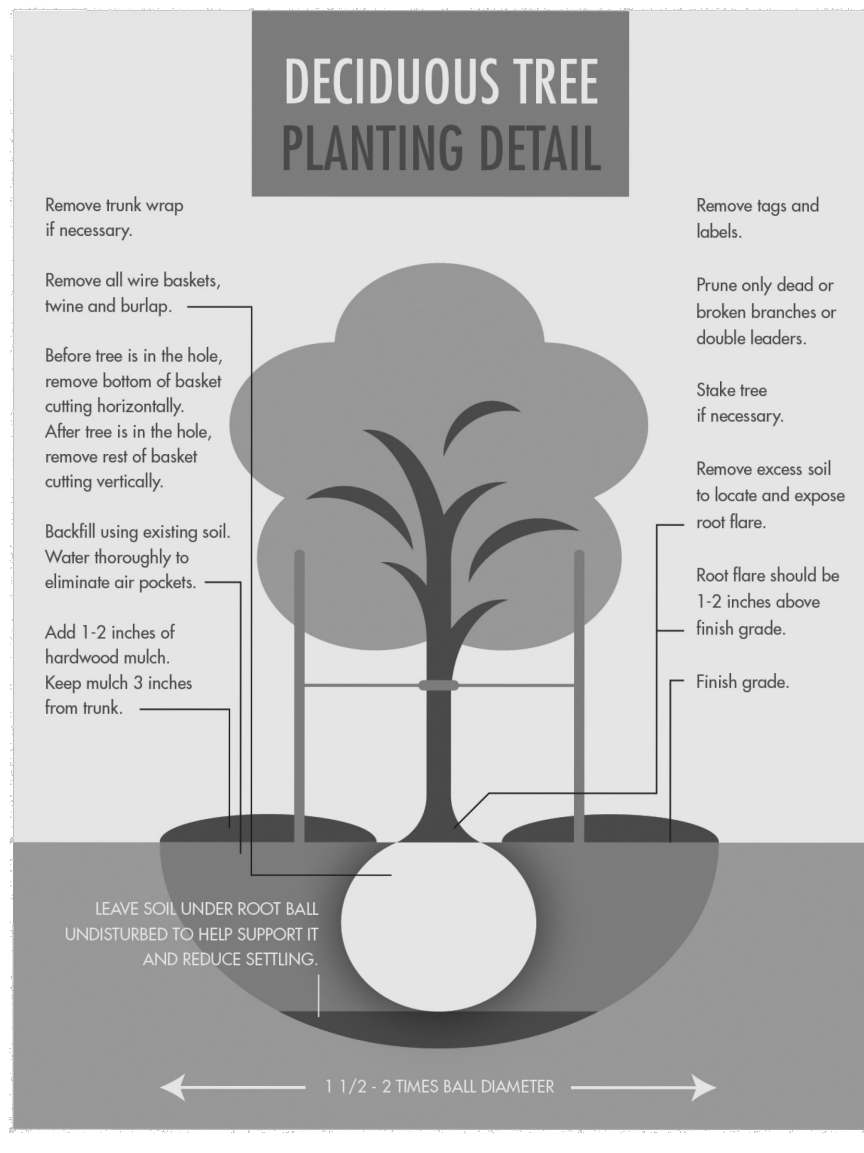
EXISTING
LANDSCAPE
COMPANY

MATCHLINE L2
MATCHLINE L3

MATCHLINE L4
MATCHLINE L5

