



**BANNING ENGINEERING, P.C.**

698 TOWER ROAD, SUITE 100

PLAINFIELD, IN 46168

Phone: 317-839-2581 / Fax: 838-9171

E-mail: [banning@banning-eng.com](mailto:banning@banning-eng.com)**MEMO**

DATE: July 9, 1999

TO: TIM BELCHER  
CARL BROWN  
BROCK AVERY  
CHRISTIE KALLIO  
DON STAFFORD

FROM: JEFF BANNING

RE: GLEN HAVEN SECTION 1, PLAINFIELD, INDIANA

Per a conversation with Tim Belcher, P.E. and Carl Brown of the Town of Plainfield concerning the above referenced subdivision, we came to an understanding as to the placement and materials to be used for the sidewalks.

All sidewalks are to be concrete and 4 feet in width, and are to be placed on the right-of-way line. This will leave a 6 foot planting strip between the sidewalk and the back of the curb. The exception to the above will be along Glen Haven Blvd. Along the east side, a 6 foot planting strip and 6 foot concrete sidewalk will be required. On the west side, a 6 foot planting strip and a 4 foot concrete sidewalk will be required.

If anyone has any questions or concerns, or if for some reason the above would not be consistent in a particular area, please give me a call.

**DETAILED DEVELOPMENT  
STANDARDS**

**GLEN HAVEN SUBDIVISION**

**A Subdivision in the Town of Plainfield  
Section 3, Township 14 North, Range 1 East**

**APPROVED**

DATE May 11, 1998  
BY Plainfield Town Council

ORD # 9-98

**DEVELOPER:**

STAFFORD DEVELOPMENT INC.  
CONTACT: DON STAFFORD  
302 NORTH MERIDIAN STREET  
INDIANAPOLIS, IN. 46204  
317-264-9400

**ENGINEER:**

BANNING ENGINEERING P.C.  
698 TOWER ROAD, SUITE 100  
PLAINFIELD, IN. 46168  
317-839-2581

MARCH 17, 1998

REVISED MARCH 24, 1998  
REVISED MARCH 26, 1998  
REVISED APRIL 23, 1998

FINAL REVISION (PER PLAN COMMISSION) MAY 4, 1998

**APPROVED**

DATE MAY 4, 1998  
BY PLAINFIELD PLAN COMMISSION

Richard A. Carlucci  
Secretary



There will be three particular areas of development shown within this planned unit development subdivision to be known as GLEN HAVEN which are shown on the enclosed attached drawing, Exhibit "A" - General Preliminary Plan. The following are the development standards and permitted uses for each area.

**AREA "A" - Single Family Residence**

**Development Standards:**

1. Minimum Lot Area - 9,375 square feet  
Town of Plainfield public water and sanitary sewer facilities shall be mandatory for this development.
2. Minimum Lot Width - 75 feet
3. Minimum Lot Frontage - 40 feet on a *Public Street* and gain direct *Access* from said *Public Street*.
4. Maximum Lot Coverage - 25 Percent
5. Minimum Yards and Building Setbacks
  - a. Front - a minimum *Front Yard* and *Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:

<i>Primary Arterial Street:</i>	60 feet
<i>Secondary Arterial Street:</i>	40 feet
<i>Collector Street:</i>	30 feet
<i>Local Street / Cul-de-Sac Street:</i>	30 feet
  - b. Side - a minimum *Side Yard* of 8 feet shall be provided along all *Side Lot Lines*.
  - c. Aggregate Side - a minimum *Aggregate Side Yard* of 20 feet shall be provided on all lots.
  - d. Rear - a minimum *Rear Yard* shall be provided along all *Rear Lot Lines* as follows:
    - (1) Primary Building - 25 feet

6. *Maximum Building Height* -
- a. *Primary Building* - 35 feet → Accessory Bldgs?
7. *Minimum Main Floor Area* - The **minimum Main Floor Area** of the *Primary Building*, exclusive of *Garage, Carport, Deck, Patio* and open *Porches*:
- a. *One-story Building* - 1,200 square feet
- b. *Two or more story Building* - 650 square feet, provided, that the total *Finished Floor Area* shall be at least 1,400 square feet.
8. *Off-Street Parking* - each Dwelling Unit shall be provided with at least two (2) *Off-Street Parking Spaces*.

**AREA "B" - Single Family Residence**

Developmental Standards:

1. *Minimum Lot Area* - 6,800 square feet
- Town of Plainfield public water and sanitary sewer facilities shall be mandatory for this development.
2. *Minimum Lot Width* - 60 feet
3. *Minimum Lot Frontage* - 35 feet on a *Public Street* and gain direct *Access* from said *Public Street*.
4. *Maximum Lot Coverage* - 30 percent
5. *Minimum Yards and Building Setbacks*
- a. *Front* - a minimum *Front Yard and Building Setback* measured from the *Proposed Right-of-Way* shall be provided as follows:
- |  |         |
|--|---------|
| <i>Primary Arterial Street:</i>          | 60 feet |
| <i>Secondary Arterial Street:</i>        | 40 feet |
| <i>Collector Street:</i>                 | 30 feet |
| <i>Local Street / Cul-de Sac Street:</i> | 30 feet |
- b. *Side* - a minimum *Side Yard* of 6 feet shall be provided along all *Side Lot Lines*.
- c. *Aggregate Side* - a minimum *Aggregate Side Yard* of 12 feet shall be provided on all *Lots*.
- d. *Rear* - a minimum *Rear Yard* shall be provided along all *Rear Lot Lines* as follows:
- (1) *Primary Building* - 20 feet

- a. Primary Building - 35 feet
7. *Minimum Main Floor Area* - The minimum *Main Floor Area* of the *Primary Building*, exclusive of *Garage, Carport, Deck, Patio*, and open *Porches*:
- a. One-story *Building* - 1,000 square feet.
  - b. Two or more story *Building* - 650 square feet provided, that the total *Finished Floor Area* shall be at least 1,250 square feet.
8. *Off-Street Parking* - each *Dwelling Unit* shall be provided with at least two (2) *Off-Street Parking Spaces*.

**ADDITIONAL AREA "A" AND "B" COMMITMENTS**

1. The main street off of County Road 600 South (Hadley Road) will consist of a 36 foot wide pavement section, with a 60 foot wide right-of-way. No parking will be allowed on the east side of the street. A 6-foot wide asphalt path will be constructed along the east side with the typical 4-foot wide concrete sidewalk on the west side.   
GLENHAVEN BLVD.
CONCRETE  
SEE CLARIFICATION  
LETTER 7/9/99  
ATTACHED ✓
2. Paths will be provided throughout the development as labeled and shown on the submitted plan.
3. A tot lot with playground equipment will be constructed with Section One. The lot will be located on the east side of the main entry road, as shown on the submitted plan.
4. Street trees will and additional landscaping will be provided per the submitted plan.
5. Attached with this document is the product that will be substantially constructed within the subdivision.
6. All houses in Area "A" & "B" will have two car garages.
7. A three foot high mound w/ evergreen trees will be placed along the east property line to screen Center Ridge Subdivision.

**AREA "C" ( VILLAGE ) - Single Family Residence**

**Statement of Purpose:**

The proposed development is a planned single family residential community designed to offer convenient maintenance free living while offering the benefits and stability of home ownership. The proposal presents a new concept to home ownership in this market while carefully planning the community to fit into the existing fabric of the site location.

The proposal calls for a circular/oval street configuration with the inclusion of a landscape boulevard entrance and a passive recreational park amenity. A small community park is proposed at the northeast corner of the Village as shown on the plan. A sidewalk plan is provided for the interior street system within the development. A trail will also be constructed to provide recreation within the community and to the rest of Glen Haven.

**Detailed Preliminary Plan:** This portion of the real estate will be developed as a single-family community.

I. The details of the development are described as follows:

- A. This will be a unique community of two-story single-family homes with home sites clustered around private drives (See conceptual cluster perspective attached hereto, both four unit and six unit details). The minimum livable space will be 1,350 square feet, excluding garages and open porches.
- B. The detailed preliminary plan depicts 108 lots.

A single family development will have a homeowner's association with mandatory membership as well as mandatory lien enforced assessments to support the association in, among other things, the expense of maintenance of the common area and front lawn care maintenance. See the Declaration of Covenants, Conditions and Restrictions and Grant and Reservation of Easements for Glen Haven Village.

II. Proposed Layout of Streets, Site Access, Open Space and Other Basic Elements of the Plan.

A. Streets:

- 1. All streets in the development will be constructed to the Town of Plainfield standards for depth and material.
- 2. The entrance to the development shall be of boulevard design with a landscape island.
- 3. The interior street shall provide a minimum twenty-six foot (26') pavement width, 30' Back of curb to Back of curb.

B. Signs:

A single monument sign will be positioned along the east side of the village entry road. The sign will be no taller than four feet (4') and will be incorporated into a wall with an integrated landscaping treatment.

C. Sidewalks.

Sidewalks will be provided as depicted on the detailed preliminary plan.

D. Open space / recreation:

1. The common areas indicated on the detailed preliminary plan as common area shall be preserved. The common area will also provide detention areas as needed for the project and will be enhanced by preserving existing vegetation and providing for planting additional vegetation.
2. Selected plantings as shown in the landscape plan will be provided within the proposed common area and throughout the development.

III. Minimum Setback Lines and Yards:

A. A private cul-de-sac is defined as a four unit (Exhibit B) or six unit (Exhibit C) grouping of homes.

1. The setback from street pavement will be a minimum of twenty feet (20').
2. A minimum rear yard of ten feet (10') will be provided for each private cul-de-sac for those lots adjacent to the perimeter of the development.
3. The minimum side yard of five feet (5') will be provided for each private cul-de-sac.

Due to the innovative design of this development and the use of the private cul-de-sac, see the attached exhibits B and C for the description of setbacks as the footprint of the buildings relate to the property lines.

B. Individual Lot Setbacks

1. Each home will provide two lot lines with zero line set backs.
2. A minimum side yard of five feet (5') will be provided for all other yards for each lot.

