



PLANTING AND LABELING KEY

SM - GREEN HOUSTON SUGAR MAPLE ACER SACCHARIN 'SWEET HONEYCREEK'	NS - NORWAY SPRUCE PICEA ABIES
CS - COLORADO SPRUCE PICEA FRANKIS	L - SWEET GUM LIQUIDAMBAR STYRACIFLUA
AM - EMERALD ARBOR MAPLE ACER CINNABALMIDES	M - RED JEWEL CONE MILVUS 'RED JEWEL'
G - RED OAK QUERCUS RUBRA	SS - SERBIAN SPRUCE PICEA OMORICA
WP - WHITE PINE PINUS STROBUS	P - CLEVELAND SELECT PEAR PYRUS CALLIFLORA 'CLEVELAND SELECT'
S - SERVICEBERRY AMELANCHIER CANADENSIS	RC - BALD CYPRUS TAXODIUM DISTICHUM
RM - RED-SWEET RED MAPLE ACER RUBRUM 'RED-SWEET'	RB - BIRD BUCK BETULA NIGRA
NS - NORWAY SPRUCE PICEA ABIES	C - WINTER KING HEMLOCK CHAMAECIPRESS 'WINTER KING'
	B - EUROPEAN BIRCH BETULA SYLVATICA

PERENNIAL LIST

ACHILLEA CULPYCOLATA 'CORONATION GOLD' (YARROW)
 ALCHERILLA MOLIS 'LADY'S MANTLES'
 ASTER NOVAE ANGLIAE (NEW ENGLAND ASTER)
 ASTER NOVISELCE (NEW YORK ASTER)
 ASTILBE CULTIVARS (ASTILBE)
 BOLTANIA 'SNOWBANK' (BOLTANIA)
 CANTYPERIS 'CLANDONNESS' (BLUE MIST)
 COREOPSIS VERTICILLATA 'MOONBEAM' (THREAD LEAF COREOPSIS)
 DANTHIUS GRANTROPOLIENSIS 'BATA'S PINK' (CHECKER BRICK)
 ECHINACEA PURPUREA 'BRIGHT STAR' (PURPLE CONEFLOWER)
 NEMORICALIS CULTIVARS (WILD DANDELION)
 HOSTA CULTIVARS (HOSTA)
 RUS SIBERICA (RUSSIAN SAGE)
 PEROVSKIA ATRIPLOCLIFOLIA (RUSSIAN SAGE)
 PHLOX MACULATA (WILD SWEET WILLIAM)
 RHODODENDRUM FALCATA 'SOLDIER' (BLACK-EYED SUSAN)
 SALVIA NEMOROSA 'MAY NIGHT' (SAGE)
 SEDUM AUTUMN JOY (STONECROP)
 VERONICA SPICATA 'SUNNY BORDER BLUE' (SPEEDWELL)



- NOTES:**
- ALL LANDSCAPING SHOWN WHICH IS OUTSIDE OF PHASE 4 AREAS IS FROM THE PREVIOUSLY APPROVED LANDSCAPE PLAN FOR STONEHEDGE PLANNED DEVELOPMENT.
 - ALL LANDSCAPING SHOWN ON THE OVERALL LANDSCAPE PLAN (SHEET 7) IS THE DEVELOPER'S RESPONSIBILITY. ALL LANDSCAPING SHOWN ON THE INDIVIDUAL LOT PLAN (SHEET 8) IS THE RESPONSIBILITY OF THE BUILDER AT THE TIME OF HOUSE CONSTRUCTION.
 - ITEMS FROM THE LIST ON SHEET 8 MAY BE USED AS SUBSTITUTES IN THE LANDSCAPE PLAN AS APPLICABLE. THE CONCEPT OF THE OVERALL LANDSCAPE PLAN, HOWEVER, SHALL REMAIN THE SAME.