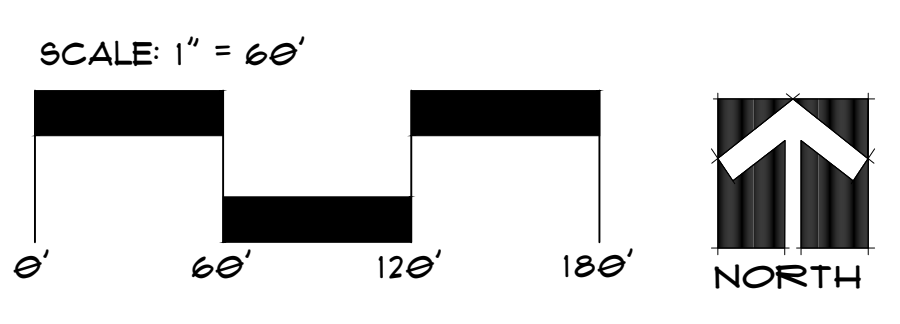
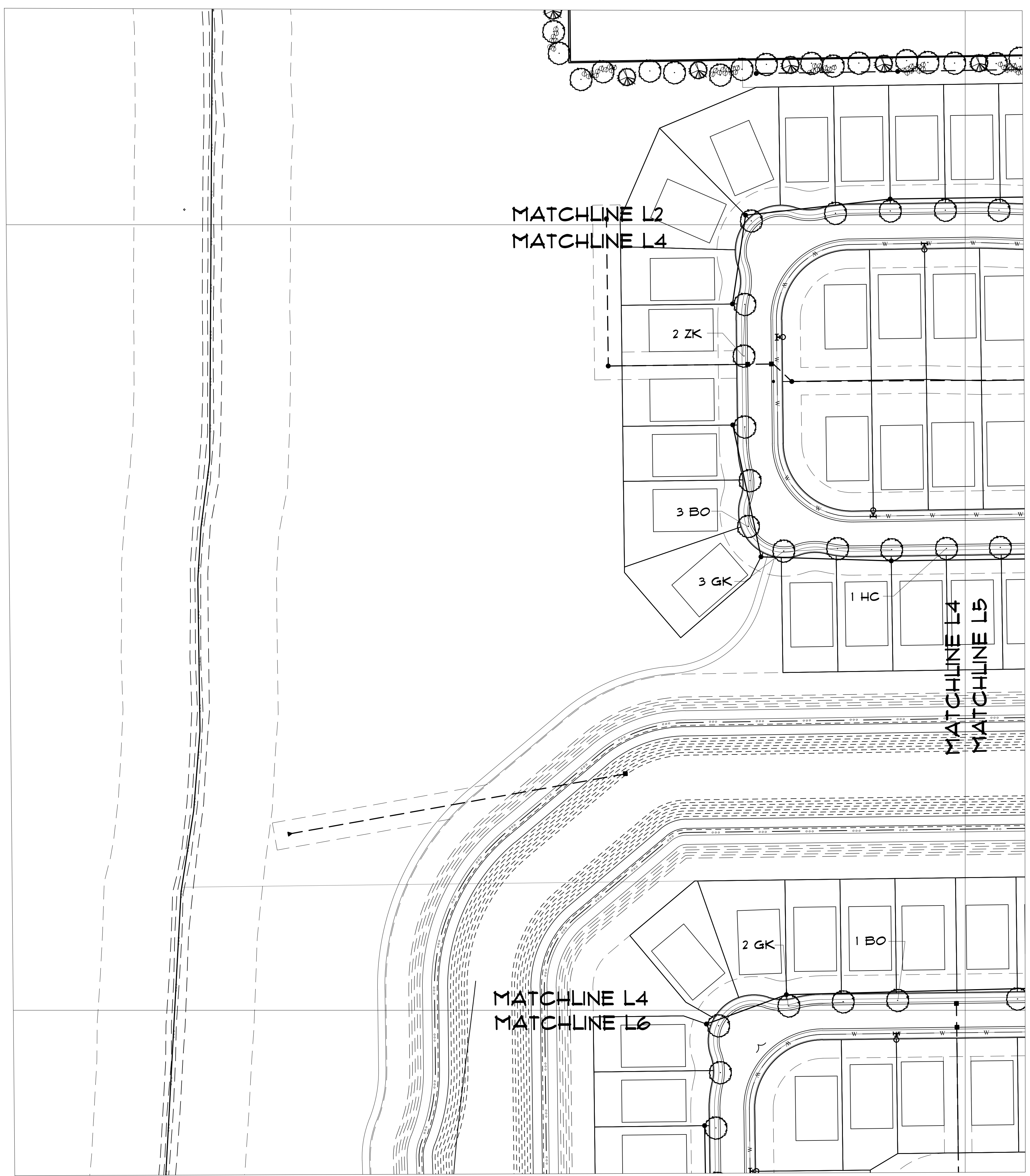
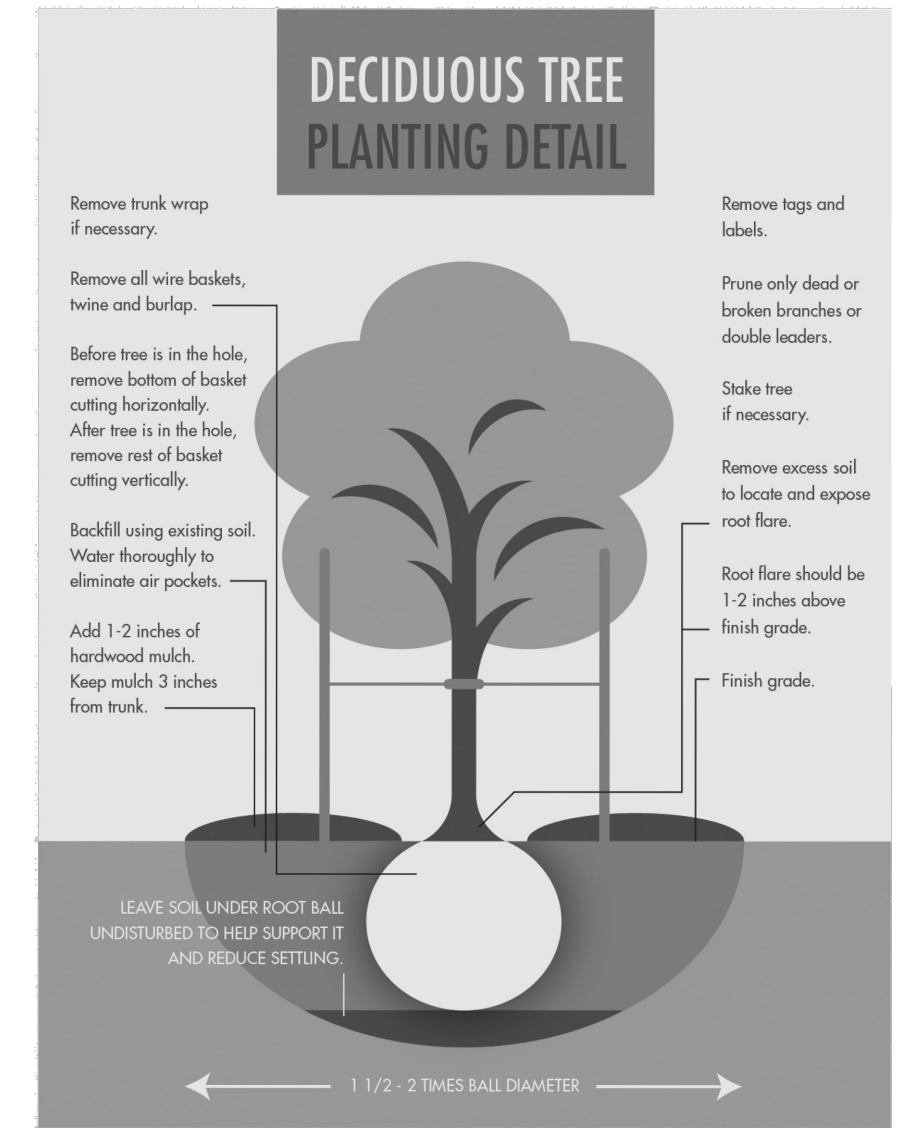