IV. Parking, Sewage, and Drainage, will be handled as follows:

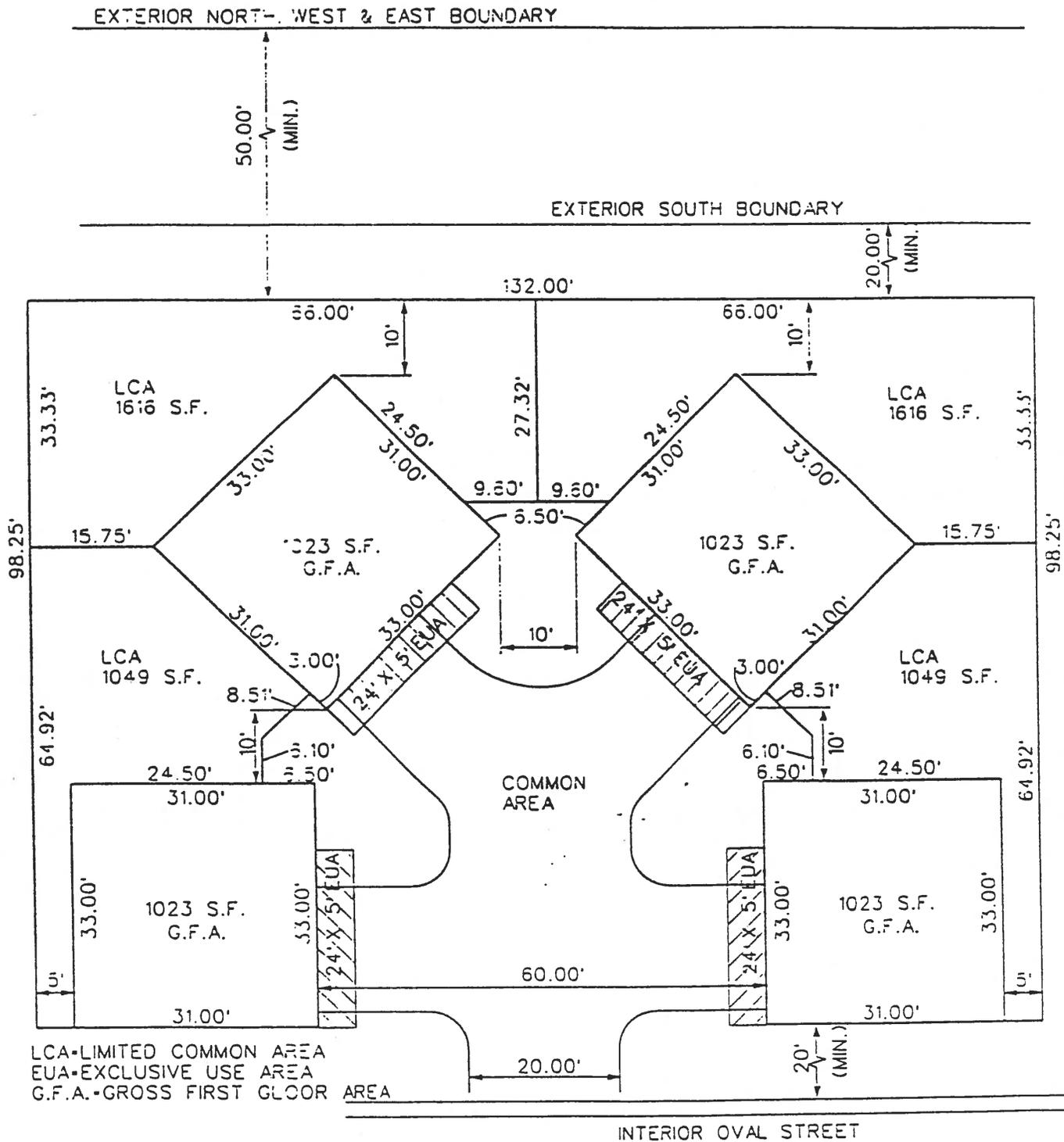
- A. Parking will be provided as shown on the detailed preliminary plan.
- B. Private sanitary sewers and water lines will serve the private cul-de-sac.
- C. Drainage will feed into retention ponds on site, if needed, and released into the adequate drainage outlets through Glen Haven and into Center Ridge Subdivision.

V. Commitments:

1. All single family structures shall have a landscaping package at the time of original construction to include, at a minimum, grading and seeding of the yards, and foundation plantings to include a minimum of two 2-inch caliper trees, subject to consideration of the on-site location of the trees and natural site elements.
2. All single family homes shall have a common drive that is hard surfaced.
3. The minimum livable space for all homes shall be 1,350 square feet, excluding garages and open porches. First floor livable space will be a minimum of 650 square feet.
4. Maximum building height will be 26 feet.
5. All fences depicted will be 6 feet in height, board on board stained cedar.
6. Satellite disks of no more than two (2') feet in diameter shall be the only antennae permitted.
7. No outside storage of unlicensed vehicles, RV's, trailers, boats or boat trailers shall be permitted.
8. No above ground pools shall be permitted.
9. No out buildings shall be permitted.
10. All homes shall have uniform mail boxes with centralized locations for the convenience of the residents as well as uniform street numbers.
11. All the homes shall have an attached garage capable of storing at least two (2) vehicles.
12. A Homes Owners Association shall be established for the development.
13. Additional trees shall be planted on site within the development, per the landscape plan.
14. Attached with this document is the product that will be substantially constructed within the subdivision.
15. A minimum of a six foot high mound w/ evergreen trees will be placed Along the east, west, and north boundary of the village.



# EXHIBIT "B"



## TYPICAL PRIVATE CUL-DE-SAC 4 HOME GROUPING

SCALE: 1"=20'





## Glen Haven

### Product A - @ East Property Line

Models	Sq. footage	story
Rosewood II	1400	2
Hickory	1493	2
Magnolia	1677	2
Aspen	2090	2
Sequia	2300	2

### Product A - remainder

Models	Sq. footage	story
Sycamore	1200	1
Cypress	1255	1
Oakwood	1320	2
Ashton	1342	1
Rosewood II	1400	2
Hickory	1493	2
Magnolia	1677	2
Aspen	2090	2
Sequia	2300	2

### Product B

Models	Sq. footage	story
Maple	1017	1
Cypress	1255	1
Sycamore	1200	1
Oakwood	1320	2
Ashton	1342	1
Rosewood II	1400	2
Hickory	1493	2
Magnolia	1677	2
Aspen	2090	2
Sequia	2300	2

## Glen Haven Village

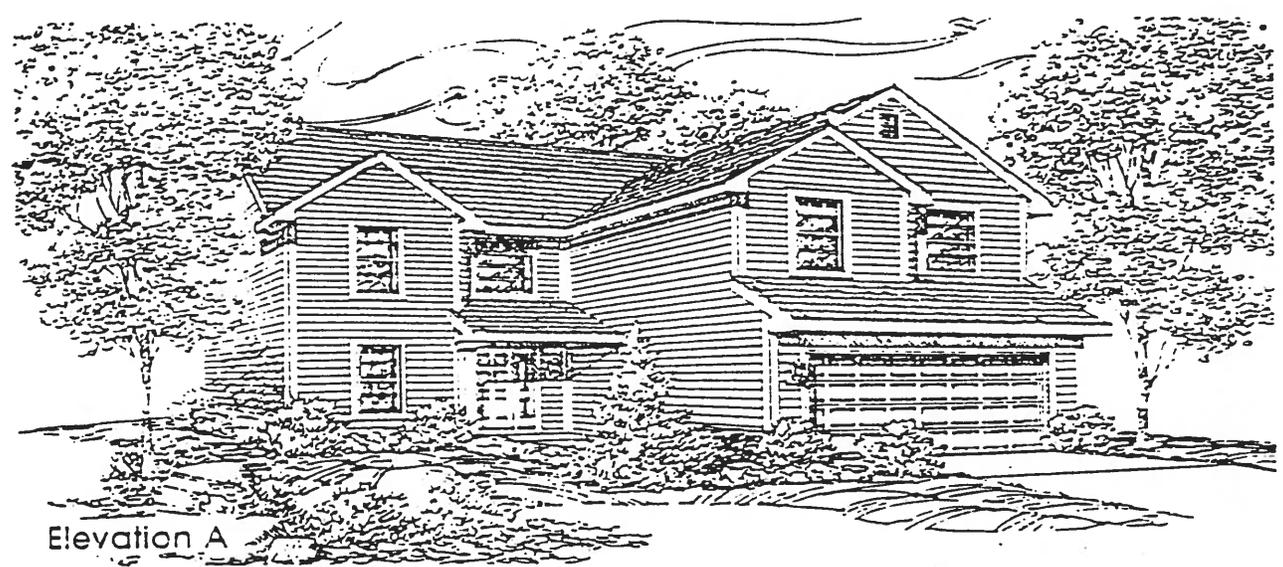
Models	Sq. footage	story
Charleston	1377	2
Columbia	1479	2
Alexandria	1580	2
Savannah	1580	2



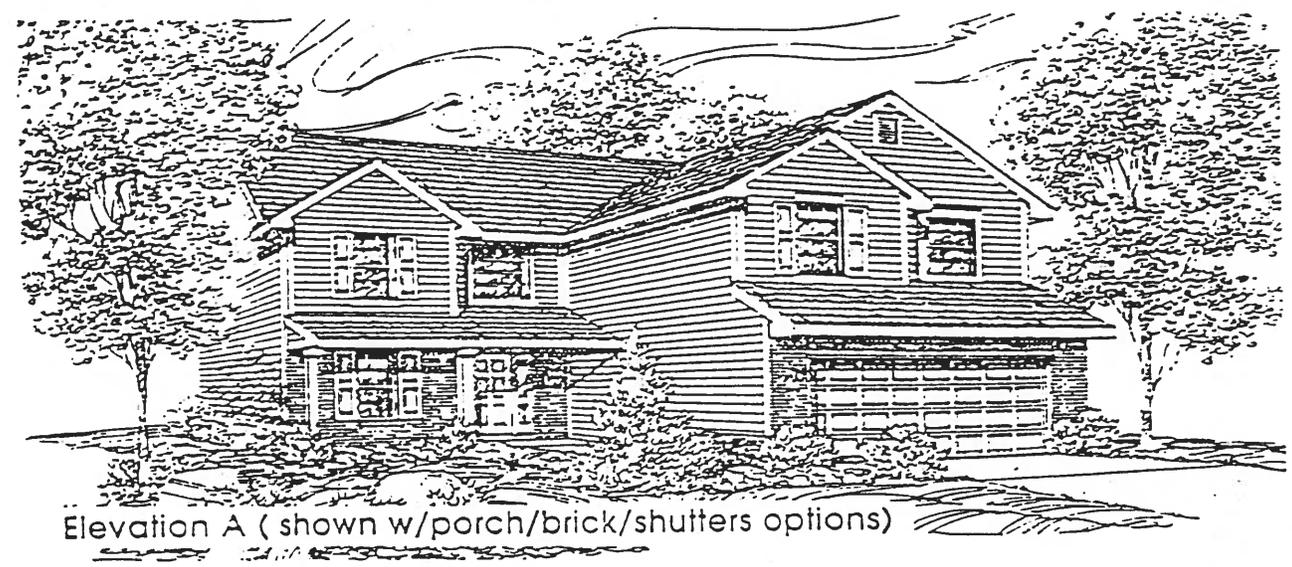
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7478 Shadeland  
Station Way  
Indianapolis, Indiana  
46256

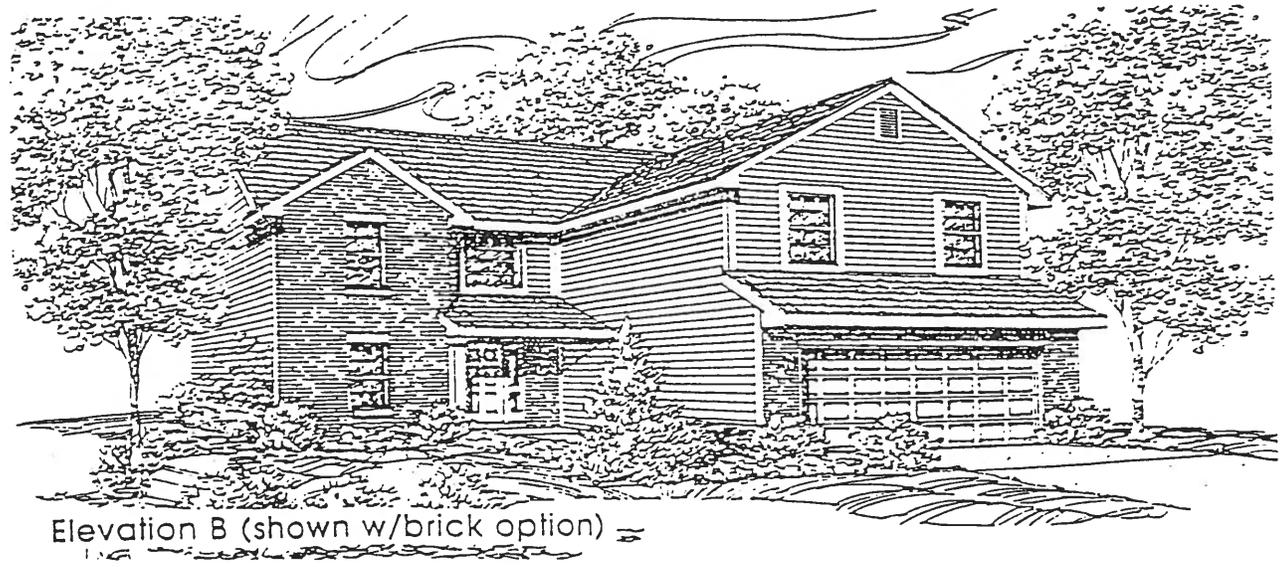
971-842-1875  
971-842-9268 fax



Elevation A



Elevation A ( shown w/porch/brick/shutters options)



Elevation B (shown w/brick option)

