Town of Zionsville
1100 West Oak Street
Zionsville, IN 46077

TRANSMITTAL

TO: **Town of Zionsville Advisory Plan Commission**
FROM: **Wayne DeLong - Director of Planning and Economic Development**
RE: **Materials for consideration for the September 21, 2020 Meeting of the Plan Commission.**

Enclosed for your information and review are the following:

1. Plan Commission Meeting Agenda
2. Planning Department August 2020 Monthly Report
3. August 17, 2020 Plan Commission Meeting Minutes
4. Docket # 2020-24-Z Russell Oaks Remonstrance Letter(s)
5. Docket # 2020-37-DP Heritage Trail Phase II Remonstrance Letter(s)
6. HUB I-65 Phase 1-Minor Amendment-Landscaping
7. Petition Applications, Requests, and Information for Review and Consideration

January 21, 2020 Plan Commission Meeting Memo (minutes) and April 20, 2020 Plan Commission Meeting minutes are forthcoming.

MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION
Monday, September 21, 2020
7:00 PM (Local Time)

THIS PUBLIC MEETING WILL BE CONDUCTED PURSUANT TO GOVERNOR ERIC J. HOLCOMB'S EXECUTIVE ORDERS 20-02, 20-04 AND 20-08, 20-26, and 20-30 AND GOVERNOR HOLCOMB'S EXERCISE OF HIS POWERS UNDER INDIANA'S EMERGENCY MANAGEMENT AND DISASTER LAW, IND. CODE 10-14-3, *et seq.* ADDITIONAL INFORMATION REGARDING THE MEETING IS PROVIDED IN THE ANNEX PUBLISHED WITH THIS NOTICE.

1. Members of the public shall have the right to attend Plan Commission Public Meetings via the following forms of electronic communication:

Please click the link below to join the webinar:
https://us02web.zoom.us/j/86033706661
Or iPhone one-tap :
US: +16465588656,,86033706661# or +13017158592,,86033706661#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799
Webinar ID: 860 3370 6661
International numbers available: https://us02web.zoom.us/u/kbeDKCKnBg

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H.323:
162.255.37.11 (US West)
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115.114.131.7 (India Mumbai)
115.114.115.7 (India Hyderabad)
213.19.144.110 (Amsterdam Netherlands)
213.244.140.110 (Germany)
103.122.166.55 (Australia)
149.137.40.110 (Singapore)
64.211.144.160 (Brazil)
69.174.57.160 (Canada)
207.226.132.110 (Japan)
Meeting ID: 860 3370 6661
SIP: 86033706661@zoomcrc.com

The following items are scheduled for consideration:

I. Pledge of Allegiance
II. Attendance
III. Approval of the January 21, 2020 Meeting Memo, April 20, 2020 and August 17, 2020 Plan Commission Meeting Minutes
IV. Continuance Requests
V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered
2020-24-Z	Russell Oaks	8901 and 9085 E. Oak Street	Petition for Zone Map Change to rezone 31.671 +/- acres from the Rural (R1) Residential Zoning District to a Rural (R2) Residential Zoning District
2020-25-DP	Overley Worman Park	Block P3 Overley Worman Park	Petition for Development Plan approval to allow for the construction of a 47 +/- recreation park named Overley Worman Park

VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2020-29-Z	Zionsville Community Schools Rezone	8602 E. 500 South	Petition for Zone Map change to rezone approximately 44.368 acres from the Urban (R-SF-2) Residential Zoning District to a (SU-1) Special Use Zoning District
2020-31-RP	Towriss RePlat	Lots 19 & 20 Lost Run Lane	Petition for RePlat to allow for the combining of Lots 19 and 20 as reflected in the Primary Plat of Subdivision Lost Run Farms, and to allow for the vacation of 7-foot 5-inch easements located on each side of the common lot line in the Urban (R-SF-2) Residential Zoning District
2020-32-DP	ZCS Transportation Center Annex	9770 E. 600 South	Petition for Development Plan approval to provide for Development of a Transportation Annex to facilitate additional bus parking (44) spaces and employee parking (42) spaces in the (SU-1) Special Use Zoning District
2020-30-DP	Brick Street LLC	175 S. Main Street	Petition for Development Plan approval to provide for a building addition and exterior improvements to an existing boutique/hotel, restaurant/bar, and event space in the (VBD) Village Business Zoning District
2020-37-DP	Heritage Trail Park Phase II	4050 S. 875 East	Petition for Development Plan Approval to allow for installation of fencing for a dog park, additional surface parking space, and additional public amenities
2020-36-VAC	Holliday Farms Section 4	3900 S. US 421	Petition to allow for the vacation of all platted lots, all private easements, and all Covenants, Conditions, or Restrictions within or applicable to a portion of the platted Town of Hamilton (formerly Clarkstown).
2020-33-PP	Holliday Farms Section 4	3900 S. US 421	Petition for Primary Plat Approval to provide for 75 Lots in the (PUD) Planned Unit Development
2020-34-DP	Holliday Farms Section 4	3900 S. US 421	Petition for Development Plan approval to provide for the development of a 35.988 acre site into 75 lots in the (PUD) Planned Unit Development Zoning District

VII: Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
			HUB I-65 minor amendment of landscaping

Please note that a quorum of the Zionsville Town Council may be in attendance at the meeting.

Respectfully Submitted:

Wayne DeLong, AICP, CPM
Director of Planning and Economic Development

September 3, 2020

ANNEX TO PUBLIC NOTICE FOR THE September 21, 2020, REGULAR MEETING OF THE ZIONSVILLE PLAN COMMISSION

In his Executive Orders 20-02, 20-04, 20-08, 20-26 AND 20-30 (collectively, the "**Executive Orders**"), Governor Eric J. Holcomb has ordered all political subdivisions of the State of Indiana to limit public gatherings and to implement the Centers for Disease Control and Prevention's and the Indiana State Department of Health's recommended virus mitigation strategies. The Executive Orders suspend certain requirements for Essential Governmental Functions that facilitate Essential Infrastructure with respect to public meetings and open door laws, including suspending physical participation requirements by members of public agency governing bodies and permitting public attendance through electronic means of communications. As a political subdivision of the State of Indiana, the Zionsville Plan Commission (the "Plan Commission") must comply with the Executive Orders throughout the duration of the COVID-19 Public Health Emergency. According, all public meetings of the Plan Commission shall be conducted in the following manner until the end of the COVID-19 Public Health Emergency:

1. Members of the public shall have the right to attend Plan Commission Public Meetings via the following forms of electronic communication:

Please click the link below to join the webinar:
https://us02web.zoom.us/j/86033706661
Or iPhone one-tap :
US: +16465588656,,86033706661# or +13017158592,,86033706661#
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213.19.144.110 (Amsterdam Netherlands)
213.244.140.110 (Germany)
103.122.166.55 (Australia)
149.137.40.110 (Singapore)
64.211.144.160 (Brazil)
69.174.57.160 (Canada)
207.226.132.110 (Japan)
Meeting ID: 860 3370 6661
SIP: 86033706661@zoomcrc.com

Members of the public shall have the option of recording their attendance at Plan Commission Public Meetings via electronic roll call at the start of the meeting or via e-mail at wdelong@zionsville-in.gov.

1. If a member of the public would like to attend a Plan Commission Public Meeting, but cannot utilize any of the access methods described above, please contact Wayne DeLong at 317-873-5108 or wdelong@zionsville-in.gov.
2. The Plan Commission will continually revisit and refine the procedures in this Annex to address public accessibility to Plan Commission Public Meetings during the COVID-19 Public Health Emergency.
3. If you need technical assistance in logging into Zoom for this webinar, please contact: Roger Kilmer, rkilmer@zionsville-in.gov, or 317-690-6539.

Town Of Zionsville
Planning and Economic Development Combined Permit Activity
August 2020

Total permits issued for the month of August: 97

Permit Activity Breakdown Printed 2020/09/03 11:48 AM

Commercial Permits	August 2020	August 2019	YTD 2020	YTD 2019	YTD Diff
New	0	2	7	7	0
Interior Remodel	2	4	18	42	-24
Addition	0	0	2	2	0
Sign	1	4	18	35	-17
Electric	2	0	22	6	16
Other	4	2	20	32	-12
Sewer	0	0	1	2	-1
Commercial Totals	**9**	**12**	**88**	**126**	**-38**
Residential Permits					
Single Family	23	33	190	161	29
Addition	11	10	95	86	9
Remodel	6	4	69	68	1
Electric	7	3	38	29	9
Pool/Spa	7	6	42	37	5
Demolition	0	3	8	17	-9
Other	31	21	191	165	26
Sewer/Repairs	3	4	13	21	-8
Residential Totals	**88**	**84**	**646**	**584**	**62**
Combined Totals	**97**	**96**	**734**	**710**	**24**

Building/Site Inspections: 467 Number Of Inspections: 744

Certificates Of Occupancy Issued: 68

Easement Encroachments Authorized: 0 Denied: 0

Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 7

Number of violations that resulted in a violation and/or stop work order: 4

Number of Investigations closed this month: 11

Total number of zoning code violations to date: 28

Town Of Zionsville
Planning and Economic Development Permit Detail
August 2020

Total Combined permits issued for the month of August: 97

CombinedPermit Activity Detail Printed 2020/09/03 11:48 AM

Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
R2020-638	August	3	$0	$0	$0	$0	$0	Burtner Electric	John & Kathleen Edwards	Res Electric			1652 S 825 EAST	46077
U2020-639	August	3	$0	$70	$0	$0	$0	Bedrock Builders Inc.	BHI Senior Living	Comm Trailer	Hoosier Village		10301 Eagle Oaks Lane	46077
U2020-640	August	4	$497,000	$1,308	$7,585	$1,221	$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	31	5220 PEACHTREE	46077
13U2020-641	August	4	$22,000	$530	$0	$0	$0	Stephen Gabuzda	Stephen & Jennifer	Res Remodel	HIDDEN PINES	124	3561 EVERGREEN	46077
U2020-642	August	4	$9,000	$100	$0	$0	$0	R&G Construction	Anne Curry	Res Add Deck	Cobblestone Lakes	200	8922 WINDPOINTE	46077
U2020-643	August	4	$275,700	$1,082	$4,025	$1,221	$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	303	8180 Shaldon Court	46077
U2020-644	August	4	$16,000	$75	$0	$0	$0	Stay Dry Roofing	Joseph & Caitlin	Res Reroof	Spring Knoll	94	9437 GREENTHREAD	46077
U2020-645	August	4	$39,788	$554	$0	$0	$0	Huffer Construction	Reindeer Property	Comm Remodel	Bennett Techology Park	9B I CAN	5100 CHARLES	46077
U2020-646	August	4	$200,000	$1,180	$4,025	$1,221	$1,009	Lennar	Lennar	Res New	Hampshire	198	8200 OAKLEY	46077
U2020-647	August	4	$200,000	$1,350	$4,025	$1,221	$1,009	Lennar	Lennar	Res New	Hampshire	197	8151 OAKLEY	46077
U2020-648	August	4	$16,000	$75	$0	$0	$0	Robert Stevens Roofing	Brandon Manning	Res Reroof	Raintree	42	80 SPRING DRIVE	46077
U2020-649	August	4	$483,000	$1,307	$7,585	$1,221	$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	16	5183 ROSE DRIVE	46077
13U2020-650	August	4	$0	$90	$0	$0	$0	Kinder Electric	Peter & Carol Bick	Res Electric	The Willows	189	11479 GOLDEN	46077
R2020-651	August	4	$0	$75	$0	$0	$0	Doug Brown	Douglas & Rita Brown	Res Electric	Sycamore Bend	16	518 WREN WAY	46077
U2020-652	August	4	$452,000	$1,278	$7,585	$1,221	$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	19	5103 ROSE DRIVE	46077
19U2020-653	August	5	$71,000	$455	$0	$0	$0	Perma Pools	Nicholas & Chanda Mundil	Res Add Pool	BROOKHAVEN	72	2784 W HIGH GROVE	46077
R2020-654	August	5	$400,000	$1,058	$0	$1,221	$1,009	Woodstock Custom Homes	Gary Weaver	Res New	Stonegate	246	7637 BEEKMAN	46077
U2020-655	August	5	$22,000	$75	$0	$0	$0	Amos Exteriors	Charles & Nerissa Hunt	Res Reroof	Austin Oaks	63	4456 RIVERBIRCH	46077

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U2020-656	August	5	$0	$75	$0	$0	$0	Brent Kouns	PATRICIA COLLIER	Res Electric	Schick's Add	35, 36	835 W PINE STREET	46077
R2020-657	August	5	$0	$0	$0	$0	$0	Doug Martin Remodeling	David & Constance	Res Add			2743 S 975 EAST	46077
U2020-658	August	5	$13,240	$75	$0	$0	$0	ABC Roofing	Charles & Ellen Mutzl	Res Reroof	Cobblestone Lakes	390	8942 STONEWICK	46077
R2020-659	August	6	$10,595	$75	$0	$0	$0	Two Brothers Roofing	Darren Henry	Res Reroof	Royal Run	322	6281 CANTERBURY	46077
U2020-660	August	7	$0	$0	$0	$0	$0	Oak Center LLC	Oak Center LLC	Comm Demo			1231-1229 West Oak	46077
U2020-661	August	10	$0	$0	$0	$0	$0	Bone-Dry Roofing	Brian & Sandra Ray	Res Reroof	IRONGATE	18	125 IRONGATE	46077
R2020-662	August	10	$100,000	$100	$0	$0	$0	Trent Companies	Brian & Tonya Hummer	Res Other	Huddersfield	10	3151 HUDDERSFIELD	46077
R2020-663	August	10	$13,600	$75	$0	$0	$0	Kingdom Roofing System	ALEXANDER S & CINDA L	Res Reroof	Thornhill	195	1412 Cricklewood	46077
U2020-664	August	10	$20,000	$211	$0	$0	$0	Bedrock Builders	BHI Senior Living	Comm Remodel	Hoosier Village		9909 Purple Plum Lane	46077
19U2020-665	August	10	$200,000	$1,252	$4,025	$1,221	$1,009	Lennar	Lennar	Res New	Vonterra	80	10263 Durella Circle	46077
R2020-666	August	11	$250,000	$441	$0	$0	$0	Homes by Design	Jason & Virginia Brown	Res New	ST CLAIR ESTATES	6	2990 BELLE MAISON	46077
U2020-667	August	11	$0	$0	$0	$0	$0	James H Drew Corporation	Town of Zionsville	Comm Electric		Sycamore Bridge	11251 West Sycamore	46077
R2020-668	August	12	$71,000	$481	$0	$0	$0	Pools of Fun	Brandon & Sarah Wilson	Res Add Pool	HALE MINOR	1	2478 S 875 EAST	46077
R2020-669	August	12	$8,951	$250	$0	$0	$0	Douglas Simon	Linda Simon	Res Add	Mallard Pond		1669 S 900 EAST	46077
R2020-670	August	12	$44,995	$534	$0	$0	$0	Blitz Builders	ALEX DANE & EMILY	Res Add			5457 SOUTH 700 EAST	46075
R2020-671	August	13	$9,901	$75	$0	$0	$0	Best Choice Roofing	Thomas & Madeline	Res Reroof	Royal Run	40	6513 ABBY LANE	46077
U2020-672	August	13	$257,300	$1,061	$4,025	$1,221	$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	308	8120 Shaldon Court	46077
U2020-673	August	13	$348,000	$1,337	$4,025	$1,221	$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	299	3955 Shaldon Court	46077

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13U2020-674	August	13	$20,000	$527	$0	$0	$0	Seshadri Sajjala	Seshadri & Geetha Sajjala	Res Remodel	HIDDEN PINES	98	3720 CONIFER	46077
U2020-675	August	13	$0	$125	$0	$0	$0	Jeff Wraley	Jeff Wraley	Res Finish Permit			1025 W POPLAR	46077
U2020-676	August	13	$35,000	$410	$0	$0	$0	Harrison Construction	Andrew & Joy Manna	Res Add	Spring Knoll	347	4220 HONEYSUCKLE	46077
R2020-677	August	13	$0	$0	$0	$0	$0	Rachel Bristow	Viewegh Properties @	Comm Sign	Stonegate	76	7623 W Stonegate	46077
R2020-678	August	13	$0	$0	$0	$0	$0	Sycamore Construction	Amy R Jolly Revocable Trust	Res Add			1953 N 1100 EAST	46069
R2020-679	August	13	$1,517,939	$1,758	$4,025	$1,221	$1,009	Christopher Scott Homes	Alexander & Elizabeth	Res New	THE CLUB AT HOLLIDAY	E11	10580 CHALLIS	46077
19U2020-680	August	13	$72,000	$525	$0	$0	$0	Pools of Fun	Peter & Jennifer Mayer	Res Add Pool	Fieldstone	72	2515 BOYLSTON	46077
U2020-681	August	14	$0	$0	$0	$0	$0	Seth Thomas	Seth & Kristina Thomas	Res Remodel	Cobblestone Lakes	89	4951 S COBBLESTONE	46077
U2020-682	August	17	$17,425	$75	$0	$0	$0	Universal Roofing	ROBERT D & DAWN	Res Reroof	Colonial Heights	17	10858 MARQUETTE	46077
U2020-683	August	17	$14,915	$75	$0	$0	$0	Universal Roofing	JOSEF E & A JANE	Res Reroof	Preserve Spring Knoll	98	9228 GREENTHREAD	46077
19U2020-684	August	17	$23,653	$75	$0	$0	$0	Universal Roofing	TYSON D & MELANIE A	Res Reroof	Brookhaven	252	11316 STILL CREEK	46077
U2020-685	August	17	$47,284	$75	$0	$0	$0	Universal Roofing	John & Elizabeth	Res Reroof			615 STARKEY	46077
R2020-686	August	17	$8,856	$75	$0	$0	$0	Universal Roofing	DENNIS L & TAMARA J	Res Reroof	Royal Run	471	6491 GLENWOOD	46077
R2020-687	August	17	$83,614	$75	$0	$0	$0	Universal Roofing	Wenona Bestase	Res Reroof	Fox Run	42	2700 WOLVERINE	46077
R2020-688	August	17	$10,181	$75	$0	$0	$0	Universal Roofing	JOAN E ROOKSBERRY	Res Reroof	Royal Run	60	6546 ABBY LANE	46077
U2020-689	August	17	$12,000	$75	$0	$0	$0	American Dream Home	GRANT & MELINDA	Res Reroof	Rock Bridge	99	8814 AMBER STONE	46077
U2020-690	August	18	$0	$0	$0	$0	$0	The Skillman Corporation	Zionsville Comm. School	Mass Grading			4400 S 875 EAST	46077
R2020-691	August	17	$0	$0	$0	$0	$0	Royal Builders	Jason & Kelly Smith	Res Add	j marshall Minor	3	6249 S 275 EAST	46052

Town Of Zionsville
Planning and Economic Development Permit Detail
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U2020-692	August	18	$12,800	$75	$0	$0	$0	Eads Roofing, LLC	Christopher & Amiee O'Malley	Res Reroof	Cobblestone Lakes	75	4871 S COBBLESTONE	46077
U2020-693	August	18	$19,400	$75	$0	$0	$0	Bone-Dry Roofing	James Collier	Res Reroof	Raintree	9	625 EAGLE CREEK	46077
19U2020-694	August	18	$0	$0	$0	$0	$0	Apple Electric	William Thompson	Res Electric			2550 S 1200 EAST	46077
U2020-695	August	19	$21,468	$75	$0	$0	$0	Bone-Dry Roofing	David & Linda Gelhausen	Res Reroof	Cedar Bend	26	10368 WILDWOOD	46077
U2020-696	August	19	$4,000	$515	$0	$0	$0	ANDREIA ALEXANDER	ANDREIA ALEXANDER	Res Remodel	Hampshire	93	8275 BRADFIELD	46077
U2020-697	August	19	$0	$25	$0	$0	$0	Seriously 24-7 LLC	Matthew & Morgan Grahn	Res Sewer	OLIVERS	44	55 E ASH STREET	46077
19U2020-698	August	19	$11,500	$75	$0	$0	$0	Danco Roofing Services	Nicholas Amber Brunette	Res Reroof	Brookhaven	65	2825 E HIGH GROVE	46077
U2020-699	August	20	$34,620	$75	$0	$0	$0	Midwest Restoration	Sammy & Sandra Bedwell	Res Reroof	Colony Woods	14	120 WILLIAMSBURG	46077
U2020-700	August	20	$65,000	$431	$0	$0	$0	Modish Pools, LLC	David & Jamie Wilkinson	Res Add Pool			615 N ELM STREET	46077
19U2020-701	August	20	$5,000	$200	$0	$0	$0	Scott Morgan	Kelly Morgan	Res Add Deck	Fieldstone	15	11555 BUCKSKIN	46077
R2020-702	August	20	$0	$0	$0	$0	$0	Sigma Builders, LLC	Kevin & Kerrie Patton	Res New	THE CLUB AT HOLLIDAY	B16	3872 CHERWELL	46077
U2020-703	August	21	$11,500	$75	$0	$0	$0	American Dream Home	Matthew & Diana Heiss	Res Reroof	Zion Hills	35	12122 DAUGHERTY	46077
R2020-704	August	21	$8,539	$75	$0	$0	$0	Universal Roofing	Joshua Schenko	Res Reroof	Royal Run	343	6266 CANTERBURY	46077
R2020-705	August	24	$21,000	$282	$0	$0	$0	Blitz Builders	Keith & Rebecca Carrell	Res Add			1171 S 700 EAST	46075
U2020-706	August	24	$0	$0	$0	$0	$0	The Skillman Corporation	Zionsville Comm. School	Comm Trailer			4400 S 875 EAST	46077
R2020-707	August	24	$0	$0	$0	$0	$0	Barth Elec	Xiber LLC	Comm Electric			7350 S 775 East	46077
U2020-708	August	25	$373,000	$1,125	$4,025	$1,221	$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	275	8365 PEGGY COURT	46077
13U2020-709	August	25	$72,000	$488	$0	$0	$0	Perma Pools	David & Ann Kledzik	Res Add Pool	The Willows	146	11557 WILLOW	46077

Town Of Zionsville
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U2020-710	August	25	$310,000	$1,140	$4,025	$1,221	$1,009	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	226	4062 CARNEGIE	46077
U2020-711	August	25	$0	$25	$0	$0	$0	Mr Bill's Plumbing and	Chad Bauman	Res Sewer	OLIVERS	71	210 N MAPLE	46077
13U2020-712	August	26	$62,000	$477	$0	$0	$0	Perma Pools	Adam & Mikah Konst	Res Add Pool	Willow Glen	11	3257 CIMMARON	46077
19U2020-713	August	26	$0	$0	$0	$0	$0	Drees Homes	Drees Homes	Res New	Shannon Springs	13	6401 MONTANA	46077
13U2020-714	August	26	$5,000	$100	$0	$0	$0	James McCubbin	James & Renee McCubbin	Res Other	HIDDEN PINES	21	3804 SUGAR PINE LANE	46077
U2020-715	August	26	$123,000	$428	$0	$0	$0	Wildwood Designs, Inc	John & Michelle DeMarco	Res Remodel	Thornhill	56	643 SILVER WRAITH	46077
U2020-716	August	26	$10,000	$100	$0	$0	$0	Jeffrey Penman	Jeffrey & Connie Penman	Res Other	Hampshire	192	8250 OXFORD	46077
19U2020-717	August	26	$0	$0	$0	$0	$0	Neer Development	Neer Development	Res New	Courtyards of Zionsville	43	1737 Cypress Drive	46077
R2020-718	August	26	$6,000	$75	$0	$0	$0	Coffman Roofing and	George & Kimberly Lewis	Res Reroof	Royal Run	266	6735 LEXINGTON	46077
R2020-719	August	27	$600,000	$1,350	$4,025	$1,221	$1,009	Wedgewood Building Co	Sharyl Border	Res New	THE CLUB AT HOLLIDAY	B5	3935 Stratford	46077
R2020-720	August	27	$54,000	$493	$0	$0	$0	Michael Shaw	Michael & Traci Shaw	Res Add Pool	Stonegate	130	6640 E DEERFIELD	46077
U2020-721	August	27	$0	$0	$0	$0	$0	George Lewis	George & Kimberly Lewis	Res Add Deck	Oak Ridge	46	4625 HICKORY	46077
R2020-722	August	27	$50,000	$410	$0	$0	$0	The Plaid Stag	Joseph & Alison Bash	Res Remodel	Pollard Minor	2	10725 E 300 SOUTH	46077
U2020-723	August	27	$0	$0	$0	$0	$0	Home Value Renovation	Peggy & Mark Reiff	Res Reroof	Rock Bridge	103	8830 AMBER STONE	46077
R2020-724	August	27	$0	$75	$0	$0	$0	Rectify LLC	James & Nancy Carpenter	Res Electric			6517 S 800 EAST	46077
19U2020-725	August	27	$30,000	$410	$0	$0	$0	Chuck's Construction	Jeffrey & Angela Worzala	Res Add Deck	Fieldstone	31	2980 STONE CREEK	46077
U2020-726	August	27	$485,000	$1,283	$7,585	$1,221	$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	18	5123 ROSE DRIVE	46077
U2020-727	August	27	$582,000	$1,325	$7,585	$1,221	$1,009	Pulte Homes	Pulte Homes	Res New	ASHBURN	14	5215 ROSE DRIVE	46077

Town Of Zionsville
Planning and Economic Development Permit Detail
August 2020

Total Combined permits issued for the month of August: 97

CombinedPermit Activity Detail Printed 2020/09/03 11:48 AM

Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
U2020-728	August	28	$0	$0	$0	$0	$0	Lennar	Lennar	Res New	Hampshire	199	4385 FORRES	46077
U2020-729	August	28	$0	$0	$0	$0	$0	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	309	8110 Shaldon Court	46077
U2020-730	August	28	$0	$0	$0	$0	$0	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	270	8297 CARNEGIE	46077
R2020-731	August	28	$0	$0	$0	$0	$0	Project Melton	Lainie & Michael Haduch	Res Reroof	Royal Run	488	6472 GLENWOOD	46077
U2020-732	August	28	$19,000	$75	$0	$0	$0	Cochran Exteriors	Mark & Angela Green	Res Reroof	Thornhill	148	1530 CONTINENTAL	46077
U2020-733	August	31	$0	$0	$0	$0	$0	Benjamin Franklin	Shari Jenkins	Res Sewer	Colony Woods	201	215 SHERWOOD	46077
R2020-734	August	31	$0	$75	$0	$0	$0	Mister Sparky Electric	Linda McCaw	Res Electric			9702 E 375 SOUTH	46077

Town Of Zionsville
Planning and Economic Development C of O Detail
August 2020

Total: C of O issued for the month of August: 68

C of O Detail Printed 2020/09/03 11:48 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2019-18	Bedrock Builders	BHI Senior Living	Comm Trailer	The Oaks at Hoosier Village		10194 Eagle Oaks Lane	46077	2020/08/17
19U2019-123	Perma Pools	Eric & Lindsay Beckley	Res Add Pool	Brookhaven	224	2506 BROOKHAVEN COURT	46077	2020/08/27
R2019-367	John Eaton Homes	Richard & Lisa Mack	Res Finish Permit			2075 S 950 EAST	46077	2020/08/25
R2019-460	SDM Real Estate Inc Sarah Moore	William & Elilza Childers	Res Remodel	STONEGATE	30	6708 E STONEGATE DRIVE	46077	2020/08/12
U2019-525	Estridge Homes	Show Case Homes LLC	Res New	Oxford Woods	4	11620 WALTON CRES	46077	2020/08/04
U2019-569	Gene Walkup	ANGLER PROPERTY	Comm Remodel			5095 W 106TH STREET	46077	2020/08/10
19U2019-579	Neer Development	Neer Development Company, Inc.	Res New	Courtyards of Zionsville	38	1701 Cypress Drive	46077	2020/08/13
19U2019-591	Drees Homes	Drees Homes	Res New	BROOKHAVEN	193	11153 GLEN AVON WAY	46077	2020/08/03
R2019-608	Crown Castle	Delores Bender	Comm Cell Tower			7555 S 1000 EAST	46077	2020/08/04
U2019-609	Crown Castle	Zionsville Comm. School	Comm Cell Tower			1000 MULBERRY STREET	46077	2020/08/04
R2019-614	Davis Home Building Group	Larry & Lori Willis	Res New	SARATOGA	22	4010 SNAFFLE BIT ROAD	46052	2020/08/04
R2019-643	Drees Homes	Drees Homes	Res New	Stonegate	357	7683 DEERFIELD LANE	46077	2020/08/25
13U2019-662	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	6	4088 SUGAR PINE LANE	46077	2020/08/26
13U2019-705	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	146	11577 FOXTAIL COURT	46077	2020/08/25
U2019-713	Donna Gould	Donna Caskey Gould	Res Add Pool	Century Oaks	15	1109 STEVENS DRIVE	46077	2020/08/07
13U2019-734	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	42	11404 FOXTAIL COURT	46077	2020/08/27

Town Of Zionsville
Planning and Economic Development C of O Detail
August 2020

Total: C of O issued for the month of August: 68

C of O Detail Printed 2020/09/03 11:48 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2019-853	R&G Home Improvement Inc	Jeffrey & Kelly Davis	Res Add	Colony Woods	257	140 GOVERNORS LANE	46077	2020/08/21
19U2019-894	Old Town Design Group	Jeff & Jeri Buckley	Res New	Shannon Springs	6	6600 MONTANA SPRINGS DRIVE	46077	2020/08/25
U2019-902	Smith Building Inc.	Portia Kourany	Res Other	OLDFIELD	26	6760 WELLINGTON CIRCLE	46077	2020/08/31
U2019-903	Smith Building Inc.	Portia Kourany	Res Add	OLDFIELD	26 GARAGE	6760 WELLINGTON CIRCLE	46077	2020/08/31
U2019-983	G & G Custom Homes Inc	Nick and Leah Wilson	Res New	LONG BROOK	3	6345 Mayfield Lane	46077	2020/08/05
19U2019-1003	Sycamore Construction	Gregory & Sharon Rexing	Res Add	BROOKHAVEN	19	11102 FONTAINE WAY	46077	2020/08/13
R2019-1011	Ben Siegel	Benjamin & Lauren Siegel	Res Remodel	Stonegate	252	7629 BEEKMAN TERRACE	46077	2020/08/07
R2020-41	Case Design and Remodeling	Stephen & Connie Schlegel	Res Remodel	STONEGATE	160	6576 REGENTS PARK DRIVE	46077	2020/08/18
R2020-67	Morton Buildings	Caleb & Jill Longenberger	Res Add	DERR FARM	2	8300 E 100 South	46077	2020/08/04
U2020-70	Jason & Barbara Thorp	Jason & Barbara Thorp	Res Remodel	crosses 4th Addition	10	370 Cedar Street	46077	2020/08/20
13U2020-78	Jon Buckley	Jon Buckley	Res Remodel	HIDDEN PINES	49	3505 Sugar Pine Lane	46077	2020/08/11
U2020-83	Estridge Homes	Kickapoo Investments LLC	Res New	Oxford Woods	6	11660 WALTON CRES	46077	2020/08/18
U2020-106	Case Design and Remodeling	Joseph Krkoska	Res Remodel	Buttondown Farms	33	9959 BUTTONDOWN LANE	46077	2020/08/06
R2020-109	Noah Briel & Jen Foxen	Michael & Debbie Pittard	Res Remodel			9810 E SR 32	46077	2020/08/07
U2020-111	Lennar	Lennar	Res New	Hampshire	211	4395 Kettering Drive	46077	2020/08/12
R2020-122	PATRICK & LEZLIE MYERS	PATRICK & LEZLIE MYERS	Res Add			3273 E 700 SOUTH	46077	2020/08/17

Town Of Zionsville
Planning and Economic Development C of O Detail
August 2020

Total: C of O issued for the month of August: 68

C of O Detail Printed 2020/09/03 11:48 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2020-129	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	89	3443 CONIFER DRIVE	46077	2020/08/11
U2020-151	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	143, 142	10194 & 10196 Eagle Oaks Lane	46077	2020/08/18
U2020-152	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	141, 140	10220 & 10224 Eagle Oaks Lane	46077	2020/08/18
U2020-153	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	138,139	10250 & 10252 Eagle Oaks Lane	46077	2020/08/18
U2020-178	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	144, 145	10270 & 10272 Eagle Oaks Lane	46077	2020/08/31
13U2020-181	Pulte Homes	Pulte Homes	Res New	HIDDEN PINES	7	4064 Sugar Pine Lane	46077	2020/08/26
U2020-184	Bedrock Builders Inc.	BHI Senior Living	Res New 2 Family	Hoosier Village	146, 147	10280 & 10282 Eagle Oaks Lane	46077	2020/08/31
U2020-200	Tom Simmons	Michael Cole	Comm Remodel	Cross's second addit	9, 10	30 N MAIN STREET	46077	2020/08/07
U2020-220	Fischer Homes	Fischer Homes	Res New	Hampshire	87	4837 ABERDEEN DRIVE	46077	2020/08/31
U2020-225	The Deck Store	JEANNE L MOOSEY	Res Add Deck	RAVINA	10	4554 SUMMERSONG ROAD	46077	2020/08/05
U2020-249	Case Design and Remodeling	Mark & Shelley Lakshmanan	Res Remodel	Thornhill	31	1955 MULSANNE DRIVE	46077	2020/08/10
19U2020-266	Jeff Buckley	Jeff & Jeri Buckley	Res Add Deck	Shannon Springs	6	6600 MONTANA SPRINGS DRIVE	46077	2020/08/25
U2020-272	Young's Construction	Adam & Andrea Payne	Res Remodel	CROSSES	25, 26	310 N 5th STREET	46077	2020/08/18
U2020-278	Young's Construction	Joshua & Rebecca Harber	Res Add	crosses 4th Addition	73, 74	140 N 4TH STREET	46077	2020/08/25
19U2020-285	Pools of Fun	Josh & Jamie Hulett	Res Add Pool	Brookhaven	119	2711 STILL CREEK DRIVE	46077	2020/08/06
U2020-292	CMH Builders	Michael & Kiandra Adlong	Res Remodel	Colony Woods	147	1130 MAXWELL LANE	46077	2020/08/10

Town Of Zionsville
Planning and Economic Development C of O Detail
August 2020

Total: C of O issued for the month of August: 68

C of O Detail Printed 2020/09/03 11:48 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2020-302	Eric Shabi	Eric & Teresa Shabi	Res Other	Northern Meadows	41	550 CENTURY OAKS DRIVE	46077	2020/08/18
13U2020-313	Michael Soller	Michael & Joan Soller	Res Other	HIDDEN PINES	53	3615 SUGAR PINE LANE	46077	2020/08/28
U2020-314	Beazer Homes Indiana LLP	Beazer Homes Indiana LLP	Res New	Hampshire	310	8090 Shaldon Court	46077	2020/08/27
U2020-376	The Hagerman Group	Zionsville Comm. School	Res Remodel		Star Bank Branch	1000 MULBERRY STREET	46077	2020/08/25
R2020-383	Nazareth Building Services	Jacob & Kathleen Krouse	Res Remodel	STONEGATE	91	6717 W STONEGATE DRIVE	46077	2020/08/04
R2020-406	Brian S Hill Contracting LLC	SAMUEL & MELISSA	Res Add Deck			8218 E 550 SOUTH	46077	2020/08/25
19U2020-407	Aspen Outdoor Designs, Inc	Christofer & Lynn Cunningham	Res Add Deck	Brookhaven	194	11149 GLEN AVON WAY	46077	2020/08/11
U2020-419	Matthew Cope	Matthew & Janice Cope	Res Other	Cobblestone Lakes	234	8805 WINDPOINTE PASS	46077	2020/08/07
U2020-431	Custom Living	Ryne & Stephanie Fanning	Res Remodel	Sugarbush Hill	76	682 MORNINGSIDE DRIVE	46077	2020/08/05
U2020-446	WarrenCo Construction &	Jeffrey & Kathryn Curiel	Res Other	Colony Woods	243	180 GOVERNORS LANE	46077	2020/08/11
13U2020-455	Tom Eddington	Chintan Prajapati	Res Remodel	HIDDEN PINES	137	3874 EVERGREEN WAY	46077	2020/08/03
19U2020-460	Pools of Fun	Frank & Jean Casolaro	Res Add Pool	Brookhaven	222	2502 BROOKHAVEN COURT	46077	2020/08/17
2020-468	Booher Building Company	Andrew & Amy Smithka	Res Remodel	Stonegate	48	7671 ST LAWRENCE COURT	46077	2020/08/27
U2020-499	Steven P Way Building and	Lew & Amy Leckrone	Res Add Deck	Village Walk	30	1550 VILLAGE WALK DRIVE	46077	2020/08/10
U2020-539	Nazareth Building Services	Tyler & Whitney Luther	Res Add Deck	The Sanctuary	42	11888 AVEDON WAY	46077	2020/08/03
U2020-598	Vibrant Outdoors	BRIAN & CHERRI BOBBITT	Res Other	crosses 4th Addition	88	465 W POPLAR ST REET	46077	2020/08/13

Town Of Zionsville
Planning and Economic Development C of O Detail
August 2020

Total: C of O issued for the month of August: 68

C of O Detail Printed 2020/09/03 11:48 AM

Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
13U2020-613	Grande & Grande Inc	Nathaniel & Kristin Norris	Res Remodel	Willow Glen	34	3256 AUTUMN ASH COURT	46077	2020/08/27
U2020-621	R & G Construction Inc	THE MARTIN REVOCABLE	Res Add	Coventry Ridge	58	4590 BRENTWOOD COURT	46077	2020/08/26
R2020-629	NBA Builders	Andrew & Kathryn Mehlhop	Res Add			6790 E 525 SOUTH	46075	2020/08/12
R2020-669	Douglas Simon	Linda Simon	Res Add	Mallard Pond		1669 S 900 EAST	46077	2020/08/27

Town Of Zionsville
Planning and Economic Development Permit Activity
Year: 2020

Activity Report

Printed 2020/09/03 11:49 AM

	Commercial/Industrial						Residential									Sewer Reporting		Summary Of Field Activity			
	New Building	Add	Remodel	Sign	Elec	Other	New Home	Add	Remodel	Electric	Pool	Demolition	Other	New Res Sewer Or Repair Permits	New Comm Sewer Or Repair	Total New Permits	New Comm Sewer (Informational Reporting Only)	New Home Res Sewer (Informational Reporting Only)	Building Inspects Site Visits	Number Of Inspections Per Site Visit	Temp C of O	C of O
January	1	0	4	2	2	2	26	6	6	5	2	2	9	1	0	68	1	25	321	495	16	20
February	0	0	3	3	3	1	15	5	11	1	0	0	7	0	0	49	0	10	282	426	12	26
March	4	0	1	1	1	5	35	14	11	3	6	1	12	0	0	94	1	29	291	474	19	24
April	0	2	5	3	5	0	6	9	7	3	4	1	15	0	0	60	1	6	343	511	14	44
May	1	0	1	2	1	2	17	18	10	6	6	3	39	2	0	108	0	15	344	546	66	31
June	0	0	0	1	2	3	21	15	11	7	5	1	36	2	0	104	0	20	430	669	17	62
July	1	0	2	5	6	3	47	17	7	6	12	0	42	5	1	154	1	42	495	775	12	77
August	0	0	2	1	2	4	23	11	6	7	7	0	31	3	0	97	0	15	467	744	14	68
September																						
October																						
November																						
December																						
Totals	7	2	18	18	22	20	190	95	69	38	42	8	191	13	1	734	4	162	2973	4640	170	352

Town Of Zionsville
Planning and Economic Development Comprehensive Status
Year: 2020

Status Report

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Residential Fees	January	February	March	April	May	June	July	August					YTD
New Home Residential ILP Fees	$31,987	$19,567	$31,714	$8,171	$18,679	$27,504	$58,263	$20,635					$216,520
All Other Residential ILP Fees	$7,349	$7,211	$13,506	$9,827	$16,530	$18,684	$18,412	$10,611					$102,130
Residential Inspection Fees (Fees Due)	$4,725	$4,275	$4,575	$3,900	$3,600	$4,450	$5,300	$4,800					$35,625
New Home Residential Road Impact Fees	$25,225	$14,126	$32,485	$6,054	$16,144	$21,189	$44,556	$16,144					$175,923
New Home Residential Park Impact Fees	$29,061	$18,315	$47,137	$7,326	$19,293	$25,641	$56,901	$19,536					$223,210
Sanitary Sewer Fees	$100,625	$40,250	$156,725	$27,709	$63,934	$91,177	$184,168	$78,170					$742,758
Total Residential ILP, Inspection, Impact, Sewer	$194,247	$99,469	$281,567	$59,087	$134,580	$184,195	$362,300	$145,096					$1,460,541
New Commercial Start ILP Fees	$3,330	$0	$10,001	$0	$3,234	$0	$3,404	$0					$19,969
All Other Commercial ILPs	$4,158	$2,768	$1,022	$6,188	$3,628	$713	$3,432	$834					$22,743
Commercial Inspection Fees(Fees due)	$750	$900	$1,350	$600	$525	$675	$1,275	$900					$6,975
Commercial Road Impact Fees	$0	$0	$40,810	$0	$0	$0	$0	$0					$40,810
Commercial Sanitary Sewer Fees	$640	$0	$4,025	$14,200	$0	$0	$37,825	$0					$56,690
Total Commercial ILP, Inspection Impact Sewer	$10,036	$5,630	$55,858	$41,906	$6,862	$713	$49,368	$834					$171,207
Combined Residential and Commercial Sewer	$101,265	$40,250	$160,750	$41,909	$63,934	$91,177	$221,993	$78,170					$799,448
Combined Residential and Commercial Impact	$56,194	$35,303	$120,432	$34,898	$35,437	$46,830	$106,164	$35,680					$470,938
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	$204,283	$105,099	$337,425	$100,993	$141,442	$184,908	$411,668	$145,930					$1,631,748
Petition Filing Fees	**January**	**February**	**March**	**April**	**May**	**June**	**July**	**August**					**YTD**
Plan Commission													
Primary Plat Approval	$1,015	$0	$0	$0	$0	$0	$0	$0					$1,015
Secondary Plat Approval	$400	$0	$400	$590	$0	$1,750	$400	$0					$3,540
Re-Plat Approval	$0	$500	$1,140	$0	$0	$570	$0	$550					$2,760
Minor Plat Approval	$0	$315	$0	$0	$330	$0	$0	$0					$645
Zone Map Amendment	$0	$0	$6,108	$0	$0	$0	$3,600	$0					$9,708
Subdivision Waiver	$0	$0	$0	$0	$0	$0	$0	$0					$0
Development Plan	$1,075	$775	$0	$0	$0	$0	$0	$775					$2,625
Development Plan Amendment	$0	$0	$0	$0	$0	$0	$0	$0					$0
Ordinance Amendment	$0	$0	$0	$0	$0	$0	$0	$0					$0
Board of Zoning Appeals													
Variance of Use	$1,200	$0	$0	$0	$0	$0	$2,400	$0					$3,600
Variance of Dev Standards	$2,275	$1,450	$0	$1,150	$1,150	$825	$1,525	$400					$8,775
Special Exception	$0	$0	$0	$700	$0	$0	$600	$0					$1,300
TOTAL FILING FEES Plan Commission and	$6,965	$3,040	$7,648	$2,440	$1,480	$3,145	$8,525	$1,725					$34,968
Permit Overview	**January**	**February**	**March**	**April**	**May**	**June**	**July**	**August**					**YTD**
New Home ILP	26	15	35	6	17	21	47	23					190
New Home Construction Cost	$15,194,000	$6,860,600	$17,955,411	$2,924,120	$7,566,959	$9,411,704	$23,142,142	$7,430,939					$90,485,875
All Other Residential ILP	31	24	47	39	84	77	89	65					456
New Commercial Start ILP	1	0	4	0	1	0	1	0					7
All Other Commercial ILP	10	10	8	15	6	6	17	9					81
Total Permit Per Month	68	49	94	60	108	104	154	97					734
Petition Filing Quantities	**January**	**February**	**March**	**April**	**May**	**June**	**July**	**August**					**YTD**
Plan Commission													
Primary Plat Approval	1 Appaloosa Crossing						1 Holliday Farms Sec	1 Holliday Farms Sec					
Secondary Plat Approval	1 Appaloosa Crossing		1 Inglenook	1 Nazareth Crossing		2 Ashburn Section 2 (Safa) Magnolia Br	2 Holliday Farms Sec North Secondary Pl	1 Holliday Farms Sec					
Re-Plat Approval		1 V. Ranieri	2 Courtyards of Zion Courtyards of Zion			2 Courtyards of Zion Viewegh Replat		1 Towriss Replat					
Minor Plat Approval		1 Nazareth Crossing			1 North Minor Plat								
Zone Map Amendment			2 Windhaven Prologis Rezoning	1 Town of Zionsville			1 Russell Oaks	1 Zionsville Communi					
Subdivision Waiver													
Development Plan	1 Appaloosa Crossing	1 Hotel Tango		2 Baptist Homes of I Zionsville Communt		1 AES Office Buildin	2 Holliday FArms Sec Overley Worman Par	See Files					
Development Plan Amendment													
Ordinance Amendment													
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use	1 M. Adams - Montess						2 Innovative Partner F. Knez						
Variance of Dev Standards	See Files	See Files		See Files	See Files	2 R. Lamb A. Dane	See Files	1 S. Smith					
Special Exception				1 T. Sharp			1 C & J Well Co						
TOTAL FILINGS Plan Commission and BZA	10	6	5	8	4	7	13	9					62
Collected Fees:Duplicate Permits, AmendmentsProceeding fees	$1,225	$475	$1,250	$450	$675	$2,785	$938	$575					$8,373
TOTAL REVENUE :(ILPs, Inspections,Petition Filing Fees)	$66,229	$40,801	$77,464	$33,566	$49,156	$58,316	$107,136	$41,230					$473,898
TOTAL REVENUE :(ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees)	$223,688	$116,354	$358,646	$110,373	$148,527	$196,323	$435,293	$155,080					$1,744,284

MEETING RESULTS - ZIONSVILLE BOARD OF ZONING APPEALS AUGUST 5, 2020, 6:30 p.m. (Local Time)

MEETING WAS FACILITATED BY REMOTE ATTENDANCE
NO IN PERSON PARTICIPATION BY THE BOARD OF ZONING APPEALS OR THE PUBLIC OCCURED

The following items are scheduled for consideration:

I. Approval of the July 1, 2020 Meeting Minutes - **approved 5-0**

II. New Business

Docket Number	Name	Address of Project	Item to be considered
2020-17-DSV	A. Dane	5457 S 700 East	**Approved as presented & filed w/exhibits – 5 in Favor, 1 Opposed** Petition for Development Standards Variance in order to provide for the construction of a detached barn which: 1) Exceeds the allowable accessory square footage; and 2) Deviates from the required maximum permissible height associated with an accessory structure in the Rural Low-Density Single-Family and Two-Family Residential Zoning District (R2).
2020-18-DSV	R. Lamb	11301 E 300 South	**Approved as presented & filed w/exhibits & per staff report – 5 in Favor, 0 Opposed** Petition for Development Standards Variance in order to provide for the division of a parcel and the continued existence of primary structures which: 1) Deviate from the required minimum front yard setback; 2) Exceed the number of allowed primary uses on one parcel; and in which the lot split will cause one lot to 3) Exceed the Lot Width to Depth Ratio of 3:1 in the Rural Low-Density Single-Family and Two-Family Residential Zoning District (R2).

2020-19-UV	F. Knez	3850 E Whitestown Parkway	**Continued by the Board to the September 2, 2020 Meeting – 5 in Favor, 0 Opposed** Petition for a Use Variance to allow for a Medical Office Use, specifically providing outpatient pediatric therapy services, including speech, occupational, physical, and applied behavior analysis therapy in the Residential One Rural Zoning District (R-1). The pediatric therapy services would be provided within the existing structure.
2020-20-DSV	L. Simon	1669 S 900 East	**Approved as presented & filed w/exhibits & per staff report – 5 in Favor, 0 Opposed** Petition for Development Standards Variance in order to provide for the construction of a detached barn which: 1) Exceeds the allowable accessory square footage; associated with an accessory structure in the Rural Low-Density Single-Family and Two-Family Residential Zoning District (R2).
2020-21-DSV	A. Buibish	1025 S 900 East	**Approved as presented & filed w/exhibits & per staff report – 5 in Favor, 0 Opposed** Petition for Development Standards Variance in order to allow a lot split of 10 acres, into a 3+/- and 7+/- acre lots, in which: 1) One lot will not meet the Lot Width to Depth Ratio of 3:1 in the Low-Density Single-Family Residential Zoning District (R1).
2020-22-SE	C & J Well Co	7601 S Indianapolis Road	**Approved with Commitments as presented & filed w/exhibits & per staff report – 5 in Favor, 0 Opposed** Petition for a Special Exception to allow for existing building(s) to be utilized for Contractor – Storage in an Industrial One Rural Zoning District (I-1).

III. Other Matters to be considered:

Docket Number	Name	Address of Project	Item to be considered
			Unsigned Findings of Fact
2018-19-DSV	Wildwood Designs	2720 S 875 East	**Variance Void & Closed – petitioner made board aware changes have occurred with the land, and the project will no longer be pursued** Status of Commitments

Respectfully Submitted:
Wayne DeLong AICP, CPM
Town of Zionsville
Director of Planning and Economic Development

ZIONSVILLE PLAN COMMISSION MEETING RESULTS
AUGUST 17, 2020 AT 7:00PM

The August 17, 2020 Plan Commission meeting was held in person at:

BOONE COUNTY 4-H FAIRGROUNDS
Farm Bureau Community Building
ADDRESS: 1300 E 100 S. LEBANON, IN 46052

Face Covering are required & Social Distancing were practiced
Limited seating was available

The following items were scheduled for consideration:

I. Pledge of Allegiance
II. Attendance
III. Approval of the January 21, 2020 Meeting Memo, April 20, 2020 and June15, 2020 Plan Commission Meeting Minutes
IV. Continuance Requests

Petition Estimated Start Time:	Docket Number	Project Name	Address of Project	Item to be Considered
7:10pm	2020-25-DP	Overley Worman Park	Block P3 Overley Worman Park	**Request by Staff to be continued to the September 21, 2020 Plan Commission Meeting** **7 in Favor** **0 Opposed** Petition for Development Plan approval to allow for the construction of a 47 +/- recreation park named Overley Worman Park

V. Continued Business

Petition Estimated Start Time:	Docket Number	Project Name	Address of Project	Item to be Considered
7:15pm	2020-10-Z	Windhaven	8175 & 8775 W. Oak Street	**Withdrawn by Petitioner** Petition for Zone Map change to rezone 24.283+/- acres from the Rural (R1) Residential Zoning District to the (PUD) Planned Unit Development Zoning District

VI. New Business

	Docket Number	Project Name	Address of Project	Item to be Considered
8:15pm	2020-24-Z	Russell Oaks	8901 and 9085 E. Oak Street	**Continued to the September 21, 2020 Plan Commission Meeting** **7 in Favor** **0 Opposed** Petition for Zone Map Change to rezone 31.671 +/- acres from the Rural (R1) Residential Zoning District to a Rural (R2) Residential Zoning District
8:45pm	2020-26-PP	Holliday Farms Section 3	3900 S. U.S. 421	**Approved with Conditions** **7 in Favor** **0 Opposed** Petition for Primary Plat with waivers approval to provide for 34 Lots in the (PUD) Planned Unit Development
8:45pm	2020-27-DP	Holliday Farms Section 3	3900 S. U.S. 421	**Approved with Conditions** **7 in Favor** **0 Opposed** Petition for Development Plan approval to provide for the development of a 29.252 acre site into 34 lots in the (PUD) Planned Unit Development Zoning District

VII: Other Matters to be considered

Docket Number	Name	Address of Project	Item to be Considered
			None at this time

Respectfully Submitted:
Wayne DeLong, AICP, CPM
Director of Planning and Economic Development

In attendance: David Franz, Josh Fedor, Jeff Papa, Larry Jones, Mary Grabianowski, George Lewis, Sharon Walker.

Staff attending: Dan Taylor, Wayne DeLong, Roger Kilmer, and Janice Stevanovic.

A quorum is present.

Isaacs Good evening. My name is Diovan Issacs, _____. With me this evening is _____ from ___ in Avon. I thank you for the time this evening. I note ____ big agenda on this evening. _____ hereby withdraw our request for a proposal that we did for you this evening. I apologize for this late notice. This was a decision made late this afternoon after _____ remonstrance letters that we have received, the staff report that we received ____ Thursday of last week. I was _____ under the impression after many discussions that we have had _____ last couple of years with the Town administration that proposed _____ was desirable for this location. ____various zoning districts in Zionsville, the creation of a _____ test process that _____ development ____architecture standards ____ this development in Zionsville. To date, _____ nearly $100,000 on the zoning process including creation of the site plan ____. In addition, _____ over the last two years. All ____ for final approval for the ____ to come along ___ Oak Street. ____ You can imagine they were as frustrated as well with the result of the zoning process. _____ neighbors, fire marshall, Town engineer and planning staff gave us clear indication that that our proposal was not viable. _____ not the process that the Town desires based on the ____ report we received late this afternoon. As ____, what would you like to see on this property. The ____ 2003 indicates that this area is _____ up to two years ____. We would appreciate feedback from the Commission as a lot of us do _____ review our proposal and study the site to see if there is ____ that finally makes sense _____. If we could find a solution we wouldn't have any problem with that timing. If and when we do buy it, we would _____ before we move forward. Hopefully, _____ in person. _____ Thank you for your time this evening and I look forward to working with you on other projects in the future _____. Thank you.

Franz 4:01 Thank you. Is there a motion required or _____? Would anyone like to comment? _____ acceptable?

? Yes.

Franz Okay.

Jones I think the core concern that ___ units on the site. _____ work on this road _____.

? Last meeting _____ density of _____ homes. I recall prior to the situation and I asked at that time, what was the appropriate use of this property and they said, you know, a residential subdivision. I think if it came in with density comparable to the adjacent properties ____ I think that's the key thing is the density. So.

DRAFT

Franz 5:19. Anybody else? If nothing else, let's see. _____ I don't see Mr. Andreoli in the audience. Pardon me?

? [Voices from the audience]

Franz So, I guess we will.

? [Voices from the audience]

Franz For who?

? _____ development.

Franz Russell Oaks?

? Yeah.

Franz Do you want to wait for Mike to get here?

? Yeah. We've got Mike and several other people coming. We didn't even schedule them to get here until 8 o'clock.

Franz No, I know. But that's, that was the scheduled. _____ four times. So, we understand.

? Thank you.

Franz Adjourn it until 8:45 or 8 o'clock until Mr. Andreoli gets here. So, we are technically adjourned.

Andreoli Thank you, Mr. President. I'll try to speak up nice and loud so everybody can hear. For the record, my name is Mike Andreoli 1393 W. Oak Street here in Zionsville. I am here representing ____ Building, LLC represented here tonight by Jim Nikes. In addition, we have representatives from GNI and ____ representative from A&F was there ____ decision and he had another meeting to attend so we let him go. He will be in attendance at public meeting and certainly be in a position to answer any staff questions or questions you may have that we will pass on to him. We are seeing a rezoning of 31+ acres in the Russell Lake property. _____ for many, many years has existed in that zoning ____ R2 ____ for many, many, many years. Predates a lot of the subdivisions in terms of the zoning classification, most of them two parts _____ new classification at that time. _____ east side ____ west side _____97 acres, 65+ acres are zoned R2. _____ zoning classification allows us to go ahead and plat for those respectively with those zoning classifications themselves. The reason that we are seeking R1 to an R2 classification is that it will lead to a better layout ____ property lays out, a combination of different styles, combination of different price points which we can discuss ____ a little later. So, that's essentially why we are here. I can tell you that _____ number of different concepts, iterations, a lot of discussion with Mr. Guam of staff and we thank him for all the time and _____ specifically that _____ talk about in favor of _____. As we, as we sit here tonight, _____family residence, a combined number of units and I think I put this in a narrative

DRAFT

selection, a supplemental narrative so you should have it, a single family ____currently set, we could have 140 homes. We are limiting our pocket to 150 homes even with this rezoning. That incremental change, I think, is a reasonable ____ staff report based upon the fact that we are going to have three different uses, price point is going to be substantial. _____ 5 at this rate. The estate lots were between 450 and 750 and the lake lots are going to start at price points that are going to start at 500 up to wherever. ____. So, those are the price points that we have looked at. It is also significant _____ perhaps we can speak _____ staff report. But, one of the reasons why I _____ staff report ___zoning____. The R2 allows us to put ____ on that property. _____ substantial compliance _____ single family, different size, different sizes, different price points so _____We think that's significant in terms of the fact that zoning sometimes offers us a tradeoff. _____ remonstrants ____ from various neighborhoods. While voices should be hear, I think the remonstrants are _____ and putting them into single family_____ This is already zoned R1 _____ that's our goal.

Andreoli 14:12 Further, the staff report suggested that _____the opportunity to ____ additional ___ on the designation of ____ because my suggestion ____ part of the zoning but ____ Plan Commission ____ for several reasons. The state went in about 2007 and purchased from the Dick family and of that _____ on the southside of 334 is all, all purchased from _____ from the Mid Family. _____all the way to _____ your primary arterial _____ feet on either side of the ____. So, a lot of that has already been ____ by the state of Indiana _____ comes on the very _____ So, that may be something to consider _____ neighbors ____ tradeoffs from that. ___ We can certainly dedicate it. It's just a question of whether or not you want _____ and I suspect generally not but that's what they have to do because _____ other than that, I think the staff report is pretty elaborate and informative. I would hope that you would believe that the packets that you received as part of our submission of the plans would be ____ simply gave to all the ____ suggesting that this has been a project that has _____and very well thought out. We hope you would agree with that. Rezoning is part of that ____ but we spent a lot of time on it _____ because we knew that a project with this sensitivity _____ you're going to want ____ before you do that understand what the benefits of this approach of ours are. _____ will be development there but it probably won't be this one. But, there will be development of that particular site. _____ I'll stop right now. ____ at your pleasure.

17:25 _____ before we let you go, there's one point of business we need to take care of. You made notice with first class mail, correct?

Andreoli Yes, we need a waiver on that.

Need a waiver on that. So, motion to ____.

Jones So moved.

Franz All signify by saying aye?

All Aye.

DRAFT

Andreoli As I mentioned to you, this essentially is the area o R1 _____ this is the R2 classification. So, the 31 acres is ___ west, the 65+ is to the east. Some of the remarks came in letters from properties over on ____ St. Drive, which is ____. On the other hand, we actually had the ____ draw up the aerial and do ____ with regard to how far we on to various locations on our proposed projects for various properties in ____. As you can see, there are about 415 feet from where we actually start our first lot. _____ area, about 415 feet. It obviously narrows _____ 415, first house on the corner by ____ That gives you an idea not only what the distances are but also give you a pretty good idea of what's in between. _____ water, all of that is in between. None of it is going to be disturbed. _____ So, we think that's significant. Take this area. It ___ even better idea now ____ you can see _____ but you can get a pretty good idea. Let's get the existing screen on here _____ and what's in between. _____ It is also reported that ____ can see the Oldfield subdivision, the houses on the last cul-de-sac and there's a substantial buffer that exists on the north part of the Oldfield subdivision that was maintained ____ probably 25 feet at least plus there is a treeline of old trees. We are not going to disturb any of that. ___ come up with a development plan, we are probably going to do what we can to enhance that. _____ quite thankfully, there's a street running across the back of the property. I can share with you _____appropriately. Our development will have to deal with it. It will be fine. We will be able to appropriately landscape it, the fact that _____. In addition to that, a little handout that I worked _____Oldfield, I went back and found ____ copy of the road layout with the view homes that are on it. As far as the R1 zoning classification, there are only about three or four homes in there that will be affected by our ____. Again, there's a proper, there's a white strip through there and then there's a road between the houses. That's really what I wanted you to note is that the houses are not right next to the _____. There's a buffer, there's a road and then the houses. ____ to suggest ____ concerns, not to suggest that they have no say, they certainly do, but I wanted to show that those houses were not literally up to the back of the subdivision. So, I'll _____.

Franz All right, thank you. At this point in time, ____ to the public ____. If you want to speak, state your name and address. I request that you form a line and keep an appropriate distance. Thank you.

Esra Thank you. My name is Kent Esra and my wife, Liz and I, live at 654 Spring Mills Drive. We are, my house is the lowest point on Spring Mills Drive. I had the opportunity to meet with Mr. Andreoli before this meeting and certainly, you know, in some particular way. One concern we have about changing the zoning would be if change the zoning and this project doesn't go through, then they can build a lot of houses there. So, that's one concern we need to take into consideration. But, overall, we would be in favor of, you know, this development. Only thing is, is the drainage. So, our house sits at the—Archway Creek goes through our house, through our backyard and it floods a couple times a year. So, I know this is the Master Plan, just talking about rezoning, I just want to put that in your head, there's a lot of drainage and a lot of flooding that goes on from the bridge across the street 34 and then to our house to the south. So, um, just keep that into consideration. Thank you.

Franz Thank you.

DRAFT

Armstrong My name is Aliana Armstrong and together with my husband, Josh Armstrong, we are the owners at 650 Spring Mills Drive and since we have these handy pictures here, our house is right here. So. _____black and white one. That's us right there. So, we aren't talking about neighbors who aren't relative to the project. That's not us. So, I'd like to say _____ proposal in its present form, while the developer has expressed a commitment to substantial compliance with the Master Plan as submitted, that statement provides insufficient grounds for approval _____. The first commitment made and unenforceable. Second, the _____ Master Plan is internally inconsistent _____ seven principles referencing supporting text such as a desire not to build on _____ that is under 5%. Third, the Master Plan failed to make significant offside impact affecting neighbors and ____ community particularly with regard to drainage and traffic. Fourth, approval of the rezoning in the absence of a well-_____ Master Plan, would ____ economic burden to the developer with no corresponding obligation to meet or exceed best practice development standards. Your request to the Plan Commission _____ until such time as the developer has revised the Master Plan consistent with sound _____ design____ and that any subsequent redesigning approval should be strictly ____ on ____ approval until _____ development plans. Thank you for the opportunity to address the Plan Commission.

Franz Thank you. Anyone else?

Andrea 26:22. _____ 26:40. At least a couple times a year particularly on the east and southeast side of our property. I share a 484-foot boundary with the proposed site based on my survey. Along _____really beautiful old woods. _____were taken out_____ place as it appears to be. _____Change from R1 to R2 I understand that _____bunch of houses. Thank you.

27:53. _____ I just wanted to touch base. Traffic. _____kids. Just that time of day is difficult to _____ congested _____ is a concern. _____ has been brought up and also just the extra utility usage in terms of sewage capacity, other things that might be taken into account _____ The quality of life, I think, for a lot of us. This is a neighborhood that _____ This isn't like _____ Spring Hill. The quality of life _____what it brings to the development. _____The biggest concern _____ you guys suggested and it's something that _____ and, then just the design and whether that requires _____ and the traffic and the safety. _____ being able to get into that _____I would like to just conclude that we did a petition, our neighbors got together. In less than a week, we got 106 signatures. I'm not sure if that _____. So, I'm trying to represent _____concern. Thank you for your time.

Franz Thank you very much.

Wood Good evening. My name is Mark Wood. My wife and I live at 665 East Castle Lake Drive. We've lived there for 32+ years. We've recently been notified _____ plus the zoning map change. As long-time residents, we realize the value of this tract _____. We are in total disagreement with the _____zone map change. We believe the developers are asking for the rezone

DRAFT

simply to squeeze more ___ into an already _____corridor. The proposed density is not in line with the surrounding subdivisions of Russell Lake, _____ Oldfield. _____ daily basis_____ huge safety concern. _____Russell Lakes subdivision. _____ aesthetics, privacy and property values for those residents. The density will also adversely affect the Zionsville School system. Concerning the Russell Lakes edition _____ offset _____ huge offsets _____ sits exactly next to our property lines. _____whatsoever. It doesn't matter the price of the homes. The people _____. Please think seriously about _____ surrounding community. _____vote no to the zone map change.

Horst — My name is Monte Horst and I live at 660 Spring Mills Drive which is _____ shady palm right here. _____ one of them is just the natural beauty and the wildlife that lives in this area. When we moved here, _____ and still feel that we _____. We have fox, we have deer, we have owls, we have hawks that nest in our trees every season. We have all kinds of wildlife. So, that's one thing. The other thing would be a couple years ago, _____ Pulte came through as you all know I'm sure and they were planning a development. And there were substantial issues with _____ water on this property that led that to abandon their project. So, I would ask, so what has changed there? What is going to be done there? What is going to help with, how are they going to avoid _____. Like we understand _____ all of us understand that something is going to go there at some point. This level of density is not the right fit. As an example, Spring Mills Drive, I would like to point out is roughly, is somewhere between a 1/4 and 1/3 of the size of this property. We have 24 homes. 24 homes in that neighborhood. So, thank you for your time and I would respectfully ask that you take a very long hard ____ at this rezoning and moving forward with this project. _____

Franz — Thank you. Anybody else?

Conrad — 34:33. Hello, council. My name is David Conrad. I live at 8830 Foxland Drive. I also ___ masks. _____ I'm here to voice my support of _____ density. I think everyone of sound mind knows that this will be developed some time. We welcome a reasonable development. It is merely the density that ____ my opposition to ____ I built approximately seven years ago, nine years ago. I was shopping for a place to live with a small family. I am from ____ as is my spouse. We are _____ Carmel didn't seem right to us with its commercial sprawl downtown and Whitestown seemed like ____Zionsville was the unique place and we love it for that and we still love it for that. But, we would like to see it _____. We both _____ We think there is a positive _____ for us to expand as a community. ____ represent us collectively. I do not believe a community with this density is representative of Zionsville as a whole. I think it will detract overall from the community at large. Essentially, providing a standard that is very close to the Village ____ density end or we will end up with a precedence that will allow further ___ of this density close to the Village and then we will end up with _____ needs that will slowly but surely turn us into yet another Carmel which, to be honest, a lot of us live in Zionsville to not live in Carmel. And, that is not to detract from all of our friends who live in Carmel but Zionsville is a unique place ____ for that specific reason. That's why I am asking that you will oppose this project in its current incarnation. If you will, I think it is

DRAFT

perfectly reasonable that you ask for some sort of significant reduction in density going forward on this site. I encourage _____ Zionsville _____. Thank you for your time.

Franz Thank you.

Alstadt 37:38. Good evening everybody. My name is Brad Alstadt. I am a property owner of several properties on Lakeview Drive. I would avail myself to the ____. Unfortunately, they don't take into consideration ____ and development. I've been a safety professional for 25 years and one of the items, it's a beautiful design, it's a beautiful allure of _____ Zionsville, but on any given Sunday, pre-COVID, we have the same resources used for _____ on a hill. Um, the police ____ as I understand it, is almost adjacent to the drive of the _____. And, right now, we can't manage it _____ hill ____ resources. With that kind of density which is on a parity with _____, I don't see how we can safely use _____. A stoplight will have to be put in place at a minimum. We have had, I did some research. A stoplight was put in just west of, I call it 334, on Oak Street, has already had several fender benders due to whether it's conditioning on the ____ community, that there is a lake there, should probably adhere to the speed laws but we're going to have to have another stoplight going down a hill on _____ my concern would be safety of my tenants that live in Lakeview and the older residents, it's a very old community, 60-year-old homes, _____ great ideal, great project, _____

Franz 40:12. Thank you. Would anybody else like to speak? _____ work on _____ talking about. One of the things _____density. I guess _____ you brought up if you went just by what was allowed 140 homes without asking for any waivers. That's just according to the ordinance _____. So, looking at this, they're asking to intensify this. _____ consider landscaping, berm, adjacent properties, we'll talk about the traffic next time with the traffic study. Those are the kind of bigger issues _____ comments, questions? I'll let you guys _____.

Walker Okay, I had written down my thoughts ____ one entrance. I can find _____ out there. You had the second _____ entrance off ____ and 106th Street. So, is there a place to do that?

Andreoli Yes, Ms. Walker, we have talked with staff and investigated the potential for emergency entrance to the very east of our main entrance which seems to pass muster. We didn't have any _____ with fire or police with regard with that. _____ rezoning _____ further _____ a point that was raised and discussed and well aware in terms of what we submitted. So, we are going to provide an emergency entrance as well. Hopefully, this will be located on Oak Street and coming in from a different way which we think is protection for them to be able to access without ____

Walker _____ red gate _____ That was the question I wanted to ask you anyway. Thank you.

Jones Hey, Mike, I have a question. I'm just trying to get my head around. What is the _____ R1 and R2 zoning?

DRAFT

Andreoli _____ single family _____ acre. The density for the R1 is, excuse me, the R1 is one home per acre. The R2 is _____. In other words, you can have more homes in the R2 than you can density-wise in the R1. _____ in the R2. You add the totals and ____ you get around 140 homes total as it currently exists. ____31 acres. 31 for the R1 and about 109-110 for the 0.6. Remember, ____ is R2. You get actually 65 acres of R2 which is the most heavily dense of the two categories.

Jones And, this development has how many total homes on it?

Andreoli I'm sorry?

Jones You have how many total homes on this site? _____

Andreoli How many proposed units do we have?

Jones Correct.

Andreoli 150 for the entire site for the combine site. And, just to respond, when we say substantial compliance to the Master Plan, what we are talking about is once we get actual dimensions and _____ several different categories over a year now with this property. Those lot lines changed substantially so _____ lot line should have been here or it should have been there. But, we made substantial _____ to 150, nor more than that. _____ roads and everything else. We're happy with the product, just _____ whether the Council and the Plan Commission happy with the product but in terms of the actual layout _____. We're happy to _____. We included that in a lot of the information _____ We've already talked with the state _____ extensively with regard to _____ there, with regard to shoring up the dam, making it better and making sure that overflow passage is a little bit better _____ All of those things, a lot of the information is included in that packet that we sent previously. We look forward to expanding on that either at this stage or the next stage with a lot of technical aspects _____. Thanks.

? 46:34. I had several questions most of them already asked. But, one real quick. _____ point to the western edge. _____ You said that was a road there? That's not a road on the property line, is it?

Andreoli What's this?

? On the very western property line, that _____, that's not a road, right? Or is it? No, no down on the bottom. _____ tree on it.

Andreoli It's not _____ down there. In fact, ____ trees in there that separates us from ____ on this side.

? And, then you mentioned what you can do right now and you had 140, 131 R1 and 109 in R2?

Andreoli Yes.

DRAFT

? But, then, in your supplemental area, you talked about this being R2 by _____ so, that would 197, two-family units, so that would be—

Andreoli Yes. You can put three homes per acre in the R2 _____

? If you ____ R1 you could be ____?

Andreoli 48:08. No, I think hopefully, we're going to have ____ On the R2 you've got 65 acres so as it sits right now, multiply that times three for a gross estimate, it doubles, not _____ to be frank _____ investigate and I'm sure there will be discussions that Mr. Laken had with Mr. ___ over a period of time with regard to the particular product they we might put in there. So, as it sits today we could put doubles over there, that is not ____ intention to do so.

? _____ what you're saying. Your math is correct. You're saying basically 66 acres x3 is well, is ____ Is that 187, each one is ____?

Andreoli Yeah, each one of those would be a family. I don't care much for the density. It's an old classification that the, that the ____ inherited, that classification, ____ from the county but anyway you interpret it, however you interpret it, that R2 is going to be loaded up with doubles.

? Then, there was the question about schools. Do we have information about ____?

Andreoli No, no. The only reason I didn't bother is _____ going on. The second reason I didn't bother with this is that we're not taking property from agricultural and trying to _____ so, all of a sudden you've got homes on a piece of property they didn't anticipate so the school should be _____ We're just taking an R2 classification and making an R2 and only incrementally increasing what we could put _____ And, given the price points of these, I didn't feel that I would bother _____ at this stage. If you would like for me to go ahead and get that information ____ before the next meeting, I will be happy to do so. I just thought that such particular _____ residential is residential as opposed to agricultural or ____ that didn't have residential ____ that they ____ schools at this particular point. But, that was _____ and I will do whatever you suggest.

? ____ brought up several times. I think ____ volume of students, not the funding. Because the funding is not the issue, _____.

Andreoli But these price points _____ about 350 or under increase some potential problems in terms of whether the school is going to be impacted _____ price points. We're happy to go ahead and get those to you and happy to weigh in on that. I suspect that what we'll see is that it's not going to be a problem given the price points ____ Given the fact that we've already got residential zoning there now. So.

? My last question. _____ Mr. ____ raised the question about is this is approved would it specific to this project or would that just _____?

Andreoli Is that a question for me?

DRAFT

? If you decide to answer it.

Andreoli Yes, if it's approved it would be subject to substantial compliance with this Master Plan. _____ homes, substantial compliance, substantial compliance with districts in terms of _____. We feel very comfortable at this point that we vetted ____ such a long period of time, we _____ That's one of the reasons _____ it took so long to get it done and still not _____ layout. So, we can substantially commit to that. Same _____

? _____ your project didn't happen, _____

Franz 52:58 Is there anything else?

? _____ lots in the yellow area you have _____

Andreoli Yeah, those _____ I suspect _____ even though we vetted it pretty well. _____ I suspect that when we actually start looking at _____ when we start laying it out. So, I committed to the maximum 150, ____ 150, maybe ____ looking at this and actually ____ potential builders with regard to the ____ and feel comfortable that we've got _____ may lose a lot or two. ____

? _____ we're only discussing R1 and R2 rezone. Are you willing to put those conditions across the existing R2 properties at this time?

Andreoli No. Here's where I'm concerned with that. You, you can do that. My concern is that I don't want to get ____ on a technicality ____. You know, so, as I put in my narrative, we're willing to commit to the language that we put in the narrative so long as we get _____ site plan, we're good. But, under no circumstances, even if we can, we will not put anymore than 31 homes on AR1 regardless of _____. So, that gives you, that gives you and the neighbors and the community some solace that we can't somewhere stick a bunch of additional R2 product into the R1 because _____ practical matter, this assures that we aren't going to do that. And, it give us an out, if we come to the Plan Commission and someone, somebody wants us to give right of way, and fill this in, that's what we need, that's why we need to talk to the Plan Commission right away because that will make the project untenable. We can't _____ 30 feet _____ calculations and everything else. In fact, when the state _____ this land, _____ they didn't want it _____ with regard to the church across the street on both sides. So, _____ that was the _____ so there was no concern with members of Plan Commission or Town Council that somehow or another we're _____ R2 zoning _____loading up with homes. _____ under any circumstances regardless of the zoning classification. We are willing to _____.

Franz All right. Is there anything else at this time?

? I mean ____ zoning change but _____ also, the way the subdivision is laid out, _____ there's a long drive that goes down and around to one part and anybody who is in the back half of that subdivision has to get out that one road and it doesn't seem like there's –

Andreoli Well, you've got a _____ area on this side.

DRAFT

? Right, but all those lots on the back are all on that road _____ around the lake and ____ main road. So, to me, but I know _____ that that seems like there should be some provision for a second point out of it. I know there ____

Andreoli Unfortunately, with both _____ strip was put in there and we can't access _____ I'm not sure if it's private or ____ dedicated—I can't remember ____ years but that road and for good reason, the people that live _____ traffic spilling out in the back of that area. So, these are the areas where potentially locate _____ didn't seem to have any traffic issues with fire or any _____ or any _____ but we're willing to develop that as we go through the platting _____again, we've not only got a bigger traffic study than was done in 2016 but we've got ____. But you've got both of those in your packet and hopefully we'll have that _____ up to speed and answer all of your questions with regard to that. We'll let them know ahead of time _____ to see if he can address that.

Jones 58:59. Just to confirm. So, you don't have a second emergency exit?

Andreoli I'm sorry?

Jones ____ through the ____ a secondary emergency exit?

Andreoli Yes, yes.

Jones ___your question. Talking with _____ earlier today, what _____ up through here and that got _____

Andreoli _____they would be bringing _____ We viewed _____ rights and privileges _____ streets back there. Spent a lot of time _____ studies, soil studies and meet with the state _____ We just decided that the best way to handle that is to decrease the capacity of the dam, stabilize all of that and then not drive anything over the dam itself. Heavy trucks or any _____ So, that's how we laid this out to not go over the dam to _____ potential problems. _____ allowed _____ to keep the density at an appropriate level. _____ We believe that the density is important. _____ to do that _____heavy traffic

? _____ the way this is being discussed is we're saying well, if we rezone this tomorrow from R1 to R2, the left third of the lot, there's not really a substantial difference in the number of houses that could be built so I guess from the Town's standpoint, why should we change the zoning? What does it allow you to do better on this property that you wouldn't be able to do otherwise?

Andreoli It allows us, I think, to have a better layout and use of the entire property. So, if we actually looked at how many houses we have over here that have _____, we talk about 42 or thereabouts, _____ 31 technically. So, unless, unless you have all of your zoning around there, _____ Plan Commission, _____ we don't want to do anymore than we have to. That was a much better approach to allow this particular development ____ in this fashion. ____answered your question. That was our analysis _____ touch partial lots, it's not 31, it's more like 42 now. We need that building classification to get this this layout itself. That's the only

DRAFT

reason. We can still _____ put 31 homes over here, the whole layout is going to be different and the whole aspect of it will be different.

Franz — Is there anything else? If not, ____ continue this until the September 21st meeting?

? — So moved.

Franz — Is there a second?

? — Second.

Franz — All in favor, signify by aye? _____ Next up Docket _____ 3900 South _____. Is the petitioner present?

Sumlin — Good evening, Plan Commission. My name is Phil Sumlin. I'm with _____. With me this evening is Brad ____ and _____, both with the development team. First of all, we really appreciate your time tonight. I know it's been a long night, so I will keep this brief. As you all know, _____ what has happened there has been absolutely extraordinary. We have in the matter of less than two years, sold over 180 lots. Section 1, do you guys have the _____ by chance? _____ Section 1 is essentially wrapped up in construction. We have over 30 homes under way. Additionally, _____ few short weeks _____ last week as well. _____It's really looking beautiful. So. We're really proud of that. Our builders have been working very diligently to get all of their Homearama homes wrapped in Section 1. Those are averaging over 1.5 million _____ I think we're about 7% complete with Section 2 already on the ___ side of things and are posed to break down on homes the first of the year. Lastly, the golf course obviously is under construction as well. We are completely _____ through the first nine holes. Our ____ team has been working round the clock _____ round of golf next year. _____ we are proposing 34 single-family detached lots on just over 29 acres. On your map, _____ those lots are _____ 5 and 6 there, _____. This section alone is anticipated to generate over 51 million dollars assessed value _____ which is incredible. The average lot size for this section will be just under 0.9 acre so very large estate _____ see in Sections 1 and 2. _____ previous ____ neighbors bordering south _____ We have reached out to their representatives. We've had conversations with their _____ If you recall during the zoning process, during the ____ process, we met with these folks many time and came to terms on certain _____ 5-acre lot on the south side, it's actually _____. There's a 100-foot ____ buffer. That lot _____to any of the homes in this entire subdivision. 100-foot buffer there, tree protected. Obviously, _____ anticipate _____kind of travel _____ on that lot, there's a 50-foot buffer all the way to the point where the ____, 50-foot buffer to the east, ____ east side of lot K-13. _____ Very large buffers. We will protect all of the trees in this area _____ construction. _____Our goal is to start construction here come this fall on the _____ blocks. _____ protecting those trees as we committed to. _____ representatives, so if there is anything additional _____ started on construction _____quite incredible. _____

Franz — All right thank you. _____

DRAFT

DeLong Thank you. Staff vetting this matter and talking about the development plan and the plat petitions that are in front of you this evening just to mix these both together to manage your time this evening, staff is supportive of the development plan and the plat as it has been filed. So, the development plan speaks to both waivers that are being requested as well as some open-ended items related to the development plan itself, staff as you know, ____ the review and comments on these and indicates that if we feel these items can be resolved prior to dirt disturbance and we believe that is the case with these as well. These are items that can remain open-ended and we can work through final items here in the coming weeks. Staff, again, is supportive of the petitions as they have both been filed and is supportive of the waivers as presented in the staff report and I am happy to answer any questions.

Franz All right thank you. _____

? _____ development plan that differs from what was approved in the _____? Does it meet all the requirements _____?

Walker I was going to ask the same thing.

Franz Any other questions?

Jones 1:10:34 Yeah, I just got _____

Franz Anything else? All right. Then, I will entertain a motion _____ first?

Walker I move that Docket _____ petition primary plat with waivers approval to provide for 34 lots _____ be approved _____ finding of fact.

Franz Is there a second?

? Second.

Franz Is there any discussion? Being none, signify by saying aye?

All Aye.

Franz _____ 7-0. I will entertain a motion _____.

? I move that Docket ____ to provide for development of _____ in the _____as presented_____.

Franz Is there a second?

Jones Second.

Franz Any further discussion? Being none, signify by saying aye?

All Aye.

DRAFT

Franz 7-0. Thank you very much.

Walker _____ drive _____ absolutely amazed _____

? Wonderful isn't it?

Franz Thank you very much. Other matters to be considered. Wayne, _____

DeLong Yes, thank you. Very briefly, one of the things that we've discovered certainly over the last several years is certainly a different way, a unique way to explore managing the Town's zoning ordinance. And, specifically, in the last two to three months, form-based code has come up several times with the Board of Zoning Appeals and certainly, you know, this meshes very well with staff's interest in exploring another way to manage the Town's zoning conversation and certainly having a tool in the toolbox. So, certainly, bring his opportunity to this body's attention certainly we would be very interested in pursuing a form-based code and exploring that opportunity with a consultant to have that conversation. So, we are poised to do that. I wanted to bring that to this group's attention and certainly seek your support of that, at least pursuing that idea and talking to some consultants and seeing what it's all about.

? Is this something new _____?

Franz No motion. No.

? _____ BZA_____

Jones Form-based zoning works well when you're trying to convey depending on the _____ it goes hand in hand with _____. Basically, it allows you to take more of the _____ of the proposal _____ present. In other words, _____ what's going on versus the strict _____ setbacks____. It can be very beneficial especially with the kind of work in a city or town area _____ But, you're still going to run into _____ versus a lot of times, I guess my point is, a lot of current kind of zoning and design standard where there is a set dimension, then you pretty much know pretty clearly whether you're over or _____. ___ foam-based is a little more fluid. _____The fluidity of it will then _____Remonstrants will still find something to remonstrate against _____something ____

? So, if you take a look at some of the stuff that comes before us, obviously, the _____ form-based, _____ is there more _____ Bob? Wayne?

DeLong I would say it does give a bit more flexibility. I mean, certainly, this type of process, we would spend probably a year to 18 months having a community conversation. I think evidence, the first evidence of that style of conversation is with the gateway study that is starting here, has started, the first project meetings will happen very soon. So, this would be a community conversation on how to best manage the zoning of the community.

? Are there any other communities around here that are doing this?

DRAFT

DeLong There is different UDOs, different form-based codes. The town of Fishers, city of Fishers now, adopted one, I would say, 10 or 15 years ago. I don't want to say standard but it's a much more modern way than your, then a Euclidean style of zoning which is what Zionsville utilizes currently.

? I guess I would be interested in seeing what this would _____.

DeLong Well, we're poised to at least look at this and start having a conversation to learn more.

? _____ in Ag District and decided the _____ was too big. It was more than 100% of the primary use. But, it was because it was the second level of the barn and regular stairs. And, so we asked the question. _____ and _____ says, "No, because _____. So, then someone else said, "Well, if your concern is what public sees and neighbor sees, it is absolutely no difference from that point of view." So, the purpose of the rule wasn't _____

Franz All right. Anything else? If not, is there a motion to adjourn.

? So moved.

Franz Second?

? Second.

Franz All in favor?

All Aye.

DRAFT

Dr. Nancy K. Glober
672 W Russell Lake Drive
Zionsville, IN 46077

September 2, 2020

Hand Delivered
Board of Zoning Appeals Members – Town of Zionsville
C/O Zionsville Town Hall
1100 W Oak Street
Zionsville, IN 46077

Re: 2020-24-Z Kendalwood Realty, LLC (Russell Oaks)

Dear Board Members:

This letter affirms my opposition to Kendalwood Realty's request that you rezone from R-1 to R-2 their west 31-acres (the "R-1 tract").

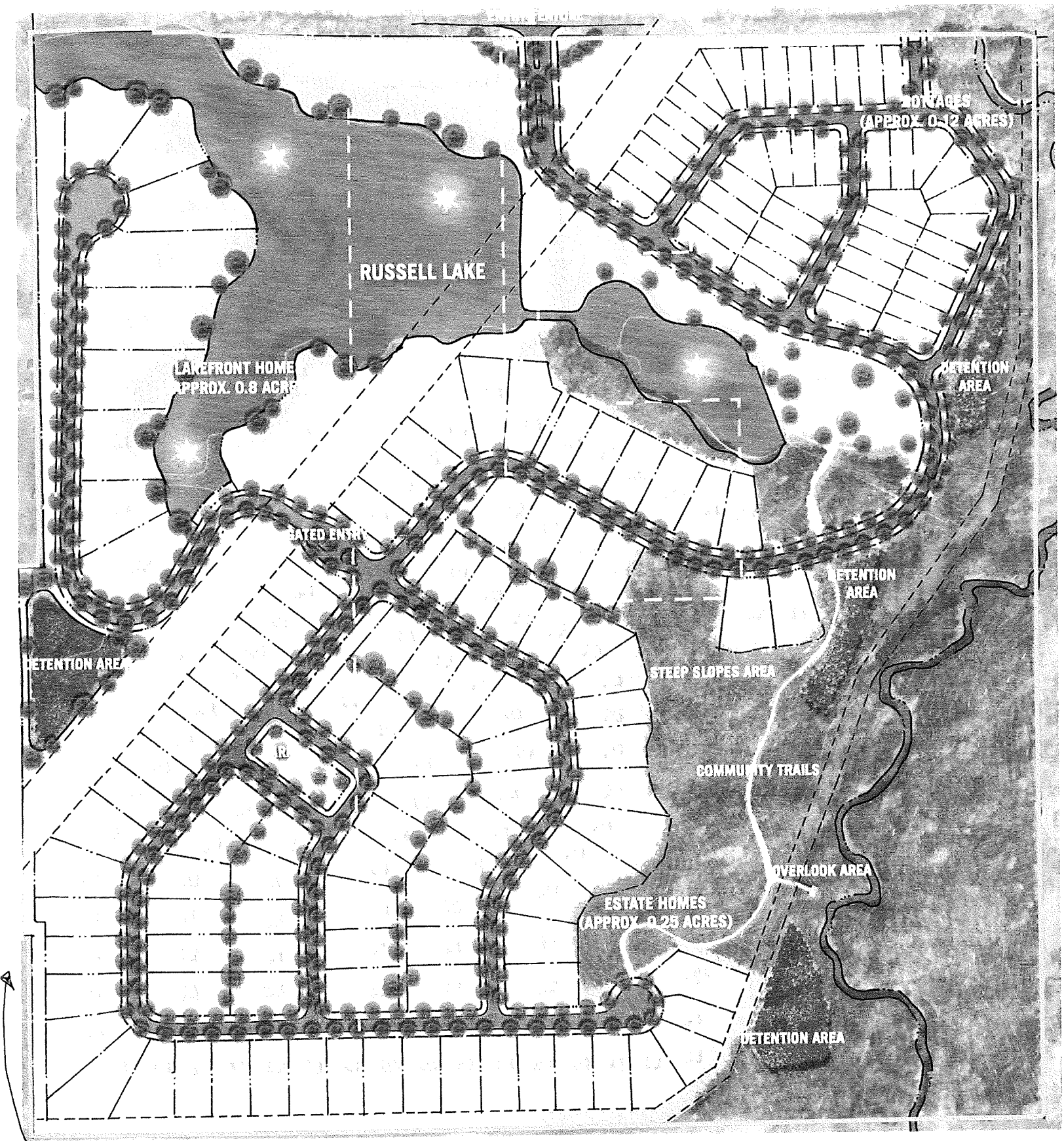
Such rezoning would enable their plan, shown in Exhibit A to this letter, to put more than 30 quarter-acre Estate Homes next to my land – dense construction that would increase runoff from their higher R-1 tract onto my lower land. They refuse to commit to runoff mitigation measures, mainly claiming prematurity, thus forcing me to maintain my opposition to their proposed reclassification.

My Location
I live at the above address on 9.6-acres just west of the R-1 tract, as is shown in Exhibit B. My property line along the R-1 tract is 485 feet long. Like the R-1 tract, my land is also zoned R-1, and appropriately so.

Drainage and Trees
Importantly, Kendalwood's R-1 tract is higher than the adjacent part of my land, so runoff from that R-1 tract flows onto my land and thence north toward the area of the R-1 tract that Kendalwood has designated a Detention Area.

A narrow north-south strip of fine old trees along the west side of the R-1 tract – many of those trees 70-80-90 feet high – starts at the Oldfields street called Foxland Run and merges with similar trees on my lower adjacent land. Those Kendalwood trees mitigate runoff from the higher R-1 tract onto my land.

Received
9-3-2020
Town of Zionsville



672 W Russell Lake Dr

Exhibit A

Received
9-3-2020
Town of Zionsville

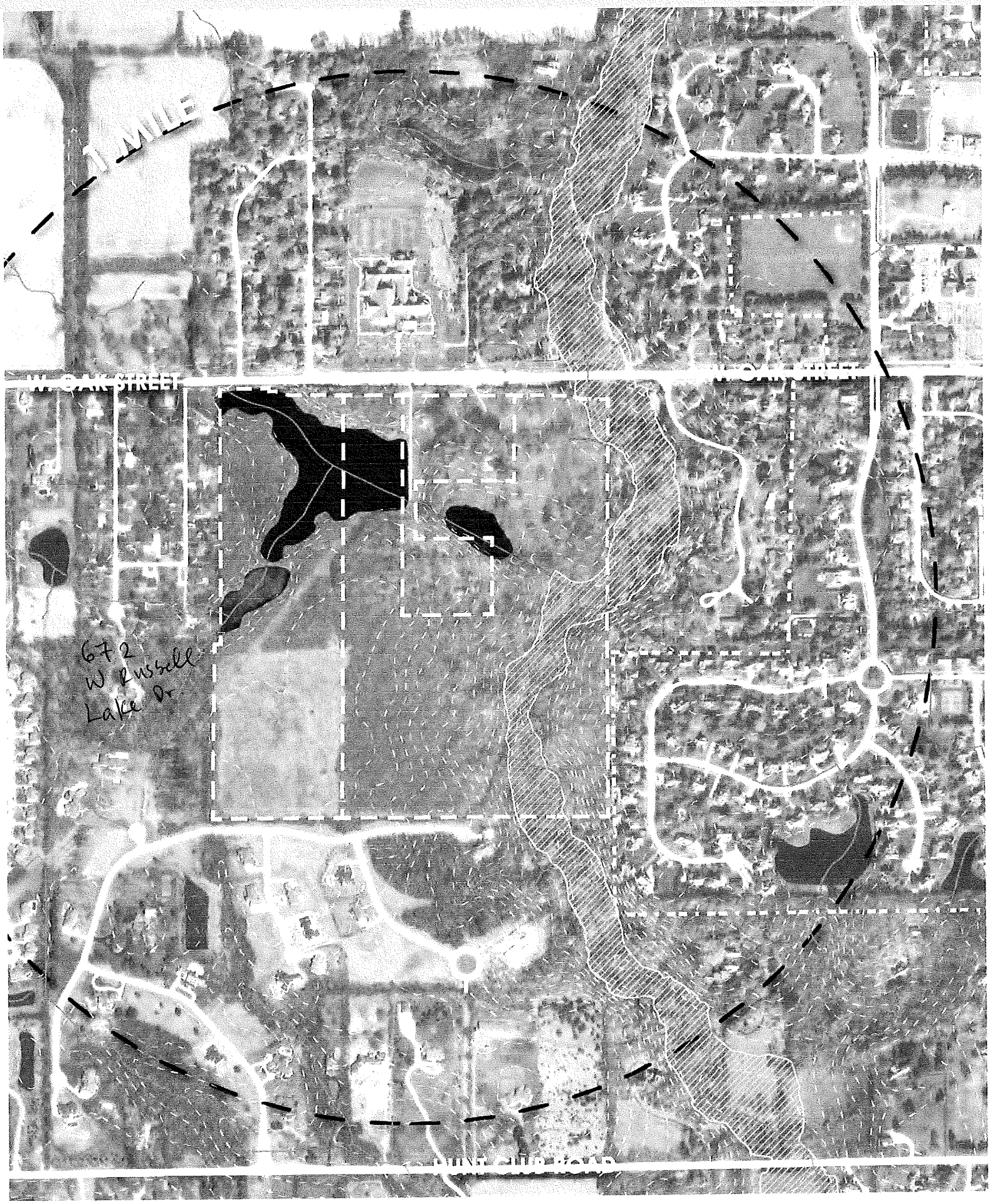


Exhibit B

regional context

Received
9-3-2020
Town of Zionsville

From: Wayne DeLong
To: Janice Stevanovic
Subject: Fwd: September 21 Planning Commission Meeting
Date: Wednesday, September 16, 2020 9:41:32 AM
Attachments: image001.jpg

From: Wayne DeLong
Sent: Friday, September 11, 2020 3:50 PM
To: monte horst <gmhorst@sbcglobal.net>; Janice Stevanovic <JStevanovic@zionsville-in.gov>
Subject: RE: September 21 Planning Commission Meeting

Monte-

Thank you for your email and prior voice mail. Due to a variety of items and tasks at hand my availability has been limited, but opens up on the 16th and 17th for a call.

As to the September Plan Commission meeting, yes, in August (and subsequent to the conclusion of the August meeting) we inquired with Plan Commission leadership as to the method of conducting the September 2020 regular meeting. It was determined that the September meeting, if supported by Executive Order, would be conducted in electronic format. As such, the agenda available at the below link was generated:

http://www.zionsville-in.gov/AgendaCenter/ViewFile/Agenda/_09212020-1136

As to the applicability of the Executive Orders to the actions of the Zionsville Plan Commission, yes, the Plan Commission continues to rely on its legal counsel to provide guidance on this topic. I do know that you, on September 10, requested that Janice share your concerns on this topic with the Plan Commission's legal counsel. On September 10 she provided that information to the Plan Commission's legal counsel, and as well shared today's below email on the topic.

Additionally, we as well have shared your below email with Plan Commission leadership.

Received
9-11-2020
Town of Zionsville

If new information is made available, we are happy to pass that along.

As to a call, my best time slots currently consist of:

16th, afternoon

17th, between 8:30am and 3:00pm

Please let me know what works best for you.

Thanks

Wayne

Wayne DeLong, AICP, CPM

Director, Planning & Economic Development

Town of Zionsville

O: 317-873-5108

C: 317-503-6170

wdelong@zionsville-in.gov

www.zionsville-in.gov

Received
9-11-2020
Town of Zionsville

From: monte horst <gmhorst@sbcglobal.net>
Sent: Friday, September 11, 2020 11:42 AM
To: Wayne DeLong <WDeLong@zionsville-in.gov>; Janice Stevanovic <JStevanovic@zionsville-in.gov>
Subject: September 21 Planning Commission Meeting

Wayne and Janice --

I hope the week has gone well for both of you. As Janice will attest, we had a discussion yesterday on the move to make the September 21 planning commission meeting a remote meeting utilizing zoom. It has been stated that this is due to Governor Holcomb's recent executive orders.

Respectfully, I do not see anything in the Governor's recent orders that clearly mandate this decision or anything that differs from his previous orders. The orders merely extend the duration of previous orders through early October when they will again be reviewed. I understand and appreciate the need to navigate the safety of the community with respect to Covid 19, but this decision does not seem justified based on the Governor's directives and the fact that last month's meeting was held publicly in a face to face setting.

We have a large group of residents who are very concerned that their voices will be diminished with a remote, zoom meeting. Quite honestly, many are less than technologically skilled and are concerned they will have issues in navigating the remote, online process.

I would like to be on the record in opposing the remote setting of the September 21 Planning meeting and I strongly encourage your team to expeditiously reconsider holding an "in person" meeting as was held in

Received
9-11-2020
Town of Zionsville

August.

Thank you for your time and consideration.

Monte Horst

G. M. Horst

317-679-3112

https://www.linkedin.com/in/montehorst

Received
9-11-2020
Town of Zionsville

Janice Stevanovic

From: Mary Jane Brosseau <maryjanebrosseau@gmail.com>
Sent: Thursday, September 17, 2020 11:39 AM
To: Wayne DeLong; Janice Stevanovic; Dave Franz; Josh Fedor; marygrabianowski@gmail.com; ljones@zionsvile-in.gov; George Lewis; Walker, Sharon; Jeff Papa
Subject: The Proposed Rezoning Meeting for the Russell Oaks Development Meeting scheduled for Monday, September 21, 2020

To: Zionsville Plan Commission

Subject: The Proposed Rezoning Meeting for the Russell Oaks Development
Meeting scheduled for Monday, September 21, 2020

Dear Plan Commission Members and Town Planners:

My name is Molly Brosseau and I am a resident of Spring Hills Drive. I wanted to forward my thoughts and concerns to you prior to our meeting. My background includes: this is my third home that I have had in Zionsville over the past thirty years, so needless to say I have chosen to live here several times; I am a very senior citizen and my thoughts will reflect some of that perspective; I spoke, several years ago to you when The Pulte Corporation was going to develop this land and I find that some of my same concerns then are also my concerns now, only amplified, so I came to the conclusion that it is not as importaant who the developer is, as it is for we the citizens to let the Planning Commission know what we are experiencing and seeing. As I understand it, the following is a description of the responsibilities of the Planning Commission: "The primary responsibility of the Planning Commission is to develop and recommend quality development to the legislative body and a plan for the future of the community, with the focus being establishing quality development and quality of life for Zionsville."

Point #1: Quality Development

My concerns: High Density, approximately 50% more homes than Pulte Corp. proposed; Increased congestion/traffic on 334 with Thornhill, Spring Hills and Russell Lake already experiencing significant delays on entering and exiting 334; Increased risk erosion/ environmental distrsess to Eagle Creek Watershed. (A 2020 Report on the State of Indiana is reporting that the number one contaminate of water is the runoff ie mud, from construction sites.). Spring Hills Drive already had a resident who talked about flooding in their back yard due to drainage and heavy rain. (It is named Spring Hills drive because of the topography.);
This particular property is surrounded by established developments and Road 334, it has, to my knowledge, no open land surrounding it, which, to me, means that the risk of erosion, environmental distress ie air, noise and light pollution over years of significant construction IS A QUALITY OF LIFE issue. I want to mention the destruction of wildlife and forests separately because once disturbed or destroyed, the reconstruction is almost impossible. Has the County or State done an Environmental Impact Study? Also, if you approve this proposal as shown, will you demand STRICT compliance?

Point #2: Quality of Life for Zionsville

My concerns: In 2020 life as we know it, is unalterably changed from when the Pulte Corporation proposal was made several years ago. Certainly the Pandemic has led the way with this BUT as one helping professional told the administration at IU, yes the Pandemic caused a CRISIS but we are now having to deal with the CHRONICITY of this crisis. We are all seeing this played out daily and hourly in our work from home, our children going to school, our Churches being affected, our health care system being affected. All of our infrastructures are impacted. All of our citizens are affected one way or another. From my age perspective, I see a real need to step back and examine what infrastructures we need to adjust to assure that we are bringing the best quality of life to our citizens who are dealing with this new chronic reality.

PAGE 2

Another chronic reality is the increase in traffic on 334 coming and going to Anson and to Highway 65 in the last three to six years. I believe the "anchoring" of a Park, similar to Starkey Park on the East Side approaching the Town, would accomplish for the West side of 334 what, I believe it accomplishes on the East Side of 334, namely, an "anchoring" ie. "Be aware you are approaching a Town and there are Churches and Parks with citizens walking and riding bikes…we welcome you all but this is the REALITY; we want to be safe and we want you to be safe."

I send this letter with my respect and thank you for your service to this community.

Molly Brosseau

Received 9-17-2020

Received 9-17-2020

MEETING OF THE ZIONSVILLE PLAN COMMISSION SCHEDULED AUGUST 17, 2020 AT 7:00PM

VI. New Business

	Docket Number	Project Name	Address of Project	Item to be Considered
8:15pm	2020-24-Z	Russell Oaks	8901 and 9085 E. Oak Street	Petition for Zone Map Change to rezone 31.671 +/- acres from the Rural (R1) Residential Zoning District to a Rural (R2) Residential Zoning District

Statement by Eliana Armstrong and Joshua Armstrong, home owners at 650 Spring Hills Drive.

Our property adjoins the tract of land proposed for unconditional re-zoning from R-1 to R-2 as part of the development known as Russell Oaks.

We object to that proposal in its present form.

While the developer has expressed a commitment to "substantial compliance with the Master Plan as submitted," that statement provides insufficient grounds for re-zoning approval.

- First, the commitment is ***vague and unenforceable***.
- Second, the referenced Master Plan is internally inconsistent, failing to implement several principles referenced in its own supporting text.
- Third, the Master Plan fails to mitigate significant off-site impacts affecting neighbors and the broader community, particularly with regard to drainage and traffic.
- Fourth, approval of the rezoning in the absence of a well-crafted Master Plan would grant an economic boon to the developer with no corresponding obligation to meet or exceed best-practice development standards.

We request that:

- The Plan Commission issue a Continuance until such time as the developer has revised the Master Plan consistent with sound on-site and off-site design and planning principles; and,
- That any subsequent re-zoning approval should be ***strictly contingent*** upon Council approval of a substantially revised development plan.

Thank you for this opportunity to address the Plan Commission.

Resubmitted for the
9-21-2020 hearing

Received
8/14/2020
Town of Zionsville

Janice Stevanovic

From: Wayne DeLong
Sent: Tuesday, September 15, 2020 3:47 PM
To: Janice Stevanovic
Subject: Fwd: Dog Park

Begin forwarded message:

From: "pwopshall@aol.com" <pwopshall@aol.com>
Date: September 15, 2020 at 3:29:44 PM EDT
To: Wayne DeLong <WDeLong@zionsville-in.gov>
Subject: Dog Park
Reply-To: pwopshall@aol.com

Greetings Wayne:

I am requesting time to make oral comments in opposition to the proposed dog park at 4050 S 875 E, Zionsville, IN 46077 at the public hearing 09/21/2020.

Let me know in at least 48 hours in advance of the meeting that my request is granted.

Phil Wopshall
4055 S 875 E
Zionsville, IN 46077

Received
9-15-2020
Town of Zionsville

Janice Stevanovic

From: pwopshall@aol.com
Sent: Wednesday, September 16, 2020 1:48 PM
To: Janice Stevanovic
Cc: Wayne DeLong
Subject: Re: Dog Park
Attachments: IMG_20200916_132930.jpg; IMG_20200916_132927_edit.jpg; IMG_20200916_132927.jpg; IMG_20200916_132852_edit.jpg; IMG_20200916_132852.jpg

I would like to provide the additional attached photos and make them part of the Plan Commission materials for the meeting listed below. Today is September 16, 2020. As the photos document, construction at the Bark Park commenced today,with an excavation machine, before the Plan Commission meeting coming up on September 21, 2020 where public input is allowed and before Plan Commission approval.

Phil Wopshall

more Details

-----Original Message-----
From: pwopshall@aol.com
To: JStevanovic@zionsville-in.gov <JStevanovic@zionsville-in.gov>
Cc: WDeLong@zionsville-in.gov <WDeLong@zionsville-in.gov>
Sent: Wed, Sep 16, 2020 1:16 pm
Subject: Re: Dog Park

Good afternoon Janice:

I am asking this correspondence be directed to the Plan Commission Members for their review at the September 21st, 2020 Plan Commission meeting of the proposed dog park, alternately referred to as a "bark park" at Heritage Trail Park located at 4050 S 875 E.

I am the owner occupied taxpayer located directly across the street from the proposed Bark Park and the one who will be most negatively impacted in quality of life, property value and other forms of loss should the project not be halted immediately and believe my input should be given considerable weight due to the impact this has on myself and my property.

Should this project be allowed to be completed I will be exposed 7 days per week, from sunrise to sunset with a constant stream of barking and other such disturbances. I am self employed and work from home so not only will the noise impact me personally, it will impact me professionally while attempting to conduct business, phone calls and other such business activities. I envision this will be very similar to having a neighbor with multiple barking animals from sunrise to sunset, 7bdays per week.

I refer the Plan Commission to refer to Zionsville ordinance 99.24 regarding loud animals:

§ 99.24 LOUD ANIMALS.
No person shall keep a loud animal on any premises within the Urban District of the Town of Zionsville or a property
immediately adjacent to/abutting the Urban District of the Town of Zionsville which the Department finds disturbs, without
provocation by any person, by frequent and sustained barking, howling, crowing, yelping or other sound, one or more
persons domiciled in the immediate vicinity of the premises, after having been notified personally or by mail by the

Received
9-16-2020
Town of Zionsville

Department or the animal control authority that the animal had been reported to disturb such person or persons by such
barking, howling, crowing, yelping or other sound.
(1996 Code, § 9-44) (Ord. 2001-7, passed - -; Ord. 2004-14, passed - -; Ord. 2007-18, passed - -; Ord. 2013-14, passed 10-
7-2013; Ord. 2015-02, passed 3-2-2015) Penalty, see § 99.99

I further direct the Plan Commission to reference Boone County ordinance 17.93.02 (K)(1)(E):

(K) *Public nuisance animals.*
(1) A public nuisance animal shall mean and include, but is not limited to, a domestic animal that:
(a) Is found at large (stray);
(b) Damages the property of anyone other than the owner;
(c) Is vicious;
(d) Attacks without provocation;
(e) Excessively makes disturbing noises, including, but not limited to, continued and repeated howling, barking, whining, or other utterances causing unreasonable disturbance or discomfort to neighbors or others in close proximity to the premises where the animal is kept; or
(f) Is not being kept in conformity with county ordinances and regulations pertaining to land, animals, and ownership.

Furthermore I have inquired with the Indiana Department of Environmental Management (IDEM) for what information they have been provided on this park by the Town of Zionsville regarding the approval for a 3.5 acre development of a Bark Park that is being constructed in a basin shaped area that drains sewage into a subsurface system feeding into a storm water discharge. They indicated they have not approved any such design of an essentially "open air pet urinal of 3.5 acres in size" that essentially flushes the discharge into the storm water system untreated.