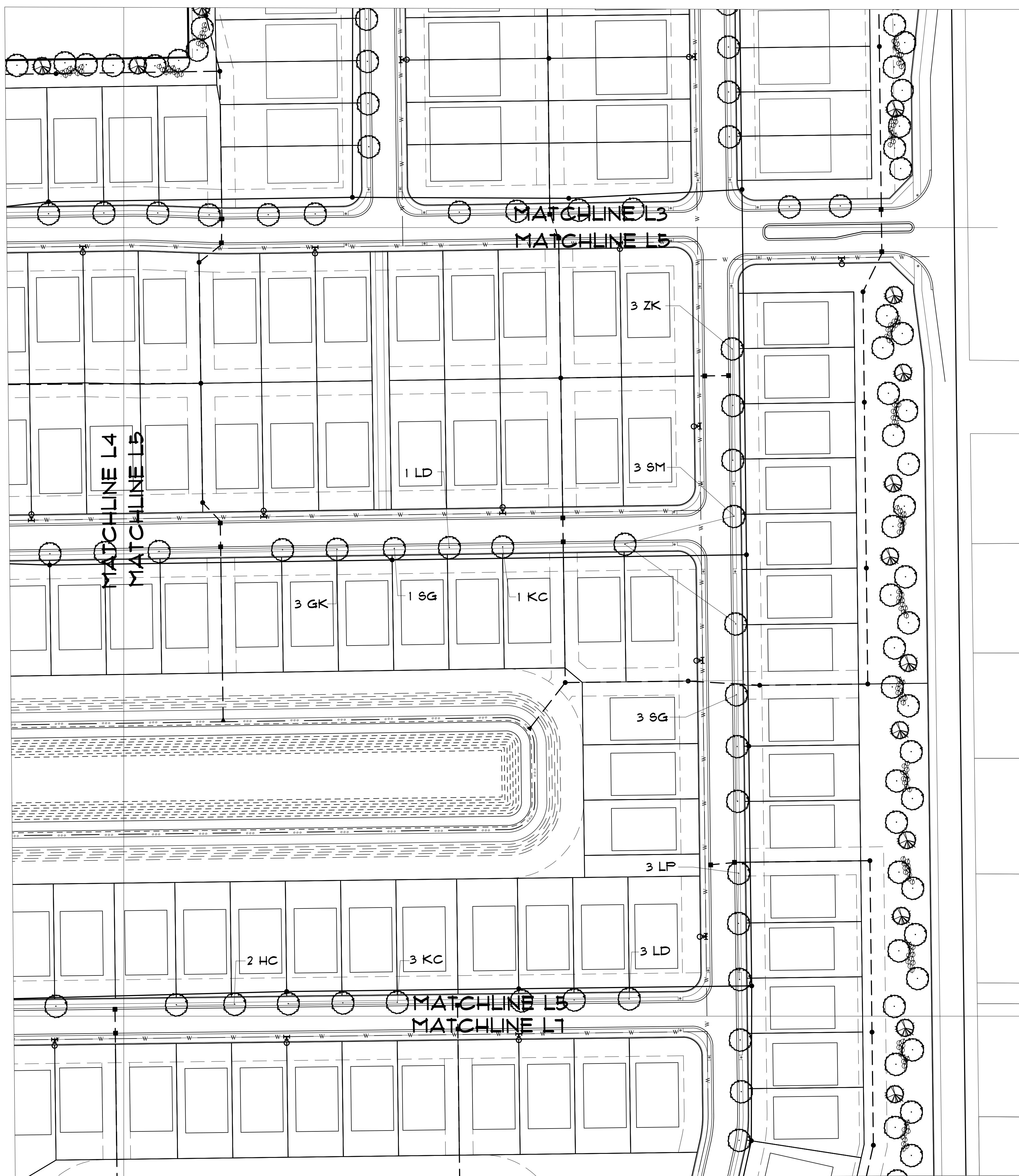
PLANT SCHEDULE				
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE QUANT
STREET TREES SPACED 50' O.C.				
BO	●	BUR OAK	QUERCUS MACROCARPA	2" 15
GK	●	GINKGO (MALE ONLY)	GINKGO BILOBA	2" 15
HC	●	RED HORSECHESTNUT	AESCULUS HIPPOCASTANUM	2" 13
KC	●	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICA 'EXPRESSION'	2" 13
LD	●	SILVER LINDEN	TILIA TOMENTOSA	2" 13
LP	●	LONDON PLANETREE	PLATANUS X ACERIFOLIA	2" 13
SG	●	SWEETGUM 'HORANE'	LIQUIDAMBAR STRYACIFLUA 'HORANE'	2" 13
SM	●	SUGAR MAPLE	ACER SACCHARUM	2" 12
ZK	●	ZELKOVA 'GREEN VASE'	QUERCUS RUBRA	2" 12



