

WPC Application

This application is being submitted for (check all that apply):

- ☐ Concept Plan ☐ Development Plan (& Amendment)
☒ Primary Plat ☐ Primary Plat Amendment
☐ Secondary Plat ☐ Secondary Plat Amendment
☐ PUD Text Amendment
☐ Zone Map Change ☐ Waiver(s)

For Office Use Only	
File #	Fee
Filing	TAC
Hearing/Meeting	
☐ Reviewed	☐ w/ conditions
☐ Denied	☐ Approved
☐ Favorable	☐ Unfavorable ☐ No Recommendation

Applicant Info

Name Ryan Homes	
Street Address 8425 Woodfield Crossing Blvd	
City, State, Zip Indianapolis, IN 46240	
Primary Contact Person regarding this petition Brian Kelly	
Phone (312) 880-7805	E-Mail briankelly@nvrinc.com
Engineer Preparing Plans Chad Ziegler	E-Mail cziegler@banning-eng.com
Others to be Notified Lance Ferrell	E-Mail lferrell@banning-eng.com

Property Owner

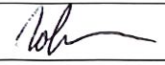
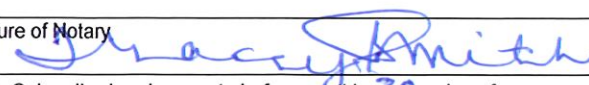
Name Spalding Family Limited Partnership C/O Michael J Spalding	
Street Address 92 Factory Creek Ct	
City, State, Zip Beaufort, SC 29907	
Phone	E-Mail
Applicant is (circle one): Sole owner Joint Owner Tenant <u>Agent</u> Other (specify)	

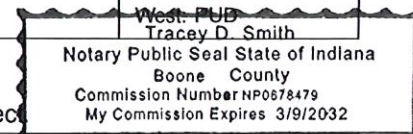
Premises Affected

10-digit Parcel Number 0180471000; 0180470000; 0180470002; 0180472000; 0310316000			
Actual/approximate address or location from major streets Northeast corner of intersection between CR 425 S and CR 700 E			
Subdivision Heritage Station		Lot Number(s) 280 Single Family; 122 Townhomes; 9.15 Acres of Commercial	
Total Acreage +/- 176 Acres		Flood Zone on Site? None	
Zoning of Subject Property PUD		Use of Subject Property Agricultural Fields	
Proposed Zoning PUD		Proposed Land Use Single Family Homes, Townhomes, and Commercial Development	
Zoning of Adjacent Properties	North: Agricultural Fields	South: Agricultural Fields & Residential	East: Agricultural Fields West: Agricultural Fields & Residential
Land Use of Adjacent Properties	North: R-2	South: R-2 & R-3	East: R-2 West: PUD

Notarization

To the best of my knowledge the above information and attached exhibits are true and correct.

Signature of Applicant 	
Notary Public's Name (printed) Tracey D. Smith	Signature of Notary 
My Commission Expires State County 3/9/32 Boone	Subscribed and sworn to before me this 30 day of Sept., 2025.



Attachment A: Consent of Property Owner

Complete and submit if applicant is different from property owner.

I (we)

Mike Spalding

NAME(S)

After being first duly sworn, depose and say:

- That I/we are the owner(s) of the real estate located at I (we)

06-08-20-000-007.000-019; 06-08-20-000-008.000-019; and 06-08-29-000-006.000-019

Parcel #(s)

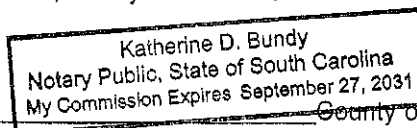
- That I/we have read and examined the Application and are familiar with its contents.
- That I/we have no objection to, and consent to such request as set forth in the application.
- That such request being made by the applicant (☒ is) (☐ is not) a condition to the sale or lease of the above referenced property.

(AFFIANT)

South Carolina
STATE OF ~~INDIANA~~)
) SS:
COUNTY OF Beaufort

Subscribed and sworn to before me this 5th day of August, 2025.