I also asked the Boone County Board of health and similarly they have not approved this project either.

The Park was funded in part by grants from the U.S. Land and Water Conservation Fund (LWCF) and a grant from the Indiana Department of Natural Resources to provide excellent sources of food and shelter for a large diversity of animals and insect species. The construction of a Bark Park was not, as I am aware, part of the grant request and disclosed in the grant process. Should the construction proceed, the opposite effect will occur with the disturbance of low mow turf, the impact of people and dogs will have within the grassy area. I do not believe the grant requests approved for a "pay for use dog park".

The Town has a comprehensive plan for the park system, which included a future dog park in an alternate location, not at Heritage Trail.

My request is the Plan Commission stick with the already existing plan and build it in a more suitable location elsewhere.

I am concerned by the proximity of a bark park essentially right out my front door and the nuisance it seeks to create.

Respectfully submitted
Phil Wopshall

-----Original Message-----
From: Janice Stevanovic <JStevanovic@zionsville-in.gov>
To: pwopshall@aol.com <pwopshall@aol.com>
Cc: Wayne DeLong <WDeLong@zionsville-in.gov>
Sent: Tue, Sep 15, 2020 4:10 pm
Subject: RE: Dog Park

Good Afternoon Mr. Wopshall,
The September 21, 2020 Plan Commission will be held via Zoom. You indicate that the project you are interested in is the Heritage Trail Park Phase II. At the time the Petition is heard the Plan Commission President will ask if there is anyone who wishes to speak. At that time you can use the function of Zoom that allows you to “raise your hand”. You will then be recognized and have your time to speak.

Received
9-16-2020
Town of Zionsville

Please know that another option available to you is to send me a written correspondence via email or regular mail and ask that the correspondence be directed to the Plan Commission members for their review. The email that you have sent today has become a part of the public file and will be included in the Plan Commission packets for their review.

Please reach out if you have question/concerns regarding manipulating a Zoom meeting (Zoom invitation follows and embedded in attached agenda), and contact me if I can be of further assistance,

Janice Stevanovic
Planning II/Project Manager
Town of Zionsville

O: (317) 873-1574
C: (317) 416-1920

jstevanovic@zionsville-in.gov
www.zionsville-in.gov

ZIONSVILLE

Please click the link below to join the webinar:
https://us02web.zoom.us/j/86033706661
Or iPhone one-tap :
US: +16465588656,,86033706661# or +13017158592,,86033706661#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799
Webinar ID: 860 3370 6661
International numbers available: https://us02web.zoom.us/u/kbeDKCKnBg

Or an H.323/SIP room system:
H.323:
162.255.37.11 (US West)
162.255.36.11 (US East)
115.114.131.7 (India Mumbai)
115.114.115.7 (India Hyderabad)
213.19.144.110 (Amsterdam Netherlands)
213.244.140.110 (Germany)
103.122.166.55 (Australia)
149.137.40.110 (Singapore)
64.211.144.160 (Brazil)
69.174.57.160 (Canada)
207.226.132.110 (Japan)
Meeting ID: 860 3370 6661
SIP: 86033706661@zoomcrc.com

From: Wayne DeLong
Sent: Tuesday, September 15, 2020 3:47 PM
To: Janice Stevanovic <JStevanovic@zionsville-in.gov>
Subject: Fwd: Dog Park

Begin forwarded message:

From: "pwopshall@aol.com" <pwopshall@aol.com>
Date: September 15, 2020 at 3:29:44 PM EDT

Received
9-16-2020
Town of Zionsville

To: Wayne DeLong <WDeLong@zionsville-in.gov>
Subject: Dog Park
Reply-To: pwopshall@aol.com

Greetings Wayne:

I am requesting time to make oral comments in opposition to the proposed dog park at 4050 S 875 E, Zionsville, IN 46077 at the public hearing 09/21/2020.

Let me know in at least 48 hours in advance of the meeting that my request is granted.

Phil Wopshall
4055 S 875 E
Zionsville, IN 46077

Received
9-15-2020
Town of Zionsville

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Point your smartphone camera at this code to open the link

ZIONSVILLE

PC
Plan Commission

Questions? Please call 317-873-8247
Department of Planning & Economic Development

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ZIONSVILLE

PC
Plan Commission

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Department of Planning & Economic Development

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Point your smartphone camera at this

Town of Zionsville

MEMORANDUM

TO: Town of Zionsville Advisory Plan Commission
FROM: Wayne DeLong, AICP, CPM, Director of Planning and Economic Development
RE: Docket #2019-28-DP Amendment to Landscape Plan

Project Description

Hub I-65 is an Industrial Use development being constructed by COI Hub 65 Land, LLC at 4320 Indianapolis Road Whitestown, IN 46075. The request includes one change to the Landscaping Plan. This change is in adherence with the Town of Zionsville code and is as follows:

1. Reduce plantings along the west buffer yard due to the approved rezoning of adjacent property.

If there are any questions as to the content, please do not hesitate to contact our office.

Respectfully submitted,
Wayne DeLong, AICP, CPM
Director of Planning and Economic Development

ZIONSVILLE
FOR ALL THE RIGHT REASONS

Town of Zionsville

Application for Amended Improvement Location Permit

Original ILP Number: 2019-28-DP **Issued to:** Raif Webster

Address: 775 Yard Street, Suite 300; Columbus, OH 46212 **Telephone Number:** 617.745.0613

State Parcel ID#: 0080392000 **Type of Construction Approved:** New (58.21 Acres)

SITE INFORMATION:

Lot Number: 2 Name of Subdivision/Development: HUB I-65

Address: 4320 INDIANAPOLIS ROAD WHITESTOWN, IN 46075

DETAILED DESCRIPTION OF REVISION TO ORIGINAL ILP:

Western property has been rezoned to Industrial Use, and due to rezoning, the proposed land uses are similar. Per Section 194.111, subsection (L) a "Type A" Bufferyard is required between Industrial uses. Per a "Type A-4" Bufferyard requirement, a 12.5' Bufferyard is required, and no additional trees or shrubs are required. (22) Canopy Trees, (28) Evergreen Trees, (20) Understory Trees, and (195) Shrubs have been removed from drawings to meet the "Type A-4 Bufferyard."

--If this revision adds square feet of construction to the original ILP, enter here: _____

--If this revision changes the cost of construction to the original ILP, enter here: Reduce approx. $30,000

--Include in *submittal the appropriate documentation needed for review, i.e., construction plans, plot plan, etc.*

NOTE: ***If the original building permit has received a Temporary Certificate of Occupancy (C/O) or a full C/O, amendments/revisions are not allowed and a new permit must be issued.***

_____ **Date:** 8.24.20

Signature of Applicant

RAIF WEBSTER

Print

Approved: _____

Date: September 3, 2020

FEE:
Commercial: $150.00 *plus* $_____

Total: _____

Residential: $125.00 *plus* $_____

Total: _____

AMERICAN STRUCTUREPOINT INC.

9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
TEL 317.547.5580
FAX 317.543.0270

Application for Minor Amendment

For

HUB I-65

S.R. 267 and Indianapolis Rd
Zionsville, Indiana 46052

LOT 2:
4320 Indianapolis Road
Whitestown, IN 46075

State Parcel ID#: 0080392000

Prepared For:
COI Hub 65 Land, LLC
775 Yard Street, Suite 300
Columbus, Ohio 43212

Prepared By:
American Structurepoint, Inc.
9025 River Rd
Indianapolis, Indiana 46240
(317) 547-5580

Submitted by:
Arthur Bleicher, PLA

Submitted: September 1, 2020

Zionsville Plan Commission

Thank you for taking the time to review the Minor Amendment to Lot 2 for Hub I-65. Hub I-65 is an Industrial Use development being constructed by COI Hub 65 Land, LLC at 4320 Indianapolis Road in Whitestown, IN 46075. The following submittal includes one modification to the original Landscape Plan Drawings. All changes conform to the Zoning Ordinance for the Town of Zionsville, as follows below:

1. Reduce plantings along the west buffer yard due to the approved rezoning of adjacent property.

§ 194.111 RURAL PARKING AND LOADING REQUIREMENTS

Subsection (L) Bufferyards

Rural Bufferyard Requirements

Adjacent District	*District of Proposal Use*													
	C	AP	AG	R-1	R-2	R-3	R-4, MF	PB	LB	GB	UB	AB	I-1	I-2
C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AP	-	-	Ag	Ag	Ag	Ag	Ag	Ag	Ag	Ag	Ag	Ag	Ag	Ag
AG	-	-	Ag	Ag	Ag	Ag	Ag	A/B *	A/C *	A/E *	-	A/G *	A/H *	A/I *
R-1	-	-	Ag	B	C	D	D	D	E	G	-	I	J	K
R-2	-	-	Ag	C	B	D	D	D	E	G	-	I	J	K
R-3	-	-	Ag	D	C	B	B	D	E	G	-	I	J	K
R-4, MF	-	-	Ag	D	C	B	B	D	E	G	-	I	J	K
PB	-	-	A	D	D	D	D	A	A	B	-	C	C	C
LB	-	-	A	E	E	E	E	A	A	A	-	C	C	C
GB	-	-	A	G	G	G	G	A	A	A	-	C	C	D
UB	-	-	A	H	H	H	H	D	C	A	-	A	B	C
AB	-	-	A	I	I	I	I	E	D	C	-	A	A	B
I-1	-	-	A	J	J	J	J	E	D	C	-	B	A	A
I-2	-	-	F	K	K	K	K	F	E	D	-	C	A	A
PUD	@	@	@	@	@	@	@	@	@	@	@	@	@	@

Original Planting Provided (Type H):

Bufferyard Class & Alternatives		Bufferyard Width (feet)	Plant Unit Multiplier	Plant Units Required per 100 Linear Feet: Canopy Trees	Understory Trees	Shrubs	Evergreen/ Conifers	Required Fence/Berm
H				5	8	30	15	
	1	20.0	0.6	3	5	18	9	F5
	2	30.0	1.0	5	8	30	15	F4 or B2
	3	40.0	0.8	4	6	24	12	F3 or B1
	4	50.0	0.6	3	5	18	9	-

Revised Planting Provided (Type A):

Bufferyard Class & Alternatives		Bufferyard Width (feet)	Plant Unit Multiplier	Plant Units Required per 100 Linear Feet: Canopy Trees	Understory Trees	Shrubs	Evergreen/ Conifers	Required Fence/Berm
AG (no plantings permitted in the 30 feet closest to agricultural zoning.)								
	1	40.0	-	-	-	-	-	-
A				1	1	0	0	
	1	5.0	1.0	1	1	0	0	-
	2	7.5	0.8	0	1	0	0	-
	3	10.0	0.6	0	1	0	0	-
	4	12.5	0.4	0	0	0	0	-

1. Western boundary was originally designed using a ‘Type H’ Bufferyard
2. Upon rezone of the adjacent property, Industrial use adjacent to Industrial use will only require a ‘Type A’ bufferyard to be planted.
    a. As shown, updated drawings will exceed the requirements of bufferyard Type A-4

I. EXHIBITS

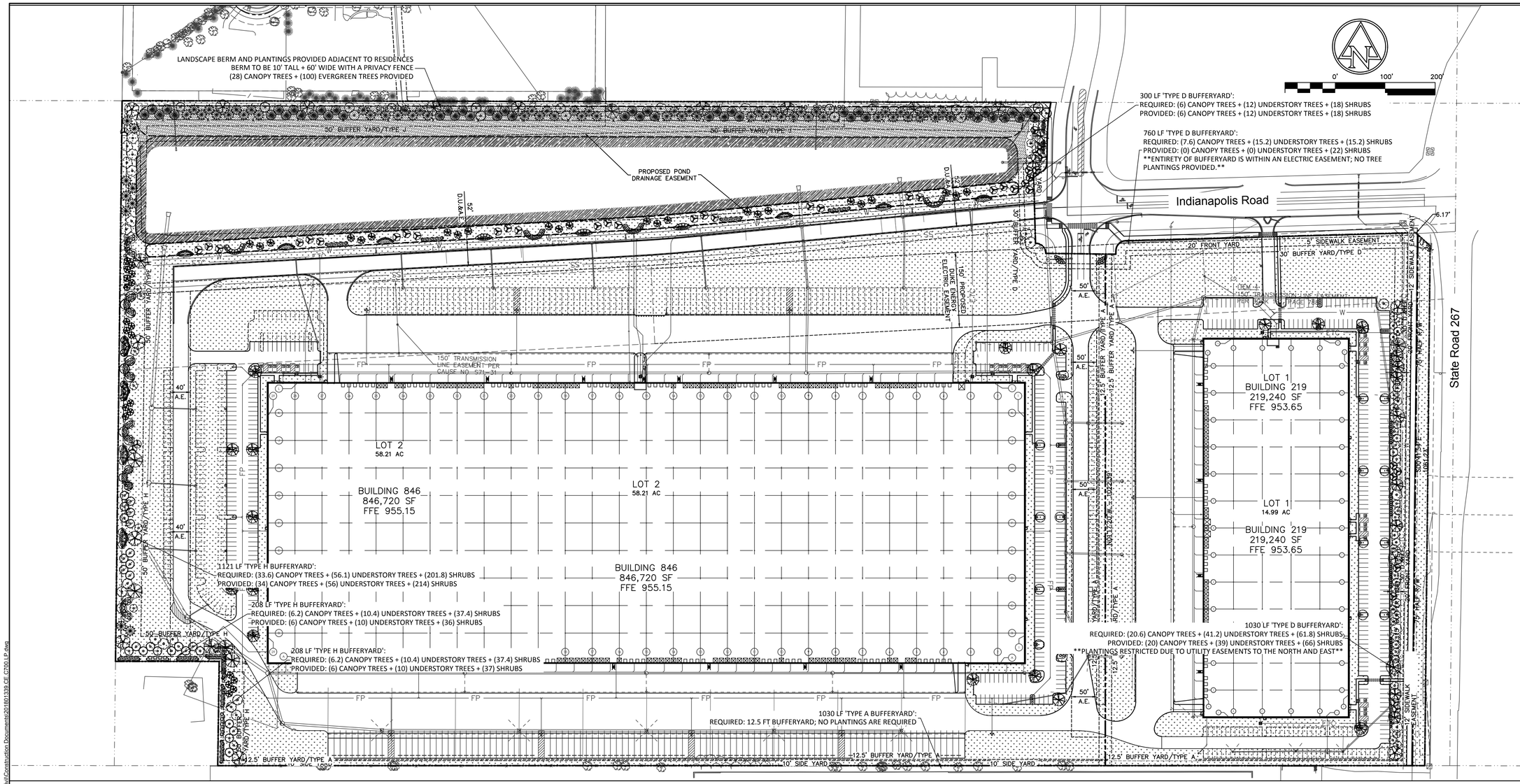
a. EXHIBIT A: Approved Landscape Plan (7 Sheets)
b. EXHIBIT B: Revised Landscape Plan (7 Sheets)
c. EXHIBIT C: Plant List Comparison (1 Sheet)

Thank you,

Arthur Bleicher, PLA, ASLA
Landscape Architect
9025 River Road, Suite 200
Indianapolis, IN 46240
317.547.5580 OFFICE
structurepoint.com WEB

EXHIBIT A:

APPROVED
LANDSCAPE PLAN



GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
2. A MINIMUM OF 4' OF TOPSOIL (6 TOPSOIL, 1 MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEEDED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY CONTRACTOR, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
3. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT SCHEDULE, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
4. ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.
5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
6. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
9. CONTRACTOR TO WARANTEE ALL NEW LANDSCAPE PLANTINGS FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR. SEE 'PLANTS' SPECS FOR ADDITIONAL INFORMATION.
10. ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
11. LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY HYDRO-SEED OR SOD WORK.
12. ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. HYDRO-SEED AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
13. PROTECT LAWN SEEDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1 INCHES IN LOOSE THICKNESS OVER SEEDED AREAS.

ORDINANCE NOTES:

ZONING INFORMATION:
Site Zoned I-1 (Rural)

PARKING LOT LANDSCAPE:
1. PERIMETER PARKING:

'Type C Bufferyard' required where abutting street frontages.
- (1) Canopy Tree + (1) Shrubs per 100 LF

2. INTERIOR PARKING:
(1) Canopy Tree + (3) Shrubs required per 15 parking spaces.

PROVIDED: (34) Canopy Trees + (108) Shrubs

3. BUFFERYARD REQUIREMENTS:

TYPE A BUFFERYARD (12.5')
12.5' Buffer with no required plantings.

TYPE D BUFFERYARD (30)
(1) Canopy Trees + (2) Understory Trees + (2) Shrubs per 100 LF

TYPE D BUFFERYARD (15)
(2) Canopy Trees + (4) Understory Trees + (6) Shrubs per 100 LF

TYPE H BUFFERYARD (50)
(3) Canopy Trees + (5) Understory Trees + (18) Shrubs per 100 LF

PLANT SCHEDULE

CANOPY TREE	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
AF	24	Acer saccharum `Flash Fire` / Sugar Maple	B & B	2.5" Cal.	As shown
FR	14	Fagus sylvatica `Riversii` / Rivers Purple Beech	B & B	2.5" Cal.	As shown
LR	9	Liquidambar styraciflua `Rotundiloba` TM / Round-Lobed Sweet Gum	B & B	2.5" Cal.	As shown
LT	13	Liriodendron tulipifera / Tulip Tree	B & B	2.5" Cal.	As shown
PO	15	Platanus occidentalis / American Sycamore	B & B	2.5" Cal.	As shown
QR	20	Quercus rubra / Red Oak	B & B	2.5" Cal.	As shown
UH	34	Ulmus x `Patriot` / Elm	B & B	2.5" Cal.	As shown
EVERGREEN TREES	**QTY**	**BOTANICAL / COMMON NAME**	**COND.**	**SIZE**	**SPACING**
PA	62	Picea abies / Norway Spruce	B & B	5`-6` HT.	As shown
PD	26	Picea glauca `Densata` / Black Hills Spruce	B & B	5`-6` HT.	As shown
PF	20	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	B & B	5`-6` HT.	As shown
PK	47	Pinus koraiensis / Korean Pine	B & B	5`-6` HT.	As shown
UNDERSTORY TREE	**QTY**	**BOTANICAL / COMMON NAME**	**COND.**	**SIZE**	**SPACING**
AA	19	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry Multi-Stem; 5-7 canes	B & B	5`-6` HT.	As shown
CE	8	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	1.5" Cal.	As shown
CV	24	Chionanthus virginicus / White Fringetree	B & B	1.5" Cal.	As shown
ML	17	Magnolia x loebneri `Leonard Messel` / Leonard Messel Magnolia Multi-Stem; 5 to 7 canes	B & B	5`-6` HT.	As shown
MC	29	Malus x `Centzam` TM / Centurion Crab Apple	B & B	1.5" Cal.	As shown
PS	25	Prunus x yedoensis `Shidare Yoshino` / Yoshino Cherry	B & B	1.5" Cal.	As shown
DECIDUOUS SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**COND.**	**SIZE**	**SPACING**
AM	134	Aronia melanocarpa `Iroquois Beauty` TM / Black Chokeberry	CONT.	24" Ht.	4` O.C.
FM	18	Forsythia x `Meadowlark` / Meadowlark Forsythia	CONT.	24" Ht.	6` O.C.
HP	70	Hydrangea paniculata `Little Lime` / Little Lime Hydrangea	CONT.	24" Ht.	3` O.C.
HQ	52	Hydrangea quercifolia `Snow Queen` / Snow Queen Oakleaf Hydrangea	CONT.	24" Ht.	6` O.C.
IL	110	Itea virginica `Little Henry` TM / Virginia Sweetspire	CONT.	24" Ht.	4` O.C.
VN	62	Viburnum opulus `Nana` / Dwarf European Viburnum	CONT.	24" Ht.	3` O.C.
EVERGREEN SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**COND.**	**SIZE**	**SPACING**
JG	18	Juniperus chinensis `Gold Coast` TM / Gold Coast Juniper	CONT.	24" Ht.	4` O.C.
JP	104	Juniperus chinensis `Kallays Compact` / Kallay Compact Pfitzer Juniper	CONT.	24" Ht.	4` O.C.
JF	104	Juniperus chinensis `Sea Green` / Sea Green Juniper	CONT.	24" Ht.	4` O.C.
VP	139	Viburnum x pragense / Prague Viburnum	CONT.	24" Ht.	6` O.C.

TURF SCHEDULE

	BUILDING MAINTENANCE STRIP #5 Oversized L-Gravel installed over filter fabric to provide a minimum 18" wide mow-strip around the perimeter of the building foundation. -	5,622 sf
	LAWN SEED- SUN AND PARTIAL SHADE MIX See general notes for additional lawn seed mixes and installation requirements. Festuca arundinacea / Tall Turf-Type Fescue Poa pratensis / Kentucky Bluegrass	555,701 sf 444,561 sf 111,140 sf
	WET TO MESIC PRAIRIE SEED MIX -See complete seed mix table on sheet C710. -Install @ 36.19 PLS/acre -	280,766 sf
	LOW PROFILE PRAIRIE SEED MIX -See complete seed mix table on sheet C710. -Install @ 38.50 PLS/acre	109,789 sf

COI HUB 65 LAND, LLC

Pepper CONSTRUCTION
18850 West 15th Street | Indianapolis, Indiana 46202
TEL 317.681.1000
www.pepperconstruction.com

AMERICAN STRUCTUREPOINT INC.
7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

JRA ARCHITECTURE
7222 North Shadeland Ave. | Indianapolis, Indiana 46250
TEL 317.681.1000
www.pepperconstruction.com

HUB I-65

S.R. 267 AND INDIANAPOLIS ROAD
WHITESTOWN, IN 46075

LOT 1: 4215 INDIANAPOLIS RD.
WHITESTOWN, IN 46075

LOT 2: 4320 INDIANAPOLIS RD.
WHITESTOWN, IN 46075

TYLER M. COMSTOCK
REGISTERED
No. 11500688
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
06/28/2019
PROJECT PHASE:
CONSTRUCTION DOCUMENTS

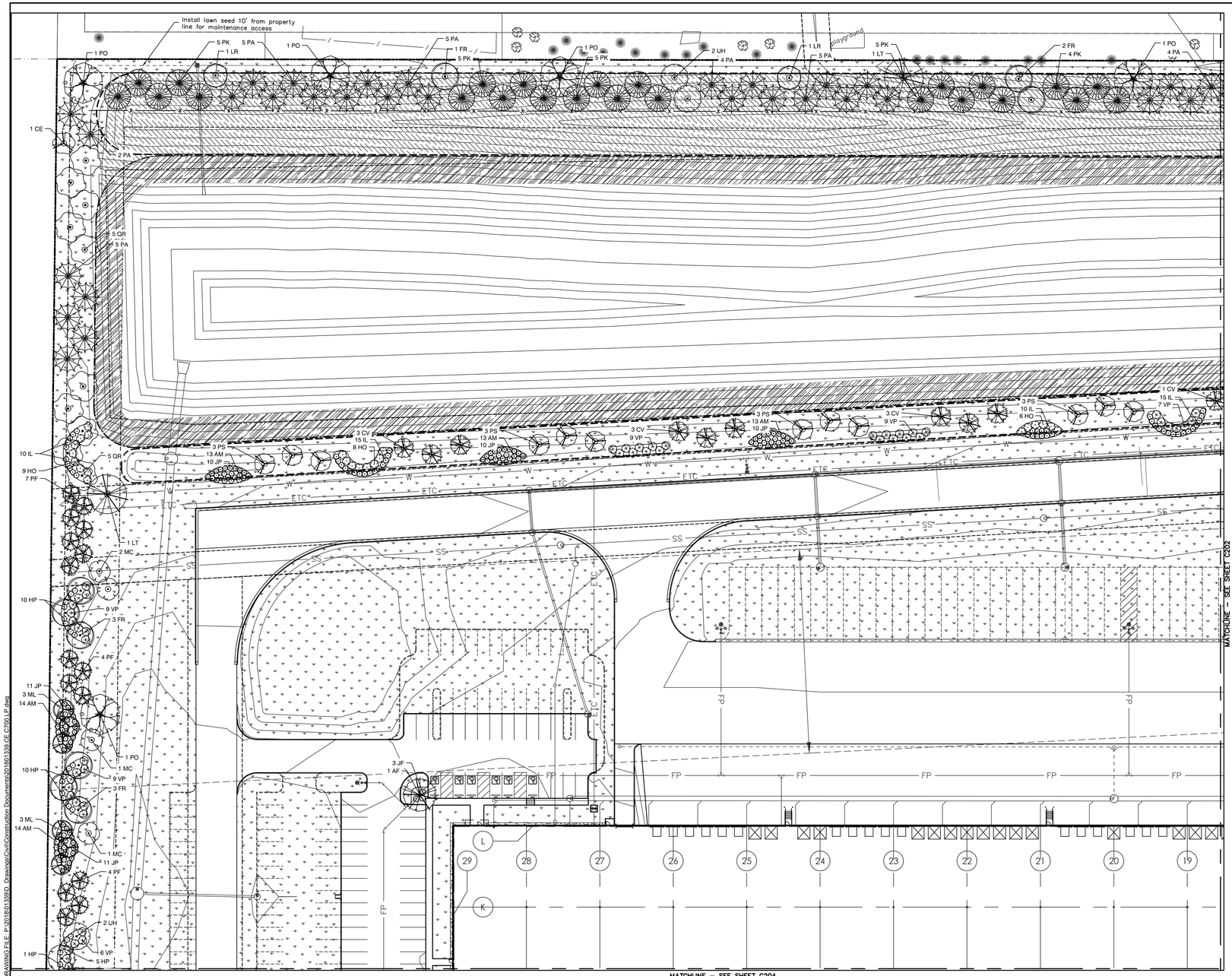
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	TAC COMMENTS	06/28/19
2	TOWN ENG. COMMENTS	07/12/19
3	REVISION 3	08/07/19
4	REVISION 4	09/04/19
5	REVISION 5	09/16/19
6	REVISION 6	09/23/19
7	REVISION 7	09/28/19

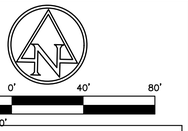
Project Number 2018.01339

OVERALL LANDSCAPE PLAN

C700

PLOT DATE: 9/28/2019 12:35 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 8/20/2019 EDITED BY: ANDENS DRAWING FILE: P:\2018\01339\D. Drawings\Civil\Construction Documents\2018I1339 CE C700 LP.dwg





GENERAL NOTES:

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LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- SHRUBS + GRASSES
- SPADE EDGE SEE DETAIL, SHEET C710

PLANT SCHEDULE

CANOPY TREE	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
AF	24	Acer saccharum `Flash Fire` / Sugar Maple	B & B	2.5" Cal.	As shown
FR	14	Fagus sylvatica `Riversii` / Rivers Purple Beech	B & B	2.5" Cal.	As shown
LR	9	Liquidambar styraciflua `Rotundiloba` TM / Round-Lobed Sweet Gum	B & B	2.5" Cal.	As shown
LT	13	Liriodendron tulipifera / Tulip Tree	B & B	2.5" Cal.	As shown
PO	15	Platanus occidentalis / American Sycamore	B & B	2.5" Cal.	As shown
QR	20	Quercus rubra / Red Oak	B & B	2.5" Cal.	As shown
UH	34	Ulmus x `Patriot` / Elm	B & B	2.5" Cal.	As shown

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
PA	62	Picea abies / Norway Spruce	B & B	5`-6` HT.	As shown
PD	26	Picea glauca `Densata` / Black Hills Spruce	B & B	5`-6` HT.	As shown
PF	20	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	B & B	5`-6` HT.	As shown
PK	47	Pinus koraiensis / Korean Pine	B & B	5`-6` HT.	As shown

UNDERSTORY TREE	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
AA	19	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry Multi-Stem; 5-7 canes	B & B	5`-6` HT.	As shown
CE	8	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	1.5" Cal.	As shown
CV	24	Chionanthus virginicus / White Fringetree	B & B	1.5" Cal.	As shown
ML	17	Magnolia x loebneri `Leonard Messel` / Leonard Messel Magnolia Multi-Stem; 5 to 7 canes	B & B	5`-6` HT.	As shown
MC	29	Malus x `Centzam` TM / Centurion Crab Apple	B & B	1.5" Cal.	As shown
PS	25	Prunus x yedoensis `Shidare Yoshino` / Yoshino Cherry	B & B	1.5" Cal.	As shown

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
AM	134	Aronia melanocarpa `Iroquois Beauty` TM / Black Chokeberry	CONT.	24" Ht.	4` O.C.
FM	18	Forsythia x `Meadowlark` / Meadowlark Forsythia	CONT.	24" Ht.	6` O.C.
HP	70	Hydrangea paniculata `Little Lime` / Little Lime Hydrangea	CONT.	24" Ht.	3` O.C.
HO	52	Hydrangea quercifolia `Snow Queen` / Snow Queen Oakleaf Hydrangea	CONT.	24" Ht.	6` O.C.
IL	110	Itea virginica `Little Henry` TM / Virginia Sweetspire	CONT.	24" Ht.	4` O.C.
VN	62	Viburnum opulus `Nana` / Dwarf European Viburnum	CONT.	24" Ht.	3` O.C.

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
JG	18	Juniperus chinensis `Gold Coast` TM / Gold Coast Juniper	CONT.	24" Ht.	4` O.C.
JP	104	Juniperus chinensis `Kallays Compact` / Kallay Compact Pfitzer Juniper	CONT.	24" Ht.	4` O.C.
JF	104	Juniperus chinensis `Sea Green` / Sea Green Juniper	CONT.	24" Ht.	4` O.C.
VP	139	Viburnum x pragense / Prague Viburnum	CONT.	24" Ht.	6` O.C.

TURF SCHEDULE

BUILDING MAINTENANCE STRIP #5 Oversized L-Gravel installed over filter fabric to provide a minimum 18" wide mow-strip around the perimeter of the building foundation. -		5,622 sf
LAWN SEED- SUN AND PARTIAL SHADE MIX See general notes for additional lawn seed mixes and installation requirements. Festuca arundinacea / Tall Turf-Type Fescue Poa pratensis / Kentucky Bluegrass		555,701 sf 444,561 sf 111,140 sf
WET TO MESIC PRAIRIE SEED MIX -See complete seed mix table on sheet C710. -Install @ 36.19 PLS/acre -		280,766 sf
LOW PROFILE PRAIRIE SEED MIX -See complete seed mix table on sheet C710. -Install @ 38.50 PLS/acre		109,789 sf

COI HUB 65 LAND, LLC

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HUB I-65

S.R. 267 AND INDIANAPOLIS ROAD
WHITESTOWN, IN 46075

LOT 1: 4215 INDIANAPOLIS RD.
WHITESTOWN, IN 46075

LOT 2: 4320 INDIANAPOLIS RD.
WHITESTOWN, IN 46075

TYLER M. COMSTOCK
REGISTERED
No. 11500688
STATE OF INDIANA
PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
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06/28/2019
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CONSTRUCTION DOCUMENTS

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5	REVISION 5	09/16/19
6	REVISION 6	09/23/19
7	REVISION 7	09/28/19

Project Number 2018.01339

LANDSCAPE PLAN

C701

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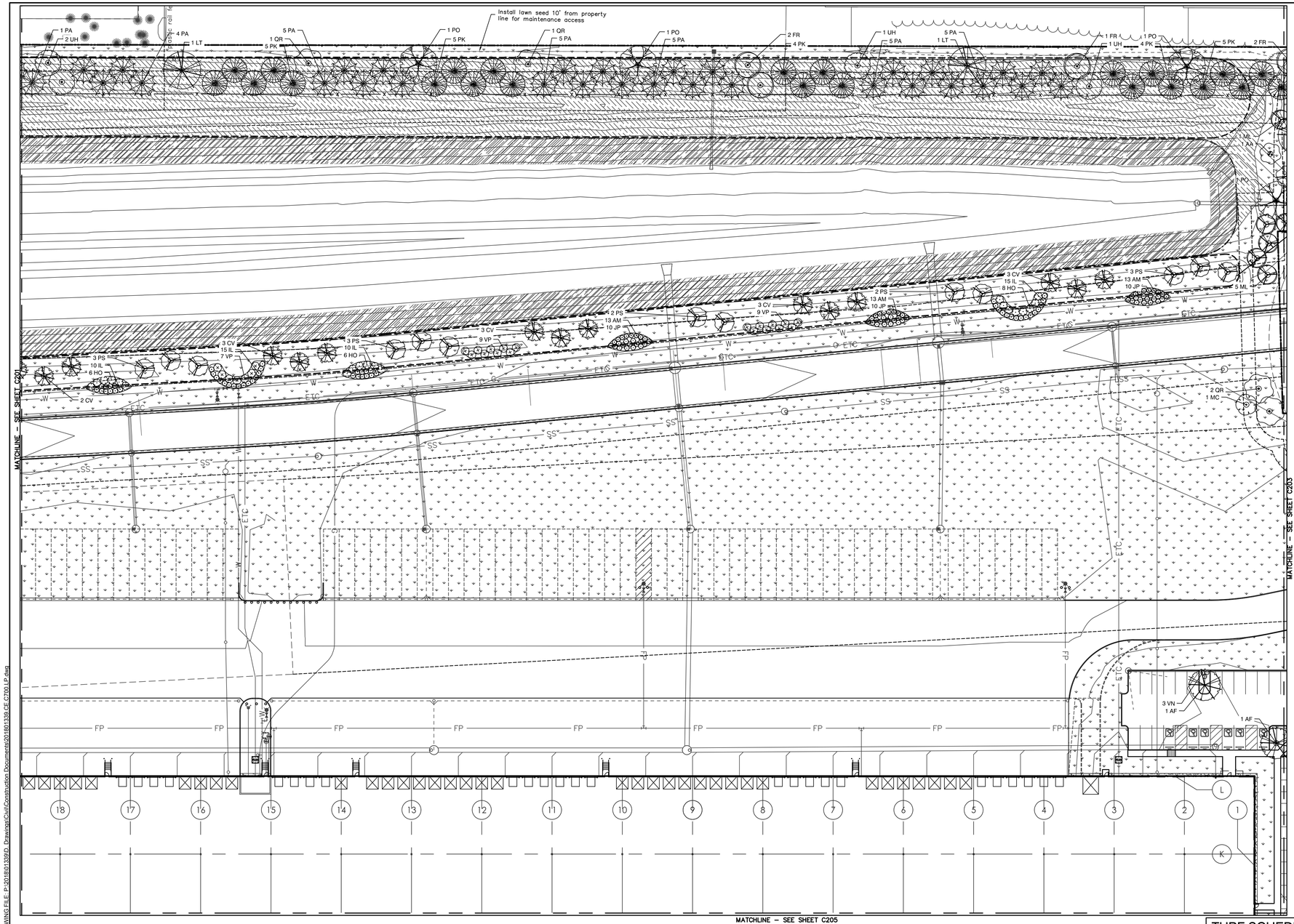

0' 40' 80'

SCALE: 1"=40'

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
2. A MINIMUM OF 4" OF TOPSOIL (4 TOPSOIL, 1 MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEEDED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY CONTRACTOR, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
3. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT SCHEDULE, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
4. ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.
5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
6. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
9. CONTRACTOR TO WARANTEE ALL NEW LANDSCAPE PLANTINGS FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR. SEE 'PLANTS' SPECS FOR ADDITIONAL INFORMATION.
10. ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
11. LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY HYDRO-SEED OR SOD WORK.
12. ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. HYDRO-SEED AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
13. PROTECT LAWN SEEDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1 ½ INCHES IN LOOSE THICKNESS OVER SEEDED AREAS.

LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- SHRUBS + GRASSES
- SPADE EDGE SEE DETAIL, SHEET C710

PLANT SCHEDULE

CANOPY TREE	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
AF	24	Acer saccharum `Flash Fire` / Sugar Maple	B & B	2.5" Cal.	As shown
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LR	9	Liquidambar styraciflua `Rotundiloba` TM / Round-Lobed Sweet Gum	B & B	2.5" Cal.	As shown
LT	13	Liriodendron tulipifera / Tulip Tree	B & B	2.5" Cal.	As shown
PO	15	Platanus occidentalis / American Sycamore	B & B	2.5" Cal.	As shown
QR	20	Quercus rubra / Red Oak	B & B	2.5" Cal.	As shown
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EVERGREEN TREES	**QTY**	**BOTANICAL / COMMON NAME**	**COND.**	**SIZE**	**SPACING**
PA	62	Picea abies / Norway Spruce	B & B	5`-6` HT.	As shown
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HP	70	Hydrangea paniculata `Little Lime` / Little Lime Hydrangea	CONT.	24" Ht.	3` O.C.
HO	52	Hydrangea quercifolia `Snow Queen` / Snow Queen Oakleaf Hydrangea	CONT.	24" Ht.	6` O.C.
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TURF SCHEDULE

BUILDING MAINTENANCE STRIP #5 Oversized L-Gravel installed over filter fabric to provide a minimum 18" wide mow-strip around the perimeter of the building foundation. -		5,622 sf
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TYLER M. COMSTOCK REGISTERED No. 11500688 STATE OF INDIANA PROFESSIONAL ENGINEER

CERTIFIED BY

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7	REVISION 7	09/28/19

Project Number 2018.01339

LANDSCAPE PLAN

C702

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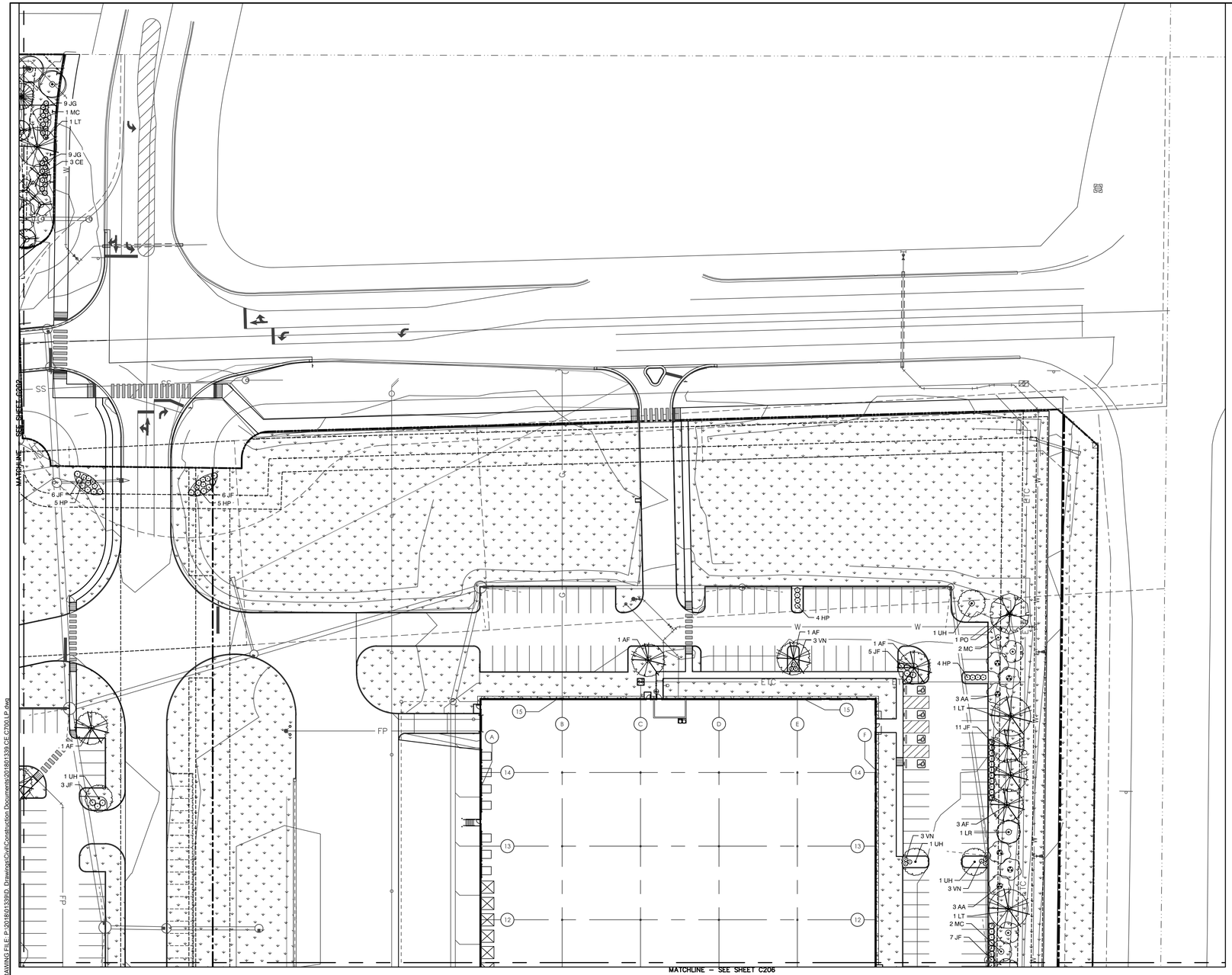

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1	TAC COMMENTS	06/28/19
2	TOWN ENG. COMMENTS	07/12/19
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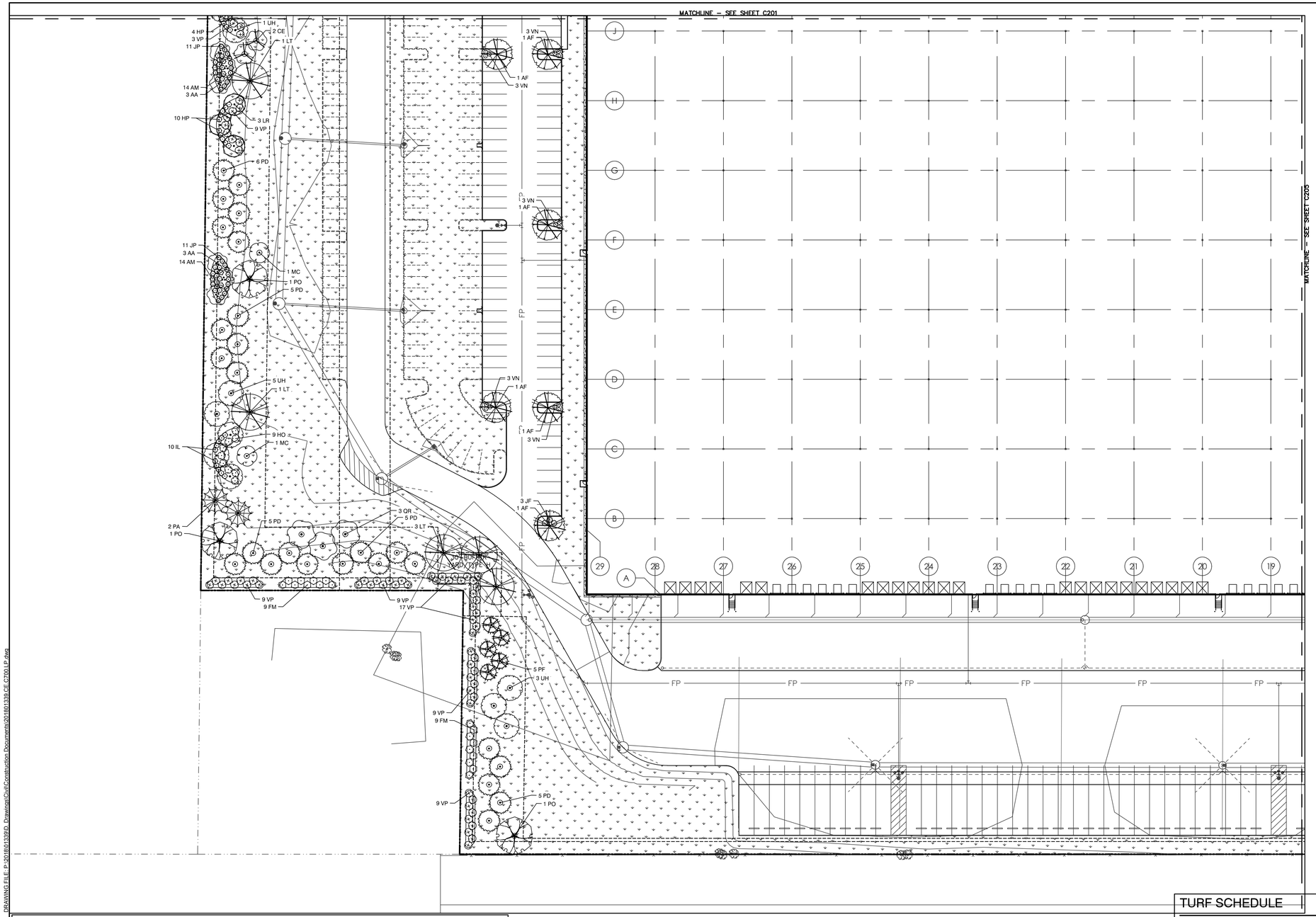
4	REVISION 4	09/04/19
5	REVISION 5	09/16/19
6	REVISION 6	09/23/19
7	REVISION 7	09/28/19

Project Number 2018.01339

LANDSCAPE PLAN

C703



0' 40' 80'

SCALE: 1"=40'

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
2. A MINIMUM OF 4" OF TOPSOIL (6 TOPSOIL, 1 MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEEDED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY CONTRACTOR, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
3. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT SCHEDULE, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
4. ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.
5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
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7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
9. CONTRACTOR TO WARANTEE ALL NEW LANDSCAPE PLANTINGS FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR. SEE 'PLANTS' SPECS FOR ADDITIONAL INFORMATION.
10. ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
11. LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY HYDRO-SEED OR SOD WORK.
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13. PROTECT LAWN SEEDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1 1/2 INCHES IN LOOSE THICKNESS OVER SEEDED AREAS.

LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- SHRUBS + GRASSES
- SPADE EDGE SEE DETAIL, SHEET C710

PLANT SCHEDULE

CANOPY TREE	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
AF	24	Acer saccharum `Flash Fire` / Sugar Maple	B & B	2.5" Cal.	As shown
FR	14	Fagus sylvatica `Riversii` / Rivers Purple Beech	B & B	2.5" Cal.	As shown
LR	9	Liquidambar styraciflua `Rotundiloba` TM / Round-Lobed Sweet Gum	B & B	2.5" Cal.	As shown
LT	13	Liriodendron tulipifera / Tulip Tree	B & B	2.5" Cal.	As shown
PO	15	Platanus occidentalis / American Sycamore	B & B	2.5" Cal.	As shown
QR	20	Quercus rubra / Red Oak	B & B	2.5" Cal.	As shown
UH	34	Ulmus x `Patriot` / Elm	B & B	2.5" Cal.	As shown

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
PA	62	Picea abies / Norway Spruce	B & B	5`-6` HT.	As shown
PD	26	Picea glauca `Densata` / Black Hills Spruce	B & B	5`-6` HT.	As shown
PF	20	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	B & B	5`-6` HT.	As shown
PK	47	Pinus koraiensis / Korean Pine	B & B	5`-6` HT.	As shown

UNDERSTORY TREE	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
AA	19	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry Multi-Stem; 5-7 canes	B & B	5`-6` HT.	As shown
CE	8	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	1.5" Cal.	As shown
CV	24	Chionanthus virginicus / White Fringetree	B & B	1.5" Cal.	As shown
ML	17	Magnolia x loebneri `Leonard Messel` / Leonard Messel Magnolia Multi-Stem; 5 to 7 canes	B & B	5`-6` HT.	As shown
MC	29	Malus x `Centzam` TM / Centurion Crab Apple	B & B	1.5" Cal.	As shown
PS	25	Prunus x yedoensis `Shidare Yoshino` / Yoshino Cherry	B & B	1.5" Cal.	As shown

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
AM	134	Aronia melanocarpa `Iroquois Beauty` TM / Black Chokeberry	CONT.	24" Ht.	4` O.C.
FM	18	Forsythia x `Meadowlark` / Meadowlark Forsythia	CONT.	24" Ht.	6` O.C.
HP	70	Hydrangea paniculata `Little Lime` / Little Lime Hydrangea	CONT.	24" Ht.	3` O.C.
HO	52	Hydrangea quercifolia `Snow Queen` / Snow Queen Oakleaf Hydrangea	CONT.	24" Ht.	6` O.C.
IL	110	Itea virginica `Little Henry` TM / Virginia Sweetspire	CONT.	24" Ht.	4` O.C.
VN	62	Viburnum opulus `Nana` / Dwarf European Viburnum	CONT.	24" Ht.	3` O.C.

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
JG	18	Juniperus chinensis `Gold Coast` TM / Gold Coast Juniper	CONT.	24" Ht.	4` O.C.
JP	104	Juniperus chinensis `Kallays Compact` / Kallay Compact Pfitzer Juniper	CONT.	24" Ht.	4` O.C.
JF	104	Juniperus chinensis `Sea Green` / Sea Green Juniper	CONT.	24" Ht.	4` O.C.
VP	139	Viburnum x pragense / Prague Viburnum	CONT.	24" Ht.	6` O.C.

TURF SCHEDULE

	BUILDING MAINTENANCE STRIP #5 Oversized L-Gravel installed over filter fabric to provide a minimum 18" wide mow-strip around the perimeter of the building foundation. -	5,622 sf
	LAWN SEED- SUN AND PARTIAL SHADE MIX See general notes for additional lawn seed mixes and installation requirements. Festuca arundinacea / Tall Turf-Type Fescue Poa pratensis / Kentucky Bluegrass	555,701 sf 444,561 sf 111,140 sf
	WET TO MESIC PRAIRIE SEED MIX -See complete seed mix table on sheet C710. -Install @ 36.19 PLS/acre -	280,766 sf
	LOW PROFILE PRAIRIE SEED MIX -See complete seed mix table on sheet C710. -Install @ 38.50 PLS/acre	109,789 sf

COI HUB 65 LAND, LLC

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HUB I-65

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TYLER M. COMSTOCK REGISTERED No. 11500688 STATE OF INDIANA PROFESSIONAL ENGINEER

CERTIFIED BY

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Project Number 2018.01339

LANDSCAPE PLAN

C704

PLOT DATE: 9/28/2019 12:35 PM
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EDIT DATE: 8/20/2019
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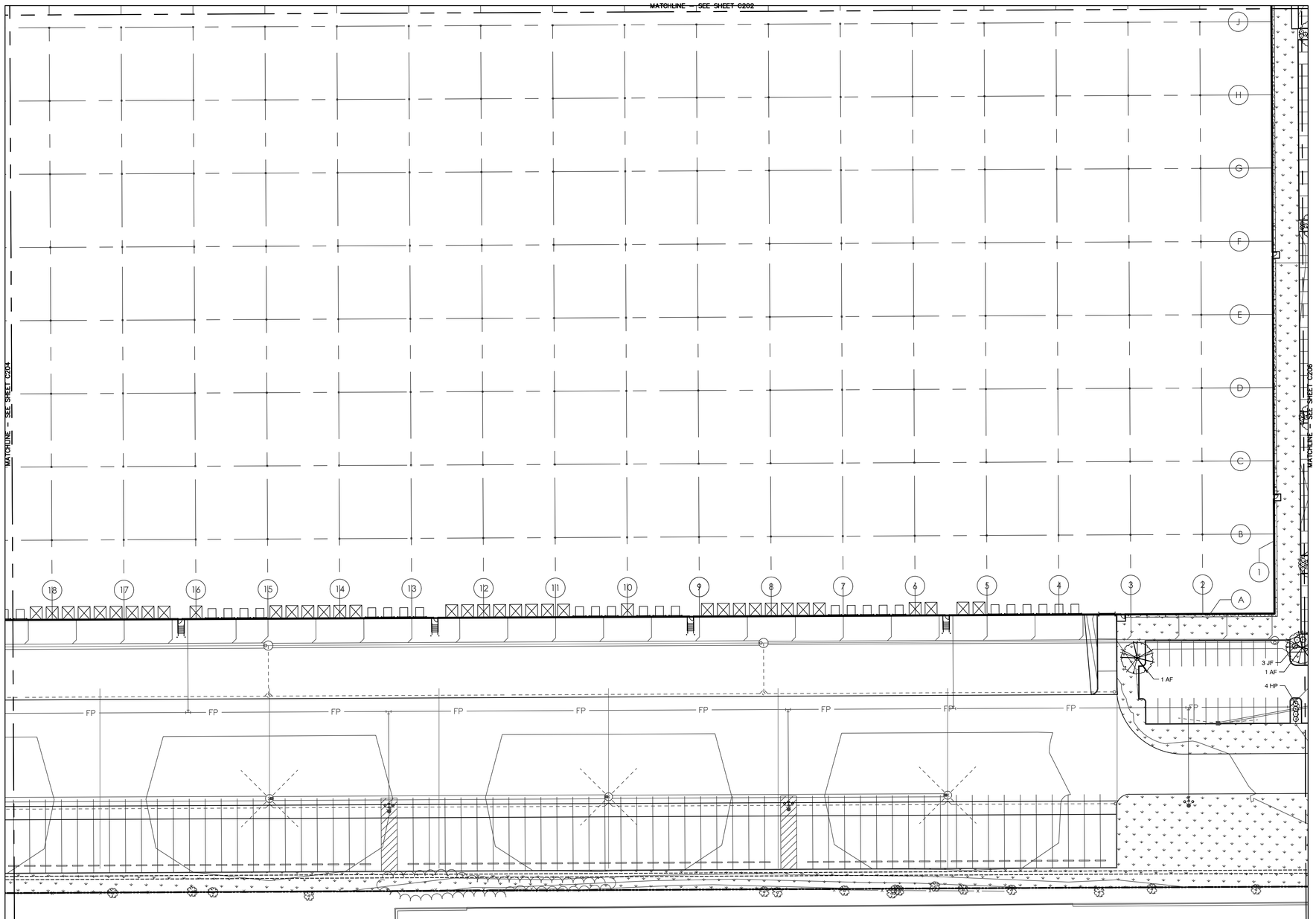

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LANDSCAPE PLAN

C705

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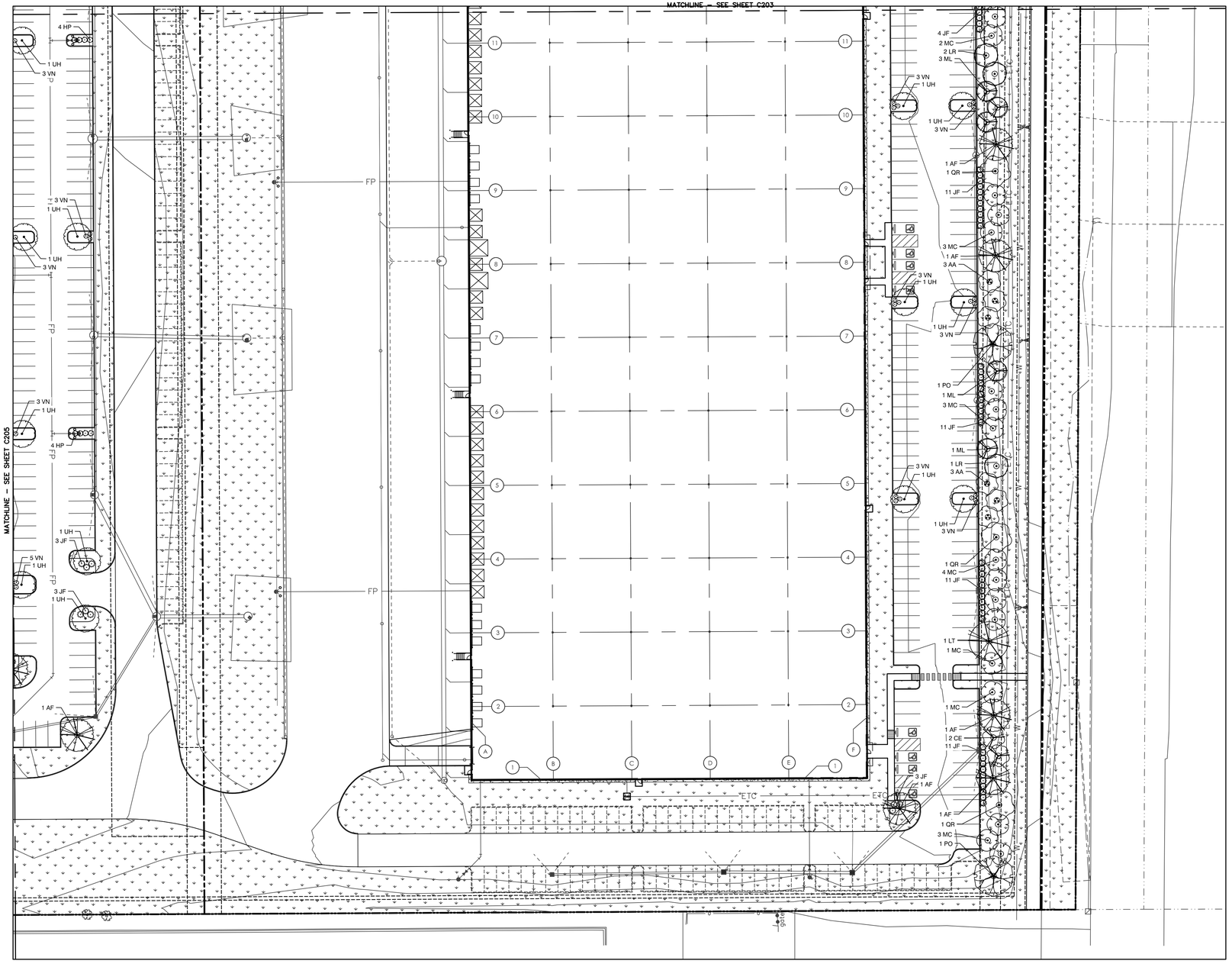

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PF	20	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	B & B	5`-6` HT.	As shown
PK	47	Pinus koraiensis / Korean Pine	B & B	5`-6` HT.	As shown

UNDERSTORY TREE	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
AA	19	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry Multi-Stem; 5-7 canes	B & B	5`-6` HT.	As shown
CE	8	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	1.5" Cal.	As shown
CV	24	Chionanthus virginicus / White Fringetree	B & B	1.5" Cal.	As shown
ML	17	Magnolia x loebneri `Leonard Messel` / Leonard Messel Magnolia Multi-Stem; 5 to 7 canes	B & B	5`-6` HT.	As shown
MC	29	Malus x `Centzam` TM / Centurion Crab Apple	B & B	1.5" Cal.	As shown
PS	25	Prunus x yedoensis `Shidare Yoshino` / Yoshino Cherry	B & B	1.5" Cal.	As shown

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
AM	134	Aronia melanocarpa `Iroquois Beauty` TM / Black Chokeberry	CONT.	24" Ht.	4` O.C.
FM	18	Forsythia x `Meadowlark` / Meadowlark Forsythia	CONT.	24" Ht.	6` O.C.
HP	70	Hydrangea paniculata `Little Lime` / Little Lime Hydrangea	CONT.	24" Ht.	3` O.C.
HO	52	Hydrangea quercifolia `Snow Queen` / Snow Queen Oakleaf Hydrangea	CONT.	24" Ht.	6` O.C.
IL	110	Itea virginica `Little Henry` TM / Virginia Sweetspire	CONT.	24" Ht.	4` O.C.
VN	62	Viburnum opulus `Nana` / Dwarf European Viburnum	CONT.	24" Ht.	3` O.C.

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
JG	18	Juniperus chinensis `Gold Coast` TM / Gold Coast Juniper	CONT.	24" Ht.	4` O.C.
JP	104	Juniperus chinensis `Kallays Compact` / Kallay Compact Pfitzer Juniper	CONT.	24" Ht.	4` O.C.
JF	104	Juniperus chinensis `Sea Green` / Sea Green Juniper	CONT.	24" Ht.	4` O.C.
VP	139	Viburnum x pragense / Prague Viburnum	CONT.	24" Ht.	6` O.C.

TURF SCHEDULE

BUILDING MAINTENANCE STRIP #5 Oversized L-Gravel installed over filter fabric to provide a minimum 18" wide mow-strip around the perimeter of the building foundation. -	5,622 sf	
LAWN SEED- SUN AND PARTIAL SHADE MIX See general notes for additional lawn seed mixes and installation requirements.	555,701 sf	
Festuca arundinacea / Tall Turf-Type Fescue	444,561 sf	
Poa pratensis / Kentucky Bluegrass	111,140 sf	
WET TO MESIC PRAIRIE SEED MIX -See complete seed mix table on sheet C710. -Install @ 36.19 PLS/acre -	280,766 sf	
LOW PROFILE PRAIRIE SEED MIX -See complete seed mix table on sheet C710. -Install @ 38.50 PLS/acre	109,789 sf	

COI HUB 65 LAND, LLC

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HUB I-65

S.R. 267 AND INDIANAPOLIS ROAD WHITESTOWN, IN 46075

LOT 1: 4215 INDIANAPOLIS RD. WHITESTOWN, IN 46075

LOT 2: 4320 INDIANAPOLIS RD. WHITESTOWN, IN 46075

TYLER M. COMSTOCK REGISTERED No. 11500688 STATE OF INDIANA PROFESSIONAL ENGINEER

CERTIFIED BY

ISSUANCE INDEX
DATE:
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PROJECT PHASE:
CONSTRUCTION DOCUMENTS

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2	TOWN ENG. COMMENTS	07/12/19
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5	REVISION 5	09/16/19
6	REVISION 6	09/23/19
7	REVISION 7	09/28/19

Project Number 2018.01339

LANDSCAPE PLAN

C706

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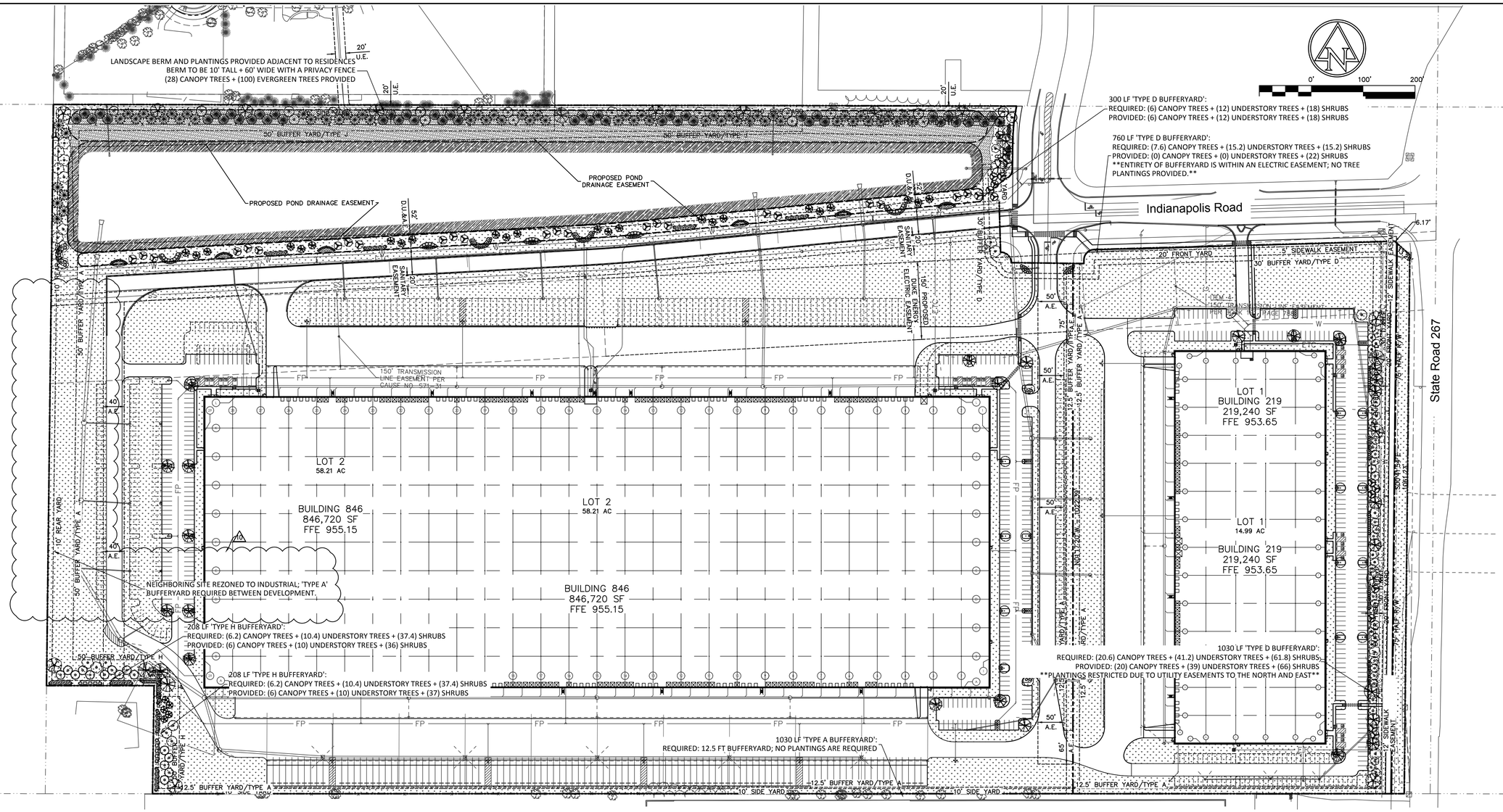
EXHIBIT B:

REVISED
LANDSCAPE PLAN



GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
2. A MINIMUM OF 4' OF TOPSOIL (6 TOPSOIL, 1 MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEEDED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY CONTRACTOR, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
3. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT SCHEDULE, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
4. ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.
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7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
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10. ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
11. LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY HYDRO-SEED OR SOD WORK.
12. ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. HYDRO-SEED AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
13. PROTECT LAWN SEEDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1 ½ INCHES IN LOOSE THICKNESS OVER SEEDED AREAS.

ORDINANCE NOTES:

ZONING INFORMATION:
Site Zoned I-1 (Rural)

PARKING LOT LANDSCAPE:
1. PERIMETER PARKING:

'Type C Bufferyard' required where abutting street frontages.
- (1) Canopy Tree + (1) Shrubs per 100 LF

2. INTERIOR PARKING:
(1) Canopy Tree + (3) Shrubs required per 15 parking spaces.

PROVIDED: (34) Canopy Trees + (108) Shrubs

3. BUFFERYARD REQUIREMENTS:

TYPE A BUFFERYARD (12.5')
12.5' Buffer with no required plantings.

TYPE D BUFFERYARD (30')
(1) Canopy Trees + (2) Understory Trees + (2) Shrubs per 100 LF

TYPE D BUFFERYARD (15')
(2) Canopy Trees + (4) Understory Trees + (6) Shrubs per 100 LF

TYPE H BUFFERYARD (50')
(3) Canopy Trees + (5) Understory Trees + (18) Shrubs per 100 LF

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ARTHUR E. BLEICHER II
REGISTERED
No. LA21700012
STATE OF INDIANA
LANDSCAPE ARCHITECT

CERTIFIED BY

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8	REVISION 8	01/31/20
9	BLDG 846 IRRIG. METER	08/03/20
10	OFFSITE STOCKPILE	08/24/20
11	LANDSCAPE REVISION	09/01/20

Project Number 2018.01339

OVERALL LANDSCAPE PLAN

C700

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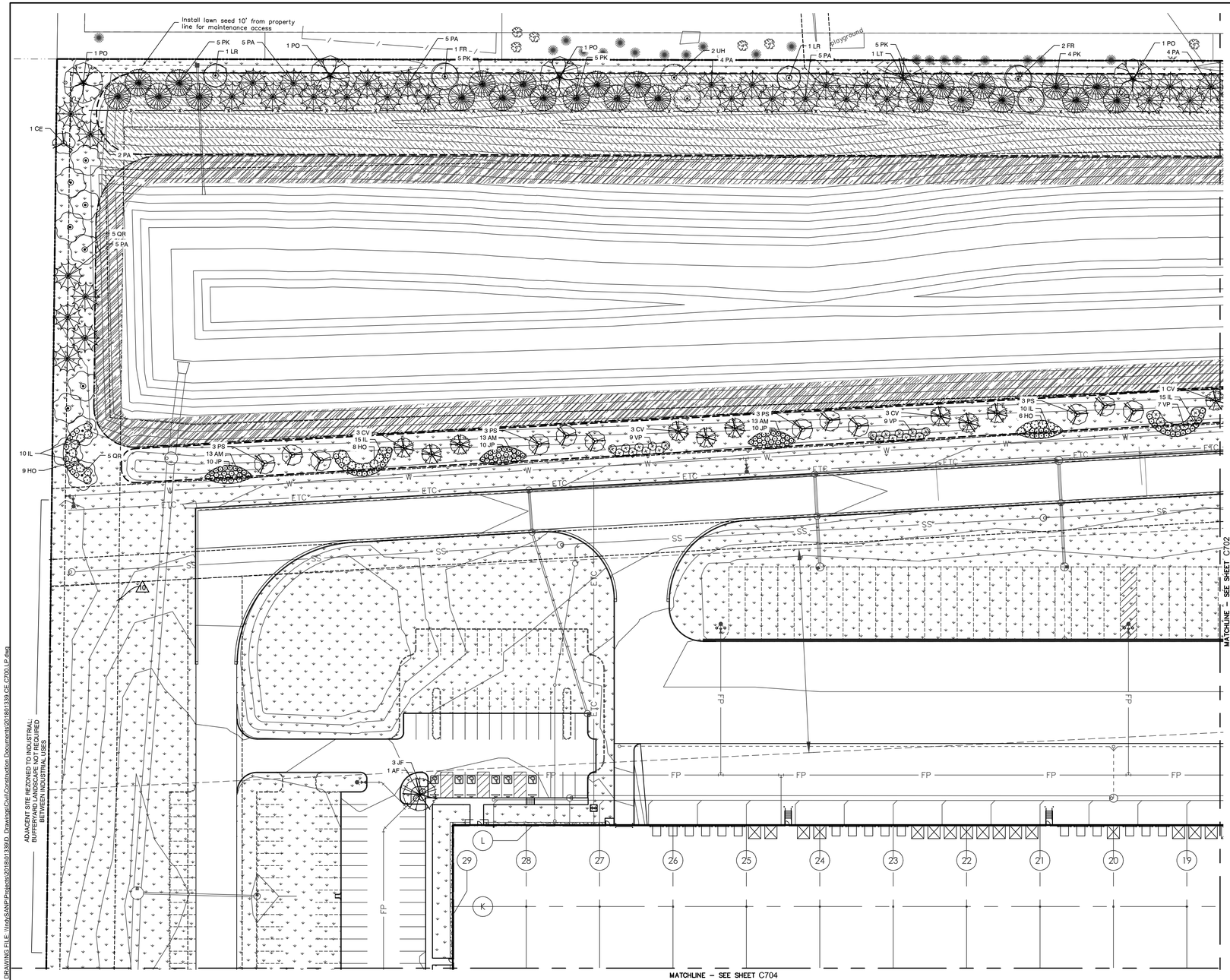

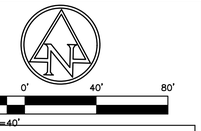

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LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- SHRUBS + GRASSES
- SPADE EDGE SEE DETAIL, SHEET C710

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
PA	60	Picea abies / Norway Spruce	B & B	5`-6` HT.	As shown
PD	15	Picea glauca `Densata` / Black Hills Spruce	B & B	5`-6` HT.	As shown
PF	5	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	B & B	5`-6` HT.	As shown
PK	47	Pinus koraiensis / Korean Pine	B & B	5`-6` HT.	As shown
CANOPY TREE	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
AF	24	Acer saccharum `Flash Fire` / Sugar Maple	B & B	2.5" Cal.	As shown
FR	8	Fagus sylvatica `Riversii` / Rivers Purple Beech	B & B	2.5" Cal.	As shown
LR	6	Liquidambar styraciflua `Rotundiloba` TM / Round-Lobed Sweet Gum	B & B	2.5" Cal.	As shown
LT	10	Liriodendron tulipifera / Tulip Tree	B & B	2.5" Cal.	As shown
PO	13	Platanus occidentalis / American Sycamore	B & B	2.5" Cal.	As shown
QR	20	Quercus rubra / Red Oak	B & B	2.5" Cal.	As shown
UH	26	Ulmus x `Patriot` / Elm	B & B	2.5" Cal.	As shown
UNDERSTORY TREE	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
AA	13	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry Multi-Stem; 5-7 canes	B & B	5`-6` HT.	As shown
CE	6	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	1.5" Cal.	As shown
CV	24	Chionanthus virginicus / White Fringetree	B & B	1.5" Cal.	As shown
ML	11	Magnolia x loebneri `Leonard Messel` / Leonard Messel Magnolia Multi-Stem; 5 to 7 canes	B & B	5`-6` HT.	As shown
MC	23	Malus x `Centzam` TM / Centurion Crab Apple	B & B	1.5" Cal.	As shown
PS	25	Prunus x yedoensis `Shidare Yoshino` / Yoshino Cherry	B & B	1.5" Cal.	As shown

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
AM	78	Aronia melanocarpa `Iroquois Beauty` TM / Black Chokeberry	CONT.	24" Ht.	4` O.C.
FM	50	Forsythia x `Meadowlark` / Meadowlark Forsythia	CONT.	24" Ht.	6` O.C.
HP	30	Hydrangea paniculata `Little Lime` / Little Lime Hydrangea	CONT.	24" Ht.	3` O.C.
HO	43	Hydrangea quercifolia `Snow Queen` / Snow Queen Oakleaf Hydrangea	CONT.	24" Ht.	6` O.C.
IL	100	Itea virginica `Little Henry` TM / Virginia Sweetspire	CONT.	24" Ht.	4` O.C.
VN	62	Viburnum opulus `Nana` / Dwarf European Viburnum	CONT.	24" Ht.	3` O.C.
EVERGREEN SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SIZE**	**SPACING**
JG	18	Juniperus chinensis `Gold Coast` TM / Gold Coast Juniper	CONT.	24" Ht.	4` O.C.
JP	60	Juniperus chinensis `Kallays Compact` / Kallay Compact Pfitzer Juniper	CONT.	24" Ht.	4` O.C.
JF	104	Juniperus chinensis `Sea Green` / Sea Green Juniper	CONT.	24" Ht.	4` O.C.
VP	103	Viburnum x pragense / Prague Viburnum	CONT.	24" Ht.	6` O.C.

TURF SCHEDULE

	BUILDING MAINTENANCE STRIP #5 Oversized L-Gravel installed over filter fabric to provide a minimum 18" wide mow-strip around the perimeter of the building foundation. -	5,622 sf
	LAWN SEED- SUN AND PARTIAL SHADE MIX See general notes for additional lawn seed mixes and installation requirements. Festuca arundinacea / Tall Turf-Type Fescue Poa pratensis / Kentucky Bluegrass	555,701 sf 444,561 sf 111,140 sf
	WET TO MESIC PRAIRIE SEED MIX -See complete seed mix table on sheet C710. -Install @ 36.19 PLS/acre -	280,766 sf
	LOW PROFILE PRAIRIE SEED MIX -See complete seed mix table on sheet C710. -Install @ 38.50 PLS/acre	109,789 sf

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ARTHUR E. BLEICHER
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1	LANDSCAPE REVISION	09/01/20

Project Number 2018.01339

LANDSCAPE PLAN

C701

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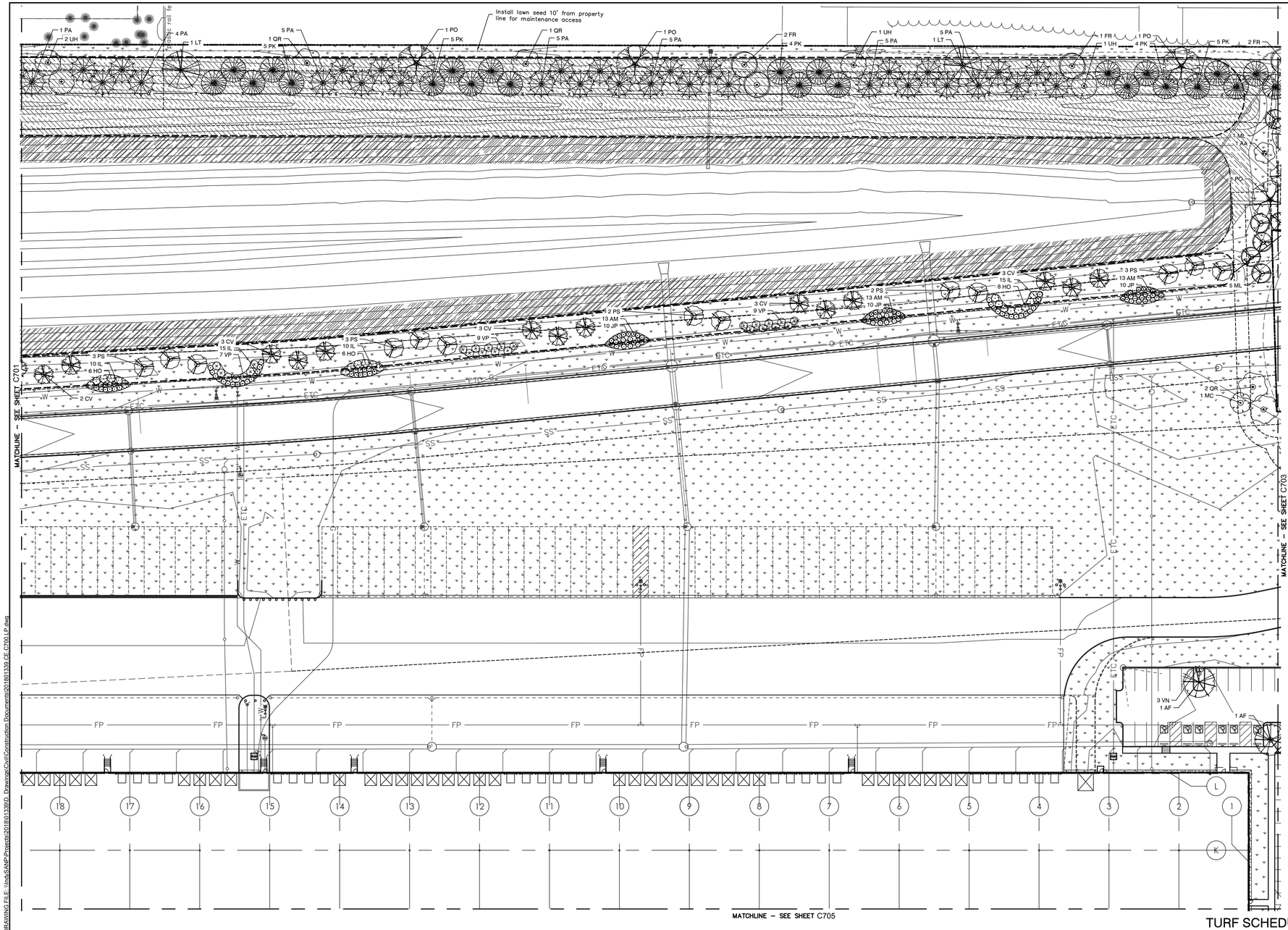

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7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
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LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- SHRUBS + GRASSES
- SPADE EDGE SEE DETAIL, SHEET C710

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
PA	60	Picea abies / Norway Spruce	B & B	5`-6` HT.	As shown
PD	15	Picea glauca `Densata` / Black Hills Spruce	B & B	5`-6` HT.	As shown
PF	5	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	B & B	5`-6` HT.	As shown
PK	47	Pinus koraiensis / Korean Pine	B & B	5`-6` HT.	As shown

CANOPY TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AF	24	Acer saccharum `Flash Fire` / Sugar Maple	B & B	2.5" Cal.	As shown
FR	8	Fagus sylvatica `Riversii` / Rivers Purple Beech	B & B	2.5" Cal.	As shown
LR	6	Liquidambar styraciflua `Rotundiloba` TM / Round-Lobed Sweet Gum	B & B	2.5" Cal.	As shown
LT	10	Liriodendron tulipifera / Tulip Tree	B & B	2.5" Cal.	As shown
PO	13	Platanus occidentalis / American Sycamore	B & B	2.5" Cal.	As shown
QR	20	Quercus rubra / Red Oak	B & B	2.5" Cal.	As shown
UH	26	Ulmus x `Patriot` / Elm	B & B	2.5" Cal.	As shown

UNDERSTORY TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AA	13	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry Multi-Stem; 5-7 canes	B & B	5`-6` HT.	As shown
CE	6	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	1.5" Cal.	As shown
CV	24	Chionanthus virginicus / White Fringetree	B & B	1.5" Cal.	As shown
ML	11	Magnolia x loebneri `Leonard Messel` / Leonard Messel Magnolia Multi-Stem; 5 to 7 canes	B & B	5`-6` HT.	As shown
MC	23	Malus x `Centzam` TM / Centurion Crab Apple	B & B	1.5" Cal.	As shown
PS	25	Prunus x yedoensis `Shidare Yoshino` / Yoshino Cherry	B & B	1.5" Cal.	As shown

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
AM	78	Aronia melanocarpa `Iroquois Beauty` TM / Black Chokeberry	CONT.	24" Ht.	4` O.C.
FM	18	Forsythia x `Meadowlark` / Meadowlark Forsythia	CONT.	24" Ht.	6` O.C.
HP	30	Hydrangea paniculata `Little Lime` / Little Lime Hydrangea	CONT.	24" Ht.	3` O.C.
HO	43	Hydrangea quercifolia `Snow Queen` / Snow Queen Oakleaf Hydrangea	CONT.	24" Ht.	6` O.C.
IL	100	Itea virginica `Little Henry` TM / Virginia Sweetspire	CONT.	24" Ht.	4` O.C.
VN	62	Viburnum opulus `Nana` / Dwarf European Viburnum	CONT.	24" Ht.	3` O.C.

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
JG	18	Juniperus chinensis `Gold Coast` TM / Gold Coast Juniper	CONT.	24" Ht.	4` O.C.
JP	60	Juniperus chinensis `Kallays Compact` / Kallay Compact Pfitzer Juniper	CONT.	24" Ht.	4` O.C.
JF	104	Juniperus chinensis `Sea Green` / Sea Green Juniper	CONT.	24" Ht.	4` O.C.
VP	103	Viburnum x pragense / Prague Viburnum	CONT.	24" Ht.	6` O.C.

TURF SCHEDULE

	BUILDING MAINTENANCE STRIP #5 Oversized L-Gravel installed over filter fabric to provide a minimum 18" wide mow-strip around the perimeter of the building foundation. -	5,622 sf
	LAWN SEED- SUN AND PARTIAL SHADE MIX See general notes for additional lawn seed mixes and installation requirements. Festuca arundinacea / Tall Turf-Type Fescue Poa pratensis / Kentucky Bluegrass	555,701 sf 444,561 sf 111,140 sf
	WET TO MESIC PRAIRIE SEED MIX -See complete seed mix table on sheet C710. -Install @ 36.19 PLS/acre -	280,766 sf
	LOW PROFILE PRAIRIE SEED MIX -See complete seed mix table on sheet C710. -Install @ 38.50 PLS/acre	109,789 sf

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HUB I-65

S.R. 267 AND INDIANAPOLIS ROAD WHITESTOWN, IN 46075

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LOT 2: 4320 INDIANAPOLIS RD. WHITESTOWN, IN 46075

ARTHUR E. BLEICHER II REGISTERED No. LA21700012 STATE OF INDIANA LANDSCAPE ARCHITECT

CERTIFIED BY

ISSUANCE INDEX
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06/28/2019
PROJECT PHASE:
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6	REVISION 6	09/23/19
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8	REVISION 8	01/31/20
9	BLDG 846 IRRIG. METER	08/03/20
10	OFFSITE STOCKPILE	08/24/20
11	LANDSCAPE REVISION	09/01/20

Project Number 2018.01339

LANDSCAPE PLAN

C702

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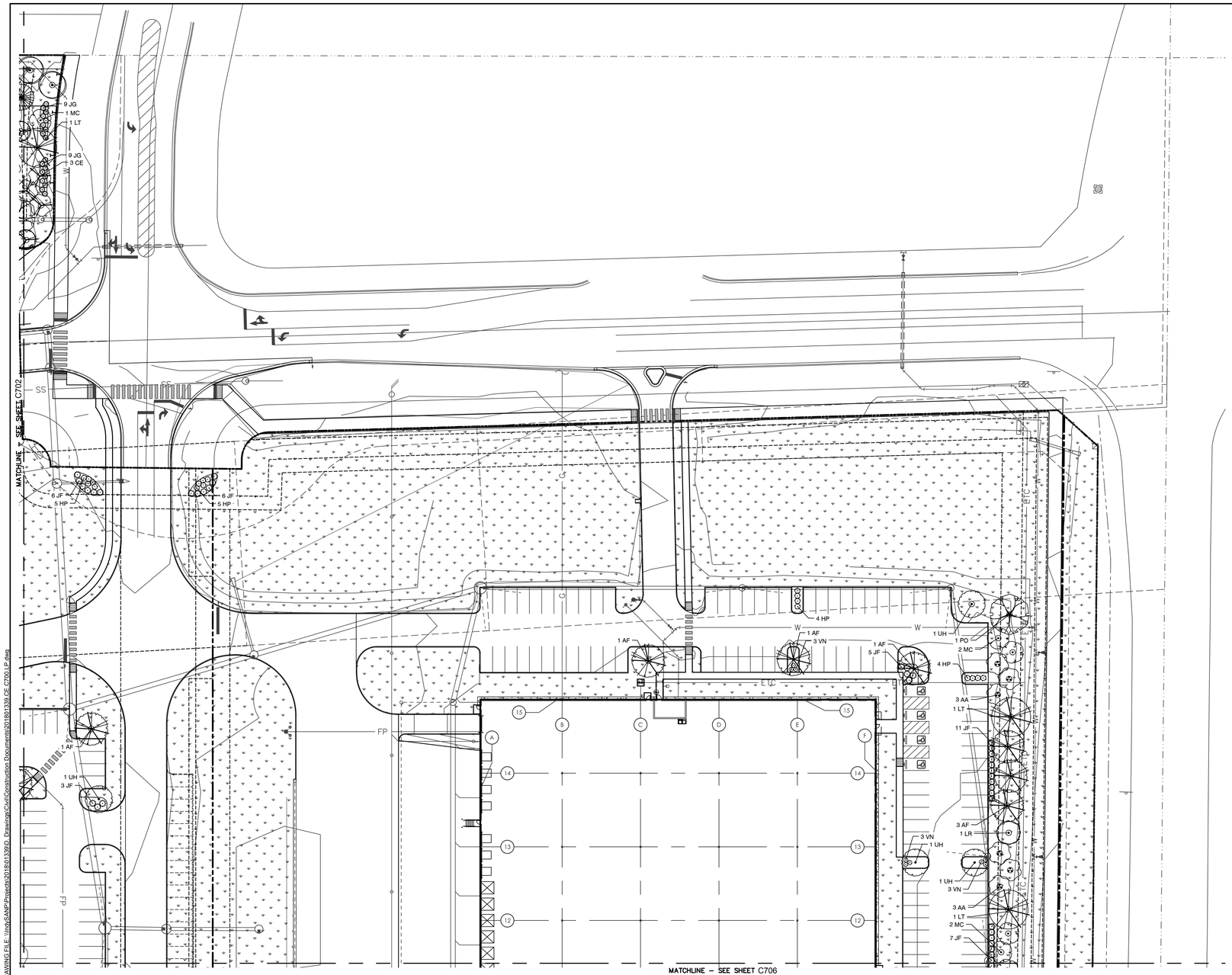

0' 40' 80'

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GENERAL NOTES:

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7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
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LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
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PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
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LR	6	Liquidambar styraciflua `Rotundiloba` TM / Round-Lobed Sweet Gum	B & B	2.5" Cal.	As shown
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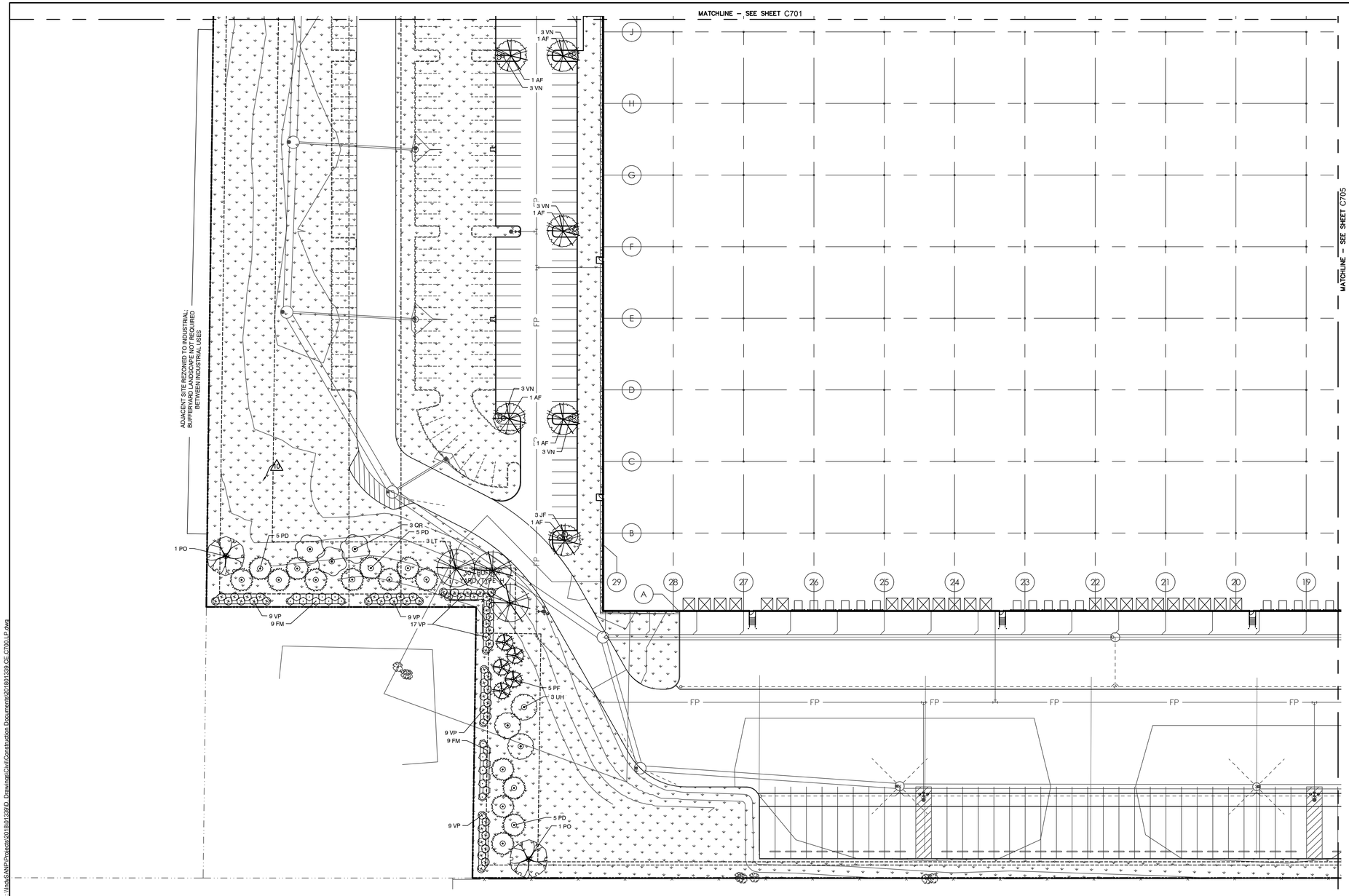
10	OFFSITE STOCKPILE	08/24/20
11	LANDSCAPE REVISION	09/01/20

Project Number 2018.01339

LANDSCAPE PLAN

C703



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SCALE: 1"=40'

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HUB I-65

S.R. 267 AND INDIANAPOLIS ROAD WHITESTOWN, IN 46075

LOT 1: 4215 INDIANAPOLIS RD. WHITESTOWN, IN 46075

LOT 2: 4320 INDIANAPOLIS RD. WHITESTOWN, IN 46075

ARTHUR E. BLEICHER II REGISTERED No. LA21700012 STATE OF INDIANA LANDSCAPE ARCHITECT

CERTIFIED BY

ISSUANCE INDEX
DATE:
06/28/2019
PROJECT PHASE:
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Project Number 2018.01339

LANDSCAPE PLAN

C704

DRAWING FILE: \\Indy\SANP\Projects\2018\1339\D Drawings\Civil\Construction Documents\20181339 CE C700 LP.dwg
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EDIT DATE: 9/2/2020
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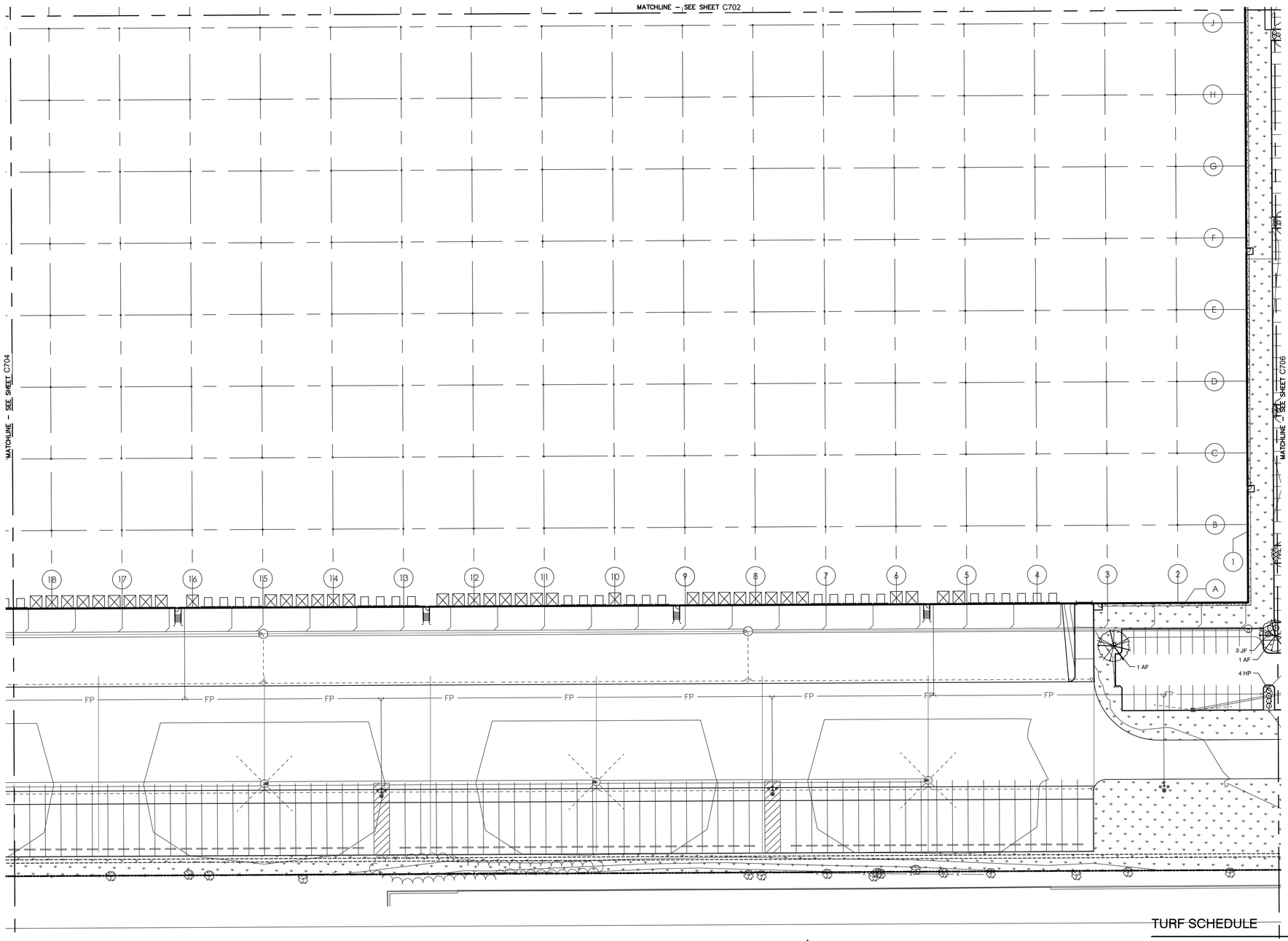

0' 40' 80'

SCALE: 1"=40'

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7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
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LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- ORNAMENTAL TREE
- SHRUBS + GRASSES
- SPADE EDGE SEE DETAIL, SHEET C710

PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
PA	60	Picea abies / Norway Spruce	B & B	5`-6` HT.	As shown
PD	15	Picea glauca `Densata` / Black Hills Spruce	B & B	5`-6` HT.	As shown
PF	5	Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine	B & B	5`-6` HT.	As shown
PK	47	Pinus koraiensis / Korean Pine	B & B	5`-6` HT.	As shown

CANOPY TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AF	24	Acer saccharum `Flash Fire` / Sugar Maple	B & B	2.5" Cal.	As shown
FR	8	Fagus sylvatica `Riversii` / Rivers Purple Beech	B & B	2.5" Cal.	As shown
LR	6	Liquidambar styraciflua `Rotundiloba` TM / Round-Lobed Sweet Gum	B & B	2.5" Cal.	As shown
LT	10	Liriodendron tulipifera / Tulip Tree	B & B	2.5" Cal.	As shown
PO	13	Platanus occidentalis / American Sycamore	B & B	2.5" Cal.	As shown
QR	20	Quercus rubra / Red Oak	B & B	2.5" Cal.	As shown
UH	26	Ulmus x `Patriot` / Elm	B & B	2.5" Cal.	As shown

UNDERSTORY TREE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
AA	13	Amelanchier canadensis `Autumn Brilliance` / Autumn Brilliance Serviceberry Multi-Stem; 5-7 canes	B & B	5`-6` HT.	As shown
CE	6	Cercis canadensis / Eastern Redbud Multi-trunk	B & B	1.5" Cal.	As shown
CV	24	Chionanthus virginicus / White Fringetree	B & B	1.5" Cal.	As shown
ML	11	Magnolia x loebneri `Leonard Messel` / Leonard Messel Magnolia Multi-Stem; 5 to 7 canes	B & B	5`-6` HT.	As shown
MC	23	Malus x `Centzam` TM / Centurion Crab Apple	B & B	1.5" Cal.	As shown
PS	25	Prunus x yedoensis `Shidare Yoshino` / Yoshino Cherry	B & B	1.5" Cal.	As shown

DECIDUOUS SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
AM	78	Aronia melanocarpa `Iroquois Beauty` TM / Black Chokeberry	CONT.	24" Ht.	4` O.C.
FM	18	Forsythia x `Meadowlark` / Meadowlark Forsythia	CONT.	24" Ht.	6` O.C.
HP	30	Hydrangea paniculata `Little Lime` / Little Lime Hydrangea	CONT.	24" Ht.	3` O.C.
HO	43	Hydrangea quercifolia `Snow Queen` / Snow Queen Oakleaf Hydrangea	CONT.	24" Ht.	6` O.C.
IL	100	Itea virginica `Little Henry` TM / Virginia Sweetspire	CONT.	24" Ht.	4` O.C.
VN	62	Viburnum opulus `Nana` / Dwarf European Viburnum	CONT.	24" Ht.	3` O.C.

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
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JP	60	Juniperus chinensis `Kallays Compact` / Kallay Compact Pfitzer Juniper	CONT.	24" Ht.	4` O.C.
JF	104	Juniperus chinensis `Sea Green` / Sea Green Juniper	CONT.	24" Ht.	4` O.C.
VP	103	Viburnum x pragense / Prague Viburnum	CONT.	24" Ht.	6` O.C.

TURF SCHEDULE

BUILDING MAINTENANCE STRIP #5 Oversized L-Gravel installed over filter fabric to provide a minimum 18" wide mow-strip around the perimeter of the building foundation. -		5,622 sf
LAWN SEED- SUN AND PARTIAL SHADE MIX See general notes for additional lawn seed mixes and installation requirements. Festuca arundinacea / Tall Turf-Type Fescue Poa pratensis / Kentucky Bluegrass		555,701 sf 444,561 sf 111,140 sf
WET TO MESIC PRAIRIE SEED MIX -See complete seed mix table on sheet C710. -Install @ 36.19 PLS/acre -		280,766 sf
LOW PROFILE PRAIRIE SEED MIX -See complete seed mix table on sheet C710. -Install @ 38.50 PLS/acre		109,789 sf

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Project Number **2018.01339**

LANDSCAPE PLAN

C705

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EDIT DATE: 8/25/2020
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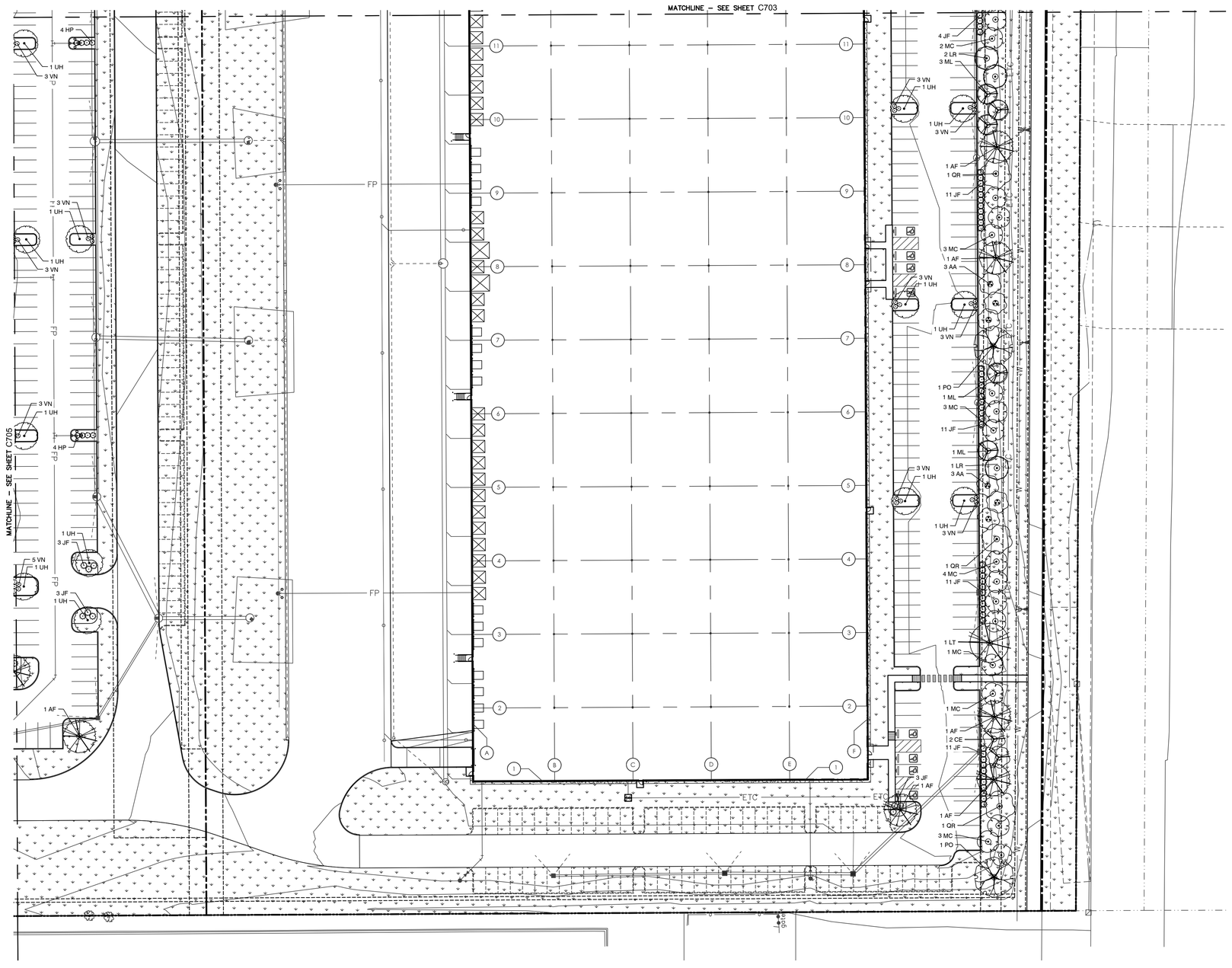

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Project Number **2018.01339**

LANDSCAPE PLAN

C706

DRAWING FILE: \\indy-SANP\Projects\2018\01339\D Drawings\Civil\Construction Documents\20181339 CE C700 LP.dwg
EDITED BY: ARLEICHER
EDIT DATE: 8/25/2020
PLOT DATE: 9/1/2020 5:29 PM
PLOT SCALE: 1:1.4949

EXHIBIT C:

PLANT LIST COMPARISON

LANDSCAPE SCHEDULE COMPARISON Plant Name (Botanical / Common Name)		Original Quantity	Revised Quantity	Quantity Reduction
CANOPY TREES				
Acer saccharum 'Flash Fire'	Sugar Maple	24	24	
Fagus sylvatica ' Riversii'	Riversii Purple Beech	14	8	6
Liquidambar styraciflua 'Rotundiloba'	Round Lobed Sweet Gum	9	6	3
Liriodendron tuipifera	Tulip Tree	13	10	3
Platanus occidentalis	American Sycamore	15	13	2
Quercus rubra	Red Oak	20	20	
Ulmus x 'Patriot'	Patriot Elm	34	26	8
EVERGREEN TREES				
Picea abies	Norway Spruce	62	60	2
Picea glauca 'Densata'	Black Hills Spruce	26	15	11
Pinus flexilis 'Vanderwolf's Pyramidal'	Vanderwolf Pine	20	5	15
Pinus korainensis	Korean Pine	47	47	
UNDERSTORY TREES				
Amelanchier canadensis	Autumn Brilliance Serviceberry	19	13	6
Cercis canadensis	Eastern Redbud	8	6	2
Chionanthus virginicus	White Fringetree	24	24	
Magnolia x loebneri 'Leonard Messel'	Lenoard Messel Magnolia	17	11	6
Malus x 'Centzam'	Centurion Crab Apple	29	23	6
Prunus x yeodensis 'Shidare Yoshino'	Yoshino Cherry	25	25	
DECIDUOUS SHRUBS				
Aronia melanocarpa 'Iriquiois Beauty'	Black Chokeberry	134	78	56
Forsythia x 'Meadowlark'	Meadowlark Forsythia	18	18	
Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	70	30	40
Hydrangea quercifolica 'Snow Queen'	Snow Queen Oakleaf Hydrangea	52	43	9
Itea virginica 'Little Henry'	Little Henry Sweetspire	110	100	10
Viburnum opulus 'Nana'	Dwarf European Viburnum	62	62	
EVERGREEN SHRUBS				
Juniperus chinensis 'Gold Coast'	Gold Coast Juniper	18	18	
Juniperus chinensis 'Kallay's Compact'	Kallays Compact Juniper	104	60	44
Juniperus chinensis 'Sea Green'	Sea Green Juniper	104	104	
Viburnum x pragense	Prague Viburnum	139	103	36

ZIONSVILLE
FOR ALL THE RIGHT REASONS

Petition Number: 2020-24-Z

Subject Site Address: 8901 & 9085 E. Oak Street

Petitioner: Kendalwood Realty, LLC

Representative: Michael Andreoli

Request: Petition for Zone Map Change to rezone 31.671 +/- acres from the Rural (R1) Residential Zoning District to a Rural (R2) Residential Zoning District

Current Zoning: Rural (R1) Residential Zoning District

Requested Zoning: Rural (R2) Residential Zoning District

Current Land Use: Undeveloped

Approximate Acreage: 31.671 ± acres

Related Petitions:

2016-19-DSV: Petition for Development Standards Variance to deviate from the required front yard setbacks in the (R1) and (R2) Rural Residential Zoning District
Result: Approved by the Board of Zoning Appeals at its regularly scheduled meeting August 9, 2016

2016-37-PP: Petition for Primary Plat to subdivide 99.671 acres into 105 lots in the (R1) and (R2) Rural Residential Zoning Districts
Result: Withdraw Request filed by Petitioner and approved by the Plan Commission at their regularly scheduled meeting on November 21, 2016

2016-38-DP: Petition for Development Plan Approvals to provide for a 105 lot subdivision in an (R1) and (R2) Rural Residential Zoning Districts
Result: Withdraw Request filed by Petitioner and approved by the Plan Commission at their regularly scheduled meeting on November 21, 2016

Exhibits:

Exhibit 1 - Staff Report
Exhibit 2 - Zoning / Location Map
Exhibit 3 - Town of Zionsville Comprehensive Plan Map
Exhibit 4 - Town Engineer Review Comment Letter dated August 10, 2020
Exhibit 5 – ZCS Summary of Projected Annual Fiscal Impact of Development
Exhibit 6 – Petitioner Commitments
Exhibit 7 - Town of Zionsville Process Flow Chart

Staff Presenter: Wayne DeLong, AICP, CPM

PROJECT OVERVIEW

Project location
The subject property is approximately 31.671 acres located south of Oak Street, west of Spring Hills Drive, north of the Hunt Club Road and east of the Russell Lake E Drive.