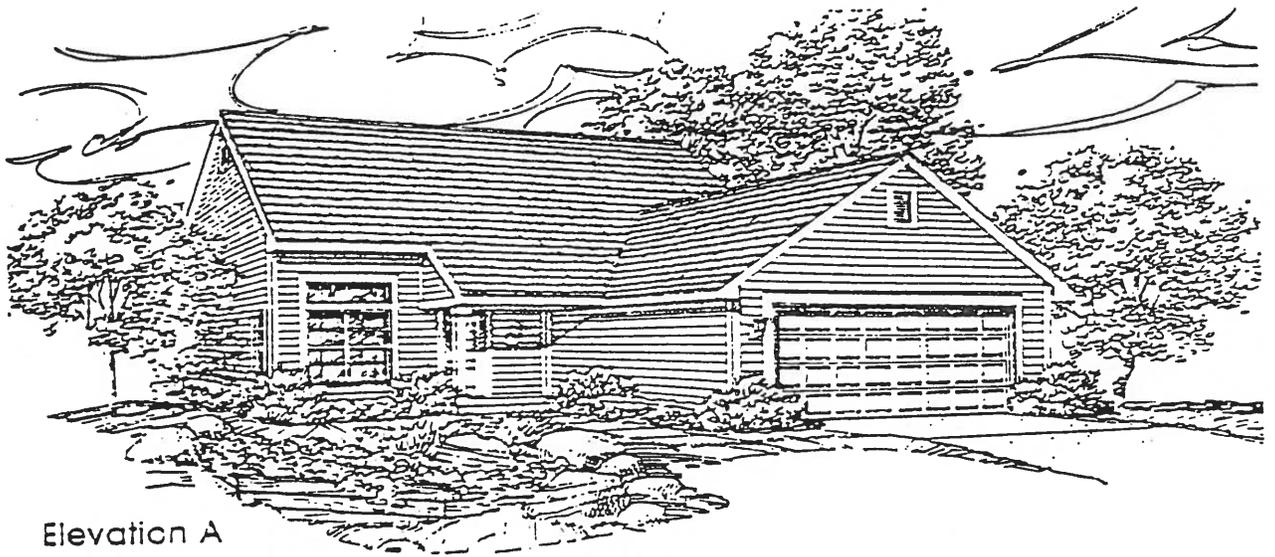
ARBOR

# THE MAGNOLIA

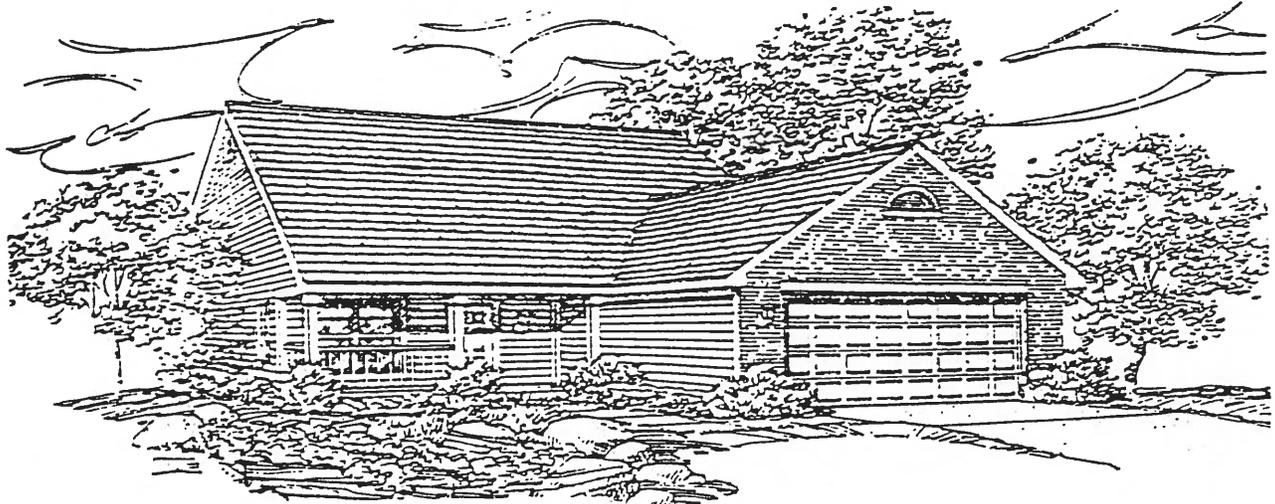
HOUSES

PO Box 100  
Shadeland  
Way  
Indianapolis, Indiana  
46216

TEL 842-1875  
FAX 842-8268



Elevation A

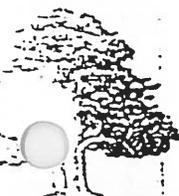


Elevation B (shown w/brick option)



Elevation C (shown w/brick option)

ARBOR



HOUSES

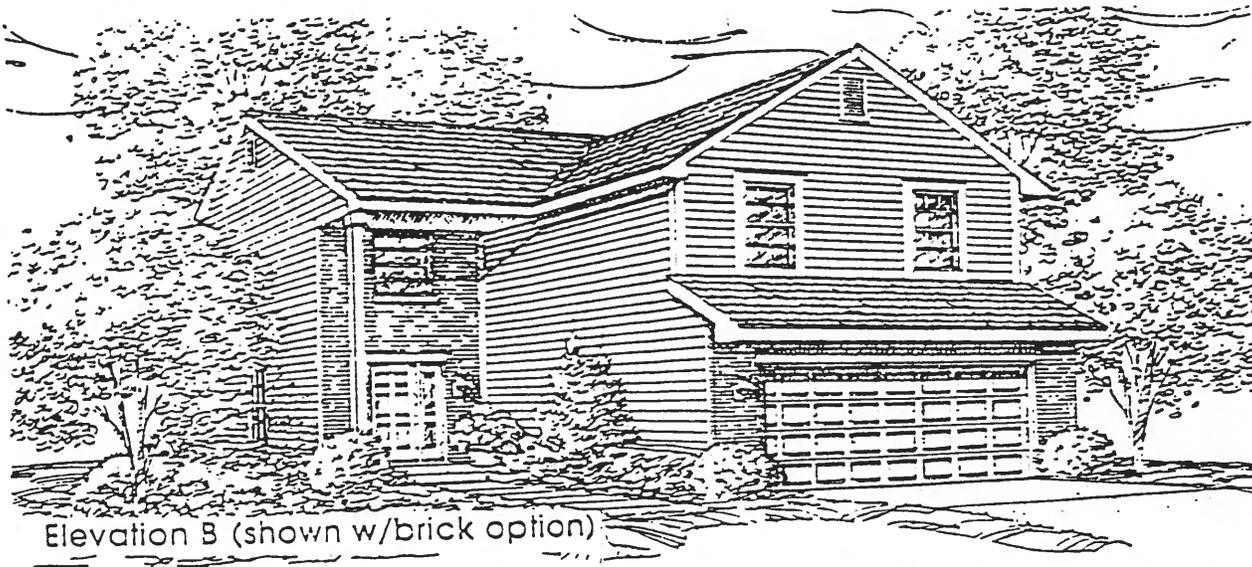
Stadeland  
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Indianapolis, Indiana  
46226

917-842-1175  
817-842-0268 fax

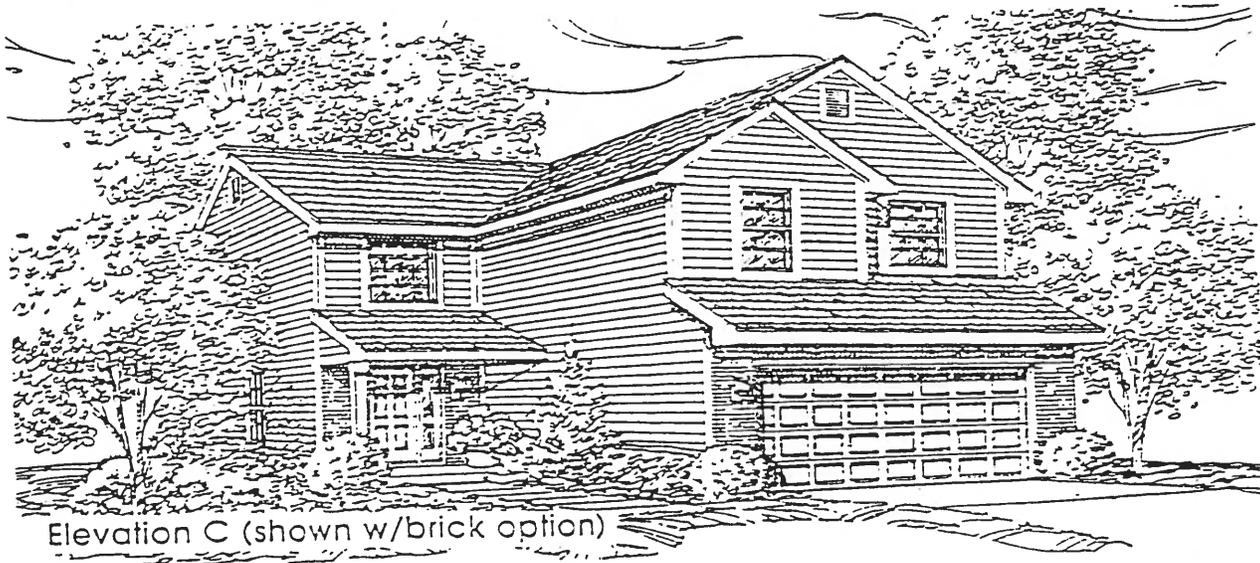
# THE HICKORY



Elevation A



Elevation B (shown w/brick option)



Elevation C (shown w/brick option)

HARBOR



HOMES

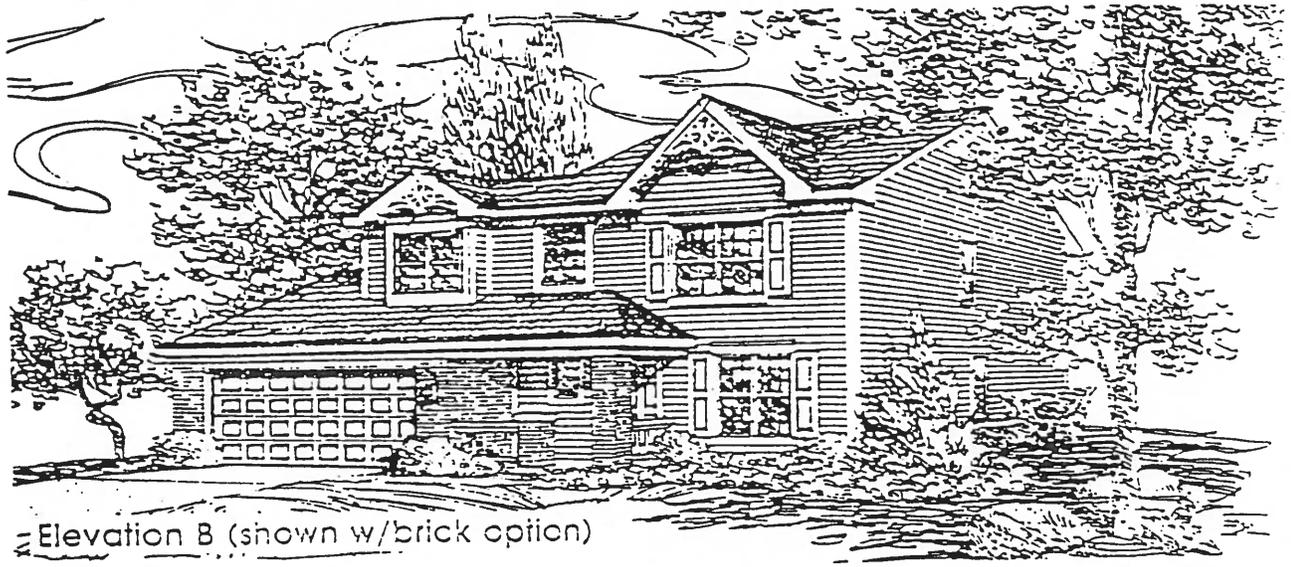
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Indianapolis, Indiana  
46256