Katherine D. Bundy
Notary Public



My Commission expires: _____ County of Residence: Beaufort

Attachment D: Detail Data Sheet

1. Acreage

Total Acreage	<u>176 Acres</u>
Proposed Private Acreage	<u>154 Acres</u>
Proposed Public Acreage	<u>22 Acres</u>

2. Densities

Number of Lots/Units	<u>402</u>
Units per Acre	<u>2.3</u>
Estimated Population	<u>1050</u>

3. Utilities to Serve the Development

☒ Sanitation	<u>Whitestown Utilities</u>
☒ Water	<u>Whitestown Utilities</u>
☒ Electric	<u>Boone Power</u>
☐ Other	<u></u>
☐ Other	<u></u>
☐ Other	<u></u>

4. Private Ownership: List any improvements that are to be owned and maintained privately (and by whom):

Amenity Area and Open Areas (By Whom to be Determined)

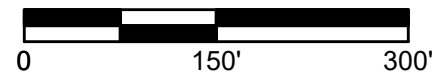
5. Performance Guarantees: For which of the following improvements do you anticipate submitting performance guarantee?

☐ Streets	
☐ Signs and Monuments	
☐ Sanitary Sewers	
☐ Off-Site Sewers	<u>To Be Determined</u>
☐ Storm Sewers	
☐ Off-Site Drainage	
☐ Sidewalks	
☐ Other	<u></u>
☐ Other	<u></u>



Heritage Station Project Narrative

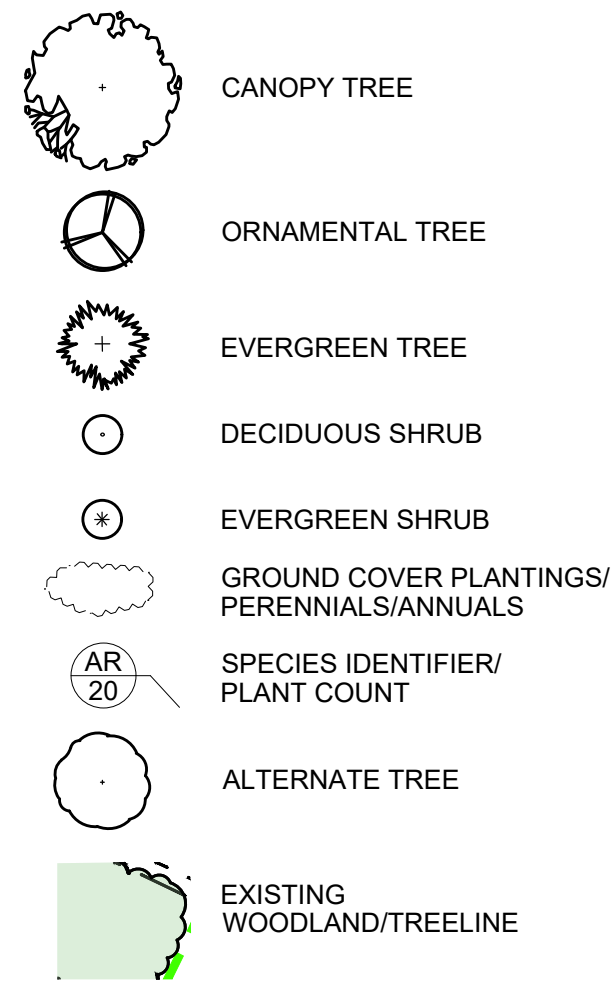
The Heritage Station development is a 176± acre proposed residential and commercial development located on the north side of E. 425 S. approximately 3.5 miles east of the intersection of I-65 and 400 S. The project is in Section 20 & 29, Township 18N, Range 2E; Boone County, Worth Township, Town of Whitestown, Indiana. This project will include 280 single family homes, 122 townhome units, and 9.2± acres of commercial development. All construction activity will follow the Whitestown Unified Development Ordinance.