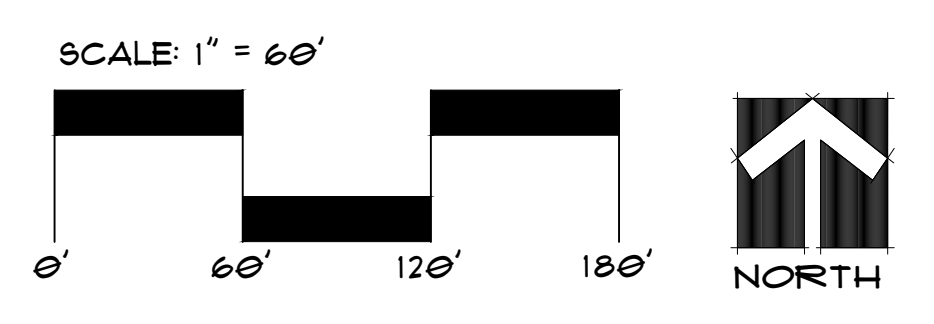
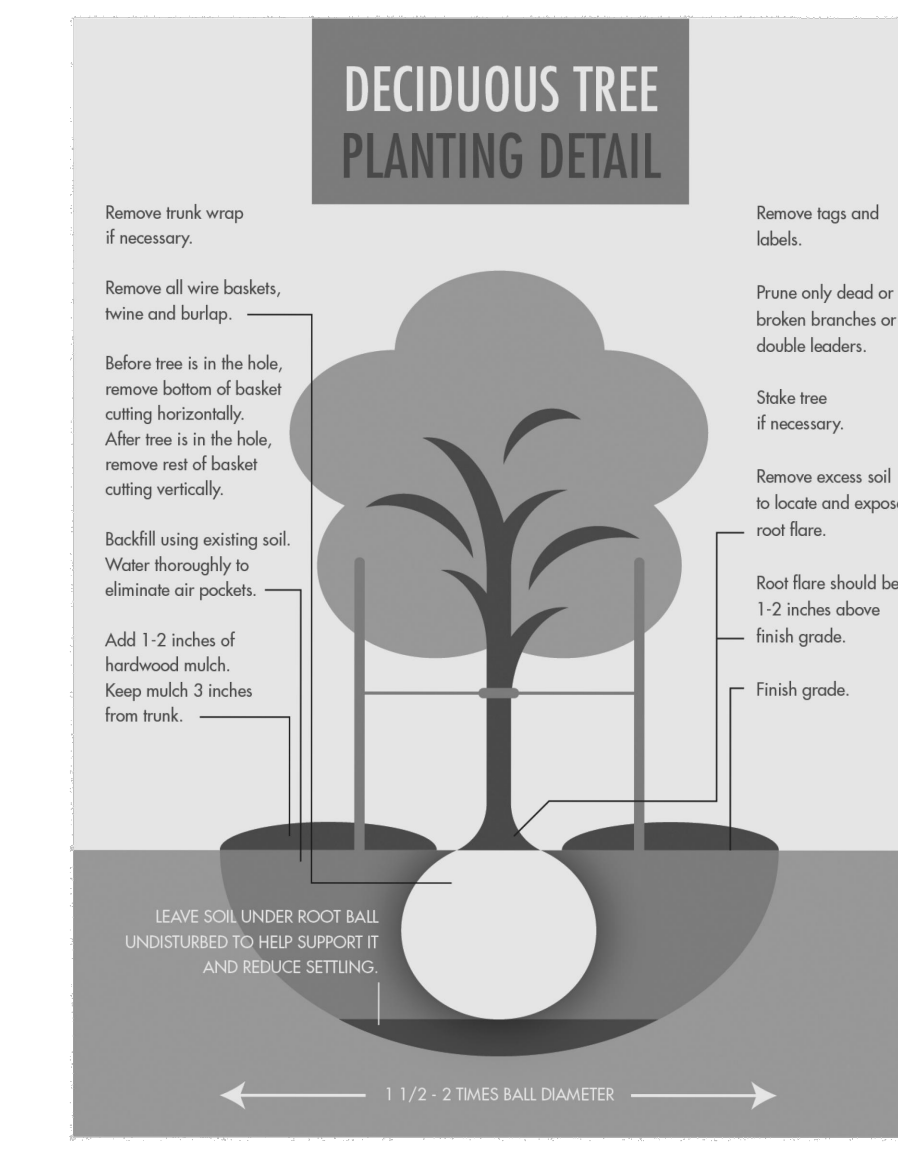


PLANT SCHEDULE				
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE QUANT
STREET TREES SPACED 50' O.C.				
○	BO	BUR OAK	QUERCUS MACROCARPA	2" 15
○	GK	GINKGO (MALE ONLY)	GINKGO BILOBA	2" 15
○	HC	RED HORSECHESTNUT	AESCULUS HIPPOCASTANUM	2" 13
○	KC	KENTUCKY COFFEETREE	GYPHOCALADUS DIOICA 'ESPRESSO'	2" 13
○	LD	SILVER LINDEN	TILIA TOMENTOSA	2" 13
○	LP	LONDON PLANETREE	PLATANUS X ACERIFOLIA	2" 13
○	SG	SWEETGUM 'MORANE'	LIQUIDAMBAR STRYACIFLUA 'MORANE'	2" 13
○	SM	SUGAR MAPLE	ACER SACCHARUM	2" 12
○	ZK	ZELKOVA 'GREEN VASE'	QUERCUS RUBRA	2" 12





PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
STREET TREES SPACED 56' O.C.					
⊙	BO	BUR OAK	QUERCUS MACROCARPA	2"	15
⊙	GK	GINKGO (MALE ONLY)	GINKGO BLOBA	2"	15
⊙	HC	RED HORSECHESTNUT	AESCULUS HIPPOCASTANUM	2"	13
⊙	KC	KENTUCKY COFFEE TREE	GYNOCOLAUS DIOICA 'ESPRESSO'	2"	13
⊙	LD	SILVER LINDEN	TILIA TOMENTOSA	2"	13
⊙	LP	LONDON PLANETREE	PLATANUS X ACERIFOLIA	2"	13
⊙	SG	SWEETGUM 'MORANE'	LIQUIDAMBAR STRYACIFLUA 'MORANE'	2"	13
⊙	SM	SUGAR MAPLE	ACER SACCHARUM	2"	12
⊙	ZK	ZELKOVA 'GREEN VASE'	QUERCUS RUBRA	2"	12