CERTIFIED BY: James D. Hill, RLS # 2000017 Date: 1/20/2020



DATE: 2/20/20	REVISION:	NO. 1	DATE	BY	DESCRIPTION

STONEHEDGE DEVELOPMENT CORPORATION
 301 COLUMBIA ST., STE. 101
 LAFAYETTE, IN 47901

LANDSCAPE PLAN
OVERALL PLAN

OFFICE LOCATION:
 1911 W. STATE ST., SUITE 101
 LAFAYETTE, INDIANA 47901
 PHONE: 765.836.1515
 FAX: 765.836.1516
 WWW: WWW.ASAINC.COM

ASA Associates, Inc.
 LANDSCAPE ARCHITECTS

OFFICE INFORMATION:
 PROJECT: 1911 W. STATE ST. STONEHEDGE
 SHEET: 7 OF 7
 DRAWING DATE: MAR. 05, 2020
 DESIGN BY: JAH
 CHECKED BY: JAH/INC
 FIELD BLOOM: 8/3/20

THIS PLAN IS VOID UNLESS SIGNED AND DATED

NO. LS20500017
 STATE OF INDIANA
 REGISTERED LAND SURVEYOR

SHEET 7 OF 7

19313

Z-2786
**HERON BAY DEVELOPMENT, LLC
STONEHENGE PHASE 4 PLANNED DEVELOPMENT
R1 & PDRS TO PDRS**

**Staff Report
April 9, 2020**

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner/owner is requesting PDRS zoning for a single-family development totaling 107 lots and 6 outlots on private streets. The property, presently zoned R1, is located southeast of the intersection of Amesbury and Monument Drives in Tippecanoe County; Wabash 34(NW) 24-5.

ZONING HISTORY AND AREA ZONING PATTERNS:

The subject property is currently zoned R1 and PDRS. The Stonehenge development itself has been unfolding for many years, utilizing both conventional zoning and planned development zoning. On the planned development side, three PD-rezones have been approved over the years including Z-1637, Z-1650, and (most recently in 2015) Z-2238. On the conventional zoning side, R1 zoning has been utilized for the various phases of the subdivision portion of Stonehenge. Agricultural and R1 zoning surround the Stonehenge development.

AREA LAND USE PATTERNS:

The subject property is currently unimproved. Single-family residential uses surround the subject project. A golf course is located along the southern boundary of the subject property as well. The land use pattern is typified by agricultural land transitioning to residential development as public utilities become available.

TRAFFIC AND TRANSPORTATION:

The first three planned development rezones of Stonehenge established a pattern of private streets to serve the project. Phase 4 is essentially completing the private street network. Peterborough Road (a private street) is planned to be extended into the phase 4 area from the north and three additional private streets will complete the network with one of them connecting to the future extension of Amesbury Drive (a public street and local road as defined by the *Thoroughfare Plan*) on the west side of phase 4. The private streets of Stonehenge, including the new streets proposed with phase 4, are narrow and unable to support on-street parking. To accommodate the needs of visitors, five off-street parking areas have been located throughout the phase 4 area. These parking areas will be modestly lit for security purposes and have been strategically located to best serve as many homes in phase 4 as possible.

The existing trail network of Stonehenge will also be expanded into phase 4. Trails are planned to best connect to the existing network and lead to amenities such as a proposed decorative pond in phase 4, established amenities in the other phases such as the clubhouse and pool to the north, and the large pond on the east side of Stonehenge.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Public utilities are available to serve the site.

STAFF COMMENTS:

The Stonehenge development is a unique project that has truly evolved over the years, responding to market demands and adjusting accordingly. This fourth and final phase of the planned development portion of Stonehenge builds on the best aspects of the original concept while expanding the resident amenities. The original trail system is expanded with phase 4, creating a loop connecting the pool/clubhouse to the large lake on the east side of the development to the new decorative pond proposed with phase 4. Visitor parking areas are included to serve the residents' guests. The landscape plan for phase 4 is designed to harmonize with the established landscaping in the rest of the planned development area. Finally, architectural standards are included in the phase 4 area to ensure the quality of the architecture found in the earlier phases is continued in this final phase.

In its design standards and robust amenity package, the Stonehenge Phase 4 Planned Development sets a high standard for single-family residential development in our community.

STAFF RECOMMENDATION:

Approval, contingent on meeting all requirements of UZO 2-28-10 and the following for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets (other than preliminary plat) that make up the approved Preliminary Plan;
2. Planned Development construction plans per UZO Appendix B-2;
3. A final plat per UZO Appendix B-3 as applicable;
4. Appropriate surety submitted with Final Detailed Plans;
5. Final landscape plan and plant schedule shall be approved by APC staff as part of the submission of the Final Detailed Plans;
6. Street addressing and private street name applications shall be made with APC prior to the submission of the Final Detailed Plans;
7. Drainage Board approval shall be secured prior to the submission of the Final Detailed Plans;
8. Draft proposed amended covenants, incorporating Phase 4 into Stonehenge, shall be submitted with the Final Detailed Plans for approval and recordation.