 BANNING ENGINEERING 853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, NJ 086168 BUS: (317) 707-3700; FAX: (317) 707-3800 E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com					OVERALL / PHASING PLAN HERITAGE STATION (PC25+062-PP) WHITESTOWN, INDIANA BOONE COUNTY				
	Project No:	24394			Designat:	LGF	Sym.	Revisions	Date
	Sheet No:				Drawn:	GAF	1	TAC REVIEW COMMENTS DATED OCTOBER 14, 2025	10/23/2025
	C101				Checked:	LGF			
					Scale:	1"=150'			
					Date:	10-02-2025			

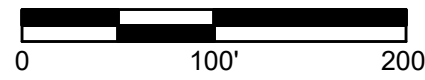
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LANDSCAPE SYMBOLOGY



LANDSCAPE NOTES

1. REFER TO HERITAGE STATION PUD STANDARDS, THE TOWN OF WHITESTOWN, INDIANA UNIFIED DEVELOPMENT ORDINANCE (UDO) AND THOROUGHFARE PLANS. INSTALLATION, SIZING, SPACING, LOCATION, AND REQUIRED QUANTITIES OF ALL LANDSCAPE MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THESE DOCUMENTS.
2. ALL PLANTINGS SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, AS SET FORTH BY AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
3. LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING, DRAINAGE, AND LOT IMPROVEMENTS AND EASEMENTS. REFER TO CIVIL ENGINEERING PLANS PREPARED BY BANNING ENGINEERING.
4. ALL PLANTING BEDS TO HAVE SPADED EDGE UNLESS OTHERWISE NOTED. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED FOR TURF GRASS UNLESS OTHERWISE NOTED.



LANDSCAPE REQUIREMENTS

STREET FRONTAGE LANDSCAPING (PUD*)

ORDINANCE (PUD/UDO): FRONT YARD MUST HAVE 1 SHADE TREE PER 35' OF STREET TREE FRONTAGE. TOTAL STREET FRONTAGE APPROXIMATELY 18,480 LF./35 LN. = 1056 REQUIRED TREES.

STREET TREES

TREES SHALL BE INSTALLED PER LOCATIONS IDENTIFIED ON PLANS. DISTRIBUTION OF SPECIES SHALL BE A RANDOM MIX OF THE FOLLOWING AS SPECIFIED IN THE PLANT SCHEDULE ON SHEET C403.

SPECIES

Acer rubrum 'October Glory' - October Glory Red Maple
Acer rubrum 'Autumn Blaze' - Red Sunset Maple
Gymnocladus dioica - Kentucky Coffeetree
Gleditsia tricanthos 'nervis' 'Skycole' - Skyline Honeylocust
Gleditsia tricanthos 'Draves' - Draves Honeylocust
Platanus x acerifolia - London Planetree
Quercus bicolor - Swamp White Oak
Quercus imbricaria - Shingle Oak
Quercus muhlenbergii - Chinquapin Oak
Quercus rubra - Northern Red Oak
Quercus shumardii - Shumard Oak
Tilia cordata - Little Leaf Linden
Ulmus x 'Frontier' - Frontier Elm
Zelkova serrata 'Green Vase' - Japanese Zelkova

TOTAL 1056 min.

PERIMETER LANDSCAPING (PUD/UDO 5.4*)