317-842-1075  
317-842-0268 fax

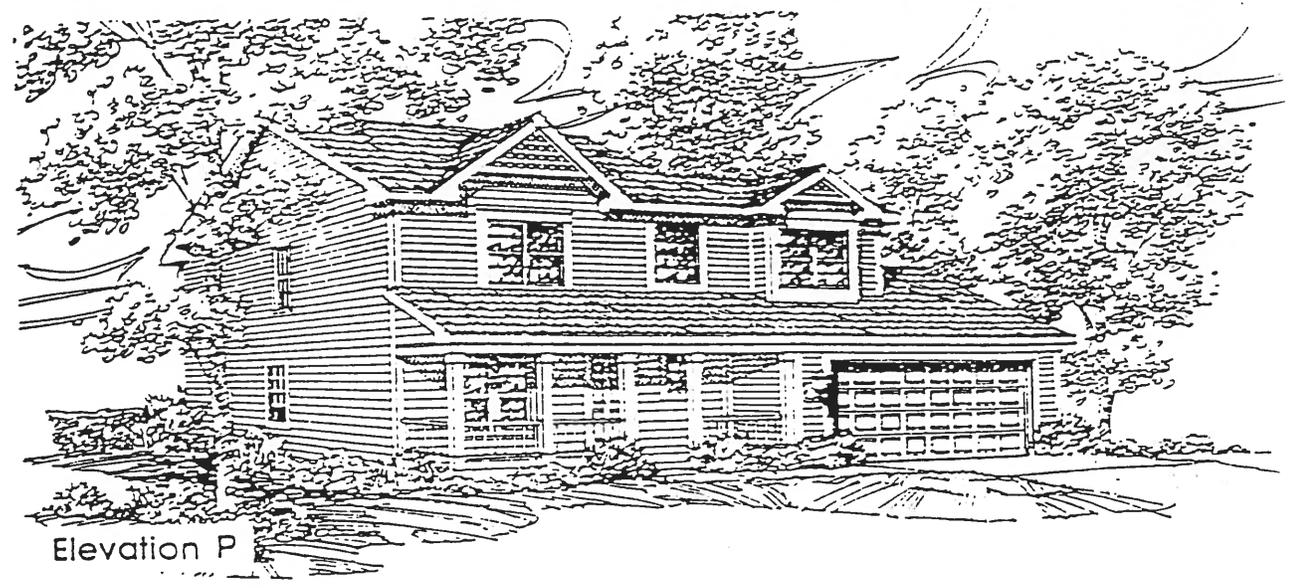
# THE ROSEWOOD 2



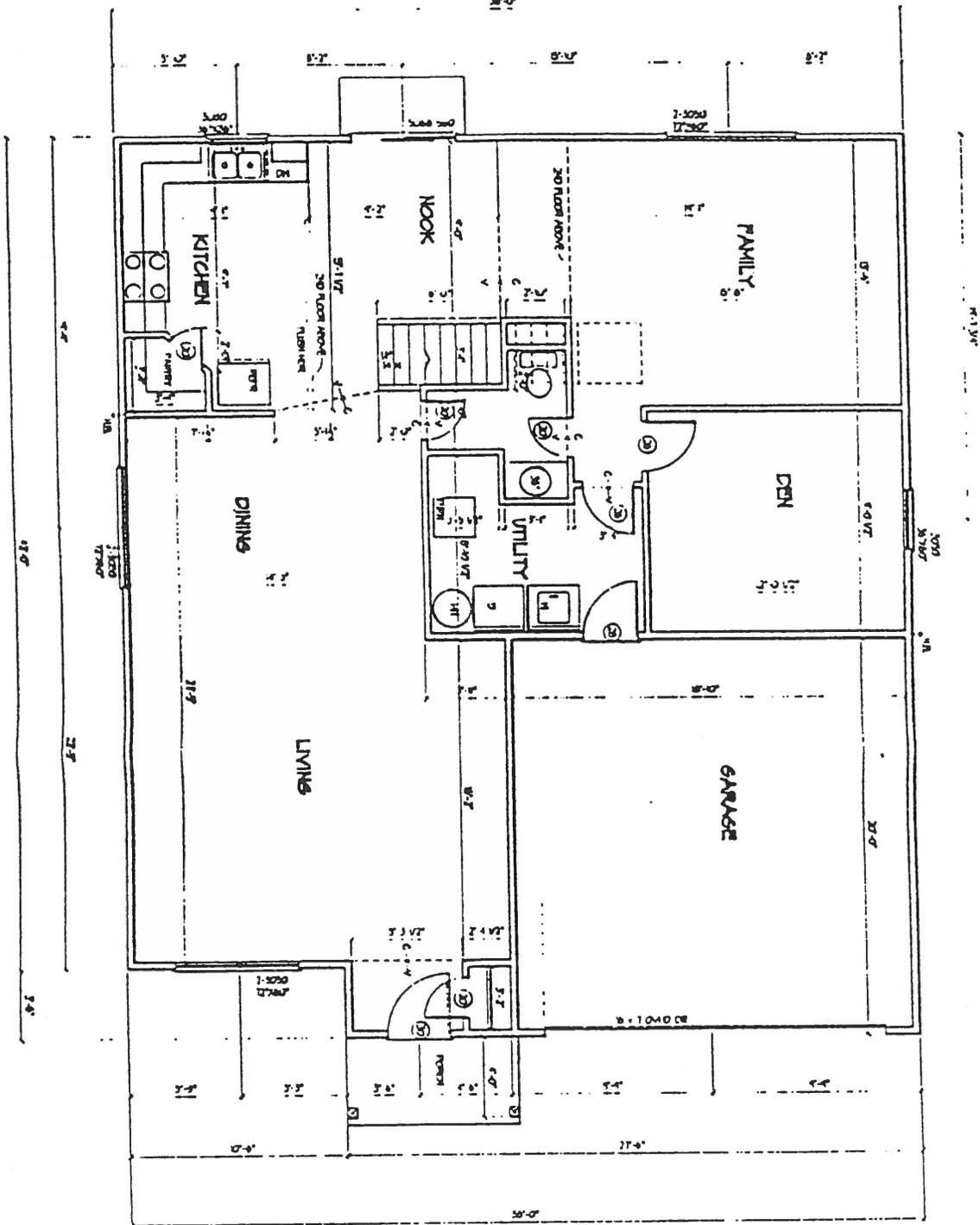
Elevation A



Elevation B (shown w/brick option)

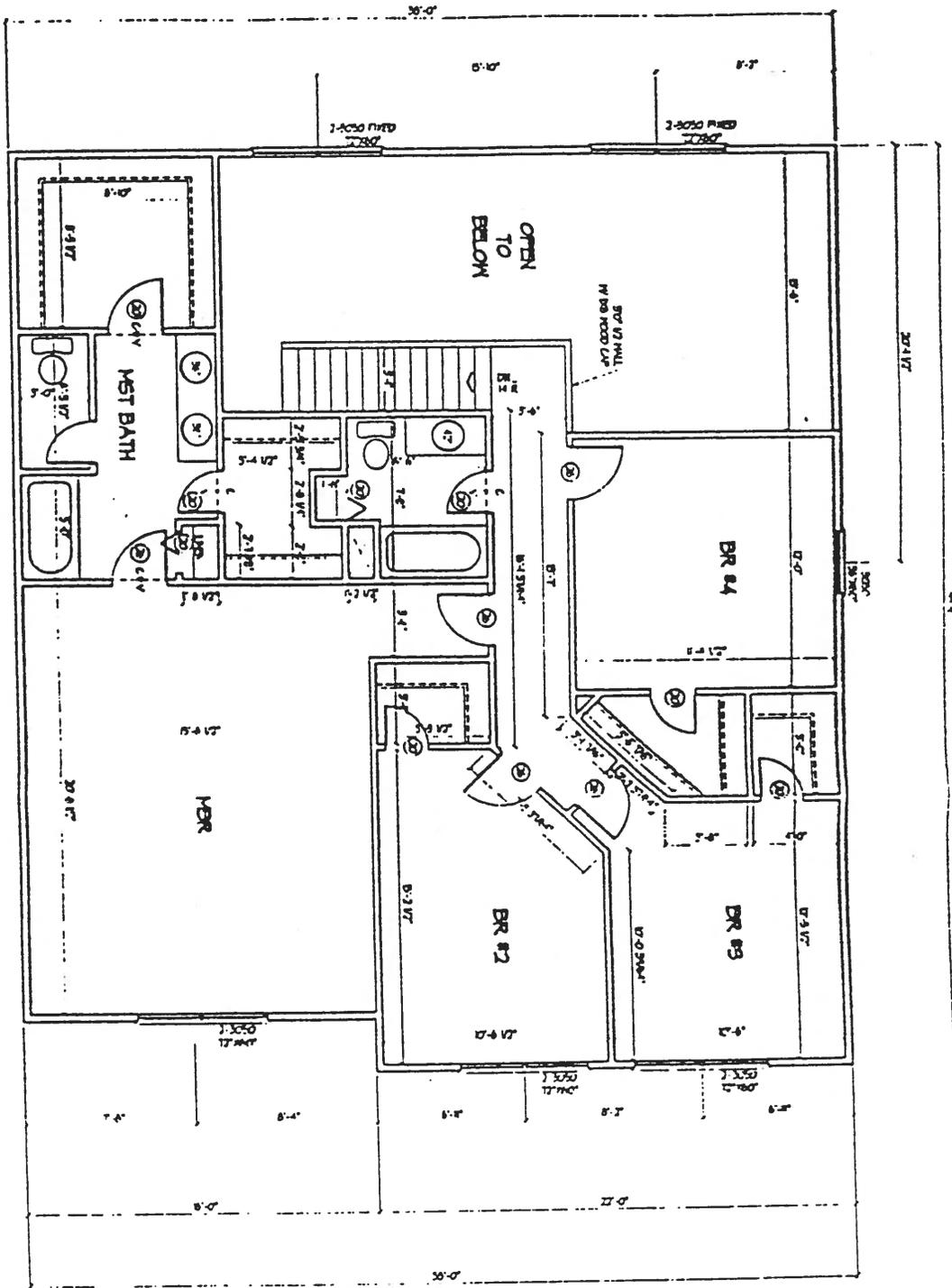


Elevation P



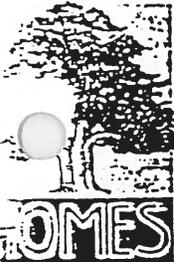
**FIRST FLOOR PLAN ... 3/16"**  
 1500 SQ. FT. - 1ST FL.  
 2004 SQ. FT. - TOTAL

SEQUOLA



SECOND FLOOR PLAN ... 3/16"  
 1746 50 FT.