Project Description
The Petitioner requests to rezone one of the parcels related to this future project for development, which is comprised of 31.671 acres and is currently zoned Residential R1 to the Residential R2 Zoning District. A related parcel to this project is the parcel immediately to the west which is comprised of 65.9757 acres and is zoned Residential R2. These parcels combine total 97.6467 acres. The Petitioner proposed of total of 150 units on the combined parcels.

Petition History

The hearing for Petition # 2020-24-Z was opened at the Plan Commission's regularly scheduled meeting on August 21, 2020. The Plan Commission heard the Petition's introduction to the project and heard comments provided by interested parties. Based on the dialog offered at the meeting and concerns raised by interested parties, the Plan Commission recommended the discussion continue to the September 21, 2020 Plan Commission meeting to allow for additional time for further dialog to occur between all parties in advance of the September meeting.

Analysis

Subsequent to the Petitioner's initial filing, a 2016 Traffic Impact Study as well as the 2016 Study of the on-site dam forming Russell Lake were submitted reference. Per Section 194.023 of the Town of Zionsville Zoning Ordinance-REQUIREMENTS FOR SUBMITTAL OF A TRAFFIC STUDY, the project is below the Zoning Ordinance established threshold of the requirement of a Traffic Study. Based on the recommendation from the Town Engineer, the Building Commissioner notified the Petitioner that a traffic study in conjunction with the filing was being required. This Traffic Study was received on August 7, 2020 and was reviewed as a part of this filing.

On August 10, 2020 the Applicant received the most recent comments on the project from the Town Engineer (see Exhibit 4). At this time there are no further engineering comments related to the Traffic Impact Study however; it is noted that both Traffic and Drainage will be reviewed in further detail during a potential Development Plan submittal.

In order to meet the prescribed dedication of Right of Way per the current Transportation Plan, the project is required to dedicate additional right of way at its western frontage to a meet a minimum width of 70 foot (along Oak Street).

Staff supports compliance to the required dedication of land. The Plan Commission may desire to request dedication of the right-of-way as a part of the rezoning process or seek dedication of the right-of-way during the future consideration of a Subdivision Plat associated with the contemplated development of the property.

Based on the establishment of an R2 zoning, the project's site layout, landscaping, traffic and drainage along with additional components will be review by Zionsville Staff and partnering Boone County Departments for compliance during a future Development Plan Petition.

Subsequent to the conclusion of the August meeting, the Zionsville Community School Corporation has provided to the petition file a copy of the Projected Annual Fiscal Impact associated with the contemplated development. The summary document as provided by ZCS is attached to this report as Exhibit 5.

Commitments

Commitments as proposed by the Petitioner as attached to this report as Exhibit 6.

REVIEW PROCESS

Rezoning-Zoning Ordinance

In preparing and considering rezoning proposals under the 600 series of *Indiana Code,* the Plan Commission and the Town Council shall pay reasonable regard to:

(1) the comprehensive plan;
(2) current conditions and the character of current structures and uses in each district;
(3) the most desirable use for which the land in each district is adapted;
(4) the conservation of property values throughout the jurisdiction; and
(5) responsible development and growth.

Responses (findings) to each of these items are offered below:

Comprehensive Plan
The Comprehensive Plan recommends low density single family residential uses for the subject site.

Current conditions and the character of current structures and uses in each district
The district is primarily comprised of parcel which are utilized for residential development, agricultural uses, and religious uses.

The most desirable use for which the land in each district is adapted
Generally speaking, zoning that is consistent with the established zoning pattern while being supportive of the existing and contemplated land use pattern is the most desirable use of the land.

The conservation of property values throughout the jurisdiction
Planned, orderly development of property is a key component in the conservation of property values. Nothing, which is contrary to the conservation of property values in the immediate area or the Town, is noted in this proposal in the opinion of Staff.

Responsible growth and development
The petition represents responsible growth and development as the parcel is located in an area with similar zoning and/or land uses.

STAFF RECOMMENDATION

Staff recommends approval of the petition, subject to 1) resolution of the remaining comments provided by the Town Engineer (Exhibit 4), 2) the dedication of right of way in compliance with the Thoroughfare Plan within 90 days of adoption of a favorable recommendation by the Town

Council in relation to the requested change in zoning from R1 to R2, and 3) incorporation of the proposed Zoning Commitments as a part of the approval process (as amended by the Plan Commission during the normal course of the public hearing process).

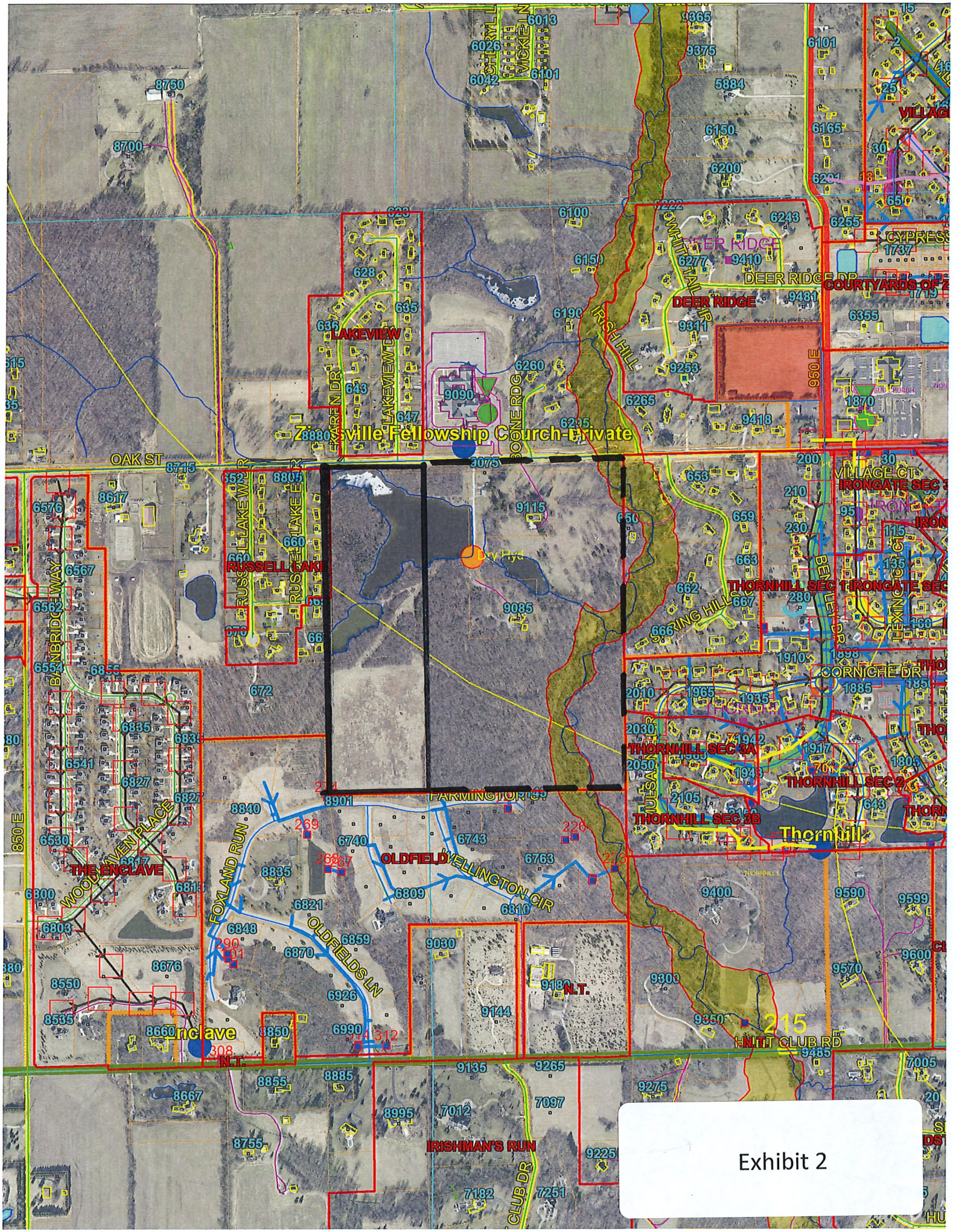
RECOMMENDED MOTION

Motion

I move that Docket #2020-24-Z to rezone 31.671 +/- acres from the Rural (R1) Residential Zoning District to a Rural (R2) Residential Zoning District receive a (favorable recommendation based upon the findings in the staff report / unfavorable recommendation based upon the findings in the staff report / continued) as presented, with the recommendation being certified to the Town Council for adoption or rejection.

PROCEDURAL NOTE

Upon the conclusion of the Public Hearing and Certification of the Plan Commission's recommendation to the Town Council, the Town Council will then set the matter on its Agenda for future consideration (as outlined in the attached flow chart-see Exhibit 7).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BOONE RDG
IRISH HILL
DEER RIDGE
DEER RIDGE DR
WHITETAIL DR
950 E
850 E
VILLAGE CT
IRONGATE SEC 3
THORNHILL SEC 1
IRONGATE SEC
CORNICHE DR
THORNHILL SEC 3A
THORNHILL SEC 2
THORNHILL SEC 3B
Thornhill
RUSSELL LAKE
RUSSELL LAKE WR
RUSSELL LAKE ER
BANBRIDGE WAY
WOODRIVEN PLACE
THE ENCLAVE
Enclave
FOXLAND RUN
OLDFIELDS LN
OLDFIELD
WELLINGTON CIR
FARMINGTON
IRISHMAN'S RUN
CLUB DR
HUNTT CLUB RD
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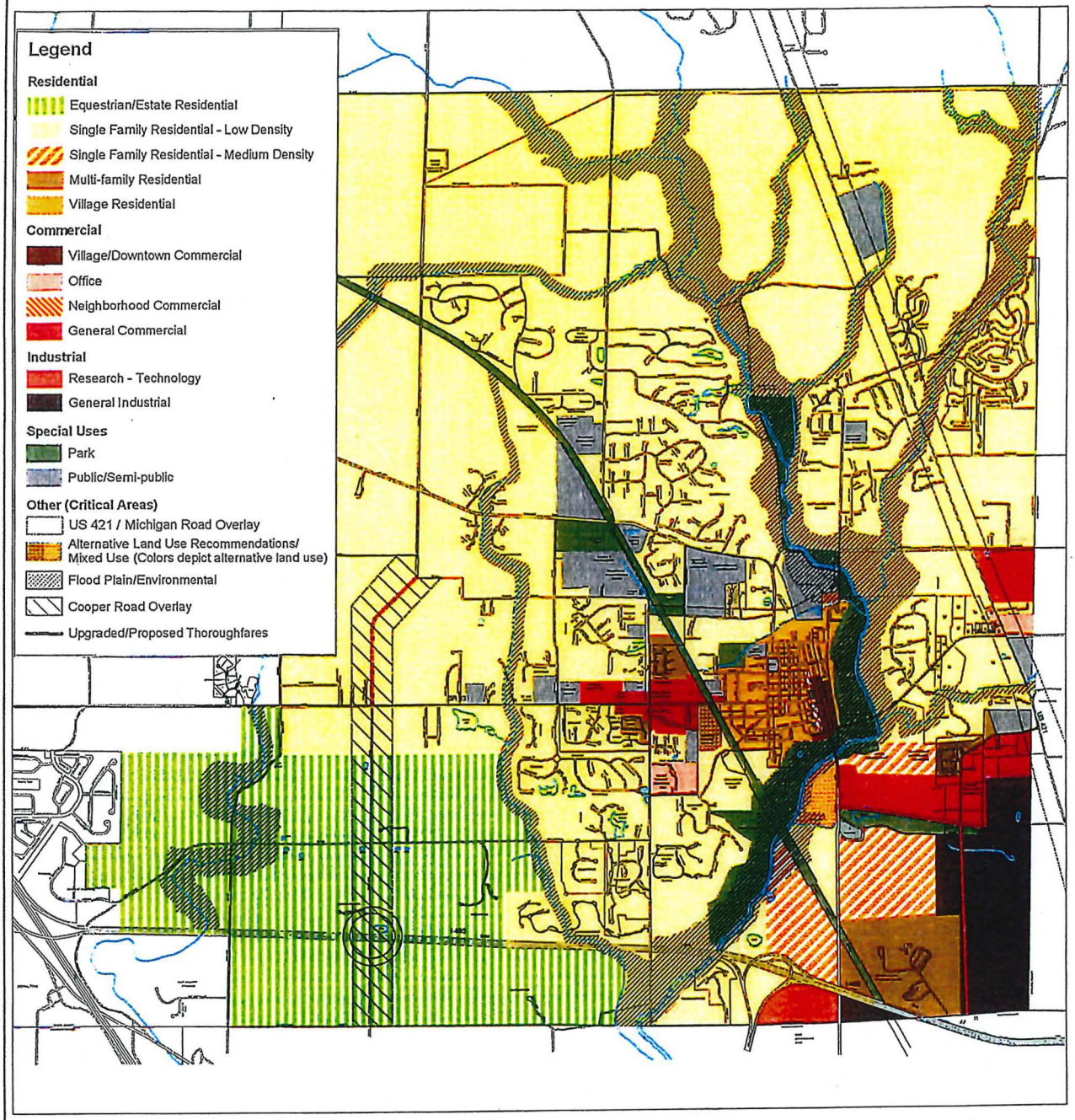
Exhibit 2



Note: See Text for Detailed Description of Land Use Classification

0 0.25 0.5 1 Miles

N

Zionsville Comprehensive Plan

HNTB

Figure 6.2 Proposed Land Use

July 2003

Exhibit 3

ZIONSVILLE
FOR ALL THE RIGHT REASONS

To: Wayne DeLong, Director of Planning and Economic Development
From: Beam, Longest & Neff, LLC., Town Engineer
Renee Goff, P.E.
Date: August 10, 2020

PROJECT DESCRIPTION

Project	Name	Russell Oaks	
	Location	Approximately 9085 W Oak Street, Zionsville, IN46077	
	Petitioner	Michael Andreoli	
	Submittal	Submittal #2	
Documents Reviewed		Document Name	Documents Transmitted
		Traffic Impact Study (9/2016)	July 24, 2020
		Original Dam Study (9/2016)	July 29, 2020
		Traffic Impact Study (8/2020)	August 7, 2020
		Current	R-1 and R-2
Zoning	Proposed	R-2	
	Current	Undeveloped/Wooded/Lake	
Land Use	Proposed	Single Family Residential	
	N/A		
Requested Variances			

A review was completed on the most recent submittal for the project. The following comments were noted.

A. No comments on the Zoning Map change from R-1 to R-2.

B. Staff has reviewed the conceptual spillway design. As this is a technical design question and not a zoning question, this design will be reviewed in more detail during development plan review.

Exhibit 4

C. As design progresses, additional reviews and comments will be provided regarding compliance with the current ordinances and technical standards, including but not limited to: Subdivision Control Ordinance, Fire Protection Ordinance, Stormwater Technical Standards, Flood Control Ordinance, and Wastewater Technical Standards.

D. Thank you for providing the 2016 Traffic Impact Study (TIS).

E. Thank you for providing the updated 2020 TIS. There are no engineering comments for the provided TIS.

F. Thank you for providing the previous dam study. This information, along with the proposed spillway improvements will be reviewed in detail with future drainage report and design submittals.

G. Advisory Note: As discussed during the July 23, 2020 TAC meeting, future right of way over water will not be acceptable to the Zionsville Street and Stormwater Departments. The full 70-foot right of way dedication must be usable right of way.

Zionsville Community Schools
Summary of the Projected Annual Fiscal Impact of Development

SUMMARY:

Projected Fiscal Impact per year of housing developments on school district:

Property:	Estimated Total Number of New Students	Estimated Annual Revenues	Estimated Annual Expenses	**Difference - Net Impact on School District**
Russell Oaks	110.00	$ 1,371,962	$ 1,334,545	**$ 37,417**

NOTICE:

Zionsville Community Schools has not undertaken any technical review of the proposed development, and has not examined the appropriateness of the pricing data supplied in regard to any factor normally affecting housing sales prices, including location, construction materials, architectural designs, aesthetic features, size of proposed houses or lots, or any other physical characteristic of the proposed development or the buildings proposed to be constructed within this development. Any and all reviews of the proposed development's attributes, features, and characteristics, as well as any judgments or conclusions about the development itself, the accuracy or reasonableness of the projected price data supplied for this financial impact projection or the estimates of numbers of new students to be produced per housing unit type, and all other similar matters are left to the commission members of the local planning and zoning agencies and their technical staffs. This document does not constitute an expressed or implied endorsement of the input data supplied by the requester as used in the calculations shown in this document, nor of the proposed housing development itself. The information contained herein regarding projected financial effects should not be construed as representing any official position of the Zionsville Community Schools regarding the merits of this matter.

Projected Annual Revenue to be Generated by Proposed Development:

I. Local Revenue Based on Property Taxes

1% Residential Property	# of Housing Units	Avg. Market Value	Expected Total value
Single Family Homes	105	$ 700,000.00	$73,500,000
Empty Nester Homes	45	$ 475,000.00	$21,375,000
Townhomes/Condos	0	$ -	$0

Estimated Total GROSS 1% Residential Assessed Value $94,875,000

Estimated New 1% Taxable Value (Net of Standard, Supplemental, and Mortgage Deductions) $57,408,750

2% Residential Property			
Apartments/Multi-Family	0		$0

3% Non-residential property	Market Value	
Commercial property	$0	$0
Industrial and Other property	$0	$0
	Total 3% Non Residential Assessed Value	**$0**

Less: Existing AV of property - -$2,267,600

Total new Taxable Assessed Value **$55,141,150**

2020 School Tax Rates by Fund Subject to Circuit Breaker		**Revenue by Fund:**
Debt Service	$0.7392	$ 407,603
Operations	$0.2987	$ 164,707
Penson Debt	$0.0195	$ 10,753

Total Property Taxes Due School Corp. $ 583,063

2020 Tax Rates for Other Entities		
Boone County	$0.2110	$ 116,348
Town of Zionsville	$0.5150	$ 283,977
Hussey-Mayfield Library	$0.0502	$ 27,681

Total Property Taxes Due Other Entities $ 428,006

Estimated Gross Tax Bills Total Subject to Circuit Breaker $ 1,011,068

Circuit Breaker Limit - (1%,2%,3%) of Gross A/V $948,750

Circuit Breaker Credit - Difference between Gross Tax and Circuit Breaker Limit **$ (62,318)**

Pro-Rata Allocation of Circuit Breaker Credit by 2020 Tax Rate		Pct. Of Total Tax Rate	
Zionsville Community Schools	$1.0574	57.7%	$ (35,938)
Boone County	$0.2110	11.5%	$ (7,171)
Town of Zionsville	$0.5150	28.1%	$ (17,503)
Hussey-Mayfield Library	$0.0502	2.7%	$ (1,706)
Total Tax Rates	$1.8336	**Circuit Breaker Credits**	**$ (62,318)**

Property Tax Revenue for Schools net of Pro-Rata Share of Circuit Breaker Loss **$ 547,124.92**

	2020 Rate			
Add: Referendum Fund	$0.2355	(Exempt from Cap and TIF)	**Revenue:**	$ 129,857

TOTAL Property Tax Revenue for Schools **$ 676,982.33**

II. State Revenue Based on Enrollment

IN DOE Certified 2020 Revenue per student:

Basic Grant plus Complexity	$ 5,747.00
Avg. Categoricals	$ 571.00
Est. Total State Aid	$ 6,318.00

Housing unit tyoe	Est. # of Students	Est. Total New Housing Units	Est. Total New Students
Single Family	1.00	105	105.0
Empty Nester	0.10	45	5.0
Townhomes/Condos		0	0.0
Multi-Family		0	0.0

Combined Total Estimated New Students 110.0

Net Revenue from State Funding for Zionsville Community Schools **$ 694,980**

Net Total Revenue Generated by Property Taxes and State Funding for schools **$1,371,962**

Projected Annual Expenses per Additional Students from Proposed Development

I. Education and Referendum Fund Expenses		
2020 Projected Expenditures	$ 48,087,572.00	
Total ADM	7,309.00	
Average cost per student	$ 6,579.23	
Total Estimated Number of New Students	110	
Total Education Expense per year		**$723,715**
II. Operations Fund Expenses		
2020 Projected Expenditures	$ 17,303,927.00	
Total ADM	7,309.00	
Average cost per student	$2,367.00	
Total Operations Expense per year		**$260,370**
III. Debt Service and Pension Bond Expenses		
2020 Projected Expenditures	$ 23,286,379.00	
Total ADM	7,309.00	
Average cost per student	$3,186.00	
Total Debt Service Expense per year		**$350,460**
Combined grand total of estimated expenses for additional students for all funds		**$1,334,545**

MICHAEL J. ANDREOLI
ATTORNEY AT LAW
1393 West Oak Street
Zionsville, Indiana 46077-1839
(317) 873-6266
Fax (317) 873-6384
mandreoli@datlaw.com

September 14, 2020
Via E-Mail

Zionsville Plan Commission
Janice Stevanovic
Zionsville Planning Department
1100 West Oak Street
Zionsville, Indiana 46077

RE: Kendalwood Realty, LLC
Russell Oaks – 2020-24-Z

Dear Janice:

In support of our Petition for Rezone, my clients have agreed to the following Commitments. As the Commission can see from examining the Commitments, they do the following:

1. Tie the rezoning into substantial compliance with the Master Plan;
2. Prohibit two family dwellings on the real estate; and
3. Provide a worry-free rezone in that Commitments provide, in the event that development plan and platting is not approved by the Plan Commission, limits the current R-1 Zoning of 31+ acres to only having 31 homesites regardless of the Zoning Classification. Conversely, if the Plan Commission does not approve the Master Plan and Development Plan for the overall development as now proposed, my client reserves the right to place doubles on the current 65+ acre property now zoned R-2.

Janice, if you could add this correspondence and these Commitments to the packet to send out to the Plan Commission members as additional material, together with the site plan and my letter to the Plan Commission regarding Dr. Glober, I'd be most appreciative.

Very truly yours,

Michael J. Andreoli

MJA/ba
Enclosure

ZIONSVILLE PLAN COMMISSION
FILE 2020-24-Z

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL PROPERTY MADE IN CONNECTION WITH A ZONE MAP CHANGE (REZONE)

In accordance with IND. CODE § 36-7-4-1015, **Kendalwood Realty, LLC**, (hereinafter collectively **"Owner"**) represents and warrants that Owner owns certain real estate located in Boone County, Indiana, which real estate is described in Exhibit "A" attached hereto (the **"Real Estate"**), and is commonly known as 8901 and 9085 E. Oak St., Zionsville, Indiana 46077. Owner further represents and warrants that Owner has the authority to, and does hereby voluntarily make the following **COMMITMENTS** concerning the use and development of the Real Estate, including any portion thereof.

STATEMENT OF COMMITMENTS

Owner voluntarily agrees and commits that a favorable recommendation by the Zionsville Plan Commission ("**Commission**") of Docket No. 2020-24-Z requesting a Zone Map Change of 31.671 acres (+/-) , Exhibit "B" ("**Rezone Parcel**"), from a Rural R-1 to a Rural R-2 Zoning Classification is subject to the following Commitments:

1) Owner agrees to substantial compliance with the Site and Master Plans of the Real Estate as submitted as part of the Rezone Application process showing a maximum of 150 lots. Further, subject to the limitations in the following paragraph 2, no two-family dwellings shall be permitted on the Real Estate.

2) In the event Owner cannot or does not secure platting and development plan approval for the Master Plan as currently submitted, these Commitments are null and void as to the Real Estate, specifically the current R-2 Zoning Classification property consisting of 65.975 acres (+/-).

3) In the event Owner cannot or does not secure platting and development approval pursuant to the Master Plan as currently submitted, notwithstanding the rezoning of the Rezone Parcel property consisting of 31.671 acres (+/-) to a Rural R-2 Zoning Classification, Owner agrees and commits that not more than 31 single family residences may be constructed on the Rezone Parcel.

The **COMMITMENTS** contained herein shall be effective upon a favorable recommendation by the Zionsville Plan Commission and the adoption of an Ordinance by the Zionsville Town Counsel rezoning the 31.671 acres, (Rezone Parcel), from a Rural R-1 Zoning Classification to a Rural R-2 Zoning Classification.

These **COMMITMENTS** shall be promptly recorded in the Office of the Boone County Recorder, Boone County, Indiana, and shall be considered a covenant running with the land described herein as the Real Estate, including any portion thereof.

These **COMMITMENTS** shall be binding on Owner, subsequent owners of the Real Estate or any portion thereof, and any and all other person or entities acquiring an interest in any portion of the Real Estate (hereinafter collectively the "Owners"). Owner shall have an affirmative duty to inform any third parties with whom Owner negotiates for a possible sale, lease, assignment, mortgage, or transfer of the Real Estate, or any portion thereof, of the existence of these **COMMITMENTS**. In the event any sale, lease, assignment, mortgage or transfer occurs, Owner shall ensure that a copy of these **COMMITMENTS** is incorporated into any such written agreement with the third party. In the event Owner fails to comply with the terms of this paragraph and the third party fails to perform and/or comply with these **COMMITMENTS**, the Town of Zionsville shall be entitled to recover from Owner and from each third party, jointly and/or severally, any and all damages which arise from this failure and shall be entitled to injunctive relief to terminate any non-compliance herewith.

These **COMMITMENTS** may be modified or terminated by decision of the Zionsville Town Counsel made after a Public Hearing for which proper notice is given, and upon recommendation as required by the Zionsville Plan Commission.

These **COMMITMENTS** may be enforced jointly and/or severally by the Town of Zionsville, Zionsville Plan Commission, the Director of Planning for the Town of Zionsville (or a position created for the Town of Zionsville which is analogous thereto), the Town (including any successor city or municipality), and/or owners of any parcel of ground adjoining or adjacent to the Real Estate. Owner and all Owners shall be obligated hereunder to indemnify the Town of Zionsville Plan Commission and the Town (including a successor city or municipality), and to hold said entities and their respective authorized representatives, including the Director of Planning for the Town, harmless from any liability, expense (including reasonable attorney fees and court costs), costs or damages which result from the failure to perform Owner's and/or Owners' obligations under the terms and conditions of these **COMMITMENTS**. Throughout these **COMMITMENTS** any reference to "Town" or "Town of Zionsville" shall also include any successor city, municipality, or other governmental body having land use, planning, and/or zoning jurisdiction over the Real Estate.

In the event it becomes necessary to enforce these **COMMITMENTS** in a court of competent jurisdiction and Owner and/or any subsequent Owners are found to be in violation of these **COMMITMENTS**, such Owner and/or Owners shall pay all reasonable costs and expenses the Town and the Zionsville Plan Commission and other authorized representative(s) incur in the enforcement of these **COMMITMENTS**, including reasonable attorney fees, expert witness fees, and court costs.

Owner and all subsequent Owners of all or a portion of the Real Estate shall be obligated hereunder, jointly and/or severally, to indemnify the Town of Zionsville Plan Commission and/or the Town and hold said entities and their respective authorized representative(s), including the Director of Planning for the Town, harmless from any and all liability, expense (including reasonable attorney fees and court costs), costs, or damages which result from the failure to perform Owner's and/or Owners' obligations hereunder and/or to comply wit the terms and conditions of these **COMMITMENTS.**

Any controversy arising under or in relation to these **COMMITMENTS** shall be litigated exclusively in the applicable state courts of Indiana without regard to conflicts of law principles. Owner irrevocably consents, for him and herself and all subsequent Owners, to service, jurisdiction, and venue in such state courts for any and all such litigation and hereby waives any other venue to which Owner or subsequent Owners might be entitled by virtue of domicile, habitual residence, or otherwise.

Owner shall be responsible , at owner's expense, for recording these **COMMITMENTS** in the Office of the Recorder of Boone County, Indiana, within thirty (30) days after recommendation by the Plan Commission of Docket No. 2020-24-Z and adoption of an Ordinance rezoning the property of 31.671 acres (+/-) from Rural R-1 to Rural R-2 Zoning Classification and shall promptly provide the Planning Department of the Town of Zionsville with a copy of such recording as a condition precedent for the Development Plan and Platting approval, together with any Improvement Location Permit and/or Building Permit for the Real Estate.

The undersigned, by executing these **COMMITMENTS,** represents and warrants that at the time of executing this document, Kendalwood Realty, LLC, is the sole owner of the Real Estate, that execution of these **COMMITMENTS** is being voluntarily undertaken and requires no authorization of a third party, and that these **COMMITMENTS** shall be binding upon the undersigned as to all the particulars herein and shall be considered a **COVENANT** running with the land described herein as the Real Estate, including any portion thereof. By affirming his or her signature below to these **COMMITMENTS,** the undersigned each further represents and warrants that he/she has full capacity and authority to execute these **COMMITMENTS.**

IN WITNESS WHEREOF, Kendalwood Realty, LLC as the sole owner of the Real Estate, has executed these **COMMITMENTS** this _____ day of _____, 2020.

OWNER:

Kendalwood Realty, LLC, by:

_____

Joe Zheng,
Member/Manager

STATE OF INDIANA)
) **SS:**
COUNTY OF BOONE)

Before me, a Notary Public, in and for said County and State, personally appeared **Joe Zheng, Member/Manager of Kendalwood Realty, LLC,** as the owner of the Real Estate described above, who acknowledged voluntarily executing the foregoing instrument and who, having been duly sworn, stated that any and all representations therein contained are true.

Witness my hand and Notarial Seal this _____ day of _____, 2020.

_____

Barri Andreoli, Notary Public

Commission Number:
560217

My Commission Expires: January 14, 2023
County of Residence: Boone

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. Michel J. Andreoli

This instrument prepared by Michael J. Andreoli, Attorney at Law,
1393 West Oak Street, Zionsville, Indiana 46077, (317) 873-6266.

Exhibit "A"

Part of the West Half of Section 3 and part of the East Half of Section 4, all in Township 17 North, Range 2 East, Eagle Township, Boone County, Indiana, more fully described as follows: Beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 3; thence along the approximate center line of State Road 334 and the Quarter Quarter Section line, North 89 degrees 32 minutes 16 seconds East 1334.99 feet; thence along the West described line of Spring Hills Subdivision, the plat of which is recorded in Plat Book 3, page 140, Boone County Recorder's Office, South 00 degrees 37 minutes 59 seconds West 1331.42 feet; thence along the West described line of Thornhill, Section I, the plat of which is recorded in Plat Book 6, page 102, the West described line of Thornhill, Section 3A, the plat of which is recorded in Plat Book 7, pages 32-33, and the West described line of Thornhill, Section 3B, the plat of which is recorded in Plat Book 7, pages 46-47, South 00 degrees 07 minutes 43 sections East 880.65 feet; thence along the North described line of the Westwood Associates, L.P. Property recorded as Instrument #0304347, South 89 degrees 43 minutes 28 seconds West 1331.20 feet; thence along the North described line of said Westwood Associates, LP. Property, North 89 degrees 29 minutes 51 seconds West 664.08 feet; thence along part of an East described line of the Robert J. LaViolette and Sondra LaViolette Property recorded as Instrument #0319354, and the East described line of the Kevin R. Overly Property recorded as Instrument #0108110, North 00 degrees 06 minutes 40 seconds East 877.03 feet; thence along the East described line of Linda L. Gray Property recorded as Instrument #9812047, North 00 degrees 29 minutes 32 seconds West 227.97 feet; thence along the South described line of the Mark Wood and Susan Wood Property recorded in Deed Record 231, page 444, North 89 degrees 2S minutes 10 seconds East 48.42 feet; thence along the East described line of said Wood Property and the East described line of Russell Lake, Section One, the plat of which is recorded in Plat Book 4, pages 150 and 151, North 00 degrees 02 minutes 09 seconds West 1090.00 feet; thence along the approximate center line of State Road 334 and the Quarter Quarter Section line, North 89 degrees 25 minutes 10 seconds East 625.58 feet to the POINT OF BEGINNING, containing 100.0127 acres, more or less.

EXCEPTING THEREFROM:
A part of the West Half of Section 3, and a part of the East Half of Section 4, Township 17 North, Range 2 East, Eagle Township, Boone County, Indiana, described as follows:

Beginning at the northwest corner of the southwest quarter of the northwest quarter of the aforesaid Section 3; thence North 89 degrees 25 minutes 45 seconds East 1,335.29 feet along the quarter-quarter line of said section; thence South 0 degrees 26 minutes 09 seconds West 77.47 feet; thence South 78 degrees 03 minutes 24 seconds West 4.89 feet; thence South 89 degrees 22 minutes 00 seconds West 125.00 feet; thence North 75 degrees 42 minutes 07 seconds West 77.62 feet; thence South 89 degrees 22 minutes 00 seconds West 1,400.00 feet; thence North 68 degrees 49 minutes 55 seconds West 53.85 feet, which point is on the south boundary of S.R. 334; thence South 89 degrees 22 minutes 00 seconds West 50.00 feet along said south boundary; thence North 0 degrees 38 minutes 00 seconds West 40.28 feet to the north line of the southeast quarter of the northeast quarter of Section 4, Township 17 North, Range 2 East; thence North 89 degrees 25 minutes 45 seconds East 370.95 feet along the quarter-quarter line of said section to the point of beginning and containing 2.366 acres, more or less.

Exhibit "B"

All that part of Section 4 Township 17 North, Range 2 East, Eagle Township, Boone County, Indiana, lying within the following described real estate, to-wit:

702 feet of even width off of the entire western boundary of the below described tract of ground consisting of 31.671 acres, more or less, as part of the following legal description:

Part of the West Half of Section 3 and part of the East Half of Section 4, all in Township 17 North, Range 2 East, Eagle Township, Boone County, Indiana, more fully described as follows: Beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 3; thence along the approximate center line of State Road 334 and the Quarter Quarter Section line, North 89 degrees 32 minutes 16 seconds East 1334.99 feet; thence along the West described line of Spring Hills Subdivision, the plat of which is recorded in Plat Book 3, page 140, Boone County Recorder's Office, South 00 degrees 37 minutes 59 seconds West 1331.42 feet; thence along the West described line of Thornhill, Section I, the plat of which is recorded in Plat Book 6, page 102, the West described line of Thornhill, Section 3A, the plat of which is recorded in Plat Book 7, pages 32-33, and the West described line of Thornhill, Section 3B, the plat of which is recorded in Plat Book 7, pages 46-47, South 00 degrees 07 minutes 43 sections East 880.65 feet; thence along the North described line of the Westwood Associates, L.P. Property recorded as Instrument #0304347, South 89 degrees 43 minutes 28 seconds West 1331.20 feet; thence along the North described line of said Westwood Associates, LP. Property, North 89 degrees 29 minutes 51 seconds West 664.08 feet; thence along part of an East described line of the Robert J. LaViolette and Sondra LaViolette Property recorded as Instrument #0319354, and the East described line of the Kevin R. Overly Property recorded as Instrument #0108110, North 00 degrees 06 minutes 40 seconds East 877.03 feet; thence along the East described line of Linda L. Gray Property recorded as Instrument #9812047, North 00 degrees 29 minutes 32 seconds West 227.97 feet; thence along the South described line of the Mark Wood and Susan Wood Property recorded in Deed Record 231, page 444, North 89 degrees 2S minutes 10 seconds East 48.42 feet; thence along the East described line of said Wood Property and the East described line of Russell Lake, Section One, the plat of which is recorded in Plat Book 4, pages 150 and 151, North 00 degrees 02 minutes 09 seconds West 1090.00 feet; thence along the approximate center line of State Road 334 and the Quarter Quarter Section line, North 89 degrees 25 minutes 10 seconds East 625.58 feet to the POINT OF BEGINNING, containing 100.0127 acres, more or less.

EXCEPTING THEREFROM:
A part of the West Half of Section 3, and a part of the East Half of Section 4, Township 17 North, Range 2 East, Eagle Township, Boone County, Indiana, described as follows:

Beginning at the northwest corner of the southwest quarter of the northwest quarter of the aforesaid Section 3; thence North 89 degrees 25 minutes 45 seconds East 1,335.29 feet along the quarter-quarter line of said section; thence South 0 degrees 26 minutes 09 seconds West 77.47 feet; thence South 78 degrees 03 minutes 24 seconds West 4.89 feet; thence South 89 degrees 22 minutes 00 seconds West 125.00 feet; thence North 75 degrees 42 minutes 07 seconds West

77.62 feet; thence South 89 degrees 22 minutes 00 seconds West 1,400.00 feet; thence North 68 degrees 49 minutes 55 seconds West 53.85 feet, which point is on the south boundary of S.R. 334; thence South 89 degrees 22 minutes 00 seconds West 50.00 feet along said south boundary; thence North 0 degrees 38 minutes 00 seconds West 40.28 feet to the north line of the southeast quarter of the northeast quarter of Section 4, Township 17 North, Range 2 East; thence North 89 degrees 25 minutes 45 seconds East 370.95 feet along the quarter-quarter line of said section to the point of beginning and containing 2.366 acres, more or less.

MICHAEL J. ANDREOLI
ATTORNEY AT LAW
1393 West Oak Street
Zionsville, Indiana 46077-1839
(317) 873-6266
Fax (317) 873-6384
mandreoli@datlaw.com

September 8, 2020
Via E-Mail

Janice Stevanovic
Zionsville Planning Department
1100 West Oak Street
Zionsville, Indiana 46077

RE: Kendalwood Realty, LLC
Petition for Zone Map Change
Russell Oaks – 2020-24-Z

Dear Janice:

By way of clarification, the proper reference is cottage home. While I sometimes use the terms interchangeably, I can see it is subject to confusion as townhomes might mean attached living units. These will all be freestanding individual cottage homes occupying their own platted lot.

Respectfully Submitted,

_____
Michael J. Andreoli

MJA/ba

cc: Jim Knighton

RECEIVED
SEP 08 2020
TOWN OF ZIONSVILLE

ZIONSVILLE
FOR ALL THE RIGHT REASONS

PUBLIC PROCESS FOR CHANGE OF ZONING REQUESTS (I.C. 36-7-4-600) integrated with Town of Zionsville Plan Commission Rules of Procedure

PLAN COMMISSION HEARING PROCESS-FOR CHANGE IN ZONING (filing date is a minimum of 31 days prior to the initial hearing)

STEP ONE	DAY 1	DAYS 3-5	DAYS 12-14	DAYS 12-20	DAY 31
ACTION	Public Filing	Plan Commission Agenda Posted to Town Website	Legal Notice of Plan Commission Meeting Published in Newspaper	Legal Notice Mailed to Adjoiners	Public Hearing Occurs *first public interaction*
DETAILS ON ACTION:	Indiana Code requires Plan Commission to hold a hearing within 60 days of the filing	Second opportunity of public to learn of a filing (first is to check with staff after passing of deadline for filing)	Published in a newspaper of general circulation at least 10 days prior to the hearing (regulated by Indiana Code). (Third opportunity for public to be made aware of a rezoning request)	Notices are mailed to interested parties (interested parties are defined by the Plan Commission) (Fourth opportunity for public to to be made aware of a rezoning)	Hearing can be continued from time to time and results in a recommendation being forwarded to the Town Council within 10 business days of the final determination (Indiana Code stipulates timing)
INTERESTED PARTIES:	Call on Town Hall to confirm what has been filed	Watch website for updates	Publication occurs on Wednesdays (typically, using Zionsville Sentinel Times)	Mail arrives certified	Hearing(s) occur at Town Hall -Public Hearing (& fifth time public to be made aware of rezoning request) is on a set schedule published yearly

TOWN COUNCIL MEETING PROCESS-FOR CHANGE IN ZONING

STEP TWO	DAYS 32-41	DAYS 41-119	DAYS 42-135
ACTION	Matter is Forwarded to Town Council	Town Council Posts Agenda to Town Website	Town Council Holds Public Meeting *second public interaction*
DETAILS ON ACTION:	Town Council discusses request at an agenda setting meeting (& sixth time public to be made aware of a rezoning request)	Seventh opportunity of public to be made aware of a rezoning request (Note: Town Council, by Indiana Code, has up to 90 days to take action on a change in zoning)	Eighth opportunity of public to be made made aware of a rezoning request

Notes:

1) This listing does not include any reference to Staff review of the filing (though a part of the process).

2) Indiana Code does not require the Town Council to hold a meeting (a request not scheduled for a meeting is deemed effective/adopted as recommended by the Plan Commission).

3) This shall serve as a guide of the rezoning process as regulated by state law and further described in local ordinance as well as the Plan Commission's Rules of Procedure (the "Laws"). This document is only a guide and is not intended to circumvent or deviate from the Laws associated with rezoning land in Indiana.

1100 West Oak Street, Zionsville, Indiana 46077 Main Line: 317-873-8247
www.zionsville-in.gov/planning

2020-24-Z Russel Oaks

September 21, 2020

Plan Commission Materials

MICHAEL J. ANDREOLI
ATTORNEY AT LAW
1393 West Oak Street
Zionsville, Indiana 46077-1839
(317) 873-6266
Fax (317) 873-6384
mandreoli@datlaw.com

September 14, 2020
Via E-Mail

Zionsville Plan Commission
Janice Stevanovic
Zionsville Planning Department
1100 West Oak Street
Zionsville, Indiana 46077

RE: Kendalwood Realty, LLC
Russell Oaks – 2020-24-Z

Dear Janice:

In support of our Petition for Rezone, my clients have agreed to the following Commitments. As the Commission can see from examining the Commitments, they do the following:

1. Tie the rezoning into substantial compliance with the Master Plan;
2. Prohibit two family dwellings on the real estate; and
3. Provide a worry-free rezone in that Commitments provide, in the event that development plan and platting is not approved by the Plan Commission, limits the current R-1 Zoning of 31+ acres to only having 31 homesites regardless of the Zoning Classification. Conversely, if the Plan Commission does not approve the Master Plan and Development Plan for the overall development as now proposed, my client reserves the right to place doubles on the current 65+ acre property now zoned R-2.

Janice, if you could add this correspondence and these Commitments to the packet to send out to the Plan Commission members as additional material, together with the site plan and my letter to the Plan Commission regarding Dr. Glober, I'd be most appreciative.

Very truly yours,

Michael J. Andreoli

MJA/ba
Enclosure

Received
9-14-2020
Town of Zionsville

ZIONSVILLE PLAN COMMISSION
FILE 2020-24-Z

COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL PROPERTY MADE IN CONNECTION WITH A ZONE MAP CHANGE (REZONE)

In accordance with IND. CODE § 36-7-4-1015, **Kendalwood Realty, LLC**, (hereinafter collectively **"Owner"**) represents and warrants that Owner owns certain real estate located in Boone County, Indiana, which real estate is described in Exhibit "A" attached hereto (the **"Real Estate"**), and is commonly known as 8901 and 9085 E. Oak St., Zionsville, Indiana 46077. Owner further represents and warrants that Owner has the authority to, and does hereby voluntarily make the following **COMMITMENTS** concerning the use and development of the Real Estate, including any portion thereof.

STATEMENT OF COMMITMENTS

Owner voluntarily agrees and commits that a favorable recommendation by the Zionsville Plan Commission ("**Commission**") of Docket No. 2020-24-Z requesting a Zone Map Change of 31.671 acres (+/-) , Exhibit "B" ("**Rezone Parcel**"), from a Rural R-1 to a Rural R-2 Zoning Classification is subject to the following Commitments:

1) Owner agrees to substantial compliance with the Site and Master Plans of the Real Estate as submitted as part of the Rezone Application process showing a maximum of 150 lots. Further, subject to the limitations in the following paragraph 2, no two-family dwellings shall be permitted on the Real Estate.

2) In the event Owner cannot or does not secure platting and development plan approval for the Master Plan as currently submitted, these Commitments are null and void as to the Real Estate, specifically the current R-2 Zoning Classification property consisting of 65.975 acres (+/-).

3) In the event Owner cannot or does not secure platting and development approval pursuant to the Master Plan as currently submitted, notwithstanding the rezoning of the Rezone Parcel property consisting of 31.671 acres (+/-) to a Rural R-2 Zoning Classification, Owner agrees and commits that not more than 31 single family residences may be constructed on the Rezone Parcel.

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9-14-2020
Town of Zionsville

The **COMMITMENTS** contained herein shall be effective upon a favorable recommendation by the Zionsville Plan Commission and the adoption of an Ordinance by the Zionsville Town Counsel rezoning the 31.671 acres, (Rezone Parcel), from a Rural R-1 Zoning Classification to a Rural R-2 Zoning Classification.

These **COMMITMENTS** shall be promptly recorded in the Office of the Boone County Recorder, Boone County, Indiana, and shall be considered a covenant running with the land described herein as the Real Estate, including any portion thereof.

These **COMMITMENTS** shall be binding on Owner, subsequent owners of the Real Estate or any portion thereof, and any and all other person or entities acquiring an interest in any portion of the Real Estate (hereinafter collectively the "Owners"). Owner shall have an affirmative duty to inform any third parties with whom Owner negotiates for a possible sale, lease, assignment, mortgage, or transfer of the Real Estate, or any portion thereof, of the existence of these **COMMITMENTS**. In the event any sale, lease, assignment, mortgage or transfer occurs, Owner shall ensure that a copy of these **COMMITMENTS** is incorporated into any such written agreement with the third party. In the event Owner fails to comply with the terms of this paragraph and the third party fails to perform and/or comply with these **COMMITMENTS**, the Town of Zionsville shall be entitled to recover from Owner and from each third party, jointly and/or severally, any and all damages which arise from this failure and shall be entitled to injunctive relief to terminate any non-compliance herewith.

These **COMMITMENTS** may be modified or terminated by decision of the Zionsville Town Counsel made after a Public Hearing for which proper notice is given, and upon recommendation as required by the Zionsville Plan Commission.

These **COMMITMENTS** may be enforced jointly and/or severally by the Town of Zionsville, Zionsville Plan Commission, the Director of Planning for the Town of Zionsville (or a position created for the Town of Zionsville which is analogous thereto), the Town (including any successor city or municipality), and/or owners of any parcel of ground adjoining or adjacent to the Real Estate. Owner and all Owners shall be obligated hereunder to indemnify the Town of Zionsville Plan Commission and the Town (including a successor city or municipality), and to hold said entities and their respective authorized representatives, including the Director of Planning for the Town, harmless from any liability, expense (including reasonable attorney fees and court costs), costs or damages which result from the failure to perform Owner's and/or Owners' obligations under the terms and conditions of these **COMMITMENTS**. Throughout these **COMMITMENTS** any reference to "Town" or "Town of Zionsville" shall also include any successor city, municipality, or other governmental body having land use, planning, and/or zoning jurisdiction over the Real Estate.

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9-14-2020
Town of Zionsville

In the event it becomes necessary to enforce these **COMMITMENTS** in a court of competent jurisdiction and Owner and/or any subsequent Owners are found to be in violation of these **COMMITMENTS**, such Owner and/or Owners shall pay all reasonable costs and expenses the Town and the Zionsville Plan Commission and other authorized representative(s) incur in the enforcement of these **COMMITMENTS**, including reasonable attorney fees, expert witness fees, and court costs.

Owner and all subsequent Owners of all or a portion of the Real Estate shall be obligated hereunder, jointly and/or severally, to indemnify the Town of Zionsville Plan Commission and/or the Town and hold said entities and their respective authorized representative(s), including the Director of Planning for the Town, harmless from any and all liability, expense (including reasonable attorney fees and court costs), costs, or damages which result from the failure to perform Owner's and/or Owners' obligations hereunder and/or to comply wit the terms and conditions of these **COMMITMENTS.**

Any controversy arising under or in relation to these **COMMITMENTS** shall be litigated exclusively in the applicable state courts of Indiana without regard to conflicts of law principles. Owner irrevocably consents, for him and herself and all subsequent Owners, to service, jurisdiction, and venue in such state courts for any and all such litigation and hereby waives any other venue to which Owner or subsequent Owners might be entitled by virtue of domicile, habitual residence, or otherwise.

Owner shall be responsible , at owner's expense, for recording these **COMMITMENTS** in the Office of the Recorder of Boone County, Indiana, within thirty (30) days after recommendation by the Plan Commission of Docket No. 2020-24-Z and adoption of an Ordinance rezoning the property of 31.671 acres (+/-) from Rural R-1 to Rural R-2 Zoning Classification and shall promptly provide the Planning Department of the Town of Zionsville with a copy of such recording as a condition precedent for the Development Plan and Platting approval, together with any Improvement Location Permit and/or Building Permit for the Real Estate.

The undersigned, by executing these **COMMITMENTS,** represents and warrants that at the time of executing this document, Kendalwood Realty, LLC, is the sole owner of the Real Estate, that execution of these **COMMITMENTS** is being voluntarily undertaken and requires no authorization of a third party, and that these **COMMITMENTS** shall be binding upon the undersigned as to all the particulars herein and shall be considered a **COVENANT** running with the land described herein as the Real Estate, including any portion thereof. By affirming his or her signature below to these **COMMITMENTS,** the undersigned each further represents and warrants that he/she has full capacity and authority to execute these **COMMITMENTS.**

Received
9-14-2020
Town of Zionsville

IN WITNESS WHEREOF, Kendalwood Realty, LLC as the sole owner of the Real Estate, has executed these **COMMITMENTS** this _____ day of _____, 2020.

OWNER:

Kendalwood Realty, LLC, by:

_____

Joe Zheng,
Member/Manager

STATE OF INDIANA)
) **SS:**
COUNTY OF BOONE)

Before me, a Notary Public, in and for said County and State, personally appeared **Joe Zheng, Member/Manager of Kendalwood Realty, LLC,** as the owner of the Real Estate described above, who acknowledged voluntarily executing the foregoing instrument and who, having been duly sworn, stated that any and all representations therein contained are true.

Witness my hand and Notarial Seal this _____ day of _____, 2020.

_____

Barri Andreoli, Notary Public

Commission Number:
560217

My Commission Expires: January 14, 2023
County of Residence: Boone

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. Michel J. Andreoli

This instrument prepared by Michael J. Andreoli, Attorney at Law,
1393 West Oak Street, Zionsville, Indiana 46077, (317) 873-6266.

Received
9-14-2020
Town of Zionsville

Exhibit "A"

Part of the West Half of Section 3 and part of the East Half of Section 4, all in Township 17 North, Range 2 East, Eagle Township, Boone County, Indiana, more fully described as follows: Beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 3; thence along the approximate center line of State Road 334 and the Quarter Quarter Section line, North 89 degrees 32 minutes 16 seconds East 1334.99 feet; thence along the West described line of Spring Hills Subdivision, the plat of which is recorded in Plat Book 3, page 140, Boone County Recorder's Office, South 00 degrees 37 minutes 59 seconds West 1331.42 feet; thence along the West described line of Thornhill, Section I, the plat of which is recorded in Plat Book 6, page 102, the West described line of Thornhill, Section 3A, the plat of which is recorded in Plat Book 7, pages 32-33, and the West described line of Thornhill, Section 3B, the plat of which is recorded in Plat Book 7, pages 46-47, South 00 degrees 07 minutes 43 sections East 880.65 feet; thence along the North described line of the Westwood Associates, L.P. Property recorded as Instrument #0304347, South 89 degrees 43 minutes 28 seconds West 1331.20 feet; thence along the North described line of said Westwood Associates, LP. Property, North 89 degrees 29 minutes 51 seconds West 664.08 feet; thence along part of an East described line of the Robert J. LaViolette and Sondra LaViolette Property recorded as Instrument #0319354, and the East described line of the Kevin R. Overly Property recorded as Instrument #0108110, North 00 degrees 06 minutes 40 seconds East 877.03 feet; thence along the East described line of Linda L. Gray Property recorded as Instrument #9812047, North 00 degrees 29 minutes 32 seconds West 227.97 feet; thence along the South described line of the Mark Wood and Susan Wood Property recorded in Deed Record 231, page 444, North 89 degrees 2S minutes 10 seconds East 48.42 feet; thence along the East described line of said Wood Property and the East described line of Russell Lake, Section One, the plat of which is recorded in Plat Book 4, pages 150 and 151, North 00 degrees 02 minutes 09 seconds West 1090.00 feet; thence along the approximate center line of State Road 334 and the Quarter Quarter Section line, North 89 degrees 25 minutes 10 seconds East 625.58 feet to the POINT OF BEGINNING, containing 100.0127 acres, more or less.

EXCEPTING THEREFROM:
A part of the West Half of Section 3, and a part of the East Half of Section 4, Township 17 North, Range 2 East, Eagle Township, Boone County, Indiana, described as follows:

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Town of Zionsville

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MICHAEL J. ANDREOLI
ATTORNEY AT LAW
1393 West Oak Street
Zionsville, Indiana 46077-1839
(317) 873-6266
Fax (317) 873-6384
mandreoli@datlaw.com

September 8, 2020
Via E-Mail

Janice Stevanovic
Zionsville Planning Department
1100 West Oak Street
Zionsville, Indiana 46077

RE: Kendalwood Realty, LLC
Petition for Zone Map Change
Russell Oaks – 2020-24-Z

Dear Janice:

By way of clarification, the proper reference is cottage home. While I sometimes use the terms interchangeably, I can see it is subject to confusion as townhomes might mean attached living units. These will all be freestanding individual cottage homes occupying their own platted lot.

Respectfully Submitted,

_____
Michael J. Andreoli

MJA/ba

cc: Jim Knighton

RECEIVED
SEP 08 2020
TOWN OF ZIONSVILLE

Janice Stevanovic

From: Mike Andreoli <mandreoli@datlaw.com>
Sent: Wednesday, September 16, 2020 12:55 PM
To: Janice Stevanovic
Cc: 'Jim Knighton'
Subject: FW: [EXTERNAL Message] FW: Russell Oaks, ltr2 M Shafer re Fiscal Impact.pdf
Attachments: Russell Oaks - Sept 2020.pdf

Janice – please find enclosed the analysis done by Mr Shafer. So the commission is aware we used conservative number for our estimated values for the homes in the neighborhood and asked Mr Shafer to use the ZSC historical numbers for students where appropriate. This all of course does not include two family homes which we prohibit. Mike

---

From: Mike Shafer <mshafer@zcs.k12.in.us>
Sent: Wednesday, September 16, 2020 10:14 AM
To: Mike Andreoli <mandreoli@datlaw.com>
Cc: 'Jim Knighton' <jimknighton@charterhouserealty.com>; Scott Robison <srobison@zcs.k12.in.us>; Wayne DeLong <WDeLong@zionsville-in.gov>
Subject: RE: [EXTERNAL Message] FW: Russell Oaks, ltr2 M Shafer re Fiscal Impact.pdf

Mike:

Attached please find our computer analysis of the financial impact on the schools of the proposed Russell Oaks project. As shown on the summary page, it appears that the overall financial impact will be small, but positive.

I will also note that the detailed revenue calculations shown on page 2 indicate certain estimated revenues for the county, town, and library. While we believe these revenue estimates are materially accurate, we have no information on their costs and are not making any representation as to the fiscal impact on those other entities. We simply have to make the calculations shown to accurately estimate the circuit breaker impact on the schools which is then taken into account in our school impact. The scope of our model is limited to projecting the impact on the school district.

Please let me know if you have any questions or need any additional information.

Mike

From: Mike Andreoli <mandreoli@datlaw.com>
Sent: Tuesday, September 15, 2020 4:18 PM
To: Mike Shafer <mshafer@zcs.k12.in.us>
Cc: 'Jim Knighton' <jimknighton@charterhouserealty.com>
Subject: [EXTERNAL Message] FW: Russell Oaks, ltr2 M Shafer re Fiscal Impact.pdf

Mike here is the completed form and my cover letter with explanation for your review. Of course if you need anything else let me know and thanks for your willingness to give us your thoughts and analysis. Mike

---

From: Barri Andreoli <bandreoli@datlaw.com>
Sent: Tuesday, September 15, 2020 2:13 PM
To: mandreoli@datlaw.com
Subject: Russell Oaks, ltr2 M Shafer re Fiscal Impact.pdf

Received
9-16-2020
Town of Zionsville

Zionsville Community Schools
Summary of the Projected Annual Fiscal Impact of Development

SUMMARY:

Projected Fiscal Impact per year of housing developments on school district:

Property:	Estimated Total Number of New Students	Estimated Annual Revenues	Estimated Annual Expenses	**Difference - Net Impact on School District**
Russell Oaks	110.00	$ 1,371,962	$ 1,334,545	**$ 37,417**

NOTICE:

Zionsville Community Schools has not undertaken any technical review of the proposed development, and has not examined the appropriateness of the pricing data supplied in regard to any factor normally affecting housing sales prices, including location, construction materials, architectural designs, aesthetic features, size of proposed houses or lots, or any other physical characteristic of the proposed development or the buildings proposed to be constructed within this development. Any and all reviews of the proposed development's attributes, features, and characteristics, as well as any judgments or conclusions about the development itself, the accuracy or reasonableness of the projected price data supplied for this financial impact projection or the estimates of numbers of new students to be produced per housing unit type, and all other similar matters are left to the commission members of the local planning and zoning agencies and their technical staffs. This document does not constitute an expressed or implied endorsement of the input data supplied by the requester as used in the calculations shown in this document, nor of the proposed housing development itself. The information contained herein regarding projected financial effects should not be construed as representing any official position of the Zionsville Community Schools regarding the merits of this matter.

Projected Annual Revenue to be Generated by Proposed Development:

I. Local Revenue Based on Property Taxes

1% Residential Property	# of Housing Units	Avg. Market Value	Expected Total value
Single Family Homes	105	$ 700,000.00	$73,500,000
Empty Nester Homes	45	$ 475,000.00	$21,375,000
Townhomes/Condos	0	$ -	$0

Estimated Total GROSS 1% Residential Assessed Value $94,875,000

Estimated New 1% Taxable Value (Net of Standard, Supplemental, and Mortgage Deductions) $57,408,750

2% Residential Property			
Apartments/Multi-Family	0		$0

3% Non-residential property	Market Value	
Commercial property	$0	$0
Industrial and Other property	$0	$0
	Total 3% Non Residential Assessed Value	**$0**

Less: Existing AV of property - -$2,267,600

Total new Taxable Assessed Value **$55,141,150**

2020 School Tax Rates by Fund Subject to Circuit Breaker		**Revenue by Fund:**
Debt Service	$0.7392	$ 407,603
Operations	$0.2987	$ 164,707
Penson Debt	$0.0195	$ 10,753

Total Property Taxes Due School Corp. $ 583,063

2020 Tax Rates for Other Entities		
Boone County	$0.2110	$ 116,348
Town of Zionsville	$0.5150	$ 283,977
Hussey-Mayfield Library	$0.0502	$ 27,681

Total Property Taxes Due Other Entities $ 428,006

Estimated Gross Tax Bills Total Subject to Circuit Breaker $ 1,011,068

Circuit Breaker Limit - (1%,2%,3%) of Gross A/V $948,750

Circuit Breaker Credit - Difference between Gross Tax and Circuit Breaker Limit **$ (62,318)**

Pro-Rata Allocation of Circuit Breaker Credit by 2020 Tax Rate		Pct. Of Total Tax Rate	
Zionsville Community Schools	$1.0574	57.7%	$ (35,938)
Boone County	$0.2110	11.5%	$ (7,171)
Town of Zionsville	$0.5150	28.1%	$ (17,503)
Hussey-Mayfield Library	$0.0502	2.7%	$ (1,706)
Total Tax Rates	$1.8336	**Circuit Breaker Credits**	**$ (62,318)**

Property Tax Revenue for Schools net of Pro-Rata Share of Circuit Breaker Loss **$ 547,124.92**

	2020 Rate			
Add: Referendum Fund	$0.2355	(Exempt from Cap and TIF)	**Revenue:**	$ 129,857

TOTAL Property Tax Revenue for Schools **$ 676,982.33**

II. State Revenue Based on Enrollment

IN DOE Certified 2020 Revenue per student:

Basic Grant plus Complexity	$ 5,747.00
Avg. Categoricals	$ 571.00
Est. Total State Aid	$ 6,318.00

Housing unit tyoe	Est. # of Students	Est. Total New Housing Units	Est. Total New Students
Single Family	1.00	105	105.0
Empty Nester	0.10	45	5.0
Townhomes/Condos		0	0.0
Multi-Family		0	0.0

Combined Total Estimated New Students 110.0

Net Revenue from State Funding for Zionsville Community Schools **$ 694,980**

Net Total Revenue Generated by Property Taxes and State Funding for schools **$1,371,962**

Projected Annual Expenses per Additional Students from Proposed Development

I. Education and Referendum Fund Expenses

2020 Projected Expenditures	$ 48,087,572.00	
Total ADM	7,309.00	
Average cost per student	$ 6,579.23	
Total Estimated Number of New Students	110	
Total Education Expense per year		**$723,715**

II. Operations Fund Expenses

2020 Projected Expenditures	$ 17,303,927.00	
Total ADM	7,309.00	
Average cost per student	$2,367.00	
Total Operations Expense per year		**$260,370**

III. Debt Service and Pension Bond Expenses

2020 Projected Expenditures	$ 23,286,379.00	
Total ADM	7,309.00	
Average cost per student	$3,186.00	
Total Debt Service Expense per year		**$350,460**

Combined grand total of estimated expenses for additional students for all funds	**$1,334,545**

MICHAEL J. ANDREOLI
ATTORNEY AT LAW
1393 West Oak Street
Zionsville, Indiana 46077-1839
(317) 873-6266
Fax (317) 873-6384
mandreoli@datlaw.com

September 10, 2020
Via E-Mail

Zionsville Plan Commission Board Members
c/o Janice Stevanovic
Zionsville Planning Department
1100 West Oak Street
Zionsville, Indiana 46077

RE: Kendalwood Realty, LLC
Petition for Zone Map Change
Russell Oaks – 2020-24-Z

Dear Board Members:

I'm writing to the Board in direct response to a letter from Dr. Nancy Glober under date of September 2, 2020. The purpose of my letter is to correct statements made by Dr. Glober and to make sure the correct facts are known to the Board.

I have sent by separate e-transmission to Janice an updated site plan and aerial regarding those properties running along our western boundary. We did confirm and so advised Dr. Glober that the strip of trees does indeed run about 50 feet deep on our property. Dr. Glober insists that the entire 50' strip be maintained and not disturbed on our property. I've enclosed my response to her as we cannot, at this time, commit that the entire 50' strip will not see any tree removal. Moreover, as it is clear in the aerial, Dr. Glober's house is over 400' from the property line and has a dense tree line in between. We have committed to her and remain committed to not remove any more trees along our joint property line than absolutely necessary. To that end, maintaining a quality tree line of some width is certainly in the best interest of the proposed development.

Received
9-10-2020
Town of Zionsville

As to drainage, the night of the meeting, both our civil engineer and I explained to Dr. Glober that her request for detailed engineering drawings of the proposed drainage system for our development is premature but will be absolutely required and necessary at the platting and development plan stage. Moreover, we explained to her in detail that Zionsville has a very strict storm water management ordinance and that we must do two things.

First, we must accommodate that water coming onto our water naturally and accommodate, retain and outlet that water pursuant to the ordinance. Second, we cannot under any circumstances allow water from our site to sheet off onto her property or any other property for that matter. We explained that all water must be retained on our site and then released in the appropriate manner. Please note that preliminarily, we show a detention area to the east of Dr. Glober's property that most of the water would be collected as the drainage shed moved generally to the east.

We remain committed to helping Dr. Glober understand the process and will, at the platting and development plan stage, meet with her well prior to any Public Hearing with our engineering details in hand so to address her concerns regarding runoff and drainage. Most importantly, there is nothing in our proposed zoning request or the ultimate plans that will be submitted that will prohibit us from complying with all of our drainage requirements. We have a lake on the property that will help retain. Storm drains will be located within the streets as part of the overall drainage system. We will make improvements to the outlet structure on the dam to better handle the overflow capacity. To stabilize the dam, no traffic will run over it and our road system has been designed so that we do not have to drive on the dam itself. Finally, we have a legal drain to our east that provides an appropriate outlet as well. In short, we have great opportunities and outlets for compliance with the storm water management ordinance.

As to Dr. Glober's suggestion that the R-1 provides her protection against dense development, we simply have to disagree. The total number of dwelling units permitted as a matter of right in the current zoned R-1 tract consisting of 31+ acres would be 31 homes or one home per acre. In our proposed developments, counting the full size lots contained within the 31+ acres, we show 42 homes. While this is obviously an increase in density, the tradeoff for an upscale quality development limited to single family homes is immense. Whether this property develops with 31 home sites or 42 full lots, as proposed on the current master plan, runoff and tree protection remains an issue that would be best served when all the engineering details are completed and landscape and buffer yards are engineered and detailed. We remain committed to work with Dr. Glober, as well as other surrounding property owners, to see if we can legitimately take steps to help with their concerns.

Received
9-10-2020
Town of Zionsville

Finally, I have had communication from a resident neighbor in Thornhill and provided additional documents to her together with my reaffirmation to meet in person with those on Mulsanne Drive – where she is located. I had also offered this the evening of the Plan Commission Meeting. To date my offer to meet has not been taken but I remain available to do so.

Respectfully Submitted,

Michael J. Andreoli

MJA/ba
Enclosure
cc: Jim Knighton
Dr. Nancy Glober
Dave Gilmore

Received
9-10-2020
Town of Zionsville

Barri Andreoli

From: Mike Andreoli <mandreoli@datlaw.com>
Sent: Wednesday, September 2, 2020 3:15 PM
To: nglober@gmail.com
Cc: 'Jim Knighton'; 'Dave Gilmore'; 'Barri Andreoli'
Subject: trees

Nancy – We have consulted with our engineers and given the topography and drainage issues along our common border we will not be able to commit to keeping a 50 foot tree line as some of those tree may have to be removed and we are not far enough along in the design work to make such a commitment. We will comply with the ordinances for development of the site and we can commit that we will not ask for variances from the buffer yard requirements between our two properties to try and reduce this from what is called for in the ordinance. I hope this is acceptable as we will do everything we can to preserve as many trees as we can and do note that your house is about 400 feet from the property line with an abundant amount of trees on your property. Mike

Michael J. Andreoli
Attorney at Law
1393 W. Oak St.
Zionsville, IN 46077
317-873-6266

Confidentiality Notice

This transmission (including any attachments) may contain information which is confidential, attorney work product and/or subject to the attorney-client privilege, and is intended solely for the recipient(s) named above. If you are not a named recipient, any interception, copying, distribution, disclosure or use of this transmission or any information contained in it is strictly prohibited, and may be subject to criminal and civil penalties. If you have received this transmission in error, please immediately call us at (317) 873-6266, delete the transmissions from all forms of electronic or other storage, and destroy all hard copies. DO NOT forward this transmission. Thank you.

Received
9-10-2020
Town of Zionsville

master plan legend

- RUSSELL OAKS PROPERTY
- ZIONSVILLE
- WATERBODY
- COTTAGES: 45 UNITS
- ESTATE HOMES: 95 UNITS
- LAKEFRONT HOMES: 10 UNITS

Russell Oaks Plan H R2 Rural Zoning (1.75 units / acre)	
Gross Acreage	98.50
Total units / acre allowed per code	1.75
Total units allowed per code	172.38

Undeveloped Property Data (acre)	
Gross Acreage	98.50
Existing Gas Easement	-4.5
Existing water features / wetlands	-10.0
ROW's	-12.5
Front / Side / Rear Setbacks	-3.3
Undevelopable land	-13.0
Breachway	-13.9
Stormwater Detention Areas (5%)	-4.9
Trails / Open space / Amenities (5%)	-4.9
Net Acreage (Buildable Area)	31.5

Density (acre)	
Total units allowed per code	172.38
Total units per current design (version H)	150.00
Gross DU / acre	1.52
Net DU / acre	4.76
Average lot size / acre (blended)	0.21

Development Standards:

R-2 Rural Zoning
Front Yard Setback: 70' From The Center Of The Road

Min. Rear Setback	20'
Min. Side Setback	5'
Min. Lot Area	5,000 Sf
Min. Road Frontage	45'
Max. Lot Coverage	60%
Max. Building Height	35'
Min. Ground Floor Area	One Story: 1,200 Sf Multi Story: 900 Sf

ZIONSVILLE

Received
9-10-2020
Town of Zionsville

2020-24-Z Russel Oaks

August 17, 2020

Plan Commission Materials

Office Use Only
Petition No.: 2020-24-Z
Hearing Date:
Recommendation:

Town of Zionsville

Petition for Plan Commission Approval

1. SITE INFORMATION:

Address of Property: 8901 and 9085 E. Oak St., Zionsville, IN 46077

Existing Use of Property: Residential

Proposed Use of Property: Residential – Platted Development

Current Zoning: Rural R-1 Requested Zoning: Rural R-2 Area in acres: 31.671 acres +/-

2. PETITIONER/PROPERTY OWNER

Petitioner:	Owner (If different from Petitioner):
Name: Kendalwood Realty, LLC	Name:
Address: c/o Jim Knighton 260 S. First St., #9, Zionsville, IN 46077	Address:
Phone: 317-404-9520	Phone:
Fax:	Fax:
E-Mail: jimknighton@charterhouserealty.com	E-Mail:

3. PETITIONER'S ATTORNEY/CONTACT PERSON AND PROJECT ENGINEER (IF ANY):

Attorney / Contact Person:	**Project Engineer / Architect:**
Name: Michael J. Andreoli, Attorney at Law	Name: GAI consultants, Inc.
Address: 1393 W. Oak St., Zionsville, IN 46077	Address: 1 N. Illinois St., Ste 1700, Indianapolis, IN 46204
Phone: 317-873-6266	Phone: 317-570-6800
Fax: 317-873-6384	Fax:
E-Mail: mandreoli@datlaw.com	E-Mail: d.gilmore@gaiconsultants, com

4. DETAILED DESCRIPTION OF REQUEST (Describe reason(s) for request / attach additional pages if necessary):

The Petitioner owns 97.6467+/- acres. Of that, the far westernmost parcel of ground totaling 31.672 acres is zoned R-1 and the easternmost parcel of ground is zones R-2. Petitioner seeks to rezone the R-1 property to an R-2 Classification consistent with the balance of the ground. See attached Narrative.

5. ATTACHMENTS:

- x Legal description of property
- X Owner's Authorization (if petitioner is not the owner)
- ☐ Statement of Commitments (if proposed)
- X Application Fee
- X Proof of Ownership (copy of Warranty Deed)
- X Copies of the Preliminary Site Plan
- X Draft of Proposed Legal Notice

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes.

Signature of Petitioner or Attorney for Petitioner: _____

Michael J. Andreoli, Attorney for Petitioner

Date: 7-13-20

State of INDIANA)
County of BOONE) SS:

Subscribed and sworn to before me this 13th day of July, 2020 .

Barri Andreoli, Notary Public

My commission expires January 14, 2023.

My county of residence is Boone County.

BARRI ANDREOLI
Notary Public – Notary Seal
State of Indiana
Boone County
My Commission Expires Jan. 14, 2023

PROCEDURES AND REQUIREMENTS:

1. A complete Zone Map Change Petition must be submitted by 3:00 PM a minimum of **31 days** prior to the initial hearing before the Plan Commission.

2. **Only <u>complete</u> Petitions will be placed on the agenda for the next Plan Commission meeting.** If a Petition is incomplete 31 days prior to the next Plan Commission meeting, the Petition will not be placed on an agenda until the Petitioner submits a complete Petition.

3. **Fifteen sets** of the following information must be submitted, with the notarized Petition, for internal staff review:
   - ☐ Legal description of property (Metes and bounds description must include a perimeter survey, drawn to scale – or – recorded subdivision legal description must include lot number, section number, subdivision name, either the plat book number of the recorded instrument number and a copy of the plat map.)
   - ☐ Proof of Ownership (copy of deed)
   - ☐ Owner's Authorization (if Petitioner is not the owner)
   - ☐ Site Plan (if applicable)
   - ☐ Statement of Commitments (if proposed)
   - ☐ Draft of Proposed Legal Notice
   - ☐ Application Fee: $_____(Checks should be payable to *Town of Zionsville*)

PUBLIC HEARING NOTIFICATION:

Notice of Public Hearing for Zone Map Change is to be completed as set forth in the Zoning Ordinance and Rules of Procedure for the Plan Commission. The procedures relating to notification of public hearings that are contained in this Packet are provided for convenience purposes only.

1. <u>Approval of Notice</u>: The Petitioner shall submit a proposed Notice of Public Hearing with its petition for review and approval by the Secretary of the Plan Commission.

2. <u>Notice by Publication</u>: Petitioner shall submit the approved Notice of Public Hearing to the Zionsville Times Sentinel to be **published at least 10 days prior** to the Public Hearing. **The petitioner shall bear the cost of publishing the Legal Notice.** The Secretary of the Plan Commission will provide the Petitioner with the filing and publication deadlines for the Legal Notice.

NARRATIVE

Jim Knighton and Joe Zheng, comprising Kendalwood Realty, LLC, have purchased and are developing 97.6467 +/- acres located on Oak Street and generally known as the Russell Lake property. They request a rezoning of 31.671 acres of property currently zoned Rural R-1 Residential to a Rural R-2 Residential Classification so to provide uniformity to the balance of the acreage 65.9757 that currently carries an R-2 Residential Zoning Classification. The Applicants have submitted with their rezoning petition, a Master Plan of the site which is currently designated as the Russell Oaks Development. Please note that notwithstanding the allowable densities contained in the current Zoning Classifications of Rural R-1 Residential and Rural R-2 Residential, and, more importantly, given the allowable densities contained in an overall zoning classification of the 98.5 acres of the Rural R-2 Residential Zoning Classification, the Applicant has agreed to cap the total number of lots at 150 units. Furthermore, the Applicant is committing to develop cottages, estate homes and lake front homes sections of the platted development in substantial compliance with the Master Plan as submitted.

Their petition, by rezoning the R-1 property to an R-2 Zoning designation, creates a better and more efficient layout of the property. While creating a better development, the advantage for the Town is that the Applicant is committing to not provide any additional density to the project that would be allowed as a result of having the entire parcel ground zoned an R-2 Zoning Classification. The Petitioner has utilized the creative services of GAI Consultants who have submitted as part of this Petition, a Development brochure for the Russel Oaks project. This detailed and colored submittal provides additional detail to the project itself with much of the specifics so to allow the Plan Commission and Town Council to appreciate the quality of the development being proposed by the Petitioner. By way of further explanation, Jim Knighton and

Joe Zheng purchased the balance of the Manchester Square project from Gunstra and built and finished the first section to complete that development but also worked with Lennar to create an additional townhome project on the balance of the ground that was similar to and compatible with the Manchester Square development. These local residents and businessmen have established a proven track record here in our community.

SUPPPLEMENTAL NARRATIVE

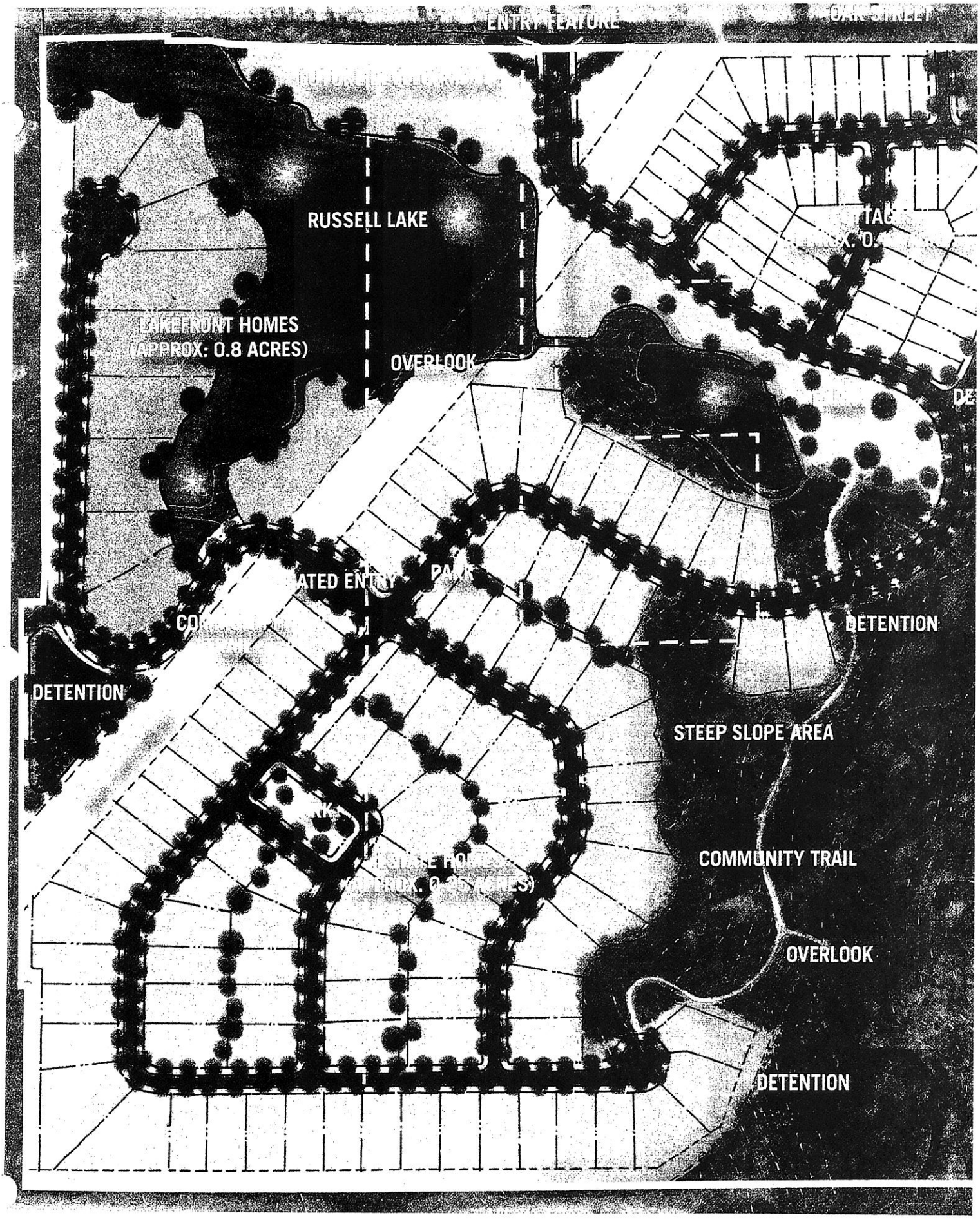
At the request of Staff, Applicant submits the following on allowable and proposed density:

The current zoning's classification allows (Table 3 or 4) R-1 of 31.671 acres an allowable density of 1 residence per acre or 31 homes.

R-2 of 65.975 acres an allowable density of 1 residence per .6 acres or 109 single-family homes.

Further, the R-2 of 65.975 acres also allows as a matter of right 3 two-family dwellings per acre or 197 two-family units. As is the total allowable ranges from 140 to 228 units.

Applicant's proposal limits and conditions the rezone from R-1 to R-2 to substantial compliance with the Master Plan (showing maximum 150 single-family lots) provided that this condition is specifically subject to approval by the Zionsville Plan Commission for Platting and Development Plan approval. In the event Applicant cannot secure Platting and Development Plan Approval as proposed, these commitments are null and void and Applicant agrees to a provision to revert the zoning back to an R-1 Classification OR otherwise not allow more than 31 single family residences on the 31.671 parcel.



russell oaks master plan

Exhibit A

Rezone Legal Description

All that part of Section 4 Township 17 North, Range 2 East, Eagle Township, Boone County, Indiana, lying within the following described real estate, to-wit:

702 feet of even width off of the entire western boundary of the below described tract of ground consisting of 31.671 acres, more or less, as part of the following legal description:

Part of the West Half of Section 3 and part of the East Half of Section 4, all in Township 17 North, Range 2 East, Eagle Township, Boone County, Indiana, more fully described as follows:
Beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 3; thence along the approximate center line of State Road 334 and the Quarter Quarter Section line, North 89 degrees 32 minutes 16 seconds East 1334.99 feet; thence along the West described line of Spring Hills Subdivision, the plat of which is recorded in Plat Book 3, page 140, Boone County Recorder's Office, South 00 degrees 37 minutes 59 seconds West 1331.42 feet; thence along the West described line of Thornhill, Section I, the plat of which is recorded in Plat Book 6, page 102, the West described line of Thornhill, Section 3A, the plat of which is recorded in Plat Book 7, pages 32-33, and the West described line of Thornhill, Section 3B, the plat of which is recorded in Plat Book 7, pages 46-47, South 00 degrees 07 minutes 43 sections East 880.65 feet; thence along the North described line of the Westwood Associates, L.P. Property recorded as Instrument #0304347, South 89 degrees 43 minutes 28 seconds West 1331.20 feet; thence along the North described line of said Westwood Associates, LP. Property, North 89 degrees 29 minutes 51 seconds West 664.08 feet; thence along part of an East described line of the Robert J. LaViolette and Sondra LaViolette Property recorded as Instrument #0319354, and the East described line of the Kevin R. Overly Property recorded as Instrument #0108110, North 00 degrees 06 minutes 40 seconds East 877.03 feet; thence along the East described line of Linda L. Gray Property recorded as Instrument #9812047, North 00 degrees 29 minutes 32 seconds West 227.97 feet; thence along the South described line of the Mark Wood and Susan Wood Property recorded in Deed Record 231, page 444, North 89 degrees 2S minutes 10 seconds East 48.42 feet; thence along the East described line of said Wood Property and the East described line of Russell Lake, Section One, the plat of which is recorded in Plat Book 4, pages 150 and 151, North 00 degrees 02 minutes 09 seconds West 1090.00 feet; thence along the approximate center line of State Road 334 and the Quarter Quarter Section line, North 89 degrees 25 minutes 10 seconds East 625.58 feet to the POINT OF BEGINNING, containing 100.0127 acres, more or less.

EXCEPTING THEREFROM:
A part of the West Half of Section 3, and a part of the East Half of Section 4, Township 17 North, Range 2 East, Eagle Township, Boone County, Indiana, described as follows:

Beginning at the northwest corner of the southwest quarter of the northwest quarter of the aforesaid Section 3; thence North 89 degrees 25 minutes 45 seconds East 1,335.29 feet along the quarter-quarter line of said section; thence South 0 degrees 26 minutes 09 seconds West 77.47 feet; thence South 78 degrees 03 minutes 24 seconds West 4.89 feet; thence South 89 degrees 22 minutes 00 seconds West 125.00 feet; thence North 75 degrees 42 minutes 07 seconds West 77.62 feet; thence South 89 degrees 22 minutes 00 seconds West 1,400.00 feet; thence North 68 degrees 49 minutes 55 seconds West 53.85 feet, which point is on the south boundary of S.R. 334; thence South 89 degrees 22 minutes 00 seconds West 50.00 feet along said south boundary; thence North 0 degrees 38 minutes 00 seconds West 40.28 feet to the north line of the southeast quarter of the northeast quarter of Section 4, Township 17 North, Range 2 East; thence North 89 degrees 25 minutes 45 seconds East 370.95 feet along the quarter-quarter line of said section to the point of beginning and containing 2.366 acres, more or less.

OWNER'S AUTHORIZATION

Comes now, **Kendalwood Realty, LLC, an Indiana Limited Liability Company, by and through Joe Zheng, Member/Manager,** being the owner of the property commonly known as **8901 and 9085 E. Oak St. (formerly S.R. 334), Zionsville, Indiana,** consisting of 98.5 acres +/- and hereby authorizes **Michael J. Andreoli, attorney at law,** to file any and all necessary applications to the Zionsville Plan Commission and/or Board of Zoning Appeals, including, but not limited to, a Request for Zone Map Change, Development Plan and Plat approval before the Zionsville Plan Commission and Town Council together with any and all Variances that may be required to be filed before the Zionsville Board of Zoning Appeals.

Kendalwood Realty, LLC,
By:

Joe Zheng, Member/Manager

STATE OF INDIANA)
) **SS:**
COUNTY OF BOONE)

Subscribed and sworn to before me this 13th day of July, 2020.

BARRI ANDREOLI
Notary Public – Notary Seal
State of Indiana
Boone County
My Commission Expires Jan. 14, 2023

Barri Andreoli, Notary Public

My Commission Expires: January 14, 2023

My County of Residence is Boone County

2018011701
Electronic Filing
From: Meridian Title Corp
Thru: Simplifile

2018011701 DEED $25.00
12/27/2018 02:49:47PM 7 PGS
Nicole K. (Nikki) Baldwin
Boone County Recorder IN
Recorded as Presented

WARRANTY DEED

THIS INDENTURE WITNESSETH, That **9085 Project, LLC**, an Indiana limited liability company ("Grantor"), CONVEYS and WARRANTS to **Kendalwood Realty, LLC**, ("Grantee"), for the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, certain real estate located in Boone County, Indiana, as more specifically described on Exhibit A, attached hereto and incorporated herein.

This conveyance is subject to (i) all legal highways, rights-of-way, agreements, easements, covenants, conditions, encumbrances and restrictions of record; (ii) real estate taxes and assessments not yet due and payable; (iii) riparian or littoral rights, if any, pertaining to lakes or streams; (iv) Irishman's Run non-regulated legal drain; (v) rights of tenants in possession; and (vi) any set of facts which are disclosed on the survey of Coor Engineering attached hereto as Exhibit B.

The undersigned person executing this deed on behalf of 9035 Project, LLC represents and certifies that he is the current Manager and sole voting member of said limited liability company and has full power and authority to execute and deliver this deed.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 14th day of December, 2018.

9085 PROJECT, LLC

By: _____ Manager
Rollin M. Dick, Manager

[Remainder of Page Intentionally Left Blank]

DULY ENTERED
SUBJECT TO FINAL ACCEPTANCE
AUDITOR
BOONE COUNTY, INDIANA
Heather R. Myers
HEATHER R. MYERS
Dec 27 2018 - SL

STATE OF INDIANA)
) SS:
COUNTY OF Hamilton)

Before me, a Notary Public in and for said County and State, personally appeared Rollin M. Dick, the Manager of 9085 Project, LLC, and acknowledged the execution of the foregoing Deed as his voluntary act and deed.

WITNESS my hand and Notarial Seal this 14th day of Dec, 2018.

My Commission Expires:

_____

My County of Residence:

_____

My Commission Number:

_____

_____
Notary Public

_____
(Printed Signature)

JOSEPH S. MICHAEL
Seal
Notary Public - State of Indiana
Hamilton County
My Commission Expires Jul 6, 2022

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. Robert T. Wildman

This instrument prepared by and after recording return Deed to Robert T. Wildman, Attorney at Law, Bose McKinney & Evans LLP, 111 Monument Circle, Suite 2700, Indianapolis, Indiana 46204, (317) 684-5377.

Send tax statements to Grantee's address at: Kendalwood Realty, LLC, 90 Clifden Rd. Zionsville, IN 46077.

3548452_1

EXHIBIT A
Legal Description

PARCEL I:
Part of the West Half of Section 3 and part of the East Half of Section 4, all in Township 17 North, Range 2 East, Eagle Township, Boone County, Indiana, more fully described as follows:

Beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 3; thence along the approximate center line of State Road 334 and the Quarter Quarter Section line, North 89 degrees 32 minutes 16 seconds East 1334.99 feet; thence along the West described line of Spring Hills Subdivision, the plat of which is recorded in Plat Book 3, page 140, Boone County Recorder's Office, South 00 degrees 37 minutes 59 seconds West 1331.42 feet; thence along the West described line of Thornhill, Section I, the plat of which is recorded in Plat Book 6, page 102, the West described line of Thornhill, Section 3A, the plat of which is recorded in Plat Book 7, pages 32-33, and the West described line of Thornhill, Section 3B, the plat of which is recorded in Plat Book 7, pages 46-47, South 00 degrees 07 minutes 43 sections East 880.65 feet; thence along the North described line of the Westwood Associates, L.P. Property recorded as Instrument #0304347, South 89 degrees 43 minutes 28 seconds West 1331.20 feet; thence along the North described line of said Westwood Associates, LP. Property, North 89 degrees 29 minutes 51 seconds West 664.08 feet; thence along part of an East described line of the Robert J. LaViolette and Sondra LaViolette Property recorded as Instrument #0319354, and the East described line of the Kevin R. Overly Property recorded as Instrument #0108110, North 00 degrees 06 minutes 40 seconds East 877.03 feet; thence along the East described line of Linda L. Gray Property recorded as Instrument #9812047, North 00 degrees 29 minutes 32 seconds West 227.97 feet; thence along the South described line of the Mark Wood and Susan Wood Property recorded in Deed Record 231, page 444, North 89 degrees 2S minutes 10 seconds East 48.42 feet; thence along the East described line of said Wood Property and the East described line of Russell Lake, Section One, the plat of which is recorded in Plat Book 4, pages 150 and 151, North 00 degrees 02 minutes 09 seconds West 1090.00 feet; thence along the approximate center line of State Road 334 and the Quarter Quarter Section line, North 89 degrees 25 minutes 10 seconds East 625.58 feet to the POINT OF BEGINNING, containing 100.0127 acres, more or less.

EXCEPTING THEREFROM:
A part of the West Half of Section 3, and a part of the East Half of Section 4, Township 17 North, Range 2 East, Eagle Township, Boone County, Indiana, described as follows:

Beginning at the northwest corner of the southwest quarter of the northwest quarter of the aforesaid Section 3; thence North 89 degrees 25 minutes 45 seconds East 1,335.29 feet along the quarter-quarter line of said section; thence South 0 degrees 26 minutes 09 seconds West 77.47 feet; thence South 78 degrees 03 minutes 24 seconds West 4.89 feet; thence South 89 degrees 22 minutes 00 seconds West 125.00 feet; thence North 75 degrees 42 minutes 07 seconds West 77.62 feet; thence South 89 degrees 22 minutes 00 seconds West 1,400.00 feet; thence North 68 degrees 49 minutes 55 seconds West 53.85 feet, which point is on the south boundary of S.R. 334; thence South 89 degrees 22 minutes 00 seconds West 50.00 feet along said south boundary; thence North 0 degrees 38 minutes 00 seconds West 40.28 feet to the north line of the southeast quarter of the northeast quarter of Section 4, Township 17 North, Range 2 East; thence North 89 degrees 25

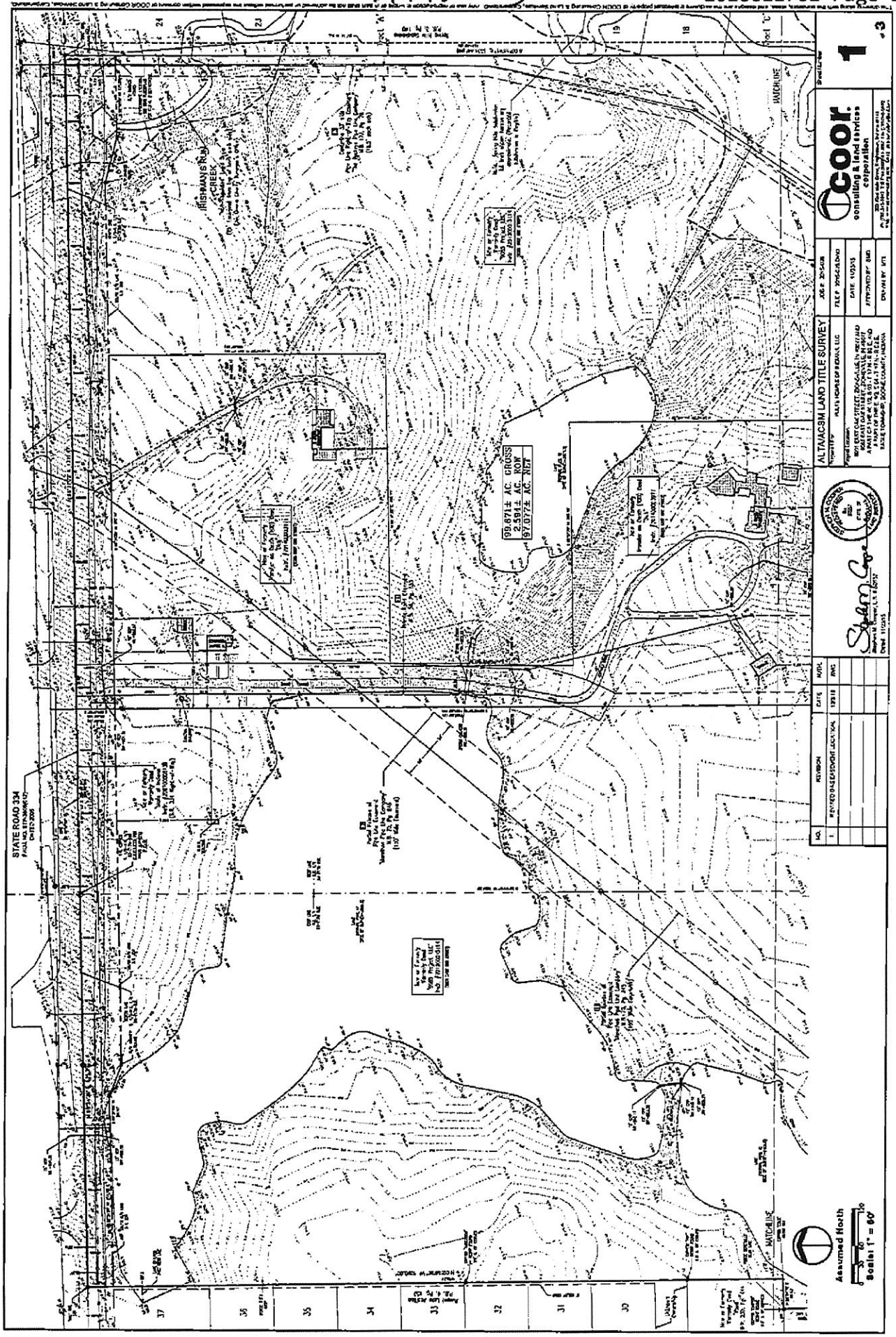
minutes 45 seconds East 370.95 feet along the quarter-quarter line of said section to the point of beginning and containing 2.366 acres, more or less.

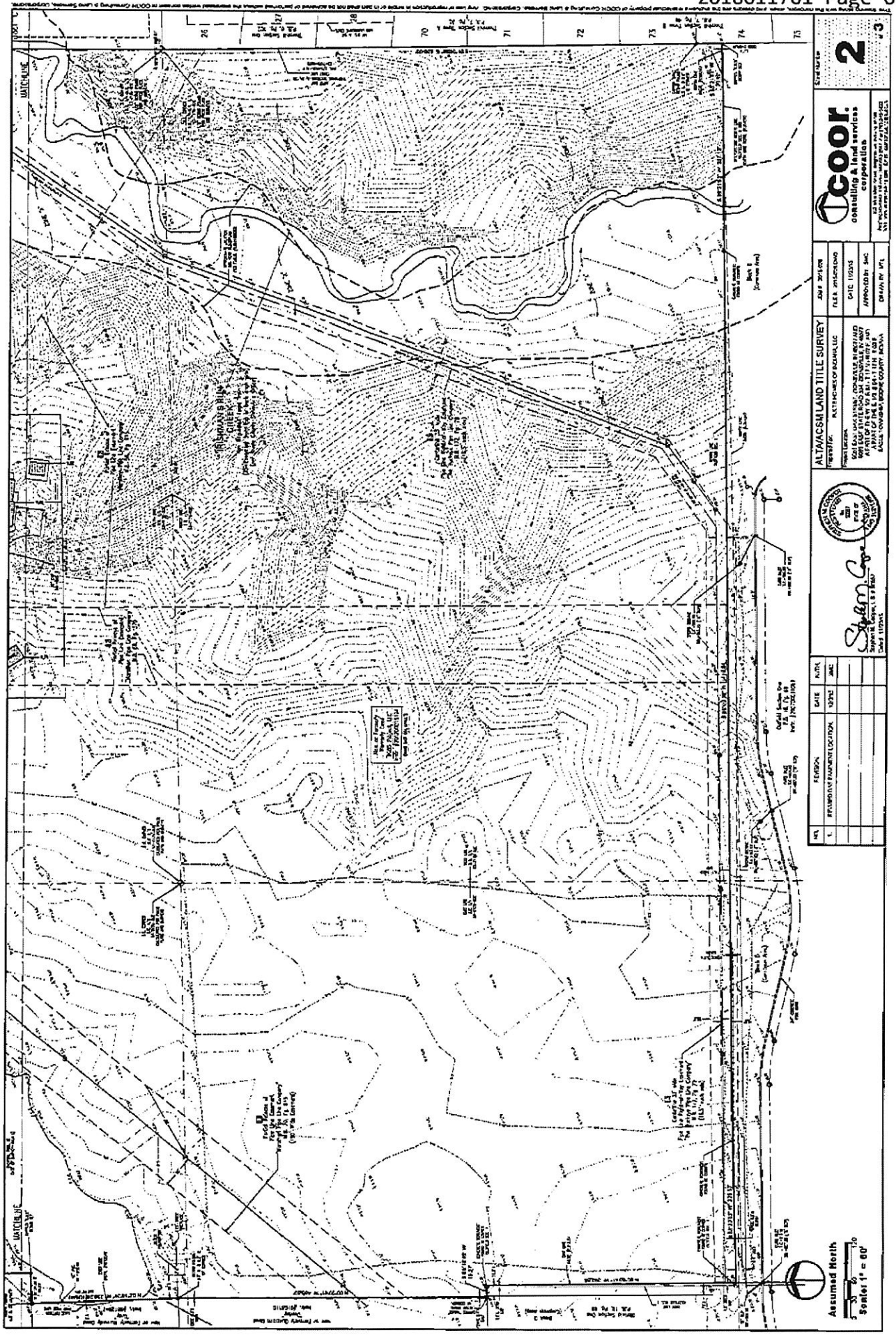
ALSO EXCEPT:
Part of the Southwest Quarter of the Northwest Quarter of Section 3, Township 17 North, Range 2 East of the Second Principal Meridian, Eagle Township, Boone County, Indiana, being part of the land of Rollin M. Dick as set out in a Trustees Deed recorded as Instrument Number 200800009188 in the Office of the Recorder of Boone County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 3; thence North 88 degrees 37 minutes 32 seconds East (basis of bearings) along the approximate centerline of State Road 334 and the Quarter Quarter Section line 295.98 feet; thence South 00 degrees 42 minutes 28 seconds East 59.56 feet to a 5/8" rebar with cap-marked "Weihe Engr 0012" (hereinafter referred to as "rebar") on the North line of said land of Rollin M. Dick and the POINT OF BEGINNING of this description; thence continuing South 00 degrees 42 minutes 28 seconds East 1101.50 feet to a rebar; thence North 88 degrees 37 minutes 32 seconds East 451.21 feet to a rebar; thence North 00 degrees 42 minutes 28 seconds West 380.70 feet; thence South 88 degrees 37 minutes 32 seconds West 385.49 feet to a rebar; thence North 00 degrees 42 minutes 28 seconds West 287.38 feet to a rebar; thence North 88 degrees 37 minutes 32 seconds East 496.71 feet to a rebar; thence North 00 degrees 42 minutes 28 seconds West 434.01 feet to a rebar on the North line of said land; thence South 88 degrees 33 minutes 50 seconds West along said North line 562.44 feet to the Point of Beginning, containing 9.976 acres, more or less.

POOR QUALITY PAGE

EXHIBIT B




ALTA/ACSM LAND TITLE SURVEY
consulting & land services corporation
Assumed North
Scale: 1" = 60'

SURVEYOR'S REPORT

LAND DESCRIPTION PER SURVEY AND TITLE COMMITMENT

CERTIFICATION OF TOPOGRAPHIC SURVEY

ALTA/ACSM LAND TITLE SURVEY

CERTIFICATE OF SURVEY

SUMMARY OF ITEMS PER SCHEDULE B, SECTION II OF THE TITLE COMMITMENT

SUMMARY OF TABLE "A" ITEMS

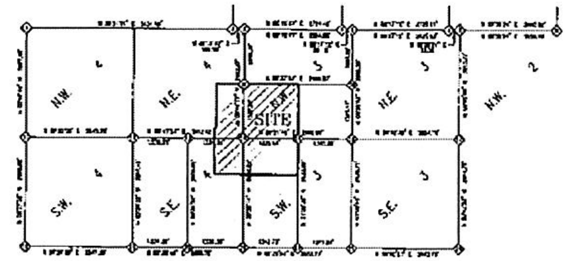
ZONING INFORMATION

HORIZONTAL / VERTICAL CONTROL INFORMATION:

SURVEYOR'S NOTES

LEGEND:

SITE LOCATION MAP:
(SCALE: NONE)



SECTION 3 & 4 TOWNSHIP 17 NORTH RANGE 2 EAST

SECTION DETAIL MAP:

UTILITY INFORMATION:

Indiana 811

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NO.	REVISION	DATE	AUTH.
1.	REVISED GAS EASEMENT LOCATION	12/3/15	SMC

ALTA/ACSM LAND TITLE SURVEY

PULTE HOMES OF INDIANA, LLC

coor consulting & land services corporation

Sheet Number: 3

2018011700
Electronic Filing
From: Meridian Title Corp
Thru: Simplifile

2018011700 DEED $25.00
12/27/2018 02:49:47PM 6 PGS
Nicole K. (Nikki) Baldwin
Boone County Recorder IN
Recorded as Presented

WARRANTY DEED

THIS INDENTURE WITNESSETH, That **Rollin M. Dick**, an individual residing in Boone County, Indiana ("Grantor"), CONVEYS and WARRANTS to **Kendalwood Realty, LLC**, ("Grantee"), for the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, certain real estate located in Boone County, Indiana, as more specifically described on Exhibit A, attached hereto and incorporated herein.

This conveyance is subject to (i) all legal highways, rights-of-way, agreements, easements, covenants, conditions, encumbrances and restrictions of record; (ii) real estate taxes and assessments not yet due and payable; (iii) riparian or littoral rights, if any, pertaining to lakes or streams; (iv) Irishman's Run non-regulated legal drain; (v) rights of tenants in possession; and (vi) any set of facts which are disclosed on the survey of Coor Engineering attached hereto as Exhibit B.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 14 day of December, 2018.

Rollin M. Dick

[Remainder of Page Intentionally Left Blank]

DULY ENTERED
SUBJECT TO FINAL ACCEPTANCE
AUDITOR
BOONE COUNTY, INDIANA
Heather R. Myers
HEATHER R. MYERS
Dec 27 2018 - SL

STATE OF INDIANA)
) SS:
COUNTY OF Hamilton)

Before me, a Notary Public in and for said County and State, personally appeared Rollin M. Dick and acknowledged the execution of the foregoing Deed as his voluntary act and deed.

WITNESS my hand and Notarial Seal this 14th day of Dec, 2018.

My Commission Expires:

_____

My County of Residence:

_____

My Commission Number:

_____

_____
Notary Public

_____
(Printed Signature)

JOSEPH S. MICHAEL
Seal
Notary Public - State of Indiana
Hamilton County
My Commission Expires Jul 6, 2022

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. Robert T. Wildman

This instrument prepared by and after recording return Deed to Robert T. Wildman, Attorney at Law, Bose McKinney & Evans LLP, 111 Monument Circle, Suite 2700, Indianapolis, Indiana 46204, (317) 684-5377.

Send tax statements to Grantee's address at: Kendalwood Realty, LLC, 90 Clifden Rd, Zionsville, IN 46077.