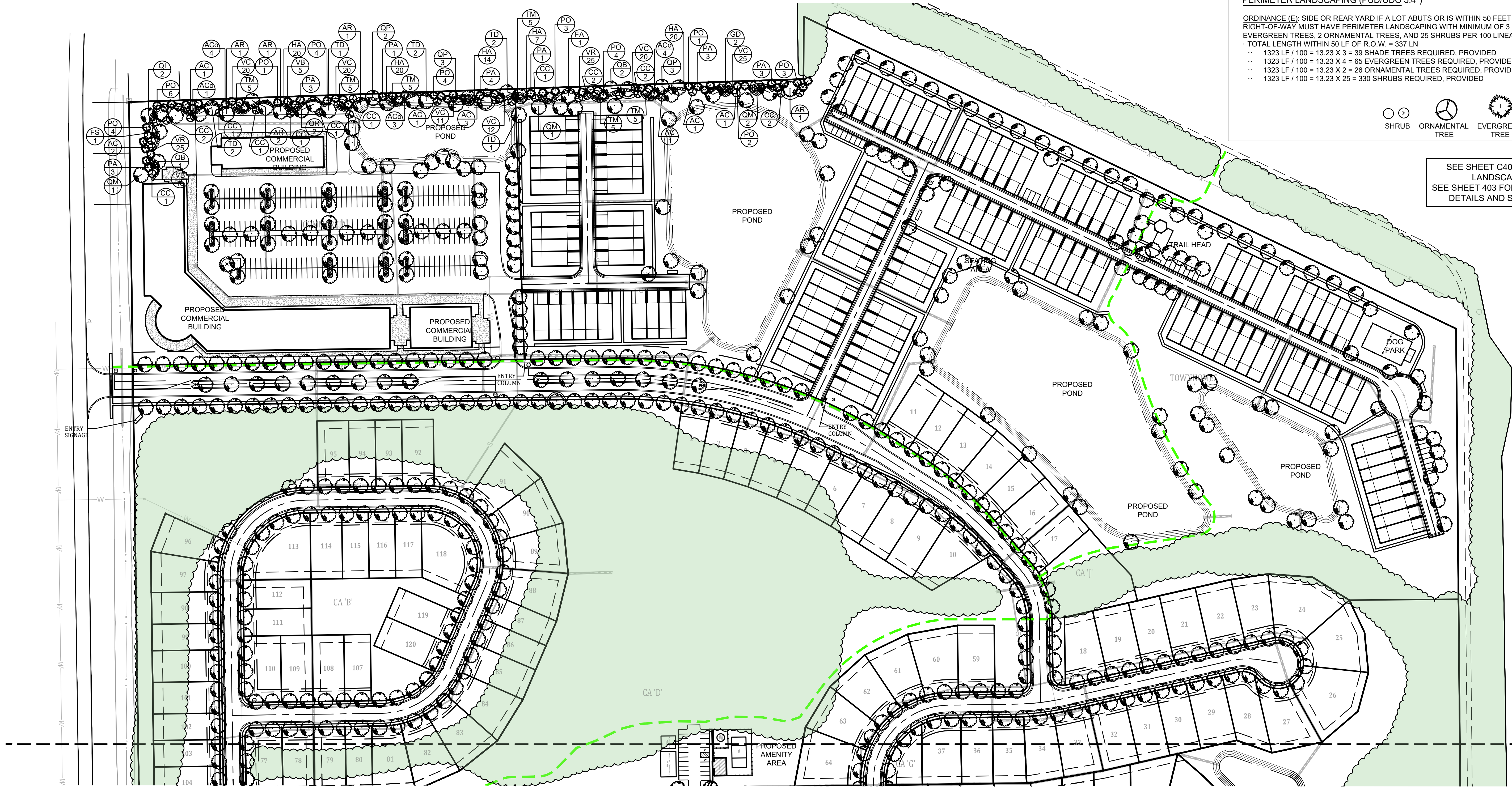
ORDINANCE (E): SIDE OR REAR YARD IF A LOT ABUTS OR IS WITHIN 50 FEET OF EXISTING RIGHT-OF-WAY MUST HAVE PERIMETER LANDSCAPING WITH MINIMUM OF 3 SHADE TREES, 4 EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LINEAL FEET.

TOTAL LENGTH WITHIN 50 LF OF R.O.W. = 337 LN

- 1323 LF / 100 = 13.23 X 3 = 39 SHADE TREES REQUIRED, PROVIDED
- 1323 LF / 100 = 13.23 X 4 = 65 EVERGREEN TREES REQUIRED, PROVIDED
- 1323 LF / 100 = 13.23 X 2 = 26 ORNAMENTAL TREES REQUIRED, PROVIDED
- 1323 LF / 100 = 13.23 X 25 = 330 SHRUBS REQUIRED, PROVIDED



SEE SHEET C401 FOR LEGEND & LANDSCAPE NOTES.
SEE SHEET 403 FOR PLANT SCHEDULE, DETAILS AND SPECIFICATIONS.