ARBOR



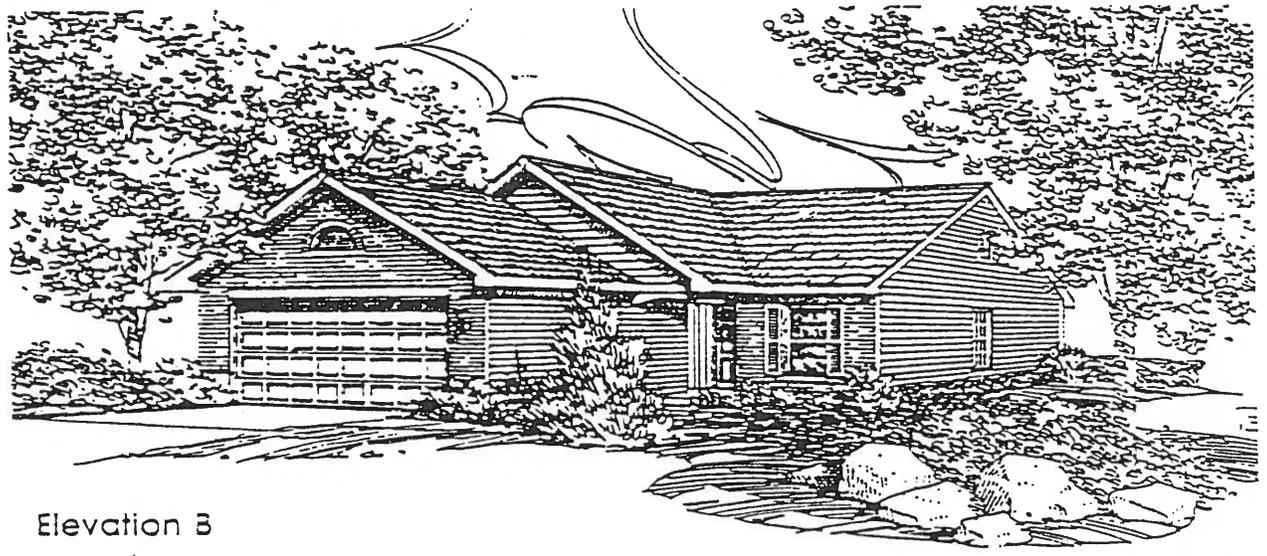
1818 Shadeland  
Indian Way  
Indianapolis, Indiana  
46256

7042-1875  
7042-8268 fax

# THE SYCAMORE



Elevation A



Elevation B



Elevation C

HARBOR



HOUSES

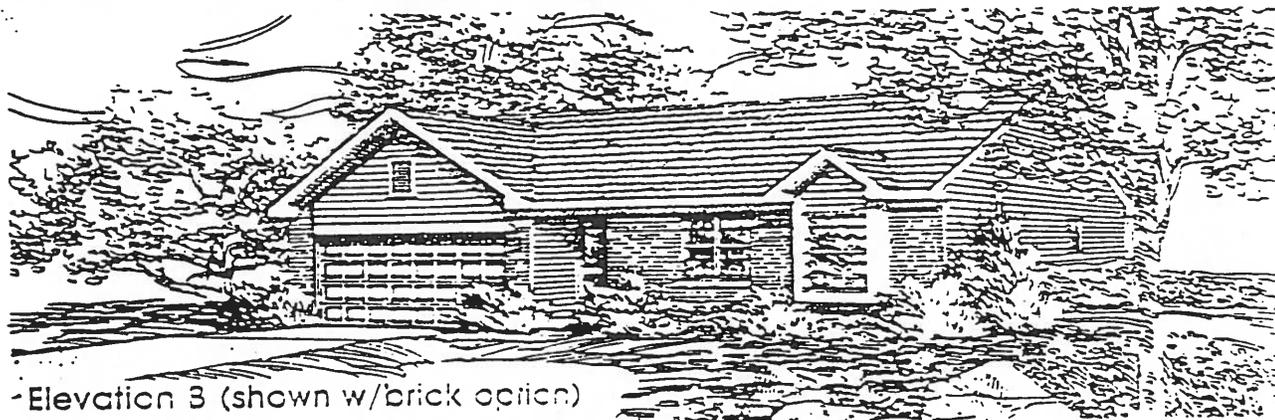
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317 842-1875  
317 842-8268 fax

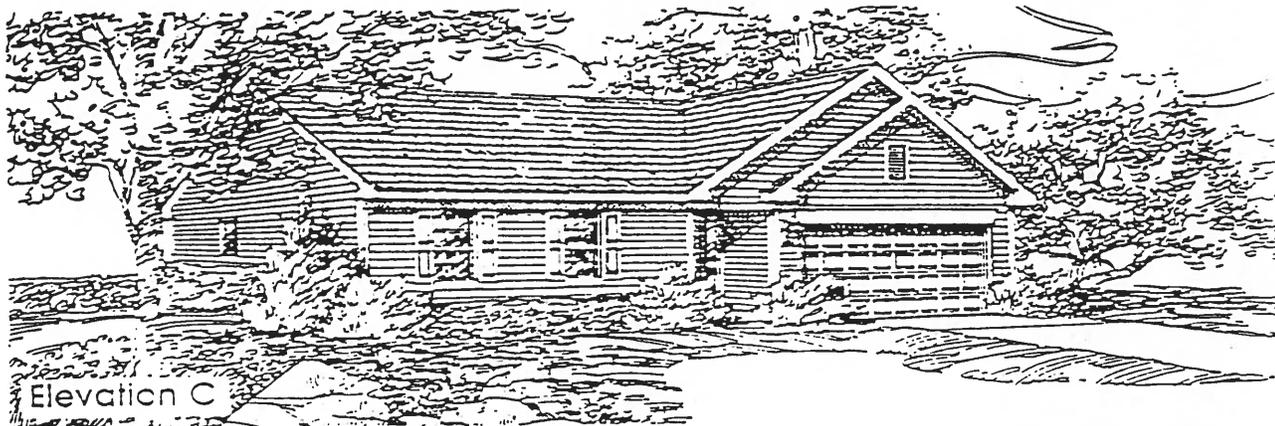
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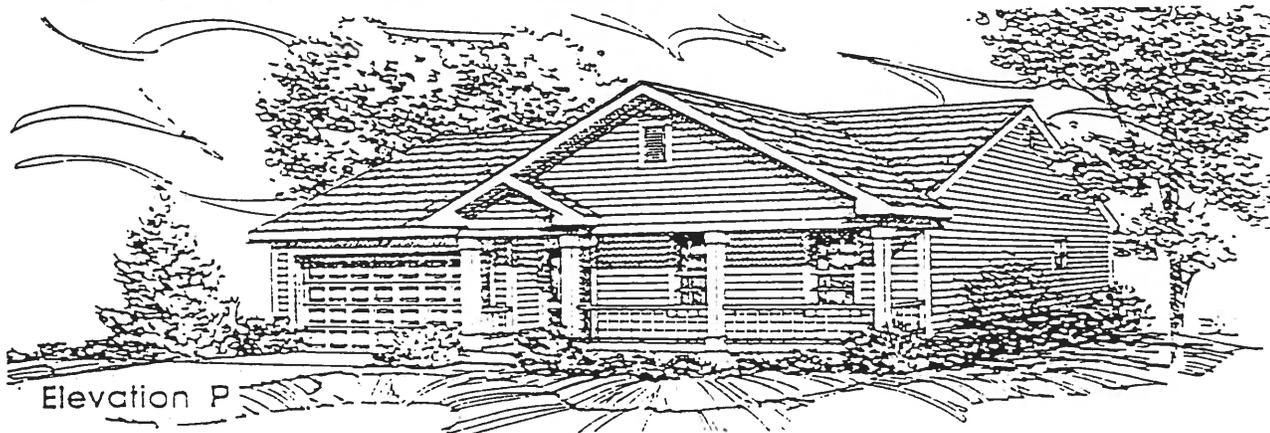
Elevation A



Elevation B (shown w/brick option)



Elevation C



Elevation P

ARBOR

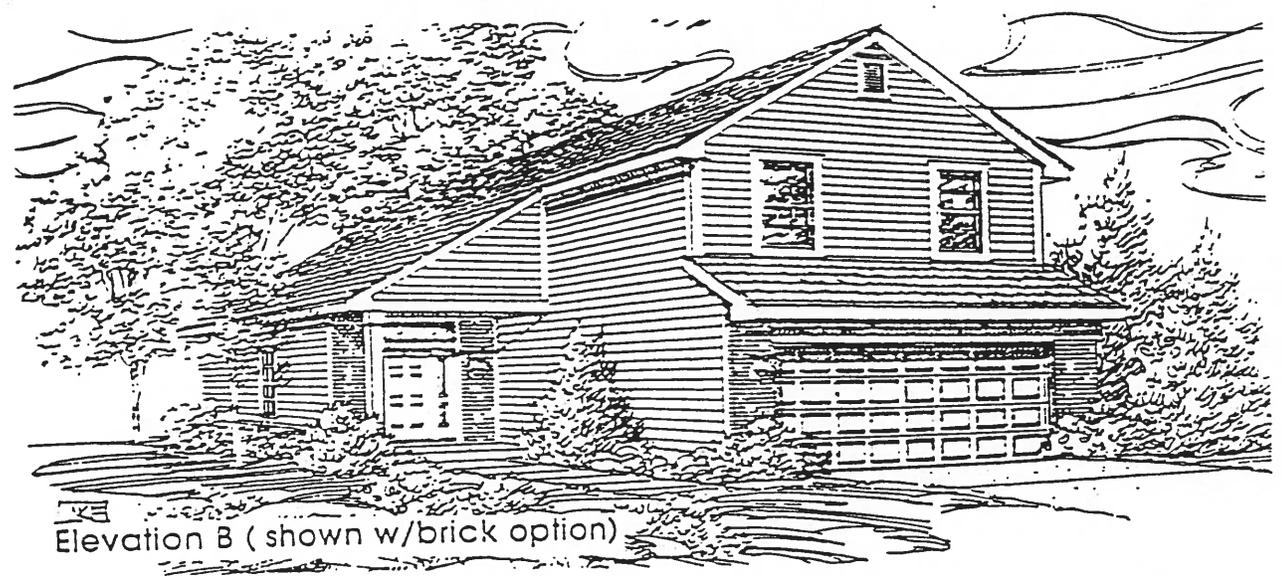


HOUSES

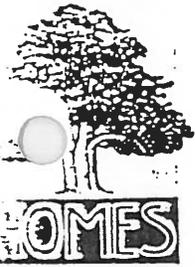
448 Stadeland  
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Indianapolis, Indiana  
46228

317-842-1875  
317-842-9268 fax

# THE OAKWOOD



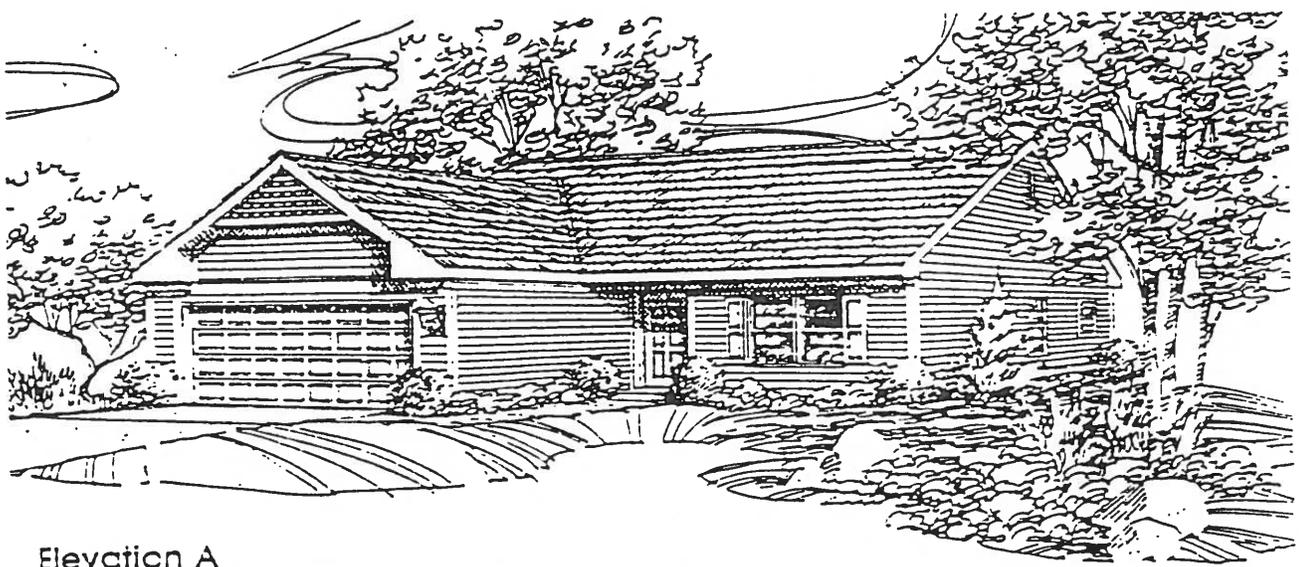
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# THE ASHTON

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Station Way  
Indianapolis, Indiana  
46256