DESIGNED FOR

DR. HORTON
 1510 N. MERIDIAN ST.
 INDIANAPOLIS, IN 46260

PROJECT NAME
COOK'S CORNER
 GREENFIELD, IN

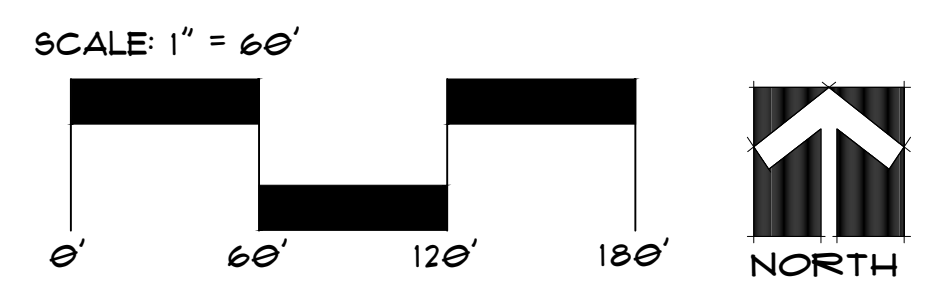
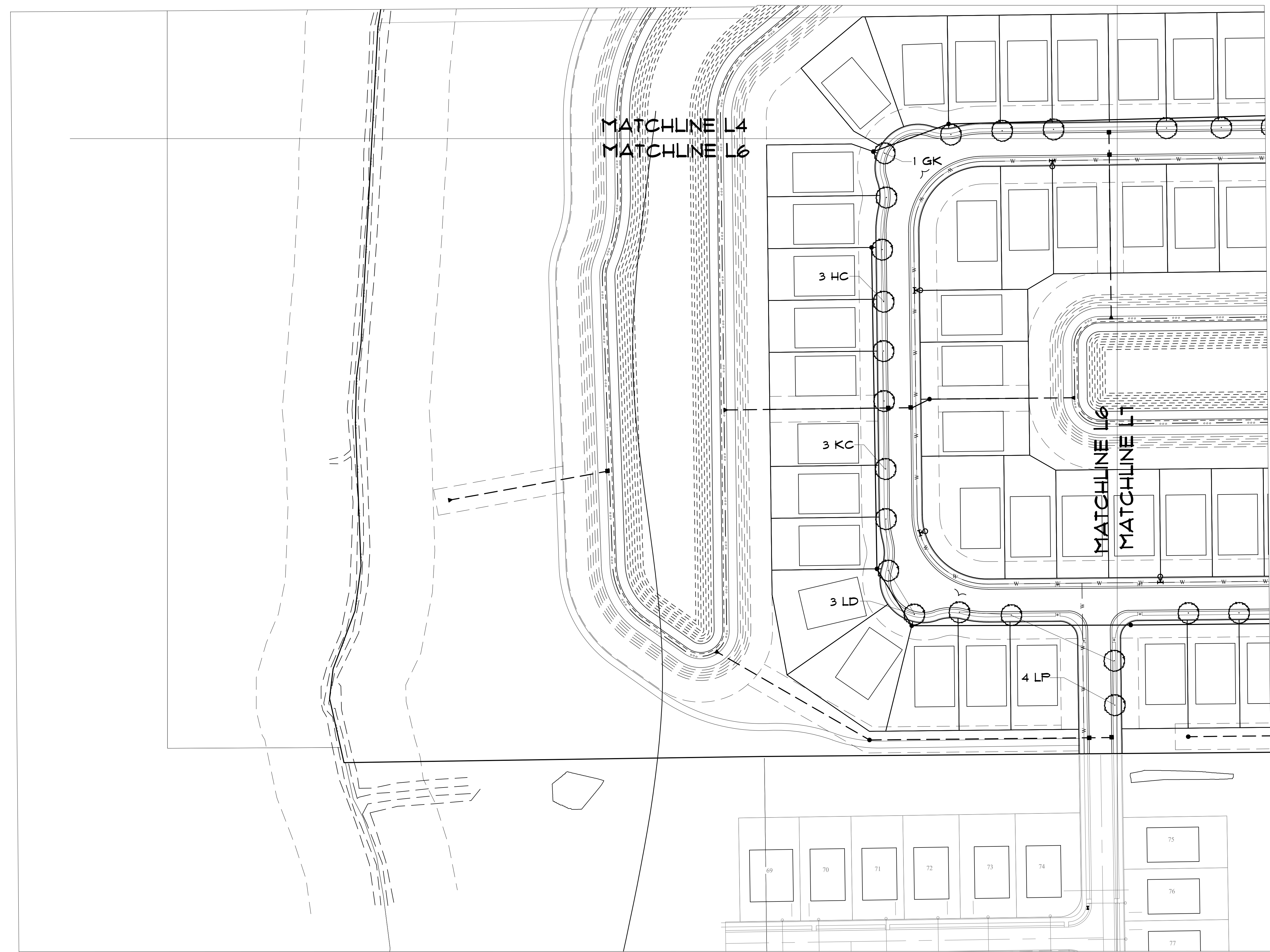
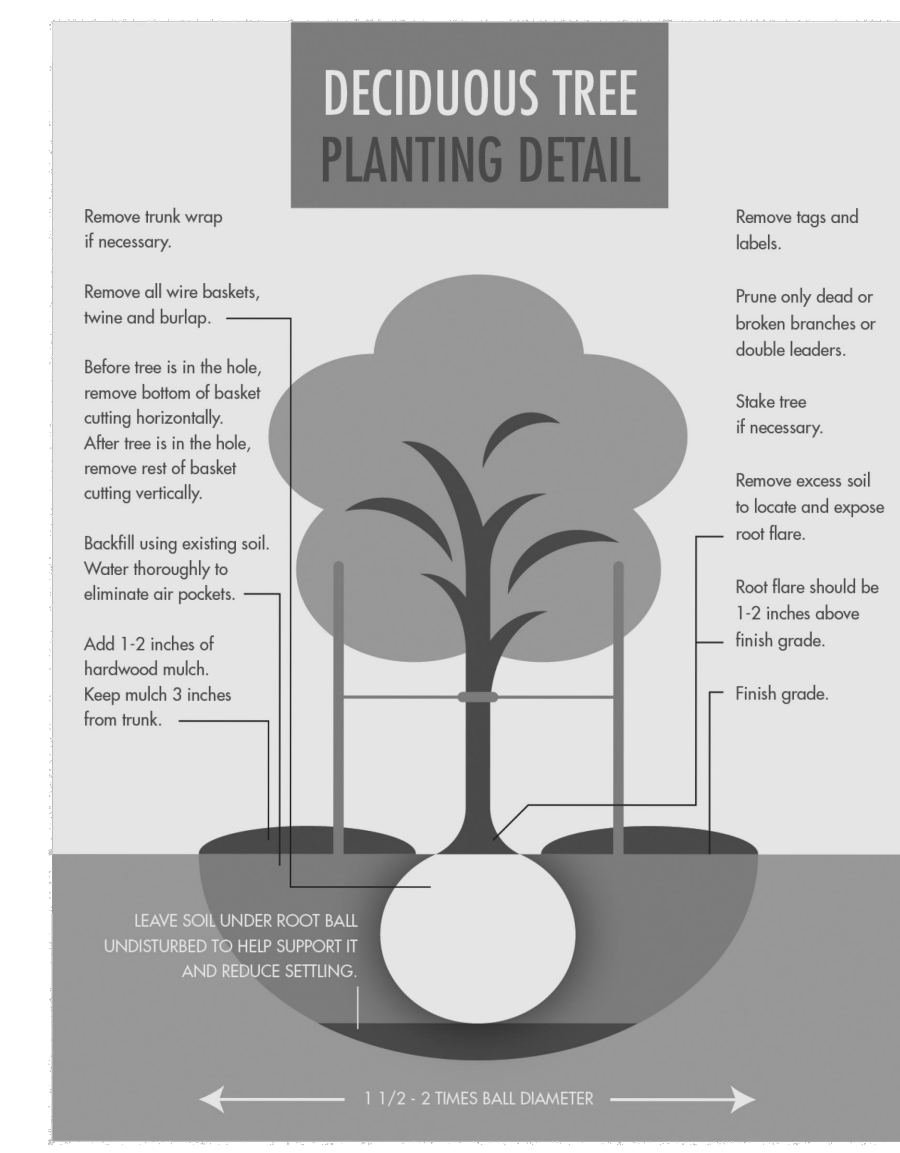