3545369_1

EXHIBIT A

Legal Description

PARCEL II:
Part of the Southwest Quarter of the Northwest Quarter of Section 3, Township 17 North, Range 2 East of the Second Principal Meridian, Eagle Township, Boone County, Indiana, being part of the land of Rollin M. Dick as set out in a Trustees Deed recorded as Instrument Number 200800009188 in the Office of the Recorder of Boone County, Indiana, being more particularly described as follows:

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POOR QUALITY PAGE

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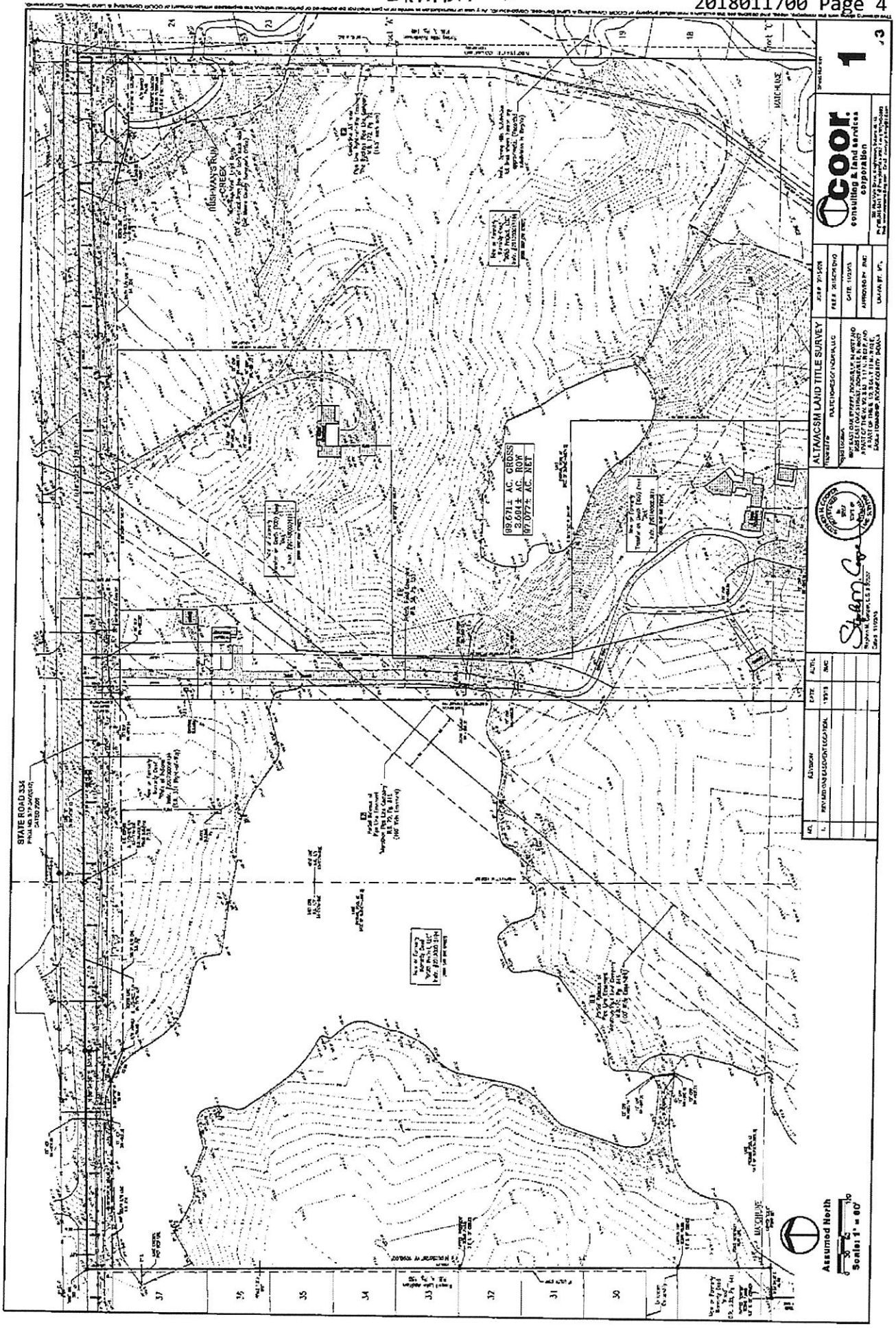

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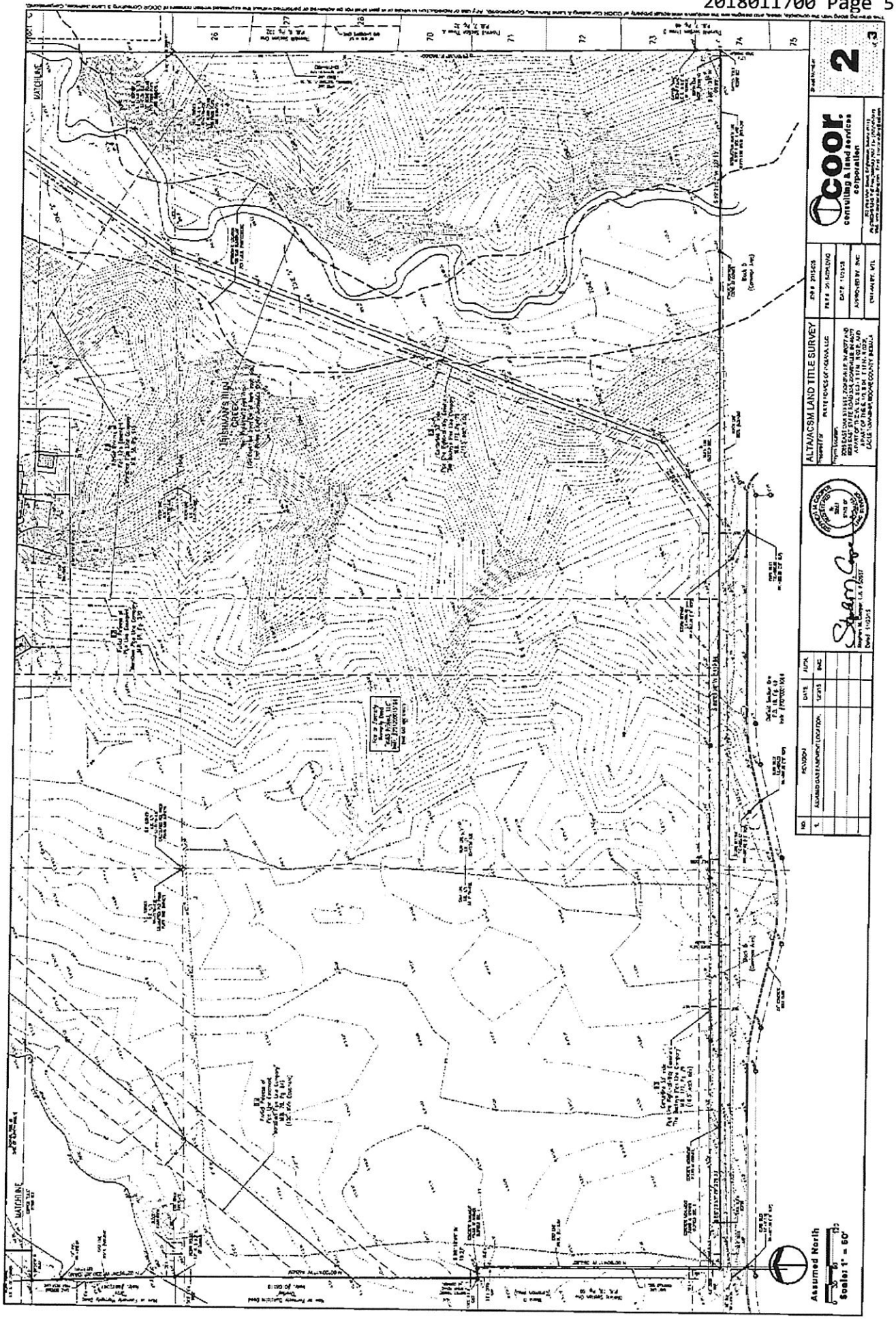

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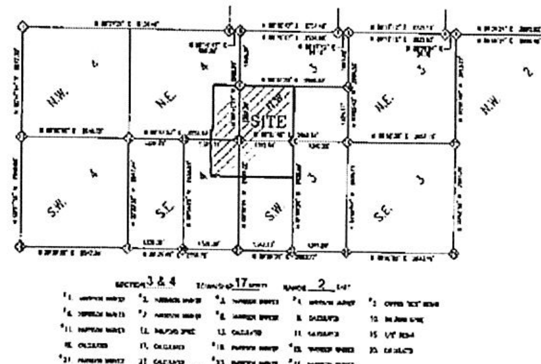

SECTION 3 & 4 TOWNSHIP 17 NORTH RANGE 2 EAST

SECTION DETAIL MAP:

UTILITY INFORMATION:

UTILITY COMPANIES AS PROVIDED BY 811,
CONTACTED
TICKET NUMBER [illegible]

- MARATHON PIPELINE
- BUCKEYE PIPE LINE COMPANY, L.P.
- VECTREN
- CITIZENS ENERGY GROUP
- BOONE COUNTY REMC
- AT&T
- BRIGHTHOUSE
- ZIONSVILLE SEWER DEPARTMENT

Call 811 or 800-382-5544 Before you Dig!

UTILITY COMPANIES REFERENCED ON PRIOR SURVEYS: LEVEL 3 FIBER OPTIC, BP PIPELINE

THE UTILITY INFORMATION DEPICTED HEREON IS BASED UPON FIELD LOCATIONS AS PROVIDED AND/OR MARKED BY REPRESENTATIVES OF INDIANA 811. THE CONTRACTOR, OWNER, OR CLIENT SHOULD CONTACT THE APPLICABLE UTILITY COMPANY REPRESENTATIVES FOR ADDITIONAL INFORMATION AND CONTACT INDIANA UNDERGROUND PLANT PROTECTION [illegible] PRIOR TO ANY EXCAVATION OR EXPLORATION FOR DESIGN.

NO.	REVISION	DATE	AUTH.
1	REVISED GAS EASEMENT LOCATION	1/20/16	SMC

Stephen M. Cooper, L.S. # 50557
Dated: 11/23/15

ALTA/ACSM LAND TITLE SURVEY

Prepared For: PULTE HOMES OF INDIANA, LLC

Project Location: 6065 EAST OAK STREET, ZIONSVILLE, IN 46077 AND 6065 EAST STATE ROAD 334, ZIONSVILLE, IN 46077. A PART OF THE W. 1/2, S03 - T 17 N - R 02 E. AND A PART OF THE E. 1/2, S04 - T 17 N - R 02 E, EAGLE TOWNSHIP, BOONE COUNTY, INDIANA

JOB # 2015-026
FILE #: 2015-026.DWG
DATE: 11/23/15
APPROVED BY: SMC
DRAWN BY: MTI

coor consulting & land services corporation

Sheet Number 3 of 3

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Transportation & Site Engineering
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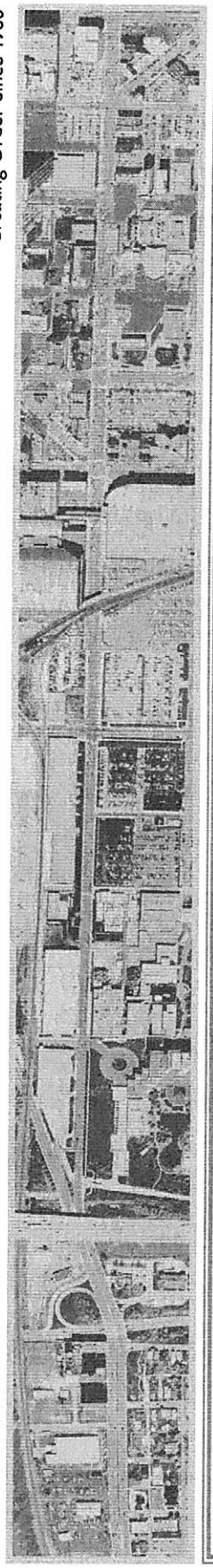
8365 Keystone Crossing, Suite 201
Indianapolis, IN 46240
Phone: (317) 202-0864 Fax: (317) 202-0908



TRAFFIC OPERATIONS ANALYSIS

PROPOSED RESIDENTIAL DEVELOPMENT
RUSSELL OAKS

ZIONSVILLE, INDIANA

PREPARED FOR

Heritage
REALTY GROUP

AUGUST 2020

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TABLE OF CONTENTS

TABLE OF CONTENTS II
LIST OF FIGURES II
CERTIFICATION III
INTRODUCTION 1
PURPOSE 1
SCOPE OF WORK 1
DESCRIPTION OF THE PROPOSED DEVELOPMENT 2
STUDY AREA 2
DESCRIPTION OF THE ABUTTING STREET SYSTEM 2
EXISTING TRAFFIC VOLUMES & PEAK HOURS 2
GENERATED TRAFFIC VOLUMES FOR PROPOSED DEVELOPMENT 5
TABLE 1 – TOTAL GENERATED TRIPS FOR PROPOSED DEVELOPMENT 5
PASS-BY & INTERNAL TRIPS 5
ASSIGNMENT AND DISTRIBUTION OF GENERATED TRIPS 5
GENERATED TRIPS ADDED TO THE STREET SYSTEM 6
TURN LANE ANALYSIS 6
CAPACITY ANALYSIS 10
CAPACITY ANALYSIS SCENARIOS 10
TABLE 2 – LEVEL OF SERVICE SUMMARY: OAK STREET & ZIONSVILLE FELLOWSHIP/PROPOSED ACCESS DRIVE 11
CONCLUSIONS & RECOMMENDATIONS 11

LIST OF FIGURES

FIGURE 1: AREA MAP 3
FIGURE 2: EXISTING TRAFFIC VOLUMES 4
FIGURE 3: ASSIGNMENT AND DISTRIBUTION OF GENERATED TRAFFIC VOLUMES FROM PROPOSED DEVELOPMENT 7
FIGURE 4: TOTAL GENERATED TRAFFIC VOLUMES FROM PROPOSED DEVELOPMENT 8
FIGURE 5: SUM OF EXISTING & GENERATED TRAFFIC VOLUMES FROM PROPOSED DEVELOPMENT 9

CERTIFICATION

I certify that this **TRAFFIC OPERATIONS ANALYSIS** has been prepared by me and under my immediate supervision and that I have experience and training in the field of traffic and transportation engineering.

A&F ENGINEERING CO., LLC.

R. MATTHEW BROWN
REGISTERED
No.10200056
STATE
OF
INDIANA
PROFESSIONAL ENGINEER

R. Matt Brown, P.E.
Indiana Registration 10200056

Trevor Reich, E.I
Traffic Engineer

INTRODUCTION

This **TRAFFIC OPERATIONS ANALYSIS**, prepared at the request of the Town of Zionsville, on behalf of Heritage Realty Group is for a proposed residential development that is to be constructed to the south of Oak Street between CR 950 E and CR 850 E in Zionsville, Indiana.

PURPOSE

The purpose of this analysis is to determine what impact the traffic generated by the proposed development will have on the existing adjacent roadway system. This analysis will identify any existing roadway deficiencies or ones that may occur when this site is developed.

Conclusions will be reached that will determine if the roadway system can accommodate the anticipated traffic volumes or will determine the modifications that will be required to the system if there are identified deficiencies.

Recommendations will be made that will address the conclusions resulting from this analysis. These recommendations will address feasible roadway system improvements to provide safe ingress and egress, to and from the proposed development, with minimal interference to traffic on the public street system.

SCOPE OF WORK

The scope of work for this analysis is:

First, utilize previously collected traffic volumes along Oak Street during a typical weekday.

Second, estimate the number of peak hour trips that will be generated by the proposed development.

Third, assign and distribute the generated peak hour traffic volumes from the proposed development to the study intersection.

Fourth, add the peak hour generated traffic volumes from the proposed development to the existing traffic volumes.

Fifth, prepare a capacity analysis, level of service analysis, and turn lane analysis for the sum of existing traffic volumes and generated traffic volumes from the proposed development.

Finally, to prepare a **TRAFFIC OPERATIONS ANALYSIS** report documenting all data, analyses, conclusions and recommendations to provide for the safe and efficient movement of traffic through the study area.

DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development that is to be located along Oak Street approximately 2,325 feet west of CR 950 E will be a residential development consisting of 150 single family homes. As proposed, access to the development will be provided by a primary access drive on Oak Street aligned with the Zionsville Fellowship Access Drive. **Figure 1** is an area map showing the location and general layout of the proposed site.

STUDY AREA

The study area for this analysis has been defined to include the intersection of Oak Street & the Proposed Development Access Drive.

DESCRIPTION OF THE ABUTTING STREET SYSTEM

OAK STREET – is an east/west two-lane undivided highway to the north of the proposed development, with a posted speed limit of 45 mph. According to the Boone County Thoroughfare Plan, Oak Street is classified as a Minor Arterial in the study area.

EXISTING TRAFFIC VOLUMES & PEAK HOURS

An existing turning movement traffic count from a previous traffic study was used to determine the existing peak hour traffic volumes along Oak Street. The output sheets of these counts are included in the **Appendix** and the traffic volumes are illustrated on **Figure 2**.

Based on the traffic volumes, the AM peak hour occurs between 7:30 AM and 8:30 AM while the PM peak hour occurs between 5:00 PM and 6:00 PM.

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FIGURE 1

AREA MAP

TRAFFIC OPERATIONS ANALYSIS
RUSSELL OAKS - HERITAGE REALTY GROUP
ZIONSVILLE, INDIANA

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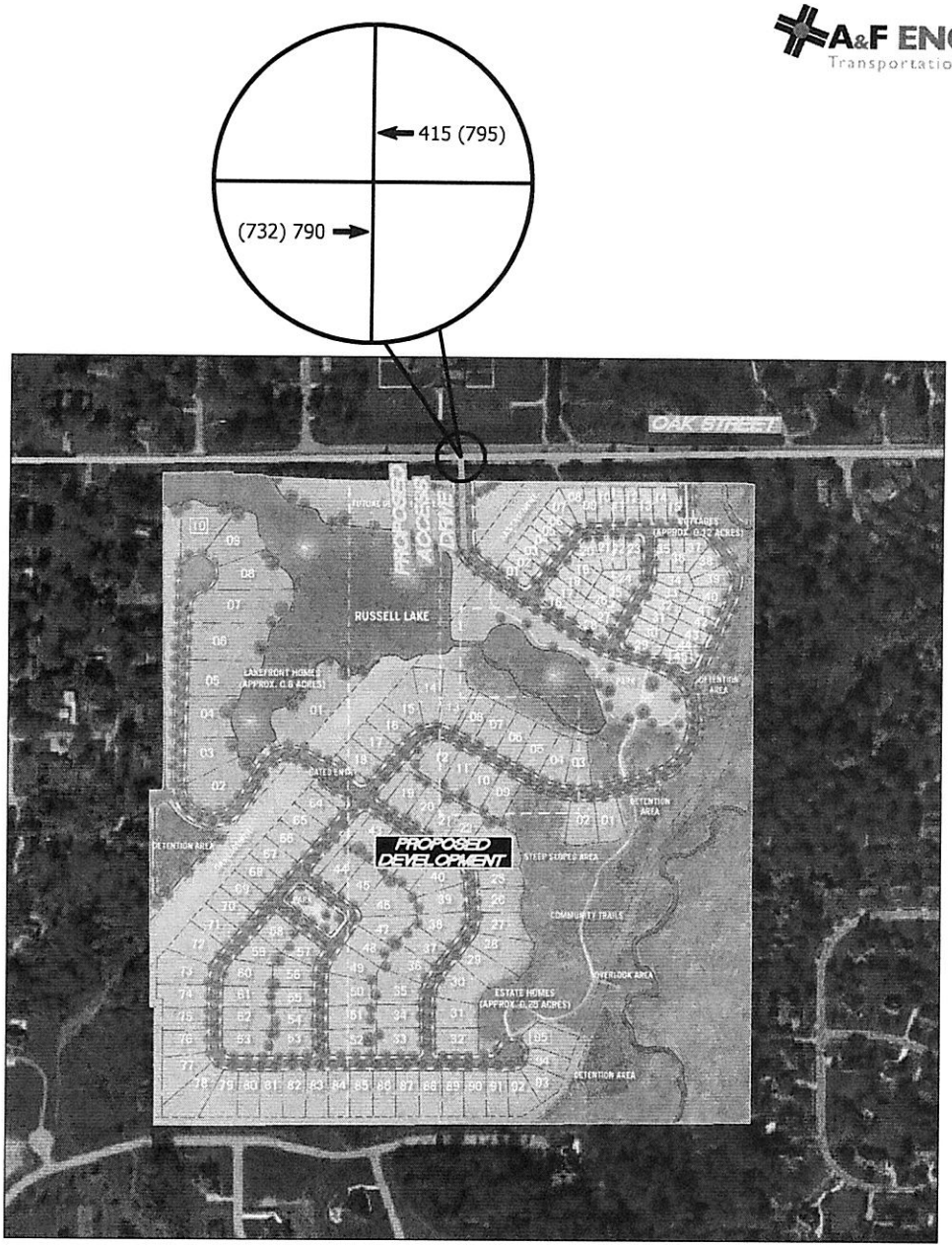

LEGEND
XX = A.M. PEAK HOUR
(XX) = P.M. PEAK HOUR
* = NEGLIGIBLE

FIGURE 2

EXISTING TRAFFIC VOLUMES

TRAFFIC OPERATIONS ANALYSIS
RUSSELL OAKS - HERITAGE REALTY GROUP
ZIONSVILLE, INDIANA

Z:\2020\20064S-Grand Communities, TIS, Lebanon\20064S-EXH.DWG 1=1 07-20-2020 SK

GENERATED TRAFFIC VOLUMES FOR PROPOSED DEVELOPMENT

The estimate of newly generated traffic is a function of the development size and of the character of the land use. The ITE *Trip Generation Manual*[1] was used to calculate the number of trips that will be generated by the site. This report is a compilation of trip data for various land uses as collected by transportation professionals throughout the United States in order to establish the average number of trips generated by those land uses. **Table 1** summarizes the total trips that will be generated by the site.

TABLE 1 – TOTAL GENERATED TRIPS FOR PROPOSED DEVELOPMENT

DEVELOPMENT INFORMATION			GENERATED TRIPS			
LAND USE	ITE CODE	SIZE	AM ENTER	AM EXIT	PM ENTER	PM EXIT
Single-Family Housing	210	150 DU	28	83	95	55

PASS-BY & INTERNAL TRIPS

Pass-by trips are trips that are already in the existing traffic stream along the adjacent public roadway system that enter a site, utilize the site, and then return to the existing traffic stream. Residential developments do not typically attract a significant number of pass-by trips. Therefore, pass-by trip reductions are not included in this study.

An internal trip results when a trip is made between two or more land uses without traversing the external public roadway system. The proposed development is a single land use only. Hence, internal trip reductions are not considered in this study.

ASSIGNMENT AND DISTRIBUTION OF GENERATED TRIPS

The study methodology used to determine the traffic volumes from the proposed development that will be added to the street system is defined as follows:

1. The volume of traffic that will enter and exit the subject site must be assigned to the access point and to the public street system. Using the traffic volume data collected for this analysis, traffic to and from the site has been assigned to the proposed driveway and to the public street system that will be serving the site.
2. To determine the volumes of traffic that will be added to the public roadway system, the generated traffic must be distributed by direction to the public roadways at their intersection with the driveway. For the subject site, the distribution was based on the

[1] *Trip Generation Manual*, Institute of Transportation Engineers, Tenth Edition, 2017.

location of the development, the existing roadway network, the existing traffic patterns, and the assignment of generated traffic.

The assignment and distribution of generated traffic volumes for the proposed development is shown on **Figure 3**.

GENERATED TRIPS ADDED TO THE STREET SYSTEM

The generated traffic volumes that can be expected from the proposed development have been assigned to the study intersection. These volumes were determined based on the previously discussed trip generation data, assignment of generated traffic, and distribution of generated traffic.

The total peak hour generated traffic volumes from the proposed development are shown in **Figure 4**.

Figure 5 illustrates the sum of the existing traffic volumes and the traffic volumes generated by the proposed development.

TURN LANE ANALYSIS

The generated peak hour traffic volumes were combined with the existing traffic volumes to determine if turn lanes would be required along Oak Street at the proposed access drive. This analysis was done in accordance with INDOT *Driveway Permit Manual*[2], and the results are summarized in the following table. The figures that depict the turn lane warrants are shown in the **Appendix**.

OAK STREET & ACCESS DRIVE		
SCENARIO	RIGHT-TURN LANE	LEFT-TURN LANE
Existing Traffic Volumes + Proposed Development Traffic Volumes	✗	✓

✓=Turn lane warranted; ✗=Turn lane not warranted

The analysis shows that a right-turn lane is not warranted along Oak Street. However, a right-turn lane currently exists and will service the Proposed Development. The left-turn lane analysis shows that a left-turn lane along Oak Street at the proposed access drive is warranted. In lieu of constructing a left-turn lane, the existing right-turn lane servicing the drive to the north of Oak Street could act as a passing blister for the proposed access drive.

[2] INDOT *Driveway Permit Manual*, Indiana Department of Transportation, 2018

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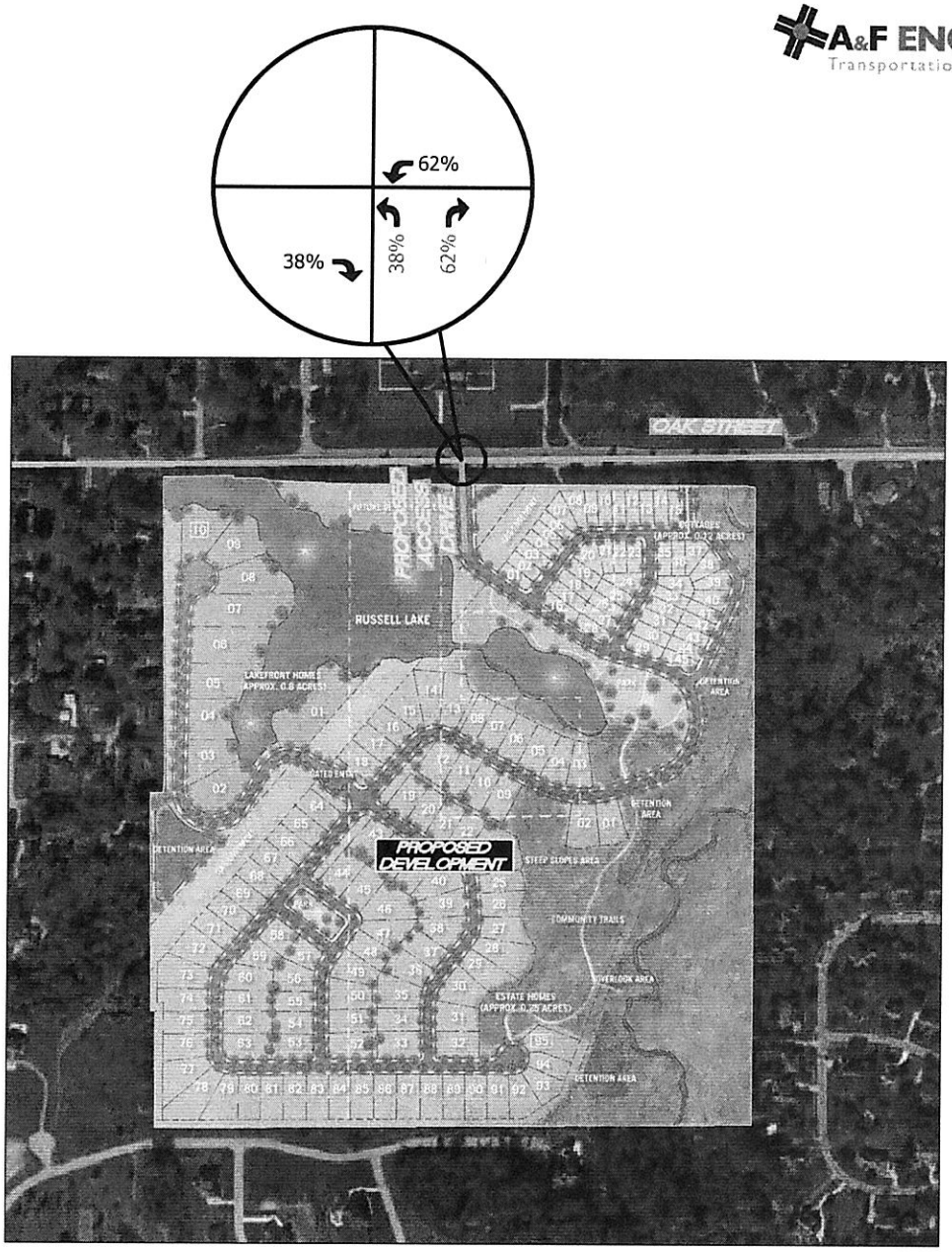

LEGEND
XX = INBOUND TRAFFIC
XX = OUTBOUND TRAFFIC
* = NEGLIGIBLE

FIGURE 3

ASSIGNMENT & DISTRIBUTION OF GENERATED TRAFFIC VOLUMES FROM PROPOSED DEVELOPMENT

TRAFFIC OPERATIONS ANALYSIS
RUSSELL OAKS - HERITAGE REALTY GROUP
ZIONSVILLE, INDIANA

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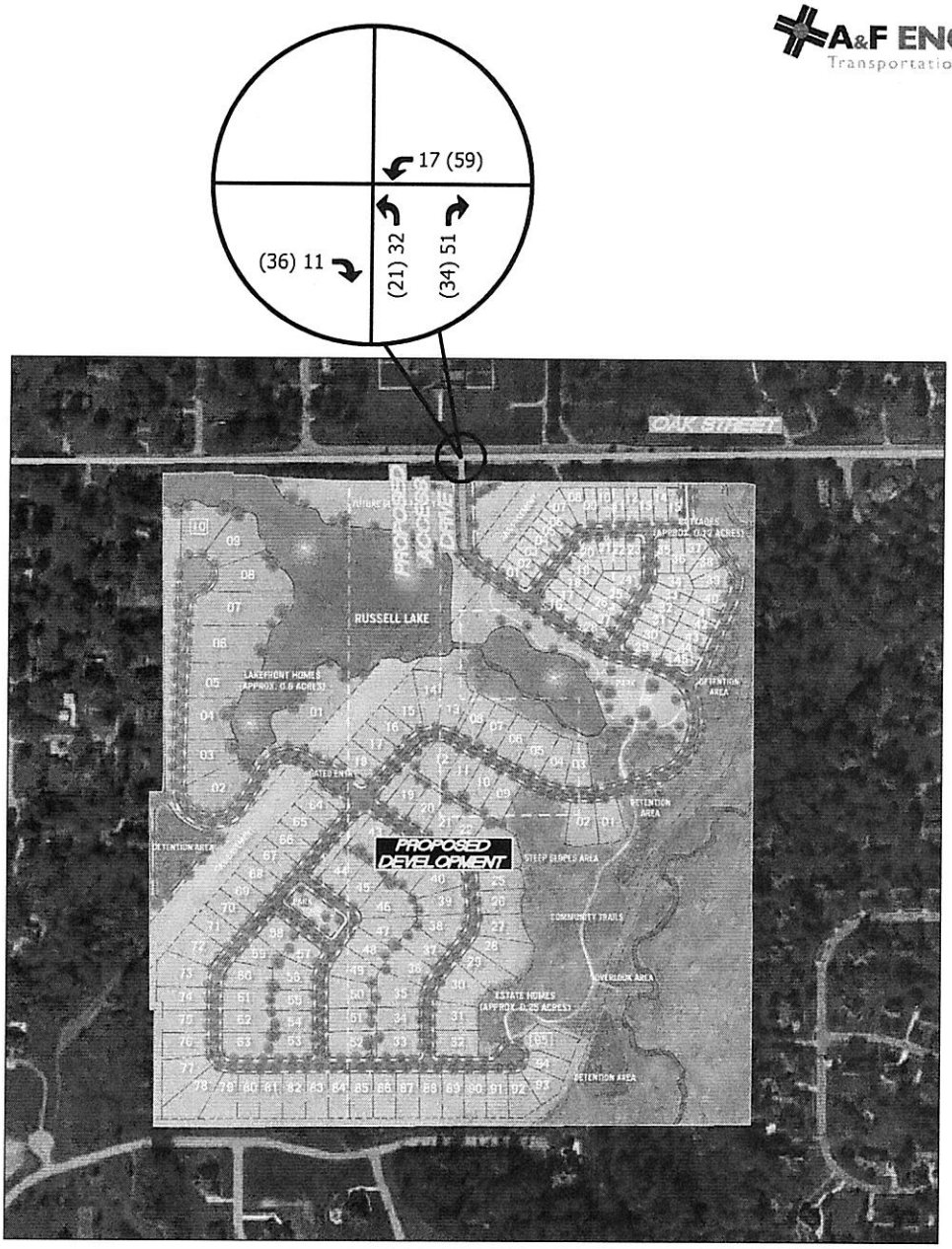

LEGEND
XX = A.M. PEAK HOUR
(XX) = P.M. PEAK HOUR
* = NEGLIGIBLE

FIGURE 4

TOTAL GENERATED TRAFFIC VOLUMES FROM PROPOSED DEVELOPMENT

TRAFFIC OPERATIONS ANALYSIS
RUSSELL OAKS - HERITAGE REALTY GROUP
ZIONSVILLE, INDIANA

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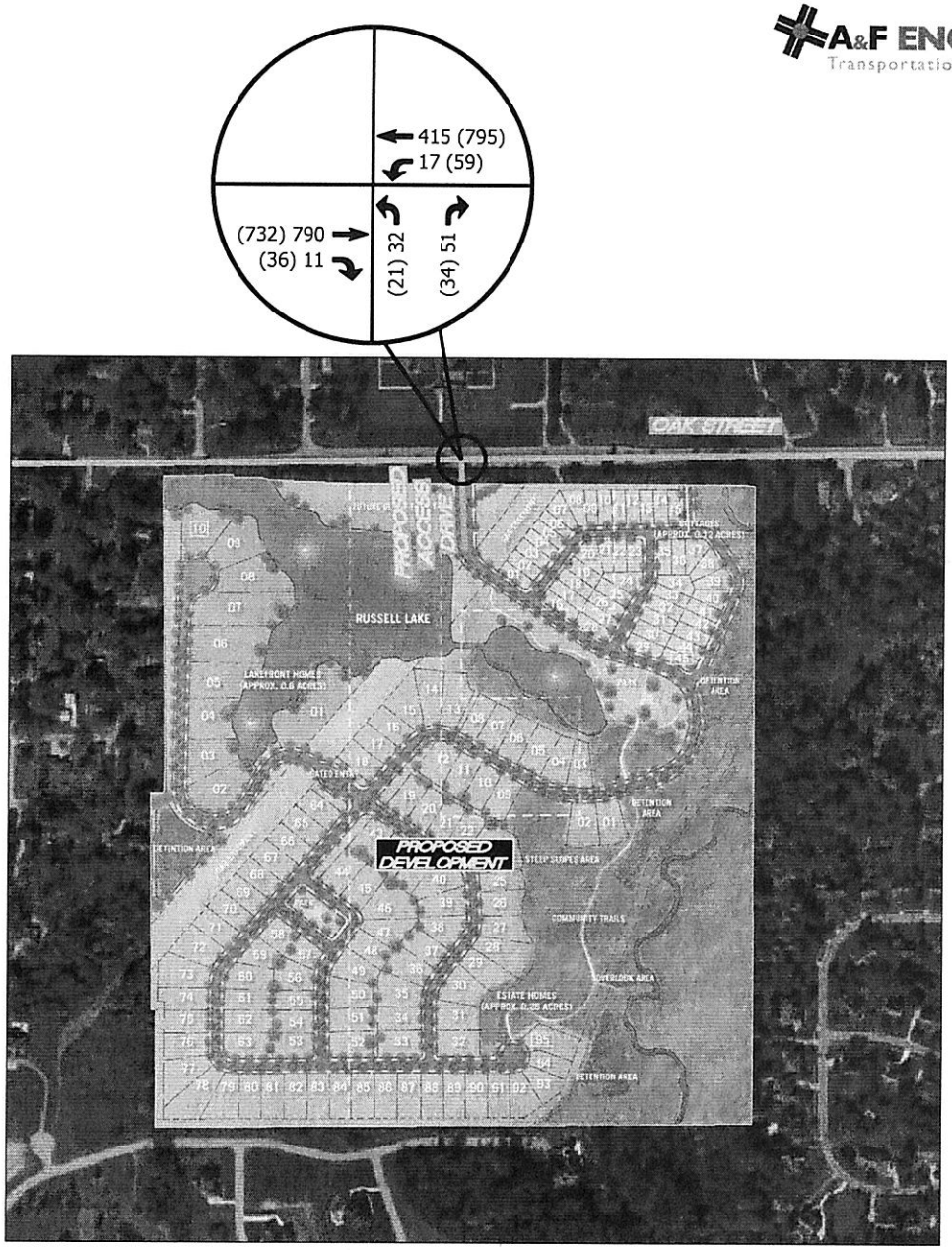

LEGEND
XX = A.M. PEAK HOUR
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* = NEGLIGIBLE

FIGURE 5

SUM OF EXISTING TRAFFIC VOLUMES & GENERATED TRAFFIC VOLUMES FROM PROPOSED DEVELOPMENT

TRAFFIC OPERATIONS ANALYSIS
RUSSELL OAKS - HERITAGE REALTY GROUP
ZIONSVILLE, INDIANA

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CAPACITY ANALYSIS

The "efficiency" of an intersection is based on its ability to accommodate the traffic volumes that approach the intersection. It is defined by the Level-of-Service (LOS) of the intersection. The LOS is determined by a series of calculations commonly called a "capacity analysis". Input data into a capacity analysis include traffic volumes, intersection geometry, and number and use of lanes. To determine the LOS at each of the study intersections, a capacity analysis has been made using the recognized computer program *Synchro/SimTraffic*[3].This program allows intersections to be analyzed and optimized using the capacity calculation methods outlined within the *Highway Capacity Manual (HCM 6th Edition)*[4]. The following list shows the delays related to the levels of service for unsignalized intersections:

Level of Service	Control Delay (seconds/vehicle) UNSIGNALIZED
A	Less than or equal to 10
B	Between 10.1 and 15
C	Between 15.1 and 25
D	Between 25.1 and 35
E	Between 35.1 and 50
F	greater than 50

CAPACITY ANALYSIS SCENARIOS

To evaluate the proposed development's effect on the public street system, the total generated traffic volumes from the proposed development were added to the existing traffic volumes to determine the adequacy of the existing roadway network. In addition, recommendations can be made to improve the public street system so it will accommodate the future traffic volumes. An analysis has been made for the AM and PM peak hours at the study intersection for the sum of existing and generated traffic volumes from the proposed development.

The following table summarizes the level of service results at the study intersection. The *Synchro* (*HCM* 2010) intersection reports illustrating the capacity analysis results are included in the **Appendix**.

[3] *Synchro/SimTraffic 11*, Trafficware, 2020.

[4] *Highway Capacity Manual (HCM), 6th Edition* Transportation Research Board, National Research Council, Washington, DC, 2016.

TABLE 2 – LEVEL OF SERVICE SUMMARY: OAK STREET & ZIONSVILLE FELLOWSHIP/PROPOSED ACCESS DRIVE

APPROACH	AM PEAK HOUR	PM PEAK HOUR
Northbound Approach	D	E
Southbound Approach	D	E
Eastbound Left-Turn	A	A
Westbound Left-Turn	A	A

Note: The proposed intersection conditions include the construction of the northbound access drive with one inbound lane and two outbound lanes, the addition of a westbound left-turn lane, and a Stop-Sign Control with the driveway stopping for Oak Street.

CONCLUSIONS & RECOMMENDATIONS

Based on the capacity analysis and turn-lane analysis, the following conditions are recommended at the intersection of Oak Street & Zionsville Fellowship/Proposed Access Drive:

- Warrant analysis shows that a westbound left-turn lane is warranted for the proposed access drive. However, the existing right-turn lane servicing the drive to the north of Oak Street could be used a passing blister in lieu of the construction of a left-turn lane.
- The existing eastbound right-turn lane along Oak Street at the proposed access drive location can be used to serve right-turning vehicles entering the site.
- The proposed driveway should be a full access drive with one inbound lane and two outbound lanes with the driveway stopping for Oak Street.

TRAFFIC IMPACT STUDY

APPENDIX

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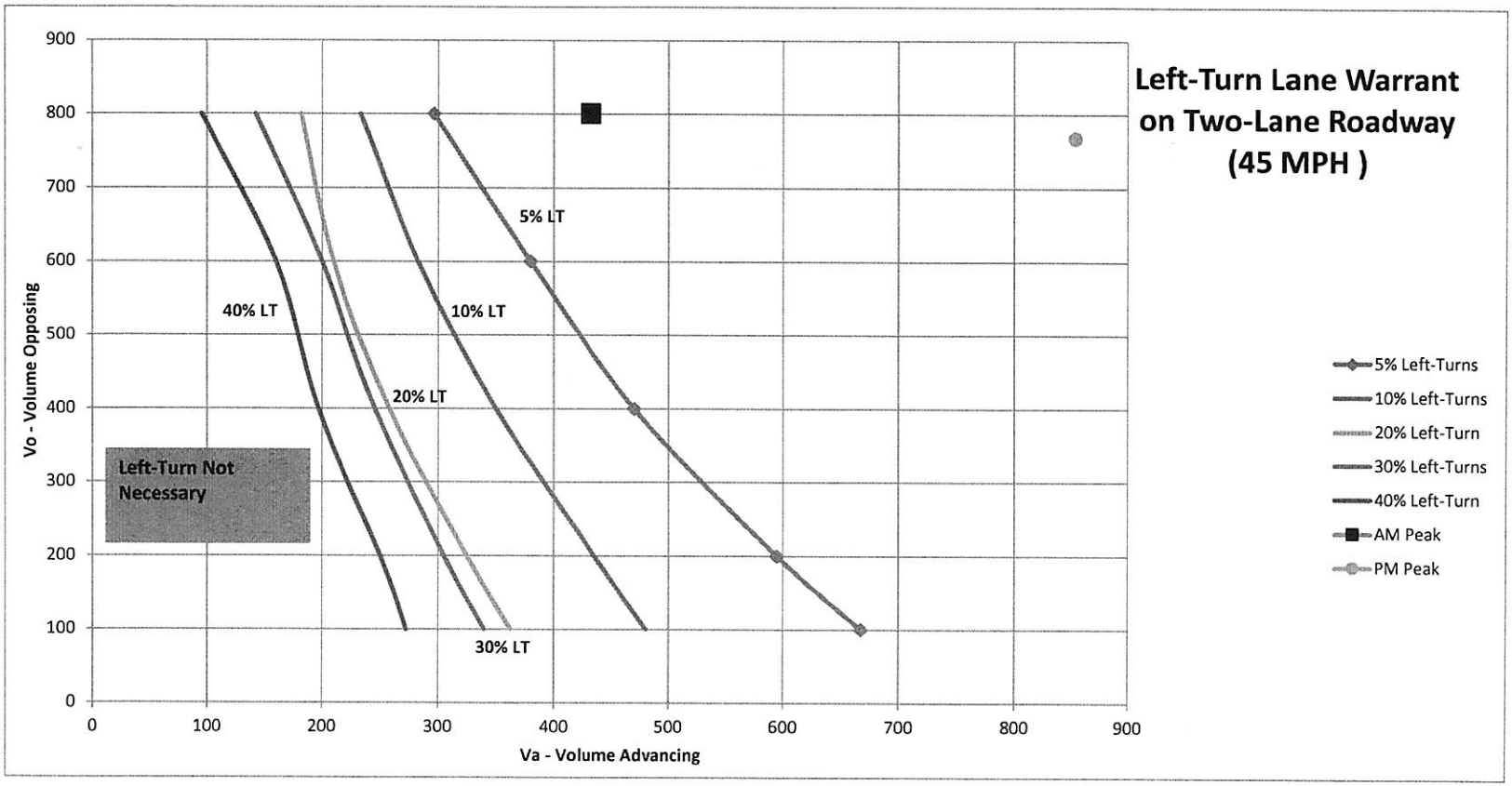
8365 Keystone Crossing, Suite 201
Indianapolis, IN 46240
Phone: (317) 202-0864 Fax: (317) 202-0908

TURN-LANE WARRANT ANALYSIS

Existing + Proposed - Oak Street & Proposed Access Drive

Operating Speed (mph)	Opposing Volume (veh/h)	Advancing Volume (veh/h)							
		5% Left Turns	10% Left Turns	15% Left Turns	20% Left Turns	25% Left Turns	30% Left Turns	35% Left Turns	40% Left Turns
45	800	297	233	208	182	160	142	117	95
	600	380	283	246	210	198	200	172	160
	400	470	350	304	258	243	245	212	197
	200	595	435	380	325	306	305	269	250
	100	668	480	421	363	340	340	295	272

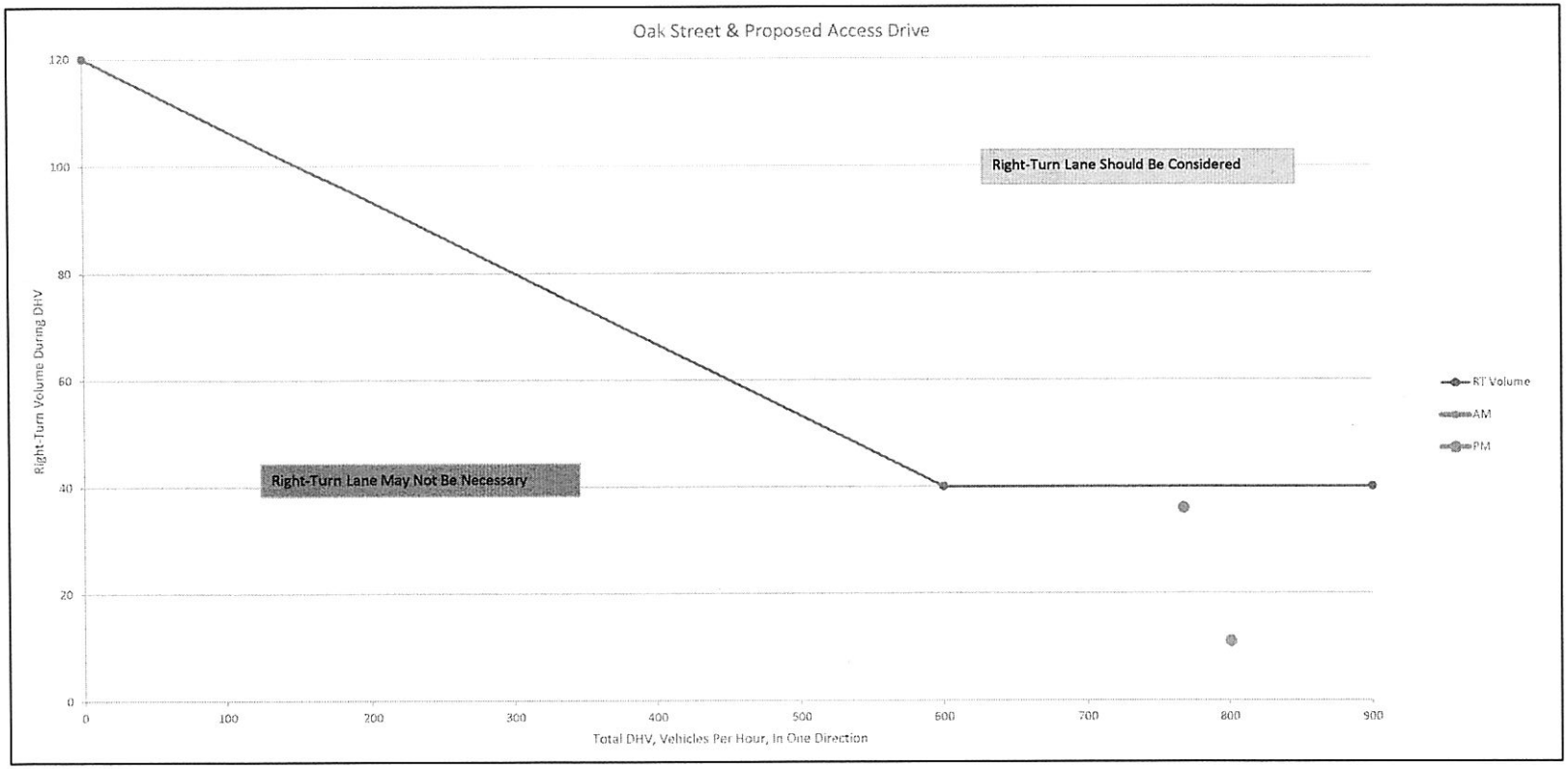
	INPUT		Warrant?
AM Peak	Advancing Volume (Va)	432	YES
	Opposing Volume (Vo)	801	
	Left-turn Volume	17	
	Left-turn %	4%	
PM Peak	Advancing Volume (Va)	854	YES
	Opposing Volume (Vo)	768	
	Left-turn Volume	59	
	Left-turn %	7%	



Existing + Proposed - Oak Street & Proposed Access Drive

Total Volume	RT Volume
0	120
600	40
900	40

Time	Input		Met?
AM	RT Volume	11	NO
	Total Volume	801	
PM	RT Volume	36	NO
	Total Volume	768	



TRAFFIC VOLUME COUNT

OAK STREET & SHEETS ROAD

Oak St & Sheets Rd - TMC

Thu Oct 4, 2018
Full Length (6:30AM-8:30AM, 3PM-7PM)
All Classes (Lights and Motorcycles, Heavy)
All Movements
ID: 572378, Location: 39.950017, -86.288317

A&F ENGINEERING
Transportation & Site Engineering
Creating Order Since 1966

Provided by: A&F Engineering
8365 Keystone Crossing, Suite 201, Indianapolis, IN, 46240, US

Leg / Direction	South Northbound					North Southbound					West Eastbound					East Westbound					
Time	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	Int
2018-10-04 6:30AM	0	0	1	0	1	1	0	4	0	5	2	50	0	0	52	1	31	0	0	32	90
6:45AM	2	1	1	0	4	7	0	9	0	16	6	93	0	0	99	0	32	2	0	34	153
Hourly Total	2	1	2	0	5	8	0	13	0	21	8	143	0	0	151	1	63	2	0	66	243
7:00AM	2	0	2	0	4	3	0	7	0	10	2	91	0	0	93	0	50	1	0	51	158
7:15AM	2	0	2	0	4	6	0	15	0	21	10	140	1	0	151	1	57	1	0	59	235
7:30AM	2	2	5	0	9	6	0	13	0	19	7	167	2	0	176	1	80	5	0	86	290
7:45AM	1	1	3	0	5	8	1	14	0	23	10	170	0	0	180	3	82	5	0	90	298
Hourly Total	7	3	12	0	22	23	1	49	0	73	29	568	3	0	600	5	269	12	0	286	981
8:00AM	1	2	6	0	9	8	0	10	0	18	17	212	2	0	231	3	94	8	0	105	363
8:15AM	1	0	7	0	8	9	0	12	0	21	28	171	4	0	203	1	105	10	0	116	348
Hourly Total	2	2	13	0	17	17	0	22	0	39	45	383	6	0	434	4	199	18	0	221	711
3:00PM	0	1	3	0	4	6	1	11	0	18	10	105	1	0	116	2	106	16	0	124	262
3:15PM	1	0	6	0	7	8	2	7	0	17	9	99	0	0	108	4	129	9	0	142	274
3:30PM	4	0	0	0	4	3	1	10	0	14	10	129	0	0	139	4	139	17	0	160	317
3:45PM	2	0	6	0	8	8	1	15	0	24	10	130	6	0	146	6	159	13	0	178	356
Hourly Total	7	1	15	0	23	25	5	43	0	73	39	463	7	0	509	16	533	55	0	604	1209
4:00PM	3	1	7	0	11	8	2	14	0	24	15	142	3	0	160	2	153	9	0	164	359
4:15PM	2	1	2	0	5	2	1	13	0	16	16	122	6	0	144	6	192	25	0	223	388
4:30PM	3	0	7	0	10	2	1	12	0	15	21	100	2	0	123	6	187	10	0	203	351
4:45PM	6	0	5	0	11	4	0	10	0	14	25	138	4	0	167	4	186	11	0	201	393
Hourly Total	14	2	21	0	37	16	4	49	0	69	77	502	15	0	594	18	718	55	0	791	1491
5:00PM	4	2	7	0	13	6	1	11	0	18	18	162	5	0	185	4	187	15	0	206	422
5:15PM	3	0	6	0	9	1	0	9	0	10	14	181	2	0	197	3	185	22	0	210	426
5:30PM	1	0	6	0	7	3	0	13	0	16	20	159	3	0	182	7	182	15	0	204	409
5:45PM	0	1	6	0	7	2	1	10	0	13	17	150	1	0	168	6	190	18	0	214	402
Hourly Total	8	3	25	0	36	12	2	43	0	57	69	652	11	0	732	20	744	70	0	834	1659
6:00PM	1	0	3	0	4	5	0	13	0	18	10	123	1	0	134	3	159	16	0	178	334
6:15PM	1	0	5	0	6	3	1	13	0	17	6	147	1	0	154	4	196	23	0	223	400
6:30PM	1	1	6	0	8	6	1	9	0	16	15	116	3	0	134	7	125	6	0	138	296
6:45PM	4	0	5	0	9	8	1	15	0	24	16	137	4	0	157	4	115	7	0	126	316
Hourly Total	7	1	19	0	27	22	3	50	0	75	47	523	9	0	579	18	595	52	0	665	1346
Total	47	13	107	0	167	123	15	269	0	407	314	3234	51	0	3599	82	3121	264	0	3467	7640
% Approach	28.1%	7.8%	64.1%	0%	-	30.2%	3.7%	66.1%	0%	-	8.7%	89.9%	1.4%	0%	-	2.4%	90.0%	7.6%	0%	-	-
% Total	0.6%	0.2%	1.4%	0%	2.2%	1.6%	0.2%	3.5%	0%	5.3%	4.1%	42.3%	0.7%	0%	47.1%	1.1%	40.9%	3.5%	0%	45.4%	-
Lights and Motorcycles	45	13	104	0	162	123	15	258	0	396	304	3186	42	0	3532	82	3080	262	0	3424	7514
% Lights and Motorcycles	95.7%	100%	97.2%	0%	97.0%	100%	100%	95.9%	0%	97.3%	96.8%	98.5%	82.4%	0%	98.1%	100%	98.7%	99.2%	0%	98.8%	98.4%
Heavy	2	0	3	0	5	0	0	11	0	11	10	48	9	0	67	0	41	2	0	43	126
% Heavy	4.3%	0%	2.8%	0%	3.0%	0%	0%	4.1%	0%	2.7%	3.2%	1.5%	17.6%	0%	1.9%	0%	1.3%	0.8%	0%	1.2%	1.6%

*L: Left, R: Right, T: Thru, U: U-Turn

Oak St & Sheets Rd - TMC

Thu Oct 4, 2018
AM Peak (7:30AM - 8:30AM)
All Classes (Lights and Motorcycles, Heavy)
All Movements
ID: 572378, Location: 39.950017, -86.288317

Provided by: A&F Engineering
8365 Keystone Crossing, Suite 201, Indianapolis, IN, 46240, US

Leg / Direction	South Northbound					North Southbound					West Eastbound					East Westbound					
Time	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	Int
2018-10-04 7:30AM	2	2	5	0	**9**	6	0	13	0	**19**	7	167	2	0	**176**	1	80	5	0	**86**	**290**
7:45AM	1	1	3	0	**5**	8	1	14	0	**23**	10	170	0	0	**180**	3	82	5	0	**90**	**298**
8:00AM	1	2	6	0	**9**	8	0	10	0	**18**	17	212	2	0	**231**	3	94	8	0	**105**	**363**
8:15AM	1	0	7	0	**8**	9	0	12	0	**21**	28	171	4	0	**203**	1	105	10	0	**116**	**348**
Total	5	5	21	0	**31**	31	1	49	0	**81**	62	720	8	0	**790**	8	361	28	0	**397**	**1299**
% Approach	16.1%	16.1%	67.7%	0%	-	38.3%	1.2%	60.5%	0%	-	7.8%	91.1%	1.0%	0%	-	2.0%	90.9%	7.1%	0%	-	-
% Total	0.4%	0.4%	1.6%	0%	**2.4%**	2.4%	0.1%	3.8%	0%	**6.2%**	4.8%	55.4%	0.6%	0%	**60.8%**	0.6%	27.8%	2.2%	0%	**30.6%**	-
PHF	0.625	0.625	0.750	-	**0.861**	0.861	0.250	0.875	-	**0.880**	0.554	0.849	0.500	-	**0.855**	0.667	0.860	0.700	-	**0.856**	0.895
Lights and Motorcycles	5	5	20	0	**30**	31	1	42	0	**74**	59	705	3	0	**767**	8	345	27	0	**380**	1251
% Lights and Motorcycles	100%	100%	95.2%	0%	**96.8%**	100%	100%	85.7%	0%	**91.4%**	95.2%	97.9%	37.5%	0%	**97.1%**	100%	95.6%	96.4%	0%	**95.7%**	96.3%
Heavy	0	0	1	0	**1**	0	0	7	0	**7**	3	15	5	0	**23**	0	16	1	0	**17**	48
% Heavy	0%	0%	4.8%	0%	**3.2%**	0%	0%	14.3%	0%	**8.6%**	4.8%	2.1%	62.5%	0%	**2.9%**	0%	4.4%	3.6%	0%	**4.3%**	3.7%

*L: Left, R: Right, T: Thru, U: U-Turn

Oak St & Sheets Rd - TMC

Thu Oct 4, 2018
PM Peak (5PM - 6PM) - Overall Peak Hour
All Classes (Lights and Motorcycles, Heavy)
All Movements
ID: 572378, Location: 39.950017, -86.288317

Provided by: A&F Engineering
8365 Keystone Crossing, Suite 201, Indianapolis, IN, 46240, US

Leg Direction	South Northbound					North Southbound					West Eastbound					East Westbound					
Time	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	L	T	R	U	App	Int
2018-10-04 5:00PM	4	2	7	0	**13**	6	1	11	0	**18**	18	162	5	0	**185**	4	187	15	0	**206**	**422**
5:15PM	3	0	6	0	**9**	1	0	9	0	**10**	14	181	2	0	**197**	3	185	22	0	**210**	**426**
5:30PM	1	0	6	0	**7**	3	0	13	0	**16**	20	159	3	0	**182**	7	182	15	0	**204**	**409**
5:45PM	0	1	6	0	**7**	2	1	10	0	**13**	17	150	1	0	**168**	6	190	18	0	**214**	**402**
Total	8	3	25	0	**36**	12	2	43	0	**57**	69	652	11	0	**732**	20	744	70	0	**834**	**1659**
% Approach	22.2%	8.3%	69.4%	0%	-	21.1%	3.5%	75.4%	0%	-	9.4%	89.1%	1.5%	0%	-	2.4%	89.2%	8.4%	0%	-	-
% Total	0.5%	0.2%	1.5%	0%	**2.2%**	0.7%	0.1%	2.6%	0%	**3.4%**	4.2%	39.3%	0.7%	0%	**44.1%**	1.2%	44.8%	4.2%	0%	**50.3%**	-
PHF	0.500	0.375	0.893	-	**0.692**	0.500	0.500	0.827	-	**0.792**	0.863	0.901	0.550	-	**0.929**	0.714	0.979	0.795	-	**0.974**	0.974
Lights and Motorcycles	6	3	25	0	**34**	12	2	43	0	**57**	69	645	11	0	**725**	20	741	70	0	**831**	1647
% Lights and Motorcycles	75.0%	100%	100%	0%	**94.4%**	100%	100%	100%	0%	**100%**	100%	98.9%	100%	0%	**99.0%**	100%	99.6%	100%	0%	**99.6%**	99.3%
Heavy	2	0	0	0	**2**	0	0	0	0	**0**	0	7	0	0	**7**	0	3	0	0	**3**	12
% Heavy	25.0%	0%	0%	0%	**5.6%**	0%	0%	0%	0%	**0%**	0%	1.1%	0%	0%	**1.0%**	0%	0.4%	0%	0%	**0.4%**	0.7%

*L: Left, R: Right, T: Thru, U: U-Turn

OAK STREET & ZIONSVILLE FELLOWSHIP/PROPOSED ACCESS DRIVE

CAPACITY ANALYSIS

Intersection	
Int Delay, s/veh	2.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↰↑	↱	↰	↑	↱	↰		↱	↰		↱
Traffic Vol, veh/h	5	790	11	17	415	5	32	0	51	5	0	5
Future Vol, veh/h	5	790	11	17	415	5	32	0	51	5	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	191	100	-	446	0	-	0	0	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	0	7	0	0	10	0	0	0	0	0	0	0
Mvmt Flow	6	878	12	19	461	6	36	0	57	6	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	467	0	0	890	0	0	1395	-	878	1424	-	461
Stage 1	-	-	-	-	-	-	890	-	-	499	-	-
Stage 2	-	-	-	-	-	-	505	-	-	925	-	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	-	6.2	7.1	-	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	-	-	6.1	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	-	-	6.1	-	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	-	3.3	3.5	-	3.3
Pot Cap-1 Maneuver	1105	-	-	770	-	-	120	0	350	115	0	605
Stage 1	-	-	-	-	-	-	340	0	-	557	0	-
Stage 2	-	-	-	-	-	-	553	0	-	325	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1105	-	-	770	-	-	116	-	350	94	-	605
Mov Cap-2 Maneuver	-	-	-	-	-	-	116	-	-	94	-	-
Stage 1	-	-	-	-	-	-	336	-	-	551	-	-
Stage 2	-	-	-	-	-	-	534	-	-	269	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.4	29.6	28.4
HCM LOS			D	D

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	116	350	1105	-	-	770	-	-	94	605
HCM Lane V/C Ratio	0.307	0.162	0.005	-	-	0.025	-	-	0.059	0.009
HCM Control Delay (s)	49.2	17.3	8.3	0	-	9.8	-	-	45.7	11
HCM Lane LOS	E	C	A	A	-	A	-	-	E	B
HCM 95th %tile Q(veh)	1.2	0.6	0	-	-	0.1	-	-	0.2	0

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	5	732	36	59	795	5	21	0	34	5	0	5
Future Vol, veh/h	5	732	36	59	795	5	21	0	34	5	0	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	191	100	-	446	0	-	0	0	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	0	6	0	0	6	0	0	0	0	0	0	0
Mvmt Flow	5	755	37	61	820	5	22	0	35	5	0	5

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	825	0	0	792	0	0	1712	-	755	1743	-	820
Stage 1	-	-	-	-	-	-	765	-	-	942	-	-
Stage 2	-	-	-	-	-	-	947	-	-	801	-	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	-	6.2	7.1	-	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	-	-	6.1	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	-	-	6.1	-	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	-	3.3	3.5	-	3.3
Pot Cap-1 Maneuver	814	-	-	838	-	-	72	0	412	69	0	378
Stage 1	-	-	-	-	-	-	399	0	-	318	0	-
Stage 2	-	-	-	-	-	-	316	0	-	381	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	814	-	-	838	-	-	67	-	412	59	-	378
Mov Cap-2 Maneuver	-	-	-	-	-	-	67	-	-	59	-	-
Stage 1	-	-	-	-	-	-	395	-	-	315	-	-
Stage 2	-	-	-	-	-	-	289	-	-	345	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.7	40.5	43.3
HCM LOS			E	E

Minor Lane/Major Mvmt	NBLn1	NBLn2	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	67	412	814	-	-	838	-	-	59	378
HCM Lane V/C Ratio	0.323	0.085	0.006	-	-	0.073	-	-	0.087	0.014
HCM Control Delay (s)	82.5	14.5	9.5	0	-	9.6	-	-	71.8	14.7
HCM Lane LOS	F	B	A	A	-	A	-	-	F	B
HCM 95th %tile Q(veh)	1.2	0.3	0	-	-	0.2	-	-	0.3	0

STATE OF INDIANA	)	**BEFORE THE TOWN OF ZIONSVILLE**
	) **SS:**	**PLAN COMMISSION**
COUNTY OF BOONE	)	**DOCKET NO. 2020-24-Z**

IN RE: PETITION FOR ZONE MAP CHANGE	)
	)
	)
KENDALWOOD REALTY, LLC,	)
Petitioner.	)

AFFIDAVIT OF MAILING

Comes now Michael J. Andreoli on behalf of the Petitioner, Kendalwood Realty, LLC, and first being duly sworn upon his oath, does allege and say:

1. That this Affiant did, on or by August 4, 2020, at least ten (10) days prior to August 17, 2020, send a letter and Notice of Public Hearing to the property/home owners adjacent and appurtenant to the boundaries of the property for which the Petitioner is seeking a Zone Map Change. The list of property/homeowners was sent by First Class mail and is attached hereto and marked as Exhibit "A".

2. That said certified mailing to the property/homeowners consisted of a letter, together with a copy of the Notice of Public Hearing, the same being attached hereto and marked as Exhibit "B".

3. That your undersigned received notice of a misaddressed letter to a new owner of adjacent property, Eliana and Joshua Armstrong, 650 Spring Hills Dr., Zionsville. A letter was mailed to the new property owners on Friday, August 7, 2020, and a copy of the same is attached hereto and marked as Exhibit "C".

Michael J. Andreoli,
Attorney for Petitioner,
Kendalwood Realty, LLC

STATE OF INDIANA)

) SS:

COUNTY OF BOONE)

Subscribed and sworn to before me this 7th day of August, 2020.

BARRI ANDREOLI
Notary Public – Notary Seal
State of Indiana
Boone County
My Commission Expires Jan. 14, 2023

Barri Andreoli

Barri Andreoli, Notary Public
My Commission Expires: **January 14, 2023**
My County of Residence is **Boone County**

AFFIDAVIT OF PUBLICATION

STATE OF INDIANA
County of Boone

City of Lebanon

ISSUED:

The subscriber, being duly sworn, deposes and says that

he (she) is the said Annette Burcharts of THE LEBANON REPORTER

and that the foregoing notice for

NOTICE OF PUBLIC HEARING

was published in said newspaper in one editions

of said newspaper issued between 08/04/2020 and 08/04/2020

Cost: 62.15

Annette Burcharts

SUBSCRIBED AND SWORN BEFORE ME THIS 5th day of August, A.D. 2020

Jaime Hensley

Jaime Hensley

Notary Public Seal, State of Indiana

JAIME HENSLEY
Notary Public, State of Indiana
Commission Number NP0725337
My Commission Expires
February 20, 2028

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Zionsville Plan Commission will conduct a Public Hearing on Monday, August 17, 2020, at 7:00 p.m. in the Zionsville Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077, on a Petition for Plan Commission Approval of a Zone Map Change, Petition No. 2020-24-Z, filed by counsel, Michael J. Andreoli, on behalf of his client, Kendalwood Realty, LLC. Petitioner is seeking approval from the Zionsville Plan Commission to rezone 31.671 (more or less) acres from a Rural R-1 Single Family Classification to a Rural R-2 Single Family Classification in order to construct 150 single family homes, town homes and estate properties on a total of 98.5 acres (more or less) located at 8901 and 9085 E. Oak St. (formerly S.R. 334), Zionsville, Indiana 46077 and more particularly described as follows:

See attached legal description

A copy of the Petition and all plans pertaining thereto are on file and may be examined prior to the Public Hearing from 8:00 a.m. to 4:00 p.m., Monday through Friday, except for Holidays, in the Office of Planning at Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 or at: http://www.zionsville-in.gov/231/Planning-Economic-Development. Written comments in support of or in opposition to the Petition filed with the Secretary of the Town of Zionsville Plan Commission prior to the Public Hearing will be considered. The Public Hearing is open to the public. Oral comments to the Petition will be heard at the Public Hearing. The Public Hearing may be continued from time to time as may be found necessary.

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Dave Franz (President)
Wayne DeLong, AICP, CPM
(Secretary)

Exhibit A

Rezone Legal Description

All that part of Section 4 Township 17 North, Range 2 East, Eagle Township, Boone County, Indiana, lying within the following described real estate, to-wit:

702 feet of even width off of the entire western boundary of the below described tract of ground consisting of 31.671 acres, more or less, as part of the following legal description:

Part of the West Half of Section 3 and part of the East Half of Section 4, all in Township 17 North, Range 2 East, Eagle Township, Boone County, Indiana, more fully described as follows:

Beginning at the Northwest corner of the Southwest Quarter of the Northwest Quarter of said Section 3; thence along the approximate center line of State Road 334 and the Quarter Quarter Section line, North 89 degrees 32 minutes 16 seconds East 1334.99 feet; thence along the West described line of Spring Hills Subdivision, the plat of which is recorded in Plat Book 3, page 140, Boone County Recorder's Office, South 00 degrees 37 minutes 59 seconds West 1331.42 feet; thence along the West described line of Thornhill, Section I, the plat of which is recorded in Plat Book 6, page 102, the West described line of Thornhill, Section 3A, the plat of which is recorded in Plat Book 7, pages 32-33, and the West described line of Thornhill, Section 3B, the plat of which is recorded in Plat Book 7, pages 46-47, South 00 degrees 07 minutes 43 sections East 880.65 feet; thence along the North described line of the Westwood Associates, L.P. Property recorded as Instrument #0304347, South 89 degrees 43 minutes 28 seconds West 1331.20 feet; thence along the North described line of said Westwood Associates, LP. Property, North 89 degrees 29 minutes 51 seconds West 664.08 feet; thence along part of an East described line of the Robert J. LaViolette and Sondra LaViolette Property recorded as Instrument #0319354, and the East described line of the Kevin R. Overly Property recorded as Instrument #0108110, North 00 degrees 06 minutes 40 seconds East 877.03 feet; thence along the East described line of Linda L. Gray Property recorded as Instrument #9812047, North 00 degrees 29 minutes 32 seconds West 227.97 feet; thence along the South described line of the Mark Wood and Susan Wood Property recorded in Deed Record 231, page 444, North 89 degrees 2S minutes 10 seconds East 48.42 feet; thence along the East described line of said Wood Property and the East described line of Russell Lake, Section One, the plat of which is recorded in Plat Book 4, pages 150 and 151, North 00 degrees 02 minutes 09 seconds West 1090.00 feet; thence along the approximate center line of State Road 334 and the Quarter Quarter Section line, North 89 degrees 25 minutes 10 seconds East 625.58 feet to the POINT OF BEGINNING, containing 100.0127 acres, more or less.

EXCEPTING THEREFROM:

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TLR-450 8/4 hspaxlp 1657211

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August 10, 2020 11:26 am (GMT +4:00)

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Oldfield Development Company LLC
P. O. Box 1183
Carmel, IN 46032

Joshua E. Lippert
Michelle A. Lippert
6724 Wellington Circle
Zionsville, IN 46077

Brian L and Dorothy D McDermott
6702 Berkley Court
Zionsville, IN 46077

Raymond W. & Ruth Lee
6948 Caribou Dr.
Indianapolis, IN 46278

Nancy K. Glober
672 W. Russell Lake Dr.
Zionsville, IN 46077

Linda L. Gray
667 Russell Lake E. Dr.
Zionsville, IN 46077

Mark A. and Susan M. Wood
665 Russell Lake E. Dr.
Zionsville, IN 46077

Shaffer Properties, LLC
8649 E. 250 South
Zionsville, IN 46077

Jeanne A. Vogel
661 Russell Lake E. Dr.
Zionsville, IN 46077

Matthew N. Rogge
659 Russell Lake E. Dr.
Zionsville, IN 46077

Janet Emily Staser
657 Russell Lake E. Dr.
Zionsville, IN 46077

Donald K. & Diana J. Conarroe
655 E. Russell Lake Dr.
Zionsville, IN 46077

Craig Alan & Linda Kay Leeke
P. O. Box 144
Jamestown, IN 46147

Mark D. & Colleen S. Gierlach
649/651 Russell Lake East Dr.
Zionsville, IN 46077

Edwin A. Ortega
8880 Oak Street
Zionsville, IN 46077

William C. & Janet C. Wagner
650 Karen Dr.
Zionsville, IN 46077

Bradley P. Elstad Living Trust
P. O. Box 161
Zionsville, IN 46077

Allison M. Kolberg
8902 Oak Street
Zionsville, IN 46077

David B. & Sandra J. Wiseman
650 Lake View Dr.
Zionsville, IN 46077

EXHIBIT
"A"

Zionsville Fellowship, Inc.
90 Boone Woods
Zionsville, IN 46077

Andreas Kaerner
6260 Boone Ridge Road
Zionsville, IN 46077

Fure Adrian D. & Marjory M. MCCA
6255 Boone Ridge Road
Zionsville, IN 46077

Donald K & Robin D Carr
6265 Boone Ridge Road
Zionsville, IN 46077

Michael S & Amanda R Miller
6275 Boone Ridge Road
Zionsville, IN 46077

John Curtis & Debra D Smith
6295 Boone Ridge Road
Zionsville, IN 46077

Thomas A & Nancy Jane Lindhjem
6150 Irish Hill
Zionsville, IN 46077

Robert A & Lea B Shaver
6100 Irish Hill
Zionsville, IN 46077

Kenneth F & Christa Rodgers
6265 Irish Hill
Zionsville, IN 46077

Edward S & Angela J Tokarek
6275 Irish Hill
Zionsville, IN 46077

State of Indiana
100 N. Senate Ave.
Indianapolis, IN 46204

Barbara A Trinichieri
6190 Irish Hill
Zionsville, IN 46077

Jamie L. & Justin D. Preston
652 Spring Hills Dr.
Zionsville, IN 46077

Thomas Kent & Elizabeth A Esra
654 Spring Hills Dr.
Zionsville, IN 46077

Gordon S & Karrie S Nesbit
650 Spring Hills Dr.
Zionsville, IN 46077

George M & Allyson E Horst
660 Spring Hills Dr.
Zionsville, IN 46077

Carl E & Carolyn Sue Fenton
662 Spring Hill Dr.
Zionsville, IN 46077

John F & Theresa Anne Hatton
664 Spring Hills Dr.
Zionsville, IN 46077

Mary Jane Brosseau Revocable Tr
668 Spring Hill Dr.
Zionsville, IN 46077

Mark D & Elizabeth A Enerson
1990 Mulsanne Dr.
Zionsvillle, IN 46077

Eric Schlegel Trustee
2000 Mulsanne Drive
Zionsville, IN 46077

Pennie L Judy Living Trust
2010 Mulsanne Dr.
Zionsville, IN 46077

Paul S & Denis S Petticrew
2030 Mulsanne Dr.
Zionsville, IN 46077

Paul J & Susan M Hamori
2040 Mulsane Dr.
Zionsville, IN 46077

Joseph P & Kathleen Z Culp
2050 Mulsanne Dr.
Zionsville, IN 46077

Randolph R & Noreen M Matthews
2060 Mulsanne Dr.
Zionsville, IN 46077

Ryan C & Molly P Kitchell
27070 Mulsanne Dr.
Zionsville, IN 46077

Robert & Jeanne Bernard
9145 Farmington Ct.
Zionsville, IN 46077

John Curtis & Debra D. Smith
6295 Boone Ridge
Zionsville, IN 46077

MICHAEL J. ANDREOLI
ATTORNEY AT LAW
1393 West Oak Street
Zionsville, Indiana 46077-1839
(317) 873-6266
Fax (317) 873-6384
mandreoli@datlaw.com

August 4, 2020

RE: Kendalwood Realty, LLC, Petitioners
Application for Zone Map Change
Zionsville Plan Commission
File Number 2020-24-Z
Date of Meeting: Monday, August 17, at 7:00 p.m.

Dear Property Owner:

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Please feel free to give me a call and you can come in and look at the drawings if you have any questions. Thank you for your cooperation.

Very truly yours,

Michael J. Andreoli

MJA/ba

Enclosures

EXHIBIT
"B"

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Zionsville, Indiana 46077-1839
(317) 873-6266
Fax (317) 873-6384
mandreoli@datlaw.com

August 7, 2020

Eliana and Joshua Armstrong
650 Spring Hills Drive
Zionsville, IN 46077

RE: Notice – Public Hearing - Kendalwood Realty, LLC

Dear Mr. & Mrs. Armstrong:

I am in receipt of your letter regarding to Notice. We did send a Notice to 650 Spring Hills Drive care of Gordon and Karrie S. Nesbit. This was obtained from the Boone County Auditor's Office and perhaps you have recently purchased the property and not in the system. Hence, I am sending the full Notice packet directed specifically to you as you must have received the notice to the Nesbits. I am open to meeting with you to discuss the project as this Zoning Change will allow for a much better overall design and still limit the allowed density.

Very truly yours,

Michael J. Andreoli

MJA/nl
Enclosure
cc: Janice Stevanovic, Zionsville Planning Department

EXHIBIT
"C"

Michael J. Andreoli
Attorney at Law
1393 West Oak Street
Zionsville, IN 46077

$0.150
US POSTAGE
FIRST-CLASS
062S0011019821
FROM 46077

$0.500
US POSTAGE
FIRST-CLASS
062S0011019821
FROM 46077

Eliana and Joshua Armstrong
650 Spring Hills Drive
Zionsville, IN 46077

Eliana and Joshua Armstrong
650 Spring Hills Dr
Zionsville IN, 46077

6 August 2020

Attention Zionsville Planning Commission: Objection to Public Hearing on 8/17/2020 with reference to Docket #2020-24-Z, Petitioner Kendalwood Realty, LLC.

The Applicant seeks to rezone 31.67 acres located at 8901 East Oak Street from R-1 to R-2 as part of a proposed development for 150 single family homes. In support of the proposal, the Applicant "is committing to develop cottages, estate homes and lake front homes sections of the platted development in substantial compliance with the Master Plan as submitted" (page 4 of the Initial Petition Filings).

The Master Plan as submitted provides for substantial changes to lot sizes and drainage on the subject parcel as well as on several adjacent parcels including 65.9757 acres described as part of "Now or Formerly Warranty Deed '9085 Project LLC' Instr. #201200015194 (9085 East Oak Street)".

However, the draft Affidavit of Mailing for the Notice of Public Hearing filed by Michael J. Andreoli on behalf of the Petitioner (pages 28/29 of the Initial Petition Filings) fails to identify property/home owners adjacent to the boundaries of all parcels subject to the Master Plan as appurtenant to the property for which the Petitioner is seeking a Zone Map Change.

As the owners of 650 Spring Hills Drive, shown on Petitioner's Land Title Survey (page 117 of the Initial Petition Filings) as "Tract A" immediately adjacent to the 65.9757 acres described as part of "Now or Formerly Warranty Deed '9085 Project LLC' Instr. #201200015194 (9085 East Oak Street)," we object to holding any Public Hearing on the Petition until such time as all appurtenant property/home owners have been adequately notified and provided with opportunities to review and provide input on the Master Plan as well as to the Rezoning Petition.

Signed,

Eliana Armstrong

Joshua Armstrong

Received
8-7-2020
Town of Zionsville

MICHAEL J. ANDREOLI
ATTORNEY AT LAW
1393 West Oak Street
Zionsville, Indiana 46077-1839
(317) 873-6266
Fax (317) 873-6384
mandreoli@datlaw.com

August 4, 2020

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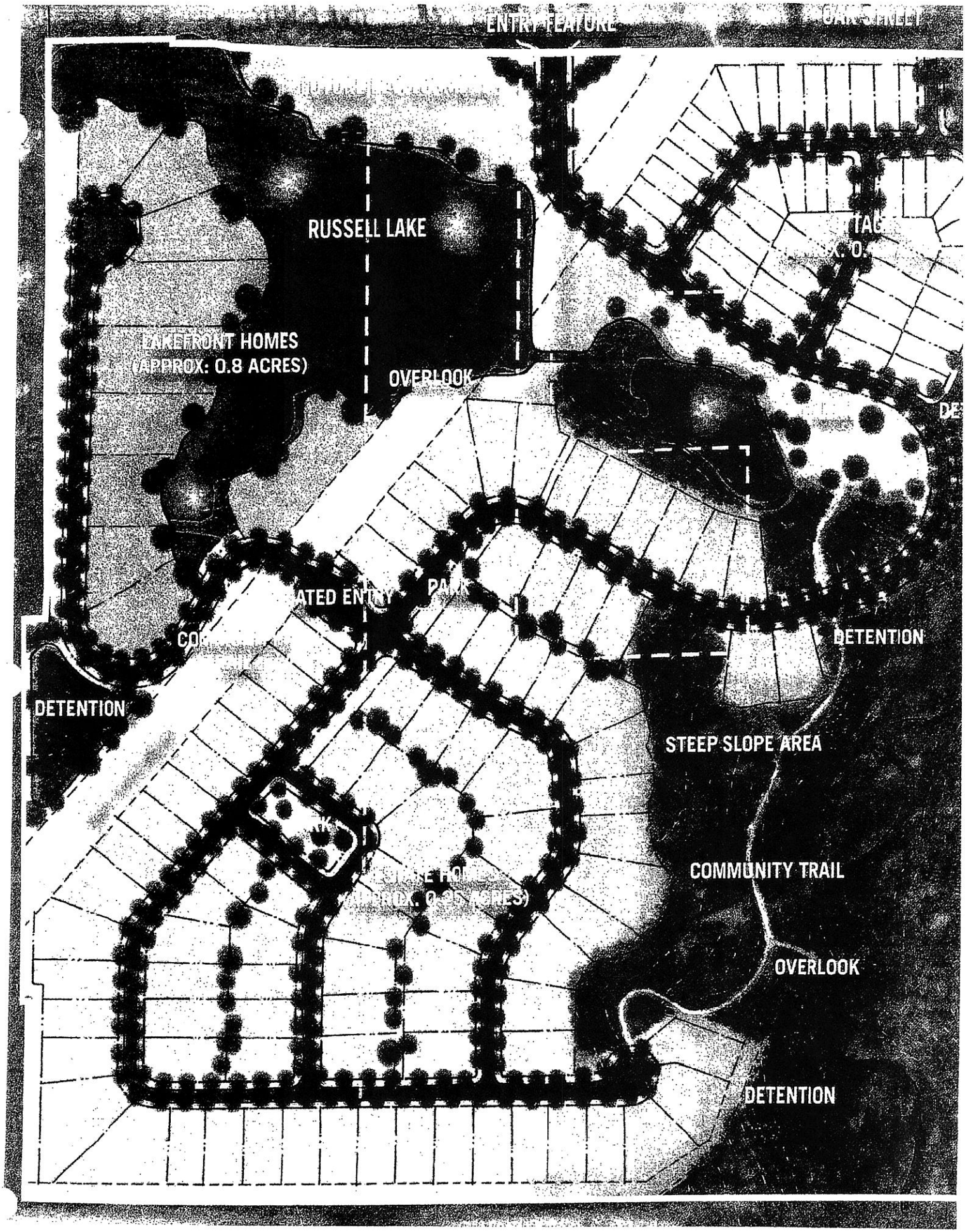
NARRATIVE

Jim Knighton and Joe Zheng, comprising Kendalwood Realty, LLC, have purchased and are developing 97.6467 +/- acres located on Oak Street and generally known as the Russell Lake property. They request a rezoning of 31.671 acres of property currently zoned Rural R-1 Residential to a Rural R-2 Residential Classification so to provide uniformity to the balance of the acreage 65.9757 that currently carries an R-2 Residential Zoning Classification. The Applicants have submitted with their rezoning petition, a Master Plan of the site which is currently designated as the Russell Oaks Development. Please note that notwithstanding the allowable densities contained in the current Zoning Classifications of Rural R-1 Residential and Rural R-2 Residential, and, more importantly, given the allowable densities contained in an overall zoning classification of the 98.5 acres of the Rural R-2 Residential Zoning Classification, the Applicant has agreed to cap the total number of lots at 150 units. Furthermore, the Applicant is committing to develop cottages, estate homes and lake front homes sections of the platted development in substantial compliance with the Master Plan as submitted.

Their petition, by rezoning the R-1 property to an R-2 Zoning designation, creates a better and more efficient layout of the property. While creating a better development, the advantage for the Town is that the Applicant is committing to not provide any additional density to the project that would be allowed as a result of having the entire parcel ground zoned an R-2 Zoning Classification. The Petitioner has utilized the creative services of GAI Consultants who have submitted as part of this Petition, a Development brochure for the Russel Oaks project. This detailed and colored submittal provides additional detail to the project itself with much of the specifics so to allow the Plan Commission and Town Council to appreciate the quality of the development being proposed by the Petitioner. By way of further explanation, Jim Knighton and

Joe Zheng purchased the balance of the Manchester Square project from Gunstra and built and finished the first section to complete that development but also worked with Lennar to create an additional townhome project on the balance of the ground that was similar to and compatible with the Manchester Square development. These local residents and businessmen have established a proven track record here in our community.



russell oaks master plan

lichael J. Andreoli
Attorney at Law
93 West Oak Street
onsville, IN 46077

Zionsville Fellowship, Inc.
90 Boone Woods
Zionsville, IN 46077

Michael J. Andreoli
Attorney at Law
1393 West Oak Street
Zionsville, IN 46077

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onsville, IN 46077

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FROM 46077
B81148.08

Robert & Jeanne Bernard
9145 Farmington Ct.
Zionsville, IN 46077

Michael J. Andreoli
Attorney at Law
1393 West Oak Street
Zionsville, IN 46077

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Zionsville, IN 46077

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Zionsville, IN 46077

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US POSTAGE
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062S0011019521
FROM 46077

B6611123

Zionsville Fellowship, Inc.
90 Boone Woods
Zionsville, IN 46077

NIXIE 462 FE 1 0008/08/20
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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46077$184E 0004

BC: 46077126493 *0212-02903-05-01

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Russell Oaks

Heritage Realty Group, LLC

MAY 2020

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Zionsville, Indiana 46077

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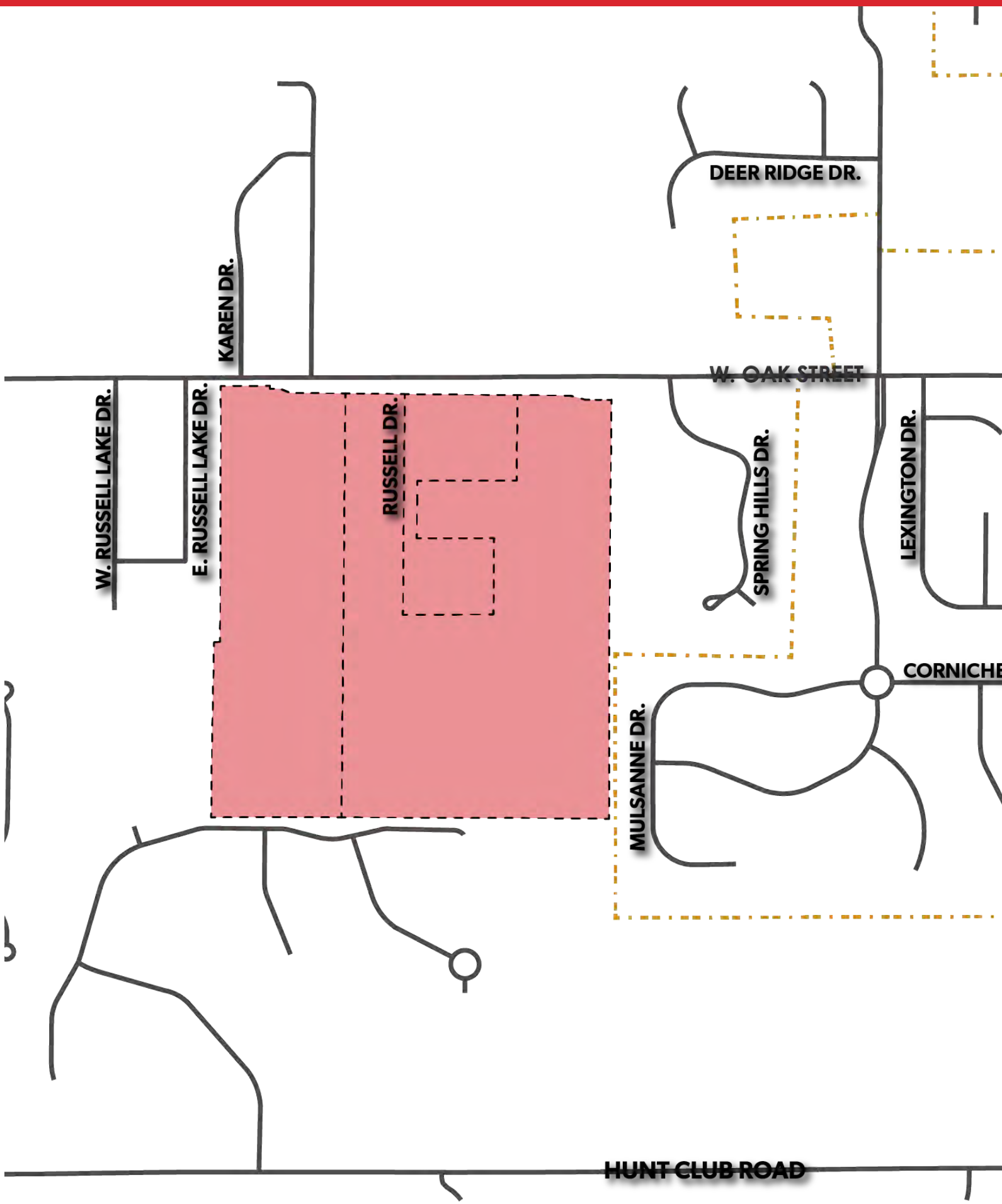
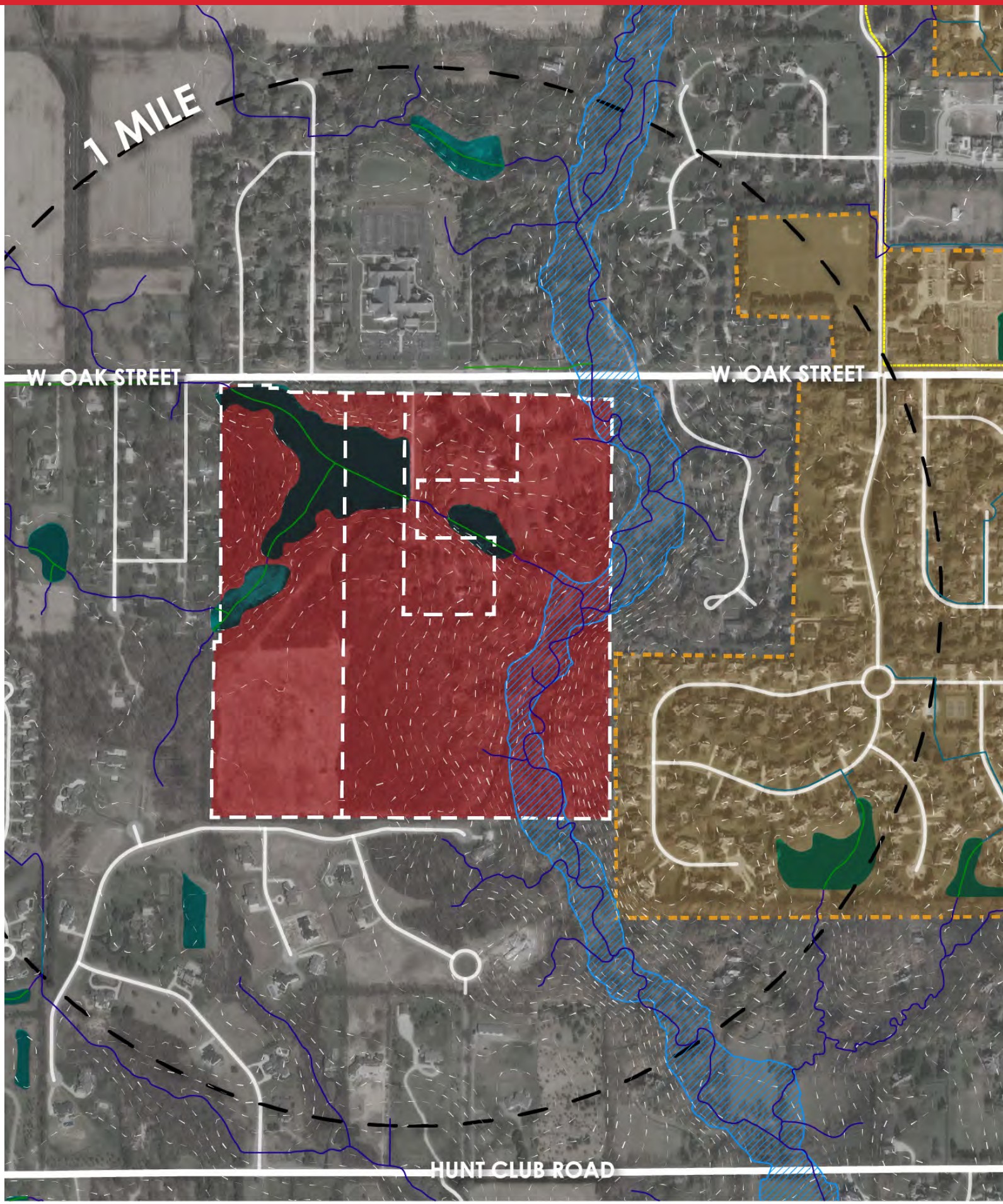
James Yost, PLA, ASLA, Senior Landscape Architect
Jacob Burns, PLA, ASLA, Senior Landscape Architect


DEER RIDGE DR.
KAREN DR.
W. OAK STREET
W. RUSSELL LAKE DR.
E. RUSSELL LAKE DR.
RUSSELL DR.
SPRING HILLS DR.
LEXINGTON DR.
CORNICHE
MULSANNE DR.
HUNT CLUB ROAD

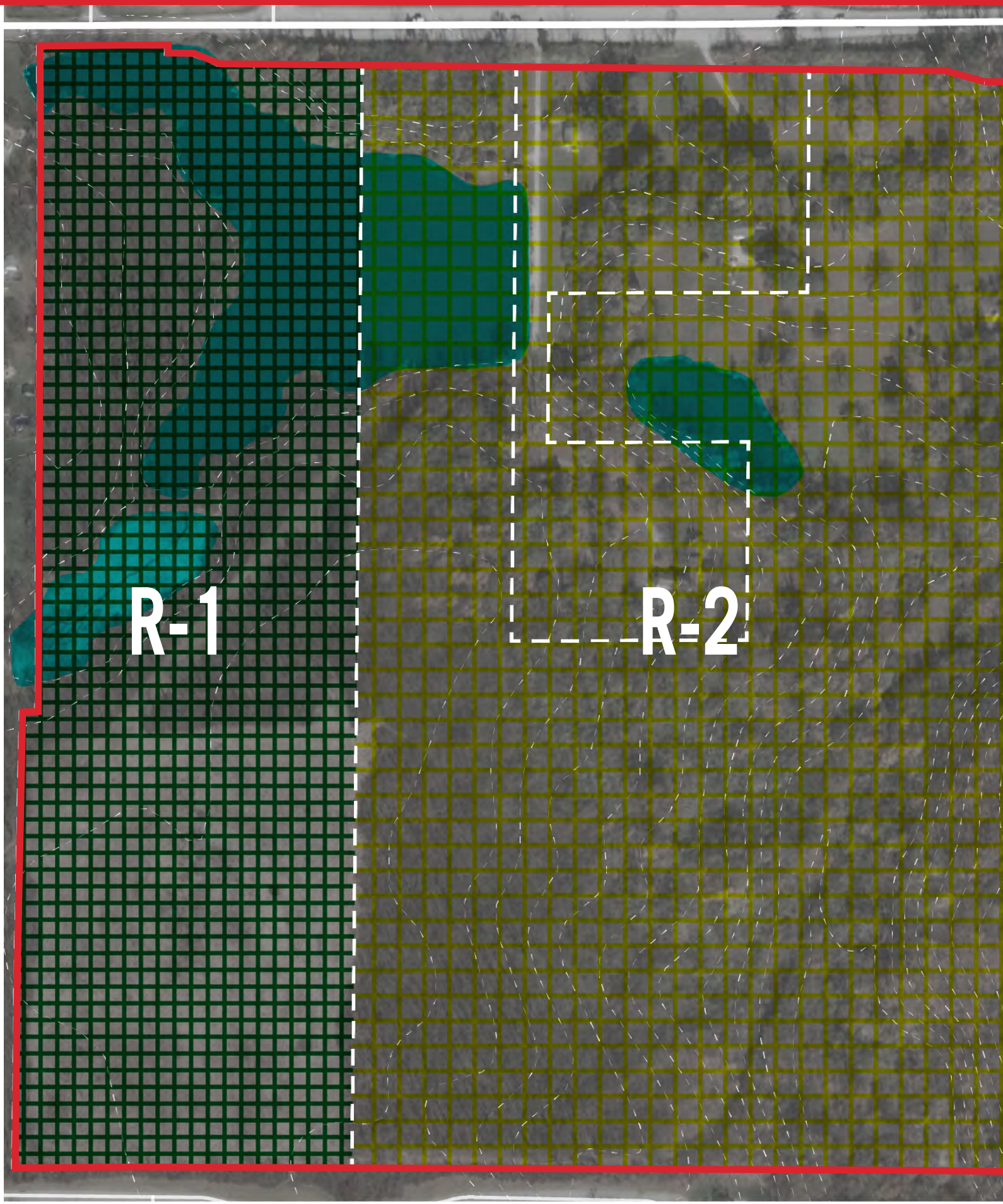
legend

- RUSSELL OAKS PROPERTY
- ROADWAYS
- ZIONSVILLE


1 MILE
W. OAK STREET
W. OAK STREET
HUNT CLUB ROAD

legend

- RUSSELL OAKS PROPERTY
- ROADWAYS
- ZIONSVILLE
- TRAILS
- RADIAL DISTANCES
- HYDROLOGY
  - FLOOD HAZARD AREA
  - WATERBODY
  - ARTIFICIAL
  - CANAL DITCH
  - PIPELINE
  - STREAM / RIVER


R-1
R-2

zoning

§ 194.053 RURAL R-1: RURAL SINGLE-FAMILY RESIDENTIAL
Purpose and intent. The R-1, Rural Single-family Residential, District is hereby established to be a low-density rural residential district. The lot area and minimum floor area requirements are intended to be larger than the other rural residential districts, and development in this district typically has a density of **less than one home per two acres.**

§ 194.054 RURAL R-2: RURAL SINGLE- AND TWO-FAMILY RESIDENTIAL.
Purpose and intent. The R-2, Rural Single-Family and Two-Family Residential, District is hereby established to be low-density single-family district, which could include two-family dwellings by development plan approval. This district is primarily suited for rural residential development in areas contiguous to the urban centers of the county. Development in this district typically ranges from **0.50 homes per acre (without public water and public sewer) to 1.75 homes per acre (with public water and public sewer).**

legend

- **RUSSELL OAKS PROPERTY**
- **ROADWAYS**
- **ZIONSVILLE**
- **WATERBODY**

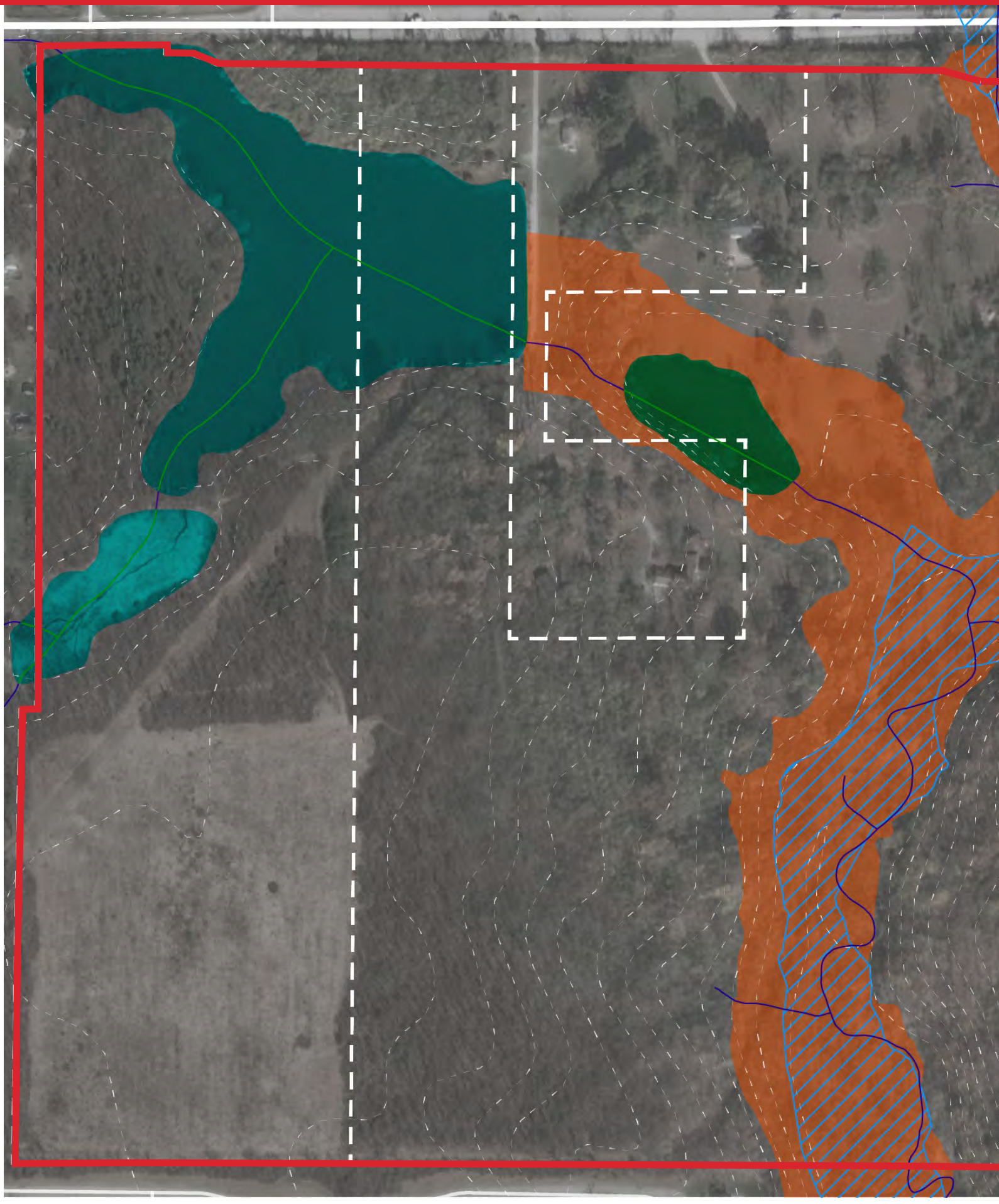
development standards:

R-1 Rural Zoning
Front Yard Setback: 70' From The Center Of The Road

Min. Rear Setback	20'
Min. Side Setback	5'
Min. Lot Area	5,000 Sf
Min. Road Frontage	45'
Max. Lot Coverage	60%
Max. Building Height	35'
Min. Ground Floor Area	One Story: 1,200 Sf Multi Story: 900 Sf

R-2 Rural Zoning
Front Yard Setback: 70' From The Center Of The Road

Min. Rear Setback	20'
Min. Side Setback	5'
Min. Lot Area	5,000 Sf
Min. Road Frontage	45'
Max. Lot Coverage	60%
Max. Building Height	35'
Min. Ground Floor Area	One Story: 1,200 Sf Multi Story: 900 Sf



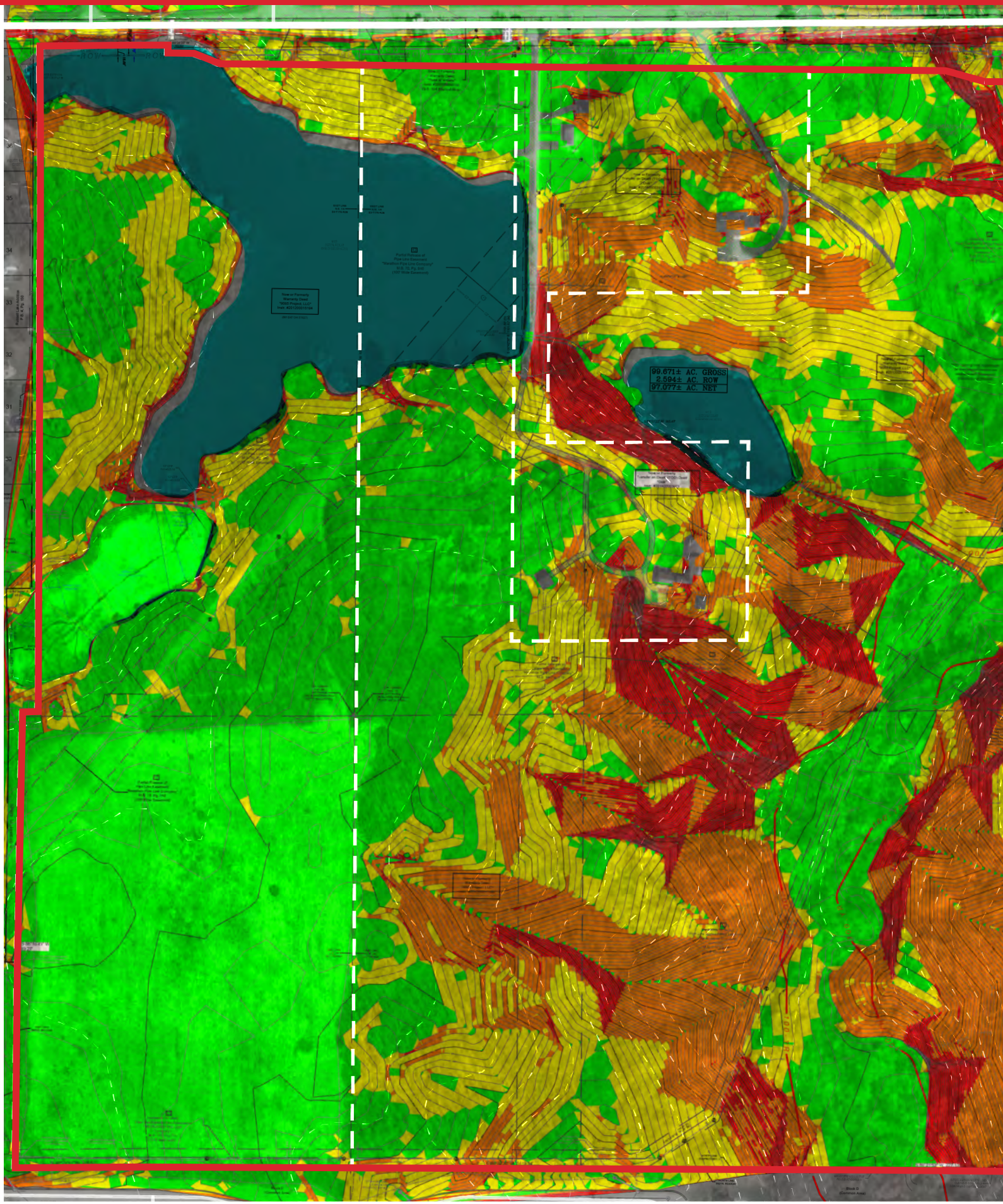
hydrology

GAI has proposed a conceptual design involving demolition of the existing spillway and construction of a new primary and auxiliary spillway, with the new primary spillway being at the same location as the existing. The proposed design includes additional features downstream of the spillways to dissipate the energy from the flow in the spillways.