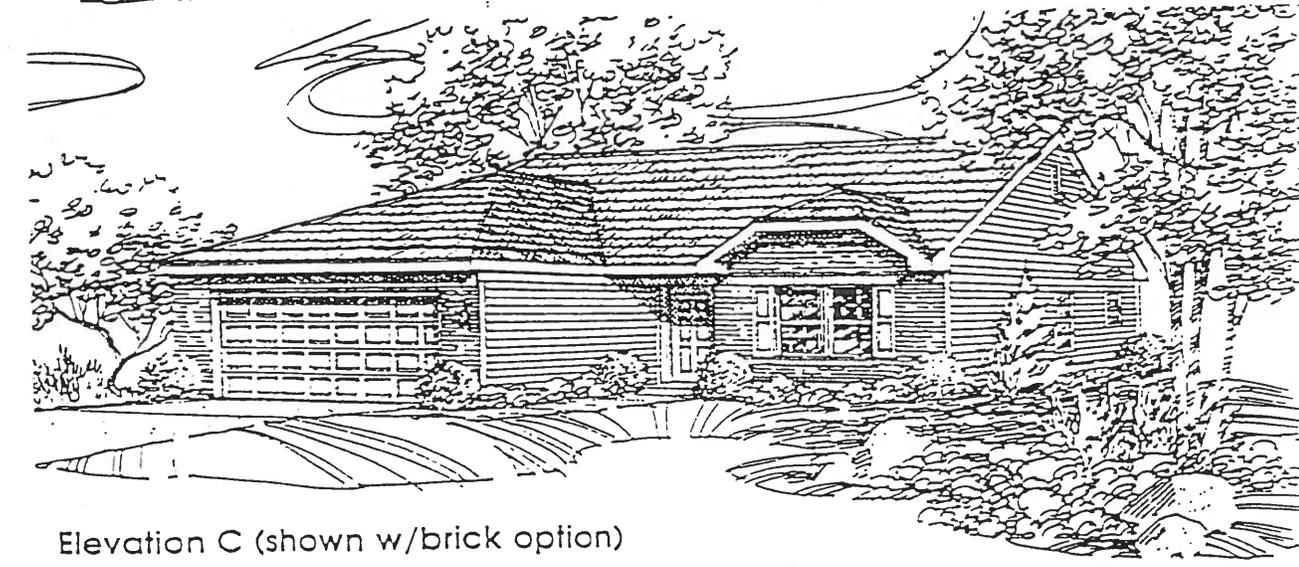
917-842-1175  
917-842-9268 fax



Elevation A



Elevation B (shown w/brick option)



Elevation C (shown w/brick option)

ARBOR



HOMES

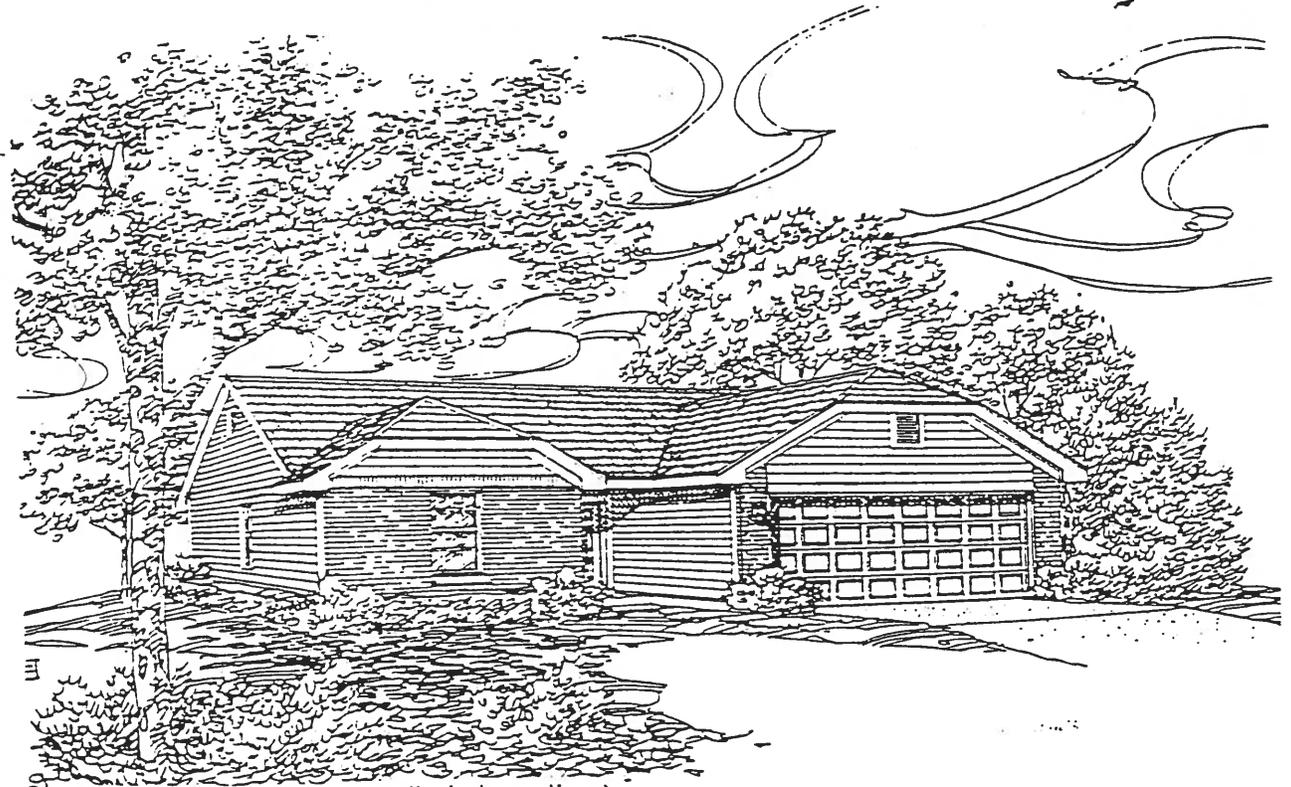
478 Shadeland  
Auction Way  
Indianapolis, Indiana  
46256

317 842-1875  
317 842-8268 fax

# THE MAPLE



Elevation A (shown w/ brick/shutters options)



Elevation B ( shown w/brick option)

HARBOR

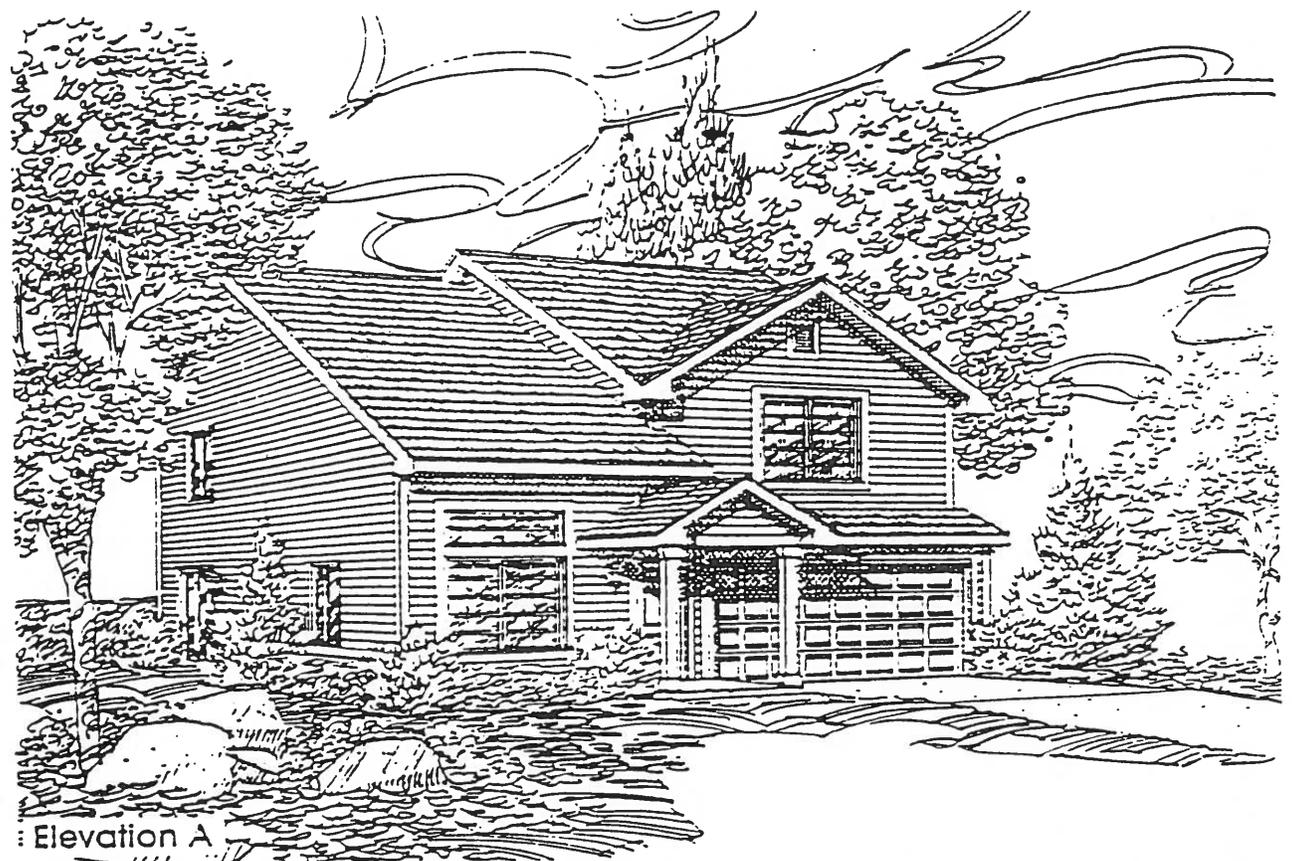


HOUSES

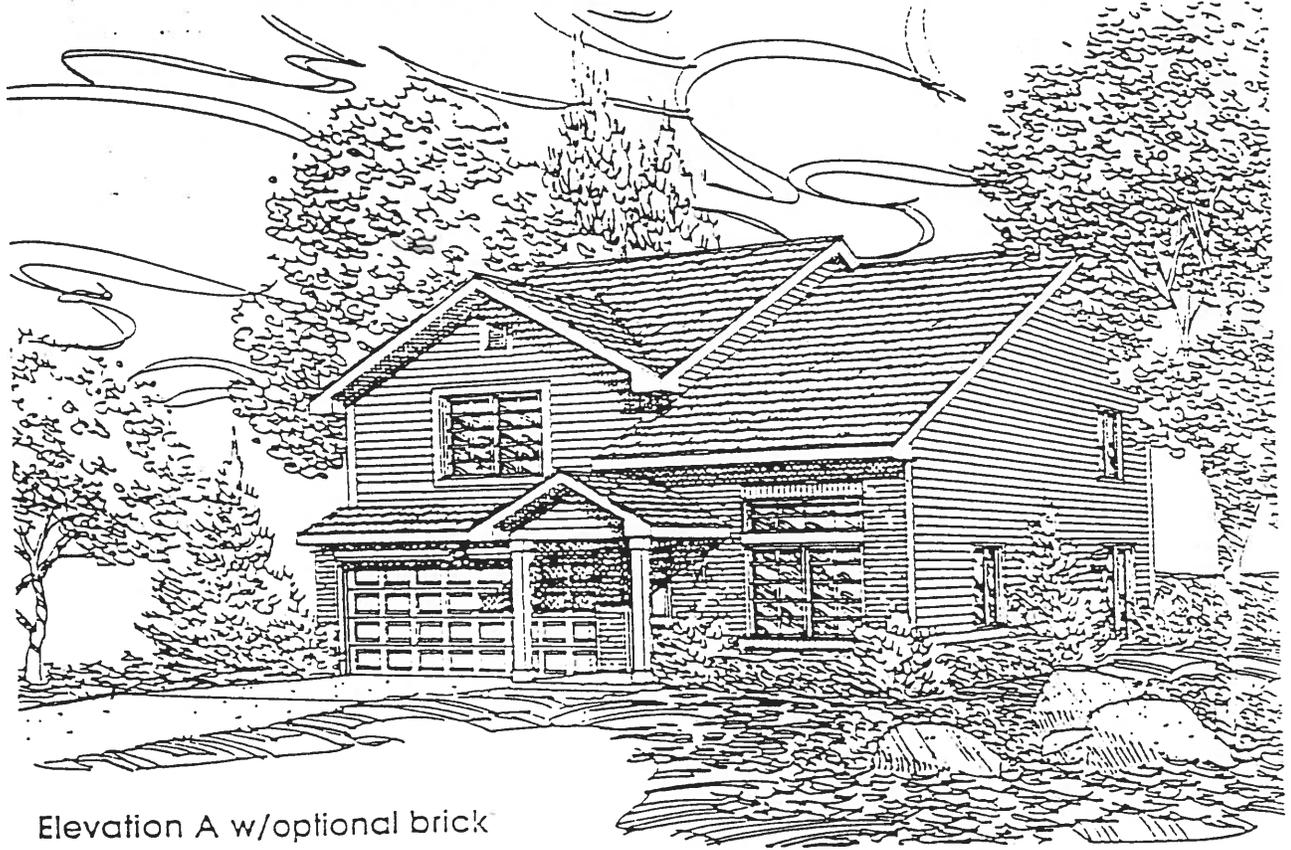
7478 Shadeland  
Station Way  
Indianapolis, Indiana  
46256