SHEET NAME
STREET TREE PLAN

DESIGNER
TF
 DATE: MARCH 13, 2024

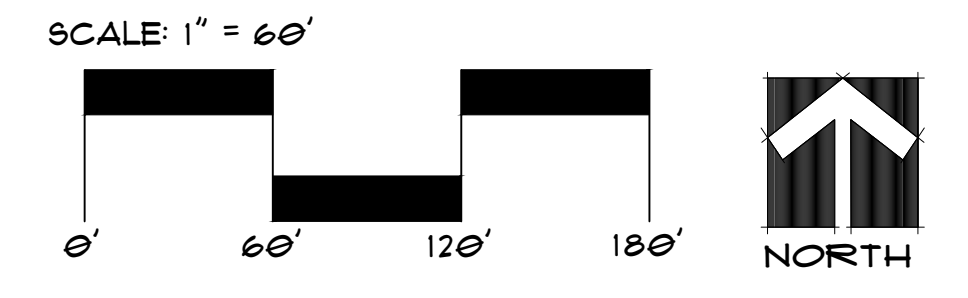
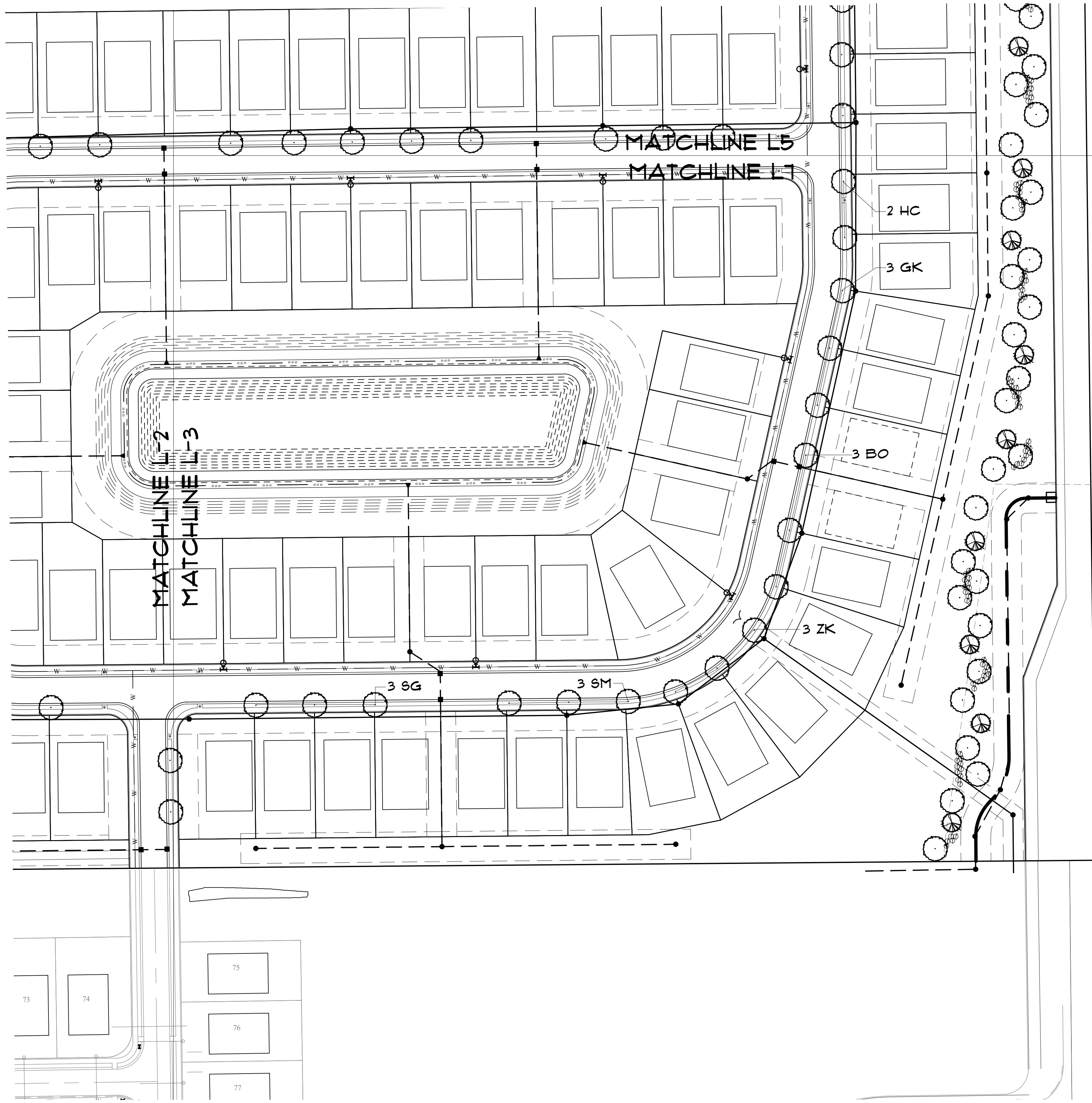
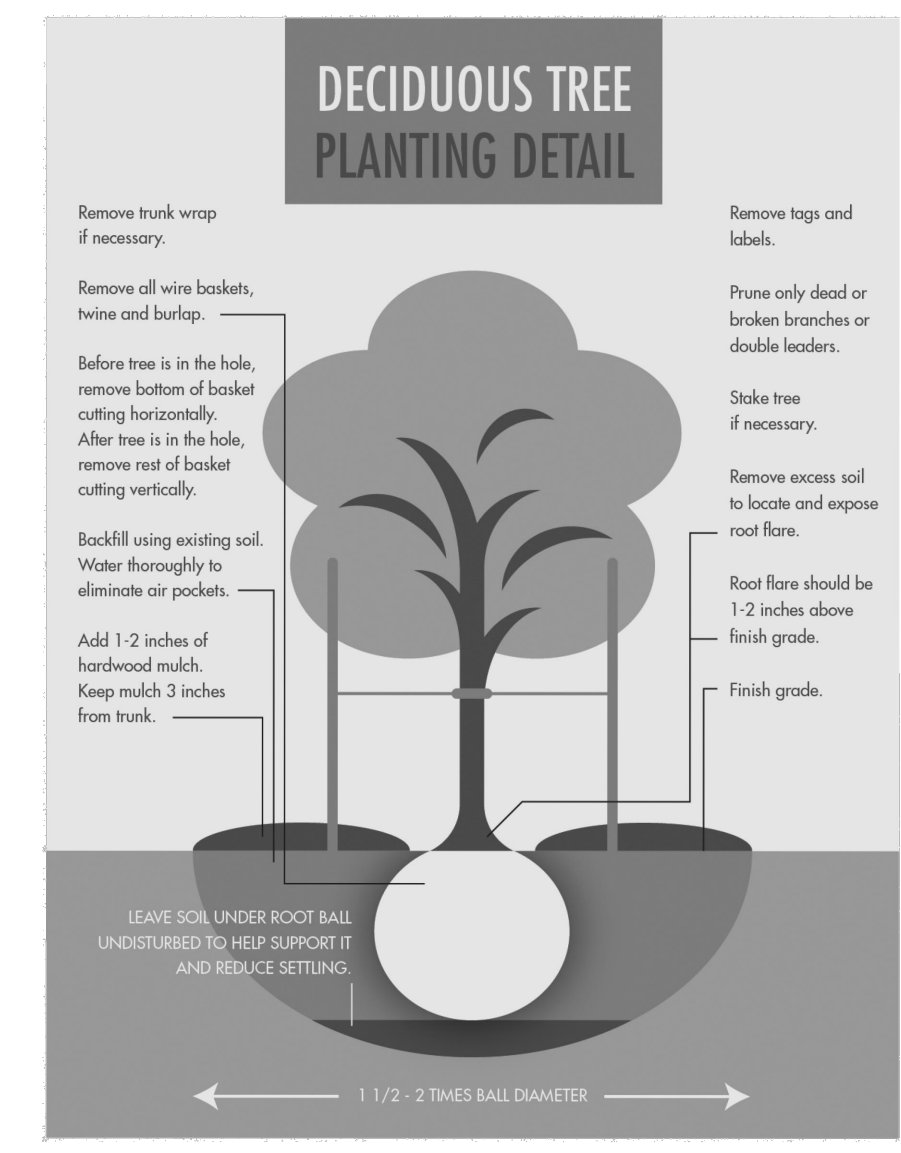
SHEET
16

PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
STREET TREES @SPACED 50' O.C.					
	BO	BUR OAK	QUERCUS MACROCARPA	2"	15
	GK	GINKGO (MALE ONLY)	GINKGO BILOBA	2"	15
	HC	RED HORSECHESTNUT	AESCULUS HIPPOCASTANUM	2"	13
	KC	KENTUCKY COFFEETREE	GYMNOCLADUS DOUGLASSII	2"	13
	LD	SILVER LINDEN	TILIA TOMENTOSA	2"	13
	LP	LONDON PLANETREE	PLATANUS X ACERIFOLIA	2"	13
	SG	SWEETGUM 'MORANE'	LIQUIDAMBAR STRACILINA 'MORANE'	2"	13
	SM	SUGAR MAPLE	ACER SACCHARUM	2"	12
	ZK	ZELKOVA 'GREEN VASE'	QUERCUS RUBRA	2"	12





PLANT SCHEDULE					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	QUANT
STREET TREES SPACED 50' O.C.					
	BO	BUR OAK	QUERCUS MACROCARPA	2"	15
	GK	GINKGO (MALE ONLY)	GINKGO BILOBA	2"	15
	HC	RED HORSECHESTNUT	AESCULUS HIPPOCASTANUM	2"	13
	KC	KENTUCKY COFFEETREE	GYMNODIUM DIOICA 'ESPRESSO'	2"	13
	LD	SILVER LINDEN	TILIA TORENTOSA	2"	13
	LP	LONDON PLANETREE	PLATANUS X ACERIFOLIA	2"	13
	SG	SWEETGUM 'MORAIN'	LIQUIDAMBAR STRACIFLUA 'MORAIN'	2"	13
	SM	SUGAR MAPLE	ACER SACCHARUM	2"	12
	ZK	ZELKOVA 'GREEN VASE'	QUERCUS RUBRA	2"	12



STATEMENT OF COMMITMENTS

**COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE
MADE IN CONNECTION WITH A REZONING OF PROPERTY, SUBDIVISION PLAT, OR
DEVELOPMENT PLAN APPROVAL**

In accordance with I.C. 36-7-4-1015, the owner of the real estate located in the City of Greenfield, Hancock County, Indiana, which is described below, **ARBOR HOMES** makes the following COMMITMENTS concerning the use and development of that parcel of real estate, generally located at the Southwest corner of McKenzie Road and Windswept Road in Hancock County Indiana, and further described as:

(See attached Exhibit A for Legal Description)

Statement of COMMITMENTS:

1. A perimeter trail shall be constructed as shown on the Concept Plan, dated March 1, 2022 and attached as Exhibit B.
2. A minimum 30' landscape buffer yard along Windswept and McKenzie Roads shall be constructed as detailed on the Concept Plan, dated March 1, 2022, and attached as Exhibit B.
3. A 30' landscaping buffer yard as detailed on the Concept Plan, dated March 1, 2022, and a 6' solid fence shall be constructed along the adjoining perimeter of the existing landscape business.
4. Existing trees along the lot borders will be preserved. Permitted reasons for tree removal include drainage and utility improvements and trail installation and maintenance and require administrative approval by the Planning Director.
5. Minimum of two home product lines shall be offered for this development.

These COMMITMENTS shall be binding on the owner, subsequent owners of the real estate and other persons acquiring an interest therein. These COMMITMENTS may be modified or terminated by a decision of the Greenfield Plan Commission made at a public hearing after proper notice has been given.

COMMITMENTS contained in this instrument shall be effective upon:

- (a) the adoption of a zoning ordinance # _____ by the City of Greenfield Common Council to the RM Residential Moderate zoning classification upon annexation;

and shall continue in effect for as long as the above-described parcel of real estate remains zoned to the RM Residential Moderate zoning classification or until such other time as may be specified herein.

These COMMITMENTS may be enforced jointly or severally by:

1. The City of Greenfield Plan Commission;
2. Owners of all parcels of ground adjoining the real estate to a depth of two (2) ownerships, or six-hundred-sixty (660) feet, whichever is less, from the perimeter of the real estate, and all owners of real estate within the area included in the petition who were not petitioners for the rezoning or approval. Owners of real estate entirely located outside the City of Greenfield are not included, however. The identity of owners shall be determined from the records in the offices of the County Assessors of Hancock County which list the current owners of record. (This paragraph defines the category of persons entitled to receive personal notice of the rezoning or approval under the rules in force at the time the commitment was made).

The City of Greenfield Plan Commission recommends the City of Greenfield Common Council cause said Ordinance to be recorded, and cross referenced to the subject property deed in the office of the Recorder of Hancock County, Indiana, upon final approval.

Cross reference to deed recorded as instrument # _____

IN WITNESS WHEREOF, owner has executed this instrument this 17 day of MARCH, 20 22.

Signature: Julie Smith

Signature: _____

Printed: JULIE SMITH

Printed: _____

Title / Organization: ARBOR HOMES/

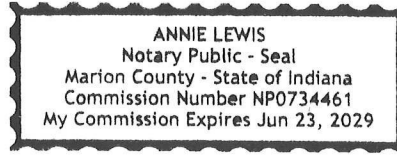
Title / Organization: _____

Name: LAND ENTITLEMENT MANAGER

Name: _____

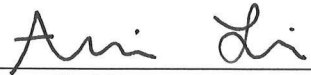
STATE OF INDIANA)

COUNTY OF HANCOCK)
) SS:



Before me, a Notary Public in and for said County and State, personally appeared JULIE SMITH, LAND ENTITLEMENT MANAGER owner(s) (title / organization name) of the real estate who acknowledged the execution of the foregoing instrument and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this
17 day of MARCH, 20 22



Notary Public
ANNIE LEWIS

Printed Name of Notary Public
My Commission expires: JUNE 23, 2029
My County of residence: MARION

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.

This instrument was prepared by Gregg Morelock, Attorney, Greenfield Advisory Planning Commission, 10 South State Street, Greenfield, IN 46140