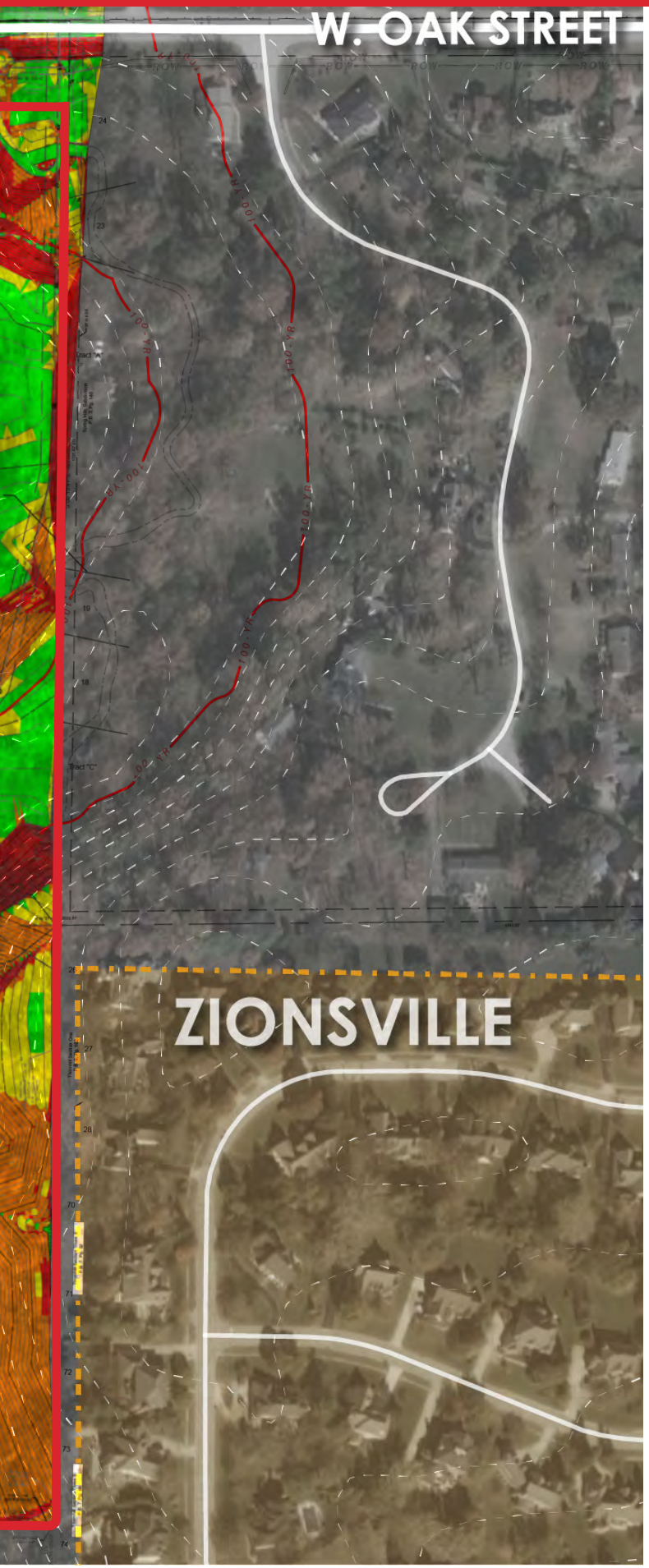
A full Discharge Remediation report has been completed by GAI for how to proceed with the existing hydrological issues the site has to take into consideration. The existing conditions of the spillway and other hydrological features within the site are depicted within the adjacent map. The Russell Lake Discharge Remediation report is included within the Appendix of this report.

legend

- RUSSELL OAKS PROPERTY
- ROADWAYS
- ZIONSVILLE
- HYDROLOGY
  - FLOOD HAZARD AREA
  - BREACHWAY
  - WATERBODY
  - ARTIFICIAL
  - CANAL DITCH
  - PIPELINE
  - STREAM / RIVER



12 site context



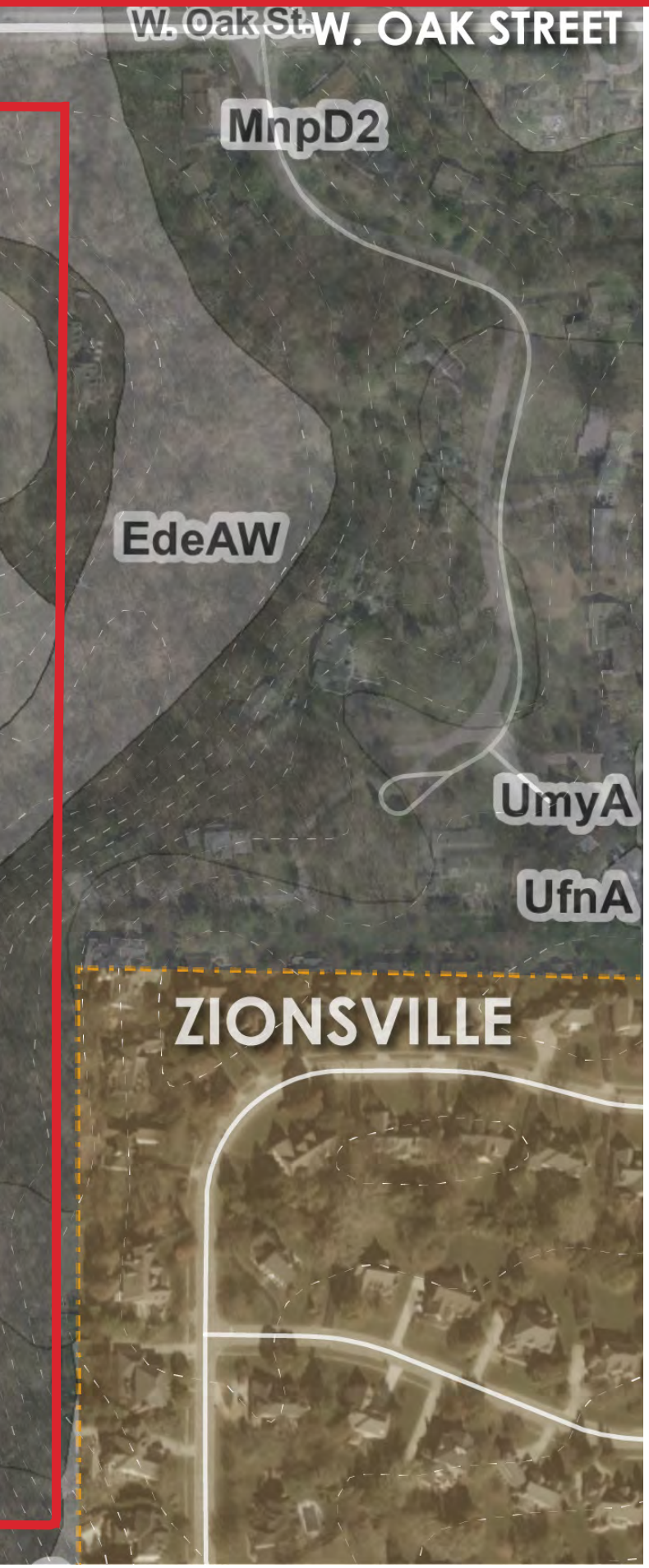
slope

GAI has analyzed the existing slope of the Russell Oaks property and found ways to use the change in elevation within the site as a feature unique to this proposed development. By utilizing the existing slopes of 0-5% for proposal lots and allowing the remaining slopes shown for recreational amenities such as trails and parks, the entire property is able to be utilized.

legend

- RUSSELL OAKS PROPERTY
- ROADWAYS
- ZIONSVILLE
- 0-5%
- 5-10%
- 10-20%
- 20-100%

CudA
Russell Dr.
MnpD2
W
MnpB2
MnpC2
Project Area
MnpD2
CudA
MnpB2
SvqG



soils

GAI has analyzed the soils of the Russell Oaks property and how they relate to the slopes within the site and the surrounding waterbody. The soils at and around the Russell Oaks property include: Cuda, Crosby Silt Loam, Fine-Loamy Subsoil, 0 to 2 Percent Slopes; Edeaw, Eel and Beckville Soils, 0 to 2 Percent Slops, Occasionally Flooded, Very Brief Duration; Mnpb2, Miami Silt Loam, 2 to 6 Percent Slopes, Eroded; Mnpc2, Miami Silt Loam, 6 to 12 Percent Slopes, Eroded; Mnpd2, Miami Silt Loam, 12 to 18 Percent Slopes, Eroded; Svqg, Stawn Loam, 25 to 70 Percent Slope, Eroded; Thra, Treaty Silty Clay Loam, 0 to 1 Percent Slopes; and W for Water.

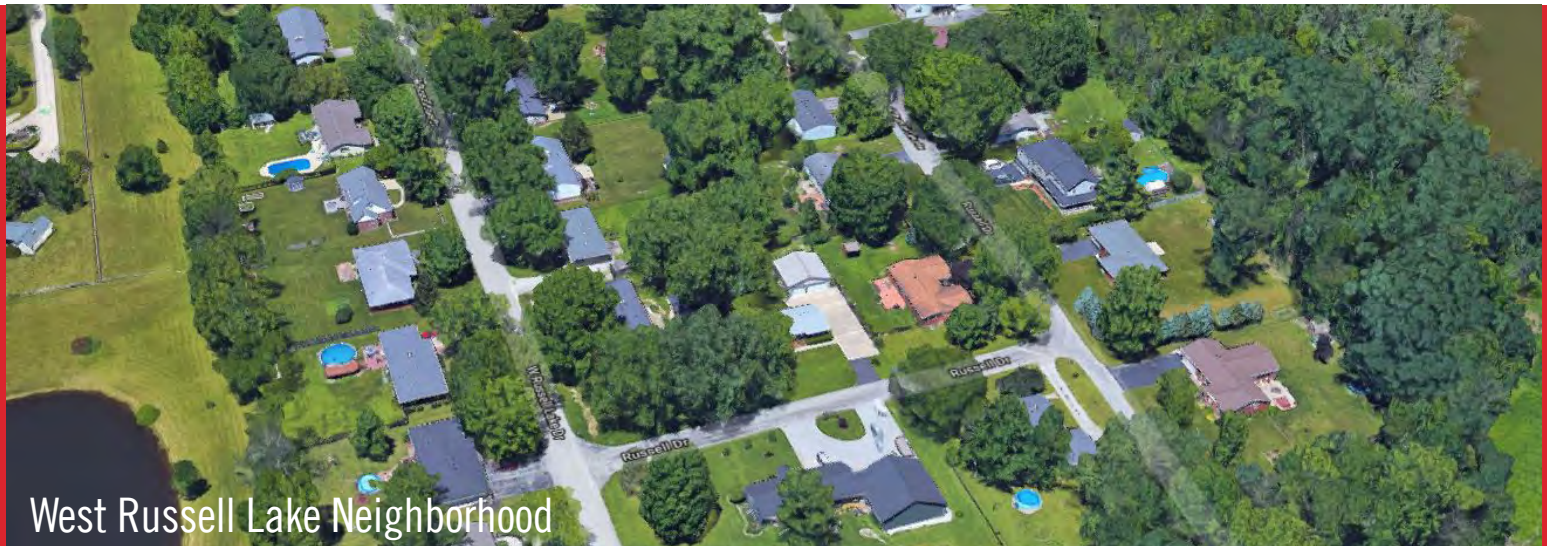
legend

	RUSSELL OAKS PROPERTY
	ROADWAYS
	ZIONSVILLE
CudA	CROSBY SILT LOAM, FINE-LOAMY SUBSOIL, 0 TO 2 PERCENT SLOPES
EdeAW	EEL AND BECKVILLE SOILS, 0 TO 2 PERCENT SLOPS, OCCASIONALLY FLOODED, VERY BRIEF DURATION
MnpB2	MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED
MnpC2	MIAMI SILT LOAM, 6 TO 12 PERCENT SLOPES, ERODED
MnpD2	MIAMI SILT LOAM, 12 TO 18 PERCENT SLOPES, ERODED
SvqG	STAWN LOAM, 25 TO 70 PERCENT SLOPE, ERODED
ThrA	TREATY SILTY CLAY LOAM, 0 TO 1 PERCENT SLOPES
W	WATER

Russell Lake and Dam

Existing estate home

Gas easement and southern cleared lands



West Russell Lake Neighborhood

Thornhill Neighborhood

Oldfields Neighborhood

01

02

03

signage + entrances

A collection of signage and entry options are shown here to reflect different character and security types. Each image is to be used as an example which can be used for future design inspiration for the entry of the Russell Oaks Development.

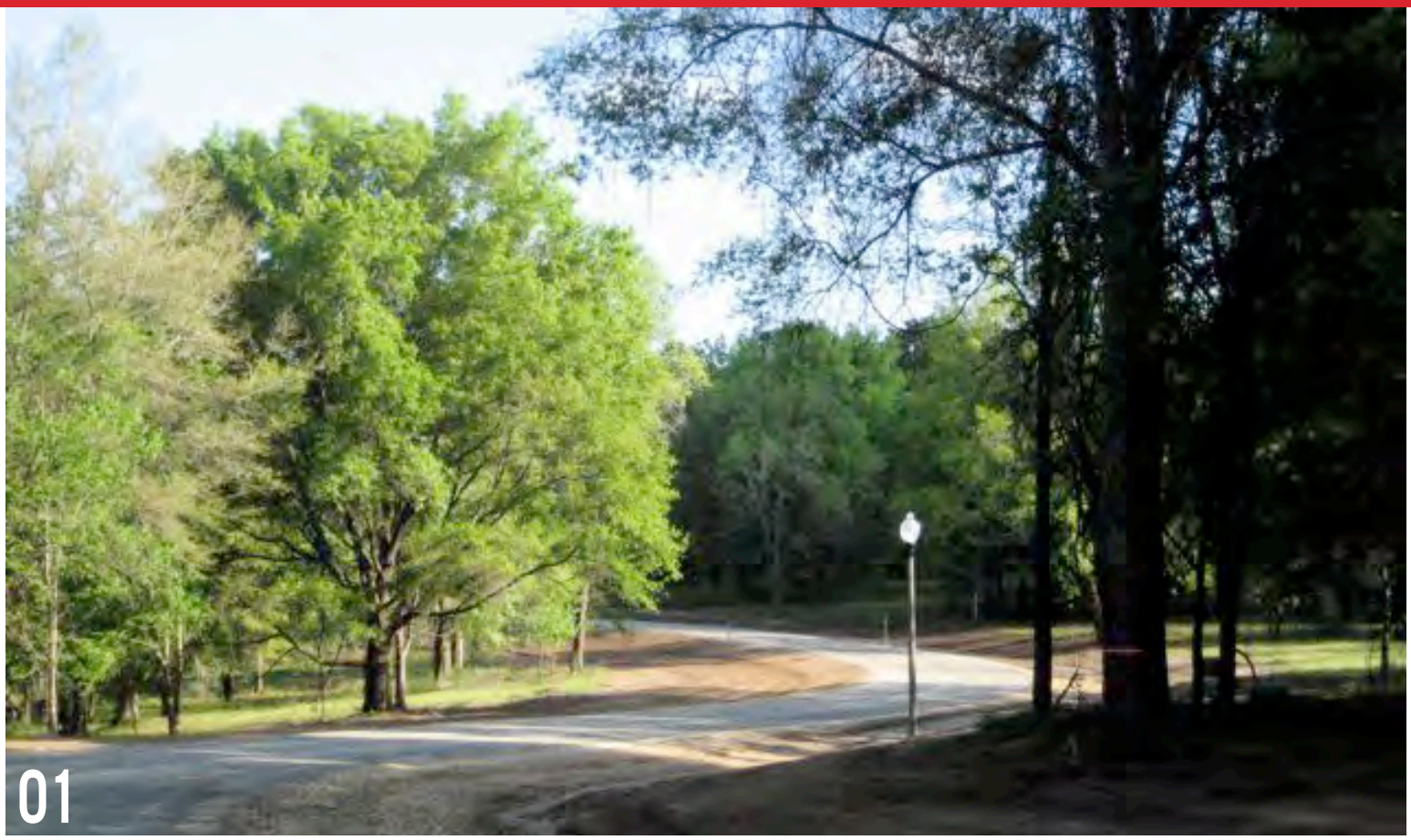
01. Formal / themed entry. Natural materials creating a statement / well maintained

02. Stone material / caps. Legible sign. Well maintained. Natural materials. Informal appearance

03. Simple but well maintained. Brick with sign (brick arch matches sign)

04. Formal gated entry. Stone. Branding opportunity on fence. Iconic columns

04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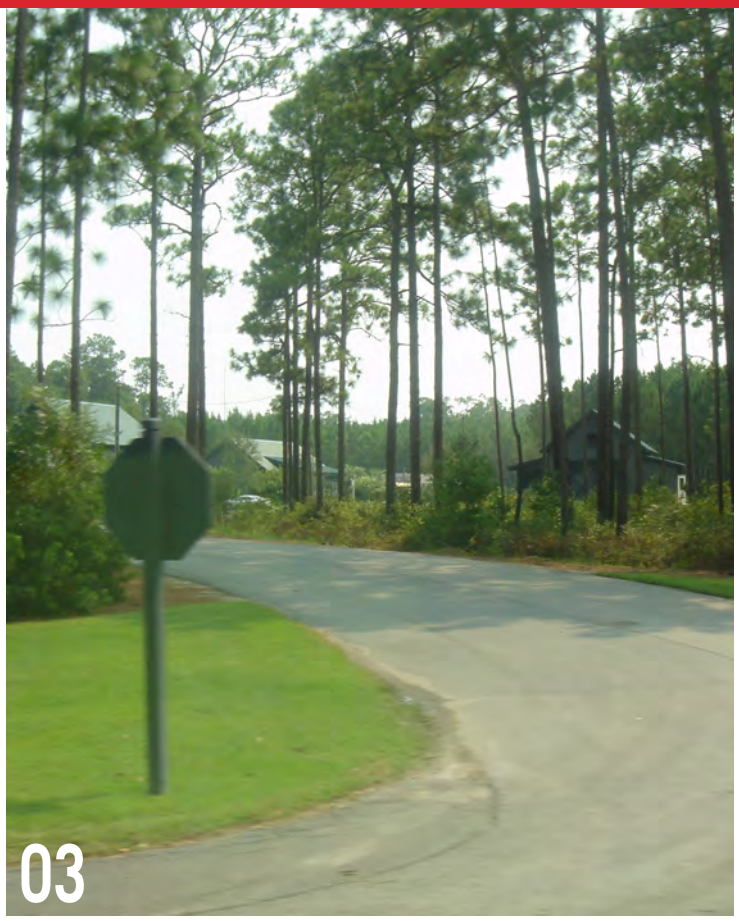


streets

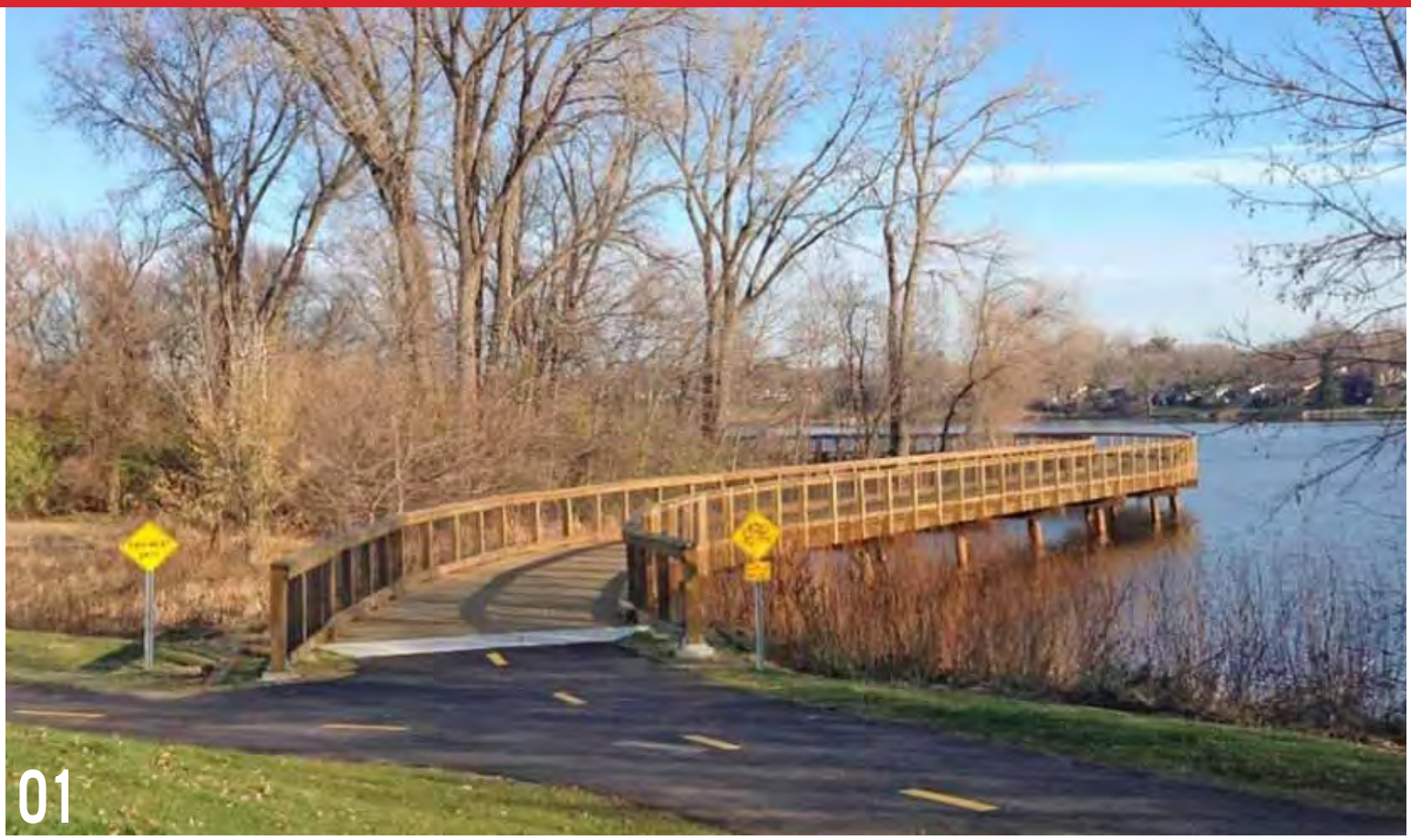
A variety of street types are shown here to develop ideas for the future development of Russell Oaks. Each option highlights levels of development for streetscape design from a naturalistic setting to a more formalized streetscape.

01. No curb / natural vegetation / lighting

02. Curbed / bifurcated / formal landscape / sidewalk

03. Natural vegetation transitions into well maintained areas / no curb / no sidewalk

04. No curb / formal landscape / lighting / lawn / no sidewalk


01

02

water feature

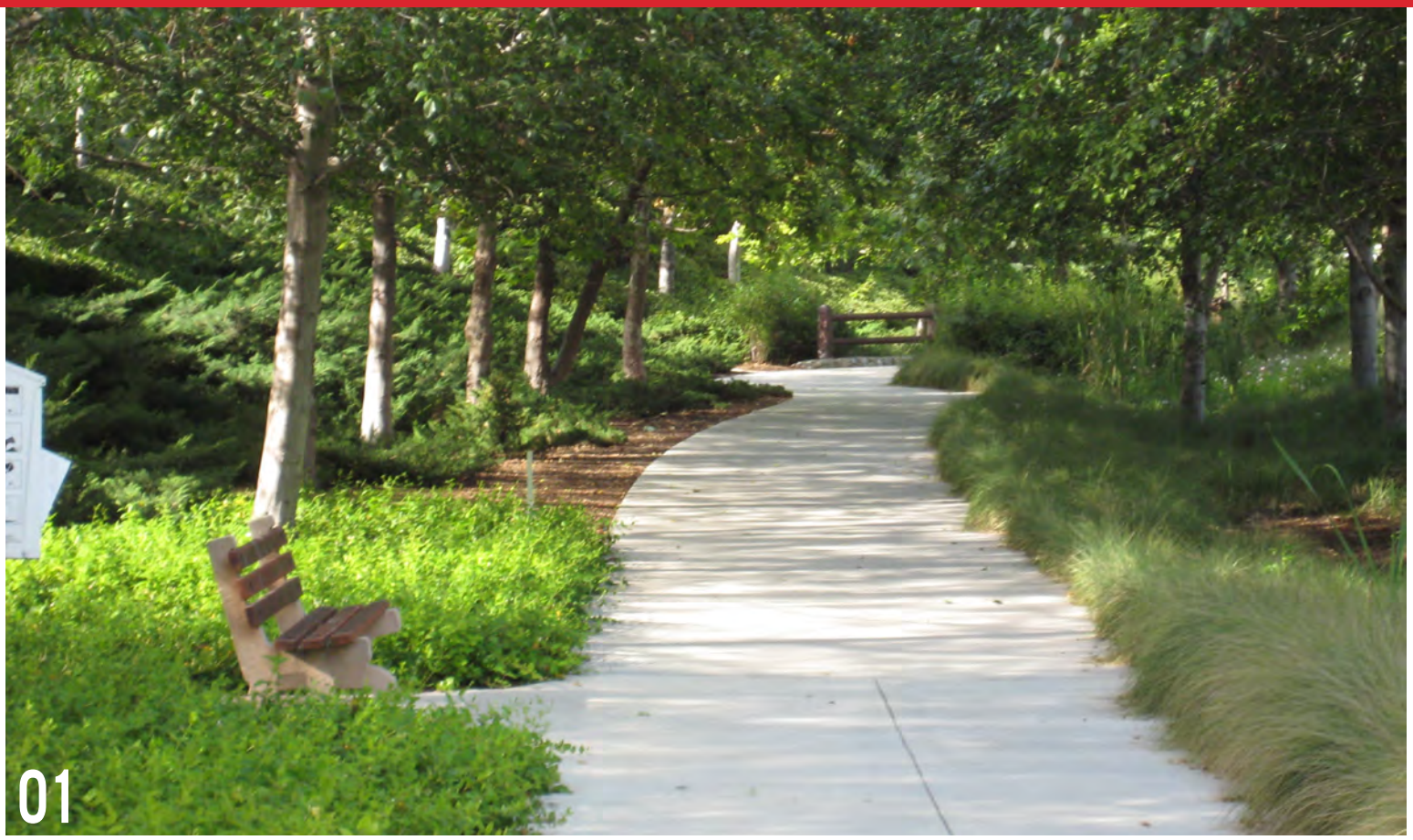
The Russell Oaks development is centered around the Russell Lake and Dam, which are unique features for this development. This body of water allows for multiple types of development to happen around it through: parks, trails, pools, or club access. Each of these images highlight different activities around that could happen around this feature to be considered in further development.

01. Trails around water features

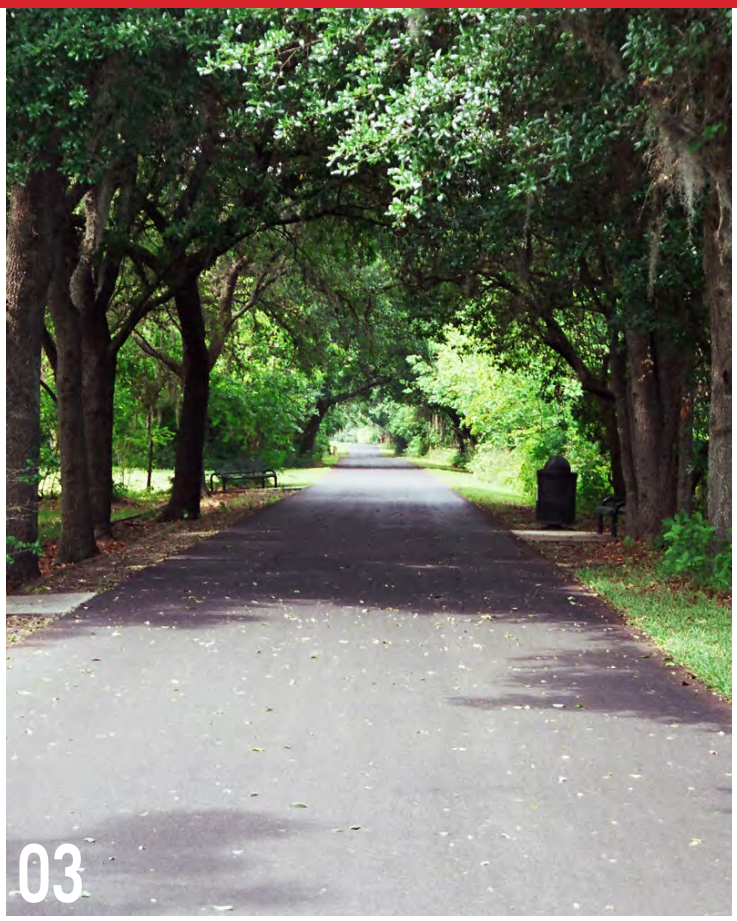
02. Passive park

03. Passive views to water + development

04. Signature development opportunities (pool / club)


01

02



trails

The Russell Oaks development has the opportunity for a variety of trail systems to run throughout the property utilizing the changing in topography and inspiring views. The images shown here are a collection of trail types that may be included within the Russell Oaks development.

01. Concrete community recreation trail

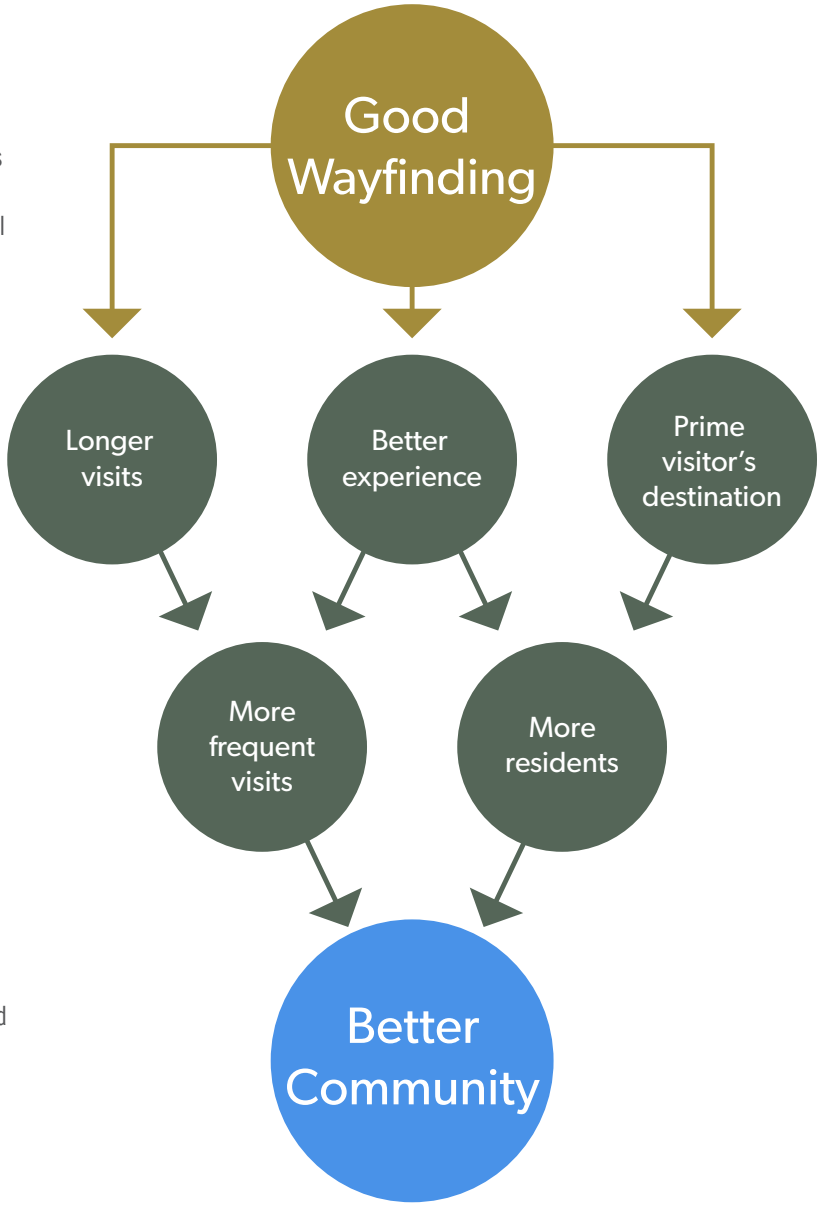
02. Natural trail

03. Asphalt community recreational trail

04. Multi-use nature trail

what is wayfinding?

The practice of Wayfinding is most simply defined as information systems that guide individuals through a physical environment. Traditionally, wayfinding has been used as a means to get people from Point A to Point B, through the use of objects like street signs. In a more modern use, wayfinding becomes an integral part of the experience that an individual has when in a particular location. Wayfinding can improve the individuals experience, promote spending more time in a given location, and encourage the visitor to come back in the future.



wayfinding for russell oaks

Future residents of Russell Oaks would benefit from a comprehensive and visual wayfinding guide throughout the development. Using signage to connect the various amenities will assist those who maneuver themselves throughout Russell Oaks. Site amenities such as trails, the lake, and overlooks are all elements that could benefit from a comprehensive campus wayfinding system.

With the character of the development in mind, a more traditional and classic styling would be desired to create a timeless network that will last for decades to come. Shown below is an example highlighting how a traditional style of signage can be aesthetically pleasing and how color can assist in the understanding of direction and amenity type. Consideration is taken when displaying information for the various types transit that can occur on site, such as vehicular and pedestrian. Vehicular signage benefits from higher placed signs and larger prints use to identify simple indicators such as direction and place. While pedestrian scale signage is able to depict more intricate detail and even mapping to show direction, place, and support information.

SIGN TYPE V2
VEHICULAR DIRECTIONAL — CITY
(Roads less than 25mph)

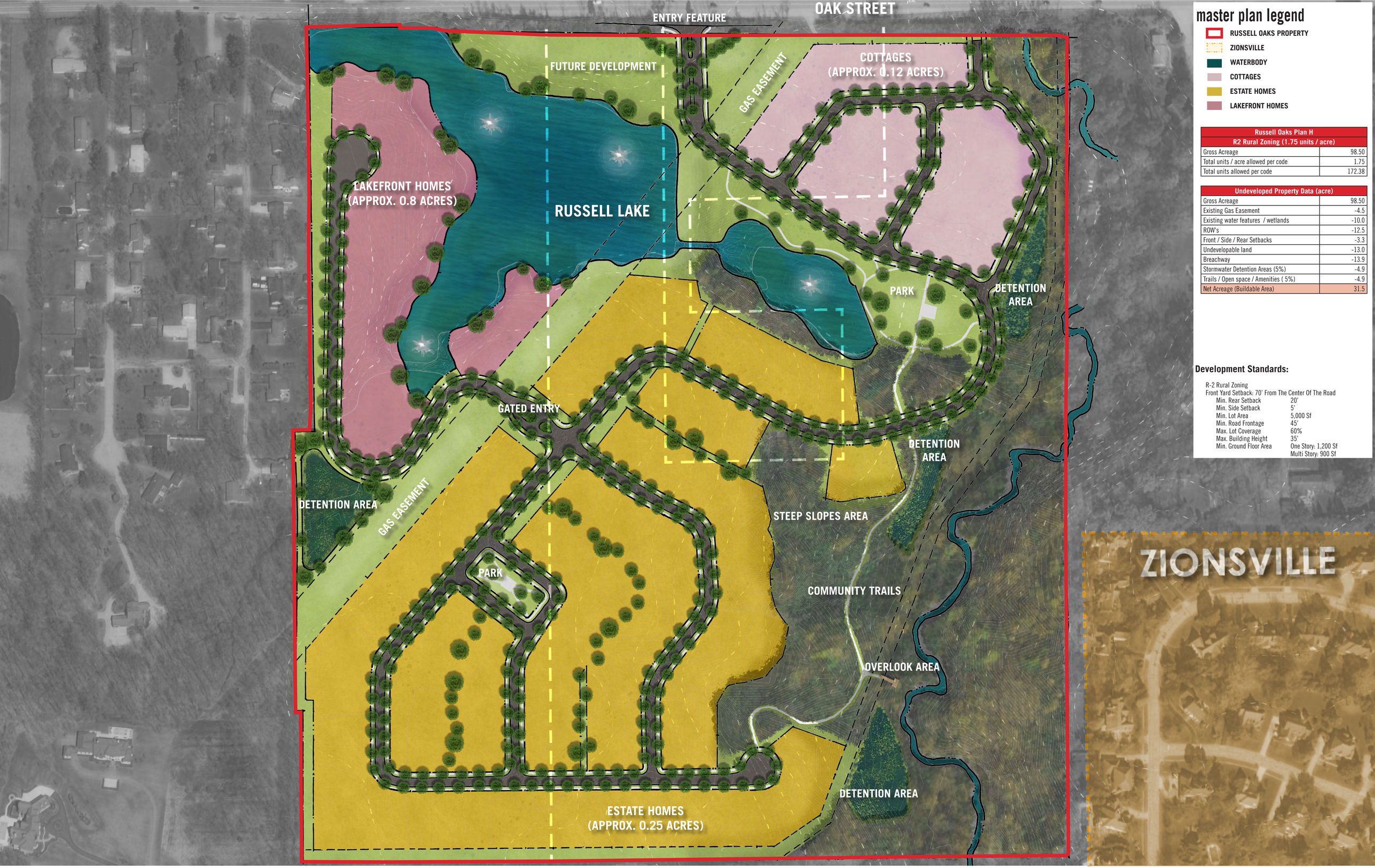
SIGN TYPE C1
PARKING DIRECTIONAL
HIGHER TRAFFIC AREAS

SIGN TYPE C2
PARKING DIRECTIONAL
LOWER TRAFFIC AREAS

SIGN TYPE P1
PEDESTRIAN DIRECTIONAL

SIGN TYPE P2
KIOSK-PEDESTRIAN MAP AND EVENTS

SIGN TYPE M
MILE MARKER



master plan legend

- RUSSELL OAKS PROPERTY
- ZIONSVILLE
- WATERBODY
- COTTAGES
- ESTATE HOMES
- LAKEFRONT HOMES

Russell Oaks Plan H	
R2 Rural Zoning (1.75 units / acre)	
Gross Acreage	98.50
Total units / acre allowed per code	1.75
Total units allowed per code	172.38

Undeveloped Property Data (acre)	
Gross Acreage	98.50
Existing Gas Easement	-4.5
Existing water features / wetlands	-10.0
ROW's	-12.5
Front / Side / Rear Setbacks	-3.3
Undevelopable land	-13.0
Breachway	-13.9
Stormwater Detention Areas (5%)	-4.9
Trails / Open space / Amenities (5%)	-4.9
Net Acreage (Buildable Area)	31.5

Development Standards:

R-2 Rural Zoning
Front Yard Setback: 70' From The Center Of The Road

Min. Rear Setback	20'
Min. Side Setback	5'
Min. Lot Area	5,000 Sf
Min. Road Frontage	45'
Max. Lot Coverage	60%
Max. Building Height	35'
Min. Ground Floor Area	One Story: 1,200 Sf Multi Story: 900 Sf

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Russell Oaks Development
Zionsville, Indiana

N

Master Plan

master plan legend

- RUSSELL OAKS PROPERTY
- ZIONSVILLE
- WATERBODY
- COTTAGES: 45 UNITS
- ESTATE HOMES: 95 UNITS
- LAKEFRONT HOMES: 10 UNITS

Russell Oaks Plan H R2 Rural Zoning (1.75 units / acre)	
Gross Acreage	98.50
Total units / acre allowed per code	1.75
Total units allowed per code	172.38

Undeveloped Property Data (acre)	
Gross Acreage	98.50
Existing Gas Easement	-4.5
Existing water features / wetlands	-10.0
ROW's	-12.5
Front / Side / Rear Setbacks	-3.3
Undevelopable land	-13.0
Breachway	-13.9
Stormwater Detention Areas (5%)	-4.9
Trails / Open space / Amenities (5%)	-4.9
Net Acreage (Buildable Area)	31.5

Density (acre)	
Total units allowed per code	172.38
Total units per current design (version H)	150.00
Gross DU / acre	1.52
Net DU / acre	4.76
Average lot size / acre (blended)	0.21

Development Standards:

R-2 Rural Zoning
Front Yard Setback: 70' From The Center Of The Road

Min. Rear Setback	20'
Min. Side Setback	5'
Min. Lot Area	5,000 Sf
Min. Road Frontage	45'
Max. Lot Coverage	60%
Max. Building Height	35'
Min. Ground Floor Area	One Story: 1,200 Sf Multi Story: 900 Sf

russell lake discharge remediation

gai consultants

Murrysville Office
4200 Triangle Lane
Export, Pennsylvania 15632-1357

T 724.387.2170
F 724.387.2265

February 28, 2020

Project E190369.00

Heritage Realty Group LLC
Attn: Mr. Jim Knighton
260 S. First Street
Zionsville, Indiana 46077

Preliminary Conceptual Design
Russell Lake Discharge Remediation
Boone County, Indiana

Dear Mr. Knighton:

GAI Consultants, Inc. (GAI) is pleased to provide our conceptual design and associated opinion of probable cost for discharge remediation at Russell Lake Dam. Though it is referred to as a "dam", Russell Lake Dam does not meet the regulatory definition of a dam as defined in Title 14, Article 27 of Indiana's State Code (IC 14-27-7.5.1). We understand that even though it is not regulated as such, Heritage Realty Group wishes to upgrade the Russell Lake spillway capacity to that which would be applicable under state dam regulations.

Our proposed conceptual design involves demolition of the existing spillway and construction of new primary and auxiliary spillways, with the new primary spillway being at the same location as the existing spillway. The proposed design includes additional features downstream of the spillways to dissipate the energy from the flow in the spillways.

GAI reviewed a preliminary engineering report and associated survey drawing for Russell Lake Dam to confirm relevant hydrologic parameters and existing site topography. Since the proposed spillway channels direct flow from the lake and its impounding structure, they need to be designed to the significant hazard design flow, 50% of the Probable Maximum Precipitation (0.5 PMP). The energy dissipators at the spillway channel outlets are downgradient of the Russell Lake embankment and do not affect the integrity of the embankment; the primary spillway dissipator is therefore designed for the 100-year, 24-hour storm event (the auxiliary dissipator is designed for the 0.5 PMP). These proposed features are shown on the design drawings located in Attachment 1.

Calculations (see Attachment 2) document our analyses and consist of:

- Review and documentation of existing information and design parameters;
- Creation of a hydrologic model to obtain discharge conditions under the 0.5 PMP storm event and the 100-year, 24-hour storm event; and
- Design of primary and auxiliary spillways, channels, and energy dissipators.

Analyses

Data Used

GAI utilized the following sources to obtain information:

- Draft Russell Lake Dam Preliminary Engineering Report, prepared by Christopher B. Burke Engineering, LLC (CBBEL) in 2016 and provided by Heritage Realty Group LLC;

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- Indiana Department of Natural Resource (IDNR) *General Guidelines for New Dams and Improvements to Existing Dams in Indiana* and *Rainfall Frequency for Indiana*;
- National Oceanic and Atmospheric Administration (NOAA) *Atlas 14 Point Precipitation Frequency Estimates*; and
- Existing conditions provided in Land Title Survey Drawings, prepared by Coor Consulting and Land Services Corporation (Coor) and provided by Heritage Realty Group LLC;

Review of Information

GAI reviewed CBBEL's preliminary engineering report and noted applicable hydrological parameters, existing features, and regulations. Relevant pages from the preliminary engineering report are included in Attachment 2. Using the preliminary engineering report, GAI obtained the sizes of contributing watersheds to Russell Lake Dam and associated hydrologic parameters. GAI also obtained information regarding the current spillway structure, discharge channel, and dam geometry.

Although Russell Lake Dam is not classified as a dam under Indiana's state regulations, GAI reviewed IDNR's *General Guidelines for New Dams and Improvements to Existing Dams in Indiana.* The guidelines presented in IDNR's literature were consistent with the design regulations presented in CBBEL's preliminary engineering report. GAI reviewed existing precipitation distributions and rainfall frequencies to confirm that no changes have been made to these items since their inclusion in the CBBEL report.

GAI reviewed site topography and the locations of existing features as presented in the Land Title Survey Drawings, prepared by Coor and contained in Attachment 2. GAI compared the Coor drawings to the site information provided in CBBEL's preliminary engineering report and noticed no discrepancies that would affect the current analyses.

The calculations in Attachment 2 contains additional information regarding the design parameters gathered from the above sources.

Hydrologic Model

The U.S. Army Corps of Engineers (USACE) computer program HEC-HMS, Version 4.2.1, was used to model the peak discharge from both the 0.5 PMP storm event and the 100-year, 24-hour storm event. The hydrological parameters identified from the review of information were input into the HEC-HMS model to obtain expected peak discharge into Russell Lake under both the 0.5 PMP storm event and the 100-year, 24-hour storm event. It was assumed that no retention or attenuation of flow would occur in Russell Lake, so the required discharge out of the lake was assumed to be equal to the peak discharge into the lake. Additional information regarding the HEC-HMS model is contained in Attachment 2.

Spillway, Channel, and Energy Dissipator Design

Primary and auxiliary spillways were designed to convey the peak discharge from the 0.5 PMP storm event. Based on the configuration shown in the calculations and on the conceptual drawings, the primary and auxiliary spillways will discharge approximately 83% and 17%, respectively, of the total flow from the 0.5 PMP design storm. The primary spillway and receiving channel will be a concrete-lined channel, while the auxiliary spillway and receiving channel will be lined with uniform section mat fabric-formed concrete.

Energy dissipators were designed for both the primary spillway channel and the auxiliary spillway channel. A United States Bureau of Reclamation Type III Concrete Stilling Basin was selected as the most appropriate outlet protection for the primary spillway channel. The basin will be excavated partially below grade and will outlet to a swale lined with Indiana Class I riprap. A riprap-lined basin was designed as outlet protection for the auxiliary spillway channel. This basin will outlet to a vegetated swale lined with a permanent turf reinforcement mat.

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The calculation brief included as Attachment 2 contains additional information regarding the design of the spillways, channels, and energy dissipators.

Opinion of Probable Construction Costs

An Opinion of Probable Construction Costs for the proposed design is contained in Attachment 3. This opinion is only for construction of the spillways and dissipators that are discussed herein and does not include the cost for permitting, contractor mobilization, construction engineering support, or additional site work, including erosion and sedimentation controls or utility relocation. This cost was developed by GAI based on available costs, experience with similar projects, and the topographic and site information provided by Heritage Realty Group, LLC.

Assumptions

The following assumptions are inherent in the analyses used in this assessment:

- The information reviewed by GAI and used in the design of the spillway remediation is appropriate and sufficient for this conceptual design;
- Locations of any existing utilities in the proposed area of the spillways are buried sufficiently deep or located in areas that will not affect the proposed location and design; and
- The cost for additional proposed site work, preparation of construction drawings, and permitting efforts are not included in the Opinion of Probable Construction Costs.

Conclusion

This preliminary conceptual design for discharge remediation at Russell Lake Dam involves the construction of primary and auxiliary spillways, as well as downstream channels and energy dissipators. The design was prepared using hydrologic information previously developed by CBBEL and existing site conditions as provided in the survey drawings by Coor. The design meets the guidelines specified by IDNR for dams, although Russell Lake Dam is not actually a dam as defined by the State of Indiana.

We trust that this submittal meets your needs, and we sincerely appreciate assisting you with this project. If you have any questions, please contact Mr. Kevin Bortz at 412.399.5416 or Mr. Charlie Straley at 681.245.8866.

Sincerely,

GAI Consultants, Inc.

Kevin M. Bortz, PE
Engineering Manager

Charles F. Straley, PE
Senior Engineering Manager

Attachments: Attachment 1: Proposed Conceptual Design
Attachment 2: Calculations
Attachment 3: Opinion of Probable Construction Costs

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ATTACHMENT 1
Proposed Conceptual Design

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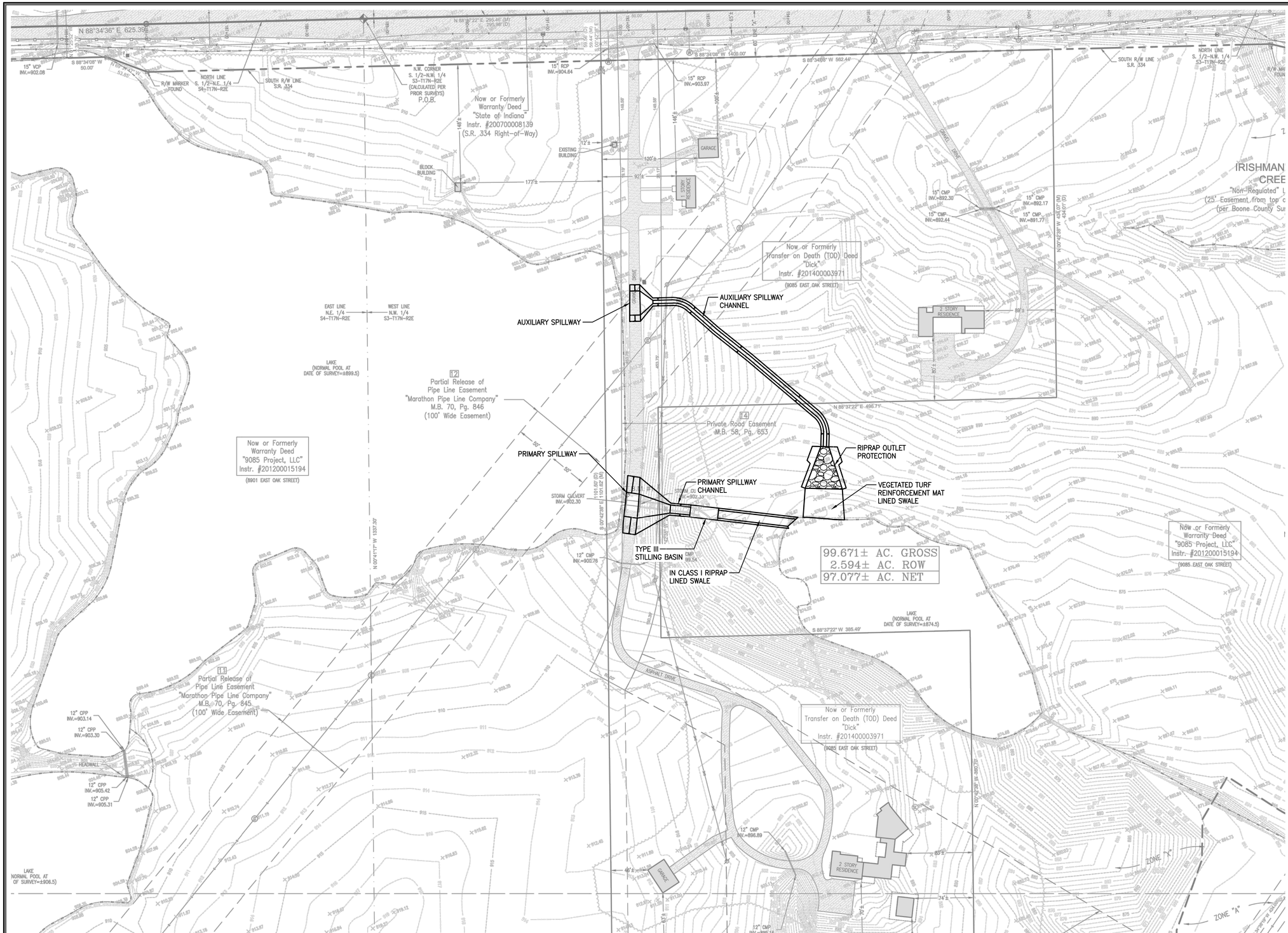

REFERENCE:
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					REVISION RECORD

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CLIENT
HERITAGE REALTY GROUP

DRAWING TITLE
CONCEPTUAL PLAN VIEW

gai consultants

PROJECT
RUSSEL LAKE
SPILLWAY MODIFICATION

GAI DRAWING NUMBER: **D2-001**
ALT. /CLIENT DRAWING NUMBER:
GAI FILE NUMBER: **E190369-00-000-00-D2-001**

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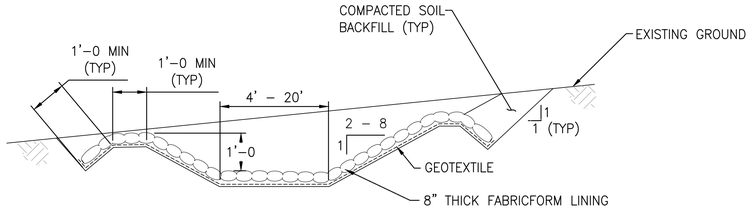

TYPICAL AUXILIARY SPILLWAY AUXILIARY SPILLWAY CHANNEL

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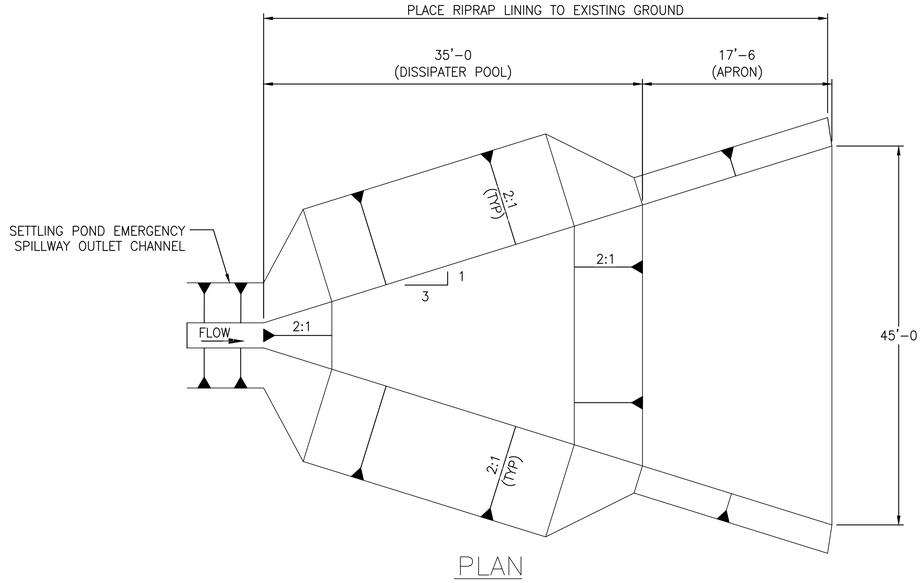
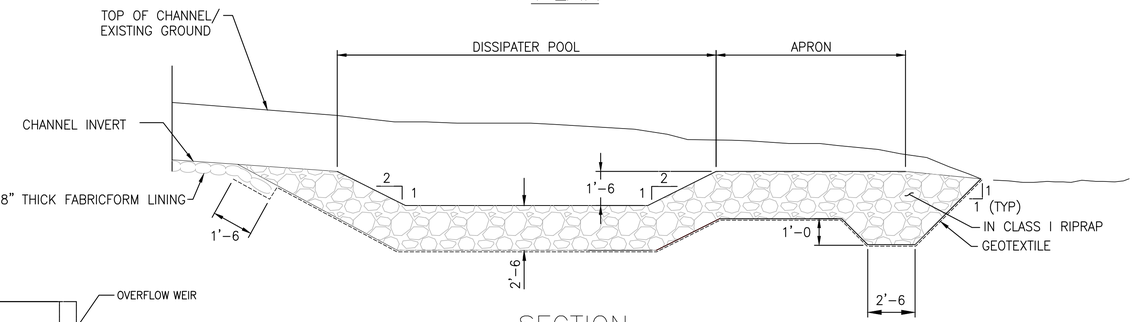


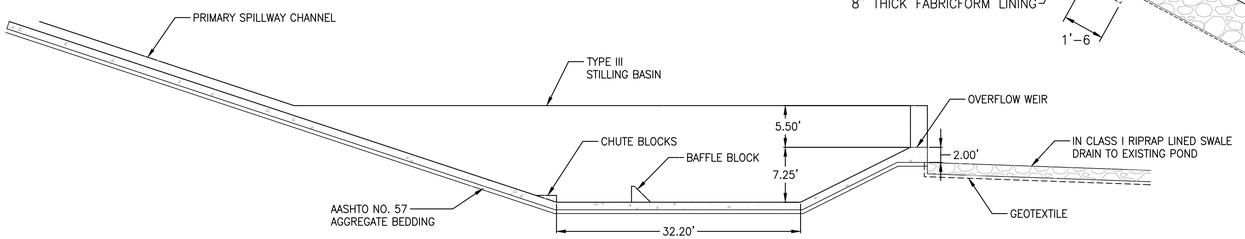
PLAN



SECTION

RIPRAP OUTLET PROTECTION

N.T.S.



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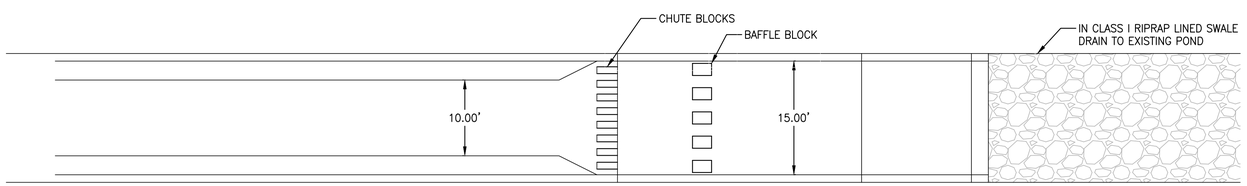
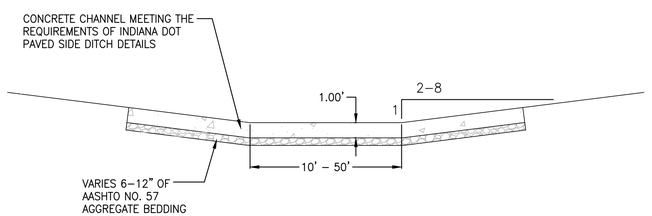


PLAN

TYPE III STILLING BASIN

N.T.S.



PRIMARY SPILLWAY AND PRIMARY SPILLWAY CHANNEL

N.T.S.

DRAWING TITLE
CONCEPTUAL DETAILS

PROJECT
RUSSELL LAKE
SPILLWAY MODIFICATION

CLIENT
HERITAGE REALTY GROUP

gai consultants

GAI DRAWING NUMBER: D2-002
ALT. CLIENT DRAWING NUMBER:
GAI FILE NUMBER: E190369-00-000-00-D2-002
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ATTACHMENT 2
Calculations

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OBJECTIVE

The purpose of this calculation is to design two spillways and associated downstream drainage features for Russell Lake Dam that can convey stormwater runoff from the designated design storm without overtopping.

METHODOLOGY

Hydrologic input parameters were previously calculated using methods presented in the US Department of Agriculture's *Urban Hydrology for Small Watersheds* (TR-55) by Christopher B. Burke Engineering, LLC (CBBEL) in the *Russell Lake Dam Preliminary Engineering Report* (CBBEL Report). These parameters will be used in hydrologic models to generate runoff from the design storm. Overflow spillways will be designed to convey the peak flow from the design event.

REFERENCES

1. Christopher B. Burke Engineering, LLC. (2016). *Russell Lake Dam Preliminary Engineering Report (DRAFT)*.
2. Indiana Department of Natural Resources. (2001). *General Guidelines for New Dams and Improvements to Existing Dams in Indiana*.
3. Indiana Department of Natural Resources Division of Water Publication. (1994). *Rainfall Frequency in Indiana*.
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6. National Oceanic and Atmospheric Administration, Hydrometerological Design Studies Center. (2017). Precipitation Frequency Data Server (PFDS). https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=in
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8. Pennsylvania Department of Transportation. (April 15, 2015). *PennDOT Drainage Manual.*
9. United States Department of Transportation, Federal Highway Administration. (July 2006). *Hydraulic Design of Energy Dissipators for Culverts and Channels.* Circular No. 14, Third Edition (HEC-14).
10. United States Army Corps of Engineers (February 2016). *HEC-RAS River Analysis System Hydraulic Reference Manual, Version 5.0.*
11. United States Department of Agriculture. (1986). *Urban Hydrology for Small Watersheds* (Technical Release 55).

BACKGROUND

As part of a project to develop a master plan and associated cost opinions for the residential development of an approximately 100-acre parcel located in Zionsville Indiana by Heritage Realty Group, LLC, a conceptual plan for discharge remediation at Russell Lake Dam is desired.

According to the CBBEL Report, Russell Lake Dam is an approximately 7.4-acre impoundment created by an earthen embankment across an unnamed tributary to Irishman's Run. The embankment has an approximate height of 18 feet. The crest has an approximate length and width of 300 feet and 15 feet, respectively. The CBBEL Report states that the crest elevation varies between 905.2 to 903.6 feet. Though it is referred to as a "dam", Russell Lake Dam does not meet the regulatory definition of a dam as outlined in Title 14, Article 27 of Indiana's State Code (IC 14-27-

7.5-1). However, the guidance outlined for "significant hazards" in the Indiana Department of Natural Resources (IDNR) *General Guidelines for New Dams and Improvements to Existing Dams in Indiana* will be used to analyze options for discharge remediation at Russell Lake Dam.

Based on a topographic survey conducted by Coor Consulting and Land Services Corporation (Coor) on November 23, 2015, the upstream slope is approximately 2.5H:1V (above water line), and the downstream slope is approximately 3H:1V. A plan view of Russell Lake Dam generated by Coor from the topographic survey is included as Attachment 2.

The CBBEL Report outlines the current method by which water is discharged. According to the CBBEL Report, water discharges from Russell Lake Dam through the primary spillway, which consists of a 2-foot by 6-foot concrete box culvert. The upstream invert of the culvert (as well as the normal pool level) is stated to be at an elevation of 899.9 feet in the CBBEL Report. The CBBEL Report also states that the crest elevation near the culvert is approximately 905.2 feet. The box culvert outlets into a concrete, stair-stepped channel downstream of southeast side of the dam.

Heritage Realty Group, LLC aims to remediate the discharge capacity of Russell Lake Dam through improvement or retrofit of the primary spillway, as well as the addition of a secondary, auxiliary spillway. This calculation analyzes the hydrological site conditions and presents a proposed design to improve the discharge capacity of Russell Lake Dam.

HYDROLOGY

WATERSHED AREAS

The watershed to the Dam was delineated in the CBBEL Report (2016). Page 5 of the CBBEL Report (Attachment 1) outlines the methodology used when delineating watersheds. The overall watershed was broken into four sub-watersheds (denoted as Bottom, Center, Lake, and Upper) to better characterize the hydrologic parameters. Exhibit 2 in the CBBEL Report (Attachment 1) displays the sub-watersheds to the Dam, the areas of which are summarized below:

Name	Watershed Size (mi^2)
Bottom	0.10
Center	0.05
Lake	0.06
Upper	0.10
Total	0.31

PRECIPITATION

Per the guidance outlined in Table 1 of IDNR's *General Guidelines for New Dams and Improvements to Existing Dams in Indiana*, the design rainfall for a significant hazard dam shall be 50% of the 6-hour Probable Maximum Precipitation (0.5 PMP). The 6-hour PMP design storm rainfall depth was previously determined in the CBBEL Report, select pages of which are included as Attachment 1. Appendix 2 of the CBBEL Report (Attachment 1) contains an exhibit of the "All Season 6-Hour PMP for 10 Square Miles" published by IDNR.

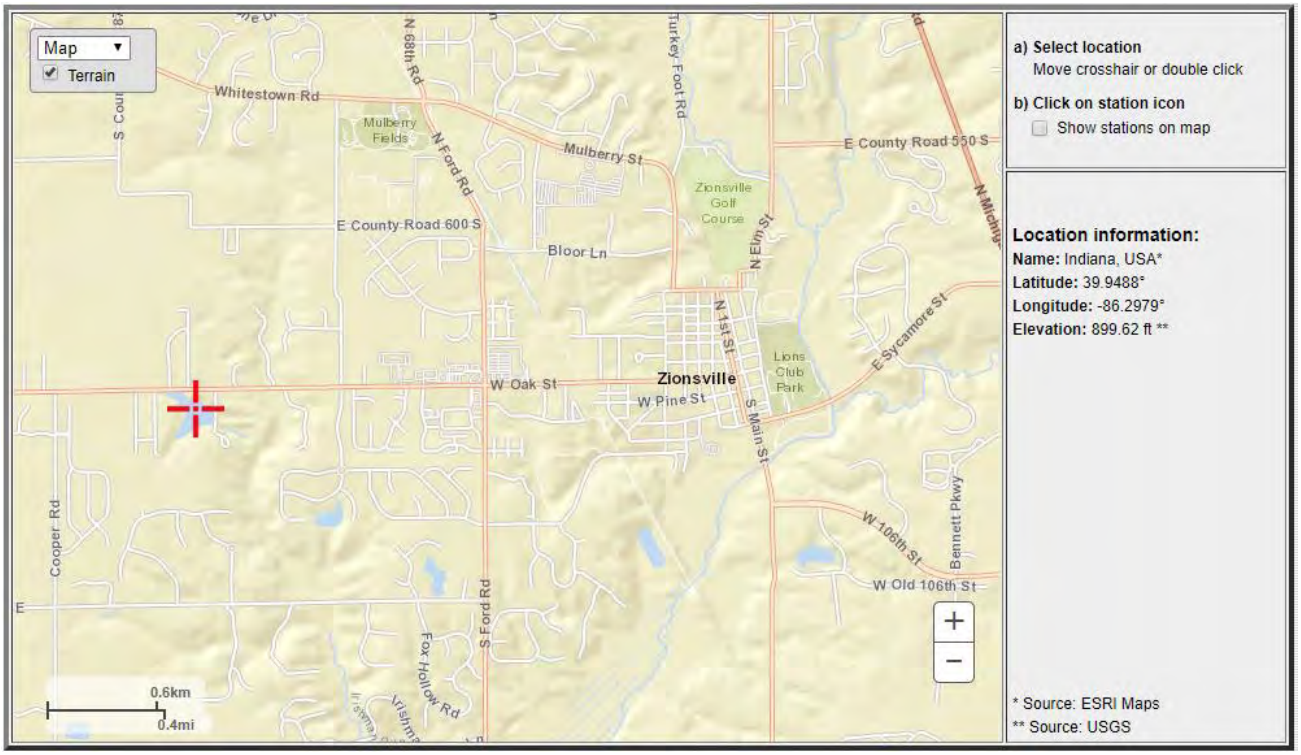
GAI confirmed that no changes have been made to the IDNR's "All Season 6-Hour PMP for 10 Square Miles" figure since the creation of the CBBEL Report, and a more recent version of this figure is included in Attachment 3. The

Dam falls between two 6-hour PMP rainfall depths, so the greater rainfall depth was chosen. The 6-hour PMP rainfall depth is 27.0 inches, so the 0.5 PMP rainfall depth is 13.5 inches. Use of the "All Season 6-Hour PMP for 10 Square Miles" is appropriate, as the total watershed area was delineated as 0.31 square miles in the CBBEL Report.

Per the guidance outlined in IDNR's *General Guidelines for New Dams and Improvements to Existing Dams in Indiana*, the 6-hour PMP hyetograph is to be derived using the Natural Resource Conservation Service (NRCS) Type B distribution. The NRCS Type B distribution is available from IDNR's *Rainfall Frequency for Indiana* publication and is included in Attachment 3. This distribution is used to specify the rainfall distribution over the length of a storm is contained in Attachment 3. This distribution is used to input precipitation depths over the duration of the event into the hydrologic model. A summary of the precipitation distribution is shown in the table below:

Total Time (minutes)	Total Rainfall (in)
5	0.1080
15	0.2025
60	1.0395
120	3.5640
180	9.5040
360	13.5000

Because this calculation includes design of channels to convey water after it has passed through the spillway and beyond the dam's embankment, the 100-year, 24-hour storm event was also used in some analyses. From NOAA's Atlas 14, at the marked location:



Precipitation data is as follows:

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)						
Duration	Average recurrence intervals (in years)					
	2	5	10	25	100	1000
24-hour	2.96	3.66	4.21	4.97	6.22	8.53

The 100-year, 24-hour storm event corresponds to 6.22 inches of rainfall. Attachment 3 contains a printout of the above precipitation estimates from NOAA's Atlas 14 website.

SOIL CONDITIONS

Composite curve numbers were computed in the CBBEL Report for each of the four sub-watersheds. Page 5 of the CBBEL Report (Attachment 1) outlines the methodology used to calculate composite curve numbers. In the CBBEL Report, the SCS Curve Number method, outlined in the TR-55, was used to develop the curve numbers used in the model, with soil information from the Soil Survey Geographic Database (SSURGO) and land use information from the National Land Cover Database (NLCD).

Appendix 2 of the CBBEL Report (Attachment 1) contains curve number calculations; Exhibits 3 and 4 from the CBBEL Report provide maps of land use and hydrologic soil groups, respectively. A summary of composite curve numbers for each sub-watershed is displayed below:

Name	Curve Number
Bottom	79
Center	77
Lake	82
Upper	77

TIME OF CONCENTRATION

The times of concentration (T_c) for each sub-watershed were calculated in the CBBEL Report. Page 5 of the CBBEL Report (Attachment 1) outlines the methodology used to calculate times of concentration. Times of concentration were calculated in the CBBEL Report using the process outlined in TR-55. Lag time (T_{lag}) was calculated as 60% of the time of concentration for each sub-watershed. Appendix 2 of the CBBEL Report (Attachment 1) contains the calculations used to determine times of concentration for each of the four sub-watersheds. Exhibit 2 of the CBBEL Report (Attachment 1) displays the flowpaths used to calculate times of concentration for each sub-watershed. A summary of the times of concentration and lag times for each sub-watershed is displayed below:

Name	T_c (min)	T_{lag} (min)
Bottom	34	20.5
Center	35	21.2
Lake	19	11.4
Upper	51	30.3

HEC-HMS MODELING – INPUTS

In this assessment, the computer program HEC-HMS (HMS) is used to evaluate the 6-hour peak flows resulting from the 0.5 PMP event and the 24-hour peak flows resulting from the 100-year, 24-hour storm event. Peak flows will be generated for each of the four sub-watersheds used in the CBBEL Report (Bottom, Center, Lake, and Upper). These peak flows will be combined using a junction point to represent the peak inflow to Russell Lake (denoted as "Russel Lake" in the HMS Model). No retention or attenuation of flow within Russel Lake will be used in this spillway assessment.

The HMS inputs for each sub-watershed are presented below:

Name	Watershed Size (mi^2)	T_c (min)	T_{lag} (min)	CN
Bottom	0.10	34	20.5	79
Center	0.05	35	21.2	77
Lake	0.06	19	11.4	82
Upper	0.10	51	30.3	77

0.5 PMP STORM EVENT

Precipitation data for the 0.5 PMP storm event was input to HMS using the "Frequency Storm" method. The storm duration was set to 6 hours, and the partial-duration depth (in) was input to the model using the NRCS Type B distribution (see Attachment 3 for tabular precipitation depths). A summary of the meteorological inputs to the HMS model are presented below:

Frequency Storm

Met Name: 0.5 PMP

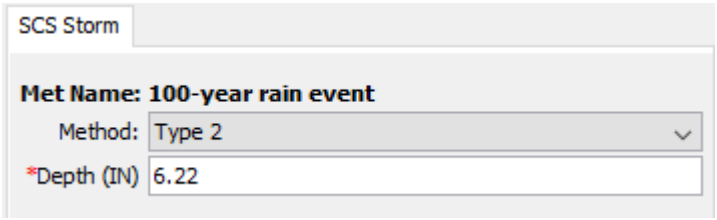
Probability:	Other
Input Type:	Partial Duration
Output Type:	Annual Duration
Intensity Duration:	5 Minutes
Storm Duration:	6 Hours
Intensity Position:	33 Percent
Storm Area (MI2)	10.0
Curve:	Uniform For All Subbasins

Duration	Partial-Duration Depth (IN)
5 Minutes	0.10800
15 Minutes	0.20250
1 Hour	1.0395
2 Hours	3.5640
3 Hours	9.5040
6 Hours	13.500
12 Hours	
1 Day	

The HMS model was set to output data at 1-minute time intervals. The HMS model simulated a 12-hour time period so that runoff after the 6-hour storm event could be analyzed.

100-YEAR, 24-HOUR STORM EVENT

Precipitation data for the 100-year, 24-hour storm event was input into HMS using the "SCS Storm" method. The was specified as "Type 2", and the depth was specified as 6.22 inches, as shown by the meteorological inputs below:



The HMS was set to output data at 1-minute time intervals. The HMS model simulated a 24-hour period.

HEC-HMS MODLEING - OUTPUTS

A summary of the peak discharge flows from the 0.5 PMP storm event and the 100-year, 24-hour storm event and the time of peak discharge from each of the four sub-watersheds (Bottom, Center, Lake, and Upper) is shown below. This summary table also displays the peak discharge from the junction of the four sub-watersheds (denoted as "Russell Lake"), which represents the flow into and out of Russell Lake.

0.5 PMP STORM EVENT

Project: Russell Lake Dam Simulation Run: Run 2

Start of Run: 01Jan2000, 00:00 Basin Model: Russell Lake Dam
End of Run: 01Jan2000, 12:00 Meteorologic Model: 0.5 PMP
Compute Time: 14Jan2020, 08:59:01 Control Specifications: Control 1

Show Elements: All Elements Volume Units: (•) IN ( ) AC-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Upper	0.10	270.4	01Jan2000, 03:46	10.44
Bottom	0.10	319.2	01Jan2000, 03:39	10.73
Lake	0.06	228.3	01Jan2000, 03:32	11.15
Center	0.05	155.7	01Jan2000, 03:39	10.44
Russel Lake	0.31	922.4	01Jan2000, 03:36	10.67

The peak discharge into Russell Lake as a result of the 0.5 PMP storm event was calculated as 922 cubic feet per second (CFS). Because no retention or attenuation of flow is used in this assessment, the design peak discharge out of Russell Lake is also 922 CFS. A discharge flow of 922 CFS will be used to design and assess the capacity of the two spillways. Attachment 4 contains additional output results from the HMS model.

100-YEAR, 24-HOUR STORM EVENT

Project: Russel Lake 100-year rain Simulation Run: 100-year

Start of Run: 01Jan2000, 00:00 Basin Model: Russell Lake Dam
End of Run: 02Jan2000, 00:01 Meteorologic Model: 100-year rain event
Compute Time: 21Jan2020, 13:29:08 Control Specifications: Control 2

Show Elements: All Elements Volume Units: (•) IN ( ) AC-FT Sorting: Hydrologic

Hydrologic Element	Drainage Area (MI2)	Peak Discharge (CFS)	Time of Peak	Volume (IN)
Upper	0.10	152.8	01Jan2000, 12:23	3.63
Bottom	0.10	209.8	01Jan2000, 12:13	3.85
Lake	0.06	187.1	01Jan2000, 12:04	4.18
Center	0.05	97.2	01Jan2000, 12:14	3.65
Russel Lake	0.31	560.9	01Jan2000, 12:10	3.81

The peak discharge into Russell Lake as a result of the 100-year, 24-hour storm event was calculated as 561 CFS. Because no retention or attenuation of flow is used in this assessment, the design peak discharge out of Russell Lake is also 561 CFS.

A discharge flow of 922 CFS will be used to design and assess the capacity of the two channels downstream of the primary and auxiliary spillways and dam embankment, while 561 CFS will be used to design energy dissipation/outlet protection downstream of the embankment.

HYDRAULICS

SPILLWAY ANALYSIS

0.5 PMP STORM EVENT

Configurations for two separate spillways (primary and auxiliary) for Russell Lake Dam were analyzed. The spillways were modeled in Excel as trapezoidal weirs. Discharge flow rates from the spillways are calculated by combining the weir equations for a rectangular weir (without end contractions) and a triangular weir.

The two spillways are designed to pass the peak discharge resulting from the 0.5 PMP storm event (922 CFS) together without overtopping the dam crest. The invert elevation of the primary spillway was set to the same invert elevation as the existing discharge culvert (899.9 feet). The invert elevation of the auxiliary spillway was set one foot higher than the primary spillway (900.9 feet). The crest elevation was set to 902.5 feet, which is the approximate minimum crest elevation stated in the CBBEL Report.

Because a combination of different bottom widths may be used for the primary and auxiliary spillways, a variety of dimensions were tested. Spillway bottom widths of 50 feet and 20 feet were chosen for the primary spillway and auxiliary spillway, respectively. At a level of 0.1 foot below the crest elevation, the spillways convey:

- Primary spillway = 768 CFS (82% of total flow and 83% of peak discharge from 0.5 PMP storm event)
- Auxiliary spillway = 163 CFS (18% of total flow and 17% of peak discharge from 0.5 PMP storm event)

The full calculations for these items can be seen below:

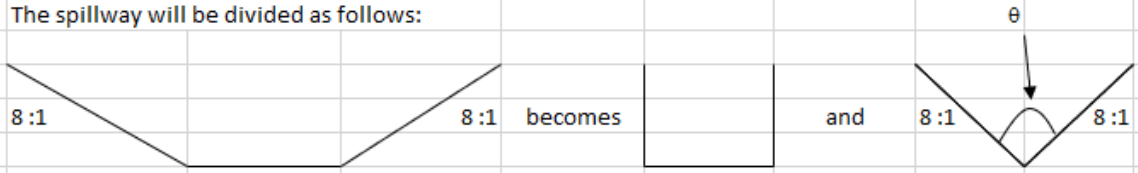
0.5 PMP STORM EVENT

PRIMARY SPILLWAY

Evaluate the stage-discharge characteristics of the primary spillway for the Russell Lake Dam

Spillway elevation	899.9		*Elevation from CBBEL Report*
Bottom width	50.0000		
Weir coefficient C	2.8		
Coefficient of discharge C_d	0.622		
Side Slopes	8	:1	*8H:1V side slopes specified to allow driving*
θ (degrees)	166		
Crest Elevation	902.5		*From CBBEL Report - Crest Elevation varies between 903.6' and 902.5'*
Top Width	91.600		
Freeboard	0.1		

The spillway will be divided as follows:



Flow through the rectangular section can be defined by the rectangular weir equation: $Q = C\,L\,H^{3/2}$

Flow through the triangular section can be defined by the triangular weir equation: $Q = C_d\,(8/15)\,(2g)^{1/2}\tan(\theta/2)\,h^{5/2}$

Elevation (ft)	Head over spillway (ft)	Rectangular section flow (cfs)	Triangular section flow (cfs)	Total flow (cfs)	Flow Area (sf)	Spillway Velocity (ft/s)
899.9	0	0	0	0	0	0
900.4	0.5	49	4	53	27	2.0
900.9	1	140	22	162	58	2.8
901.4	1.5	257	60	317	93	3.4
901.9	2	396	123	519	132	3.9
902.4	2.5	553	214	768	175	4.4

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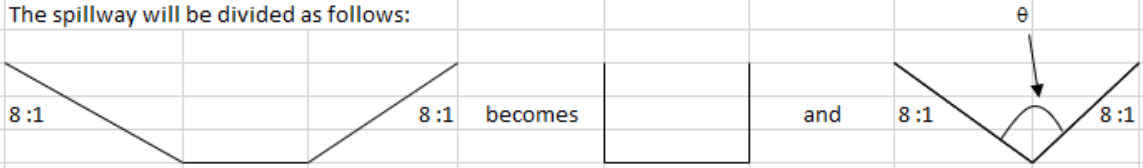
0.5 PMP STORM EVENT

AUXILIARY SPILLWAY

Evaluate the stage-discharge characteristics of the auxiliary spillway for the Russell Lake Dam

Spillway elevation	900.9		*Elevation set to 1' above primary spillway*
Bottom width	20.0000		
Weir coefficient C	2.8		
Coefficient of discharge C_d	0.622		
Side Slopes	8	:1	*8H:1V side slopes specified to allow driving*
θ (degrees)	166		
Crest Elevation	902.5		*From CBBEL Report - Crest Elevation varies between 903.6' and 902.5'*
Top Width	45.600		
Freeboard	0.1		

The spillway will be divided as follows:



Flow through the rectangular section can be defined by the rectangular weir equation: $Q = C\,L\,H^{3/2}$

Flow through the triangular section can be defined by the triangular weir equation: $Q = C_d\,(8/15)\,(2g)^{1/2}\tan(\theta/2)\,h^{5/2}$

Elevation (ft)	Head over spillway (ft)	Rectangular section flow (cfs)	Triangular section flow (cfs)	Total flow (cfs)	Flow Area (sf)	Spillway Velocity (ft/s)
900.9	0	0	0	0	0	0
901.4	0.5	20	4	24	12	2.0
901.9	1	56	22	78	28	2.8
902.4	1.5	103	60	163	48	3.4

100-YEAR, 24-HOUR STORM EVENT

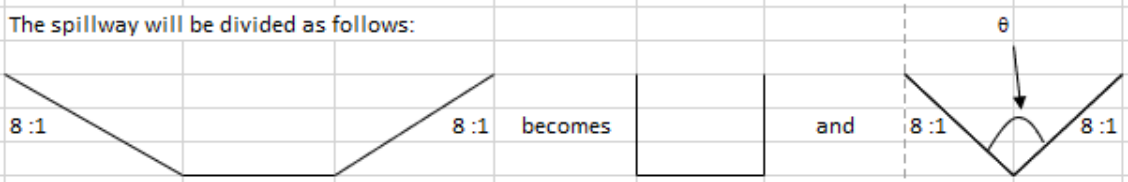
The spillway designs were also analyzed to determine the peak flows that pass through the spillways as a result of the 100-year, 24-hour storm event (561 CFS):

PRIMARY SPILLWAY

Evaluate the stage-discharge characteristics of the primary spillway for the Russell Lake Dam

Spillway elevation	899.9		*Elevation from CBBEL Report*
Bottom width	50.0000		
Weir coefficient C	2.8		
Coefficient of discharge C_d	0.622		
Side Slopes	8	:1	*8H:1V side slopes specified to allow driving*
θ (degrees)	166		
Crest Elevation	902.5		*From CBBEL Report - Crest Elevation varies between 903.6' and 902.5'*
Top Width	91.600		
Freeboard	0.2		

The spillway will be divided as follows:



Flow through the rectangular section can be defined by the rectangular weir equation: $Q = C\ L\ H^{3/2}$

Flow through the triangular section can be defined by the triangular weir equation: $Q = C_d\ (8/15)\ (2g)^{1/2}\ \tan(\theta/2)\ h^{5/2}$

Elevation (ft)	Head over spillway (ft)	Rectangular section flow (cfs)	Triangular section flow (cfs)	Total flow (cfs)	Flow Area (sf)	Spillway Velocity (ft/s)
899.9	0	0	0	0	0	0
900.4	0.5	49	4	53	27	2.0
900.9	1	140	22	162	58	2.8
901.4	1.5	257	60	317	93	3.4
901.8	1.9	367	108	475	123.88	3.8
901.9	2	396	123	519	132	3.9
902	2.1	426	139	565	140.28	4.0
902.1	2.2	457	156	612	148.72	4.1
902.2	2.3	488	174	662	157.32	4.2
902.3	2.4	521	193	714.000	166.08	4.3
902.4	2.5	553	214	767.657	175	4.4

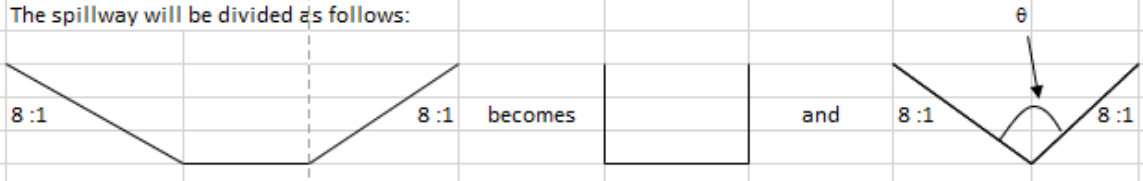
100-YEAR, 24-HOUR STORM EVENT

AUXILIARY SPILLWAY

Evaluate the stage-discharge characteristics of the auxiliary spillway for the Russell Lake Dam

Spillway elevation	900.9		*Elevation set to 1' above primary spillway*
Bottom width	20.0000		
Weir coefficient C	2.8		
Coefficient of discharge C_d	0.622		
Side Slopes	8	:1	*8H:1V side slopes specified to allow driving*
θ (degrees)	166		
Crest Elevation	902.5		*From CBBEL Report - Crest Elevation varies between 903.6' and 902.5'*
Top Width	45.600		
Freeboard	0.5		

The spillway will be divided as follows:



Flow through the rectangular section can be defined by the rectangular weir equation: $Q = C\ L\ H^{3/2}$

Flow through the triangular section can be defined by the triangular weir equation: $Q = C_d\ (8/15)\ (2g)^{1/2}\ \tan(\theta/2)\ h^{5/2}$

Elevation (ft)	Head over spillway (ft)	Rectangular section flow (cfs)	Triangular section flow (cfs)	Total flow (cfs)	Flow Area (sf)	Spillway Velocity (ft/s)
900.9	0	0	0	0	0	0
901.4	0.5	20	4	24	12	2.0
901.8	0.9	48	17	64	24.48	2.6
901.9	1	56	22	78	28	2.8
902	1.1	65	28	92	31.68	2.9
902.1	1.2	74	34	108	35.52	3.0
902.2	1.3	83	42	125	39.52	3.2
902.3	1.4	93	50	143	43.68	3.3
902.4	1.5	103	60	163	48	3.4

The discharge conditions through the primary and auxiliary spillways at elevation 901.9 feet estimate the flow conditions as a result of the 100-year, 24-hour storm. To pass the peak flows form the 100-year, 24-hour storm event, the primary spillway will discharge 519 CFS and the auxiliary spillway will discharge 78 CFS. These discharges are used in subsequent outlet protection calculations below.

gai consultants

CHANNEL SIZING

Two channels were sized to contain the maximum flow resulting from the 0.5 PMP storm event that passes through the primary and auxiliary spillways. The channels are designed to convey water to an outlet point downstream of Russell Lake Dam.

The primary spillway receiving channel is specified as concrete and is assigned a Manning's n value of 0.013 in accordance with the Pennsylvania Department of Transportation's *Drainage Manual*. The auxiliary spillway receiving channel is specified as uniform section mat (USM) fabric-formed concrete and is assigned a Manning's n value of 0.015 in accordance with the *Design Manual for ARMORFORM Erosion Protection Mats* by Nicolon Corporation.

Both the primary and auxiliary spillway receiving channels will taper from the specified spillway bottom width to the channel widths analyzed herein. The tapering will use a contraction of 2:1 (longitudinal to cross-sectional) was used, per the guidance outlined in the US Army Corps of Engineers' *HEC-RAS River Analysis System Reference Manual.*

Slopes were calculated using the survey drawing created by Coor (Attachment 2). The required capacity for the primary spillway receiving channel was set to the peak discharge that passes through the primary spillway as a result of the 0.5 PMP storm event (768 CFS). The required capacity for the auxiliary spillway receiving channel was set to the peak discharge that passes through the auxiliary spillway as a result of the 0.5 PMP storm event (163 CFS).

Primary Spillway Receiving Channel:
0.5 PMP STORM EVENT:

Channel	Primary Spillway Channel	
Slope	Min	Max
Protective Lining	Concrete	Concrete
Channel Width at Flow Depth (ft)	14.30	14.23
Channel Side Slopes (H:V)	2	2
Channel Bottom Width (ft)	10	10
Flow Depth (ft)	1.08	1.06
Area (square feet)	13.1	12.8
Wetted Perimeter (ft)	14.8	14.7
Hydraulic Radius (ft)	0.88	0.87
Slope (%)	31.00%	33.00%
Manning's n	0.013	0.013
Velocity at Flow Depth (ft/s)	58.73	59.98
Flow at Flow Depth (cfs)	768.0	768.0
Required Capacity (cfs)	768.0	768.0
Minimum Required Freeboard (ft)	0.00	0.00
Total Depth Required (ft)	1.08	1.06
Allowable Velocity (ft/s)	NA	NA
Actual Velocity (ft/s)	58.73	59.98
Shear Stress at Flow Depth (lb /sf)	20.82	21.77
Shear Stress Factor of Safety	1.50	1.50
Design Shear Stress	31.22	32.65
Lining	Concrete	Concrete
Max. Allowable Shear Stress (lb/sf)	NA	NA
Hydraulic Depth (ft)	0.91	0.90
Froude Number	10.82	11.14

The primary spillway receiving channel will have a bottom width of 10 feet and side slopes of 2H:1V. Calculations show that a depth of 1.25 feet will be required. The actual channel will maintain the channel depth of the spillway across the embankment crest of 2.5 feet. This channel has the capacity to convey the flow that passes through the primary spillway during the 0.5 PMP storm event.

100-YEAR, 24-HOUR STORM EVENT:

The design for the primary spillway receiving channel was analyzed to determine conditions in the channel when it passes the peak flow resulting from the 100-year, 24-hour storm event (519 CFS):

Channel	Primary Spillway Channel	
Slope	Min	Max
Protective Lining	Concrete	Concrete
Channel Width at Flow Depth (ft)	13.43	13.37
Channel Side Slopes (H:V)	2	2
Channel Bottom Width (ft)	10	10
Flow Depth (ft)	0.86	0.84
Area (square feet)	10.1	9.9
Wetted Perimeter (ft)	13.8	13.8
Hydraulic Radius (ft)	0.73	0.72
Slope (%)	31.00%	33.00%
Manning's n	0.013	0.013
Velocity at Flow Depth (ft/s)	51.59	52.67
Flow at Flow Depth (cfs)	519.0	519.0
Required Capacity (cfs)	519.0	519.0
Minimum Required Freeboard (ft)	0.00	0.00
Total Depth Required (ft)	0.86	0.84
Allowable Velocity (ft/s)	NA	NA
Actual Velocity (ft/s)	51.59	52.67
Shear Stress at Flow Depth (lb /sf)	16.61	17.36
Shear Stress Factor of Safety	1.50	1.50
Design Shear Stress	24.91	26.04
Lining	Concrete	Concrete
Max. Allowable Shear Stress (lb/sf)	NA	NA
Hydraulic Depth (ft)	0.75	0.74
Froude Number	10.51	10.81

The primary spillway receiving channel passes the peak flow from the 100-year, 24-hour storm event with a maximum flow depth of 0.86 feet. Information from this analysis is used in subsequent outlet protection calculations below.

Auxiliary Spillway Receiving Channel:

0.5 PMP STORM EVENT:

Channel	Auxiliary Spillway Channel	
Slope	Min	Max
Protective Lining	FF USM - 4"	FF USM - 4"
Channel Width at Flow Depth (ft)	9.02	7.99
Channel Side Slopes (H:V)	2	2
Channel Bottom Width (ft)	4	4
Flow Depth (ft)	1.26	1.00
Area (square feet)	8.2	6.0
Wetted Perimeter (ft)	9.6	8.5
Hydraulic Radius (ft)	0.85	0.71
Slope (%)	5.00%	12.00%
Manning's n	0.015	0.015
Velocity at Flow Depth (ft/s)	19.94	27.29
Flow at Flow Depth (cfs)	163.0	163.0
Required Capacity (cfs)	163.0	163.0
Minimum Required Freeboard (ft)	0.00	0.00
Total Depth Required (ft)	1.26	1.00
Allowable Velocity (ft/s)	NA	NA
Actual Velocity (ft/s)	19.94	27.29
Shear Stress at Flow Depth (lb /sf)	3.92	7.46
Shear Stress Factor of Safety	1.50	1.50
Design Shear Stress	5.88	11.19
Lining	FF USM - 4"	FF USM - 4"
Max. Allowable Shear Stress (lb/sf)	18.00	18.00
Hydraulic Depth (ft)	0.91	0.75
Froude Number	3.69	5.56

The auxiliary spillway receiving channel will have a bottom width of 4 feet and side slopes of 2H:1V. Calculations show that a depth of 1.26 feet will be required. The actual channel will maintain the channel depth of the spillway across the embankment crest of 1.5 feet, which is greater than the required depth. This channel has the capacity to convey the flow that passes through the auxiliary spillway during the 0.5 PMP storm event. The calculations show that 4-inch USM will meet the shear stress criteria; 8-inch mat will be used to provide additional factor of safety.

OUTLET PROTECTION

The receiving channels for the primary and auxiliary spillways experience greatly different flows and velocities. Because of this, different outlet protection is specified for the two channels.

Primary Spillway Receiving Channel:

The guidance outlined in the US Department of the Interior Bureau of Reclamation's *Hydraulic Design of Stilling Basins and Energy Dissipators* was used to design outlet protection for the primary spillway receiving channel. Because the outlet protection will be used for water conveyed through the channel beyond the embankment of the dam, the peak flow through the primary spillway receiving channel resulting from the 100-year, 24-hour storm (519 CFS) event was used in the design.

During the peak flow resulting from the 100-year, 24-hour storm event (519 CFS), flow in the outlet channel has a maximum flow depth of 0.86 feet, a velocity of 51.6 feet per second, and a Froude number of 10.5. Because of the channel's steep slope and resulting high velocities, a Type III Stilling Basin was chosen for the design.

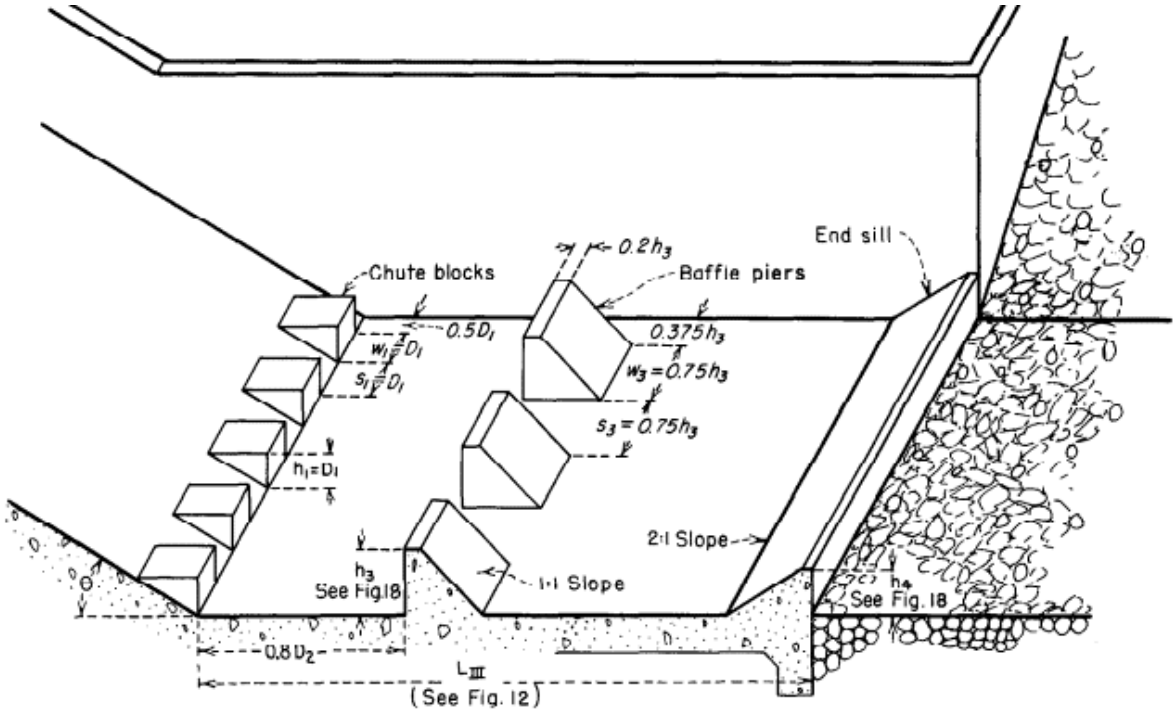


FIGURE 17.—*Recommended proportions (Basin III).*

From page 7 of *Hydraulic Design of Stilling Basins and Energy Dissipators*:

Q	519	cfs	*From primary spillway receiving channel calculation*
D1	0.86	feet	*From primary spillway receiving channel calculation*
0.5*D1	0.45	feet	*additional dimensions for Stilling Basin (see Figure 17)*
F1	10.51		*From primary spillway receiving channel calculation*
D2	12.36	feet	
0.8*D2	9.89	feet	*additional dimensions for Stilling Basin (see Figure 17)*

$$\frac{D_2}{D_1} = 1/2\ (\sqrt{1+8F_1^2}-1)$$

The length of the hydraulic jump is determined using Figure 12 in the reference:

Length of Jump

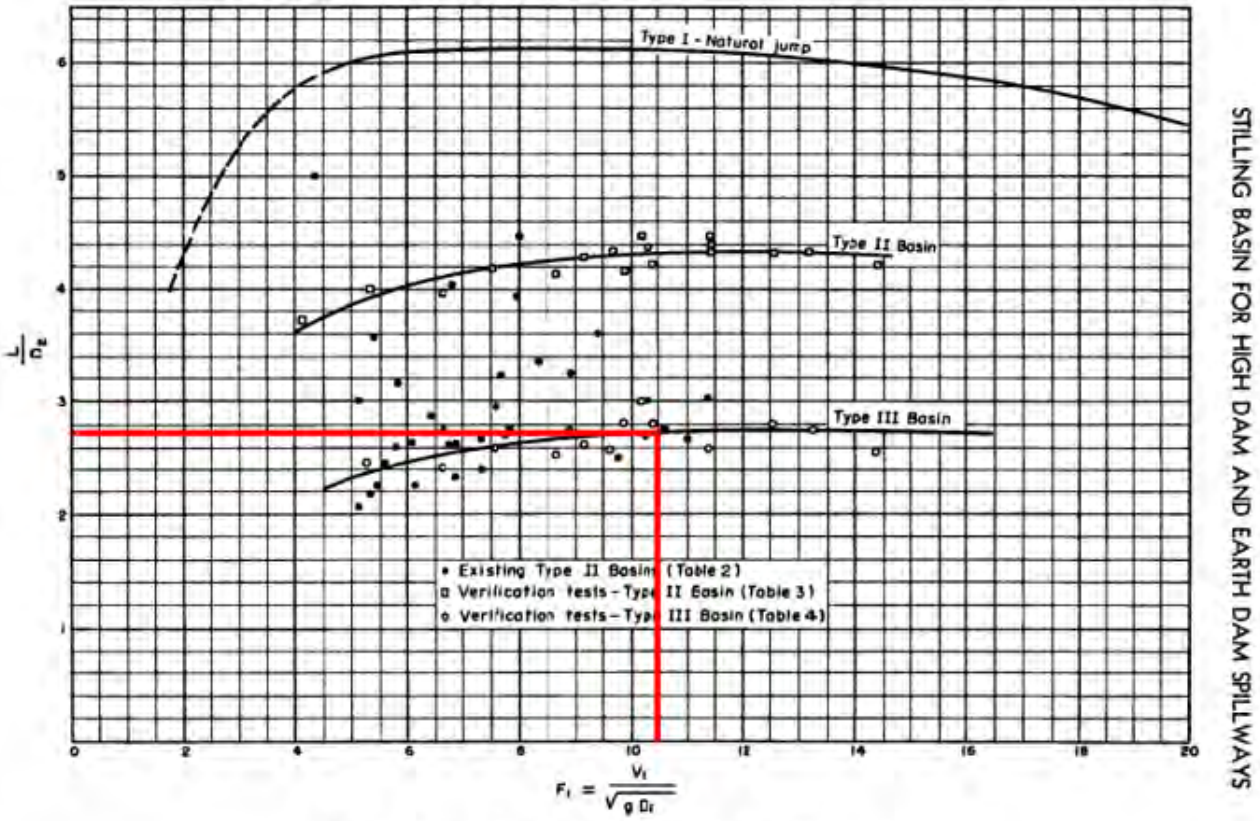


FIGURE 12.—*Length of jump on horizontal floor (Basins I, II, and III).*

From Figure 12 (above):	
L/D2	2.8
Hydraulic Jump, L	34.6 feet

Additional dimensions for the baffle piers are determined using Figure 18 in the reference:

SHORT STILLING BASIN FOR CANAL STRUCTURES, ETC. 37

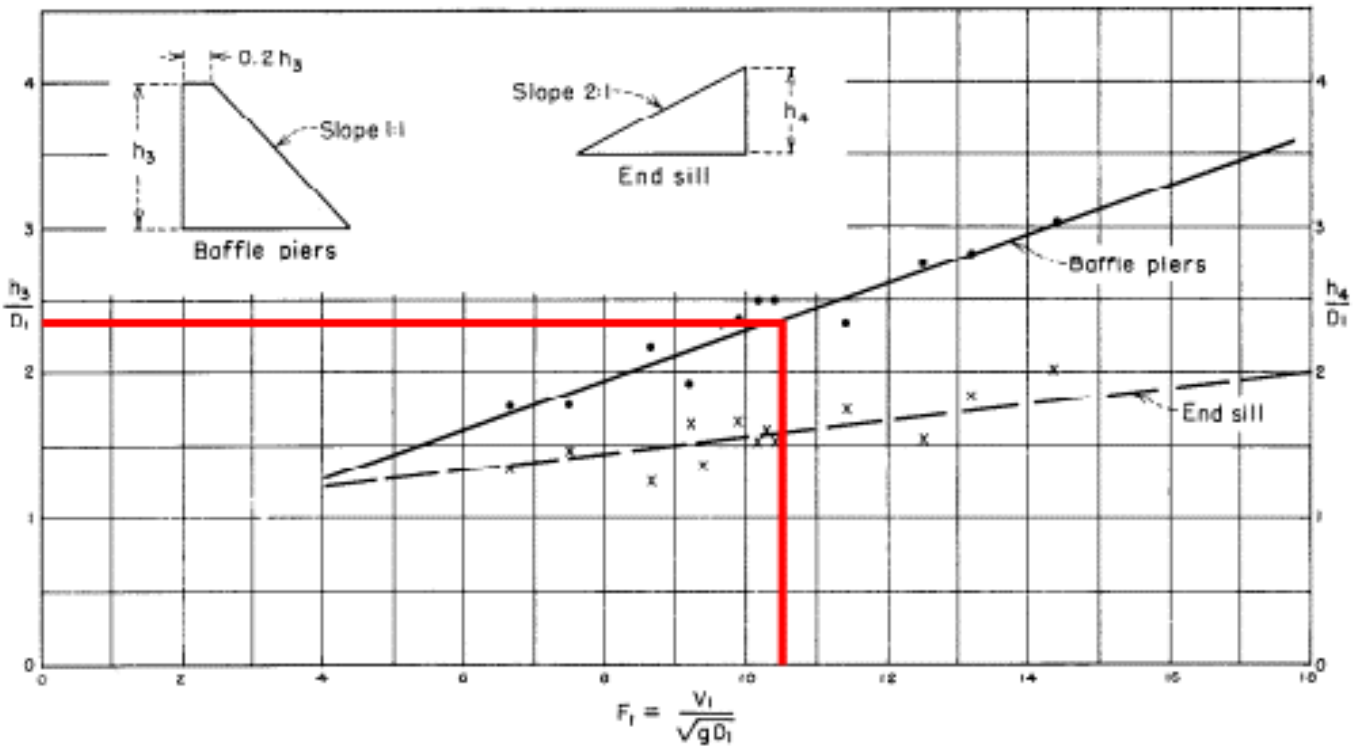


FIGURE 18.—*Height of baffle piers and end sill (Basin III).*

Additional dimensions for the end sill are determined using Figure 18 in the reference:

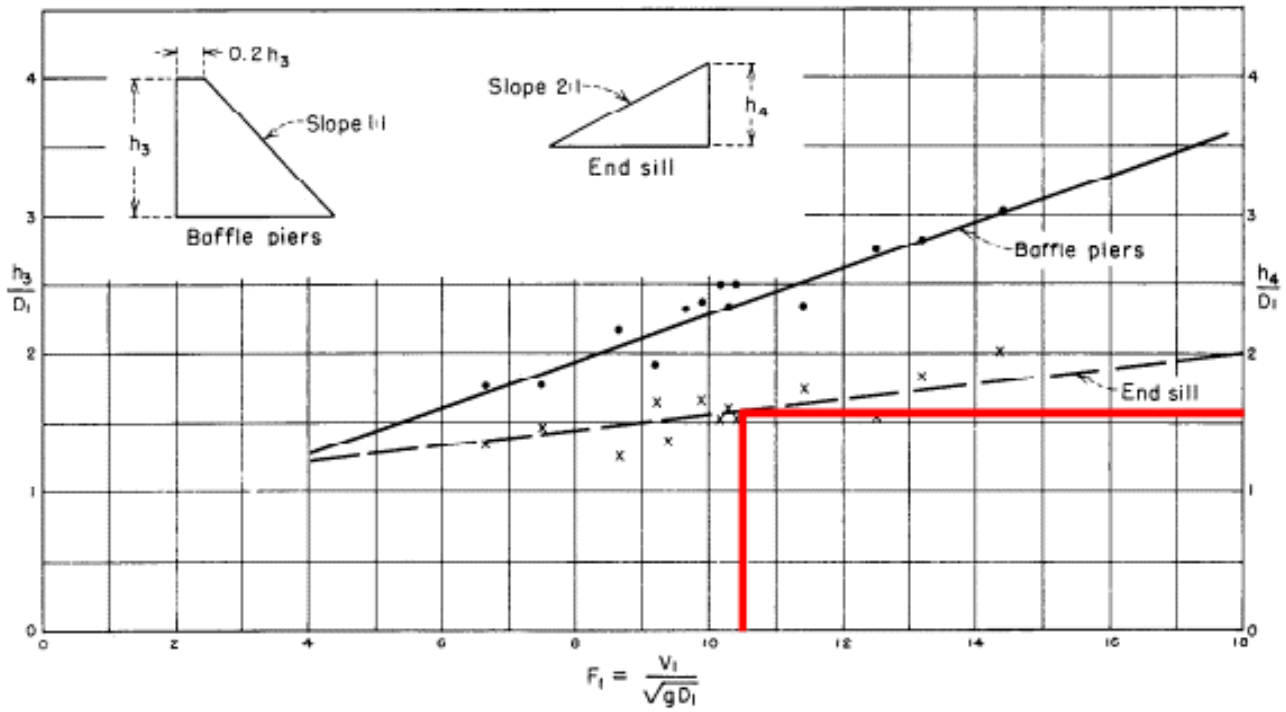


FIGURE 18.—*Height of baffle piers and end sill (Basin III).*

The calculations above result in a Type III Stilling Basin with a depth of 12.4 feet and total length of 35 feet. The basin width is specified as 15 feet, which corresponds to the top width of the primary spillway receiving channel. The labelled schematic below shows additional dimensions to be used for the basin:

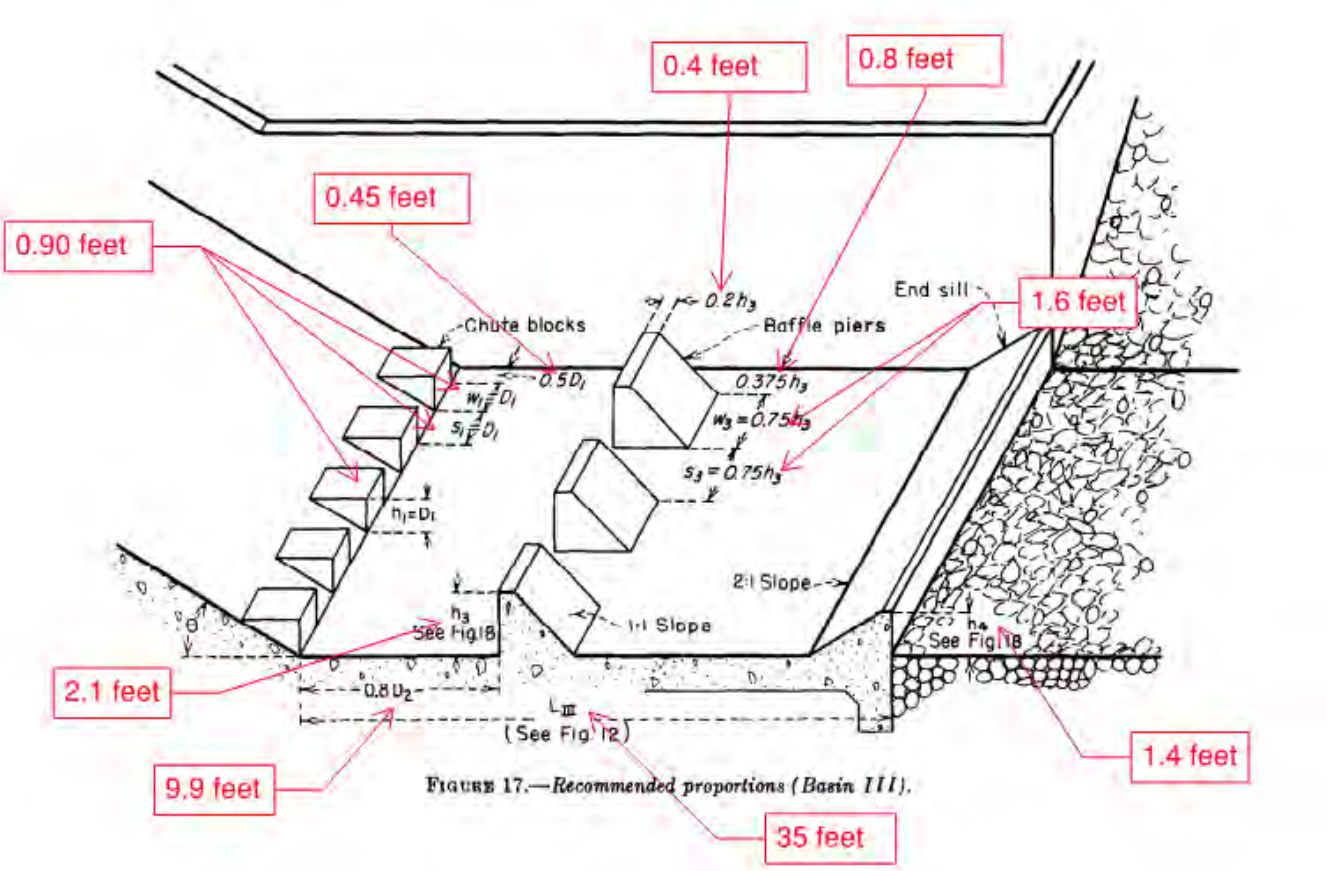
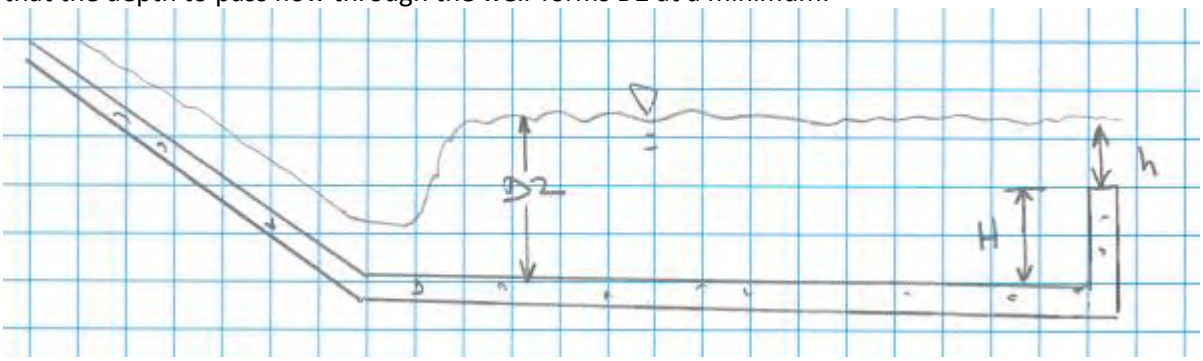


FIGURE 17.—*Recommended proportions (Basin III).*

To create a situation where the hydraulic jump sequent depth (D2) is created within the stilling basin, install a rectangular weir without end contractions at the outlet of the Type III Stilling Basin. This weir will be at a location so that the depth to pass flow through the weir forms D2 at a minimum:



The calculations below show the flow conditions when the peak flows resulting from the 100-year, 24-hour storm event pass over the weir:

Flow, Q	542	cfs	
D2	12.40	feet	
Weir Coefficient, Cw	2.8		
Weir length = bottom width of basin, B	15	feet	
Head over weir, h	5.50	feet	*Height of water over weir when passing flow.*
Minimum basin depth, H	7.25	feet	
Basin Depth, D2	12.40	feet	

The expected head over the weir to pass the peak flow is approximately 5.50 feet. Based on the expected depth of the water after the hydraulic jump (D2), the minimum basin depth must be specified as 7.25 feet. The actual basin depth is specified as 12.40 feet, which is sufficient to contain the increased water level after the hydraulic jump occurs. The maximum velocity through the weir is calculated as 6.6 feet per second. The flow will be conveyed from the weir to the downstream lake by a revetment-lined swale (see Indiana riprap gradation and the maximum acceptable velocities for riprap sizes below).