TEL 842-1875  
FAX 842-8268

# THE CHARLESTON



Elevation A



Elevation A w/optional brick

# THE COLUMBIA

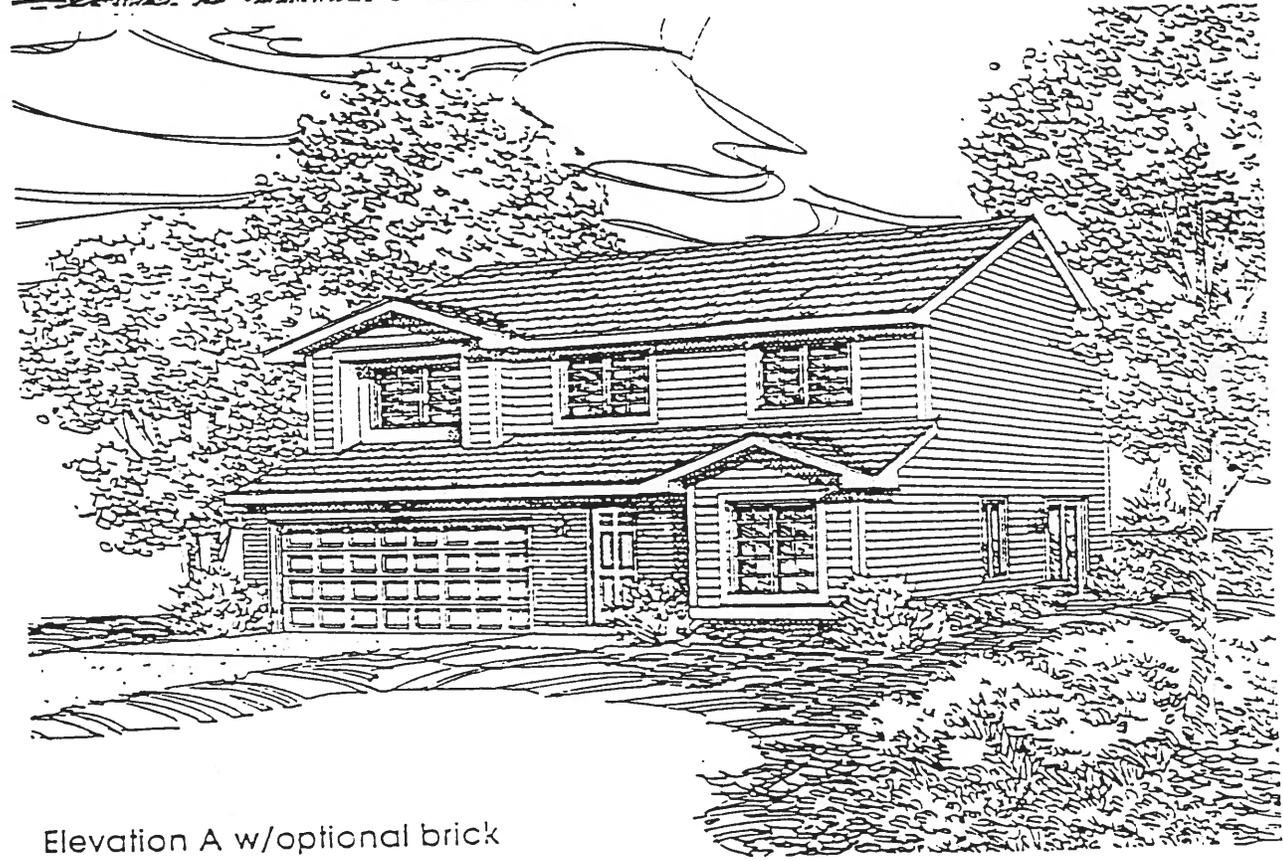
HOUSES

191 Shadeland  
Crest Way  
Bloomington, Indiana  
47404

317-842-1875  
317-842-8768 fax

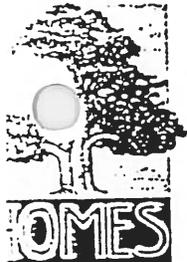


Elevation A



Elevation A w/optional brick

ARBOR



# THE ALEXANDRIA

1778 Shadeland  
Lantern Way  
Indianapolis, Indiana  
46256  
Tel 842-1875  
Fax 842-8268



Elevation A



Elevation B w/optional brick

HARBOR



HOMES

7477 Shadeland  
Station Way  
Indianapolis, Indiana  
46256

317-842-1875  
317-842-8268 fax

# THE SAVANNAH



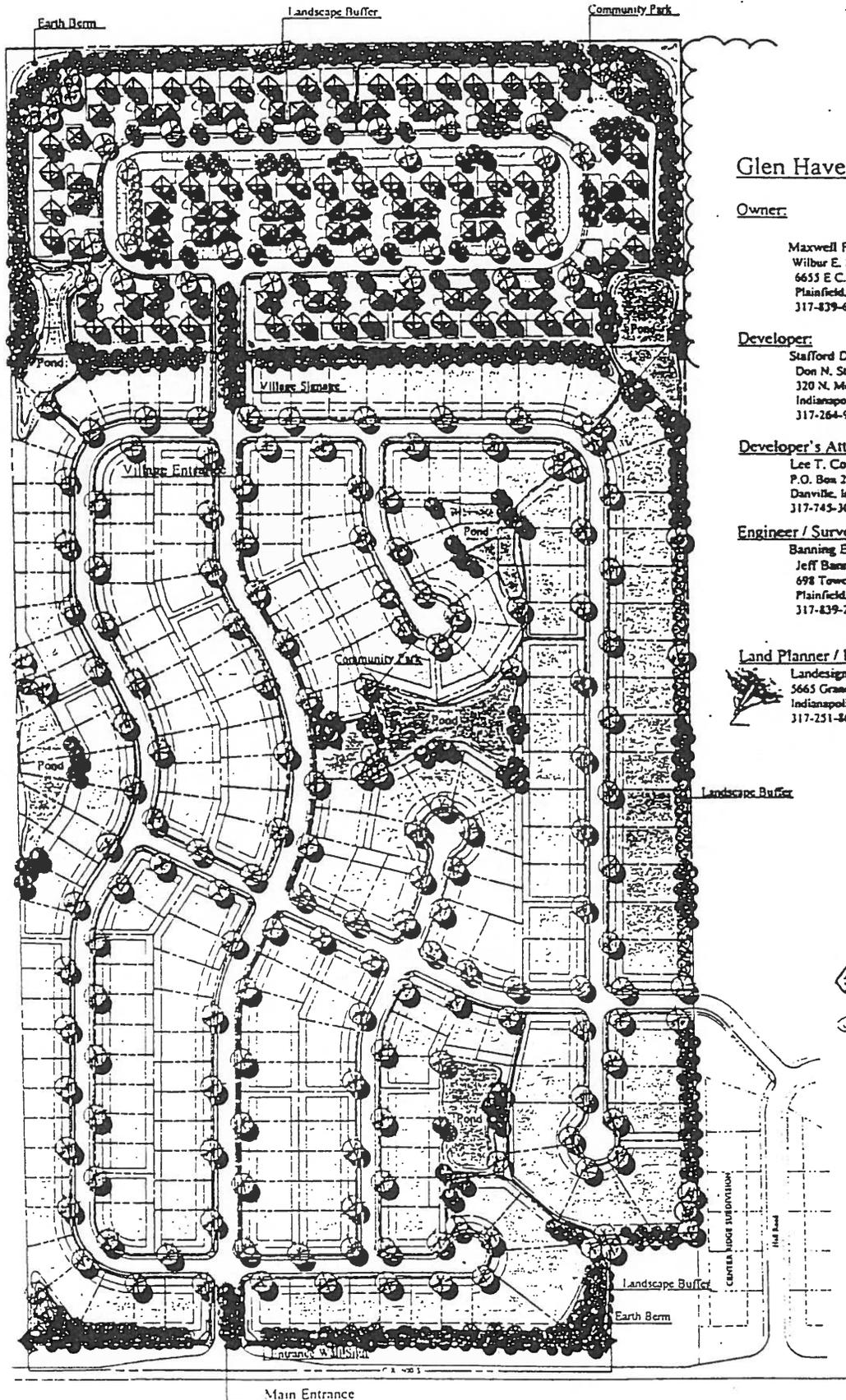
Elevation A w/optional brick



Elevation B

# glen haven

Plainfield, Indiana



## Glen Haven Project Team

### Owner:

Maxwell Family Realty, LP  
 Wilbur E. Maxwell  
 6653 E.C.R. 7005  
 Plainfield, Indiana 46168-9068  
 317-839-6279

### Developer:

Stafford Development  
 Don N. Stafford  
 120 N. Meridian St. Suite 700  
 Indianapolis, Indiana 46204  
 317-264-9400

### Developer's Attorney:

Lee T. Comer  
 P.O. Box 207  
 Danville, Indiana 46122  
 317-743-3029

### Engineer / Surveyor:

Banning Engineering, P.C.  
 Jeff Banning, P.E.  
 698 Tower Road, Suite 100  
 Plainfield, Indiana 46168  
 317-839-2581

### Land Planner / Landscape Architect:

Landesign Services  
 5665 Grandview Drive  
 Indianapolis, Indiana 46228-1856  
 317-251-3626

Scale: 1" = 100'-0"