SEE SHEET C402 FOR CONTINUATION

Revisions	Date	By	Design	Drawn	Checked	Scale	Date
1	10/23/2025	TAC REVIEW COMMENTS DATED OCTOBER 14, 2025	LGF	GAF	LGF	1"=100'	10-02-2025

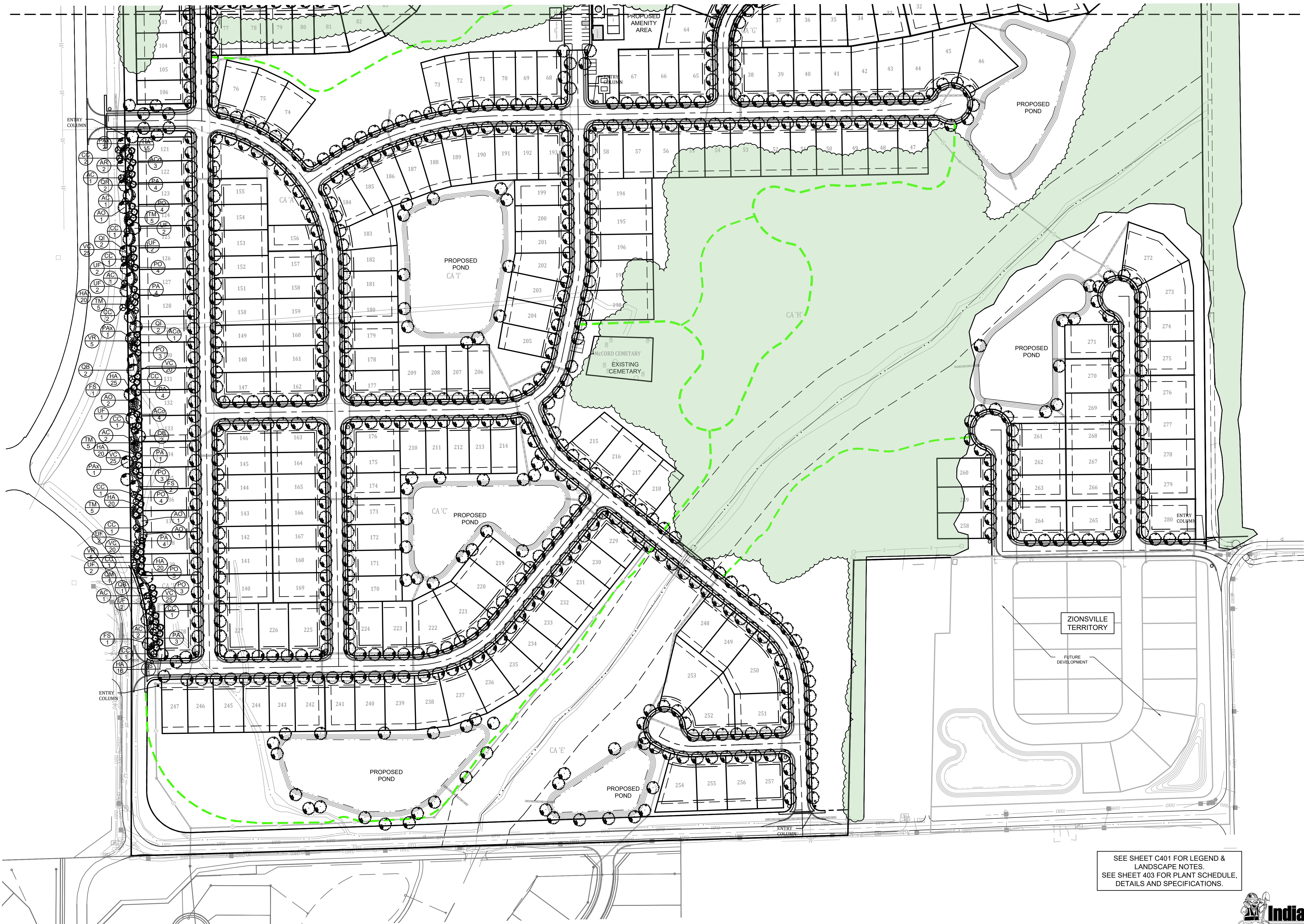
LANDSCAPE, TREE PLANTING PLAN, PATHS
HERITAGE STATION (PC25-062-PP)
WHITESTOWN, INDIANA
BOONE COUNTY



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Project No: 24394
Sheet No:

C401



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