(f) Sizes of Riprap

GRADATION REQUIREMENTS					
Percent Smaller					
Size, in.	Revetment	Class 1	Class 2	Uniform A	Uniform B
30			100		
24		100	85-100		
18	100	85-100	60-80		
12	90-100	35-50	20-40		
8				100	
6	20-40	10-30	0-20	35-80	95-100
3	0-10	0-10	0-10		35-80
1				0-20	0-20
Depth of Riprap, min.	18 in.	24 in.	30 in.		

Erosion-Protection Method	Velocity, v (ft/s)
Revetment Riprap	≤ 6.5
Class 1 Riprap	$6.5 < v < 10$
Class 2 Riprap	$10 \leq v \leq 13$
Energy Dissipator	> 13

Auxiliary Spillway Receiving Channel:

The guidance outlined in the US Department of Transportation's *Hydraulic Design of Energy Dissipators for Culverts and Channels* (HEC-14) was used to design outlet protection for the auxiliary spillway receiving channel. The peak flow resulting from the 0.5 PMP storm event is used to design the outlet protection for the auxiliary spillway receiving channel.

The inputs to this calculation are as show below:

Settling Pond

Auxiliary Spillway Riprap Outlet Protection

Purpose:

A riprap basin will be constructed as outlet protection.
Establish the dimensions of the riprap basin necessary to dissipate the anticipated peak flow from the 50% PMP storm event in the emergency spillway.
Adapt the design method (for a culvert pipe) to a channel situation.

Reference:

1) U.S. Department of Transportation, Federal Highway Administration, Hydraulic Engineering Circular No. 14, Third Edition, Hydraulic Design of Energy Dissipators for Culverts and Channels. (HEC-14)

Given:

D =	1.26	ft	flow depth in spillway channel at outlet
n =	0.015		Manning's roughness value for spillway channel
Q =	163.0	cfs	Peak design discharge
V_o =	19.9	fps	Peak outlet velocity

Methodology:

With the above given information, provide a riprap basin of suitable dimension and lining to protect from erosive outlet forces.
Use procedures in HEC-14.

Using the equations and guidance outlined in the reference, the following resulting dimensions are calculated:

Calculate:				
A =	8.17	sq. ft.	Flow area in channel	
y_e =	2.02	ft	Equivalent brink (outlet) depth $[(A/2)^{1/2}]$	
Assume that a low tailwater condition will apply - leads to greater pool depth				
C_o =	1.40		Tailwater parameter, Equation 10.2, Reference 1	
			$C_o = 1.4$ $TW/y_e < 0.75$ $C_o = 4.0(TW/y_e) - 1.6$ $0.75 < TW/y_e < 1.0$ (10.2) $C_o = 2.4$ $1.0 < TW/y_e$	
Use Indiana Class I Riprap : D_{50} =	1.00	foot		
h_s/y_e =	$0.86\ (D_{50}/y_e)^{-0.55} * (V_o/[\ g*y_e]^{1/2}) - C_o$			Equation 10.1, Reference 2
h_s/y_e =	1.73			
Therefore, h_s =	3.50	ft	Dissipator pool depth	
For low tailwater conditions, h_s / D_{50} should be greater than 2 (Reference 1, page 10-5, step 2)				
h_s/D_{50} =	3.50	Ok	<-- This is an economic constraint; OK since using the smallest riprap.	
D_{50} / y_e should be greater than 0.1 (Reference 1, page 10-5, step 2)				
D_{50}/y_e =	0.49	Ok		
Dissipation Pool: (Figures 10.1 and 10.2, Reference 1)				
W_o =	10.00	ft	Width of apron at channel outlet, equal to the channel top width.	
L_s =	35.0	ft	Length of energy dissipating pool (10 h_s or 3W_o)	
L_A =	17.5	ft	Length of apron (5h_s or W_o)	
L_B =	52.5	ft	Total length of basin	
BASIN EXIT CONDITIONS				
W_B =	45.0	ft	Basin width at the basin exit	

The riprap outlet protection will be 52.5 feet long and 45.0 feet wide. With these dimensions, the basin exit conditions are calculated to be as follows:

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Basin exit depth and exit velocity:
From HEC-14, exit depth and exit velocity are equal to critical depth and critical velocity

$Q^2 / g = (A_c)^3 / T_c = [y_c (W_B + z y_c)]^3 / (W_B + 2z y_c)$ Reference 1, Equation 7.14

$V_c = Q / A_c$

z = basin side slope

Basin exit depth is equal to y_c, and exit velocity is equal to V_c

Iterate using the above parameters until an allowable exit velocity is determined.

Givens:				
Q =	163.0	cfs		
g =	32.2	ft^2/s		
W_B =	45.0	ft		
Q^2 / g =	825	ft^5		
Assign z =	2			
Solving, y_c =	0.48	ft yields Q^2 / g =	229	ft^5
With this, A_c =	22.1	sf	$[A_c = y_c (W_B + z y_c)]$	
$V_c = Q / A_c$ =	7.39	ft/s		

These outlet conditions are considered acceptable, so the design is suitable for this implementation. The flow will be conveyed from the weir to the downstream lake by a vegetated swale lined with a permanent turf reinforcement mat, which is anticipated to be appropriate based on the calculated exit velocity (see specified maximum velocities below for several products from North American Green).

PERMANENT				
ERONET				
P300	UV-stable polypropylene (PP) top and bottom net, 100% PP fiber matrix	Permanent	1:1	Unvegetated 3.0 psf/9.0 fps Vegetated 10 psf / 16.0 fps
VMAX				
SC250	UV-stable PP top & bottom nets, UV-stable PP crimped center net, 70% straw/30% coconut fiber matrix	Permanent	1:1 and Greater	Unvegetated 3.0 psf/9.5 fps Vegetated 10 psf / 15.0 fps
C350	UV-stable PP top & bottom nets, UV-stable PP crimped center net, 100% coconut fiber matrix	Permanent	1:1 and Greater	Unvegetated 3.2 psf/10.5 fps Vegetated 12 psf / 20 fps
P550	UV-stable PP top & bottom nets, UV-stable PP crimped center net, 100% PP fiber matrix	Permanent	1:1 and Greater	Unvegetated 4.0 psf/12.5 fps Vegetated 14 psf / 25 fps)

CONCLUSION

GAI reviewed the information provided in the CBBEL Report to obtain inputs for a hydrological model for Russell Lake Dam. HEC-HMS was used to assess peak flows to Russell Lake Dam resulting from the 0.5 PMP storm event and the 100-year, 24-hour storm event. Primary and auxiliary spillways and receiving channels downstream of the spillways were designed using peak flows resulting from the 0.5 PMP storm event obtained from the HMS model.

Outlet protection for the primary spillway receiving channel was designed using peak flows resulting from the 100-year, 24-hour storm event obtained from the HMS model. Outlet protection for the auxiliary spillway was designed using peak flows resulting from the 0.5 PMP storm event obtained from the HMS model. The spillway designs and channel designs can pass the flow from the 0.5 PMP storm event without overtopping and are suitable for this implementation. The outlet protection basins for the primary and auxiliary spillway receiving channels are located beyond the embankment of Russell Lake Dam. These basins can pass peak flows resulting from either the 100-year, 24-hour storm event (primary) or the 0.5 PMP storm event (auxiliary) and are suitable for this implementation.

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ATTACHMENT 1

SELECT PAGES,
RUSSELL LAKE DAM PRELIMINARY ENGINEERING REPORT (2016)

RUSSELL LAKE DAM
PRELIMINARY ENGINEERING REPORT
(DRAFT)

BOONE COUNTY, INDIANA

Prepared for:

Mr. Matthew Lohmeyer

&

Ms. Ashley Bedell
Pulte Group
11590 N. Meridian Street, Suite 530
Carmel, Indiana 46032

September 2016

Prepared by:

Christopher B. Burke Engineering, LLC
115 West Washington Street, Suite 1368 South
Indianapolis, Indiana 46204

CBBEL Project No. 19.R16-0334.00000

2.2.2 Watershed Delineation

The watershed for the dam was delineated based on the 2011 IndianaMap Digital Elevation Model (DEM). Refer to **Exhibit 2** for the watershed delineation. The overall watershed that drains to the reservoir is 0.31 square miles. The watershed was divided into four sub-catchments to more accurately represent watershed characteristics and the resulting response to rainfall.

2.2.3 Time of Concentration

The time of concentration (Tc) for each sub-catchment was calculated using Technical Release 55 methodologies (TR-55, Published by USDA SCS 1986). The maximum length used for the sheet flow component was 100 feet based upon current Natural Resources Conservation Service (NRCS) guidelines. The locations of transitions from shallow concentrated flow to open channel flow were established where the flow entered a channel clearly discernable in the 2011 IndianaMap Orthophotography, or where a clearly defined channel could be observed using the 2011 IndianaMap DEM. The 2-year, 24-hour rainfall depth for the computations was derived from the National Oceanic and Atmospheric Administration (NOAA) Atlas 14 publication. Refer to **Appendix 2** for time of concentration calculations and **Exhibit 2** for the flowpath location.

2.2.4 Precipitation

The 6-hour Probable Maximum Precipitation (PMP) design storm rainfall depth was determined from the publication Rainfall Frequency for Indiana (Indiana Department of Natural Resources, Division of Water, 1981). The location of the dam is noted on an exhibit in **Appendix 2** that shows the 6-hour duration PMP rainfall depths published by the IDNR. The SCS Type B rainfall distribution was used to distribute the total design rainfall depths over the duration of the respective rainfall event.

2.2.5 Infiltration

The SCS Curve Number method was used to calculate the amount of rainfall that can be expected to be intercepted by the tree canopy, infiltrated into the soil, or stored in surface depressions. Curve numbers were calculated using GIS tools that intersect soil information from the Soil Survey Geographic (SSURGO) dataset and land use parameters from the 2011 NLCD dataset to determine composite curve numbers for each sub-catchment. The various combinations of hydrologic soil group and land use type were converted to curve numbers using values published from TR-55. **Appendix 2** contains the curve number calculations for each sub-catchment; **Exhibit 3** provides a map of land use over the watershed area and **Exhibit 4** shows a map of the hydrologic soil group.

2.2.6 Runoff Transform

The SCS Dimensionless Unit Hydrograph method was used to transform precipitation excess amounts into discharge hydrographs for the watershed. The discharge hydrographs represent the distribution of stormwater runoff (generally measured in cubic feet per second, or cfs) over time for each design storm.

3.0 Existing Conditions

3.1 Topographic Information

A topographic survey of the Russell Lake Dam and surrounding areas needed for the development was completed on November 23, 2015, by Coor Consulting and Land Services Corporation (Coor). The survey was completed on the Indiana State Plane Coordinate System, East Zone, North American Datum of 1983 (NAD 1983). Elevations on the survey and in this report are referenced to the North American Vertical Datum of 1988 (NAVD 88) unless specifically mentioned otherwise. In addition, a bathometric survey of Russell Lake was completed on March 31, 2016, by HWC Engineering and tied into the Coor survey. A copy of the topographic survey by Coor Consulting can be found in **Appendix 3.**

Figure 1: Principal Spillway Inlet

3.2 Site Description

The Russell Lake Dam is an approximate 7.4-acre impoundment created by an earthen embankment across an unnamed tributary to Irishman's Run. The earthen embankment has an approximate height of 18 feet and a crest length of approximately 300 feet. The crest has an average width of 15 feet and is made up of a stone roadway utilized for a residence to the south of the dam. The upstream slope is approximately 2.5H:1V (above the water line) while the downstream slope is approximately 3H:1V based on the topographic survey. The crest elevation varies; however, the minimum elevation of the crest is near the principal spillway at approximately elevation 902.5 feet.

The principal spillway consists of a 2-foot by 6-foot principal spillway concrete box culvert with a concrete stair-stepped channel downstream on the right side of the dam. The upstream invert elevation is approximately 899.9 feet. The concrete box culvert bridge is approximately 16-feet long while the bottom of the concrete chute continues prior to the first concrete stair-step drop. There are six total stair-step drops, five of them being approximately 4-feet in depth while the last drop is approximately 2-feet. The concrete channel discharges downstream of the toe of the embankment.

Figure 2: Primary Spillway Outlet Channel

A low area exists on the left side of the embankment which could be considered an emergency spillway. The emergency spillway is approximately 70-feet wide with an invert elevation of approximately 901.5, only slightly lower than the crest elevation near the principal spillway. The emergency spillway cross-section is comprised of similar material as the rest of the embankment, including stone at the control section (along the crest), and grass on the downstream channel near the left side of the embankment. The emergency spillway discharges over a petroleum pipeline owned by Marathon.

Figure 3: Russell Lake Dam from Left Abutment

The contributing drainage area to the dam is approximately 0.31 square miles (198 acres). The watershed is comprised primarily of woods, cultivated crops, and low density residential development. Water reaches the impoundment from several small tributaries throughout the watershed.

The following is a summary of pertinent parameters for the Russell Lake Dam and its contributing watershed:

WATERSHED AREA	0.31 SQUARE MILES
LAKE AREA	7.4 Acres
LAKE NORMAL POOL	899.9 Feet
DAM HEIGHT	~18.5 Feet
CREST LENGTH	300 Feet
CREST ELEVATION	Varies from 903.6 to 902.5 Feet
CREST WIDTH	15 Feet (+/-)
U/S SLOPE (H:V)	Approximately 2.5:1 (above waterline)
D/S SLOPE (H:V)	Approximately 3:1
HAZARD CLASS	High
SOIL TYPES	Primarily hydrologic soil groups B &C
LAND USE	Primarily woods, cultivated crops, and residential (low density)

3.3 Field Inspection

CBBEL performed an inspection of the Russell Lake Dam on July 22, 2016. The field inspection did not constitute a formal dam safety inspection and was limited to surficial observations of the dam and its appurtenances. Although this was not a formal dam safety inspection, IDNR's rating criteria were used to characterize the

condition of the dam and its appurtenances. A summary of IDNR's inspection guidelines and rating criteria can be found in **Appendix 4**. For the purposes of this analysis, the embankment, spillway, and overall condition of the dam were rated. Photographs of the Russell Lake Dam site taken on the date of the field inspection can be found in the site inspection report in **Appendix 5**.

The overall condition of the dam is considered to be "conditionally poor". Potential dam safety deficiencies are recognized under unusual loading conditions which may realistically occur during the life of the structure. This rating reflects erosion present on the downstream slope near the right abutment, trees near the toe of the downstream slope, and, most importantly, inadequate spillway capacity. Action to address the noted deficiencies is recommended.

Table 1 is a summary of the known deficiencies with the Russell Lake Dam that were observed during the field inspection.

Table 1: Summary of Known Deficiencies

Feature	Rating	Deficiencies[1]
Embankment[2]	Acceptable	• Vegetative growth near downstream toe of slope • Seepage downstream of embankment toe of slope
Principal Spillway	Acceptable[3]	• Inadequate spillway capacity • Cracking within principal spillway channel walls
Emergency Spillway	Acceptable[3]	• Inadequate spillway capacity

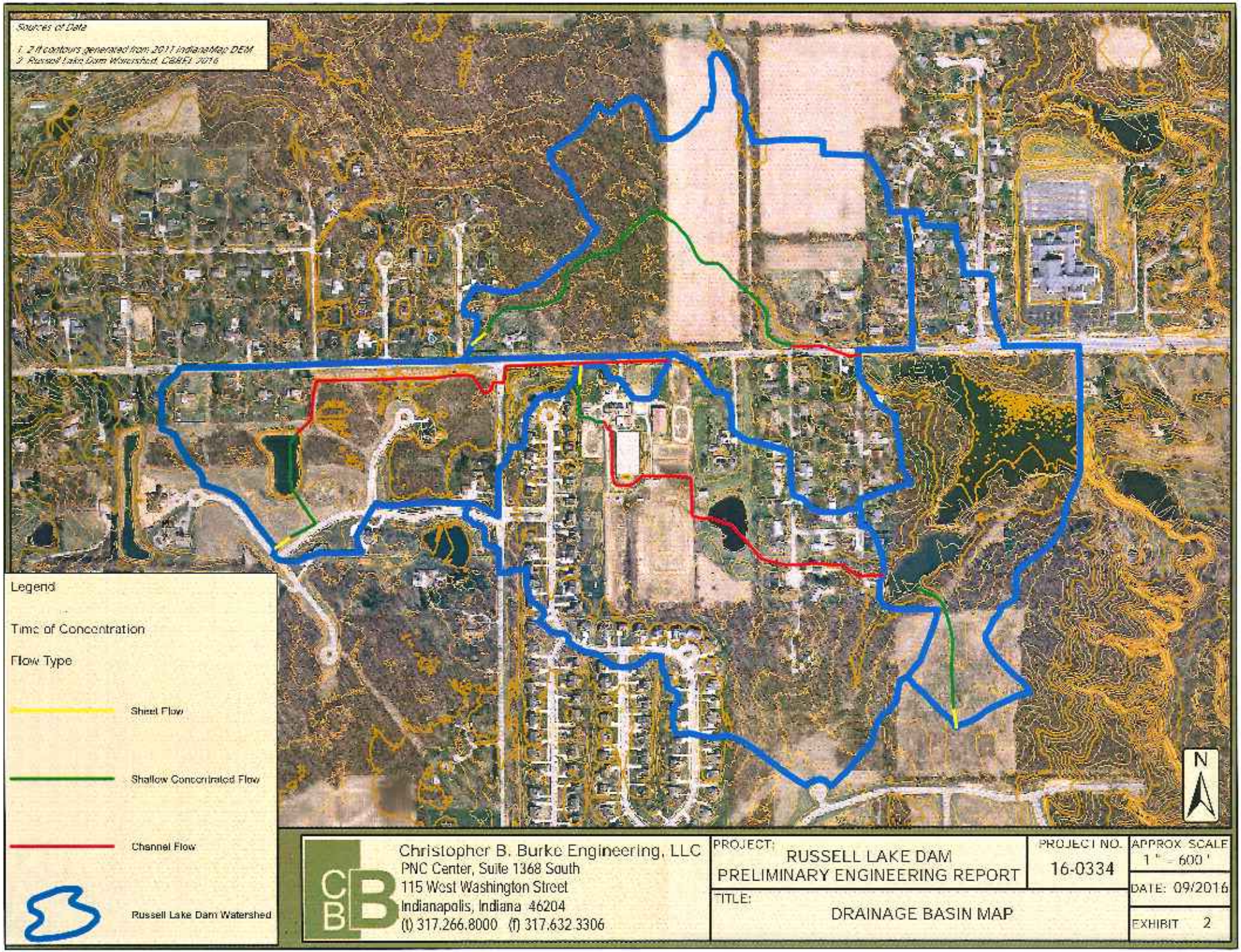
[1] Note that other deficiencies may be present that were note observed or discussed

[2] The composition of the embankment, suitability of the materials, and stability under various loading conditions is unknown

[3] "Acceptable" condition noted for the principal and auxiliary spillway is a description of the existing operating condition and not the ability for the spillways to meet the adequate capacity of a high hazard structure.

3.4 Hazard Classification Review

For the purposes of this report, the Russell Lake Dam was considered to be a high hazard dam even though it is not currently under the jurisdiction of the IDNR. Dams can be considered high hazard structures even though they do not meet the IDNR jurisdictional criteria for a dam. According to IDNR criteria, a dam is classified as a high hazard dam if a failure of the dam may cause the loss of life and serious damage to homes, industrial and commercial buildings, public utilities, major highways, or railroads. CBBEL completed an informal hazard classification review to identify potential hazards that could be affected by a failure of the dam to verify the current classification. Because of the location of a petroleum pipeline within the embankment, it was determined that the utility could be damaged. As a result, the dam could be considered high hazard due to the damage of the public utility as well as the potential for a loss of life due to damage to the pipeline in the event of a catastrophic failure of the dam. In addition, it is our understanding that Pulte has planned to develop the areas downstream of the dam with new homes. This



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PROJECT: RUSSELL LAKE DAM
PRELIMINARY ENGINEERING REPORT

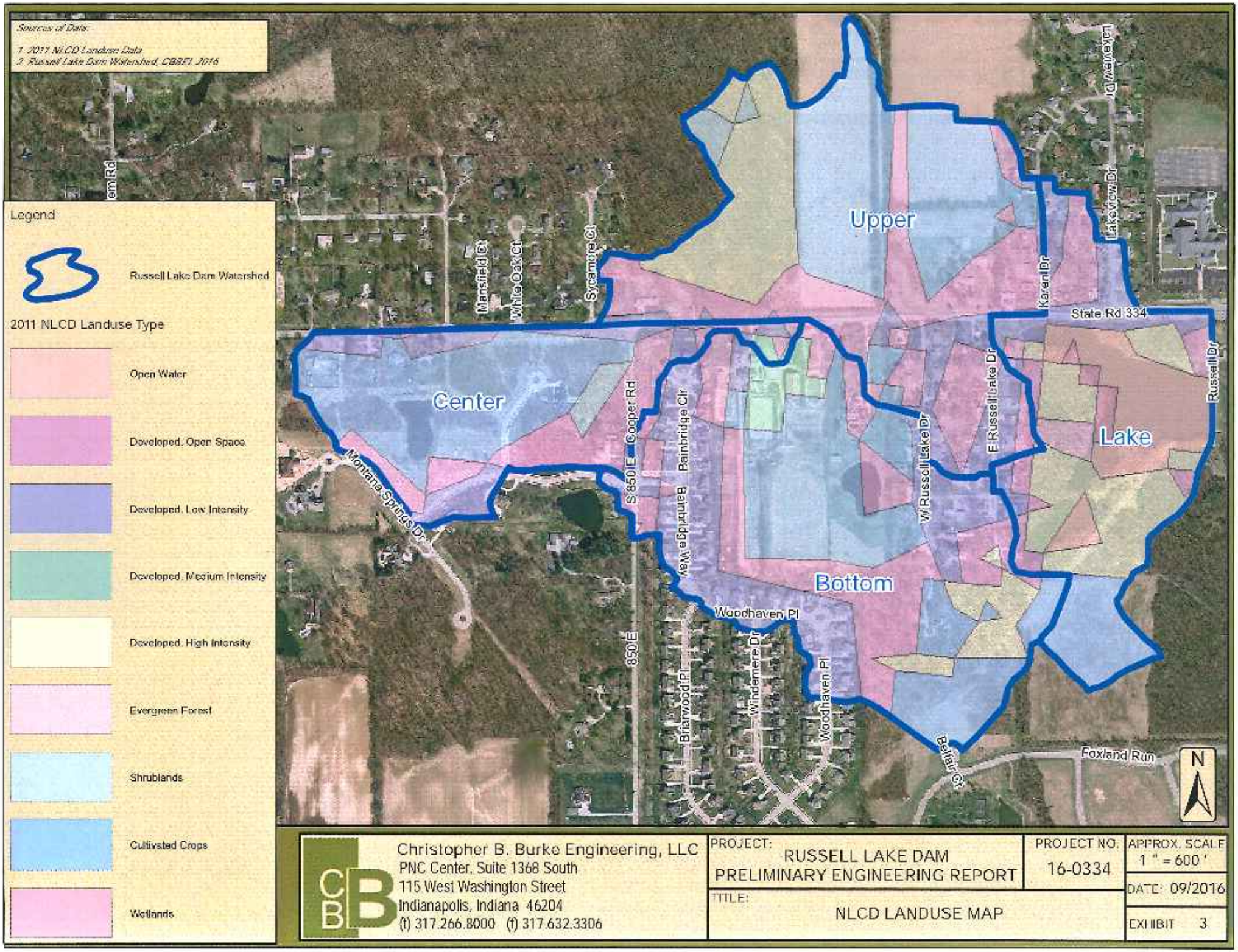
PROJECT NO. 16-0334

APPROX. SCALE 1" = 600'

DATE: 09/2016

TITLE: DRAINAGE BASIN MAP

EXHIBIT 2



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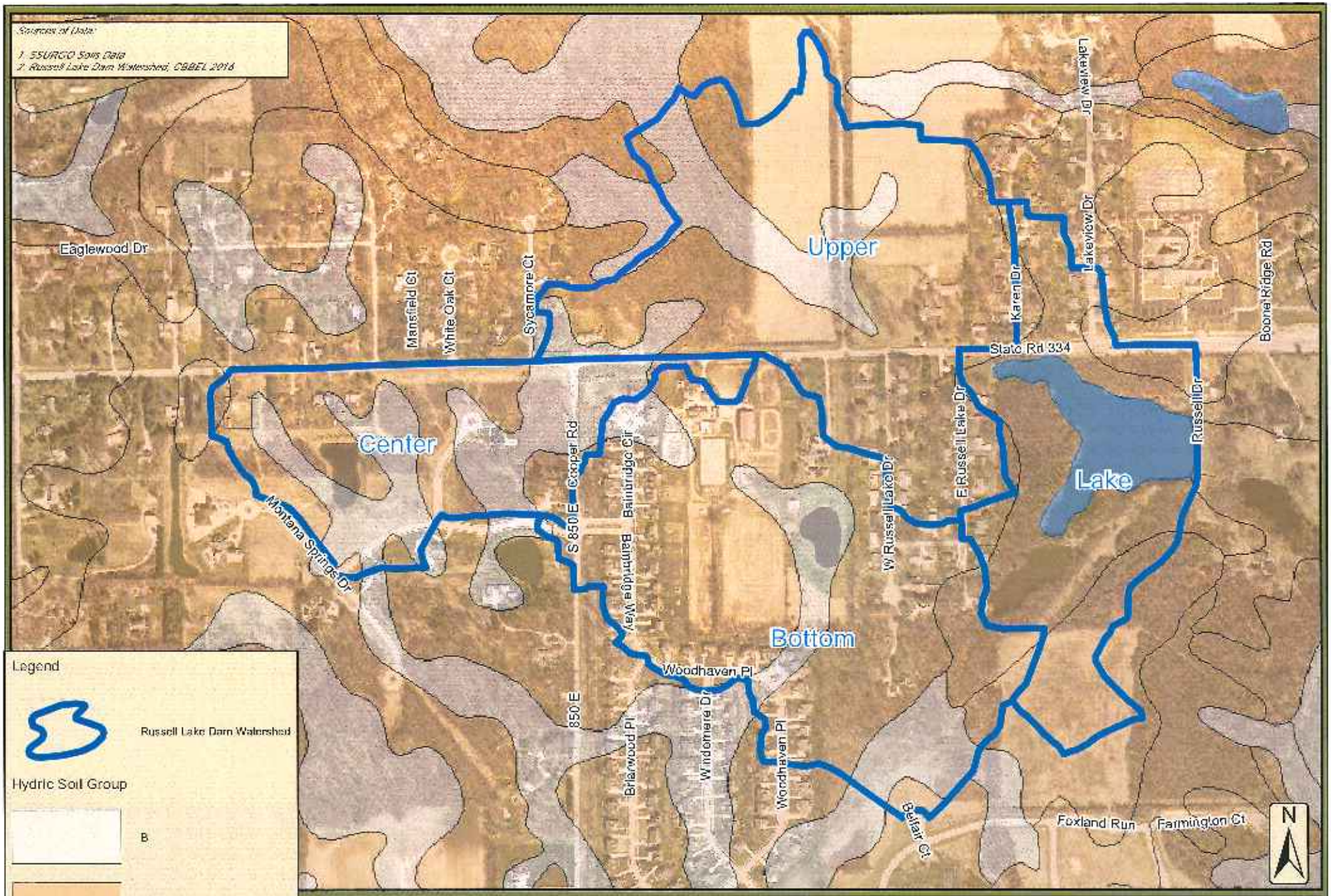
PROJECT: RUSSELL LAKE DAM PRELIMINARY ENGINEERING REPORT	PROJECT NO. 16-0334
TITLE: NLCD LANDUSE MAP	APPROX. SCALE 1 " = 600 '
	DATE: 09/2016
	EXHIBIT 3



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PROJECT:	RUSSELL LAKE DAM PRELIMINARY ENGINEERING REPORT
PROJECT NO.	16-0334
APPROX. SCALE	1 " = 600 '
DATE:	09/2016
TITLE:	HYDRIC SOILS MAP
EXHIBIT	4

Appendix 2 – Watershed and Reservoir Parameters

Christopher B. Burke Engineering, LLC
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(317) 266-8000

Project No.: 16-0334
Project Name: Russell Lake Dam
Calcs. By: MWM Date: 7/16/2016
Check By: PLS Date: 7/28/2016

Time of Concentration

Basin: Lake

SHEET FLOW

$T_t(hr) = (0.007(n\ L)^{0.8})/(P2^{0.5}\ s^{0.4})$

Length (ft)	U/S Elev (ft)	D/S Elev (ft)	Slope	P2 (in)	n
100	916.85	915.75	0.011	2.96	0.15

Surface Description	n-value
Smooth surfaces	0.011
Fallow (no residue)	0.05
Cultivated soils:	
Residue cover<20%	0.06
Residue cover>20%	0.17
Average	0.15
Grass:	
Short grass	0.15
Lawn grasses	0.24
Bermudagrass	0.41
Range (natural)	0.13
Woods:	
Light underbrush	0.4
Dense underbrush	0.8

Tt (hr)
0.22

TOTAL T_t (hr): 0.22

SHALLOW CONCENTRATED FLOW

$T_t(hr) = L/(3600\ V)$

$V(paved) = 20.3282\ S^{0.5}$
$V(unpaved) = 16.1345\ S^{0.5}$

Length (ft)	U/S Elev (ft)	D/S Elev (ft)	Slope	Pave(y/n)			Coef.	Velocity
684	915.75	906.7	0.0132	n	y =	20.33	16.135	1.86
					n =	16.13		

Tt (hr)
0.10

TOTAL T_t (hr): 0.10

OPEN CHANNEL/PIPE FLOW

(assuming a velocity)

$T_t(hr) = L/(3600\ V)$

Length (ft)	Velocity (ft/s)

Tt (hr)

TOTAL T_t (hr): 0.00

(w/o assuming a velocity)

$T_t(hr) = L/(3600\ V)$

$V(ft/s) = (1.49\ R^{2/3}\ S^{1/2})/n$

Length (ft)	U/S Elev (ft)	D/S Elev (ft)	Slope	n-value	Open Channel Bottom (ft)	Open Channel SS (ft)	Pipe DIA (ft)	Depth	Area	R	Velocity

Tt (hr)

TOTAL T_t (hr): 0.00

Total T_c = 0.32 hours = 19 minutes **T_{lag} = 0.19 hours = 11.4 minutes**

Adjusted Indiana-Specific T_c = 0.53 hours = 32 minutes (If applicable)

Christopher B. Burke Engineering, LLC
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Project No.: 16-0334
Project Name: Russell Lake Dam
Calcs. By: MWM Date: 7/16/2016
Check By: PLS Date: 7/28/2016

Time of Concentration — Basin: Bottom

SHEET FLOW

Tt(hr) = (0.007(n L)^0.8)/(P2^0.5 s^0.4)

Length (ft)	U/S Elev (ft)	D/S Elev (ft)	Slope	P2 (in)	n	Tt (hr)
100	919.07	918.12	0.0095	2.96	0.15	0.23

TOTAL T_t (hr) = 0.23

Surface Description	n-value
Smooth surfaces	0.011
Fallow (no residue)	0.05
Cultivated soils:	
Residue cover<20%	0.06
Residue cover>20%	0.17
Average	0.15
Grass:	
Short grass	0.15
Lawn grasses	0.24
Bermudagrass	0.41
Range (natural)	0.13
Woods:	
Light underbrush	0.4
Dense underbrush	0.8

SHALLOW CONCENTRATED FLOW

Tt(hr) = L/(3600 V)

V(paved) = 20.3282 S^0.5
V(unpaved) = 16.1345 S^0.5

Length (ft)	U/S Elev (ft)	D/S Elev (ft)	Slope	Pave(y/n)			Coef.	Velocity	Tt (hr)
301	918.12	915.87	0.0075	n	y =	20.33	16.135	1.39	0.06
					n =	16.13			

TOTAL T_t (hr) = 0.06

OPEN CHANNEL/PIPE FLOW

(assuming a velocity)

Tt(hr) = L/(3600 V)

Length (ft)	Velocity (ft/s)	Tt (hr)
2021	2	0.28

TOTAL T_t (hr) = 0.28

(w/o assuming a velocity)

Tt(hr) = L/(3600 V)

V(ft/s) = (1.49 R^2/3 S^1/2)/n

Length (ft)	U/S Elev (ft)	D/S Elev (ft)	Slope	n-value	Open Channel Bottom (ft)	Open Channel SS (ft)	Pipe DIA (ft)	Depth (ft)	Area	R	Velocity	Tt (hr)

TOTAL T_t (hr) = 0.00

Total T_c = 0.57 hours = 34 minutes T_{lag} = 0.34 hours = 20.5 minutes

Adjusted Indiana-Specific T_c = 0.95 hours = 57 minutes (If applicable)

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Project No.: 16-0334
Project Name: Russell Lake Dam
Calcs. By: MWM Date: 7/16/2016
Check By: PLS Date: 7/28/2016

Time of Concentration

Basin: Upper

SHEET FLOW

Tt(hr) = (0.007(n L)^0.8)/(P2^0.5 s^0.4)

Length (ft)	U/S Elev (ft)	D/S Elev (ft)	Slope	P2 (in)	n
100	918.6	918	0.006	2.96	0.15

Surface Description	n-value
Smooth surfaces	0.011
Fallow (no residue)	0.05
Cultivated soils:	
Residue cover<20%	0.06
Residue cover>20%	0.17
Average	0.15
Grass:	
Short grass	0.15
Lawn grasses	0.24
Bermudagrass	0.41
Range (natural)	0.13
Woods:	
Light underbrush	0.4
Dense underbrush	0.8

Tt (hr)
0.27

TOTAL T_t (hr) = 0.27

SHALLOW CONCENTRATED FLOW

Tt(hr) = L/(3600 V)

V(paved) = 20.3282 S^0.5
V(unpaved) = 16.1345 S^0.5

Length (ft)	U/S Elev (ft)	D/S Elev (ft)	Slope	Pave(y/n)			Coef.	Velocity
2215	918	906.13	0.0054	n	y =	20.33	16.135	1.18
					n =	16.13		

Tt (hr)
0.52

TOTAL T_t (hr) = 0.52

OPEN CHANNEL/PIPE FLOW

(assuming a velocity)

Tt(hr) = L/(3600 V)

Length (ft)	Velocity (ft/s)
340	2

Tt (hr)
0.05

TOTAL T_t (hr) = 0.05

(w/o assuming a velocity)

Tt(hr) = L/(3600 V)

V(ft/s) = (1.49 R^2/3 S^1/2)/n

Length (ft)	U/S Elev (ft)	D/S Elev (ft)	Slope	n-value	Open Channel Bottom (ft)	Open Channel SS (ft)	Pipe DIA (ft)	Depth (ft)	Area	R	Velocity

Tt (hr)

TOTAL T_t (hr) = 0.00

Total T_c = 0.84 hours = 51 minutes **T_{lag} = 0.51 hours = 30.3 minutes**

Adjusted Indiana-Specific T_c = 1.40 hours = 84 minutes (If applicable)

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Indianapolis, IN 46204
(317) 266-8000

Project No.: 16-0334
Project Name: Russell Lake Dam
Calcs. By: MWM Date: 7/16/2016
Check By: PLS Date: 7/28/2016

Time of Concentration

Basin: Center

SHEET FLOW

Tt(hr) = (0.007(n L)^0.8)/(P2^0.5 s^0.4)

(ft) Length	(ft) U/S Elev	(ft) D/S Elev	Slope	(in) P2	n
100	926.22	924.54	0.0168	2.96	0.15

Surface Description	n-value
Smooth surfaces	0.011
Fallow (no residue)	0.05
Cultivated soils:	
Residue cover<20%	0.06
Residue cover>20%	0.17
Average	0.15
Grass:	
Short grass	0.15
Lawn grasses	0.24
Bermudagrass	0.41
Range (natural)	0.13
Woods:	
Light underbrush	0.4
Dense underbrush	0.8

Tt (hr)
0.18

TOTAL T_t (hr) = 0.18

SHALLOW CONCENTRATED FLOW

Tt(hr) = L/(3600 V)

V(paved) = 20.3282 S^0.5
V(unpaved) = 16.1345 S^0.5

(ft) Length	(ft) U/S Elev	(ft) D/S Elev	Slope	Pave(y/n)			Coef.	Velocity
658	924.54	914.99	0.0145	n	y =	20.33	16.135	1.94
					n =	16.13		

Tt (hr)
0.09

TOTAL T_t (hr) = 0.09

OPEN CHANNEL/PIPE FLOW

(assuming a velocity)

Tt(hr) = L/(3600 V)

(ft) Length	(ft/s) Velocity
2262	2

Tt (hr)
0.31

TOTAL T_t (hr) = 0.31

(w/o assuming a velocity)

Tt(hr) = L/(3600 V)

V(ft/s) = (1.49 R^2/3 S^1/2)/n

(ft) Length	(ft) U/S Elev	(ft) D/S Elev	Slope	n-value	(ft) Open Channel Bottom	(ft) Open Channel SS	(ft) Pipe DIA	(ft) Depth	Area	R	Velocity

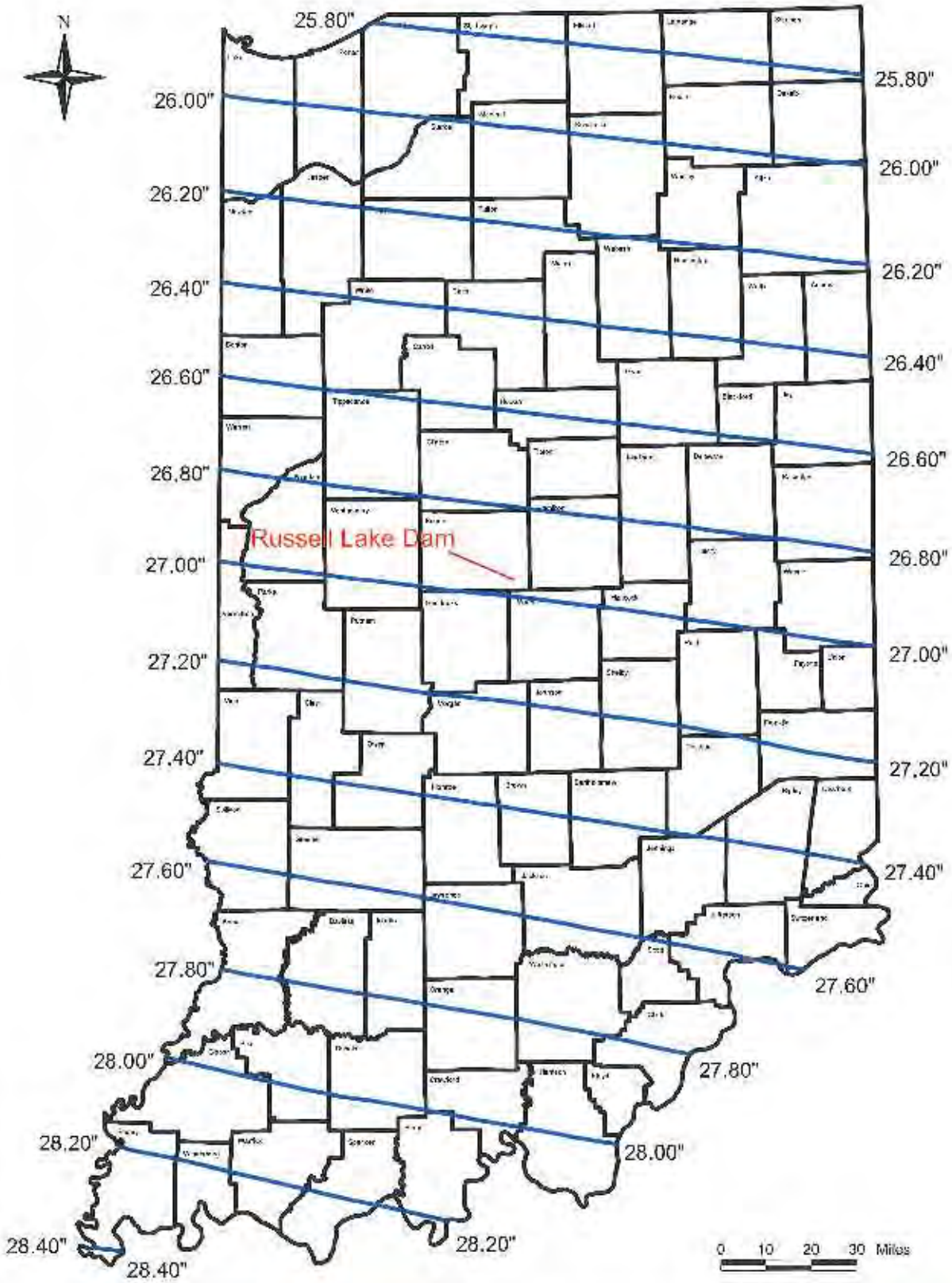
Tt (hr)

TOTAL T_t (hr) = 0.00

Total T_c = 0.59 hours = 35 minutes T_{lag} = 0.35 hours = 21.2 minutes

Adjusted Indiana-Specific T_c = 0.98 hours = 59 minutes (If applicable)

ALL SEASON 6 HOUR PMP FOR 10 SQUARE MILES



REFERENCE
HYDROMETEORLOGICAL
REPORT NO.51
NATIONAL WEATHER SERVICE

STATE OF INDIANA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF WATER

INDIANA DEPARTMENT OF NATURAL RESOURCES

NOAA Atlas 14, Volume 2, Version 3
Location name: Zionsville, Indiana, US*
Latitude: 39.9485°, Longitude: -86.2967°
Elevation: 902 ft*
* source: Google Maps

POINT PRECIPITATION FREQUENCY ESTIMATES

G.M. Bonnin, D. Martin, B. Lin, T. Parzybok, M.Yekta, and D. Riley
NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.387 (0.351-0.428)	0.460 (0.417-0.508)	0.550 (0.497-0.607)	0.623 (0.561-0.686)	0.717 (0.641-0.791)	0.793 (0.704-0.876)	0.866 (0.763-0.959)	0.942 (0.822-1.05)	1.05 (0.898-1.17)	1.12 (0.953-1.27)
10-min	0.602 (0.545-0.665)	0.719 (0.650-0.793)	0.855 (0.773-0.943)	0.962 (0.866-1.06)	1.10 (0.980-1.21)	1.20 (1.07-1.33)	1.30 (1.15-1.44)	1.41 (1.23-1.56)	1.54 (1.32-1.72)	1.64 (1.39-1.84)
15-min	0.738 (0.668-0.815)	0.879 (0.795-0.970)	1.05 (0.949-1.16)	1.18 (1.06-1.30)	1.35 (1.21-1.49)	1.49 (1.32-1.64)	1.62 (1.43-1.79)	1.75 (1.53-1.95)	1.92 (1.66-2.15)	2.05 (1.74-2.31)
30-min	0.976 (0.884-1.08)	1.18 (1.06-1.30)	1.44 (1.30-1.59)	1.64 (1.48-1.81)	1.91 (1.71-2.11)	2.13 (1.89-2.35)	2.34 (2.06-2.59)	2.55 (2.23-2.84)	2.84 (2.44-3.18)	3.07 (2.60-3.46)
60-min	1.19 (1.08-1.32)	1.44 (1.31-1.59)	1.80 (1.63-1.99)	2.09 (1.88-2.30)	2.48 (2.22-2.74)	2.80 (2.49-3.10)	3.13 (2.75-3.46)	3.46 (3.02-3.85)	3.93 (3.38-4.40)	4.31 (3.65-4.86)
2-hr	1.40 (1.26-1.55)	1.69 (1.53-1.87)	2.12 (1.92-2.35)	2.48 (2.23-2.75)	2.98 (2.66-3.29)	3.40 (3.00-3.75)	3.83 (3.36-4.25)	4.29 (3.70-4.76)	4.95 (4.19-5.52)	5.49 (4.57-6.16)
3-hr	1.48 (1.34-1.65)	1.79 (1.63-1.99)	2.26 (2.04-2.50)	2.65 (2.38-2.93)	3.19 (2.85-3.53)	3.65 (3.23-4.04)	4.14 (3.62-4.55)	4.67 (4.02-5.18)	5.42 (4.57-6.07)	6.04 (5.00-6.80)
6-hr	1.76 (1.60-1.95)	2.13 (1.93-2.36)	2.68 (2.43-2.97)	3.15 (2.84-3.48)	3.81 (3.40-4.21)	4.38 (3.87-4.83)	4.98 (4.34-5.50)	5.63 (4.83-6.24)	6.57 (5.51-7.32)	7.36 (6.04-8.25)
12-hr	2.09 (1.90-2.30)	2.51 (2.29-2.77)	3.12 (2.84-3.44)	3.64 (3.30-4.00)	4.35 (3.91-4.78)	4.95 (4.41-5.43)	5.58 (4.92-6.13)	6.24 (5.43-6.88)	7.19 (6.12-7.99)	7.96 (6.57-8.90)
24-hr	2.46 (2.30-2.65)	2.96 (2.76-3.18)	3.65 (3.41-3.93)	4.20 (3.92-4.52)	4.96 (4.61-5.35)	5.58 (5.16-5.98)	6.21 (5.72-6.66)	6.87 (6.29-7.37)	7.78 (7.07-8.36)	8.50 (7.68-9.15)
2-day	2.87 (2.68-3.08)	3.44 (3.21-3.69)	4.21 (3.94-4.52)	4.82 (4.50-5.18)	5.65 (5.25-6.05)	6.31 (5.84-6.76)	6.99 (6.44-7.48)	7.68 (7.05-8.24)	8.64 (7.87-9.28)	9.39 (8.50-10.1)
3-day	3.07 (2.88-3.27)	3.67 (3.44-3.92)	4.46 (4.19-4.77)	5.09 (4.76-5.43)	5.94 (5.55-6.34)	6.62 (6.16-7.06)	7.30 (6.78-7.79)	8.01 (7.40-8.55)	8.97 (8.24-9.59)	9.73 (8.88-10.4)
4-day	3.27 (3.08-3.48)	3.90 (3.67-4.15)	4.71 (4.44-5.02)	5.36 (5.03-5.73)	6.23 (5.84-6.63)	6.92 (6.47-7.36)	7.62 (7.11-8.10)	8.34 (7.75-8.87)	9.31 (8.60-9.91)	10.1 (9.27-10.7)
7-day	3.87 (3.63-4.12)	4.59 (4.32-4.90)	5.51 (5.18-5.88)	6.23 (5.85-6.64)	7.21 (6.75-7.67)	7.99 (7.46-8.49)	8.77 (8.17-9.32)	9.56 (8.88-10.2)	10.6 (9.83-11.3)	11.5 (10.6-12.2)
10-day	4.41 (4.16-4.69)	5.22 (4.93-5.56)	6.23 (5.87-6.63)	7.02 (6.61-7.48)	8.09 (7.61-8.61)	8.94 (8.38-9.51)	9.79 (9.16-10.4)	10.6 (9.93-11.3)	11.8 (11.0-12.6)	12.7 (11.7-13.5)
20-day	6.01 (5.69-6.38)	7.10 (6.71-7.52)	8.35 (7.88-8.84)	9.33 (8.80-9.88)	10.6 (10.0-11.3)	11.7 (10.9-12.3)	12.7 (11.9-13.4)	13.7 (12.8-14.5)	15.0 (14.0-15.9)	16.0 (14.8-17.0)
30-day	7.41 (7.02-7.83)	8.72 (8.26-9.21)	10.1 (9.58-10.7)	11.2 (10.6-11.8)	12.6 (11.9-13.3)	13.7 (12.9-14.4)	14.7 (13.9-15.5)	15.8 (14.8-16.6)	17.1 (16.0-18.0)	18.0 (16.8-19.1)
45-day	9.37 (8.91-9.88)	11.0 (10.4-11.6)	12.6 (12.0-13.3)	13.9 (13.2-14.6)	15.5 (14.7-16.3)	16.7 (15.8-17.6)	17.8 (16.8-18.8)	19.0 (17.8-20.0)	20.4 (19.1-21.5)	21.4 (20.0-22.6)
60-day	11.3 (10.7-11.8)	13.2 (12.5-13.8)	15.0 (14.3-15.8)	16.4 (15.6-17.2)	18.2 (17.3-19.1)	19.5 (18.5-20.5)	20.8 (19.7-21.8)	22.0 (20.8-23.1)	23.5 (22.2-24.7)	24.6 (23.1-25.8)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

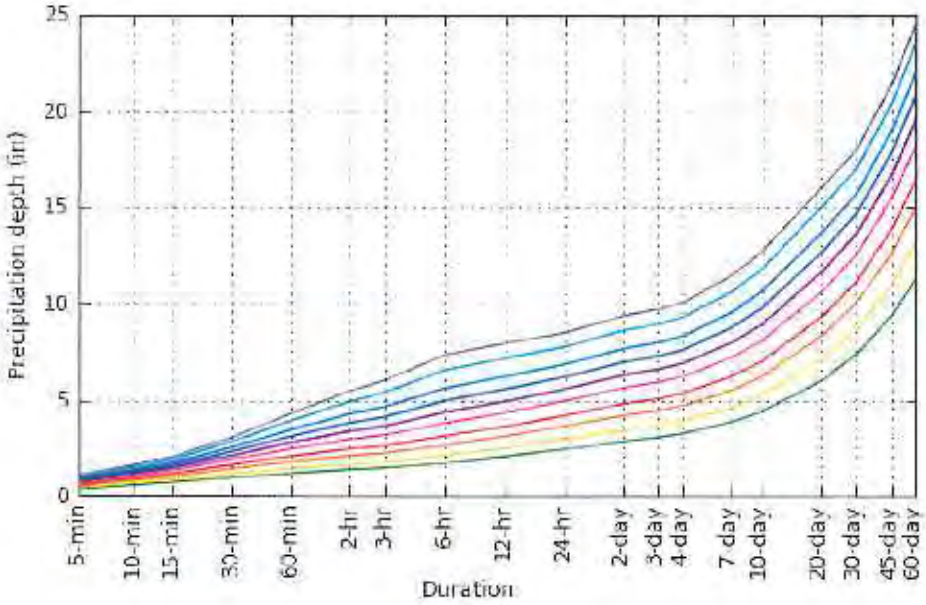
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

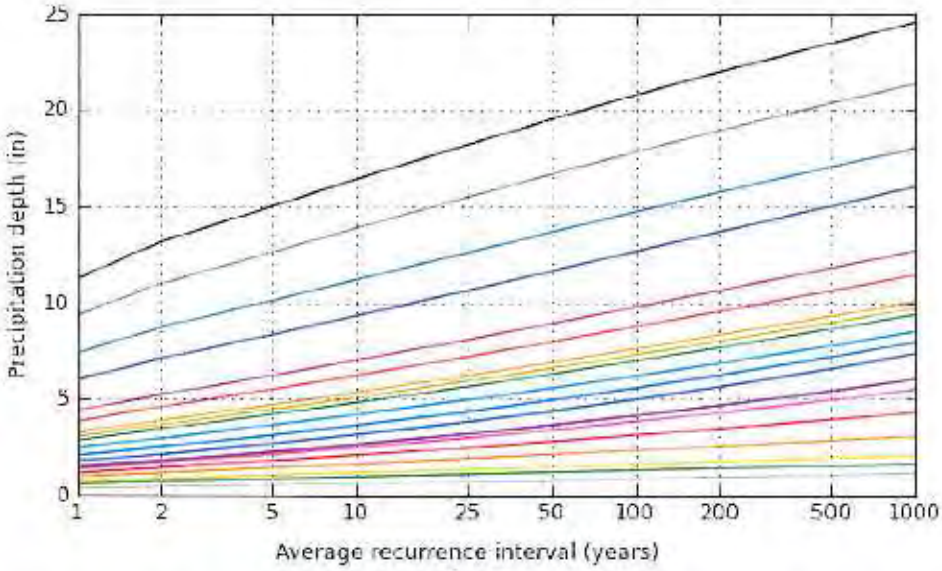
Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 39.9485°, Longitude: -86.2967°





NOAA Atlas 14, Volume 2, Version 3

Created (GMT): Fri Aug 26 14:38:29 2016

Back to Top

Maps & aerials

Small scale terrain

Large scale terrain

Large scale map

Large scale aerial

Back to Top

US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Composite Curve Number Calculation Worksheet

CBSE Project No: 160334 Calc. By MWM Date 7/26/2016
CBSE Project Name: Russell Lake Dam Check By PLS Date 7/26/2016
Basin Name: Bottom

Soil Name and Hydrologic Group	% Area for Each Soil Type	Cover Description	CN	% Land Use Area per Soil Type	% Total Area	CN X % Total Area
A		Open Water	100			
		Developed, Open Space	61			
		Developed, Low Intensity	61			
		Developed, Medium Intensity	75			
		Developed, High Intensity	89			
		Barren Land (Rock / Sand / Clay)	77			
		Deciduous Forest	25			
		Evergreen Forest	25			
		Mixed Forest	25			
		Shrub / Scrub	39			
		Grasslands / Herbaceous	30			
		Pasture / Hay	39			
		Cultivated Crops	64			
		Small Grains	39			
		Urban/Recreational Grasses	39			
		Woody Wetlands	30			
		Emergent Herbaceous Wetlands	49			
			Total =			
B	19.0	Open Water	100			
		Developed, Open Space	66	70	3.8	259.8
		Developed, Low Intensity	75	14	2.6	196.8
		Developed, Medium Intensity	84	0	0.0	1.9
		Developed, High Intensity	92			
		Barren Land (Rock / Sand / Clay)	86			
		Deciduous Forest	55	6	1.2	66.8
		Evergreen Forest	55			
		Mixed Forest	55			
		Shrub / Scrub	61			
		Grasslands / Herbaceous	58			
		Pasture / Hay	61			
		Cultivated Crops	75	60	11.5	861.7
		Small Grains	61			
		Urban/Recreational Grasses	61			
		Woody Wetlands	55			
		Emergent Herbaceous Wetlands	69			
			Total	100		
C	80.8	Open Water	100			
		Developed, Open Space	79	39	22.8	1805.7
		Developed, Low Intensity	83	32	28.1	2168.1
		Developed, Medium Intensity	89	6	5.8	340.4
		Developed, High Intensity	94			
		Barren Land (Rock / Sand / Clay)	91			
		Deciduous Forest	70	6	4.7	323.8
		Evergreen Forest	70	0	0.1	5.0
		Mixed Forest	70			
		Shrub / Scrub	74			
		Grasslands / Herbaceous	71			
		Pasture / Hay	74			
		Cultivated Crops	82	17	23.3	1911.4
		Small Grains	74			
		Urban/Recreational Grasses	74			
		Woody Wetlands	70			
		Emergent Herbaceous Wetlands	79			
			Total =	100		
D		Open Water	100			
		Developed, Open Space	84			
		Developed, Low Intensity	87			
		Developed, Medium Intensity	91			
		Developed, High Intensity	95			
		Barren Land (Rock / Sand / Clay)	94			
		Deciduous Forest	77			
		Evergreen Forest	77			
		Mixed Forest	77			
		Shrub / Scrub	86			
		Grasslands / Herbaceous	78			
		Pasture / Hay	80			
		Cultivated Crops	89			
		Small Grains	80			
		Urban/Recreational Grasses	80			
		Woody Wetlands	77			
		Emergent Herbaceous Wetlands	84			
			Total =			
Water		Open Water	100			
Totals	100				100	7942.7
					CN =	79.4
					Use CN	78

Composite Curve Number Calculation Worksheet

CBSE Project No.	16-0354	Calcs. By	MWM	Date	7/26/2016
CBSE Project Name	Russell Lake Dam	Check By	PLS	Date	7/26/2016
Basin Name	Lake				

Soil Name and Hydrologic Group	% Area for Each Soil Type	Cover Description	CN	% Land Use Area per Soil Type	% Total Area	CN X % Total Area
A		Open Water	100			
		Developed, Open Space	61			
		Developed, Low Intensity	81			
		Developed, Medium Intensity	75			
		Developed, High Intensity	89			
		Barren Land (Rock / Sand / Clay)	77			
		Deciduous Forest	25			
		Evergreen Forest	25			
		Mixed Forest	25			
		Shrub / Scrub	39			
		Grasslands / Herbaceous	30			
		Pasture / Hay	39			
		Cultivated Crops	64			
		Small Grains	39			
		Urban/Recreational Grasses	39			
		Woody Wetlands	30			
		Emergent Herbaceous Wetlands	49			
			Total =			
B		Open Water	100			
		Developed, Open Space	86			
		Developed, Low Intensity	75			
		Developed, Medium Intensity	84			
		Developed, High Intensity	92			
		Barren Land (Rock / Sand / Clay)	86			
		Deciduous Forest	55			
		Evergreen Forest	55			
		Mixed Forest	55			
		Shrub / Scrub	61			
		Grasslands / Herbaceous	58			
		Pasture / Hay	61			
		Cultivated Crops	75			
		Small Grains	61			
		Urban/Recreational Grasses	61			
		Woody Wetlands	55			
		Emergent Herbaceous Wetlands	69			
			Total =			
C	81.2	Open Water	100	10	8.4	838.8
		Developed, Open Space	79	17	13.6	1076.1
		Developed, Low Intensity	83	18	14.6	1215.7
		Developed, Medium Intensity	89			
		Developed, High Intensity	94			
		Barren Land (Rock / Sand / Clay)	91			
		Deciduous Forest	70	35	28.7	2010.2
		Evergreen Forest	70	3	2.4	169.8
		Mixed Forest	70			
		Shrub / Scrub	71			
		Grasslands / Herbaceous	71			
		Pasture / Hay	74			
		Cultivated Crops	82	15	12.7	1038.6
		Small Grains	74			
		Urban/Recreational Grasses	74			
		Woody Wetlands	70			
		Emergent Herbaceous Wetlands	79	1	0.8	61.7
			Total =	100		
D	18.8	Open Water	100	72	11.9	1487.9
		Developed, Open Space	84	0	0.0	0.0
		Developed, Low Intensity	87	3	0.6	55.0
		Developed, Medium Intensity	91			
		Developed, High Intensity	95			
		Barren Land (Rock / Sand / Clay)	94			
		Deciduous Forest	77	6	1.1	81.9
		Evergreen Forest	77	2	0.3	26.0
		Mixed Forest	77			
		Shrub / Scrub	80			
		Grasslands / Herbaceous	76			
		Pasture / Hay	80			
		Cultivated Crops	85			
		Small Grains	80			
		Urban/Recreational Grasses	80			
		Woody Wetlands	77			
		Emergent Herbaceous Wetlands	84	10	1.9	156.9
			Total =	100		
Water		Open Water	100			
Totals	100				100	8218.2
					CN =	82.2
					Use CN	82

Composite Curve Number Calculation Worksheet

CBBEL Project No: 16-0034 Calcs. By: WWM Date: 7/26/2016
CBBEL Project Name: Russell Lake Dam Check By: PLS Date: 7/28/2016
Basin Name: Upper

Soil Name and Hydrologic Group	% Area for Each Soil Type	Cover Description	CN	% Land Use Area per Soil Type	% Total Area	CN X % Total Area
A		Open Water	100			
		Developed, Open Space	61			
		Developed, Low Intensity	61			
		Developed, Medium Intensity	75			
		Developed, High Intensity	89			
		Barren Land (Rock / Sand / Clay)	77			
		Deciduous Forest	25			
		Evergreen Forest	25			
		Mixed Forest	25			
		Shrub / Scrub	35			
		Grasslands / Herbaceous	30			
		Pasture / Hay	39			
		Cultivated Crops	64			
		Small Grains	39			
		Urban/Recreational Grasses	39			
		Woody Wetlands	30			
		Emergent Herbaceous Wetlands	40			
			Total =			
B	18.9	Open Water	100			
		Developed, Open Space	68	[illegible]	3.6	248.1
		Developed, Low Intensity	75	[illegible]	0.8	63.1
		Developed, Medium Intensity	84			
		Developed, High Intensity	92			
		Barren Land (Rock / Sand / Clay)	86			
		Deciduous Forest	55	35	7.2	354.5
		Evergreen Forest	55			
		Mixed Forest	55			
		Scrub / Scrub	61	5	0.9	53.2
		Grasslands / Herbaceous	71			
		Pasture / Hay	61			
		Cultivated Crops	75	34	6.4	177.1
		Small Grains	61			
		Urban/Recreational Grasses	61			
		Woody Wetlands	55			
		Emergent Herbaceous Wetlands	60			
			Total =	100		
C	81.1	Open Water	100			
		Developed, Open Space	79	30	23.2	2303.7
		Developed, Low Intensity	83	12	10.5	887.4
		Developed, Medium Intensity	89			
		Developed, High Intensity	94			
		Barren Land (Rock / Sand / Clay)	91			
		Deciduous Forest	70	19	12.8	753.9
		Evergreen Forest	70	0	0.0	10.2
		Mixed Forest	70			
		Scrub / Scrub	74	2	1.3	93.2
		Grasslands / Herbaceous	71			
		Pasture / Hay	74			
		Cultivated Crops	82	36	29.4	3412.3
		Small Grains	74			
		Urban/Recreational Grasses	74			
		Woody Wetlands	70			
		Emergent Herbaceous Wetlands	70			
			Total =	100		
D		Open Water	100			
		Developed, Open Space	84			
		Developed, Low Intensity	87			
		Developed, Medium Intensity	91			
		Developed, High Intensity	95			
		Barren Land (Rock / Sand / Clay)	94			
		Deciduous Forest	77			
		Evergreen Forest	77			
		Mixed Forest	77			
		Shrub / Scrub	81			
		Grasslands / Herbaceous	78			
		Pasture / Hay	80			
		Cultivated Crops	80			
		Small Grains	80			
		Urban/Recreational Grasses	80			
		Woody Wetlands	77			
		Emergent Herbaceous Wetlands	84			
			Total =			
Water		Open Water	100			
Totals	100				100	7809.6
					CN =	78.7
					Use CN	77

Composite Curve Number Calculation Worksheet

CBBEL Project No: 16-0334 Calcs. By: MWM Date: 7/26/2016
CBBEL Project Name: Russell Lake Dam Check By: PLS Date: 7/26/2016
Basin Name: Center

Soil Name and Hydrologic Group	% Area for Each Soil Type	Cover Description	CN	% Land Use Area per Soil Type	% Total Area	CN X % Total Area
A		Open Water	100			
		Developed, Open Space	61			
		Developed, Low Intensity	67			
		Developed, Medium Intensity	78			
		Developed, High Intensity	89			
		Barren Land (Rock / Sand / Clay)	77			
		Deciduous Forest	25			
		Evergreen Forest	25			
		Mixed Forest	25			
		Scrub / Scrub	35			
		Grasslands / Herbaceous	30			
		Pasture / Hay	39			
		Cultivated Crops	64			
		Small Grains	39			
		Urban/Recreational Grasses	39			
		Woody Wetlands	30			
		Emergent Herbaceous Wetlands	43			
			Total =			
B	46.8	Open Water	100			
		Developed, Open Space	68	29	13.4	913.3
		Developed, Low Intensity	75	15	7.2	638.3
		Developed, Medium Intensity	84			
		Developed, High Intensity	92			
		Barren Land (Rock / Sand / Clay)	86			
		Deciduous Forest	55			
		Evergreen Forest	55			
		Mixed Forest	55			
		Shrub / Scrub	61	7	3.1	190.8
		Grasslands / Herbaceous	58			
		Pasture / Hay	61			
		Cultivated Crops	75	49	23.1	1731.6
		Small Grains	61			
		Urban/Recreational Grasses	61			
		Woody Wetlands	55			
		Emergent Herbaceous Wetlands	69			
			Total =	100		
C	53.2	Open Water	100			
		Developed, Open Space	79	22	11.6	917.9
		Developed, Low Intensity	83	20	10.7	887.0
		Developed, Medium Intensity	89	2	1.3	114.7
		Developed, High Intensity	94			
		Barren Land (Rock / Sand / Clay)	91			
		Deciduous Forest	70			
		Evergreen Forest	70			
		Mixed Forest	70			
		Shrub / Scrub	74	10	5.2	16.5
		Grasslands / Herbaceous	71			
		Pasture / Hay	74			
		Cultivated Crops	82	55	29.4	2407.3
		Small Grains	74			
		Urban/Recreational Grasses	74			
		Woody Wetlands	70			
		Emergent Herbaceous Wetlands	80			
			Total =	102		
D		Open Water	100			
		Developed, Open Space	84			
		Developed, Low Intensity	87			
		Developed, Medium Intensity	91			
		Developed, High Intensity	95			
		Barren Land (Rock / Sand / Clay)	94			
		Deciduous Forest	77			
		Evergreen Forest	77			
		Mixed Forest	77			
		Shrub / Scrub	80			
		Grasslands / Herbaceous	78			
		Pasture / Hay	80			
		Cultivated Crops	89			
		Small Grains	80			
		Urban/Recreational Grasses	80			
		Woody Wetlands	77			
		Emergent Herbaceous Wetlands	88			
			Total =			
Water		Open Water	100			
Totals	100				100	7717.5
					CN =	77.2
					Use CN	77

gai consultants

ATTACHMENT 2

RUSSELL LAKE DAM SURVEY INFORMATION

STATE ROAD 334
PROJ. NO. STP-3606(012)
DATED 2005

N 88°34'36" E 625.39'

"MAG" NAIL SET

15" VCP INV.=904.00

15" VCP INV.=902.08

S 88°34'08" W 50.00'

APP. SOUTH R/W LINE S.R. 334

R/W MARKER FOUND

NORTH LINE S. 1/2-N.E. 1/4 S4-T17N-R2E

SOUTH R/W LINE S.R. 334

N.W. CORNER S. 1/2-N.W. 1/4 S3-T17N-R2E (CALCULATED PER PRIOR SURVEYS) P.O.B.

LINE "B" (N 88°34'08" E)

N 88°37'22" E 295.48' (M) 295.98' (D)

15" RCP INV.=904.64

15" RCP INV.=903.97

N 88°37'22" E 1335.47'

S 88°34'08" W 562.44'

S 88°34'08" W 400.00'

HEADWALL

N 88°37'22" E 2660.87'

"MAG" NAIL SET

S 77°15'32" W 4.73'

N 77°29'09" W 4.75'

R/W MARKER FOUND

S 88°34'08" W 125.00'

NORTH LINE S. 1/2-N.W. 1/4 S3-T17N-R2E

SOUTH R/W LINE S.R. 334

APPROXIMATE LOCATION 100 YEAR FLOODPLAIN PER F.I.R.M. #180110335E

ZONE "A"

ZONE "A"

IRISHMAN'S RUN CREEK
"Non-Regulated" Legal Drain
(25' Easement from top of bank each side)
(per Boone County Surveyor's Office)

N 00°42'26" W 434.01' (M)

15" CMP INV.=892.30

15" CMP INV.=892.44

15" CMP INV.=892.17

15" CMP INV.=891.77

GRAVEL DRIVE

GARAGE

1 STORY RESIDENCE

EXISTING BUILDING

BLOCK BUILDING

177'±

120'±

92'±

12'±

145.58'

100'±

27'±

LAKE EXTENDS PAST WEST LINE

FENCE 1.5'± EAST

37

36

35

34

33

32

31

30

24

23

19

18

Tract "A"

Tract "C"

20' U. & D.E.

16.5'

16.5'

Spring Hills Subdivision P.B. 3, Pg. 140

S 00°15'41" E 1331.44' (M) 1331.42' (D)

Russell Lake Addition P.B. 4, Pg. 150

N 00°56'26" W 1090.00'

CAPPED "ANDERSON" REBAR FOUND 2.9' S. OF CORNER

5' UTILITY STRIP

Unknown Ownership

CAPPED "TRP" REBAR FOUND 0.8' S. OF CORNER

Now or Formerly Warranty Deed "Wood" D.R. 230, Pg. 444

FENCE GENERALLY NEAR LINE

CAPPED "CARTER" REBAR FOUND 0.5' S. OF CORNER

CAPPED "CCLS" REBAR SET

N 88°34'36" E 48.42'

TONYS LANE

MATCHLINE

EAST LINE N.E. 1/4 S4-T17N-R2E

WEST LINE N.W. 1/4 S3-T17N-R2E

LAKE (NORMAL POOL AT DATE OF SURVEY=±899.5)

LAKE (NORMAL POOL AT DATE OF SURVEY=±906.5)

[1] Partial Release of Pipe Line Easement "Marathon Pipe Line Company" M.B. 70, Pg. 845 (100' Wide Easement)

[2] Partial Release of Pipe Line Easement "Marathon Pipe Line Company" M.B. 70, Pg. 846 (100' Wide Easement)

[3] Centerline 33' wide Pipe Line Right-of-Way Easement "The Buckeye Pipe Line Company" M.B. 172, Pg. 79 (16.5' each side)

[4] Private Road Easement M.B. 58, Pg. 653

Now or Formerly Warranty Deed "State of Indiana" Instr. #200700008139 (S.R. 334 Right-of-Way)

Now or Formerly Warranty Deed "9085 Project, LLC" Instr. #201200015194 (8901 EAST OAK STREET)

Now or Formerly Transfer on Death (TOD) Deed "Dick" Instr. #201400003971 (9085 EAST OAK STREET)

Now or Formerly Warranty Deed "9085 Project, LLC" Instr. #201200015194 (9085 EAST OAK STREET)

Now or Formerly Transfer on Death (TOD) Deed "Dick" Instr. #201400003971 (9085 EAST OAK STREET)

2 STORY RESIDENCE

GARAGE

89'±

80'±

N 88°37'22" E 496.71'

50'

50'

T.B.M. #1

STORM CULVERT INV.=902.33

STORM CULVERT INV.=902.30

12" CMP INV.=900.76

12" CMP INV.=899.54

N 00°42'26" W 287.38'

N 00°42'26" W 1337.39'

101.50' (D) 101.62' (M)

99.671± AC. GROSS
2.594± AC. ROW
97.077± AC. NET

S 88°37'22" W 385.49'

LAKE (NORMAL POOL AT DATE OF SURVEY=±874.5)

ASPHALT DRIVE

N 00°42'26" W 385.70'

12" CPP INV.=903.14

12" CPP INV.=903.30

12" CPP INV.=905.42

12" CPP INV.=905.31

HEADWALL

12" CMP INV.=896.89

12" CMP INV.=895.16

40'±

45'±

74'±

85'±

ZONE "X"

ZONE "X"

ZONE "X"

Note: Spring Hills Subdivision lot lines shown hereon are approximate. (Recorded subdivision is illegible)

Assumed North

0 30 60 120

Scale: 1" = 60'

NO.	REVISION:	DATE:	AUTH.
1.	REVISED GAS EASEMENT LOCATION.	12/3/15	SMC

Stephen M. Cooper, L.S. # S0557
Dated: 11/23/15

STEPHEN M. COOPER REGISTERED No. S0557 STATE OF INDIANA LAND SURVEYOR

ALTA/ACSM LAND TITLE SURVEY

Prepared For: PULTE HOMES OF INDIANA, LLC

Project Location:
8901 EAST OAK STREET, ZIONSVILLE, IN 46077 AND
9085 EAST OAK STREET, ZIONSVILLE, IN 46077
A PART OF THE W. 1/2, S 03 - T 17 N - R 02 E, AND
A PART OF THE E. 1/2, S 04 - T 17 N - R 02 E,
EAGLE TOWNSHIP, BOONE COUNTY, INDIANA

JOB #: 2015-026
FILE #: 2015-026.DWG
DATE: 11/23/15
APPROVED BY: SMC
DRAWN BY: MTL

coor
consulting & land services corporation
303 West Main Street, Knightstown, Indiana 46148
Ph:(765)345-5943 Toll Free:(888)593-2667 Fax:(765)345-5692
Web: www.coorconsulting.com Email: coorconsulting@aol.com

Sheet Number 1 of 3

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MATCHLINE

MATCHLINE

(NORMAL POOL AT DATE OF SURVEY=+906.5)

REBAR FOUND 0.5' S. OF CORNER

CAPPED "CZLS" REBAR SET

N 88°34'36" E 48.42'

LINE EXTENDS PAST WEST LINE

5'±

12" PVC INV.=905.64

EAST LINE INSTR. #9812047

Now or Formerly Warranty Deed "Gray" Instr. #9812047

N 02°18'24" W 230.28' (D&M) 231.97' (R)

BLOCK FOUNDATION

38'±

63'±

4'X5' BRICK FIREPLACE

FENCE 0.5'± WEST

REBAR FOUND 0.7' N. & 0.3' W. OF CORNER

50'

50'

S.E. CORNER N.E. 1/4 S4-T17N-R2E CALCULATED PER PRIOR PLATS AND SURVEYS

S.W. CORNER N.W. 1/4 S3-T17N-R2E CALCULATED PER PRIOR PLATS AND SURVEYS

[11] Partial Release of Pipe Line Easement "Marathon Pipe Line Company" M.B. 70, Pg. 845 (100' Wide Easement)

Now or Formerly Quitclaim Deed Overley Instr. #0108110

N 00°20'41" W 483.69'

[12] Partial Release of Pipe Line Easement "Marathon Pipe Line Company" M.B. 68, Pg. 370

[12] Partial Release of Pipe Line Easement "Marathon Pipe Line Company" M.B. 56, Pg. 945

74'±

25'±

12" CMP INV.=895.16

N 88°37'22" E 451.21'

SOUTH LINE N.W. 1/4 S3-T17N-R2E

NORTH LINE S.W. 1/4 S3-T17N-R2E

1325.64

IRISHMAN'S RUN CREEK

"Non-Regulated" Legal Drain (25' Easement from top of bank each side) (per Boone County Surveyor's Office)

APPROXIMATE LOCATION 100 YEAR FLOODPLAIN PER F.I.R.M. #18011C0335E

ZONE "A"

ZONE "X"

S.E. CORNER S.W. 1/4-N.W. 1/4 S3-T17N-R2E 1/2" REBAR FOUND PER PRIOR PLATS AND SURVEYS

N 88°21'59" E 2666.61'

N.E. CORNER N.W. 1/4-S.W. 1/4 S3-T17N-R2E 1/2" REBAR FOUND PER PRIOR PLATS AND SURVEYS

Now or Formerly Warranty Deed "9085 Project, LLC" Instr. #201200015194

(9085 EAST OAK STREET)

[13] Centerline 33' wide Pipe Line Right-of-Way Easement "The Buckeye Pipe Line Company" M.B. 172, Pg. 79 (16.5' each side)

16.5'

16.5'

S 01°00'36" E 880.00'

EAST LINE S.E. 1/4 S4-T17N-R2E

WEST LINE S.W. 1/4 S3-T17N-R2E

CAPPED "RAUSE" FLUSH REBAR FOUND

FENCE 2.5'± EAST

CONCRETE MONUMENT FOUND AT CORNER OLDFIELD SEC. 1

16.5'±

2.6'± DEED GAP

Block D (Common Area)

EAST LINE INSTR. #0319354

Oldfield Section One P.B. 18, Pg. 69

N 00°50'41" W 392.55'

EAST LINE OLDFIELD SEC. 1

19'±

CONCRETE MONUMENT FOUND AT CORNER OLDFIELD SEC. 1

CONCRETE MONUMENT FOUND AT CORNER

4.5' DEED GAP

S 88°22'53" W 228.53'

18" RCP INV.=909.26

16.4' DEED GAP

FENCE 0.5'± NORTH

CURB INLET T.C.=913.08 INV.=907.88 (18" RCP)

24" CONCRETE ROLL CURB

[13] Centerline 33' wide Pipe Line Right-of-Way Easement "The Buckeye Pipe Line Company" M.B. 172, Pg. 79 (16.5' each side)

16.5'

16.1' DEED GAP

FENCE 3.5'± SOUTH

S 89°03'38" W 1419.84'

STORM BEEHIVE T.C.=903.42 INV.=897.62 (18" RCP)

CURB INLET T.C.=904.03 INV.=897.33 (18" RCP)

Oldfield Section One P.B. 18, Pg. 69 Instr. #200700011064

STORM BEEHIVE T.C.=889.40 INV.=883.20 (18" RCP)

CURB INLET T.C.=890.80 INV.=882.80 (18" RCP)

Block D (Common Area)

NORTH LINE OLDFIELD SEC. 1

NORTH LINE INSTR. #0304347

CONCRETE MONUMENT FOUND AT CORNER

S 89°21'53" W 227.13'

INTERSECTION NORTH LINE OLDFIELD SEC. 1 AND NORTH LINE INSTR. #0304347

CAPPED "CZLS" REBAR SET

CAPPED "S&A" REBAR FOUND 0.3' E. & 0.8' S. OF CORNER

NORTH LINE INSTR. #0304347

S 88°21'59" W 99.99'

1.7'± DEED OVERLAP

WEST LINE S.W. 1/4 SEC. 3 (EAST LINE N.W. 1/4 SEC. 10 T17N-R2E)

THORNHILL SECTIONS 3A, 3B

40' D.U. & S.E. AND LANDSCAPE ESMT.

Tract C

Thornhill Section One P.B. 6, Pg. 102

Thornhill Section Three A P.B. 7, Pg. 32

Thornhill Section Three B P.B. 7, Pg. 46

26

27

28

70

71

72

73

74

75

Assumed North

0 30 60 120

Scale: 1" = 60'

NO.	REVISION:	DATE:	AUTH.
1.	REVISED GAS EASEMENT LOCATION.	12/3/15	SMC

Stephen M. Cooper, L.S. # S0557
Dated: 11/23/15

STEPHEN M. COOPER REGISTERED No S0557 STATE OF INDIANA LAND SURVEYOR

ALTA/ACSM LAND TITLE SURVEY

Prepared For: PULTE HOMES OF INDIANA, LLC

Project Location: 9085 EAST OAK STREET, ZIONSVILLE, IN 46077 AND 9085 EAST STATE ROAD 334, ZIONSVILLE, IN 46077 A PART OF THE W. 1/2, S 03 - T 17 N - R 02 E, AND A PART OF THE E. 1/2, S 04 - T 17 N - R 02 E, EAGLE TOWNSHIP, BOONE COUNTY, INDIANA

JOB #: 2015-026

FILE #: 2015-026.DWG

DATE: 11/23/15

APPROVED BY: SMC

DRAWN BY: MTL

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Sheet Number 2 of 3

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SURVEYOR'S REPORT

The within survey has been prepared, to the best of my knowledge and belief, under my supervision and in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"). The following opinions and interpretations are submitted regarding the various uncertainties in the locations of the lines and corners as established per this survey. The uncertainties are based upon, and as a result of uncertainties in reference monumentation, in record descriptions and plats, in lines of occupation, and as introduced by random errors in measurement "Relative Positional Accuracy". *There may also be unwritten rights associated with these uncertainties.* The client should assume there is an amount of uncertainty along any line equal in significance to the discrepancy in the location of the lines of possession from the surveyed lines.

There may be differences of deed verses measured dimensions along the boundary lines shown hereon and there may be survey markers found near but not precisely at some boundary corners. In cases where the magnitude of these differences are less than the Relative Positional Accuracy stated below (Relative Positional Precision in the case of an ALTA/ACSM Land Title Survey) and less than the uncertainty identified for the reference monumentation discussed below, the differences may be considered insignificant and are shown only for purposes of mathematical closure. Such differences that are greater than the Relative Positional Accuracy and the uncertainty in reference monumentation should be considered worthy of notice and are therefore discussed further below.

Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject tract.

All survey monuments set or found this survey are flush with existing grade unless otherwise noted.

Relative Positional Accuracy: The Relative Positional Accuracy of the corners of the subject tract established per this survey is within the requirements for a **Urban Survey** (0.07 feet (21 millimeters) **as defined in IAC 865.**

Purpose of Survey: The purpose of the within survey is the preparation of an ALTA/ACSM Land Title Survey on tracts of land described in Instrument Numbers 201200015194 and 201400003971 in the Office of the Recorder of Boone County, Indiana.

The within survey is based in part upon the following: The plat of Oldfield Section One as recorded in Plat Book 18, Page 67, Instrument Number 200700011064; Spring Hills Subdivision as recorded in Plat Book 3, Page 140; the plat of Thornhill Section One as recorded in Plat Book 6, Page 102; the plat of Thornhill Section Three A as recorded in Plat Book 7, Page 32; the plat of Thornhill Section Three B as recorded in Plat Book 7, Page 46; Russell Lake Addition as recorded in Plat Book 4, Page 150; Russell Lake Addition, Section Two as recorded in Plat Book 4, Page 189; an ALTA/ACSM Land Title Survey for Sandy Lange, prepared by Weihe Engineers, Inc., Job Number W02-0104, dated October 18, 2007; Right-of-Way plans for State Road 334, Project Number STP-3606(012), dated May, 2005; Boone County Section Corner References; and current deeds of record for the subject tract and adjoining tracts as referenced hereon.

Basis of Bearings: The basis of bearings for this survey is an assumed bearing of North 88 degrees 37 minutes 22 seconds East along the North line of the South Half of the Northwest Quarter of Section 3 per Indiana State Plane West Zone, NAD 83 (NSRS 2007) as referenced on the Boone County Section Corner References.

Theory of Location: The lines and corners as established this survey are based upon monuments found marking the Quarter Section corners of the subject Section and monuments found at or near the various corners of the subject deed and said prior surveys as more particularly described below.

The 1335.47' course was established per the North line of the South Half of the Northwest Quarter of Section 3. The 1331.44' course was established per the West line of Spring Hills Subdivision. The 880.00' course was established per the West lines of Thornhill Section One, Thornhill Section Three A and Thornhill Section Three B. The 99.99' course was established per the North line of Instrument Number 0319354 as referenced in the overall subject deed (Instrument number 201200015194. The 227.13', 1419.84' and 228.13' courses were established per the North lines of the plat of Oldfield Section 1. The 392.55' and 19.27' courses were established per the perimeter lines of said Instrument Number 0319354 per references in overall subject deed. The 485.69' course was established per the East line of Instrument Number 0108110 as referenced in the overall subject deed. The 230.28' course was established per the East line of Instrument Number 9812047. The 48.42' course was established per the South line of Deed Record 230, Page 444. The 1090.00' course was established per the West lines of Deed Record 230, Page 444 and the East line of Russell Lake Addition. The 625.39' course was established per the North line of the South Half of the Northeast Quarter of Section 4.

Variances in Reference Monumentation:

Various Harrison markers were found per County Surveyor's References locating the Quarter Section corners of Section 3 and 4 as shown on the Section Detail Map.

A capped "Boone County Surveyor" rebar was found per County Surveyor's References marking the North Quarter Section corner of Section 3 as shown on said Section Detail Map.

A Railroad spike was found marking the center of Section 4 in agreement with various prior surveys as shown on said Section Detail Map.

A Railroad spike was found marking the Northeast corner of the South Half of the Northwest Quarter of Section 3 in agreement with prior surveys.

A 1/2" rebar was found in agreement with said plats and prior surveys marking the Northeast corner of the West Half of the Southwest Quarter of Section 3 as shown hereon.

A Railroad spike was found 2.4' South and 3.8' West of the Southeast corner of the West Half of the Southwest Quarter of Section 3.

The following Quarter Section corners were established per various prior plats and surveys as shown on said Section Detail Map: The Northwest corner of the South Half of the Northwest Quarter of Section 3; the Northwest and Northeast corners of the Southwest Quarter of Section 3; the Southeast corner of the West Half of the Southwest Quarter of Section 3; and the Northeast corner of the Southeast Quarter of Section 3.

Various right-of-way markers were found along the South right-of-way line of State Road 334 as shown hereon.

Various concrete monuments were found marking the perimeter corners of the plat of Oldfield Section 1 as shown hereon.

A capped "Hause" rebar was found marking the intersection of the North line of the plat of Oldfield Section 1 and the East line of Instrument Number 0108110 as shown hereon.

A rebar was found 0.7' North and 0.3' West of the Southeast corner of Instrument Number 9812047 as shown hereon. A capped "Carter" rebar was found 0.5' South of the Northeast corner of said tract as shown hereon.

A capped "FRP" rebar was found 0.8' South of the Northeast corner of Deed Record 230, Page 444 as shown hereon.

A capped "Anderson" rebar was found 2.9' South of the Northeast corner of Lot 32 in Russell Lake Addition as shown hereon.

A capped "S&A" rebar was found 0.3' East and 0.8' South of the Southwest corner of Lot 73 of Thornshill Section Three B as shown hereon.

"Mag" nails and 5/8 inch capped rebars marked "C2LS Firm #0035" were set at the remaining corners of the subject tract as shown hereon.

Discrepancies on the Record Plat or Record Descriptions:

An apparent deed gap of up to 16.4' and an apparent deed overlap of up to 1.7' exists between the perimeter lines of a tract of land described in Instrument Number 0319354 and the perimeter lines of the plat of Oldfield Section 1 as shown hereon.

The physical centerline of State Road 334 as located per the aforementioned Right-of-Way plans and per this survey varies up to 1.55' North of the North line of the South Half of the Northwest Quarter of Section 3 and the North line of the South Half of the Northeast Quarter of Section 4 as shown hereon.

Apparent discrepancies of up to 0.52' exist between deed and measured distances along the perimeter lines of the subject deed (Instrument Number 201400003971) as shown hereon.

Inconsistencies in Lines of Possession or Occupation:

An existing fence was found from 0.5' North to 3.5' South of the South line of the subject tract as shown hereon.

An existing fence was found up to 19' West of the 392.55' course of the subject tract (Southwesterly corner of subject tract) as shown hereon. Said fence line varies from 0.5' West to 2.5' East of the 485.69' course as shown hereon.

An existing fence was found up to 1.5' East of the 1090.00' course of the subject as shown hereon.

Overhead and underground utilities cross the subject parcels as shown hereon.

The Northwesterly lake extends up to 27' West of the West line of the overall subject tract as shown hereon.

The Southwesterly lake extends up to 5' West of the West line of the overall subject tract as shown hereon.

Summary of Uncertainties: The uncertainty associated with the corners as found or established this survey as related to (1) variances in reference monumentation is up to 3.8 feet, as related to (2) discrepancies on the record plat or within the deeds of record for the subject tract or adjoiners is up to 16.4 feet, and as related to (3) inconsistencies in lines of possession or occupation is up to 26.5 feet.

Flood Hazard Statement: The accuracy of the flood hazard information shown or identified hereon is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. The within described tract of land lies within Flood Hazard Zone A and X as said tract plots by scale on Community Panel Number 18011C0335E of the Flood Insurance Rate Maps for Boone County, Indiana (maps dated January 18, 2012).

Ownership: Ownership information indicated hereon is based upon information obtained April, 2015 in County or Township records or on title work provided by others.

LAND DESCRIPTION PER SURVEY AND TITLE COMMITMENT

(Instrument Numbers 201200015194 and 201400003971)

A part of the Northeast and Southeast Quarters of Section 4, and a part of the Northwest and Southwest Quarters of Section 3, Township 17 North, Range 2 East, in Eagle Township, Boone County, Indiana, being more particularly described as follows:

BEGINNING at the Northwest corner of the South Half of the Northwest Quarter of said Section 3; thence North 88 degrees 37 minutes 22 seconds East (bearing system based on Indiana State Plane West Zone, NAD 1983 (NSRS 2007)) along the North line thereof a distance of 1335.47 feet to the Northwest corner of Spring Hills Subdivision as recorded in Plat Book 3, Page 140 in the Office of the Recorder of Boone County, Indiana; thence South 00 degrees 15 minutes 41 seconds East along the West line thereof a distance of 1331.44 feet to a 1/2 inch rebar marking the Northeast corner of the Northwest Quarter of the Southwest Quarter; thence South 01 degrees 00 minutes 36 seconds East along the East line thereof and along the West line of Thornhill Section One as recorded in Plat Book 6, Page 102, the West line of Thornhill Section Three A as recorded in Plat Book 7, Page 32 and along the West line of Thornhill Section Three B as recorded in Plat Book 7, Page 46 all in said Recorder's Office a distance of 880.00 feet to the North line of a tract of land described in Instrument Number 0304347 in said Recorder's Office; thence South 88 degrees 21 minutes 59 seconds West along the North line thereof a distance of 99.99 feet to the intersection of said North line of Instrument Number 0304347 and the North line of the plat of Oldfield Section 1 as recorded in Plat Book 18, Page 69, Instrument Number 200700011064 in said Recorder's Office; thence South 89 degrees 21 minutes 53 seconds West along the North line of said plat of Oldfield Section 1 a distance of 227.13 feet to a concrete monument; thence South 89 degrees 03 minutes 38 seconds West continuing along said North line a distance of 1419.84 feet to a concrete monument; thence South 88 degrees 22 minutes 53 seconds West continuing along said North line a distance of 228.53 feet to the East line of said tract described in Instrument Number 0319354; thence North 00 degrees 50 minutes 41 seconds West along the East line thereof a distance of 392.55 feet to a Northeasterly corner of said Instrument Number 0319354; thence South 88 degrees 16 minutes 49 seconds West along a North line of said tract and along the North line of said plat of Oldfield Section One a distance of 19.27 feet to a capped "Hause" rebar on the East line of a tract of land described in Instrument Number 0108110 in said Recorder's Office; thence North 00 degrees 20 minutes 41 seconds West along the East line thereof a distance of 485.69 feet to the Southeast corner of a tract of land described in Instrument Number 9812047 in said Recorder's Office; thence North 02 degrees 18 minutes 24 seconds West along the East line thereof a distance of 230.28 feet to the Northeast corner of said tract, said point also being on the South line of a tract of land described in Deed Record 230, Page 444 in said Recorder's Office; thence North 88 degrees 34 minutes 36 seconds East along the South line thereof a distance of 48.42 feet to the Southeast corner of said tract; thence North 00 degrees 56 minutes 26 seconds West along the East line thereof and along the East line of Russell Lake Addition as recorded in Plat Book 4, Page 150 in said Recorder's Office a distance of 1090.00 feet to the Northeast corner thereof, said point also being on the North line of the South Half of the Northeast Quarter of said Section 4; thence North 88 degrees 34 minutes 36 seconds East along the North line thereof a distance of 625.39 feet to the POINT OF BEGINNING. Containing 99.671 acres, more or less.

LESS AND EXCEPT from the above, all those lands conveyed from Helen E. Dick to State of Indiana in fee simple, recorded August 3, 2007, in Instrument No. 200700008139, Records of Boone County, Indiana.

CERTIFICATION OF TOPOGRAPHIC SURVEY

To the best of my knowledge and belief the within survey represents a survey made under my supervision. The fieldwork for this survey was performed on April 15-23 and November 14, 2015 using standard surveying techniques. The topographic data was gathered using standard radial surveying techniques with an electronic total station, Global Positioning System, and data collector. Elevations on hard surfaces or structures are accurate to within 0.05 feet; elevations on natural surfaces are accurate to within 0.1 feet. The subsurface elevation data was obtained from ground level, the accuracy of measurements is relative to the depth (no confined entry permits were obtained) and/or Record Drawings. Contours are plotted based upon interpolation of spot elevations shown hereon and are accurate to generally within one half contour interval.

ALTA/ACSM LAND TITLE SURVEY

To **Pulte Homes of Indiana, LLC, an Indiana limited liability company, PGP Title and Chicago Title Insurance Company:**

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, and includes Items 1, 2, 3, 4, 5, 6, 7a, 8, 11a, 13, 16, 17, and 18 of Table A thereof.

Title Commitment: Evidence of source of title for the subject tract was provided in the form of Chicago Title Insurance Company Commitment No. IN-086083, dated October 13, 2015 at 12:00 a.m.. Some of the items disclosed in Schedule BII thereof may have been depicted on the survey and are identified by their recording data. Should any additional items need to be depicted on the survey please advise and provide the appropriate documents.

CERTIFICATE OF SURVEY

Also to the best of my knowledge and belief, the within survey represents a survey made under my supervision in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code. The fieldwork for this survey was performed on April 15-23 and November 14, 2015 using standard surveying techniques.

SUMMARY OF ITEMS PER SCHEDULE B, SECTION II OF THE TITLE COMMITMENT

[illegible]

11. Pipe Line Easement from Charles W. Russell and Edith Russell, his wife, in favor of Socony-Vacuum Oil Company, Inc., its successors or assigns, recorded July 7, 1939, as Misc. Book 30, Page 427,and mesne assignment filed of record March 14, 1967, as Misc. Book 54, Page 338, into Marathon Pipe Line Co., its successors or assigns, and as amended by partial release filed of record May 6, 1977, as Misc. Book 70, Page 845, Records of Boone County, Indiana. *[illegible]*

12. Pipe Line Easement from Charles A. Phillips and Gerturde Phillips, his wife, to Socony-Vacuum Oil Co., Inc., recorded July 7, 1939, as Misc. Book 30, Page 428, and mesne assignment filed of record March 14, 1967, as Misc. Book 54, Page 338, into Marathon Pipe Line Co., its successors or assigns, and as affected by Partial Releases filed of record in Misc. Book 58, Page 945, Misc. Book 68, Page 370 and Misc. Book 70, Page 846, Records of Boone County, Indiana. *[illegible]*

13. Pipe Line Right of Way Easement, necessary appurtenances, and incidental purposes, subject to building restrictions, from Nordeau O. Heaps and Martha B. Heaps, husband and wife, to The Buckeye Pipe Line Company, recorded November 15, 1962, as Misc. Book 172, Page 79, now held through assignment by Buckeye Pipe Line Company, L.P., its successors or assigns, under Assignment and Assumption of Rights of Way, filed of record December 22, 1986, as Misc. Book 101, Page 897, Records of Boone County, Indiana. *[illegible]*

14. Terms, Conditions, Restrictions, Easements, Rights, Maintenance, which contain provisions for a private charge or assessments, recorded in Agreement by and between Martha B. Heaps and Rollin M. Dick and Helen E. Dick, husband and wife, recorded June 18, 1971, as Misc. Book 58, Page 653, Records of Boone County, Indiana, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), as amended. *[illegible]*

15. Variance Agreement by and between Craig and Linda Leeke, and Rollin and Helen Dick, recorded August 11, 1986, as Misc. Book 100, Page 201, Records of Boone County, Indiana. *[illegible]*

16. 75 foot right of entry; setback and use restrictions; possible assessments for maintenance and/or reconstruction, and all rights of others entitled to the continued uninterrupted flow of water through Irishman's Run Creek, a legal drain established in accordance with I.C. 36-9-27·33 et seq, and as evidenced by Instrument No. 200800009188, Records of Boone County, Indiana. *[illegible]*

17. Possible gaps, overlaps, and/or boundary line conflict along the South line, and the Southeast and Southwest corners of subject tract due to location of existing fences, fence posts, as evidenced by Instrument No. 200800009188, and/or descriptions used in the following Instruments, including, but not limited, to Instrument No. 200300004347 and Instrument No. 200300019354, Records of Boone County, Indiana. *[illegible]*

18. Rights of the public, the State of Indiana and the municipality in and to that part of the land, if any, taken or used for road purposes, including utility right of way. *[illegible]*

19. (a) Rights, if any, of the property owners abutting Russell Lake or adjoining streams or water in and to the waters of the lake and in and to bed thereof. (b) Boating and fishing rights of property owners abutting the lake or the stream of water leading thereto or therefrom. (c) Navigational servitudes and all other rights, titles, and powers of the United States, the state, local government and the public over said lake, its bed, and its shore lands extending to the ordinary high water line thereof. (d) The consequence of any change in the location of the lake which forms a boundary line of the land, including any determination that some portion of the land has been included within Russell Lake. *[illegible]*

20. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. 499a, et seq) or the Poultry and Stockyards Act (7 U.S.C. 181 et seq) or under similar state laws. *[illegible]*

21. The consequences of the use of monuments (including but not limited to “stone”) as boundaries or calls in the legal description of the Land which monuments are not definite, or are subject to more than one interpretation or have or could have been relocated, including but not limited to the inability to locate the boundaries of the land and any dispute regarding the location of said boundaries. *[illegible]*

22. Rights of parties in possession, if any, holding under unrecorded leases or rents. *[illegible]*

23. Underground utility easements and/or septic systems. *[illegible]*

24. Title and interest to all coal, lignite, oil, gas and other minerals in, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto. There may be leases, grants, exceptions or reservations of mineral interest that are not listed. *[illegible]*

25. Subject to any adverse matters which would be disclosed by a judgment/lien/name search of the within named Buyer(s). *[illegible]*

SUMMARY OF TABLE "A" ITEMS

6) No information provided.
11b) Utility information as shown hereon was field located as marked by Indiana 811.
16) No evidence of current earth moving work, building construction or building additions was observed at the date of this survey.
17) No evidence of changes in street right-of-way lines or recent street or sidewalk construction or repairs was observed at the date of this survey.
18) No evidence of the site used as a solid waste dump, sump or landfill was observed at the date of this survey.

ZONING INFORMATION

- No zoning information provided at the date of the within survey.

HORIZONTAL / VERTICAL CONTROL INFORMATION:

HORIZONTAL CONTROL INFORMATION:
Indiana State Plane West Zone, NAD 83 (NSRS 2007) per Boone County Section Corner References.
Base Point: SE 700-900
N: 1709444.34
E: 3173021.29

ORIGINATING BENCHMARK:
Benchmark disk stamped "Y 79 1946" located approximately 40' North of the centerline of State Road 334 about 2.6 miles West of the Farmers State Bank building at Zionsville. Said disk is located approximately 3190' West of the Northwest corner of the subject site. Elevation=924.70 (NAVD 88)

TBM #1:
Cut square on the North side of the West Headwall of an existing culvert located approximately 600' South and 950' East of the Northwest corner of the subject site. Elevation=902.16

SURVEYOR'S NOTES

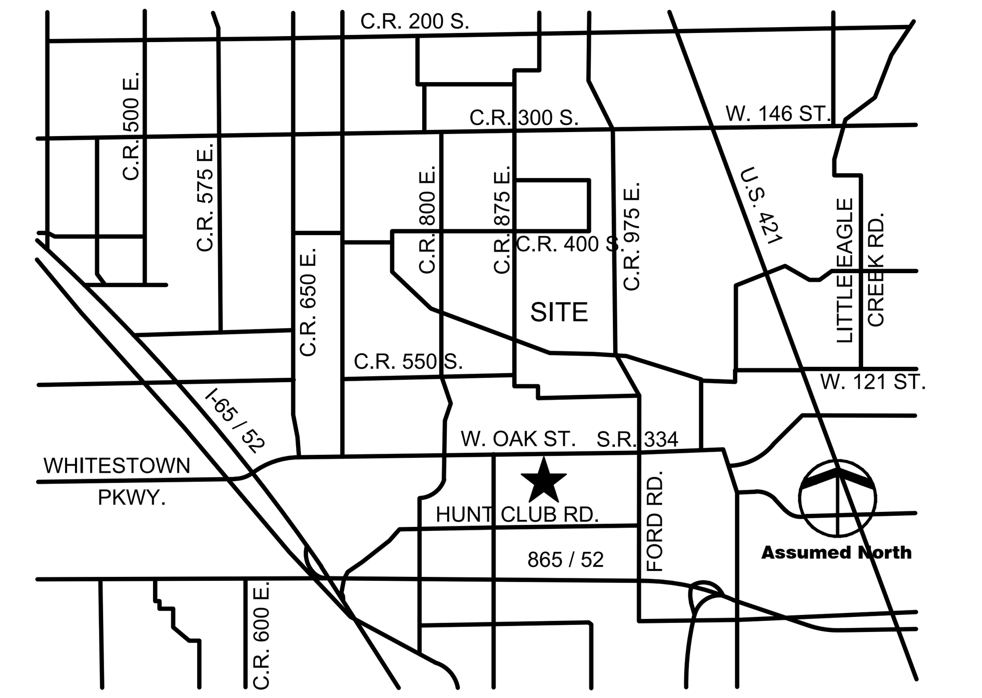
1.) Field tiles may exist on the subject site.

2.) There may be underground utilities and septic systems servicing the buildings located on the subject tract.