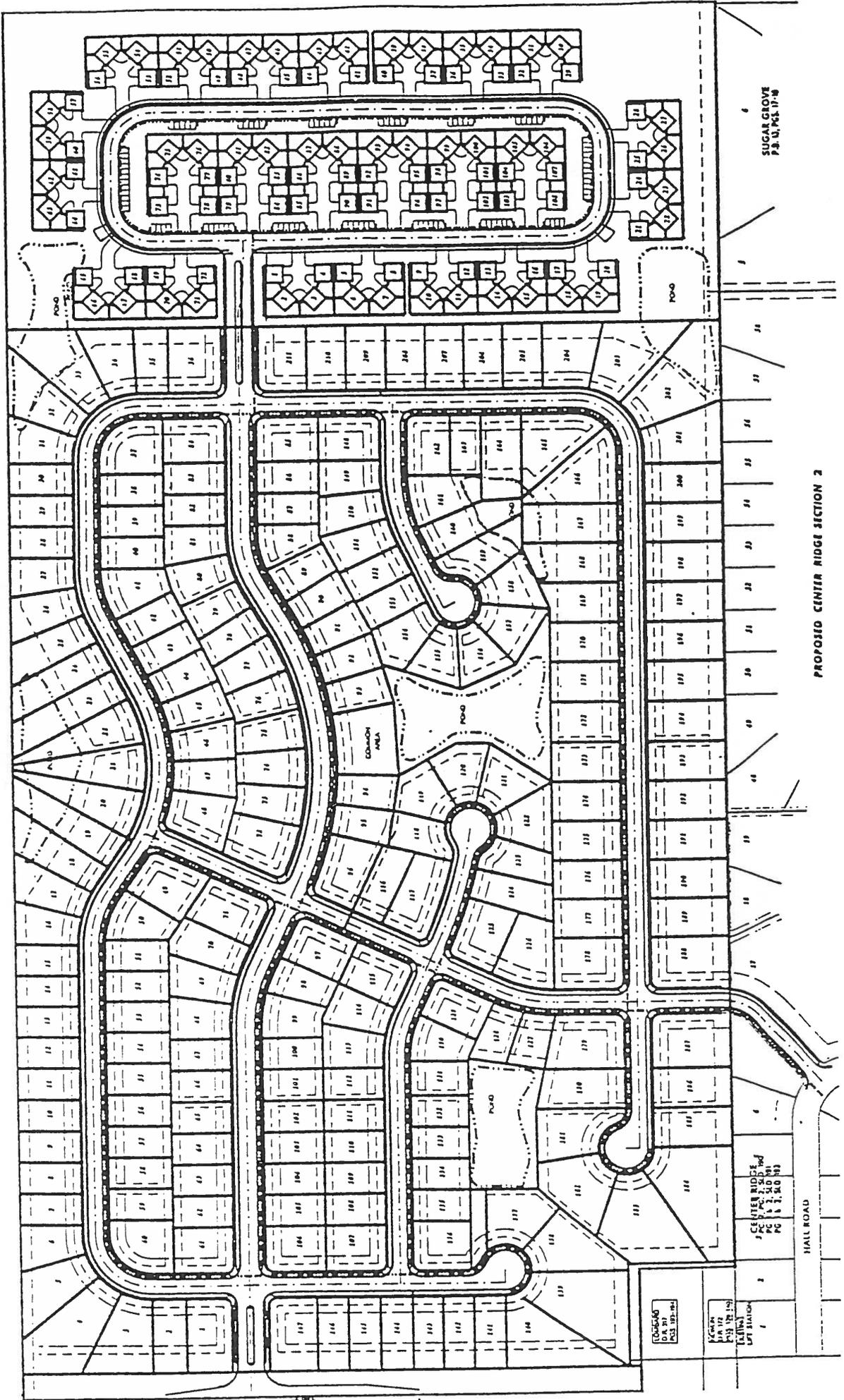
## Legend

- Shade Trees: 2 1/2" Cal. Sugar & Red Maples, White Ash, & Sweetgum
- Evergreen Trees: 6-7" White Pine and Norway & Serbian Spruce
- 6" Path
- 6" Asphalt Path
- Landscape Berm



# GLEN HAVEN

A PLANNED UNIT DEVELOPMENT  
PART OF SE 1/4, SEC. 3, T 14 N, R 1 E, GUILFORD TOWNSHIP



SUGAR GROVE  
P.S. U. PL. 17-18

PROPOSED CENTER RIDGE SECTION 2

CENTER RIDGE P.S. U. PL. 17-18

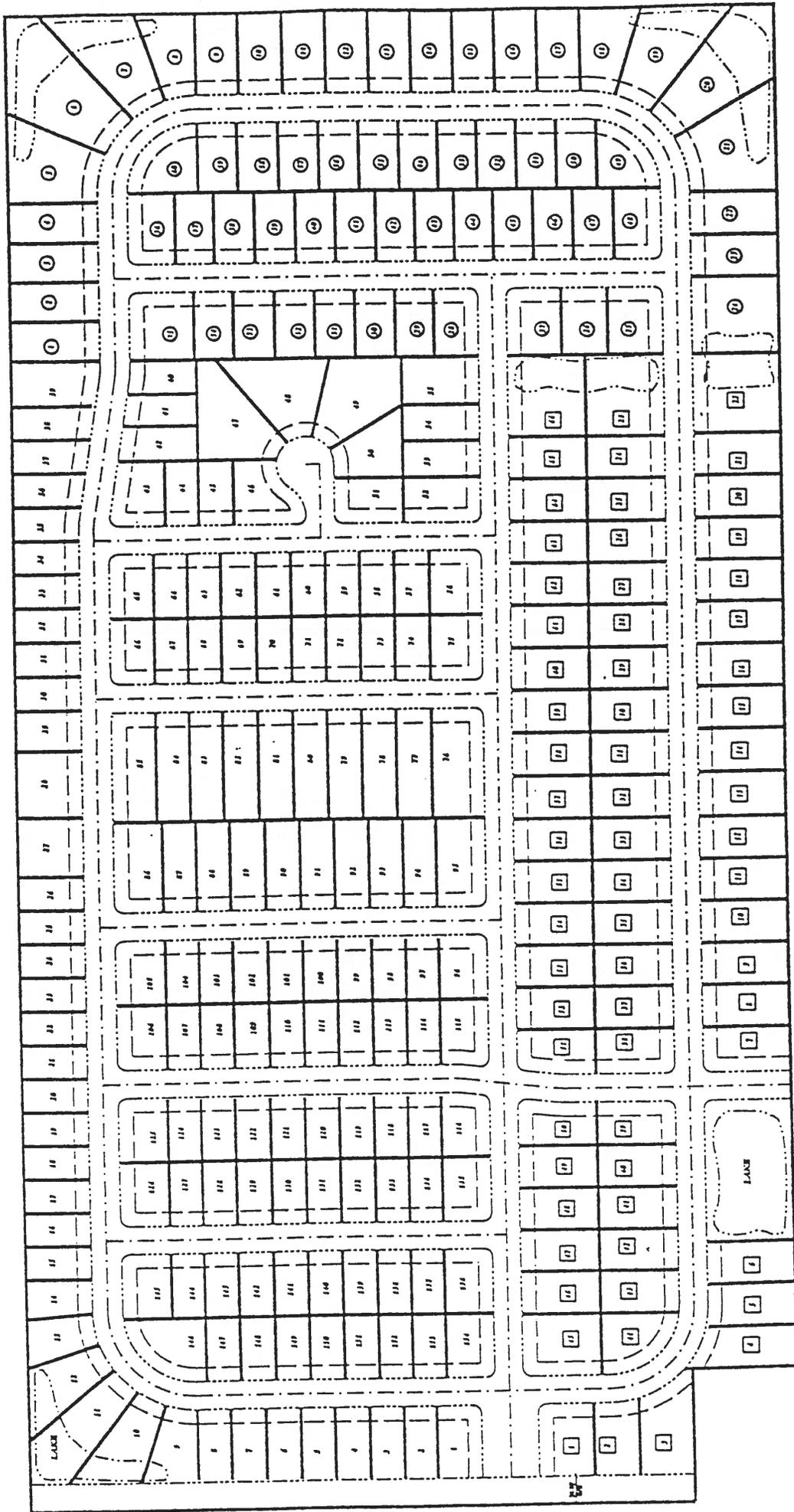
HALL ROAD

LEGEND  
D.A. 171  
P.S. 17-18

LEGEND  
D.A. 171  
P.S. 17-18

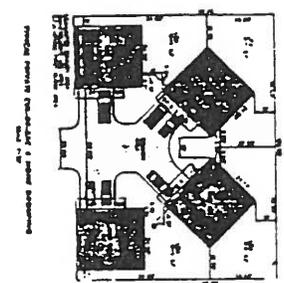
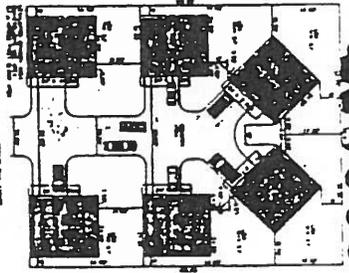
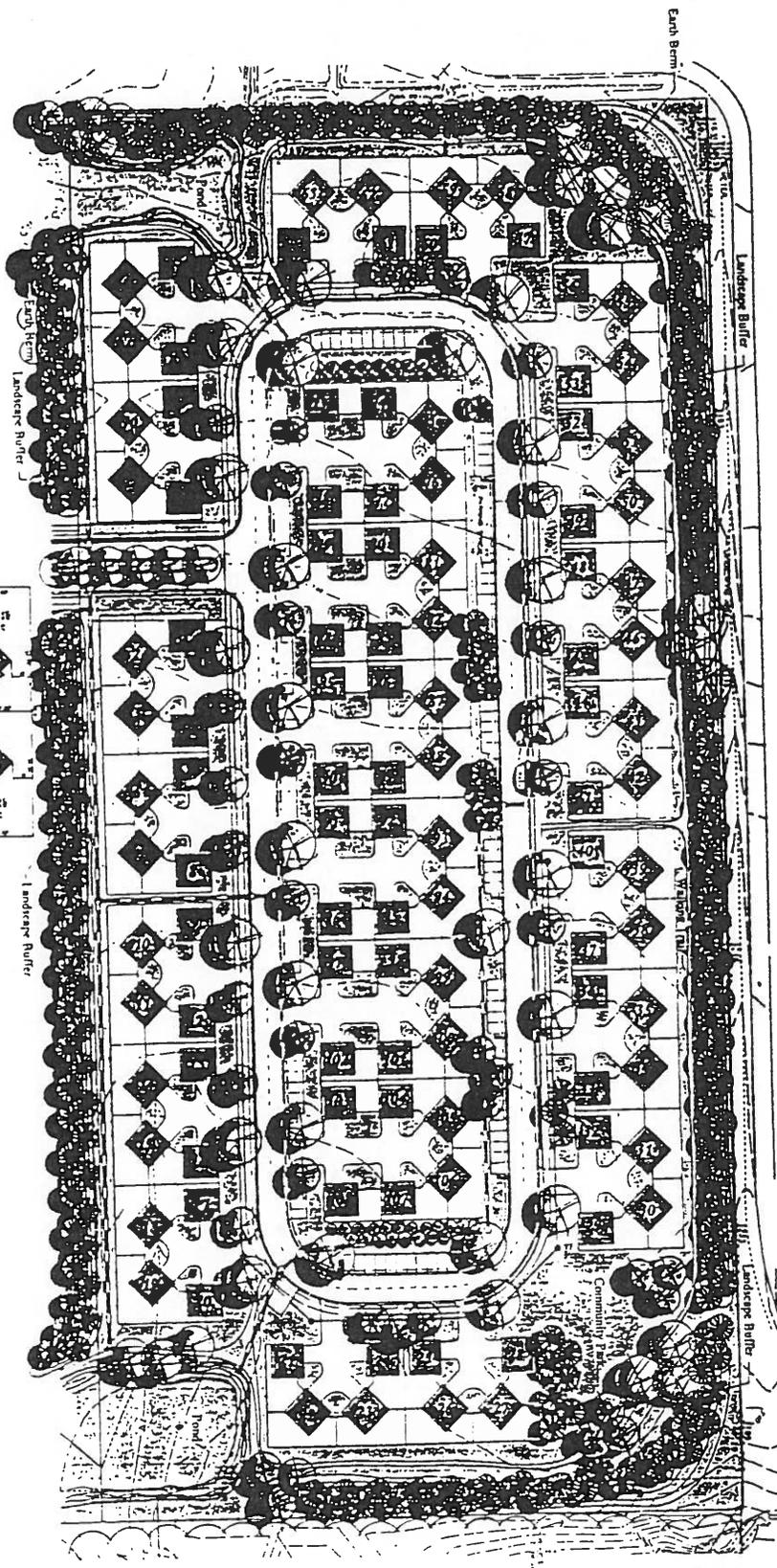
# GLEN HAVEN

PART OF SE 1/4, SEC. 3, T. 14 N., R. 1 E., GUILFORD TOWNSHIP





PRELIMINARY VILLAGE DETAIL FOR  
**GLEN HAVEN**  
 A PLANNED UNIT DEVELOPMENT  
 PART OF SE 1/4, SEC. 3, T14 N, R1 E, GUILFORD TOWNSHIP



**BANNING ENGINEERING, P.C.**  
 CIVIL ENGINEERING - LAND SURVEYING  
 200 TOWER ROAD SUITE 200 PLAINFIELD INDIANA 46166  
 TEL: (317) 437-0200 FAX: (317) 438-1177



GLEN HAVEN SUBDIVISION  
 PRELIMINARY VILLAGE DETAIL  
 GUILFORD TOWNSHIP, HENDRICKS CNTY.  
 TOWN OF PLAINFIELD, INDIANA

NO.	REVISION	DATE