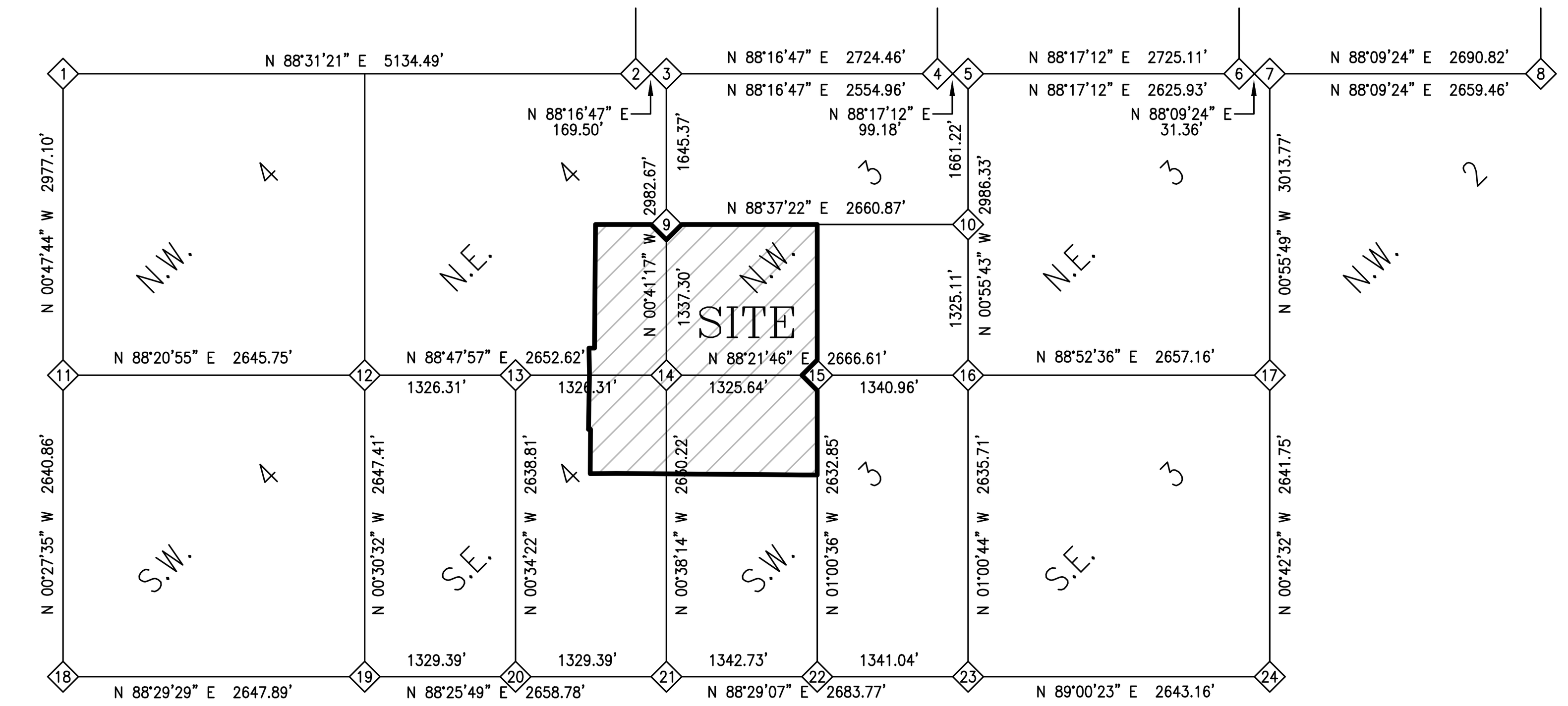
3.) The land description per survey was prepared at the clients request and direction to eliminate apparent deed overlaps with adjoining parcels.

LEGEND:

- OVERHEAD UTILITY LINE
- STORM SEWER LINE
- UNDERGROUND WATER MAIN
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND GAS LINE
- BOARD FENCE
- CHAIN LINK FENCE
- WOVEN WIRE FENCE
- UTILITY POLE
- GUY ANCHOR
- GAS VALVE
- GAS LINE MARKER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- CABLE BOX
- TELEPHONE PEDESTAL
- FLAG POLE
- MAILBOX
- "MAG" NAIL
- BRASS MONUMENT
- CONCRETE MONUMENT
- "P.K." NAIL
- RIGHT OF WAY MARKER
- 5/8" CAPPED REBAR SET MARKED "C2LS FIRM# 0035"
- REBAR/PIPE FOUND
- CORNER FENCE POST
- INDICATES 1/4 SECTION CORNER
- SEPTIC TANK LID
- STORM SEWER INLET
- CURB INLET
- BENCHMARK
- SPOT ELEVATION
- (D) DEED DIMENSION
- (M) MEASURED DIMENSION
- ITEM PER SCHEDULE B, SEC. II OF SUBJECT TITLE COMMITMENT



SITE LOCATION MAP:
(SCALE: NONE)



SECTION 3 & 4 TOWNSHIP 17 NORTH RANGE 2 EAST

*1. HARRISON MARKER	*2. HARRISON MARKER	*3. HARRISON MARKER	*4. HARRISON MARKER	*5. CAPPED "BCS" REBAR
*6. HARRISON MARKER	*7. HARRISON MARKER	*8. HARRISON MARKER	9. CALCULATED	10. RAILROAD SPIKE
*11. HARRISON MARKER	12. RAILROAD SPIKE	13. CALCULATED	14. CALCULATED	15. 1/2" REBAR
16. CALCULATED	17. CALCULATED	*18. HARRISON MARKER	*19. HARRISON MARKER	20. CALCULATED
*21. HARRISON MARKER	22. CALCULATED (RRSP 2.4' S. & 3.8' W.)	*23. HARRISON MARKER	*24. HARRISON MARKER	

* – SECTION CORNER MONUMENTATION BASED ON COUNTY SURVEYOR'S SECTION CORNER REFERENCES.

SECTION DETAIL MAP:

UTILITY INFORMATION:

UTILITY COMPANIES AS PROVIDED BY 811:
CONTACTED 4/9/15
TICKET NUMBER: 1504092068

- MARATHON PIPELINE
- BUCKEYE PIPE LINE COMPANY, L.P.
- VECTREN
- CITIZENS ENERGY GROUP
- BOONE COUNTY REMC
- AT&T
- BRIGHTHOUSE
- ZIONSVILLE SEWER DEPARTMENT

Indiana 811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
Call 811 or 800-382-5544 Before you Dig!

UTILITY COMPANIES REFERENCED ON PRIOR SURVEYS: LEVEL 3 FIBER OPTIC, BP PIPELINE.

THE UTILITY INFORMATION DEPICTED HEREON IS BASED UPON FIELD LOCATIONS AS PROVIDED AND/OR MARKED BY REPRESENTATIVES OF INDIANA 811. THE CONTRACTOR, OWNER, OR CLIENT SHOULD CONTACT THE APPLICABLE UTILITY COMPANY REPRESENTATIVES FOR ADDITIONAL INFORMATION AND CONTACT INDIANA UNDERGROUND PLANT PROTECTION (1-800-382-5544) PRIOR TO ANY EXCAVATION OR EXPLORATION FOR DESIGN.

NO.	REVISION:	DATE:	AUTH.
1.	REVISED GAS EASEMENT LOCATION.	12/3/15	SMC

STEPHEN M. COOPER REGISTERED No. S0557 STATE OF INDIANA LAND SURVEYOR

Stephen M. Cooper, L.S. # S0557
Dated: 11/23/15

ALTA/ACSM LAND TITLE SURVEY

Prepared For: PULTE HOMES OF INDIANA, LLC

Project Location:
9085 EAST OAK STREET, ZIONSVILLE, IN 46077 AND
9085 EAST STATE ROAD 334, ZIONSVILLE, IN 46077
A PART OF THE W. 1/2, S 03 - T 17 N - R 02 E, AND
A PART OF THE E. 1/2, S 04 - T 17 N - R 02 E,
EAGLE TOWNSHIP, BOONE COUNTY, INDIANA

JOB #: 2015-026
FILE #: 2015-026.DWG
DATE: 11/23/15
APPROVED BY: SMC
DRAWN BY: MTL

coor© consulting & land services corporation
303 West Main Street, Knightstown, Indiana 46148
Ph:(765)345-5943 Toll Free:(888)593-2667 Fax:(765)345-5692
Web: www.coorconsulting.com Email: coorconsulting@aol.com

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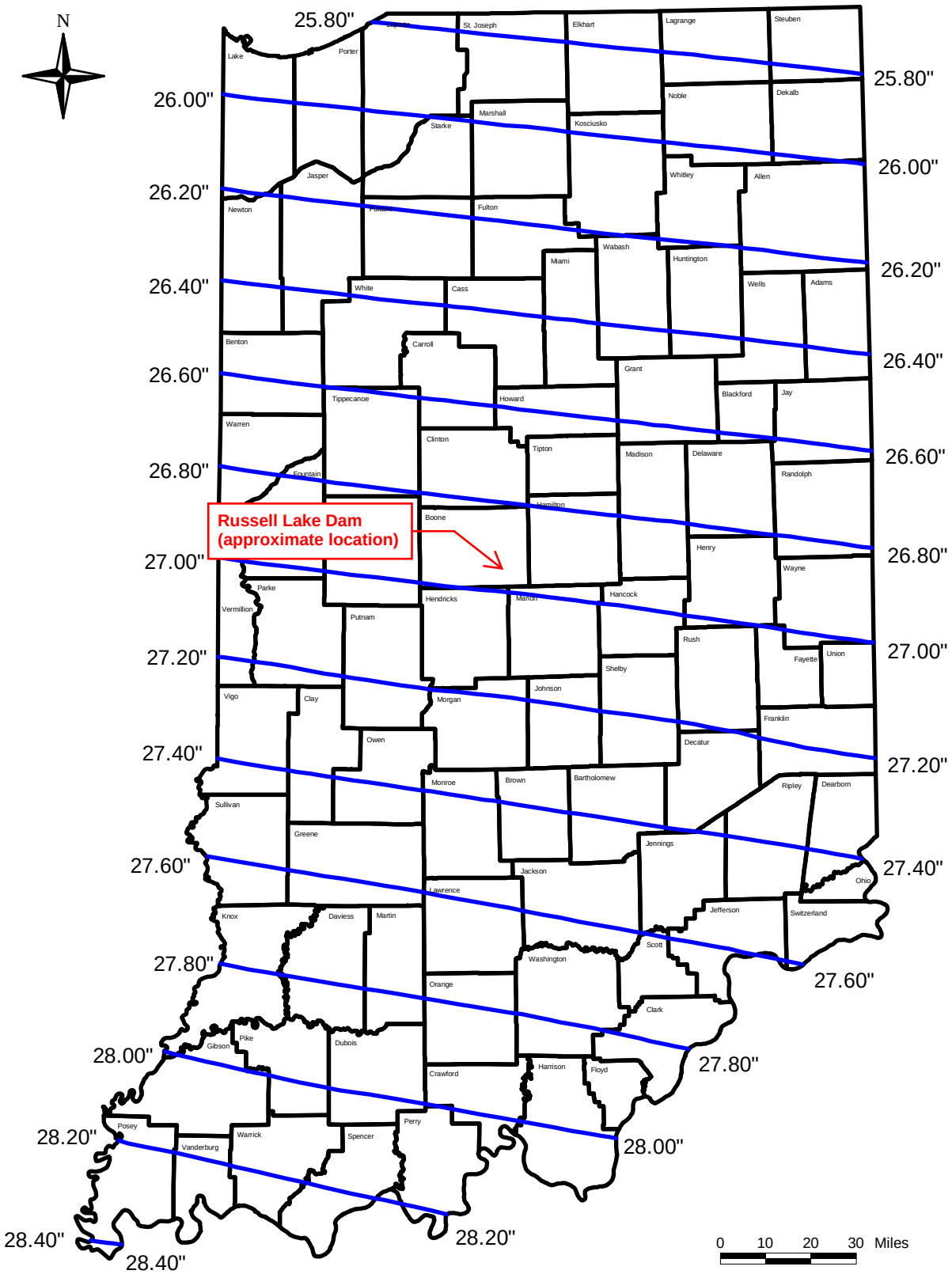
gai consultants

ATTACHMENT 3

PRECIPITATION INPUTS

ALL SEASON 6 HOUR PMP FOR 10 SQUARE MILES

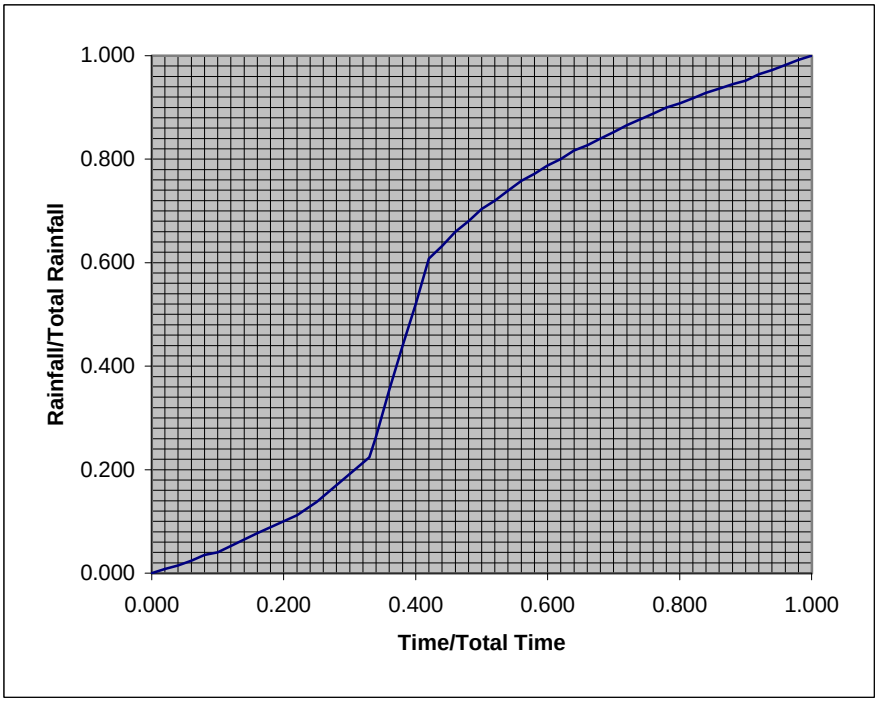


REFERENCE
HYDROMETEORLOGICAL
REPORT NO.51
NATIONAL WEATHER SERVICE

STATE OF INDIANA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF WATER

INDIANA DEPARTMENT OF NATURAL RESOURCES

Soil Conservation Service Type B Storm Distribution



Time/Total Time	Rainfall/Total Rainfall	Time/Total Time	Rainfall/Total Rainfall
0.000	0.000	0.580	0.772
0.020	0.008	0.600	0.788
0.040	0.015	0.620	0.800
0.060	0.024	0.640	0.817
0.080	0.035	0.660	0.827
0.100	0.040	0.680	0.840
0.160	0.077	0.700	0.852
0.200	0.100	0.720	0.866
0.220	0.112	0.740	0.877
0.250	0.138	0.760	0.888
0.330	0.224	0.780	0.900
0.340	0.264	0.800	0.908
0.360	0.354	0.820	0.918
0.380	0.440	0.840	0.928
0.400	0.520	0.860	0.936
0.420	0.608	0.880	0.945
0.440	0.632	0.900	0.952
0.460	0.660	0.920	0.964
0.480	0.680	0.940	0.972
0.500	0.704	0.960	0.982
0.520	0.720	0.980	0.992
0.540	0.739	1.000	1.000

50% 6-Hour PMP Hydrograph

Total Time (min)	Time/Total Time	Rainfall/Total Rainfall	Total Rainfall (in)
0.00	0.00	0.000	0.000
7.20	0.02	0.008	0.108
14.40	0.04	0.015	0.203
21.60	0.06	0.024	0.324
28.80	0.08	0.035	0.473
36.00	0.10	0.040	0.540
57.60	0.16	0.077	1.040
72.00	0.20	0.100	1.350
79.20	0.22	0.112	1.512
90.00	0.25	0.138	1.863
118.80	0.33	0.224	3.024
122.40	0.34	0.264	3.564
129.60	0.36	0.354	4.779
136.80	0.38	0.440	5.940
144.00	0.40	0.520	7.020
151.20	0.42	0.608	8.208
158.40	0.44	0.632	8.532
165.60	0.46	0.660	8.910
172.80	0.48	0.680	9.180
180.00	0.50	0.704	9.504
187.20	0.52	0.720	9.720
194.40	0.54	0.739	9.977
208.80	0.58	0.772	10.422
216.00	0.60	0.788	10.638
223.20	0.62	0.800	10.800
230.40	0.64	0.817	11.030
237.60	0.66	0.827	11.165
244.80	0.68	0.840	11.340
252.00	0.70	0.852	11.502
259.20	0.72	0.866	11.691
266.40	0.74	0.877	11.840
273.60	0.76	0.888	11.988
280.80	0.78	0.900	12.150
288.00	0.80	0.908	12.258
295.20	0.82	0.918	12.393
302.40	0.84	0.928	12.528
309.60	0.86	0.936	12.636
316.80	0.88	0.945	12.758
324.00	0.90	0.952	12.852
331.20	0.92	0.964	13.014
338.40	0.94	0.972	13.122
345.60	0.96	0.982	13.257
352.80	0.98	0.992	13.392
360.00	1.00	1.000	13.500

NOAA Atlas 14, Volume 2, Version 3
Location name: Indiana, USA*
Latitude: 39.9488°, Longitude: -86.2979°
Elevation: 899.62 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

G.M. Bonnin, D. Martin, B. Lin, T. Parzybok, M.Yekta, and D. Riley

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.388 (0.351-0.428)	0.461 (0.417-0.508)	0.551 (0.498-0.608)	0.624 (0.561-0.687)	0.718 (0.642-0.792)	0.794 (0.704-0.877)	0.867 (0.764-0.960)	0.944 (0.823-1.05)	1.05 (0.900-1.17)	1.13 (0.955-1.27)
10-min	0.602 (0.545-0.666)	0.719 (0.651-0.794)	0.856 (0.774-0.944)	0.963 (0.867-1.06)	1.10 (0.982-1.21)	1.20 (1.07-1.33)	1.31 (1.15-1.45)	1.41 (1.23-1.57)	1.54 (1.32-1.73)	1.64 (1.39-1.85)
15-min	0.738 (0.668-0.816)	0.879 (0.796-0.971)	1.05 (0.950-1.16)	1.19 (1.07-1.31)	1.36 (1.21-1.50)	1.49 (1.32-1.65)	1.62 (1.43-1.80)	1.75 (1.53-1.95)	1.92 (1.65-2.15)	2.05 (1.74-2.31)
30-min	0.977 (0.884-1.08)	1.18 (1.07-1.30)	1.44 (1.30-1.59)	1.65 (1.48-1.81)	1.91 (1.71-2.11)	2.13 (1.89-2.35)	2.34 (2.06-2.59)	2.56 (2.23-2.84)	2.85 (2.45-3.19)	3.07 (2.61-3.47)
60-min	1.19 (1.08-1.32)	1.44 (1.31-1.59)	1.81 (1.63-1.99)	2.09 (1.88-2.31)	2.48 (2.22-2.74)	2.80 (2.49-3.10)	3.13 (2.76-3.47)	3.47 (3.03-3.86)	3.94 (3.38-4.41)	4.32 (3.66-4.87)
2-hr	1.40 (1.26-1.55)	1.69 (1.53-1.88)	2.13 (1.92-2.35)	2.49 (2.24-2.75)	2.98 (2.66-3.29)	3.40 (3.01-3.76)	3.84 (3.36-4.25)	4.30 (3.71-4.77)	4.96 (4.19-5.53)	5.50 (4.58-6.17)
3-hr	1.48 (1.34-1.65)	1.79 (1.63-1.99)	2.26 (2.04-2.50)	2.65 (2.39-2.93)	3.20 (2.85-3.53)	3.66 (3.23-4.04)	4.15 (3.62-4.59)	4.68 (4.03-5.19)	5.43 (4.58-6.08)	6.05 (5.01-6.82)
6-hr	1.76 (1.60-1.95)	2.13 (1.93-2.36)	2.68 (2.43-2.97)	3.15 (2.84-3.48)	3.82 (3.40-4.21)	4.39 (3.87-4.84)	4.99 (4.35-5.51)	5.64 (4.84-6.25)	6.59 (5.52-7.34)	7.38 (6.06-8.27)
12-hr	2.09 (1.90-2.30)	2.51 (2.29-2.77)	3.13 (2.85-3.44)	3.64 (3.30-4.00)	4.36 (3.91-4.79)	4.96 (4.41-5.44)	5.59 (4.92-6.14)	6.25 (5.44-6.90)	7.20 (6.13-8.00)	7.98 (6.68-8.92)
24-hr	2.46 (2.30-2.65)	2.96 (2.76-3.19)	3.66 (3.41-3.94)	4.21 (3.92-4.53)	4.97 (4.61-5.34)	5.59 (5.17-5.99)	6.22 (5.73-6.68)	6.88 (6.30-7.39)	7.80 (7.08-8.39)	8.53 (7.69-9.18)
2-day	2.87 (2.69-3.08)	3.44 (3.22-3.69)	4.22 (3.94-4.52)	4.82 (4.50-5.17)	5.66 (5.26-6.06)	6.32 (5.85-6.77)	7.00 (6.45-7.49)	7.70 (7.07-8.25)	8.65 (7.89-9.30)	9.41 (8.52-10.1)
3-day	3.07 (2.88-3.28)	3.67 (3.45-3.92)	4.47 (4.19-4.77)	5.09 (4.77-5.44)	5.95 (5.55-6.35)	6.62 (6.17-7.07)	7.31 (6.78-7.80)	8.02 (7.41-8.57)	8.99 (8.25-9.61)	9.75 (8.90-10.4)
4-day	3.27 (3.08-3.48)	3.90 (3.67-4.15)	4.72 (4.44-5.02)	5.36 (5.04-5.71)	6.24 (5.85-6.63)	6.93 (6.48-7.37)	7.63 (7.12-8.11)	8.35 (7.76-8.88)	9.32 (8.62-9.93)	10.1 (9.28-10.7)
7-day	3.87 (3.64-4.12)	4.60 (4.32-4.91)	5.52 (5.18-5.88)	6.24 (5.85-6.65)	7.22 (6.76-7.68)	7.99 (7.47-8.49)	8.78 (8.18-9.33)	9.57 (8.89-10.2)	10.6 (9.84-11.3)	11.5 (10.6-12.2)
10-day	4.41 (4.16-4.69)	5.23 (4.93-5.57)	6.23 (5.88-6.64)	7.03 (6.62-7.48)	8.10 (7.61-8.61)	8.94 (8.39-9.51)	9.79 (9.17-10.4)	10.7 (9.94-11.3)	11.8 (11.0-12.6)	12.7 (11.8-13.6)
20-day	6.01 (5.69-6.38)	7.10 (6.71-7.53)	8.35 (7.89-8.85)	9.34 (8.81-9.89)	10.6 (10.0-11.3)	11.7 (11.0-12.3)	12.7 (11.9-13.4)	13.7 (12.8-14.5)	15.0 (14.0-15.9)	16.1 (14.8-17.0)
30-day	7.42 (7.03-7.84)	8.72 (8.26-9.22)	10.1 (9.58-10.7)	11.2 (10.6-11.8)	12.6 (11.9-13.3)	13.7 (12.9-14.4)	14.7 (13.9-15.5)	15.8 (14.8-16.6)	17.1 (16.0-18.0)	18.1 (16.8-19.1)
45-day	9.38 (8.91-9.89)	11.0 (10.4-11.6)	12.6 (12.0-13.3)	13.9 (13.2-14.6)	15.5 (14.7-16.3)	16.7 (15.8-17.6)	17.9 (16.8-18.8)	19.0 (17.8-20.0)	20.4 (19.1-21.5)	21.4 (20.0-22.6)
60-day	11.3 (10.7-11.8)	13.2 (12.5-13.8)	15.0 (14.3-15.8)	16.4 (15.6-17.2)	18.2 (17.3-19.1)	19.5 (18.5-20.5)	20.8 (19.7-21.8)	22.0 (20.8-23.1)	23.5 (22.2-24.7)	24.6 (23.1-25.8)

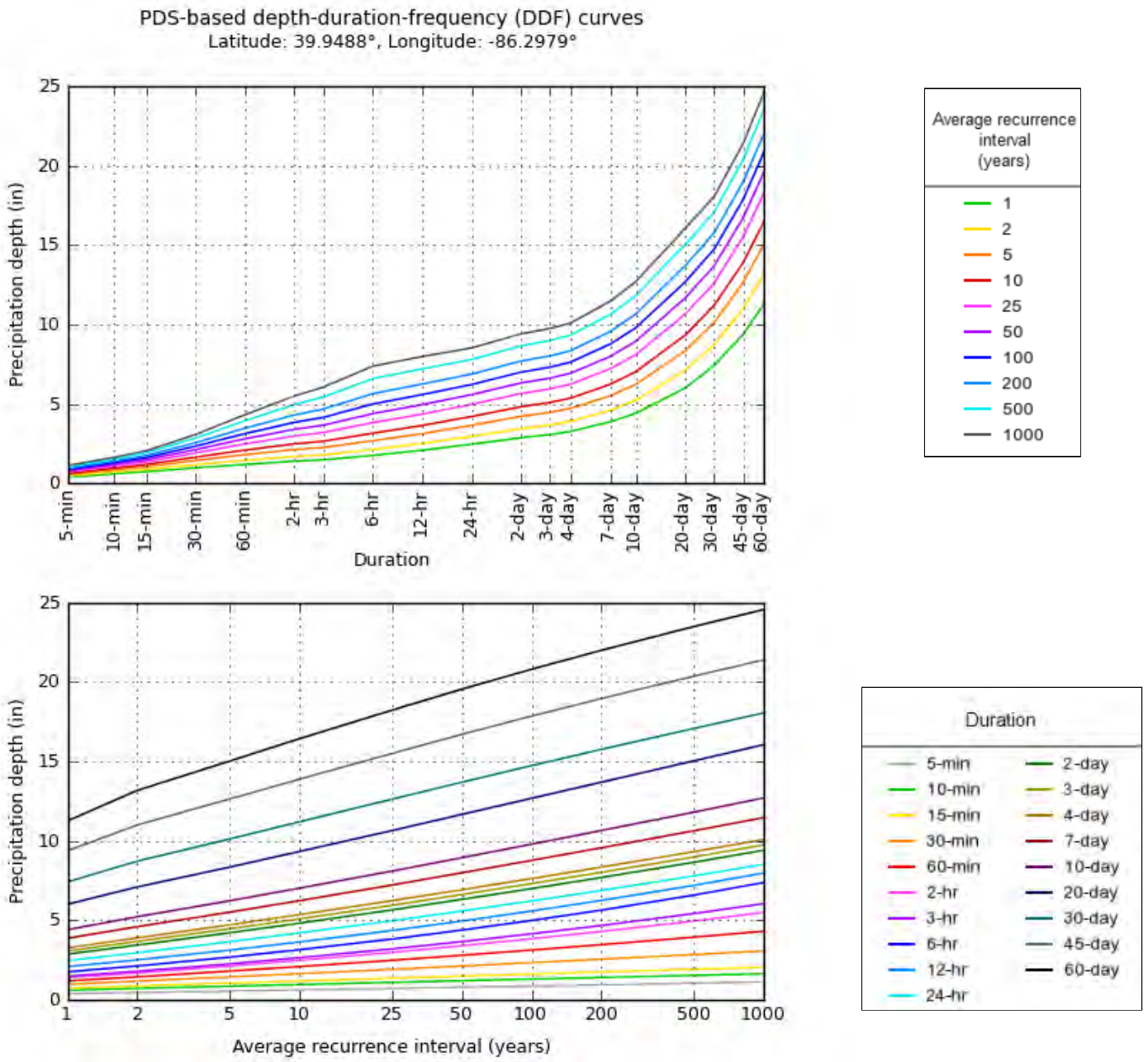
[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

PF graphical



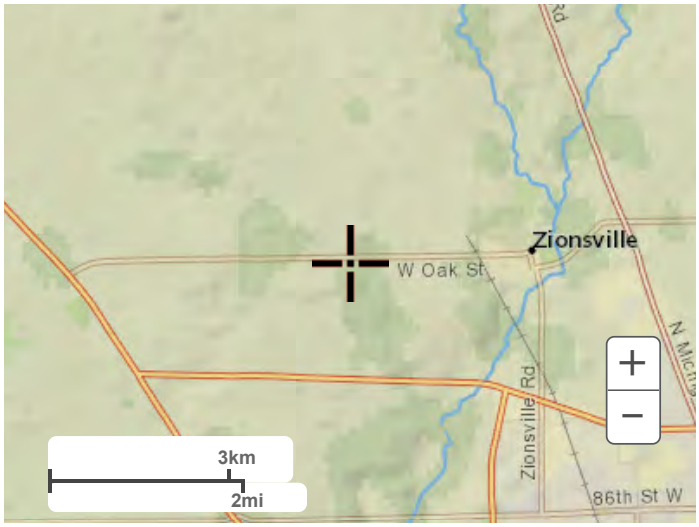
NOAA Atlas 14, Volume 2, Version 3

Created (GMT): Mon Jan 27 12:41:35 2020

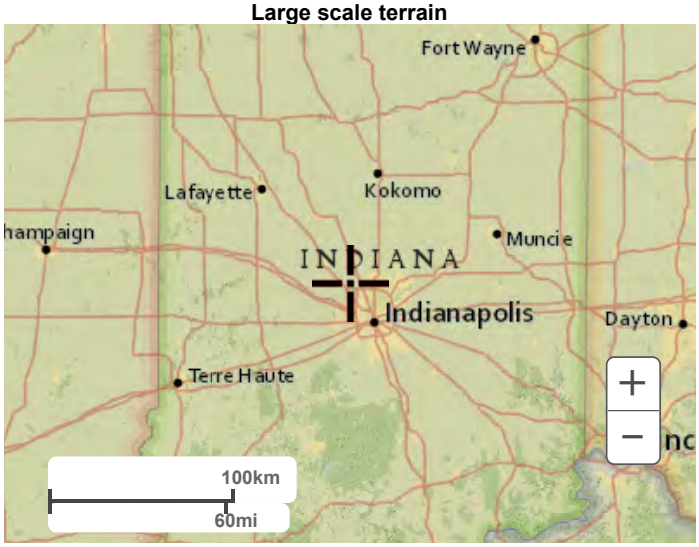
Back to Top

Maps & aerials

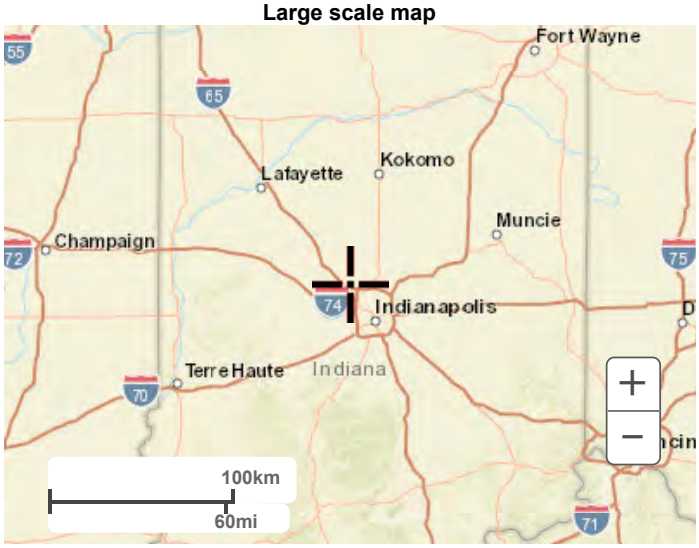
Small scale terrain



Large scale terrain



Large scale map



Large scale aerial

Back to Top

US Department of Commerce
National Oceanic and Atmospheric Administration
National Weather Service
National Water Center
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

Disclaimer

Russell Oaks

Heritage Realty Group, LLC

gai consultants

COMMUNITY SOLUTIONS GROUP

Creating great community places.

201 North Illinois Street, Suite 1700,
Indianapolis, Indiana 46204
T 317-570-6800
F 317-570-6810
www.gaiconsultants.com

ZIONSVILLE
FOR ALL THE RIGHT REASONS

Petition Number: 2020-25-DP

Project Address: Address to be determined

Petitioner: Zionsville Park Board and Recreation

Representative: Roger Burrus

Request: Petition for Development Plan approval to allow for the construction of a 47 +/- recreation park named Overley Worman Park

Current Zoning: R2 Rural Residential

Current Land Use: Unimproved

Approximate Acreage: 47 +/- acres

Related Petitions: **2015-21-PP**-Vonterra-Petition for Primary Plat approval in order to subdivide 110.766 acres into 107 lots, in the (R2), Low Density Single Family and Two-Family Residential Zoning District
Result: Approved with Commitments at the Oct 19, 2015 Plan Commission meeting

2015-22-DP-Vonterra-Petition for Development Plan Approval to provide for development of a 107-lot subdivision, with waivers regarding the location and the setbacks requirements of a driveway, in the (R-2) Rural Single and Two-Family Zoning District)
Result: Approved with Commitments at the Oct 19, 2015 Plan Commission meeting

2018-23-CPA-Parks Master Plan-Petition to consider amendments to the Town of Zionsville Comprehensive Plan in order to revise and update the text of the Plan. The Plan Commission will be considering incorporation of the Zionsville Parks and Recreation Department five (5) year Master Plan (2018-2023)
Result: Given at Favorable Recommendation to the Town Council at the May 21, 2018 Plan Commission Meeting

Exhibits: Exhibit 1 - Staff Report
Exhibit 2 - Aerial Location Map
Exhibit 3 - Petitioner Overall Site Plan
Exhibit 4 - Landscape Plan
Exhibit 6 - Petitioner's Findings of Fact

Staff Presenter: Wayne DeLong, AICP, CPM

PETITION HISTORY

Staff requested a continuance on behalf of the Petitioner from the August 17, 2020 Plan Commission meeting to the September 21, 2020 meeting.

Plan Commission Docket # 2015-21-PP (Primary Plat) and 2015-22-DP (Development Plan) are related to the approval of the Vonterra Subdivision of which land dedication for the park was a part.
Plan Commission Docket #2018-23-CPA (Comprehensive Plan Amendment) identified Overley-Worman Park as an important new park for the park system in the Zionsville Parks and Recreation Master Plan.

PROJECT LOCATION

The subject site is located to the west of the Vonterra Subdisvion which is located east of Zionsville Road. The parcel is immediately bordered to the North by the big 4-Rail Trail and is bordered to the east by Starkey Park. The site area to be disturbed is approximately 47 acres and is presently not improved.

ANALYSIS

The Petitioner requests approval to allow for the construction of a 47 +/- recreation park named Overley Worman Park to include disc-golf course, mountain bike trails, two shelters, playgrounds, a future entrance bridge from the Big- 4 Rail Trail, paved pathways, playgrounds, shelters, and boardwalks.

DEVELOPMENT PLAN REVIEW

Zoning Ordinance

A publicly owned Park is an approved use in the (R2) Residential Zoning District.

Architecture

Shelters, benches and bike racks will match those existing in Elm Street Green and Mulberry Fields and all architecture is to be made of materials which are earth-tones and compatible with the character of the site.

Landscaping & Setbacks

No structures are located within building setbacks.
Existing natural areas will be supplemented with additional natural plantings including native plantings, prairie grasses and areas of reforestation

Lighting

The parking area will have one shielded light fixture which will direct light to the parking lot. This fixture will be powered by solar and wind.

Signage

Should the applicant intend to submit for signage, a final sign design(s) will be reviewed by the Town Staff at the time the Petitioner seeks sign permits associated with the proposed improvements.

Stormwater / Drainage

The applicant submitted additional materials on August 27, 2020 related to the Town's Street / Storm request for additional information related to drainage (Exhibit 5), and continues to work with the Town toward Stormwater compliance.

Utility Access
Should the project require future utilities, adequate access to utilities is available to facilitate the project. No issues are known at this time.

Vehicle and Sidewalks
There will be no vehicular circulation within the park except for the parking area located at the end of Godello Circle which includes 25 total spaces with two (2) handicap accessible spaces. The park will include 3 access points from the future rail trail extension for pedestrian and bicycle access.

FINDINGS

The Plan Commission shall hear, and approve or deny, Development Plans based on Findings of the Building Commissioner or Plan Commission. Per Section 194.127 of the Ordinance the Plan Commission finds:

1. The Development Plan **is** compatible with surrounding land uses because:

2. The Development Plan **does** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:

3. The Development Plan **does** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:

4. The Development Plan **does** utilize building materials and building style compatible with the Zionsville theme because:

5. The Development Plan **does** provide for the calculation of storm water runoff because:

6. The Development Plan **does** provide for current and future right-of-way dedications because:

7. The Development Plan **does** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

The Petitioner's Proposed Findings are attached as Exhibit 6 for the Plan Commission's consideration.

STAFF RECOMMENDATION

Satisfying the Stormwater Department comments related to the Drainage Report, Staff recommends the project continues to work toward a resolution of drainage concerns.

RECOMMENDED MOTIONS

I move that Docket #2020-25-DP to allow for the construction of a 47 +/- recreation park named Overley Worman Park in the residential zoning district be Approved based on the findings in the staff report, staff recommendation, and submitted findings of fact / Denied/ Continued) as presented.

PROCEDURAL NOTE

An Improvement Location Permit will be required to be obtained from the Town prior to the commencement of any site work and/or building construction.

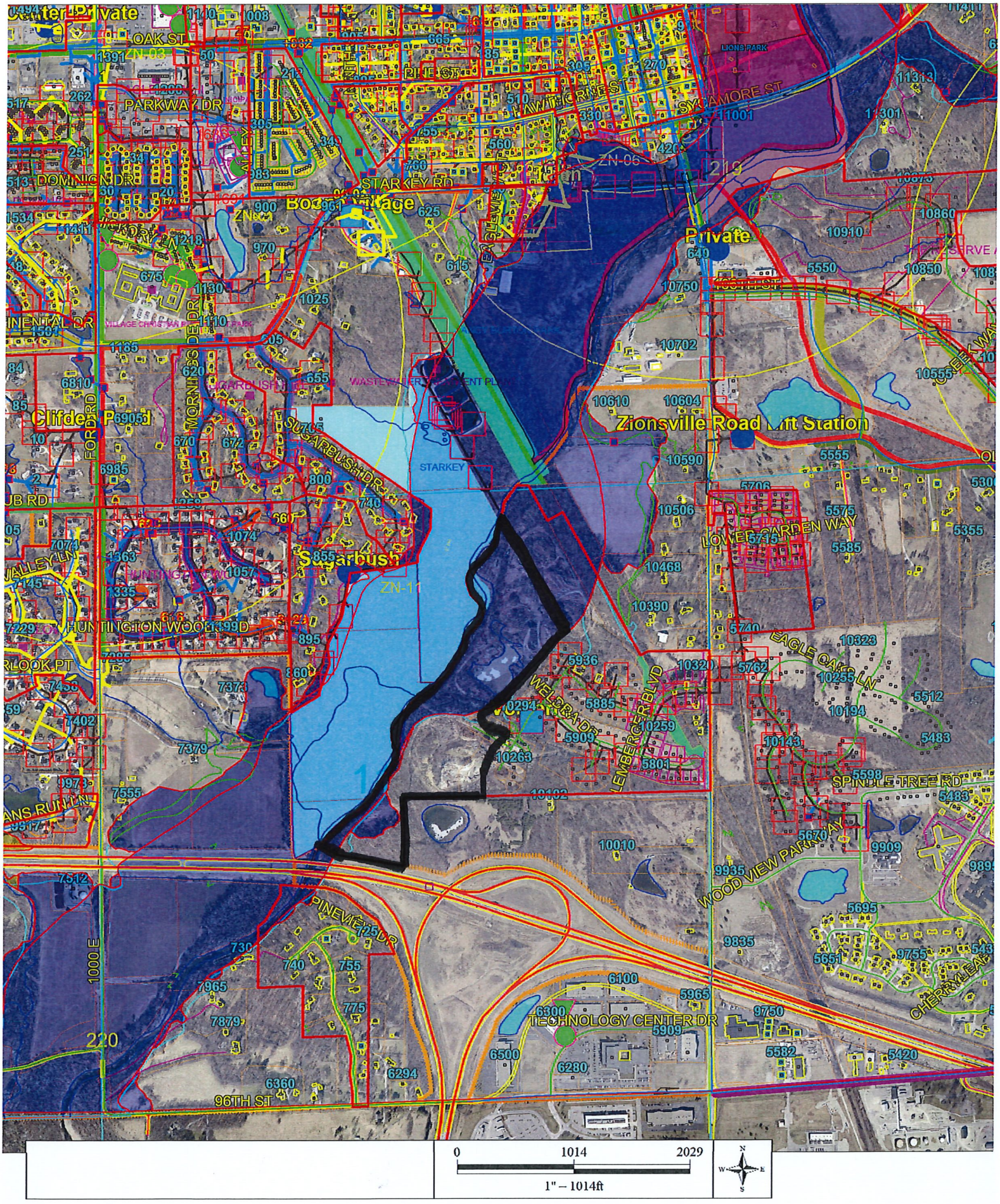

OAK ST
PARKWAY DR
DOMINION DR
STARKEY RD
Private
Zionsville Road Lift Station
STARKEY
SUGARBUSH DR
Sugarbush
HUNTINGTON WOODS DR
WELDRAD DR
LEMBERGER BLVD
EAGLE OAKS LN
LOWER GARDEN WAY
SPINDLETREE RD
WOOD VIEW PARKWAY
PINEVIEW DR
TECHNOLOGY CENTER DR
96TH ST
1000 E
SYCAMORE ST
ZN-03
ZN-06
ZN-11
220
0
1014
2029
1" – 1014ft
N
W
E
S

Exhibit 2

PROJECT NOTES:

1. EXISTING TOPOGRAPHY IS BASED ON AERIAL DRONE MAPPING. IT IS NOT A TOPOGRAPHIC OR BOUNDARY SURVEY. IT IS EXPECTED TO BE REASONABLY INTERNALLY ACCURATE AND CONSISTENT FOR CONSTRUCTION PURPOSES. MINOR GRADING ADJUSTMENTS WHERE PROPOSED PAVEMENTS MEET EXISTING PAVEMENTS ARE ANTICIPATED AND SHALL BE INCORPORATED AT NO ADDITIONAL COST.
2. TREE REMOVAL MUST OCCUR BETWEEN NOV 15 AND MARCH 31. REFER TO SPECIFICATIONS. LIMBS AND SMALL LOGS SHALL BE CHIPPED AND STOCKPILED. LOGS TOO LARGE TO CHIP MAY BE DISCARDED IN DESIGNATED AREAS OR REMOVED FROM SITE.
3. DESIGN INTENT FOR THE PROJECT BASE BID IS TO HAVE A CUT/FILL BALANCED SITE. ESTIMATES CURRENTLY SHOW A SURPLUS OF CUT. THIS MATERIAL SHALL BE STOCKPILED OUTSIDE THE FLOODPLAIN IN THE DESIGNATED PUMP TRACK AREA. STOCKPILES SHALL BE STABILIZED AND SEEDED.
4. THE SITE HAS BEEN USED AS A DUMPING GROUND FOR CONSTRUCTION DEBRIS FOR SEVERAL DECADES. NO EVIDENCE OF CONTAMINANTS OR HAZARDOUS MATERIALS HAS BEEN FOUND OR DOCUMENTED.
   - 4.1. IF PETROLEUM-BASED OR OTHER SUSPECT MATERIAL IS ENCOUNTERED DURING CONSTRUCTION, CONTACT THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY.
5. EARTHWORK FOR THIS PROJECT WILL REQUIRE MOVING DEBRIS AS IT IS ENCOUNTERED / UNCOVERED AND INCORPORATING IT IN A STABLE MANNER OR PLACING IT ASIDE. NO ADDITIONAL COSTS WILL BE APPROVED FOR MOVING DEBRIS MATERIAL SMALLER THAN 8' CUBIC.
6. INERT CONSTRUCTION DEBRIS SUCH AS CONCRETE BARRIERS, SLABS, AND ROCK SHALL BE LEFT ON SITE AND MOVED OUT OF THE WAY OF PROPOSED IMPROVEMENTS. DEBRIS SHALL BE PLACED 10' OR MORE FROM PROPOSED TRAILS AND FACILITIES. DEBRIS SHALL BE PLACED IN A MANNER THAT IS DIMENSIONALLY STABLE AND DOES NOT IMPEDE DRAINAGE.
   - 6.1. NO DEBRIS WILL BE ACCEPTED IN THE PARKING, PLAYGROUND, AND SHELTER AREA. DEBRIS MATERIAL SHALL BE MOVED BEYOND THE TOE OF SLOPE AT THIS AREA ONLY.
7. NON-INERT DEBRIS (INCLUDING BUT NOT LIMITED TO APPLIANCES, SCRAP METAL, AND PLASTICS) SHALL BE REMOVED FROM SITE AND DISPOSED OF LEGALLY.
8. NON-PAVED TRAILS (BOTH 4' AND 8' WIDTH) ARE SHOWN ON PLANS AS CONCEPTUAL ROUTES ONLY. CONTRACTOR SHALL STAKE TRAILS AS SHOWN ON PLANS AT 50' CENTERS. LANDSCAPE ARCHITECT AND OWNER SHALL WALK STAKED ROUTE WITH CONTRACTOR AND FIELD ADJUST. INTENT FOR NON-PAVED TRAILS IS TO BE LOW-IMPACT. EXISTING TREES 6" CAL. OR LARGER WILL BE AVOIDED TO THE GREATEST EXTENT POSSIBLE. GRADING AND EARTHWORK WILL BE KEPT MINIMAL.

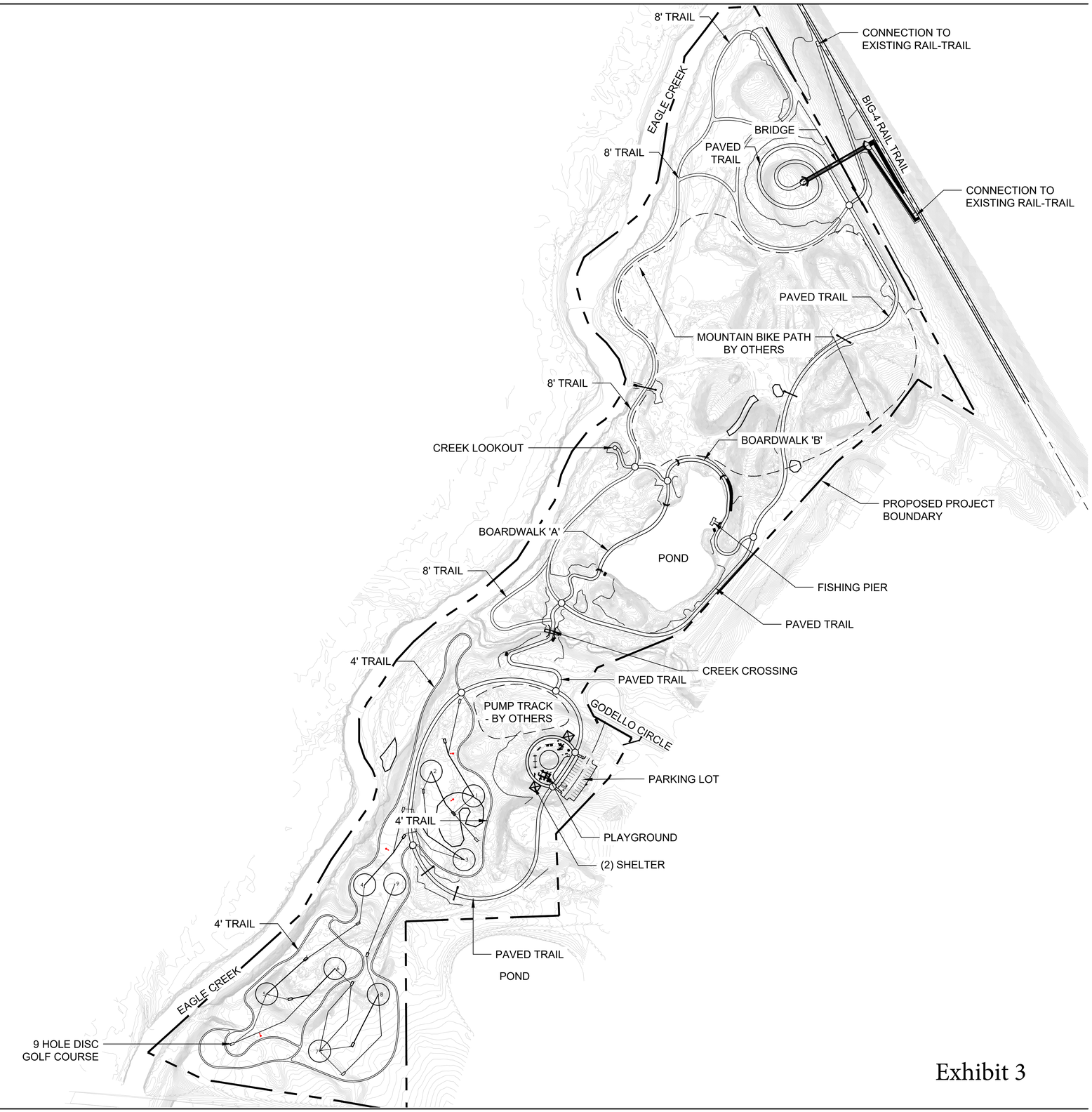


Exhibit 3

PREPARED BY:

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PREPARED FOR:

ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent

PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:

Zionsville Parks
Overley-Worman Park

DEVELOPMENT PLAN
Zionsville, Indiana 46077

NORTH
0' 75' 150' 300'
SCALE: 1" = 150'

KEY MAP:

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DRAWING NAME:

OVERALL SITE PLAN

CERTIFICATION:

REA Project #:	191568
Date:	07/14/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

G102

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\G102 - Overall Plan.dwg

PLANTING KEYNOTES:

1. TURF LAWN
2. PRAIRIE MIX
3. REFORESTATION MIX
4. SWALE MIX
5. SEDGE MEADOW
6. EMERGENT WETLAND
7. PROVIDE A SPADE EDGE ADJACENT ALL PLANTED AREAS NOT BORDERED BY PAVEMENT OR OTHER OTHER EDGING. REFER TO LANDSCAPE DETAILS.

PLANTING GENERAL NOTES:

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B. LANDSCAPE ARCHITECT AND OWNER TO INSPECT ALL PLANT LOCATIONS AND PLANT BED EDGES PRIOR TO INSTALLATION. ALL TREE LOCATIONS SHALL BE STAKED INDICATING VARIETY AND SIZE OF TREE. ALL GROUNDCOVER AND MULCH BED LINES SHALL BE MARKED BY STRING OR HIGHLY VISIBLE PAINT WITH OCCASSIONAL STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON-SITE. ON-SITE ADJUSTMENTS WILL BE REQUIRED.

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2. REFER TO SHEET LA607 FOR SOIL PROFILE DETAIL.

3. REFER TO CIVIL AND DRAINAGE PLANS FOR LOCATION OF PROPOSED UNDERGROUND PIPE LOCATIONS.

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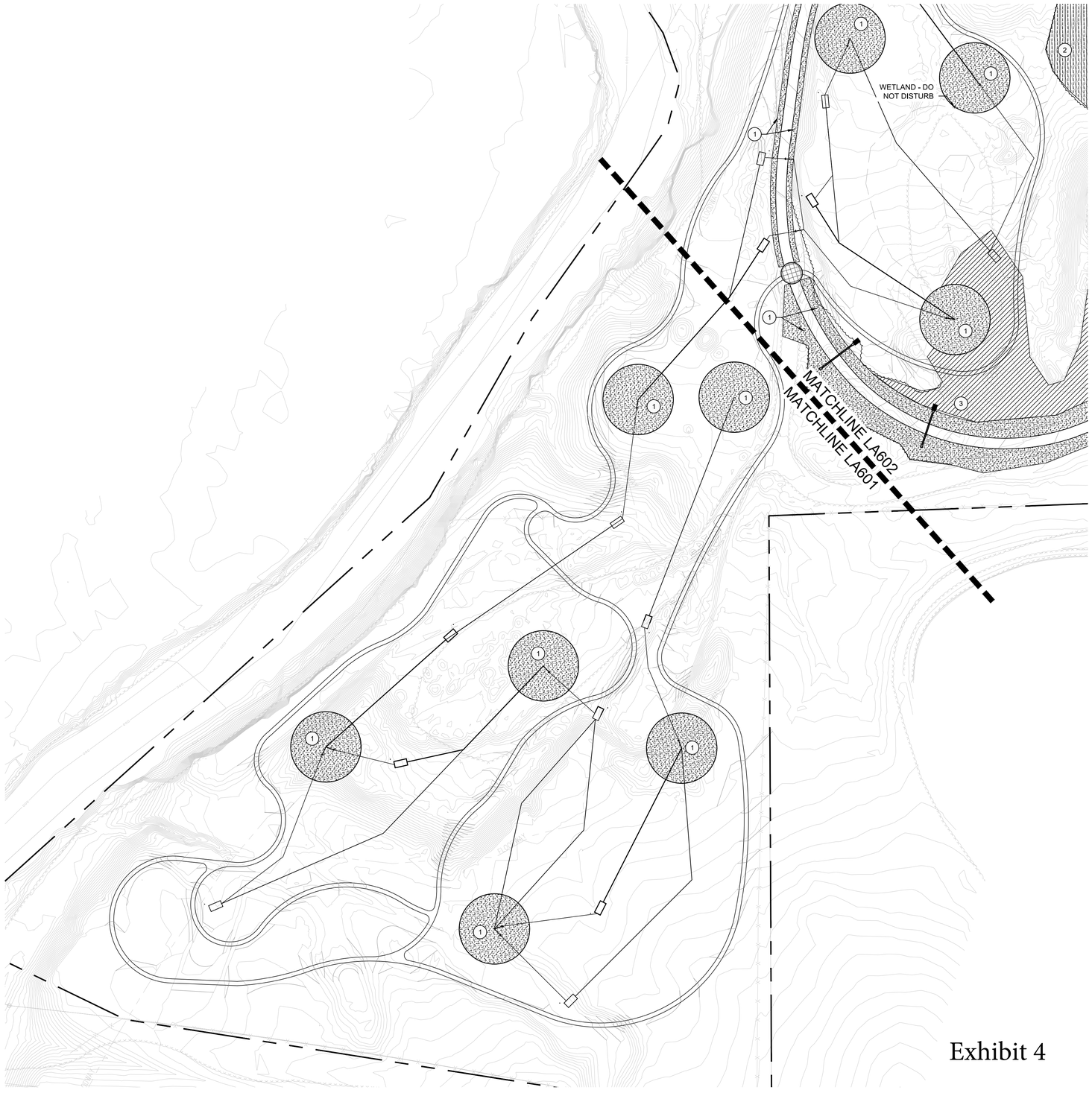

Exhibit 4

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Overley-Worman Park
90% Construction Documents
Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:

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DRAWING NAME:
SITE PLANTING PLAN - A

CERTIFICATION:
90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:
LA601

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA601 - Planting Plan.dwg

PLANTING KEYNOTES:

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2. PRAIRIE MIX
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4. SWALE MIX
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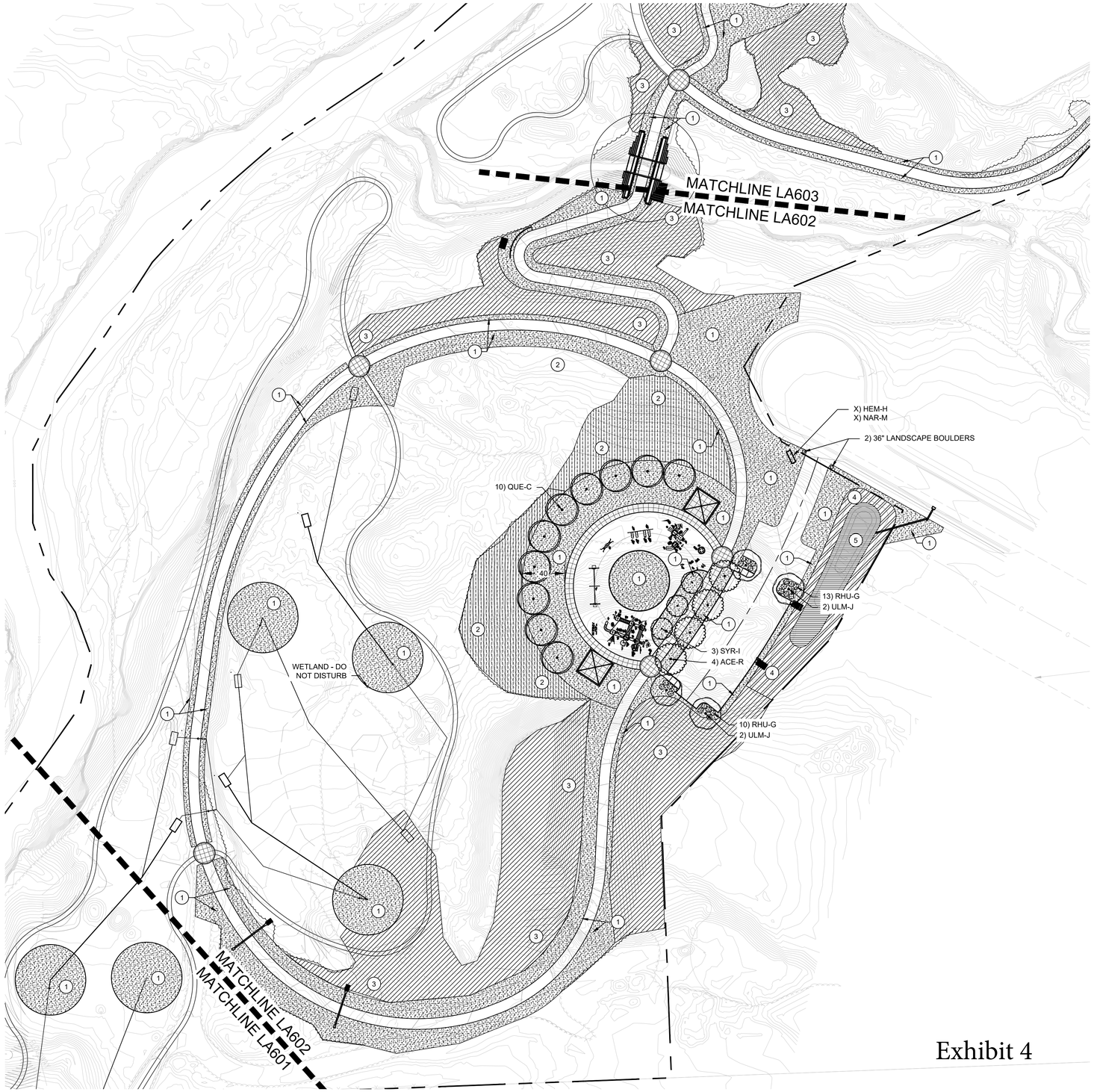

Exhibit 4

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PREPARED FOR:

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NORTH

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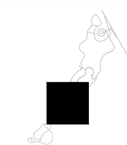
SCALE: 1" = 50'

KEY MAP:



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DRAWING NAME:

SITE PLANTING PLAN - B

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

LA602

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA601 - Planting Plan.dwg

PLANTING KEYNOTES:

1. TURF LAWN
2. PRAIRIE MIX
3. REFORESTATION MIX
4. SWALE MIX
5. SEDGE MEADOW
6. EMERGENT WETLAND
7. PROVIDE A SPADE EDGE ADJACENT ALL PLANTED AREAS NOT BORDERED BY PAVEMENT OR OTHER OTHER EDGING. REFER TO LANDSCAPE DETAILS.

PLANTING GENERAL NOTES:

A. NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS, PRIOR TO THE BID DATE, AND/OR PRIOR TO CONSTRUCTION.

B. LANDSCAPE ARCHITECT AND OWNER TO INSPECT ALL PLANT LOCATIONS AND PLANT BED EDGES PRIOR TO INSTALLATION. ALL TREE LOCATIONS SHALL BE STAKED INDICATING VARIETY AND SIZE OF TREE. ALL GROUNDCOVER AND MULCH BED LINES SHALL BE MARKED BY STRING OR HIGHLY VISIBLE PAINT WITH OCCASSIONAL STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON-SITE. ON-SITE ADJUSTMENTS WILL BE REQUIRED.

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D. IN CASE OF DISCREPANCIES BETWEEN THE PLANS AND PLANT SCHEDULE, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.

E. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT AVAILABLE, SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DETERMINE MATERIAL EQUIVALENCY.

F. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE TRANSPLANTING OPERATION OR IN LOCATIONS NOTED.

G. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS. RECONDITION AND SOD ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES THAT ARE NOT TO RECEIVE OTHER SURFACE TREATMENT (PRESERVED, RENOVATED AREAS, MULCH, GROUNDCOVER, ETC.).

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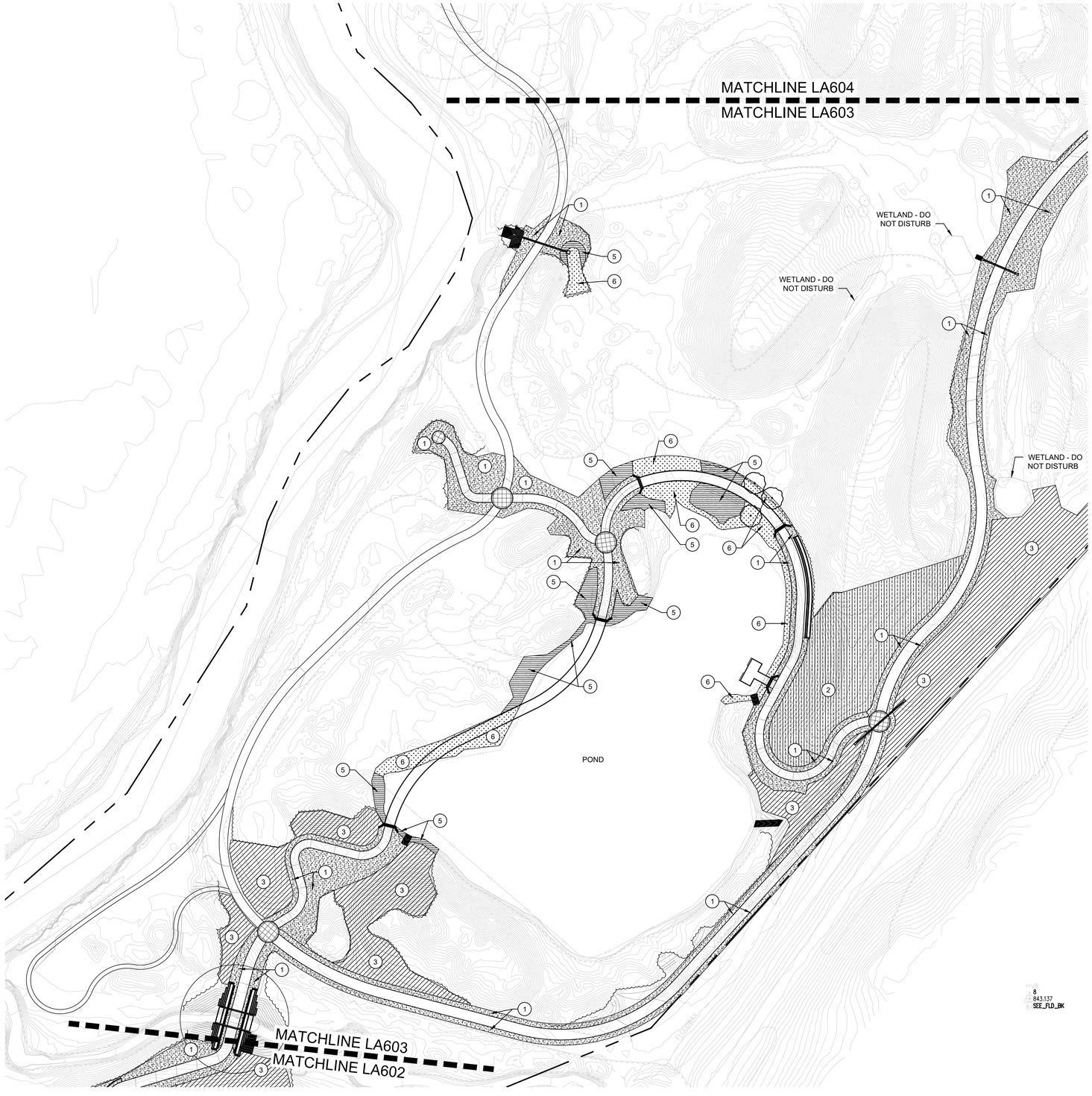
PLANTING SCHEDULE & DETAILS:

1. REFER TO SHEETS LA608 FOR PLANTING SCHEDULE AND SHEET LA607 FOR PLANTING DETAILS.

2. REFER TO SHEET LA607 FOR SOIL PROFILE DETAIL.

3. REFER TO CIVIL AND DRAINAGE PLANS FOR LOCATION OF PROPOSED UNDERGROUND PIPE LOCATIONS.

4. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



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PREPARED FOR:
ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent
PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:
Zionsville Parks
Overley-Worman Park
90% Construction Documents
Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:

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DRAWING NAME:
SITE PLANTING PLAN - C

CERTIFICATION:
90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:
LA603

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA601 - Planting Plan.dwg

PLANTING KEYNOTES:

1. TURF LAWN
2. PRAIRIE MIX
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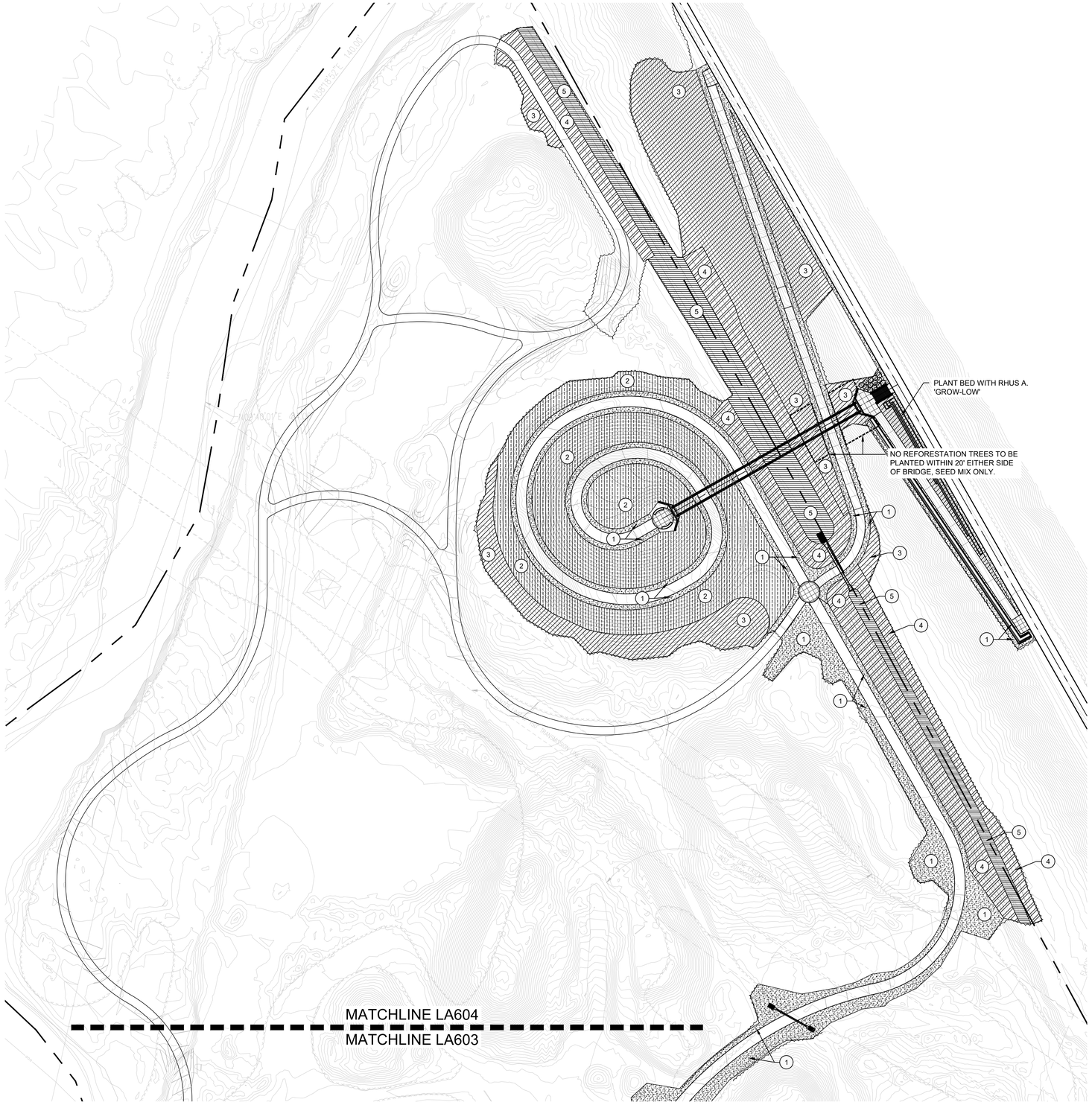

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618 E Market Street, Indianapolis, IN 46202
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ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent
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CONSULTANTS:

PROJECT:
Zionsville Parks
Overley-Worman Park
90% Construction Documents
Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:

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DRAWING NAME:
SITE PLANTING PLAN - D

CERTIFICATION:
90% CD REVIEW SET
(Not For Construction)

REA Project #: 191568
Date: 08/06/2020
Drawn by: PA/AG
Checked by: TM

DRAWING #:
LA604

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA601 - Planting Plan.dwg

PLANTING KEYNOTES:

1. TURF LAWN
2. PRAIRIE MIX
3. REFORESTATION MIX
4. SWALE MIX
5. SEDGE MEADOW
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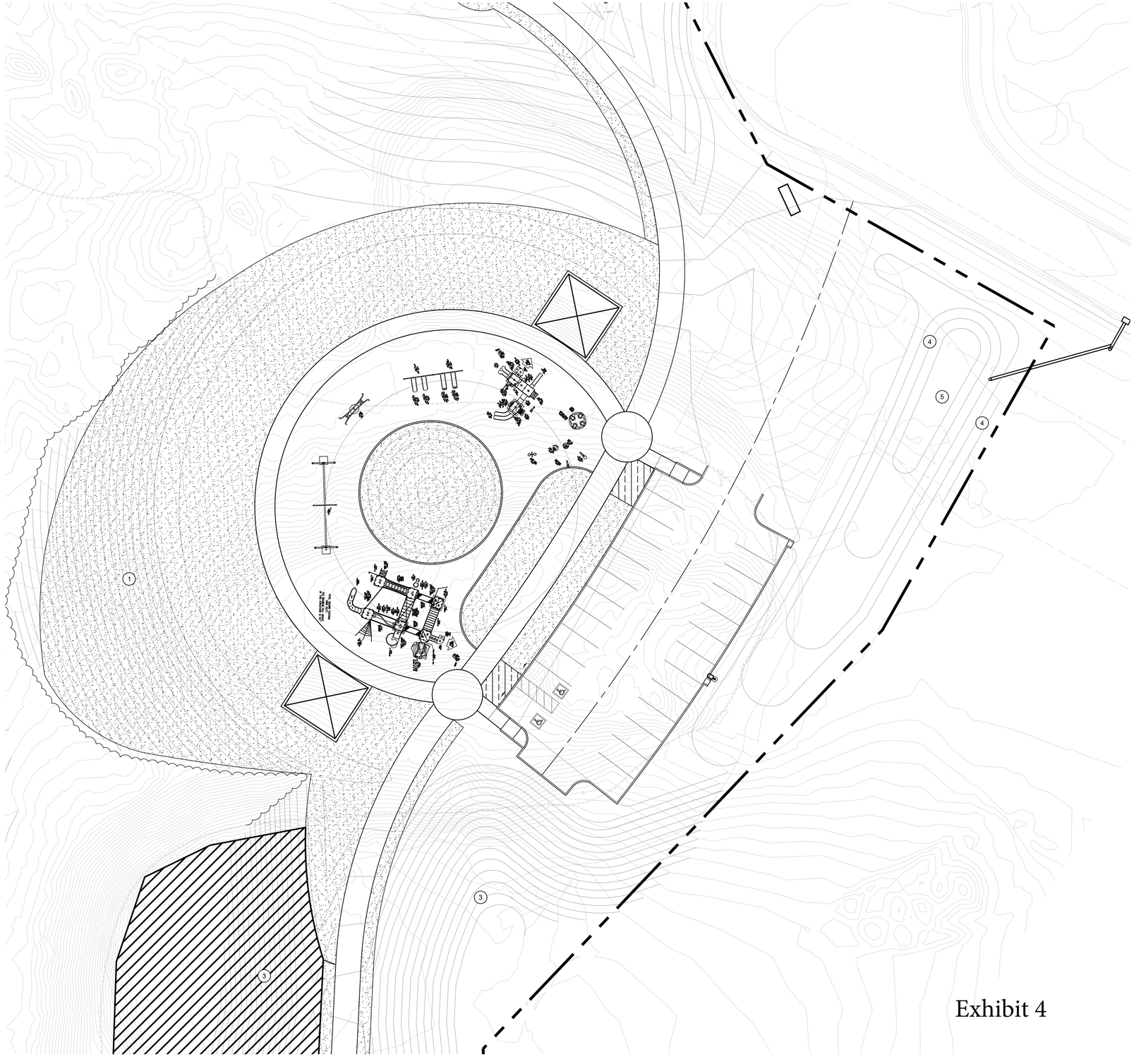

Exhibit 4

PREPARED BY:
RUNDELL ERNSTBERGER ASSOCIATES
LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN
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CONSULTANTS:

PROJECT:
Zionsville Parks
Overley-Worman Park
90% Construction Documents
Zionsville, Indiana 46077

NORTH
0' 10' 20' 40'
SCALE: 1" = 20'

KEY MAP:

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DRAWING NAME:
SITE PLANTING PLAN - ENLARGEMENT

CERTIFICATION:
90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:
LA605

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA605 - Planting Plan Enlargement.dwg

PLANTING KEYNOTES:

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5. SEDGE MEADOW
6. EMERGENT WETLAND
7. PROVIDE A SPADE EDGE ADJACENT ALL PLANTED AREAS NOT BORDERED BY PAVEMENT OR OTHER OTHER EDGING. REFER TO LANDSCAPE DETAILS.

PLANTING GENERAL NOTES:

A. NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS, PRIOR TO THE BID DATE, AND/OR PRIOR TO CONSTRUCTION.

B. LANDSCAPE ARCHITECT AND OWNER TO INSPECT ALL PLANT LOCATIONS AND PLANT BED EDGES PRIOR TO INSTALLATION. ALL TREE LOCATIONS SHALL BE STAKED INDICATING VARIETY AND SIZE OF TREE. ALL GROUNDCOVER AND MULCH BED LINES SHALL BE MARKED BY STRING OR HIGHLY VISIBLE PAINT WITH OCCASSIONAL STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON-SITE. ON-SITE ADJUSTMENTS WILL BE REQUIRED.

C. PLANT COUNTS INDICATED ON DRAWING ARE FOR LANDSCAPE ARCHITECT'S USE ONLY. CONTRACTOR SHALL MAKE OWN PLANT QUANTITY TAKEOFFS USING DRAWINGS, SPECIFICATIONS, AND PLANT SCHEDULE REQUIREMENTS (IE. SPACING), UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR TO VERIFY BED MEASUREMENTS AND INSTALL APPROPRIATE QUANTITIES AS GOVERNED BY PLANT SPACING PER SCHEDULE. CONTRACTOR SHALL ACCOUNT FOR ALL SLOPES IN MATERIAL QUANTITY CALCULATIONS. PLANT MATERIAL QUANTITIES SHOWN ON PLAN ARE MINIMUM QUANTITIES. ADDITIONAL MATERIAL MAY BE NEEDED TO MEET SPACING REQUIREMENTS AND FIELD CONDITIONS.

D. IN CASE OF DISCREPANCIES BETWEEN THE PLANS AND PLANT SCHEDULE, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.

E. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT AVAILABLE, SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DETERMINE MATERIAL EQUIVALENCY.

F. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE TRANSPLANTING OPERATION OR IN LOCATIONS NOTED.

G. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS. RECONDITION AND SOD ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES THAT ARE NOT TO RECEIVE OTHER SURFACE TREATMENT (PRESERVED, RENOVATED AREAS, MULCH, GROUNDCOVER, ETC.).

H. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND QUANTIFYING THE EXISTENCE OF SUITABLE TOPSOIL (SEE SPECIFICATIONS FOR TOPSOIL TESTING, AMENDING, AND STRIPPING AND STOCKPILING REQUIREMENTS). THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER/LANDSCAPE ARCHITECT WITH A TOPSOIL TEST ANALYSIS. IF SUITABLE TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TOPSOIL ACCORDING TO THE PLANS, DETAILS, AND SPECIFICATIONS. TOPSOIL SHALL BE AMENDED TO BECOME PLANTING SOIL AND BE TRANSITIONED INTO SUBGRADE ACCORDING TO LANDSCAPE DETAILS AND SPECIFICATIONS.

I. LANDSCAPE CONTRACTOR SHALL COORDINATE WITH EARTHWORK CONTRACTOR FOR QUANTITY AND PLACEMENT OF PLANTING SOIL IN LAWNS AND PLANT BEDS. LANDSCAPE CONTRACTOR SHALL VERIFY DEPTH OF PLANTING SOIL AND FINISH GRADE PRIOR TO PLANT INSTALLATION. REFER TO SPECIFICATIONS FOR TESTING AND PLACEMENT REQUIREMENTS OF PLANTING SOIL.

J. ALL PLANT BEDS TO RECEIVE 2" MINIMUM OF SHREDDED HARDWOOD MULCH (UNLESS OTHERWISE NOTED).

K. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH SPECIFIC PLANT.

L. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON-SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.

M. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.

N. ALL TREE PITS TO BE DUG IN ADVANCE OF PLANTING AND EACH TREE PIT TO BE TESTED FOR ADEQUATE DRAINAGE (SEE SPECIFICATIONS FOR INSTRUCTIONS ON HOW TO ADMINISTER TEST FOR RATE OF PERCOLATION). PROVIDE DRY WELL, PER DETAIL, IF DETERMINED NECESSARY BY ARCHITECT.

O. USE SOIL EXCAVATED FROM TREE PLANTING HOLES AS BACKFILL FOR TREE PLANTINGS WHEN POSSIBLE.

PLANT MATERIAL OBSERVATION:

1. LANDSCAPE ARCHITECT MAY OBSERVE PLANT MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, CULTIVAR, SIZE, AND QUALITY. LANDSCAPE ARCHITECT MAY ALSO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLED ROOT SYSTEM, PESTS, DISEASE SYMPTOMS, INJURIES, AND LATENT DEFECTS AND MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING THE PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.

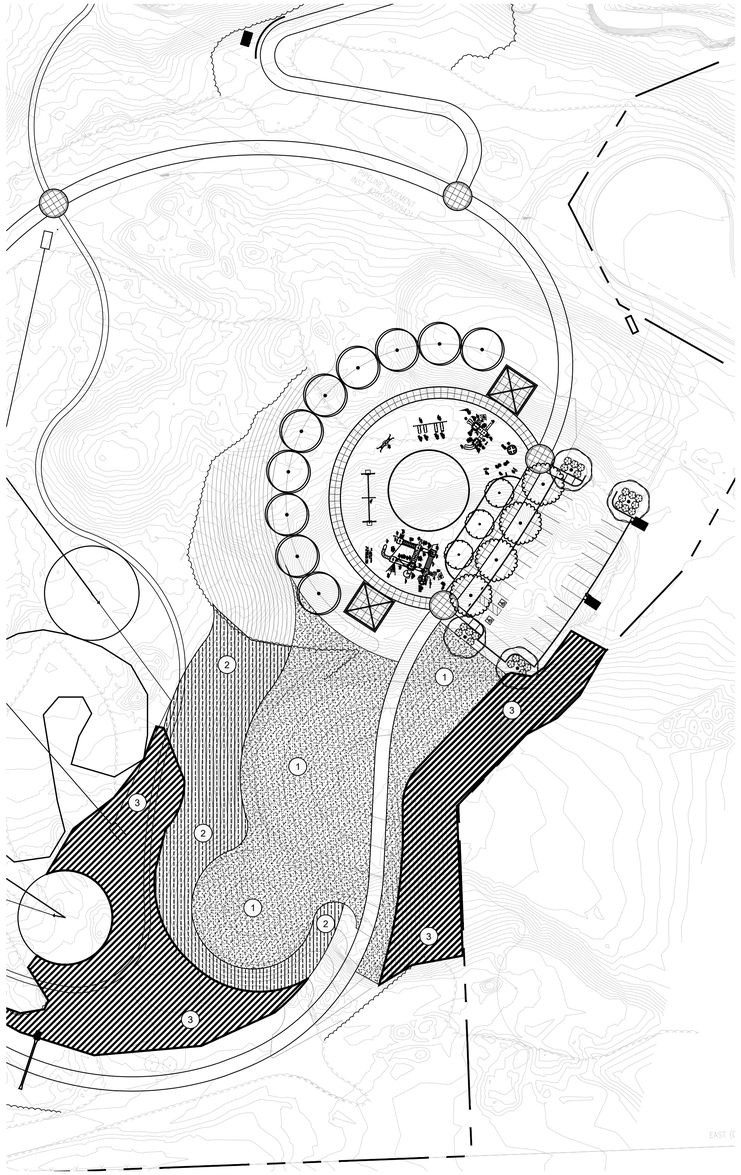
2. PLANTS WHICH DO NOT MEET STANDARDS SHALL BE REJECTED AND THE CONTRACTOR SHALL PROVIDE NURSERY GROWN STOCK AS REQUIRED AT NO ADDITIONAL COST TO THE CONTRACT.

PLANTING SCHEDULE & DETAILS:

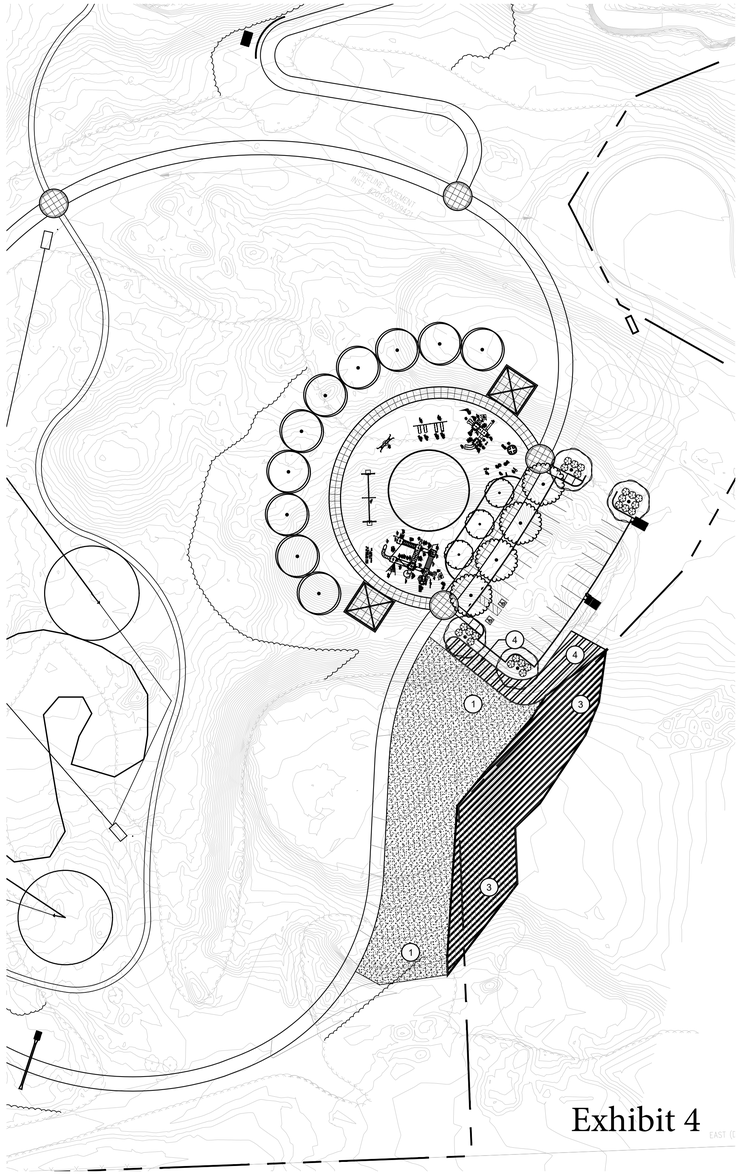
1. REFER TO SHEETS LA608 FOR PLANTING SCHEDULE AND SHEET LA607 FOR PLANTING DETAILS.
2. REFER TO SHEET LA607 FOR SOIL PROFILE DETAIL.
3. REFER TO CIVIL AND DRAINAGE PLANS FOR LOCATION OF PROPOSED UNDERGROUND PIPE LOCATIONS.
4. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

ALTERNATE NOTES

AREAS SHOWN AS ALTERNATES ON THIS SHEET REPRESENT ONLY THOSE AREAS CHANGED FROM BASE BID CONDITIONS. EXCEPT AS INDICATED BELOW, ALL BASE BID PLANTINGS REMAIN REQUIRED IN BOTH ALTERNATES.



ALTERNATE 'A'



ALTERNATE 'B'

PREPARED BY:
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PREPARED FOR:
ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent
PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:
Zionsville Parks
Overley-Worman Park
90% Construction Documents
Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:

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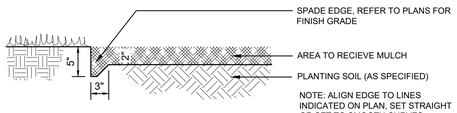
DRAWING NAME:
SITE PLANTING PLAN - ALTERNATE 'A' AND B''

CERTIFICATION:
90% CD REVIEW SET
(Not For Construction)

REA Project #: 191568
Date: 08/06/2020
Drawn by: PA/AG
Checked by: TM

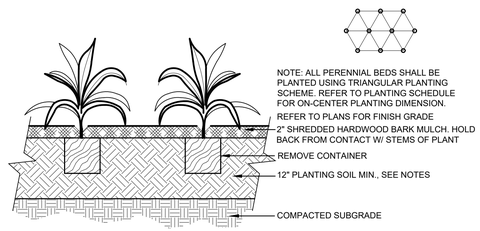
DRAWING #:
LA606

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA606 - Planting Plan Alternates.dwg



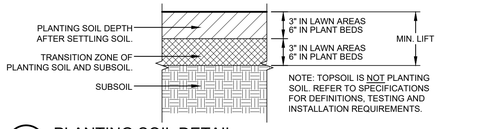
1 SPADE EDGE

NOT TO SCALE



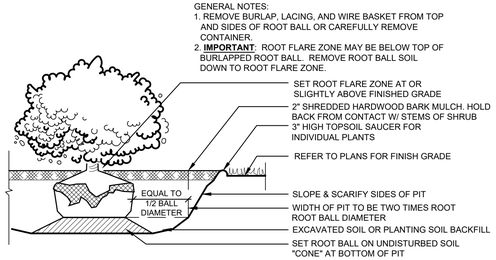
2 PERENNIAL & GROUNDCOVER PLANTING

NOT TO SCALE



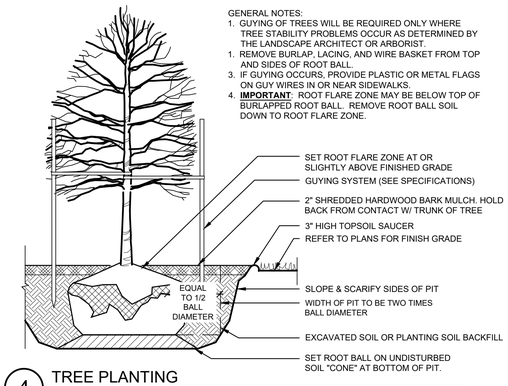
6 PLANTING SOIL DETAIL

NOT TO SCALE



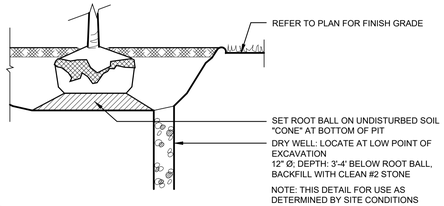
3 SHRUB PLANTING

NOT TO SCALE



4 TREE PLANTING

NOT TO SCALE



5 TREE PIT DRY WELL

NOT TO SCALE

Exhibit 4

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA607 - Landscape Details.dwg

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CONSULTANTS:

PROJECT:

Zionsville Parks
Overley-Worman Park

90% Construction Documents
Zionsville, Indiana 46077

KEY MAP:

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DRAWING NAME:

SITE PLANTING DETAILS

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

LA607

SEDGE MEADOW SEED MIX

Grasses and Sedges

1 Carex comosa (Bristly Sedge)
1 Carex cristatella (Crested Sedge)
5 Carex frankii (Frank's Sedge)
1.5 Carex granularis (Meadow Sedge)
2 Carex hystericina (Porcupine Sedge)
2 Carex lurida (Lurid Sedge)
1 Carex tribuloides (Pointed Oval Sedge)
4 Carex vulpinoidea (Fox Sedge)
64 Elymus virginicus (Virginia Wild Rye)
4 Glyceria striata (Fowl Manna Grass)
4 Leersia oryzoides (Rice Cut Grass)
4 Panicum virgatum (Switchgrass)
0.5 Scirpus atrovirens (Dark Green Bulrush)
2 Spartina pectinata (Prairie Cordgrass)
96 oz. seed/acre

Forbes

2 Angelica atropurpurea (Angelica)
2 Asclepias incarnata (Swamp Milkweed)
1 Aster firmus (Shining Aster)
1 Aster novae-angliae (New England Aster)
1 Aster puniceus (Swamp Aster)
1 Aster umbellatus (Flat-topped Aster)
1 Boltonia latisquama (False Aster)
3 Cassia hebecarpa (Wild Senna)
2 Eupatorium maculatum (Spotted Joe-Pye Weed)
2 Eupatorium perfoliatum (Boneset)
2 Helenium autumnale (Autumn Sneezeweed)
2 Liatris spicata (Dense Blazing Star)
0.25 Lobelia cardinalis (Cardinal Flower)
0.25 Lobelia siphilitica (Great Blue Lobelia)
0.5 Mimulus ringens (Monkey Flower)
1 Penstemon digitalis (Foxglove Beardtongue)
1 Pycnanthemum virginianum (Mountain Mint)
3 Rudbeckia fulgida speciosa (Showy Black-Eyed Susan)
4 Rudbeckia hirta (Black-Eyed Susan)
3 Rudbeckia subtomentosa (Sweet Black-Eyed Susan)
2 Silphium integrifolium (Rosinweed)
2 Silphium perfoliatum (Cupplant)
2 Silphium terebinthinaceum (Prairie Dock)
1 Solidago patula (Swamp Goldenrod)
2 Solidago riddellii (Riddell's Goldenrod)
2 Verbena hastata (Blue Vervain)
2 Vernonia fasciculata (Smooth Ironweed)
1 Veronicastrum virginicum (Culver's Root)
1 Zizia aurea (Golden Alexanders)
48 oz. seed/acre

Cover Crop

6 lbs Annual Rye Grass (Lolium multiflorum)
32 lbs Seed Oats (Avena sativa)

BIOSWALE SEED MIX

Grasses and Sedges

4 Carex annectans xanthocarpa (Yellow Fox Sedge)
6 Carex frankii (Frank's Sedge)
2 Carex granularis (Meadow Sedge)
1 Carex molesta (Field Oval Sedge)
1 Carex scoparia (Lance-Fruited Oval Sedge)
6 Carex vulpinoidea (Fox Sedge)
16 Elymus riparius (Riverbank Wild Rye)
48 Elymus virginicus (Virginia Wild Rye)
8 Panicum virgatum (Switchgrass)
16 Schizachyrium scoparium (Little Bluestem)
2 Scirpus atrovirens (Dark Green Bulrush)
2 Scirpus pendulus (Reddish Bulrush)
112 oz. seed/acre

Forbs

2 Asclepias incarnata (Marsh Milkweed)
1 Aster firmus (Shining Aster)
1 Aster novae-angliae (New England Aster)
2 Cassia hebecarpa (Wild Senna)
1 Eupatorium perfoliatum (Boneset)
1 Helenium autumnale (Autumn Sneezeweed)
2 Liatris spicata (Dense Blazing Star)
0.5 Lobelia cardinalis (Cardinal Flower)
0.5 Lobelia siphilitica (Great Blue Lobelia)
1 Lycopus americanus (Water Horehound)
1 Penstemon digitalis (Foxglove Beardtongue)
1 Pycnanthemum virginianum (Mountain Mint)
3 Rudbeckia fulgida speciosa (Showy Black-Eyed Susan)
3 Rudbeckia hirta (Black Eyed Susan)
2 Solidago riddellii (Riddell's Goldenrod)
2 Verbena hastata (Blue Vervain)
2 Vernonia fasciculata (Smooth Ironweed)
2 Zizia aurea (Golden Alexanders)
28 oz. seed/acre

Cover Crop

6 lbs Annual Rye Grass (Lolium multiflorum)
32 lbs Seed Oats (Avena sativa)

WET-TOLERANT LOW-STATURE PRAIRIE MIX

Grasses and Sedges

2 Carex annectans var xanthocarpa (Yellow Fox Sedge)
2 Carex frankii (Frank's Sedge)
2 Carex scoparia (Lance Fruited Oval Sedge)
16 Elymus canadensis (Canada Wild Rye)
32 Elymus virginicus (Virginia Wild Rye)
48 Schizachyrium scoparium (Little Bluestem)
10 Sporobolus heterolepis (Prairie Dropseed)
112 oz. seed/acre

Forbs

2 Allium cernuum (Nodding Wild Onion)
0.5 Aster ericoides (Heath Aster)
2 Aster firmus (Shining Aster)
2 Aster laevis (Smooth Aster)
3 Baptisia leucantha (White False Indigo)
2 Coreopsis palmata (Plains Coreopsis)
4 Echinacea purpurea (Purple Coneflower)
3 Eryngium yuccifolium (Rattlesnake Master)
0.5 Gentiana andrewsii (Bottle Gentian)
3 Liatris spicata (Dense Blazing Star)
0.5 Monarda fistulosa (Bergamot)
2 Parthenium integrifolium (Wild Quinine)
1 Penstemon calycosus (Smooth Beardtongue)
1 Penstemon digitalis (Foxglove Beardtongue)
2 Physostegia virginiana (Obedient Plant)
0.5 Pycnanthemum tenuifolium (Narrowleaf Mountain Mint)
1 Pycnanthemum virginianum (Mountain Mint)
2 Ratibida pinnata (Yellow Coneflower)
4 Rudbeckia fulgida speciosa (Showy Black-Eyed Susan)
4 Rudbeckia hirta (Black-Eyed Susan)
0.5 Solidago graminifolia (Grass-leaved Goldenrod)
2 Solidago riddellii (Riddell's Goldenrod)
2 Tradescantia ohiensis (Ohio Spiderwort)
0.5 Veronicastrum virginicum (Culver's Root)
3 Zizia aurea (Golden Alexander's)
48 oz. seed/acre

Cover Crop

6 lbs Annual Rye Grass (Lolium multiflorum)
32 lbs Seed Oats (Avena sativa)

EMERGENT WETLAND SEED MIX

Grasses and Sedges

4 Carex comosa (Bristly Sedge)
2 Carex hystericina (Porcupine Sedge)
4 Carex lurida (Lurid Sedge)
5 Carex vulpinoidea (Fox Sedge)
2 Eleocharis obtusa (Blunt Spike Rush)
2 Leersia oryzoides (Rice Cut Grass)
0.5 Juncus effusus (Soft Rush)
2 Scirpus acutus (Hard-Stemmed Bulrush)
0.5 Scirpus atrovirens (Dark Green Bulrush)
2 Scirpus validus (Softstem Bulrush)
24 oz. seed/acre

Forbs

2 Acorus americanus (Sweet Flag)
2 Alisma subcordatum (Water Plantain)
3 Asclepias incarnata (Marsh Milkweed)
2 Boltonia latisquama (False Aster)
2 Cephalanthus occidentalis (Buttonbush)
2 Eupatorium maculatum (Spotted Joe-Pye Weed)
2 Helenium autumnale (Autumn Sneezeweed)
2 Hibiscus palustris (Swamp Rose Mallow)
2 Iris virginica shrevei (Blue Flag)
0.5 Lobelia cardinalis (Cardinal Flower)
0.5 Lobelia siphilitica (Great Blue Lobelia)
2 Lycopus americanus (Water Horehound)
1 Mimulus ringens (Monkeyflower)
10 Peltandra virginica (Arrow Arum
1 Penthorum sedoides (Ditch Stonecrop)
6 Pontederia cordata (Pickerel Weed)
2 Sagittaria latifolia (Common Arrowhead)
4 Sparganium eurycarpum (Giant Burreed)
2 Verbena hastata (Blue Vervain)
48 oz. seed/acre

Cover Crop

6 lbs Annual Rye Grass (Lolium multiflorum)
32 lbs Seed Oats (Avena sativa)

SEED MIX GENERAL NOTES:

1. MIXES SHOWN ARE BASED ON PROFESSIONAL RECOMMENDATIONS AND SEED AVAILABILITY.
2. ANNUAL AND SEASONAL VARIABILITY IN SEED AVAILABILITY IS ANTICIPATED. SUBMIT NOTICE OF NON-AVAILABILITY AND SUBSTITUTION REQUEST TO LANDSCAPE ARCHITECT FOR APPROVAL.
3. IT IS EXPECTED THAT NOT ALL SPECIES WILL GERMINATE EQUALLY FROM EACH MIX ACROSS TOTAL APPLICATION AREA. RESULTS WILL VARY BASED ON SLOPE, SOIL, PRECIPITATION, AND EXPOSURE.
4. SUCCESS OF SEED MIX APPLICATION WILL BE JUDGED BASED ON TOTAL % OF VEGETATIVE COVER RESULTING FROM MIX APPLICATION, NOT SUCCESS RATES OF INDIVIDUAL SPECIES.

REFORESTATION SEED MIX

Grasses

4 lbs Virginia Wild Rye (Elymus virginicus)
4 lbs Canada Wild Rye (Elymus Canadensis)
1 lb Little Bluestem (Schizacyrium scoparium)
9 lbs. seed/acre

Cover Crop

6 lbs Annual Rye Grass (Lolium multiflorum)
32 lbs Seed Oats (Avena sativa)

REFORESTATION TREE MIX

BOTANICAL	COMMON	CONT	CAL	SIZE	QTY
Acer saccharum	Sugar Maple	#3 R.P.	--	3'-4'	10
Amelanchier canadensis	Serviceberry	#3 R.P.	--	3'-4'	8
Carya cordiformis	Bitternut Hickory	#3 R.P.	--	2'-3'	12
Carya laciniosa	Shellbark Hickory	#3 R.P.	--	1'-2'	12
Carya ovata	Shagbark Hickory	#3 R.P.	--	2'-3'	12
Celtis occidentalis	Hackberry	#3 R.P.	--	3'-4'	10
Cercis canadensis	Eastern Redbud	#3 R.P.		4'-5'	10
Fagus grandifolia	American Beech	#3 R.P.	--	2'-3'	8
Juniperus virginiana	Eastern Red Cedar	#3 R.P.	--	2'-3'	8
Liriodendron tulipifera	Tulip Tree	#3 R.P.	--	4'-5'	8
Nyssa sylvatica	Black Gum - Tupelo	#3 R.P.	--	2'-3'	8
Ostrya virginiana	Hop Hornbeam	#3 R.P.	--	3'-4'	8
Prunus americana	Wild American Plum	#3 R.P.	--	3'-4'	10
Quercus alba	White Oak	#3 R.P.	--	3'-4'	12
Quercus bicolor	Swamp White Oak	#3 R.P.	--	4'-6'	12
Quercus macrocarpa	Burr Oak	#3 R.P.	--	4'-6'	12
Quercus rubra	Red Oak	#3 R.P.	--	4'-6'	12
Quercus shumardii	Shumard Oak	#3 R.P.	--	4'-6'	12
Taxodium distichum	Bald Cypress	#3 R.P.	--	3'-4'	8
Tilia americana	American Basswood	#3 R.P.	--	4'-6'	10
				trees / acre:	200

REFORESTATION NOTES:

- SUBMIT SUBSTITUTION REQUEST IN THE EVENT OF SPECIES UNAVAILABILITY.
- A MINIMUM OF 25% OF TOTAL PLANTING SHALL BE OAK AND HICKORY SPECIES.
- REFORESTATION TREES SHALL BE CONTAINER GROWN IN ROOT-PRUNING #3 CONTAINERS FOR AT LEAST 180 DAYS PRIOR TO DELIVERY. AS PROVIDED BY WOODY WAREHOUSE NURSERY, LISTON, INDIANA (866-766-8367) OR APPROVED EQUAL.
- PLANT TREES @ 15' O.C. SPACING.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (min.)	ROOT	SPACING	NOTES
TREES						
ACE-R	Acer rubrum 'Redpointe'	Redpointe Red Maple	2.5" cal.	B&B	per plans	
QUE-C	Quercus coccinea	Scarlet Oak	2.5" cal.	B&B	per plans	
SYR-I	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	2" cal.	B&B	per plans	
TAX-D	Taxodium distichum	Bald Cypress	2" cal.	B&B	per plans	park grade / multistem is acceptible
ULM-J	Ulmus americana 'Jefferson'	Jefferson Elm	2.5" cal.	B&B	per plans	
SHRUBS						
CEP-O	Cephalanthus occidentalis	Buttonbush	24"	#3 cont.	60" o.c.	
HIB-M	Hibiscus palustris	Swamp Rose Mallow	18"	#3 cont.	48" o.c.	
RHU-G	Rhus aromatic 'Gro-low'	Gro-low Fragrant Sumac	24"	#3 cont.	60" o.c.	
PERENNIALS						
LIA-S	Liatris spicata	Blazing Star	12"	#1 cont.	12" o.c.	
SPO-H	Sporobolus heterolepsis	Prairie Dropseed	clump	#2 cont.	24" o.c.	
PERENNIAL MIXES						
HEM-M	Daylilly/Daffodil Mix					
1/2	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	heavy grade	#1 cont.	18" o.c.	Provide equal quantities.
1/2	Narcissus x 'Early Sensation', 'Ice Follies', & 'Fortune'	'Early Sensation', 'Ice Follies', & 'Fortune' Daffodils	top size	bulb	18" o.c.	Provide equal quantities. Plant @ 6" depth. Mix varieties equally when planting.

Exhibit 4

PREPARED BY:

RUNDELL ERNSTBERGER ASSOCIATES
LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN

815 W Market Street, Suite 504, Louisville, KY 40202
TE [502] 561.8676 FX [502] 561.9076
618 E Market Street, Indianapolis, IN 46202
TE [317] 263.0127 FX [317] 263.2080
www.reasite.com

PREPARED FOR:

ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent

PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:

Zionsville Parks
Overley-Worman Park

90% Construction Documents
Zionsville, Indiana 46077

KEY MAP:

COPYRIGHT NOTICE:

THE CONCEPTS, IDEAS, DESIGNS, PLANS, AND DETAILS AS SHOWN ON THIS DOCUMENT ARE THE PROPERTY OF RUNDELL ERNSTBERGER ASSOCIATES, INC. AND WERE ORIGINALLY DEVELOPED, AND PRESENTED FOR USE ON THIS SPECIFIC PROJECT. NONE OF THE CONCEPTS, IDEAS, DESIGNS, PLANS, AND DETAILS SHALL BE USED BY ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE EXPRESSED WRITTEN CONSENT OF RUNDELL ERNSTBERGER ASSOCIATES, INC. THE OWNER/CLIENT SHALL BE PERMITTED TO RETAIN COPIES FOR INFORMATION AND REFERENCE IN CONNECTION WITH THIS PROJECT.

DRAWING NAME:

SITE PLANTING DETAILS

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

LA608

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA607 - Landscape Details.dwg

TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA
PETITION FOR PLAN COMMISSION APPROVAL OF A DEVELOPMENT PLAN

FINDINGS

1. The Development Plan **is** compatible with surrounding land uses because:

The park use was previously approved as a part of the Vonterra Subdivision Plan Commission Development Plan approval and noted in item "1.m" of the Commitments associated with Development Plan and Plat approval. In addition, the park plan meets Goals A, B, and C of the Parks and Recreation Chapter of the Comprehensive Plan. The goals include

- Land acquisition - land to meet the growing needs of the community with primary interest including Eagle Creek trails
- Complete new parks including development of newly acquired lands
- Enhance recreation

Overley-Worman Park was illustrated as an important new park for the park system in the Zionsville Parks and Recreation Master Plan 2018-2022 (a part of the Comprehensive Plan). The new park features provide additional amenities which are in high demand like playgrounds and shelters, and provides new amenities for the parks system including a disc-golf course and mountain bike trails.

2. The Development Plan **does** demonstrate availability and coordination of water, sanitary sewers, storm drainage, and other utilities because:

The park facilities were designed to be operated and maintained without water, sanitary sewer, electric and other utility services. Storm drainage is detained on-site except for an overflow pipe for the parking area which connects directly with the Vonterra subdivision storm drainage system.

3. The Development Plan **does** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community because:

There will be no vehicular traffic within the park except for the parking area located at the end of Godello Circle. A portion of the parking area was approved as a part of the Vonterra Subdivision Plan Commission Development Plan approval and noted in item "1.f" of the Commitments associated with Development Plan and Plat approval. The additional parking constructed as a part of the park will provide more parking for the community accessing the park by automobile.

Additional access points will be provided on the future extension of the Big-4 Rail Trail to create convenient access for the community to reach the park by bike or foot to alleviate demands on the parking area and to encourage multi-modal transportation to the park.

Emergency access is provided to the majority of the site through paved pathways which connect to the parking area at the end of Godello Circle. Additional emergency access via ATV is provided along wide natural/rustic trails.

4. The Development Plan **does** utilize building materials and building style compatible with the Zionsville theme because:

The structures in the park include 2 shelters, playgrounds, and the entrance bridge from the Big-4 Rail Trail. The remaining areas of the park will be natural, used for multi-use trails, fishing, and a disc golf course. The shelters, benches and bike racks will match structures present in Zionsville parks including Elm Street Green and Mulberry Fields. The playgrounds will include earth-tone colors to be compatible with the natural setting. The bridge is designed to be compatible with the natural environment and will be made of materials which are also earth-tones and compatible with the character of the site.

5. The Development Plan **does** provide for the calculation of storm water runoff because:

The additional storm drainage being created by paved pathways, playgrounds, shelters, boardwalks and the bridge will be detained on site through overland flow and infiltration. Bio-swales are being provided to infiltrate pathway drainage and overland flow lengths are long enough to allow infiltration before storm drainage reaches any off-site drainage ways including Eagle Creek. Drainage is not increased to Crazy Creek and the pipe culvert provided at the single crossing for the park matches the size of the upstream culvert at Pigato Drive and accommodates the calculated flows from the subdivision as calculated in the Vonterra Section 3A Drainage Report. Proposed drainage into the Crazy Creek culvert will not increase from existing drainage amounts.

The parking area includes 7,852 (0.18 acres) square feet of asphalt pavement. The drainage will be directed into a bio-swale for infiltration. Excess flows will overflow into a 12" RCP connecting with the existing storm drainage system in Godello Circle. The existing pipe has capacity for 2.45 cfs with 0.43 cfs currently draining into the pipe. The additional drainage overflow from the parking area, 0.91 cfs without infiltration, can be accommodated in the existing pipe in Godello Circle.

6. The Development Plan **does** provide for current and future right-of-way dedications because:

No current or future right-of-way dedications are planned for the park. The park will include 3 access points from the future rail trail extension for pedestrian and bicycle access. The parking area accommodates the potential for vehicular access to the south.

7. The Development Plan **does** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping, recreation area or green space; outdoor lighting because:

No structures are located within building setbacks. There will be no vehicular circulation within the park except for the parking area which includes 25 total spaces with two (2) handicap accessible spaces. Pedestrian and bicycle circulation are provided throughout the park with options for different trail types and conditions. A fully handicap accessible route is provided by a paved path from the Big-4 Rail Trail to the parking area at the end of Godello Circle. The

existing natural areas will be supplemented with additional natural plantings including native plantings, prairie grasses and areas of reforestation. The park will be open from dawn to dusk and will not have lighting. The parking area will have one shielded light fixture which will direct light to the parking lot. This fixture will be powered by solar and wind.

DECISION

It is therefor the decision of this body that this Development Plan is **APPROVED/DENIED**.

Adopted this _____ day of _____, 20____.

_____ _____ _____

_____ _____ _____

_____

Office Use Only
Petition No.: _____
Hearing Date: _____
Recommendation: _____

Town of Zionsville

Petition for Plan Commission Approval

1. SITE INFORMATION:

Address of Property: P3, Overley-Worman Park

Existing Use of Property: Vacant

Proposed Use of Property: Recreational Park

Current Zoning: R2 Area in acres: 47

2. PETITIONER/PROPERTY OWNER

Petitioner:/Owner

Name: Zionsville Board of Park & Rec

Address: 1100 West Oak Street
Zionsville, IN 46077

Phone: 317.773.2273

Fax: 317.733.2275

E-Mail: mmurdock@zionsville-in.gov

Owner (If different from Petitioner):

Name: Keith Lash, Lennary Homes of Indianapolis

Address : 9025 N. River Road, suite 100
Indianapolis, IN 46240

Phone: 317.659.3200

Fax:

E-Mail: keith.lash@lennar.com

3. PETITIONER'S ATTORNEY/CONTACT PERSON AND PROJECT ENGINEER (IF ANY):

Attorney / Contact Person:

Name: Roger Burrus

Address: 410 W. Oak Street
Zionsville, IN 46077

Phone: 317.873.2150

Fax: 317.873.2420

E-Mail: rburrus@burrusandsease.com

Project Engineer / Architect:

Name: Tricia McClellan, Rundell Ernstberger Assoc.

Address: 618 E. Market Street
Indianapolis, IN 46202

Phone: 502.561.8676

Fax:

E-Mail: tmcclellan@reasite.com

4. DETAILED DESCRIPTION OF REQUEST (Check all that apply)
(Describe reason(s) for request / attach additional pages if necessary):

☒ Development Plan ☐ Modification of Development Plan ☐ Waiver of Development Requirement(s)
☐ Termination of Development Plan ☐ Modification of Commitments ☐ Termination of Commitments

Development Plan review for Planning Commission approval of recreational park named Overley-Worman Park owned by the Town of Zionsville Board of Park & Recreation.

5. ATTACHMENTS:

☒ Legal description of property
☒ Owner's Authorization (if petitioner is not the owner)
☐ Statement of Proposed Modification or Termination Of Commitments
☒ Proposed Findings (if a Development Plan)
☐ Road Impact Calculation Form
☒ Proof of Ownership (copy of Warranty Deed)
☒ Copies of the Site Plan (if applicable)
☒ Proposed Development Plan / Proposed Modification of Development Plan / Statement of Termination of Development Plan

The undersigned, having been duly sworn on oath states the above information is true and correct as (s) he is informed and believes. Further, the applicant understands that this project may be assigned Engineering review fees, which are payable upon invoicing. Road Impact Fees are payable upon Improvement Location Permit release.

Signature of Owner or Attorney for Owner: Mindy L Murdock

Date: 7/14/2020

State of INDIANA)
County of BOONE) **SS:**

Subscribed and sworn to before me this 14th day of July, 2020.

Notary Public Signature — Amelia Anne Lacy, Notary Public Printed

My commission expires 09/06/2020

My county of residence is Boone County.

My Commission No. is 636253

AMELIA ANNE LACY
Notary Public, State of IN
Boone Co.
Commission #
My Co.
SEAL
NOTARY PUBLIC
INDIANA

PROCEDURES AND REQUIREMENTS:

1. A complete Petition for Plan Commission Approval ("petition") must be submitted by **3:00 PM** a minimum of **31 days** prior to the initial hearing before the Plan Commission.

2. **Only complete Petitions will be placed on the agenda for the next Plan Commission meeting.** If a Petition is incomplete 31 days prior to the next Plan Commission meeting, the Petition will not be placed on an agenda until the Petitioner submits a complete Petition.

3. **Fifteen sets** of the following information must be submitted, with the notarized Petition, for internal staff review:
   - ☒ Legal description of property (Metes and bounds description must include a perimeter survey, drawn to scale – or – recorded subdivision legal description must include lot number, section number, subdivision name, either the plat book number of the recorded instrument number and a copy of the plat map.)
   - ☒ Proof of Ownership (copy of deed)
   - ☐ Owner's Authorization (if Petitioner is not the owner)
   - ☒ Site Plan (if applicable)
   - ☒ Proposed findings (if a Development Plan)
   - ☐ Statement of Modification or Termination of Commitments (if proposed)
   - ☒ Proposed Development Plan / Proposed Modification of Development Plan (if proposed)
   - ☒ Draft of Proposed Legal Notice
   - ☐ Application Fee: $_____(Checks should be payable to *Town of Zionsville*)

PUBLIC HEARING NOTIFICATION:

Notice of Public Hearing for Plan Commission Approval is to be completed as set forth in the Zoning Ordinance and Rules of Procedure for the Plan Commission. The procedures relating to notification of public hearings that are contained in this Packet are provided for convenience purposes only.

NOTICE OF PUBLIC HEARING
BY THE TOWN OF ZIONSVILLE PLAN COMMISSION

Notice is hereby given of a Public Hearing to be held by the Town of Zionsville Plan Commission

On, Monday, August 17 at 7:00 p.m. in the Zionsville Town Hall, 1100 West Oak Street Zionsville,
(DATE OF PUBLIC HEARING)

Indiana 46077 to consider the following Petition:

2020-25-DP (PETITION NUMBER) Zionsville Board of Park & Recreation (NAME OF PETITIONER) Requests:

PLAN COMMISSION APPROVAL for a (☒ Development Plan □ Modification of a Development Plan

□ Waiver of Development Requirement(s) □ Termination of Development Plan □ Modification of Commitments

□ Termination of Commitments) to allow for:

The development of Overley-Worman Park, a recreational park owned by the Town of Zionsville Board of Park and Recreation. The park shall include parking, paved pathways, playground, shelters, mountain bike trails, natural trails, boardwalks, disc golf course, and an entrance bridge from the Big-4 Rail Trail.

(BRIEF DESCRIPTION OF REQUEST)

The properties involved are more commonly known as: Block P3 of the Secondary Plat of Vonterra Section 2
(COMMON ADDRESS)

and is legally described as:

See Attached

A copy of the Petition, and all plans pertaining thereto are on file and may be examined prior to the Public Hearing at Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 or at: http://www.zionsville-in.gov/231/Planning-Economic-Development. Written comments in support of or in opposition to the Petition are filed with the Secretary of the Town of Zionsville Plan Commission prior to the Public Hearing will be considered. The Public Hearing is open to the public. Oral comments to the Petition will be heard at the Public Hearing. The Public Hearing may be continued from time to time as may be found necessary.

Further, and if supported by Executive Order and/or the Laws of the State of Indiana, members of the public will be afforded the opportunity to attend the Plan Commission Public Meetings via a form(s) of electronic communication IF indicated in the Agenda (as amended from time to time) associated with the Plan Commission Meeting.

Additionally, upon request, the Town of Zionsville will provide auxiliary aids and services in association with meetings and hearings occurring in-person. Please provide advance notification to Wayne DeLong, at wdelong@zionsville-in.gov or 317-873-5108, to ensure the proper accommodations are made prior to the meeting.

Dave Franz
(President)
Wayne DeLong, AICP, CPM
(Secretary)

PUBLISH:

OVERLEY-WORMAN PARK
LAND DESCRIPTION

Block “P3” of the Secondary Plat of VONTERRA Section 2, as per plat thereof recorded in Plat Book 25, pages 60-65 as Instrument No. 2017009372 and Block “P3” VONTERRA Section 3B, as per plat thereof recorded as Instrument No. 2020003796 in the Office of the Recorder of Boone County, Indiana, being more particularly described as follows:

COMMENCING with the POINT OF BEGINNING at the southwest corner of Common Area “F” of said VONTERRA Section 3B; thence South 87 degrees 49 minutes 47 seconds West along the south line of the Northeast Quarter of Section 11, Township 17 North, Range 2 East of the Second Principal Meridian, in Eagle Township, Boone County, Indiana, a distance of 1408.89 feet; thence South 00 degrees 19 minutes 53 seconds East a distance of 578.34 feet to a point of curvature of a curve to the right having a radius of 5859.62 feet, the radius point of which bears South 12 degrees 59 minutes 37 seconds West; thence westerly along said curve an arc distance of 724.95 feet to a point which bears North 05 degrees 54 minutes 18 seconds East from said radius point; thence North 71 degrees 43 minutes 12 seconds West a distance of 77.00 feet; thence North 31 degrees 10 minutes 24 seconds East a distance of 122.00 feet; thence North 47 degrees 37 minutes 58 seconds East a distance of 111.00 feet; thence North 53 degrees 11 minutes 19 seconds East a distance of 228.00 feet; thence North 35 degrees 31 minutes 25 seconds East a distance of 318.00 feet; thence North 39 degrees 01 minutes 34 seconds a distance of 239.00 feet; thence North 15 degrees 56 minutes 25 seconds East a distance of 92.00 feet; thence North 12 degrees 19 minutes 09 seconds West a distance of 154.00 feet; thence North 06 degrees 59 minutes 16 seconds East a distance of 93.00 feet; thence North 32 degrees 13 minutes 34 seconds East a distance of 85.00 feet; thence North 44 degrees 26 minutes 45 seconds East a distance of 200.00 feet; thence North 56 degrees 00 minutes 28 seconds East a distance of 136.00 feet; thence North 55 degrees 57 minutes 49 seconds East a distance of 198.00 feet; thence North 24 degrees 21 minutes 16 seconds East a distance of 357.00 feet; thence North 44 degrees 08 minutes 46 seconds East a distance of 115.00 feet; thence North 30 degrees 29 minutes 13 seconds East a distance of 195.00 feet; thence North 12 degrees 09 minutes 33 seconds East a distance of 31.00 feet; thence North 23 degrees 41 minutes 25 seconds West a distance of 30.00 feet; thence North 49 degrees 30 minutes 30 seconds West a distance of 119.00 feet; thence North 29 degrees 27 minutes 51 seconds West a distance of 103.00 feet; thence North 03 degrees 29 minutes 37 seconds West a distance of 97.00 feet; thence North 23 degrees 41 minutes 33 seconds East a distance of 87.00 feet; thence North 56 degrees 17 minutes 34 seconds East a distance of 180.00 feet; thence North 20 degrees 19 minutes 49 seconds East a distance of 140.00 feet; thence North 08 degrees 45 minutes 25 seconds East a distance of 84.00 feet; thence North 25 degrees 35 minutes 20 seconds East a distance of 150.00 feet; thence North 14 degrees 21 minutes 38 seconds East a distance of 102.00 feet; thence North 37 degrees 24 minutes 16 seconds East 140.01 feet; thence North 87 degrees 32 minutes 32 seconds East a distance of 89.19 feet; thence South 29 degrees 41 minutes 58 seconds East a distance of 1,371.06 feet; thence North 54 degrees 55 minutes 17 seconds West a distance of 205.68 feet; thence South 37 degrees 46 minutes 35 seconds West a distance of 157.16 feet; thence South 50 degrees 58 minutes 24 seconds West a distance of 189.08 feet; thence South 42 degrees 09 minutes 57 seconds West a distance of 703.60 feet; thence South 59 degrees 45 minutes 49 seconds West a distance of 104.27 feet; thence South 72 degrees 43 minutes 47 seconds West a distance of 169.37 feet; thence South 29 degrees 25 minutes 41 seconds West a distance of 69.73 feet to a point on a tangent curve to the left having a radius of 62.00 feet, the radius point of which bears South 60 degrees 34 minutes 19 seconds East; thence southwesterly, southerly and southeasterly an arc distance of 97.24 feet to a point which bears South 29 degrees 34 minutes 18 seconds West from said radius point; thence South 60 degrees 34 minutes 19 seconds East a distance of 130.68 feet; thence South 29 degrees 25 minutes 41 seconds West a distance of 138.39 feet; thence South 43 degrees 38 minutes 05 seconds West 229.11 feet; thence South 02 degrees 10 minutes 13 seconds East a distance of 244.94’ to the Point of Beginning.

BHI Senior Living Inc. 5415 Bearberry Lane Indianapolis, IN 46268		Robert E Jr & Delores A Bender 7555 S Ford Road Zionsville, IN 46077
Lennar Homes of Indiana Inc 9025 N. River Road, Suite 100 Indianapolis, IN 46240		Alan E & Deborah S Handt C/O Alan & Deborah S Handt Revocable Trusts 705 Pineview Estates Zionsville, IN 46077
John J & Carol A Notarianni 10390 Zionsville Road Zionsville, IN 46077		Jessica McPherson Louks 715 Pineview Drive Zionsville, IN 46077
Nancy C Thayer 10506 Zionsville Road Zionsville, IN 46077		
John & Elizabeth Demaree 241 N Pennsylvania Street, Suite 300 Indianapolis, IN 46204		
Nicolas & Tracy Gunter Terry 785 Sugarbush Drive Zionsville, IN 46077		
Edward H & Barbara Anne Kiernan 759 Sugarbush Drive Zionsville, IN 46077		
Jack D & Judith H Patterson 780 Sugarbush Drive Zionsville, IN 46077		
Stephen L & Beth C Rubin Wilson 776 Sugarbush Drive Zionsville, IN 46077		
Antony & Jennifer W Rhine 770 Sugarbush Drive Zionsville, IN 46077		
Keith W & Alice M Settle 885 Sugarbush Ridge Zionsville, IN 46077		
Todd W & Antoinette D Settle 895 Sugarbush Ridge Zionsville, IN 46077		
Ryan & Devon McGinnis 870 Sugarbush Ridge Zionsville, IN 46077		
C Susan Bowling & Jay R Bowling 860 Sugarbush Ridge Zionsville, IN 46077		
Timothy E Dicke Revocable Trust C/O Karen Dicke Rev Tr PO Box 765 Zionsville, IN 46077		

Attribute report for active ID 1

ID	name	add1		add3
7749	LENNAR HOMES OF INDIANA INC	9025 N RIVER RD	SUITE 100	INDIANAPOLIS, IN 46240
7760	LENNAR HOMES OF INDIANA INC	9025 N RIVER RD	SUITE 100	INDIANAPOLIS, IN 46240
7763	LENNAR HOMES OF INDIANA INC	9025 N RIVER RD	SUITE 100	INDIANAPOLIS, IN 46240
7767	LENNAR HOMES OF INDIANA INC	9025 N RIVER RD	SUITE 100	INDIANAPOLIS, IN 46240
7768	LENNAR HOMES OF INDIANA INC	9025 N RIVER RD	SUITE 100	INDIANAPOLIS, IN 46240
7777	LENNAR HOMES OF INDIANA INC	9025 N RIVER RD	SUITE 100	INDIANAPOLIS, IN 46240

Attribute report for active ID 1

ID	name	add1		add3
1176	LENNAR HOMES OF INDIANA INC	9025 N RIVER RD	SUITE 100	INDIANAPOLIS, IN 46240
7475	LENNAR HOMES OF INDIANA INC	9025 N RIVER RD	SUITE 100	INDIANAPOLIS, IN 46240
7492	FRIENDS OF BOONE COUNTY TRAILS	1100 W OAK STREET		ZIONSVILLE, IN 46077
7504	TOWN OF ZIONSVILLE PARK &	1100 W OAK STREET		ZIONSVILLE, IN 46077
7575	ZIONSVILLE PARK AND RECREATION	1075 PARKWAY DR		ZIONSVILLE, IN 46077
29008	ZIONSVILLE BOARD OF PARKS & RE	410 W OAK ST		ZIONSVILLE, IN 46077
29997	TOWN OF ZIONSVILLE	1100 W OAK ST		ZIONSVILLE, IN 46077
30034	TOWN OF ZIONSVILLE	1100 W OAK ST		ZIONSVILLE, IN 46077

LANDSCAPE ARCHITECTURE + LAND PLANNING + URBAN DESIGN

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815 West Market Street, Suite 504
Louisville, KY 40202

BHI Senior Living Inc.
5415 Bearberry Lane
Indianapolis, IN 46268

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Louisville, KY 40202

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Louisville, KY 40202

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780 Sugarbush Drive
Zionsville, IN 46077

Rundell Ernstberger Associates
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Louisville, KY 40202

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770 Sugarbush Drive
Zionsville, IN 46077

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Zionsville, IN 46077

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870 Sugarbush Ridge
Zionsville, IN 46077

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Louisville, KY 40202

C Susan Bowling & Jay R Bowling
860 Sugarbush Ridge
Zionsville, IN 46077

Rundell Ernstberger Associates
815 West Market Street, Suite 504
Louisville, KY 40202

Jessica McPherson Louks
715 Pineview Drive
Zionsville, IN 46077

Rundell Ernstberger Associates
815 West Market Street, Suite 504
Louisville, KY 40202

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C/O Karen Dicke Rev Tr
PO Box 765
Zionsville, IN 46077

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815 West Market Street, Suite 504
Louisville, KY 40202

Alan E & Deborah S Handt
C/O Alan & Deborah S Handt Revocable Trusts
705 Pineview Estates
Zionsville, IN 46077

AFFIDAVIT OF NOTICE OF PUBLIC HEARING
OF THE TOWN OF ZIONSVILLE PLAN COMMISSION

STATE OF Indiana)
COUNTY OF Boone SS:

I, Tricia McClellan, DO HEREBY CERTIFY THAT LEGAL NOTICE TO
(NAME OF PERSON MAILING LETTERS)

INTERESTED PARTIES OF THE PUBLIC HEARING TO BE HELD BY THE TOWN OF ZIONSVILLE PLAN COMMISSION, to consider the Petition of: Zionsville Board of Park and Recreation
(NAME OF PERSON ON PETITION)

Requesting: Development Plan review for recreational park named Overley-Worman Park
(PROJECT DESCRIPTION)

For property located at: Block P-3, Overley-Worman Park

Was sent by FIRST CLASS MAIL, to the last known address of each of the following entities at the following addresses:

OWNERS ADDRESS

See attached List of Adjoiners

And that said Legal Notices were sent by First Class Mailed on or before the 1st day of August, 2020, being at least ten (10) days prior to the date of the Public Hearing (Copies of "First Class Mail" attached).

And that said Legal Notice was published in a newspaper of general circulation at least ten (10) days prior to the date of Public Hearing (Proof of Publication attached).

Tricia McClellan
Name of person mailing letters

Tricia McClellan
Signature

State of Kentucky)

County of Jefferson) **SS:**

Subscribed and sworn to before me this 11 day of August, 2020.

Michelle Muhammad
Notary Public Signature

Michelle Muhammad
Notary Public Printed

My Commission No: 624304

My Commission Expires: June 3, 2023

My County of Residence is Jefferson County

NOTARY ID# 624304
MICHELLE MUHAMMAD
NOTARY PUBLIC
STATE AT LARGE, KENTUCKY
MY COMMISSION EXPIRES JUNE 3, 2023

Printed 07/31/20 09:31

INDIANA MEDIA GROUP

PO BOX 607
GREENSBURG IN 47240-0607

PHONE: 877-253-7755
FAX: 765-648-4229

Advertising Payment Receipt

Account number:	235716	**Credit Card #:**	**********1058
Account name:	RUNDELL ERNSTBERGER ASSOC SUITE 504 815 W MARKET STREET LOUISVILLE KY 40202	**Approval Code:**	105574[332314841]
		Credit Holder Name:	Tricia McClellan
Phone number:	502-561-8676		
Payment number:	1146233		
Payment date:	07/31/20		
Amount:	62.15		
Payment description:	CREDIT CARD PAYMENTS RUNDELL ERNSTBERGER ASSOC		

Ad Number:	1657439	**Class Code:**	105
Ad Taker:	jhens	**Salesperson:**	A35
First Words:	NOTICE OF PUBLIC HEARING		

TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA
PETITION FOR PLAN COMMISSION APPROVAL OF A DEVELOPMENT PLAN

FINDINGS

1. The Development Plan **is** compatible with surrounding land uses because:

The park use was previously approved as a part of the Vonterra Subdivision Plan Commission Development Plan approval and noted in item "1.m" of the Commitments associated with Development Plan and Plat approval. In addition, the park plan meets Goals A, B, and C of the Parks and Recreation Chapter of the Comprehensive Plan. The goals include

- Land acquisition - land to meet the growing needs of the community with primary interest including Eagle Creek trails
- Complete new parks including development of newly acquired lands
- Enhance recreation

Overley-Worman Park was illustrated as an important new park for the park system in the Zionsville Parks and Recreation Master Plan 2018-2022 (a part of the Comprehensive Plan). The new park features provide additional amenities which are in high demand like playgrounds and shelters, and provides new amenities for the parks system including a disc-golf course and mountain bike trails.

2. The Development Plan **does** demonstrate availability and coordination of water, sanitary sewers, storm drainage, and other utilities because:

The park facilities were designed to be operated and maintained without water, sanitary sewer, electric and other utility services. Storm drainage runoff rates meet the allowable runoff rates for the site. The majority of stormwater runoff outlets to Crazy Creek and Eagle Creek. There is one overflow pipe in the bio-basin which captures runoff from the parking area which connects directly with the Vonterra subdivision storm drainage system. The 10- and 100-year storms are contained within the bio-basin. The overflow pipe would provide relief only in a storm more extreme than the 100-year storm.

3. The Development Plan **does** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community because:

There will be no vehicular traffic within the park except for the parking area located at the end of Godello Circle. A portion of the parking area was approved as a part of the Vonterra Subdivision Plan Commission Development Plan approval and noted in item "1.f" of the Commitments associated with Development Plan and Plat approval. The additional parking constructed as a part of the park will provide more parking for the community accessing the park by automobile.

Additional access points will be provided on the future extension of the Big-4 Rail Trail to create convenient access for the community to reach the park by bike or foot to alleviate demands on the parking area and to encourage multi-modal transportation to the park.

Emergency access is provided to the majority of the site through paved pathways which connect to the parking area at the end of Godello Circle. Additional emergency access via ATV is provided along wide natural/rustic trails.

4. The Development Plan **does** utilize building materials and building style compatible with the Zionsville theme because:

The structures in the park include 2 shelters, playgrounds, and the entrance bridge from the Big-4 Rail Trail. The remaining areas of the park will be natural, used for multi-use trails, fishing, and a disc golf course. The shelters, benches and bike racks will match structures present in Zionsville parks including Elm Street Green and Mulberry Fields. The playgrounds will include earth-tone colors to be compatible with the natural setting. The bridge is designed to be compatible with the natural environment and will be made of materials which are also earth-tones and compatible with the character of the site.

5. The Development Plan **does** provide for the calculation of storm water runoff because:

The additional storm drainage being created by paved pathways, playgrounds, shelters, boardwalks and the bridge will be detained on site through overland flow and infiltration with total runoff rates within the allowable rate. Bio-swales are being provided to infiltrate pathway drainage and overland flow lengths are long enough to allow infiltration of stormwater. The small increase in drainage to Crazy Creek is contained within the existing banks and the pipe culvert provided at the single crossing for the park matches the size of the upstream culvert at Pigato Drive and accommodates the calculated flows from the subdivision as calculated in the Vonterra Section 3A Drainage Report.

Site runoff calculations.

Location	10-Year Allowable (cfs)	10-Year Proposed (cfs)	100-Year Allowable (cfs)	100-Year Proposed (cfs)
Eagle Creek	5.05	2.24	15.15	9.01

6. The Development Plan **does** provide for current and future right-of-way dedications because:

No current or future right-of-way dedications are planned for the park. The park will include 3 access points from the future rail trail extension for pedestrian and bicycle access. The parking area accommodates the potential for vehicular access to the south.

7. The Development Plan **does** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping, recreation area or green space; outdoor lighting because:

No structures are located within building setbacks. There will be no vehicular circulation within the park except for the parking area which includes 25 total spaces with two (2) handicap accessible spaces. Pedestrian and bicycle circulation are provided throughout the park with options for different trail types and conditions. A fully handicap accessible route is provided by a paved path from the Big-4 Rail Trail to the parking area at the end of Godello Circle. The existing natural areas will be supplemented with additional natural plantings including native plantings, prairie grasses and areas of reforestation. The park will be open from dawn to dusk and will not have lighting. The parking area will have one shielded light fixture which will direct light to the parking lot. This fixture will be powered by solar and wind.

DECISION

It is therefor the decision of this body that this Development Plan is **APPROVED/DENIED**.

Adopted this _____ day of _____, 20____.

_____ _____ _____

_____ _____ _____

_____

(3) 25.00 Rogue Burns

2019000319 DEED $25.00
01/09/2019 03:13:56P 3 PGS
Nicole K. (Nikki) Baldwin
Boone County Recorder IN
Recorded as Presented

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") witnesseth that **Friends of Boone County Trails, Inc.** ("Grantor"), for no monetary consideration, and pursuant to the *Real Estate Management Agreement between Grantor and Grantee dated November 8, 2017,* hereby **QUITCLAIM** to **Town of Zionsville Park and Recreation Board** ("Grantee"), all of its right, title and interest in and to the real property located in Boone County, Indiana and more particularly described as follows:

Block "P3" in Vonterra, Section 2, a subdivision in the Town of Zionsville, as per plat thereof recorded in plat book 25, page 60, instrument no. 2017009372, in the office of the Recorder of Boone County, Indiana (Parcel no. 003-38491-03)

This conveyance is made subject to: (i) any and all current and future real estate taxes and assessments; (ii) all applicable local, state and federal laws, ordinances and regulations, including but not limited to building and zoning laws; (iii) all matters that would be disclosed by an accurate survey or physical inspection of the Real Estate; and (iv) all covenants, conditions, encumbrances, restrictions and reservations apparent or of record.

The undersigned person(s) executing this deed on behalf of Grantor represent and certifie that they have been fully empowered, but proper action of the governing body of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the Real Estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed this 21 day of December, 2018.

"GRANTOR"

Friends of Boone County Trails, Inc.

Daniel Warkentien, President

ATTEST:

Melanie Hall, Secretary

DANIEL J FRY
Notary Public - Seal
State of Indiana
Boone County
My Commission Expires Mar 26, 2022

DULY ENTERED FOR TAXATION
1/9/19
SUBJECT TO FINAL ACCEPTANCE
AUDITOR, BOONE COUNTY

DANIEL J FRY
Notary Public - Seal
State of Indiana
Boone County
My Commission Expires Mar 26, 2022

STATE OF INDIANA)
) SS:
COUNTY OF BOONE)

Before me, a Notary Public, in and for said County and State, personally appeared Daniel Warkentien, as President, and Melanie Gall, as Secretary, of Friends of Boone County Trails, Inc, who acknowledged the execution of the foregoing Quitclaim Deed and who, having been duly sworn, stated that any representations therein contained are true and correct.

WITNESS my hand and Notarial Seal, this 21st day of December, 2018.

My Commission Expires:
3/26/22

Commission Number:
652244

Daniel J Fry
Notary Public

Daniel J Fry
Printed

Send tax statements to Grantee's mailing address: 1100 W. Oak Street, Zionsville, IN 46077

This instrument was prepared by Roger L. Burrus, Attorney, 410 W. Oak Street, Zionsville, IN 46077. 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. *Roger L. Burrus*

60

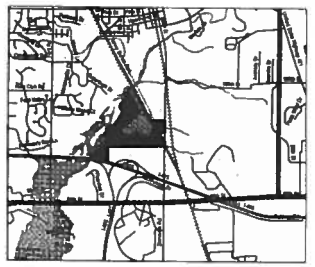
THIS INSTRUMENT PREPARED BY:
LUKE JAHN
HWC ENGINEERING
135 NORTH PENNSYLVANIA STREET, SUITE 2800
INDIANAPOLIS, IN 46204
PHONE: (317) 347-3683

DEVELOPED BY:
CALATLANTIC HOMES OF INDIANA INC.
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
PHONE: (317) 659-3200

VONTERRA
SECTION 2
SECONDARY PLAT
BOONE COUNTY, EAGLE TOWNSHIP
(SECTION 11, TOWNSHIP 17 NORTH, RANGE 2 EAST)

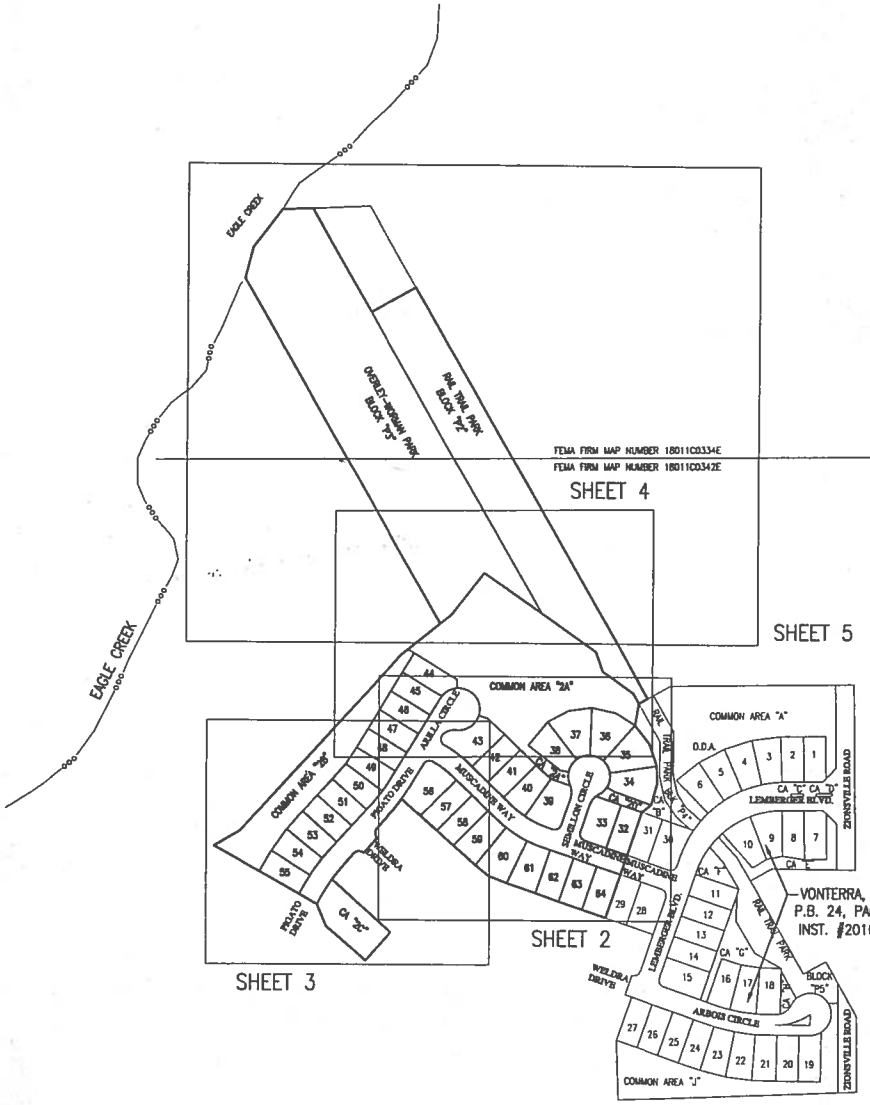
2017000372 PLAT $50.00
09/29/2017 10:56:47A 6 PGS
Nicole K. (Nikki) Baldwin
Boone County Recorder IN
Recorded as Presented

Assumed North



Vicinity Map
Not to Scale

Curve Table					
Curve #	Length	Radius	Chord Bearing	Ch. Distance	Delta
C-1	55.81'	470.00'	S38°34'46"W	55.77'	6°48'11"
C-2	31.42'	20.00'	S86°58'51"W	28.28'	90°00'00"
C-3	31.42'	20.00'	S03°01'09"E	28.28'	90°00'00"
C-4	63.00'	530.00'	N38°34'32"E	62.96'	6°48'37"
C-5	133.61'	300.00'	S58°17'48"E	132.51'	25°31'02"
C-6	146.97'	330.00'	S58°17'48"E	145.76'	25°31'02"
C-7	120.25'	270.00'	S58°17'48"E	119.26'	25°31'02"
C-8	31.42'	20.00'	N63°56'41"E	28.28'	90°00'00"
C-9	31.42'	20.00'	S26°03'19"E	28.28'	90°00'00"
C-10	38.76'	50.00'	S41°09'09"W	37.80'	44°24'55"
C-11	38.76'	50.00'	N03°15'46"W	37.80'	44°24'55"
C-12	290.90'	62.00'	N71°03'19"W	88.57'	268°49'50"
C-13	69.43'	300.00'	N52°10'03"W	69.27'	13°15'33"
C-14	62.48'	270.00'	N52°10'03"W	62.34'	13°15'33"
C-15	76.37'	330.00'	N52°10'03"W	76.20'	13°15'33"
C-16	31.42'	20.00'	S76°12'10"W	28.28'	90°00'00"
C-17	38.00'	20.00'	S04°22'19"E	32.53'	108°51'01"
C-18	39.94'	50.00'	S72°56'22"W	38.89'	45°46'22"
C-19	264.71'	62.00'	N26°29'09"W	104.80'	244°37'24"
C-20	107.51'	175.00'	S48°48'10"W	105.83'	35°12'01"
C-21	94.06'	500.00'	N36°35'31"E	93.92'	10°46'41"
C-22	99.70'	530.00'	N36°35'31"E	99.55'	10°46'41"
C-23	88.41'	470.00'	N36°35'31"E	88.28'	10°46'41"
C-24	109.54'	500.00'	S35°42'16"W	109.33'	12°33'10"
C-25	102.97'	470.00'	S35°42'16"W	102.77'	12°33'11"
C-26	116.12'	530.00'	S35°42'16"W	115.88'	12°33'10"



Assumed North

0 125' 250' 500'
Scale: 1" = 250'

DEVELOPMENT STANDARDS
(R-2 ZONING)

MIN. FRONT SETBACK	25'
MIN. REAR SETBACK	20'
MIN. SIDE SETBACK	5'
MIN. LOT AREA	5,000 SF
MIN. ROAD FRONTAGE	45'
MAX. LOT COVERAGE	60%
MAX. BUILDING HEIGHT	35'
MIN. GROUND FLOOR AREA	One story: 1,200 SF Multi story: 900 SF

FLOOD HAZARD STATEMENT:

THE ACCURACY OF THE FLOOD HAZARD INFORMATION SHOWN OR IDENTIFIED HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE X (UNSHADED), ZONE AE, AND ZONE AE (FLOODWAY) AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 180016 0342 E (MAP NUMBER 18011C0342E) AND COMMUNITY PANEL NUMBER 180016 0334 E (MAP NUMBER 18011C0334E) OF THE FLOOD INSURANCE RATE MAPS FOR BOONE COUNTY, INDIANA (MAPS DATED JANUARY 18, 2012 AND REVISED TO REFLECT LOMR EFFECTIVE APRIL 9, 2013 PER CASE NO. 12-05-6549P).

DULY ENTERED FOR TAXATION
9-29-2017
Heather Myers
SUBJECT TO FINAL ACCEPTANCE
AUDITOR, BOONE COUNTY

BOOK 25 PAGE 60

AUGUST 2017

SHEET 1 OF 6

AFFIDAVIT OF PUBLICATION

STATE OF INDIANA
County of Boone

City of Lebanon

ISSUED:

The subscriber, being duly sworn, deposes and says that

he (she) is the said Annette Burcharts of THE LEBANON REPORTER

and that the foregoing notice for

NOTICE OF PUBLIC HEARING

was published in said newspaper in one editions

of said newspaper issued between 08/06/2020 and 08/06/2020

Cost: 62.15

Annette Burcharts

SUBSCRIBED AND SWORN BEFORE ME THIS 5th day of August, A.D. 2020

Jaime Hensley

Jaime Hensley

Notary Public Seal, State of Indiana

NOTARY PUBLIC SEAL INDIANA

JAIME HENSLEY
Notary Public, State of Indiana
Commission Number NP0725337
My Commission Expires
February 20, 2028

NOTICE OF PUBLIC HEARING BY THE TOWN OF ZIONSVILLE PLAN COMMISSION

Notice is hereby given of a Public Hearing to be held by the Town of Zionsville Plan Commission on, Monday, August 17 at 7:00 p.m. in the Zionsville Town Hall, 1100 West Oak Street Zionsville, Indiana 46077 to consider the following Petition:

2020-25-DP Zionsville Board of Park & Recreation Requests: **PLAN COMMISSION APPROVAL** for a (Development Plan) to allow for:

The development of Overley-Worman Park, a recreational park owned by the Town of Zionsville Board of Park and Recreation. The park shall include parking, paved pathways, playground, shelters, mountain bike trails, natural trails, boardwalks, disc golf course, and an entrance bridge from the Big-4 Rail Trail.

The properties involved are more commonly known as:

Block P3 of the Secondary Plat of Vonterra Section 2 and is legally described as:

Block "P3" of the Secondary Plat of VONTERRA Section 2, as per plat thereof recorded in Plat Book 25, pages 60-65 as Instrument No. 2017009372 and Block "P3" VONTERRA Section 3B, as per plat thereof recorded as Instrument No. 2020003796 in the Office of the Recorder of Boone County, Indiana, being more particularly described as follows:

COMMENCING with the POINT OF BEGINNING at the southwest corner of Common Area "F" of said VONTERRA Section 3B; thence South 87 degrees 49 minutes 47 seconds West along the south line of the Northeast Quarter of Section 11, Township 17 North, Range 2 East of the Second Principal Meridian, in Eagle Township, Boone County, Indiana, a distance of 1408.89 feet; thence South 00 degrees 19 minutes 53 seconds East a distance of 578.34 feet to a point of curvature of a curve to the right having a radius of 5859.62 feet, the radius point of which bears South 12 degrees 59 minutes 37 seconds West; thence westerly along said curve an arc distance of 724.95 feet to a point which bears North 05 degrees 54 minutes 18 seconds East from said radius point; thence North 71 degrees 43 minutes 12 seconds West a distance of 77.00 feet; thence North 31 degrees 10 minutes 24 seconds East a distance of 122.00 feet; thence North 47 degrees 37 minutes 58 seconds East a distance of 111.00 feet; thence North 53 degrees 11 minutes 19 seconds East a distance of 228.00 feet; thence North 35 degrees 31 minutes 25 seconds East a distance of 318.00 feet; thence North 39 degrees 01 minutes 34 seconds a distance of 239.00 feet; thence North 15 degrees 56 minutes 25 seconds East a distance of 92.00 feet; thence North 12 degrees 19 minutes 09 seconds West a distance of 154.00 feet; thence North 06 degrees 59 minutes 16 seconds East a distance of 93.00 feet; thence North 32 degrees 13 minutes 34 seconds East a distance of 85.00 feet; thence North 44 degrees 26 minutes 45 seconds East a distance of 200.00 feet; thence North 56 degrees 00 minutes 28 seconds East a distance of 136.00 feet; thence North 55 degrees 57 minutes 49 seconds East a distance of 198.00 feet; thence North 24 degrees 21 minutes 16 seconds East a distance of 357.00 feet; thence North 44 degrees 08 minutes 46 seconds East a distance of 115.00 feet; thence North 30 degrees 29 minutes 13 seconds East a distance of 195.00 feet; thence North 12 degrees 09 minutes 33 seconds East a distance of 31.00 feet; thence North 23 degrees 41 minutes 25 seconds West a distance of 30.00 feet; thence North 49 degrees 30 minutes 30 seconds West a distance of 119.00 feet; thence North 29 degrees 27 minutes 51 seconds West a distance of 103.00 feet; thence North 03 degrees 29 minutes 37 seconds West a distance of 97.00 feet; thence North 23 degrees 41 minutes 33 seconds East a distance of 87.00 feet; thence North 56 degrees 17 minutes 34 seconds East a distance of 180.00 feet; thence North 20 degrees 19 minutes 49 seconds East a distance of 140.00 feet; thence North 08 degrees 45 minutes 25 seconds East a distance of 84.00 feet; thence North 25 degrees 35 minutes 20 seconds East a distance of 150.00 feet; thence North 14 degrees 21 minutes 38 seconds East a distance of 102.00 feet; thence North 37 degrees 24 minutes 16 seconds East 140.01 feet; thence North 87 degrees 32 minutes 32 seconds East a distance of 89.19 feet; thence South 29 degrees 41 minutes 58 seconds East a distance of 1,371.06 feet; thence North 54 degrees 55 minutes 17 seconds West a distance of 205.68 feet; thence South 37 degrees 46 minutes 35 seconds West a distance of 157.16 feet; thence South 50 degrees 58 minutes 24 seconds West a distance of 189.08 feet; thence South 42 degrees 09 minutes 57 seconds West a distance of 703.60 feet; thence South 59 degrees 45 minutes 49 seconds West a distance of 104.27 feet; thence South 72 degrees 43 minutes 47 seconds West a distance of 169.37 feet; thence South 29 degrees 25 minutes 41 seconds West a distance of 69.73 feet to a point on a tangent curve to the left having a radius of 62.00 feet, the radius point of which bears South 60 degrees 34 minutes 19 seconds East; thence southwesterly, southerly and southeasterly an arc distance of 97.24 feet to a point which bears South 29 degrees 34 minutes 18 seconds West from said radius point; thence South 60 degrees 34 minutes 19 seconds East a distance of 130.68 feet; thence South 29 degrees 25 minutes 41 seconds West a distance of 138.39 feet; thence South 43 degrees 38 minutes 05 seconds West 229.11 feet; thence South 02 degrees 10 minutes 13 seconds East a distance of 244.94' to the Point of Beginning.

A copy of the Petition, and all plans pertaining thereto are on file and may be examined prior to the Public Hearing at Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 or at: http://www.zionsville-in.gov/231/Planning-Economic-Development. Written comments in support of or in opposition to the Petition are filed with the Secretary of the Town of Zionsville Plan Commission prior to the Public Hearing will be considered. The Public Hearing is open to the public. Oral comments to the Petition will be heard at the Public Hearing. The Public Hearing may be continued from time to time as may be found necessary.

Further, and if supported by Executive Order and/or the Laws of the State of Indiana, members of the public will be afforded the opportunity to attend the Plan Commission Public Meetings via a form(s) of electronic communication IF indicated in the Agenda (as amended from time to time) associated with the Plan Commission Meeting.

Additionally, upon request, the Town of Zionsville will provide auxiliary aids and services in association with meetings and hearings occurring in-person. Please provide advance notification to Wayne DeLong, at wdelong@zionsville-in.gov or 317-873-5108, to ensure the proper accommodations are made prior to the meeting.

Dave Franz (President)
Wayne DeLong, AICP, CPM (Secretary)

TLR-453 8/6 hspaxlp 1657439

ZIONSVILLE PARKS
OVERLEY-WORMAN PARK
Zionsville, Indiana
90% Construction Documents
August 17, 2020

SITE GENERAL NOTES

1. ALL AREAS WHERE EXISTING PAVEMENTS ARE DAMAGED DURING CONSTRUCTION FROM HEAVY TRAFFIC OR EQUIPMENT, FUEL OIL, GASOLINE, ETC. BY THE GENERAL CONTRACTOR, SUBCONTRACTOR, OR SUPPLIERS SHALL BE RECONSTRUCTED TO ITS ORIGINAL CONDITION OR AS REQUIRED OR DICTATED BY FEDERAL, STATE, COUNTY, CITY, OR LOCAL AGENCIES AT NO ADDITIONAL COST TO THE CONTRACT. THIS RECONSTRUCTION SHALL TAKE PLACE AT THE END OF THE PROJECT CONSTRUCTION OR DURING THE SCHEDULED GRADING AND PAVING OF THOSE AREAS.

2. PROVIDE A SMOOTH ADA-COMPLIANT TRANSITION FROM NEWLY PAVED AREAS TO EXISTING PAVEMENTS AS NECESSARY. NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY IF EXISTING PAVEMENTS ARE NON-COMPLIANT AT WORK LIMITS.

3. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.

4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR CONTRACTORS TO OBTAIN ALL FEDERAL, STATE, COUNTY, CITY, AND LOCAL PERMITS FOR ANY AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED. THE CONTRACTOR OR CONTRACTORS ARE RESPONSIBLE TO PAY FOR ALL REQUIRED PERMITS BY ANY OR ALL AGENCIES MENTIONED ABOVE UNLESS OTHERWISE NOTED BY THE CONTRACT OR SPECIFICATIONS.

5. REMOVAL OF THE EXISTING IMPROVEMENTS ARE AS NOTED ON THE PLANS. THE MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A PROPER AND LEGAL MANNER PER FEDERAL, STATE, COUNTY, CITY, AND LOCAL LAWS AND ORDINANCES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AT HIS/HER EXPENSE ALL AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVISES REQUIRED BY FEDERAL, STATE, COUNTY, CITY, AND LOCAL AGENCIES.

7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT EACH DAY AND REMOVE ALL MUD, DIRT, GRAVEL, AND LOOSE MATERIALS TRACKED, DUMPED, SPILLED, OR WINDBLOWN FROM THE SITE ONTO OTHER SITES, RIGHT-OF-WAYS, PUBLIC OR PRIVATE STREETS OR ROADS, DRIVEWAYS, YARDS, OR SIDEWALKS. THE CONTRACTOR MUST CLEAN OR PICK UP DAILY IF NECESSARY. THE CONTRACTOR SHALL REDUCE THE AIRBORNE DUST DURING THE ENTIRE CONSTRUCTION SCHEDULE. WATER MAY BE USED AS A REDUCER.

8. THE UTILITIES INDICATED ON THESE PLANS AND ON THE SURVEY MAY NOT BE A COMPLETE INVENTORY OF ALL THE EXISTING UTILITIES PRESENT ON AND AROUND THE SITE. THE LOCATIONS AND SIZE OF THESE UTILITIES ARE APPROXIMATE. THIS INFORMATION WAS GATHERED OR SUPPLIED FROM OTHERS AND USED BY THE ARCHITECT AND/OR THE ENGINEER AND MAY NOT BE ACTUAL. THE ARCHITECT AND/OR THE ENGINEER MAY NOT BE HELD LIABLE FOR ANY INCORRECT OR INCOMPLETE UTILITY INFORMATION INDICATED, IMPLIED, OR NOT INDICATED ON THESE PLANS.

9. ALL PAVEMENT PATCHING DUE TO UTILITIES: CONSTRUCTION OF CURBS OR DAMAGE TO EXISTING PAVEMENT DURING CONSTRUCTION SHALL BE PATCHED WITH A PAVEMENT SECTION WHICH MEETS OR EXCEEDS THE EXISTING SECTION BY THE CONTRACTOR PERFORMING THE WORK.

RUNDELL ERNSTBERGER ASSOCIATES
LANDSCAPE ARCHITECTURE + PLANNING + URBAN DESIGN
815 W Market Street, Suite 504, Louisville, KY 40202
TE [502] 561.8676

618 E Market Street, Indianapolis, IN 46202
TE [317] 263.0127 FX [317] 263.2080
www.reasite.com

SCHNEIDER GEOMATICS
SURVEYING
8901 OTIS AVENUE, INDIANAPOLIS, IN 46216
866.973.7100

ALT & WITZIG ENGINEERING
GEOTECHNICAL INVESTIGATION
4105 WEST 99TH STREET, CARMEL, IN 46032
317.875.7000

RQAW
STRUCTURAL ENGINEERING/PERMITTING
8770 NORTH STREET, FISHERS, IN 46038
317.588.1798

PROGRESSIVE TRAIL DESIGN
MOUNTAIN BIKE COURSE DESIGN
410 SW A. STREET, BENTONVILLE, AR 72712
417.850.1499

CIRCLE DESIGN GROUP, INC.
ELECTRICAL ENGINEERING
9229 DELEGATES ROW, SUITE 150, INDIANAPOLIS, IN 46240
317.781.6200

ECOLOGIC
ECOLOGICAL CONSULTING
8685 W VERNAL PIKE, BLOOMINGTON, IN 47404
TE (812) 876.7711

STATE MAP
NTS

Indiana 811
Know what's below. Call before you dig.

PREPARED BY:
RUNDELL ERNSTBERGER ASSOCIATES
LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN
815 W Market Street, Suite 504, Louisville, KY 40202
TE [502] 561.8676 FX [502] 561.9076
618 E Market Street, Indianapolis, IN 46202
TE [317] 263.0127 FX [317] 263.2080
www.reasite.com

PREPARED FOR:
ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent
PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:
Zionsville Parks
Overley-Worman Park
90% Construction Documents
Zionsville, Indiana 46077

KEY MAP:

COPYRIGHT NOTICE:
THE CONCEPTS, IDEAS, DESIGNS, PLANS, AND DETAILS AS SHOWN ON THIS DOCUMENT ARE THE SOLE PROPERTY OF RUNDELL ERNSTBERGER ASSOCIATES, INC. AND WERE CREATED, DEVELOPED, AND PRESENTED FOR USE ON THIS SPECIFIC PROJECT. NONE OF THE CONCEPTS, IDEAS, DESIGNS, PLANS, AND DETAILS SHALL BE USED BY ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE EXPRESSED WRITTEN CONSENT OF RUNDELL ERNSTBERGER ASSOCIATES, INC. THE OWNER/CLIENT SHALL BE PERMITTED TO RETAIN COPIES FOR INFORMATION AND REFERENCE IN CONNECTION WITH THIS PROJECT.

DRAWING NAME:
COVER

CERTIFICATION:
90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:
COVER

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\G100 - Cover.dwg

SHEET INDEX

SHEET TITLE	SHEET DESCRIPTION
G100	COVER
G101	SHEET INDEX
G102	OVERALL SITE PLAN
1 - 4	SURVEY
EC100	SITE SWPPP NOTES
EC101	SITE SWPPP NOTES
EC102	SITE SWPPP DETAILS
EC103	SITE SWPPP DETAILS
EC104	SITE SWPPP DETAILS
EC201	SITE SWPPP PLAN - A
EC202	SITE SWPPP PLAN - B
EC203	SITE SWPPP PLAN - C
EC204	SITE SWPPP PLAN - D
LA101	SITE DEMOLITION PLAN - A
LA102	SITE DEMOLITION PLAN - B
LA103	SITE DEMOLITION PLAN - C
LA104	SITE DEMOLITION PLAN - D
LA201	SITE KEYNOTE PLAN - A
LA202	SITE KEYNOTE PLAN - B
LA203	SITE KEYNOTE PLAN - C
LA204	SITE KEYNOTE PLAN - D
LA205	SITE KEYNOTE PLAN - DISC GOLF ENLARGEMENT
LA206	SITE KEYNOTE PLAN - PARKING LOT ENLARGEMENT
LA207	SITE KEYNOTE PLAN - PLAYGROUND ENLARGEMENT
LA208	SITE KEYNOTE PLAN - BOARDWALK ENLARGEMENT
LA301	SITE LAYOUT PLAN - A
LA302	SITE LAYOUT PLAN - B
LA303	SITE LAYOUT PLAN - C
LA304	SITE LAYOUT PLAN - D
LA401	SITE GRADING PLAN - A
LA402	SITE GRADING PLAN - B
LA403	SITE GRADING PLAN - C
LA404	SITE GRADING PLAN - D
LA405	SITE GRADING PLAN - ALTERNATE A
LA406	SITE GRADING PLAN - ALTERNATE B
LA500	SITE DETAILS
LA501	SITE DETAILS
LA502	SITE DETAILS - DISC GOLF
LA503	SITE DETAILS - WAYFINDING SIGNAGE
LA504	SITE DETAILS
LA505	SITE DETAILS
LA506	SITE DETAILS - BOARDWALK
LA507	SITE DETAILS - BOARDWALK
LA508	SITE DETAILS - BOARDWALK 'A'
LA509	SITE DETAILS - BOARDWALK 'B'
LA510	SITE DETAILS - PLAYGROUND
LA511	SITE DETAILS - PLAYGROUND
LA512	SITE DETAILS - SHELTER
LA513	SITE DETAILS
LA514	SITE DETAILS
LA515	SITE DETAILS
LA516	SITE DETAILS
LA517	SITE DETAILS
LA518	SITE DETAILS
LA519	SITE DETAILS
LA601	SITE PLANTING PLAN - A
LA602	SITE PLANTING PLAN - B
LA603	SITE PLANTING PLAN - C
LA604	SITE PLANTING PLAN - D
LA605	SITE PLANTING PLAN - ENLARGEMENT
LA606	SITE PLANTING PLAN - ALTERNATES
LA607	SITE PLANTING DETAILS
LA608	SITE PLANTING DETAILS
CS-1.0	SOIL BORING LAYOUT
CS-1.1	SOIL BORINGS
CS-1.2	SOIL BORINGS
CS-3.0	GENERAL PLAN ALTERNATE NO. 1
CS-3.1	GENERAL PLAN ALTERNATE NO. 2
CS-3.2	ABUTMENT DETAILS PEDESTRIAN BRIDGE ALT. NO. 1
CS-3.3	ABUTMENT BILL OF MATERIALS PEDESTRIAN BRIDGE ALT. NO. 1
CS-3.4	ABUTMENT DETAILS PEDESTRIAN BRIDGE ALT. NO. 2
CS-3.5	ABUTMENT TOWER DETAILS PEDESTRIAN BRIDGE ALT. NO. 2
CS-3.0	GENERAL PLAN ALTERNATE NO. 1
CS-3.7	BOARDWALK END BENT DETAILS
CS-3.8	BOARDWALK PIER DETAILS
BR100	SITE BRIDGE DETAILS
BR101	SITE BRIDGE DETAILS

OVERLEY-WORMAN PARK REVISIONS

REVISION #	APPROVED BY	REVISION DESCRIPTION	IMPACTED SHEETS	DATE

UTILITY CONTACT INFORMATION

VECTREN ENERGY OF INDIANA (GAS)
8399 ZIONSVILLE ROAD SUITE A
INDIANAPOLIS, INDIANA 46268
P: 317-718-3617

DUKE (ELECTRIC)
16475 SOUTHPARK DR
WESTFIELD, INDIANA 46074
P: 317-867-4273

TOWN OF ZIONSVILLE (STREET & STORMWATER)
1075 PARKWAY DR.
ZIONSVILLE, INDIANA 46077
P: 317-873-4544

CITIZENS ENERGY GROUP (WATER)
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, INDIANA 46202
P: 317-264-7715

TOWN OF ZIONSVILLE (WASTEWATER)
855 STARKEY ROAD
ZIONSVILLE, INDIANA 46077
P: 317-873-2332

INDIANAPOLIS POWER & LIGHT CO. (TRANSMISSION POWER LINES)
1230 W. MORRIS STREET
INDIANAPOLIS, INDIANA 46221
P: 317-261-8514

FLOOD HAZARD STATEMENT:

THE ACCURACY OF THE FLOOD HAZARD INFORMATION SHOWN OR IDENTIFIED HERON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE X AS SAID IN TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 18011C0342E OF THE FLOOD INSURANCE RATE MAPS FOR BOONE COUNTY, INDIANA (MAPS DATED JANUARY 18, 2012)

REGULATIONS NOTE:

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES, REGULATIONS AND REQUIREMENTS NECESSARY TO COMPLETE THE WORK. THIS INCLUDES PROVISIONS FOR MAINTENANCE OF TRAFFIC, CONSTRUCTION AND THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)

2. INDOT 2018 STANDARD SPECIFICATIONS, AS WELL AS CITY OF BLOOMINGTON UTILITY CONSTRUCTION SPECIFICATIONS, DATED JANUARY 20, 2017, SHALL BE UTILIZED WITH THESE CONTRACT DOCUMENTS.

PREPARED BY:

RUNDELL ERNSTBERGER ASSOCIATES
LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN

815 W Market Street, Suite 504, Louisville, KY 40202
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618 E Market Street, Indianapolis, IN 46202
TE [317] 263.0127 FX [317] 263.2080
www.reasite.com

PREPARED FOR:

ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent

PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:

Zionsville Parks
Overley-Worman Park

90% Construction Documents
Zionsville, Indiana 46077

KEY MAP:

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DRAWING NAME:

SHEET INDEX

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

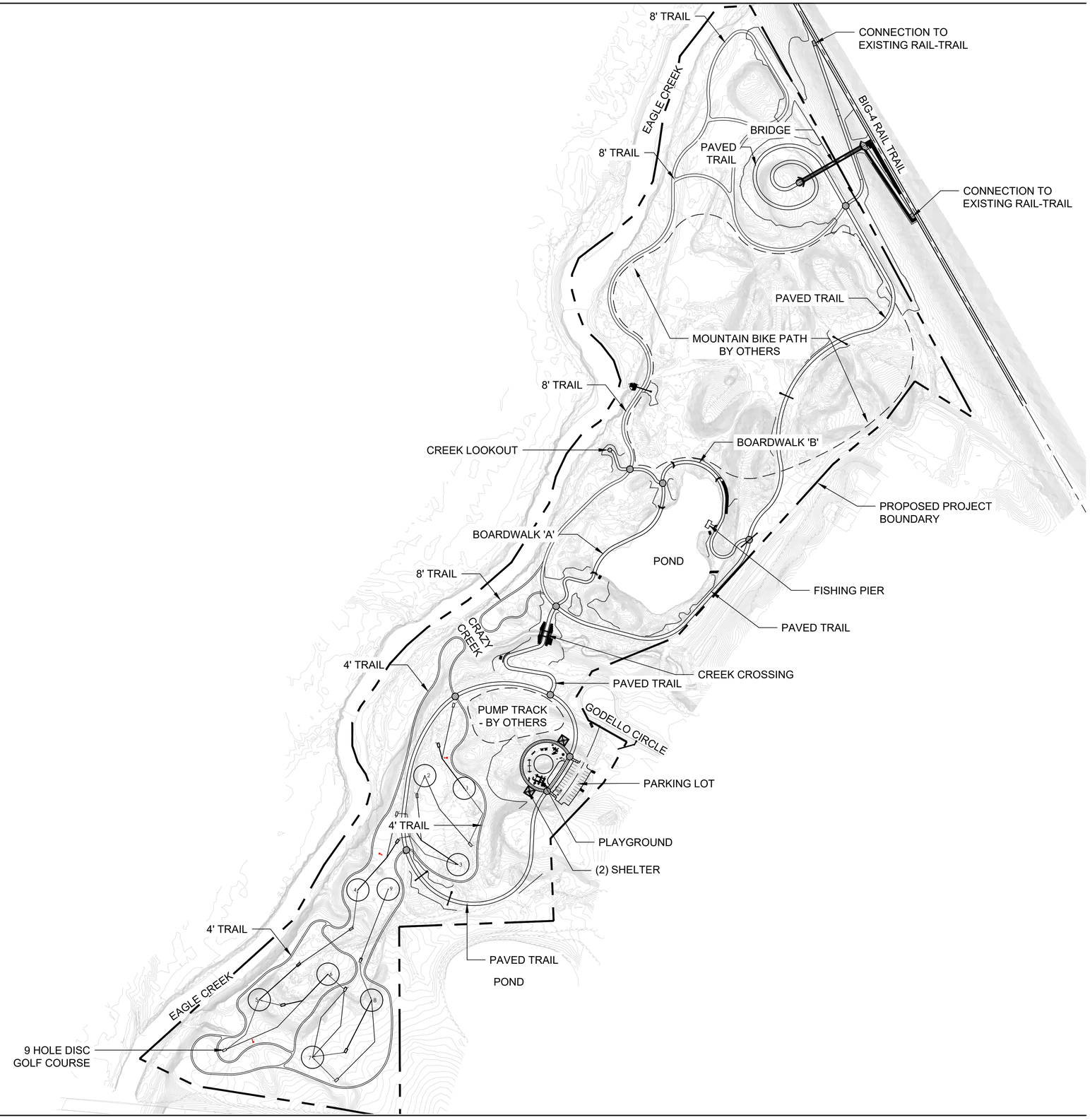
DRAWING #:

G101

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\G101 - Index.dwg

PROJECT NOTES:

1. EXISTING TOPOGRAPHY IS BASED ON AERIAL DRONE MAPPING. IT IS NOT A TOPOGRAPHIC OR BOUNDARY SURVEY. IT IS EXPECTED TO BE REASONABLY INTERNALLY ACCURATE AND CONSISTENT FOR CONSTRUCTION PURPOSES. MINOR GRADING ADJUSTMENTS WHERE PROPOSED PAVEMENTS MEET EXISTING PAVEMENTS ARE ANTICIPATED AND SHALL BE INCORPORATED AT NO ADDITIONAL COST.
2. TREE REMOVAL MUST OCCUR BETWEEN NOV 15 AND MARCH 31. REFER TO SPECIFICATIONS. LIMBS AND SMALL LOGS SHALL BE CHIPPED AND STOCKPILED. LOGS TOO LARGE TO CHIP MAY BE DISCARDED IN DESIGNATED AREAS OR REMOVED FROM SITE.
3. DESIGN INTENT FOR THE PROJECT BASE BID IS TO HAVE A CUT/FILL BALANCED SITE. ESTIMATES CURRENTLY SHOW A SURPLUS OF CUT. THIS MATERIAL SHALL BE STOCKPILED OUTSIDE THE FLOODPLAIN IN THE DESIGNATED PUMP TRACK AREA. STOCKPILES SHALL BE STABILIZED AND SEEDED.
4. THE SITE HAS BEEN USED AS A DUMPING GROUND FOR CONSTRUCTION DEBRIS FOR SEVERAL DECADES. NO EVIDENCE OF CONTAMINANTS OR HAZARDOUS MATERIALS HAS BEEN FOUND OR DOCUMENTED.
   - 4.1. IF PETROLEUM-BASED OR OTHER SUSPECT MATERIAL IS ENCOUNTERED DURING CONSTRUCTION, CONTACT THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY.
5. EARTHWORK FOR THIS PROJECT WILL REQUIRE MOVING DEBRIS AS IT IS ENCOUNTERED / UNCOVERED AND INCORPORATING IT IN A STABLE MANNER OR PLACING IT ASIDE. NO ADDITIONAL COSTS WILL BE APPROVED FOR MOVING DEBRIS MATERIAL SMALLER THAN 8' CUBIC.
6. INERT CONSTRUCTION DEBRIS SUCH AS CONCRETE BARRIERS, SLABS, AND ROCK SHALL BE LEFT ON SITE AND MOVED OUT OF THE WAY OF PROPOSED IMPROVEMENTS. DEBRIS SHALL BE PLACED 10' OR MORE FROM PROPOSED TRAILS AND FACILITIES. DEBRIS SHALL BE PLACED IN A MANNER THAT IS DIMENSIONALLY STABLE AND DOES NOT IMPEDE DRAINAGE.
   - 6.1. NO DEBRIS WILL BE ACCEPTED IN THE PARKING, PLAYGROUND, AND SHELTER AREA. DEBRIS MATERIAL SHALL BE MOVED BEYOND THE TOE OF SLOPE AT THIS AREA ONLY.
7. NON-INERT DEBRIS (INCLUDING BUT NOT LIMITED TO APPLIANCES, SCRAP METAL, AND PLASTICS) SHALL BE REMOVED FROM SITE AND DISPOSED OF LEGALLY.
8. NON-PAVED TRAILS (BOTH 4' AND 8' WIDTH) ARE SHOWN ON PLANS AS CONCEPTUAL ROUTES ONLY. CONTRACTOR SHALL STAKE TRAILS AS SHOWN ON PLANS AT 50' CENTERS. LANDSCAPE ARCHITECT AND OWNER SHALL WALK STAKED ROUTE WITH CONTRACTOR AND FIELD ADJUST. INTENT FOR NON-PAVED TRAILS IS TO BE LOW-IMPACT. EXISTING TREES 6" CAL. OR LARGER WILL BE AVOIDED TO THE GREATEST EXTENT POSSIBLE. GRADING AND EARTHWORK WILL BE KEPT MINIMAL.



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Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:

Zionsville Parks
Overley-Worman Park

90% Construction Documents
Zionsville, Indiana 46077

NORTH
0' 75' 150' 300'
SCALE: 1" = 150'

KEY MAP:

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DRAWING NAME:

OVERALL SITE PLAN

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

G102

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SHEET 2 OF 4
MATCH LINE
SHEET 1 OF 4

EAGLE CREEK

HEAVILY WOODED

POND

HEAVILY WOODED

BRIDGE OVER EAGLE CREEK

INTERSTATE 865
WEST BOUND LANES

GRID NORTH
SCALE 1" = 50'

50 0 25 50 100

LEGEND

- INLET OR CATCH BASIN
- SEWER MANHOLE
- TELEPHONE MANHOLE
- ACCESS COVER
- TRAFFIC MANHOLE
- WATER MANHOLE
- MANHOLE
- CLEANOUT
- AREA LIGHT
- UTILITY POLE WITH GUY WIRE
- UTILITY POLE WITH RISER
- FLAG POLE
- TRAFFIC POLE
- UTILITY PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
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- UNDERGROUND SANITARY SEWER
- EDGE OF WOODS
- FENCE LINE
- FLOW LINE

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PROJECT INFORMATION:
OVERLEY- WORMAN PARK
Zionsville, IN
Topographic Survey

CLIENT INFORMATION:
RUNDELL ERNSTBERGER ASSOCIATES, INC
618 East Market Street, Indianapolis, IN 46202

DATE: 01/05/2020	PROJECT NO.: 11845
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REVISIONS:	
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SHEET NO.: 1 of 4	

SEE SHEET 3 OF 4
MATCH LINE
SEE SHEET 2 OF 4

GRID NORTH
SCALE 1" = 50'

50 0 25 50 100

HEAVILY WOODED

POND

EAGLE CREEK

HEAVILY WOODED

HEAVILY WOODED

GODELLO CIRCLE

53 54 55 88 89 90 91 87

SHEET 2 OF 4
MATCH LINE
SHEET 4 OF 4

SHEET 2 OF 4
MATCH LINE
SHEET 1 OF 4

SHEET 2 OF 4
MATCH LINE
SHEET 1 OF 4

LEGEND

- INLET OR CATCH BASIN
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SHEET NO.: 2 of 4

SEE SHEET 4 OF 4
MATCH LINE
SEE SHEET 3 OF 4

SEE SHEET 3 OF 4
MATCH LINE
SEE SHEET 2 OF 4

OVERHEAD HIGH-TENSION ELECTRIC LINES

EAGLE CREEK

HEAVILY WOODED

HEAVILY WOODED

GRID NORTH
SCALE 1" = 50'

50 0 25 50 100

LEGEND

- INLET OR CATCH BASIN
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- TELEPHONE MANHOLE
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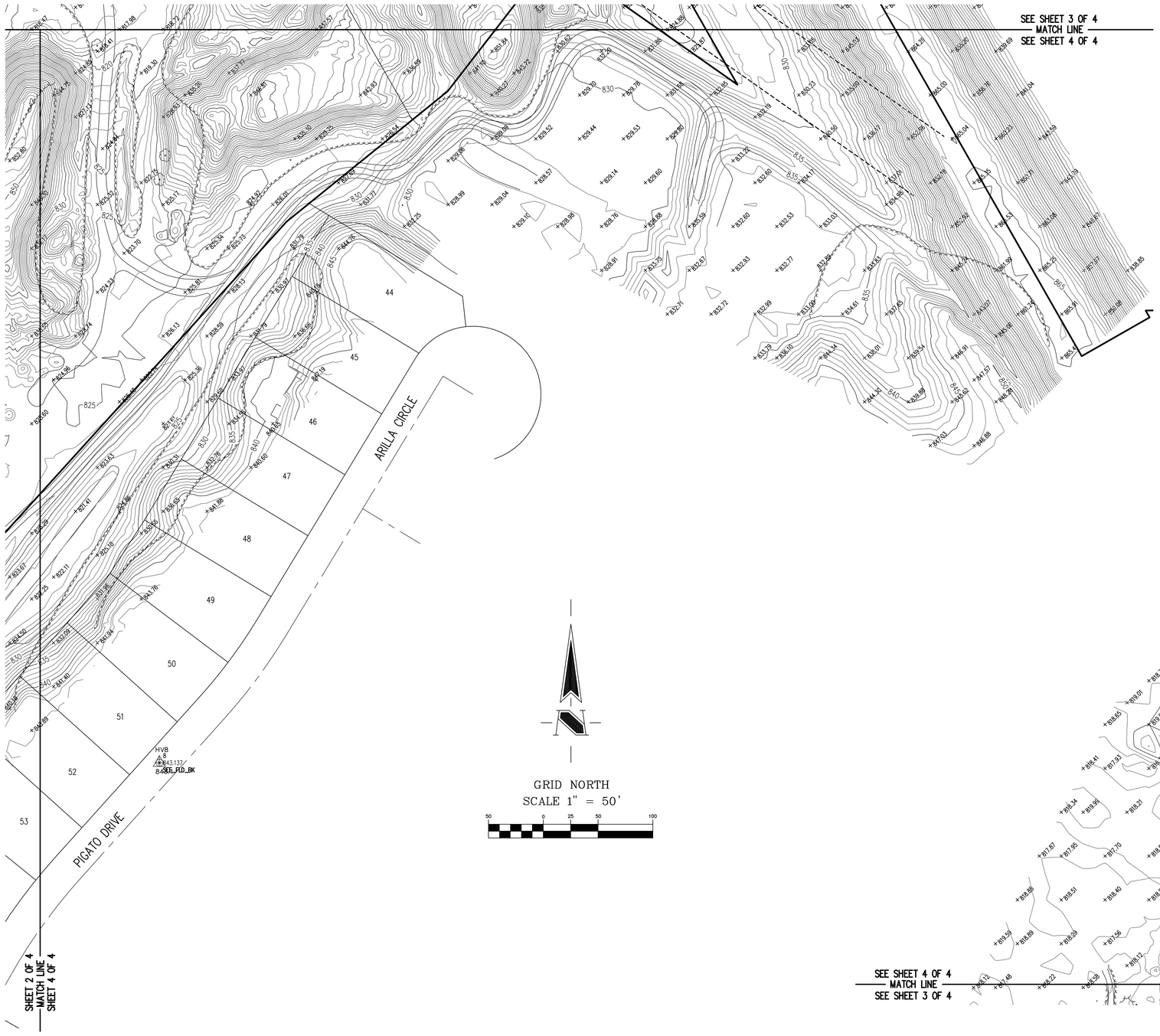
SHEET NO.: 3
of 4



GRID NORTH
SCALE 1" = 50'

50 0 25 50 100

BENCHMARK INFORMATION:

Originating Benchmark:

The horizontal and vertical location data shown on this survey are based upon a positional solution derived from Global Positioning System (GPS) observations processed by Trimble VRS Now utilizing their Real-Time Kinematic (RTK) corrections using Continuously Operating Reference Stations (CORS) network and PIVOT software. The coordinate values shown are in the Indiana State Plane Coordinate System (West Zone) reference to the 1983 North American Datum as determined by NGS (NAD 83) (CORS 96)(EPOCH 2002.0000) and reported on the 1988 North American Vertical Datum (NAVD88). This orthometric elevation was derived utilizing Geoid model 12B.
Base station Pt. #500 Elevation = 881.57 (NAVD 88)

HV 8 – north-most corner of ADA pad in front of residence at property address 10310 Pigato Drive in Vonterra Subdivision.
Elevation – 843.13 (NAVD 88)

HV 5 – southeast corner of ADA pad of crosswalk through Inglenook Way east of US 421 northeast of project site.
Elevation – 848.58 (NAVD 88)

HV 4 – Mag nail in southeast corner of asphalt driveway of residence situated on large commercial gas company northeast of site.
Elevation – 825.23 (NAVD 88)

HV 2 – southeast corner of asphalt driveway at back of curb for property address 705 Pineview Court across I-865 south of site.
Elevation – 870.35 (NAVD 88)

HV 3 – northwest corner of concrete pad for storm inlet in the median of I-865, 150 feet east of gravel cross-over.
Elevation – 823.30 (NAVD 88)

CERTIFICATE OF SURVEY:

The topographic data was gathered using standard radial surveying techniques with an Electronic total station and data collector and/or using Global Positioning (GPS) with Photogrammetry & Lidar. Elevations on hard surfaces or structures are accurate to less than 0.2 feet RMSE on well-defined surfaces. Contours are plotted based upon interpolation of spot elevations shown hereon and are accurate to generally within one half contour interval. The field work for this survey was performed on January 1, 2020.

Steven W. Reeves
Registered Land Surveyor #20400005
January 1, 2020
Email: sreeves@schneidergeomatics.com

STEVEN W. REEVES REGISTERED No. LS20400005 STATE OF INDIANA LAND SURVEYOR

LEGEND

- INLET OR CATCH BASIN
- SEWER MANHOLE
- TELEPHONE MANHOLE
- ACCESS COVER
- TRAFFIC MANHOLE
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PROJECT INFORMATION:
OVERLEY-WORMAN PARK
Zionsville, IN
Topographic Survey

CLIENT INFORMATION:
RUNDELL ERNSTBERGER ASSOCIATES, INC
818 East Market Street, Indianapolis, IN 46202

DATE:	PROJECT NO.:
01/05/2020	11845
DRAWN BY:	CHECKED BY:
GE	CS

REVISIONS:

DRAWING FILES:
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SHEET NO.: 4
of 4

Project Information

Project Name: Overley-Worman Park
Address: Block P3, Overley-Worman Park
City/Town: Zionsville
County: Boone
Civil Township: Eagle
Quarter: NE Section: 11 Township: 17N Range: 2E
Project Location: The park is on the south side of Zionsville. It is on land adjacent to the Vonterra neighborhood on Zionsville Road. The site is bounded by Eagle Creek on the west, the Big-4 Rail Trail on the north, the Vonterra subdivision on the east and I-865 on the south.

Project Site Owner and Contact Information:

Company name (if applicable): Zionsville Parks and Recreation
Contact Person: Mindy Murdock
Title/Position: Interim Superintendant
Address: 1075 Parkway Drive
City: Zionsville State: IN Zip: 46077
Phone: 317-733-2273

Plan Preparer and Contact Information:

Company name: Rundell Ernstberger Associates
Contact Person: Tricia McClellan
Title/Position: Landscape Architect
Address: 618 E. Market St.
City: Indianapolis State: IN Zip: 46202
Phone: (502) 561-8676
Email (if applicable): tmcclellan@reasite.com

Project Narrative:

The recreational park will have the following: playground area with two (2) shelters, asphalt paths to connect users from the south end of the park to the northern bridge connection to the Big-4 Rail Trail. The park will also include natural trails, mountain bike trails, and a disc golf course. There will be two (2) boardwalks and a fishing pier on the existing pond.

SECTION A

Stormwater Pollution Prevention Plan Elements

Assessment of Construction Plan Elements for Technical Review and Comment.
This section is to address technical review and comments of the Construction/Stormwater Pollution Prevention Plan in the Project.

A1 Plan Index is shown on G101. Erosion Control Sheets can be found on EC100-EC104, EC201-EC204.
A2 11x17 Project Site Map
A3 Project Narrative: See above and Stormwater Report.
A4 Vicinity Map: Denoted on Cover
A5 Legal description of project site: Denoted on Survey
A6 Location of proposed site improvements: Denoted on Sheet: G102
A7 14 Digit Hydrologic Code: 05120201120080
A8 Notification of any state or federal permits: IDNR Construction in Floodway, Rule 5, IDEM 401/ ACOE 404
A9 Specific points where stormwater discharge will leave the site: The majority of the runoff will infiltrate through overland flows with a small portion of the site draining directly to Eagle Creek through bioswales.
A10 Location and name of wetlands, lakes and streams: Eagle Creek is located along the western boundary of the site and Crazy Creek is located in the southern portion of the property. The 4 small wetlands will not be disturbed and are shown on Sheets EC201-EC204.
A11 Receiving Waters: Eagle Creek
A12 Identification of any potential discharge to groundwater: None
A13 100 Year Floodplains, Floodways and Flood Fringe: The floodplain of Eagle Creek is within the project boundary and is shown on EC201-EC204.
A14 10-Year Pre-Construction: __ CFS and 10-Year Post-Construction Peak Discharge: __ CFS
A15 Adjacent Land use: See Survey for more detail
North: Big-4 Rail Trail
South: Interstate 865
East: Neighborhood
West: Eagle Creek/Starkey Nature Park

A16 Locations and approximate boundaries of all disturbed areas: See Sheets LA101-LA105
A17 Identification of existing vegetation: See Survey for more detail
A18 Soils Map including descriptions and limitations: See Sheet EC103 for soils map, descriptions and limitations
A19 Locations, size and dimensions of proposed storm sewer systems: See Sheets LA401-LA405 for proposed storm sewer system
A20 Locations, sizes, dimensions of proposed offsite construction activities: None
A21 Locations of Stock Piles: See Sheet EC202
A22 Existing site topography: See Site Survey, Sheets 1-4
A23 Proposed final topography: See Plan Sheet LA401-LA405 for proposed site grading and drainage patterns
A24 Name, Contact Info, and Qualifications of the individual in charge of SWPPP implementation: See above.

SECTION B

Stormwater Pollution Prevention Plan
Construction Components

The construction component of the SWPPP includes stormwater quality measures to address erosion, sedimentation, and other pollutants associated with land disturbance and construction activities. Proper implementation of the plan and inspections of the construction site are necessary to minimize the discharge pollutants. The project Site Owner should be aware that unforeseen construction activities and weather conditions may affect the performance of a practice or the effectiveness of the plan. The plan must be a flexible document, with provisions to modify or substitute practices as necessary.

B1 Description of potential pollutants sources associated with the construction activities: Silt and sediment from exposed soils, leaves, mulch, vehicular sources such as leaking fuel or oil, brake fluid, brake dust, trash, and debris, biological agents found in trash, fertilizers, herbicides, pesticides, acid rain, lime dust and concrete washout.
B2 Sequencing of stormwater quality implementation relative to land disturbance activities: This plan has been created in an effort to eliminate or reduce sediment from leaving Overley-Worman Park during construction while protecting the adjoining properties, Eagle Creek and Crazy Creek. A stone construction entrance will be installed and silt fence will be installed prior to the beginning of stripping and mass grading

Pre-Construction Activities:

1. Schedule a Pre-Con with Boone County Soil and Water, phone number (765)482-6355 x8676, prior to commencing work.
2. Call the Indiana Underground Plant Protection System, Inc. ("Holey Moley") at 1-800-382-5544 to check the location of any existing utilities. They should be notified a minimum of two working days before construction begins.
3. Complete installation of fenced protection areas as shown on LA101-LA105 prior to any earth moving operations.

Construction

Construction entails construction of the stage, great lawn, etc.

1. A silt fence shall be installed at the edges of the project site where there is potential for any stormwater runoff. Potential areas are identified based on existing topography in the frontage areas and perimeters of the site.
2. A construction entrance shall be placed per the plan location.
3. Establish construction staging area for equipment and vehicles as far from existing ponds, swales, and streams, as possible. Install concrete washout area.
4. Establish on-site location for owner/operator/contractor placement of approved plans and Rule 5 Inspection document.
5. Establish construction fencing to provide safe movement of construction traffic, as well as pedestrians.
6. Once erosion and sediment control measures are in place begin land clearing. Do not leave large areas unprotected for more than 15 days. Rule 5 requires that all disturbed area that potentially will be idle for 15 days or more will be stabilized (seeded, mulched, etc.) immediately.
7. Upon completion of mass grading, install storm sewers. As storm sewer is constructed, install inlet protection measures. Install outfall protection upon completion of end section installation.
8. Permanent and final vegetation, in addition to structural measures, shall be installed as soon as practical per Sheets LA601-LA608.
9. All erosion and sediment control shall comply with Indiana 327 IAC 15-5 and Rule 5.

B3 Stable construction entrance location(s) and specifications: See Plan Sheet EC202
B4 Sediment control measures for sheet flow areas: See Plan Sheets EC201-EC205
B5 Sediment control measures for concentrated flow areas: See Plan Sheets EC201-EC205
B6 Storm sewer inlet protection measures, locations and specifications: See Plan Sheets EC201-EC205
B7 Run-off control measures include silt fence and erosion control mats. See Plan Sheets EC201-EC205
B8 Stormwater outlet protection specifications: See Plan Sheet EC201-EC205
B9 Grade Stabilization structures - grade will be stabilized through a combination of rip-rap, erosion control blanket, and plantings. See Plan Sheet EC201-EC205 for additional details
B10 Location, dimensions, specifications and construction details of each stormwater quality measure: See Plan Sheet EC201-EC205 and Table on sheet EC104.
B11 Temporary surface stabilization methods appropriate for each season (including sequencing): See Plan Sheet EC201-EC205.
B12 Permanent surface stabilization specifications (including sequencing): See Plan Sheet EC201-EC205, and Specification Manual.
B13 Materials handling and spill prevention:

Purpose:

The intention of this Spill Prevention, Control and Countermeasures (PCC) is to establish the procedures and equipment required to prevent the discharge of oil and hazardous substance in quantities that violate applicable water quality standards, cause of sheen upon or discoloration of the surface of Receiving water of adjoining shorelines, or cause sludge or emulsion to be deposited beneath the surface of the water or adjoining shorelines.The Plan also establishes the activities required to mitigate such discharges (i.e. counter measurers) should they occur.

Definitions:

Pollutant: Means pollutant of any kind or in any form, including but not limited to sediment, paint, cleaning agents, concrete washout, pesticides, nutrients, trash, hydraulic fluids, fuel, oil, petroleum, fuel oil, sludge, oil refuse, and oil mixed with wastes other than dredge soil.

Discharge: Includes, but not limited to, any spilling, leaking, pumping, pouring, emitting, emptying or dumping.

Receiving Waters: Means all waters of the United States that are connected with a receiving stream, lake, or sea. [Note: this definition is usually interpreted to mean any wastewater even normally dry wash or storm sewer that eventually drains into a receiving stream.]

Plan Review Amendments: This plan shall be reviewed and/or amended, if necessary, whenever there is a change in the design of the site, construction, operation, or maintenance which materially affects the site's potential for discharge of regulated material.

Prediction of Potential Spills:

1. Nearest Receiving Water: Eagle Creek, Crazy Creek
2. Drainage System: Onsite storm sewer systems, Eagle Creek and Crazy Creek.
3. Possible spill sources (during and post-construction): vehicular sources such as leaking fuel or oil, brake fluid, grease, antifreeze, construction trash and debris, biological agents found in trash and debris, fertilizers, household items including but not limited cleaning agents, chemicals, paint, herbicides and pesticides.
4. Ground water contamination: Town of Zionsville.

Alert Procedures for Spills:

1. Any personnel observing a spill will immediately initiate the following procedure:
   a. Notify the designated emergency coordinator for the project.
   b. Find the spill and stop the flow of fluid.
   c. Contain the spill so fluid does not disturb surrounding environment.
2. The Emergency Coordinator will then take the following actions:
   a. Barricade the area allowing no vehicles to enter or leave the spill zone.
   b. Notify the Indiana Department of Environmental Management, Office of Emergency Response by calling the appropriate telephone number.
      Office 317-233-7745 Toll Free 800-233-7745
      Also the National Response Center at 800-424-8802 and provide the following information:
      - Time of observation of the spill
      - Location of the spill
      - Identity of material spilled
      - Probable source of the spill
      - Probable time of the spill
      - Volume of the spill and duration
      - Present and anticipated movement of the spill
      - Weather conditions
      - Personnel at the scene
   c. Notify the Town of Zionsville Fire Department: Phone 911
   d. Notify the Town of Zionsville Police Department: Phone 911
   e. Notify waste recovery contractor, maintenance personnel or other contractual personnel as necessary for clean up.
   f. Coordinate and monitor cleanup until the situation has been stabilized and all spills have been eliminated.
   g. Cooperate with the IDEM-OER on procedures and reports involved with the event.

Cleanup Parameters:

1. The Town of Zionsville shall be continually kept informed, maintain lists of qualified contractors and available Vac-trucks, tank pumpers and other equipment readily accessible for clean-up operations. In addition, a continually updated list of available absorbent materials and clean up supplies should be kept on site.
2. All maintenance personnel will be made aware of techniques for prevention of spills. They will be kept abreast of current development or new information on the prevention of spills an/or necessary alteration to this plan.
3. When spills occur which could endanger human life and this become primary concern, the discharge of the life saving protection function will be carried out by the local police and fire departments.
4. Absorbent materials, which are used in cleaning up spilled materials, will be disposed of in a manner subject to the approval of the Indiana Department of Environmental Management.
5. Flushing of spilled material with water will not be permitted unless so authorized by the Indiana Department of Environmental Management.

B14 Monitoring and maintenance guidelines for each proposed stormwater quality measure:
Reference BMP Operations and Maintenance Manual included in the submittal and inspection/maintenance log to the left.

Temporary gravel construction entrance maintenance requirements

1. Inspect entrance pad and sediment disposal area weekly and after storm events or heavy use.
2. Reshape as needed for drainage and runoff control.
3. Top dress with clean stone as needed.
4. Immediately remove mud and sediment tracked or washed onto streets by brushing or sweeping. Flushing should only be used if the water is conveyed into a sediment trap basin.
5. Repair any broken road pavement immediately.

Silt fence maintenance requirements:

1. Inspect the silt fence periodically and after each storm event.
2. If fence fabric tears, starts to decompose or in any way becomes ineffective, replace the affected portion immediately.
3. Remove deposited sediment when it reaches half the height of the fence at its lowest point or is causing fabric to bulge.
4. Take care to avoid undermining the fence during cleanout.
5. After the contributing drainage area has been stabilized, remove the fence and sediment deposits, bring the disturbed area to grade and stabilize.

Curb Inlet barrier maintenance requirements:

1. Inspect frequently for damage by vehicular traffic and repair if necessary.
2. Inspect after each storm event.
3. Remove sediment, without flushing, when it reaches half the height of the barrier.
4. Deposit removed sediment where it will not enter storm sewer drains.

Drop Inlet barrier maintenance requirements:

1. Inspect after each storm event and repair if necessary.
2. Remove sediment, without flushing, when it reaches half the height of barrier.
3. Deposit removed sediment where it will not enter storm sewer drains.
4. When contributing drainage area has been stabilized, remove and properly dispose of construction material and sediment, finish grade the disturbed area and stabilize.

Erosion control blanket (surface applied) maintenance requirements:

1. During vegetative establishment, inspect after each storm event for any erosion below the blanket.
2. If any area(s) shows erosion, pull back that portion of the blanket covering it, reseed the area and relay and staple the blanket.
3. After vegetative establishment check the treated area periodically.

Topsoil (Salvage and Utilization)

1. Inspect newly topsoiled areas frequently until vegetation is established.
2. Repair eroded or damaged areas and revegetate.

Surface Roughening:

1. Inspect frequently seeded slopes for rills and gullies.
2. Fill any eroded areas to slightly above the original grade, then re-seed and mulch as soon as possible.

Riprap:

1. Inspect periodically for displaced rock material, slumping, and erosion at edges, especially downstream or downslope. Repair as needed.

All erosion and sediment control measures must be properly maintained throughout construction. Temporary and permanent seeding should be watered as needed until establishment. See Plan Sheets EC201-EC205.

SECTION C

Stormwater Pollution Prevention Plan

Post Construction Component

The post construction component of the SWPPP includes the implementation of stormwater quality measures to address pollutants that will be associated with the final land use. Post construction stormwater quality measures should be functional upon completion of the project. Long term functionality of the measures are critical to their performance and should be monitored and maintained. Town of Zionsville Parks staff shall be responsible for maintenance once the Park has been turned over.

C1 Description of pollutants and their sources associated with the proposed land use: Silt and sediment from exposed soils, leaves, mulch, vehicular sources such as leaking fuel or oil, brake fluid, brake dust, grease, antifreeze, metals, rubber fragments, road grit, salts and sands, construction trash and debris, fertilizers, household items including but not limited to cleaning agents, chemicals, paint, miscellaneous home improvement materials, animal waste, acid rains, pathogens, and pesticides.
C2 Sequence describing stormwater quality implementation:

1. Inspect and maintain all erosion control measures as detailed in the Stormwater Pollution Prevention Measures Maintenance Requirement beginning immediately after installation and continuing until vegetation has been sufficiently established and all construction activities completed.
2. Remove all individual inlet protection devices, silt fences, etc. only after seeding and sufficient vegetative growth has been established in each area to a point where sediments/pollutants will not enter the waterways or storm sewer system.
3. Town staff shall inspect and maintain upon completion of project once contractor has been released.

C3 Description of proposed post-construction stormwater quality measures:
Site and facility design for stormwater quality protection on this site employs a multi-level strategy consisting of:

1. Reducing post-project runoff.
2. Controlling sources of pollutants.
3. Reducing the amount of impervious areas within the developed site. Stormwater quality measures for reducing, eliminating or controlling pollutants (Source controls) included in the project area:
   a. Reducing Runoff or direct runoff from impervious areas
   b. Permanent erosion control seeding and plantings
   c. Outlet protection and velocity dissipation devices
   d. Mulching
   See details Sheets LA513 and LA601-LA608
4. Maintenance Requirements
   a. Town Staff shall clean all trash from property and empty trash bins routinely.
   b. Town shall mow all grass areas.
   c. Areas of erosion shall be repaired and reseeded immediately.
   d. Permanent measures such as pipe outfall chutes shall be inspected and repaired as necessary.

C4 Location, dimensions, specification and construction details of stormwater quality measures: See Plan Sheet EC201-EC205.
C5 Description of maintenance guidelines for proposed water quality measures: Refer to the O&M Manual.

Owner Inspections:

The owner shall inspect the condition of the BMP(s) on a monthly, annually and after a major storm event in accordance with this manual and in accordance with the requirements of the Jurisdictional entity.

Inspections by the Owner of the BMP(s) and the Pond(s) shall include observations of the inlet and/or outlet structures, vegetated areas along the banks and perimeters of the ponds and forebays, and immediate downstream receiving channels. Observations of the accumulated amount of sediment within the forebays shall be conducted and recorded. Any item identified to be in a state of disrepair or non-functioning shall be replaced or repaired immediately.

Good House Keeping:

Periodic maintenance and inspections of the storm sewer network will reduce stormwater runoff pollution. Inspect inlets for debris and sediment. Remove debris and sediment and dispose of properly. Properly Cleanup and/or report any chemical spills. Minimize fertilizer, pesticide and herbicide applications. Avoid applying before any rain event.

Record Keeping:

The owner(s) of the BMPs should keep a file containing all information pertaining to repair, replacement, and maintenance of the BMPs. Files should be readily accessible to parties performing maintenance on the BMPs and local regulatory agencies.
Files should include the following:

- Operations and Maintenance Manual
- Inspections Sheets - All completed inspection sheets and blank forms
- Construction Plans (as-builts if applicable) - Including grading and benchmarks

Specifications - Storm drainage and landscaping

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CONSULTANTS:

PROJECT:
Zionsville Parks
Overley-Worman Park
90% Construction Documents
Zionsville, Indiana 46077

KEY MAP:

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DRAWING NAME:
SITE SWPPP NOTES

CERTIFICATION:
90% CD REVIEW SET
(Not For Construction)

REA Project #: 191568
Date: 08/06/2020
Drawn by: PA/AG
Checked by: TM

DRAWING #:
EC100

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\EC100 - SWPPP Notes and Details.dwg

SECTION D

Stormwater Pollution Prevention Plan

Additional Measures

D1 Vehicle & Equipment Maintenance

1. Description and Purpose: Prevent reduce the contamination of stormwater resulting from vehicle and equipment maintenance by running a "dry and clean site". The best option would be to perform maintenance activities at an offsite facility. If this option is not available then work should be performed in designated areas only, while providing cover for materials stored outside, checking for leaks and spills, and containing and cleaning up spills immediately.
2. Suitable Applications: These procedures are suitable on all construction projects where an onsite yard area is necessary for storage and maintenance of heavy equipment and vehicles.
3. Limitations: Onsite vehicular and equipment maintenance should only be used where it is impractical to send vehicles and equipment offsite for maintenance and repair. Sending vehicles/equipment offsite should be done in conjunction with a Stabilized Construction Entrance/Exit. Outdoor vehicle or equipment maintenance is a potentially significant source of stormwater pollution. Activities that can contaminate stormwater include engine repair and service, changing or replacement of fluids, and outdoor equipment storage and parking (engine fluid leaks).
4. Implementation:
   a. If maintenance must occur onsite, use designated areas, located away from drainage course. Dedicated maintenance areas should be protected from stormwater run-on and runoff, and should be located at least 50 ft from downstream drainage facilities and watercourse.
   b. Drip pans or absorbent pads should be used during vehicle and equipment maintenance work that involves fluids, unless the maintenance work is preformed over an impermeable surface in a dedicated maintenance area.
   c. Place a stockpile of spill cleanup materials where it will be readily accessible.
   d. All fueling trucks and fueling area are required to have spill kits and/or use other spill protection devices.
   e. Use absorbent materials on small spills. Remove the absorbent materials promptly and dispose of properly.
   f. Inspect onsite vehicles and equipment daily at startup for leaks, and repair immediately.
   g. Keep vehicles and equipment clean; do not allow excessive build-up of oil and grease.
   h. Segregate and recycle wastes, such as grease, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic and transmission fluids. Provide secondary containment and covers for these materials if stored onsite.
   i. Train employees and subcontractors in proper maintenance and spill cleanup materials.
   j. Drip pans or plastic sheeting should be paced under all vehicles and equipment placed on docks, barges or other structures over water bodies when the vehicle or equipment is planned to be idle for more than 1 hour.
   k. Properly dispose of used oils, fluids, lubricants, and spill cleanup materials.
   l. Do not place used oil in a dumpster or pour into a storm drain or water course.
   m. Properly dispose of or recycle used batteries.
   n. Do not bury used tires.
   o. Repair leaks of fluids and oil immediately.
   p. Listed below is further information if you must perform vehicle or equipment maintenance onsite.
5. Inspect and Maintenance:
   a. Inspect and verify that BMPs are in place prior to the commencement of associated activities. While activities associated with BMP are under way, inspect weekly to verify continued BMP implementation.
   b. Keep ample supplies of spill cleanup materials onsite.
   c. Maintain waste fluid containers in leak proof condition.
   d. Vehicles and equipment should be inspected on each day of use. Leaks should be repaired immediately or the problem vehicle(s) or equipment should be removed from the project site.
   e. Inspect equipment for damaged hoses and leaky gaskets routinely. Repair or replace as needed.

D2 Vehicle and Equipment Fueling

1. Description and Purpose:
   a. Vehicle equipment fueling procedures and practices are designed to prevent fuel spills and leaks, and reduce or eliminate contamination or stormwater. This can be accomplished by using offsite facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors in proper fueling.
2. Limitations:
   a. Onsite vehicle and equipment fueling should be only used where it is impractical to send vehicles and equipment offsite for fueling. Sending vehicles and equipment offsite should be done in conjunction with a stabilized construction entrance/exit.
3. Implementation:
   a. Use offsite fueling station as mush as possible. These businesses are better equipped to handle fuel and spills properly. Performing this work offsite can also be economical by eliminating the need to separate fueling area at a site.
   b. Discourage "topping-off" of fuel tanks.
   c. Absorbent spill cleanup materials and spill kits should be available in fueling areas and on fueling trucks, and should be disposed of properly after use.
   d. Drip pans or absorbent pads should be used during vehicle and equipment fueling, unless the fueling is performed over and impermeable surface in a dedicated fueling area.
   e. Use absorbent materials on small spills. Do not hose down or bury the spill. Remove the absorbent materials promptly and dispose of properly.
   f. Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas.
   g. Train employees and subcontractors in proper fueling and cleanup procedures.
   h. Dedicated fueling areas should be protected from stormwater run-on and runoff, and should be located at least 50 ft. away from downstream drainage facilities and watercourses. Fueling must be performed on level-grade areas.
   i. Protect fueling areas with berms and dikes to prevent run-on, runoff, and to contain spills.
   j. Nozzles used in vehicle and equipment fueling should be equipped with and automatic shutoff to control drips. Fueling operations should not be left unattended.
   k. Federal, state, and local requirements should be observed for any stationary above ground storage tanks.
4. Inspection and Maintenance:
   a. Vehicles and equipment should be inspected each day to use for leaks. Leaks should be repaired immediately or problem vehicles or equipment should be removed from the project site.
   b. Keep ample supplies of spill cleanup materials onsite.
   c. Immediately clean up spills and properly dispose of contaminated soil and cleanup materials.

D3 Solid Waste Management:

1. Description and purpose:
   a. Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.
2. Suitable Applications:
   a. This BMP is suitable for construction sites where the following wastes are generated or stored.
      - Solid waste generated from trees and shrubs removed during land clearing, demolition of existing structures (rubble), and building construction.
      - Packaging materials including wood, paper and plastic.
      - Scrap or surplus building materials including scrap metals, rubber, plastic, glass pieces and masonry products.
      - Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers and cigarettes.
      - Construction waste including brick, mortar, timber, steel and metal scraps, pipe and electrical cuttings, non-hazardous equipment parts. Styrofoam and other materials send transport and package construction materials.
3. Implementation:
   a. The following steps will help keep a clean site and reduce stormwater pollution:
      - Select designated waste collection area onsite.
      - Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use.
      - Inspect dumpsters for leaks and repair any dumpster that is not watertight.
      - Provide adequate number of containers with lids or covers that can be placed over the container to keep rain out or to prevent loss of wastes when it is windy.
      - Plan for additional containers and more frequent pickup during the demolition phase of construction.
      - Collect site trash daily, especially during rainy and windy conditions.
      - Remove this solid waste promptly since erosion and sediment control devices tend to collect litter.
      - Make sure that toxic liquid waste (used oils, solvents, and paints) and chemicals (acids, pesticides, additives, curing compounds) are not disposed of in a dumpster designated for construction debris.
      - Do not hose out dumpster on the construction site. Leave dumpster cleaning to the trash hauling contractor.
      - Arrange for regular waste collection before containers overflow.
      - Clean up immediately if a container does spill.
      - Make sure that construction waste is collected, removed, and disposed of only at authorized disposal areas.
4. Collection, Storage and Disposal:
   a. Littering on the project site should be prohibited.
   b. To prevent clogging of the storm drainage system, litter and debris removal from drainage grates, trash racks, and ditch lines should be a priority.
   c. Trash receptacles should be provided in the contractor's yard, field trailer areas, and at locations where worker congregate for lunch and break periods.
   d. Litter from work areas within the construction limits of the project site should be collected and placed in watertight dumpsters at least weekly regardless of whether the litter was generated by the contractor, the public, or others. Collected litter and debris should not be placed in or next to drain inlets, stormwater drainage systems or watercourses.
   e. Dumpsters of sufficient size and number should be provided to contain the solid was generated by the project.
   f. Full dumpster should be removed from the project site and the contents should be disposed of by the trash hauling contractor.
   g. Construction debris and waste should be removed from the site biweekly or more frequently as needed.
   h. Construction material visible to the public should be stored or stacked in an orderly manner.
   i. Stormwater run-on should be prevented from contacting stored solid waste through the use of berms, dikes, or other temporary diversion structures or through the use of measures to elevate waste form the site surfaces.
   j. Solid waste storage areas should be located at least 50 ft. from drainage facilities and watercourses and should not be located in area prone to flooding or ponding.
5. Inspection and Maintenance:
   a. Inspect and verify that activity-based BMPs are in place prior to the commencement of associated activities. While activities associated with the BMP are underway, inspect weekly to verify continued BMP implementation.
   b. Inspect BMPs subject to no-stormwater discharge daily while non-stormwater discharges occur.
   c. Inspect construction waste area regularly.
   d. Arrange for regular waste collection.
6. Concrete Washout:
   a. The following steps will help reduce stormwater pollution form concrete wastes:
      - Discuss the concrete management techniques described in the BMP such as handling of concrete waste and washout with ready-mix concrete supplier before any deliveries are made.
      - Incorporate requirement for concrete waste management into material supplier and subcontractor agreements.
      - Store dry and wet materials under cover, away from drainage areas.
      - Avoid mixing excess amounts of fresh concrete.
      - Perform washout of concrete trucks offsite or in designated areas only.
      - Do not wash out concrete trucks into storm drains, open ditches, streets or streams.
      - Do not allow excess concrete to be dumped onsite, except in designated areas.
   b. For Onsite Washout
      - Locate washout area at least 50 ft. from storm drains, open ditches, or water bodies.
      - Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
      - Washout wastes into the temporary pit where the concrete can set, be broken up and then disposed of properly.
      - Avoid creating runoff by draining waste to a bermed or level area when washing concrete to remove fine particles and expose aggregate.
      - Do not wash sweepings from exposed aggregate concrete into the street of storm drain. Collect and return sweepings to aggregate base stockpile or dispose in the trash.

Potential Pollutant Sources and Suggested Best Management Practices

Potable Water line flushing

- Capture and re-use water on site for dust control.
- Capture and direct water to area located well away from storm drain system for infiltration and evaporation.
- Capture and treat water (using methods approved by responsible local agency) before discharging to storm drain.
- Completely cover all storm drain inlets (rubber mats or similar) during flushing operations where highly chlorinated water can get into street and gutters.
- Capture ponded water and handle using one of the above BMPs.

Portable Toilets

- Locate portable toilets away from gutters, storm drain inlets and waterways.
- Place portable toilets on stable, flat surface pad not prone to flooding or water ponding.
- Anchor portable toilets to prevent blowing over during windstorms.

Installation and Cleaning of Concrete, Masonry, Stucco and Plaster (alkaline/limestone/chalk products)

- Use high pressure water, and avoid use of detergents and acids.
- When acids are necessary (to clean discolored concrete, for instance), use one of the following:

a. Capture and direct water to area located well away from storm drain system for infiltration and evaporation

b. Capture and treat water before discharging to sanitary sewer (need agency approval)

- Completely cover all storm drain inlets (rubber mats or similar) during concrete and similar operations where polluted water can get into street gutters. Capture ponded water and handle using one of the above BMPs.
- Conduct tool and equipment rinsing in marked, designated areas of the lot where there is no potential for water to enter storm drains.
- Establish and properly sign designated concrete wash out areas for use by concrete trucks.
- Educate concrete subcontractors and consider establishing incentives and/or penalties to ensure compliance.

Asphalt

- Avoid asphalt paving when storm events are imminent.

Petroleum products

- Avoid storing these materials on site, if possible; otherwise, store these materials away from storm water.
- Promptly clean up any spills.
- Properly contain and dispose of motor oil and other lubricants if vehicles are maintained on site.

Painting

- Wash tools and equipment in marked, designated areas of the lot where there is no potential for water to enter storm drains.
- Wash tools and equipment into sanitary sewer (may require agency approval).
- Educate painting subcontractors and consider establishing incentives and/or penalties to ensure compliance.

Cleaning

- Use high pressure washing with plain water whenever possible.
- Use environmentally friendly cleaning products whenever possible.
- Conduct cleaning and store cleaning chemicals in segregated areas where pollutants cannot enter the storm drain system.
- Educate cleaning subcontractors and consider incentives/penalties to ensure compliance.

Landscaping

- Avoid on-site storage. If unavoidable, store chemicals in original packaging material in covered, contained area.
- Educate landscape contractors and consider establishing incentives and/or penalties to ensure compliance.
- Avoid fertilizers.
- If unavoidable, apply fertilizers sparingly, and use only as component of seed mix for hydro seeding/hydraulic mulch operations.
- Avoid on-site storage. If unavoidable, store chemicals in original packaging material in covered, contained area.

Treated Wood

- Cover treated wood stored on site as recommended for stockpiles. See stockpiles.

Soil amendments & dust control

- For dust control: Consider using clean or recycled site water whenever possible. Protect storm drains and do not allow waster to flow from soil areas to storm drains.
- For soil amendments: Do not over-apply the products.
- Avoid on-site storage. If unavoidable, store all chemicals in original packaging material in covered, contained area.
- See BMPs for stockpiled materials, end of table.
- Dispose of leftover unused product properly and quickly after use.
- Check with manufacturer to obtain documentation that shows that proper use of product(s) will not have adverse ecological affects.

Stock Piles

- Year Round: Locate stockpiled materials away from concentrated flows fo stormwater and other water. Surround stockpiles left overnight with a temporary berm (e.g., sandbags) that will not allow water to run into the pile.
- During rainy season or when rain is predicted during dry season: cover all stockpiled materials left overnight (in addition to berms).

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PREPARED FOR:

ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent
PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
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CONSULTANTS:

PROJECT:

Zionsville Parks
Overley-Worman Park

90% Construction Documents
Zionsville, Indiana 46077

KEY MAP:

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DRAWING NAME:

SITE SWPPP NOTES

CERTIFICATION:

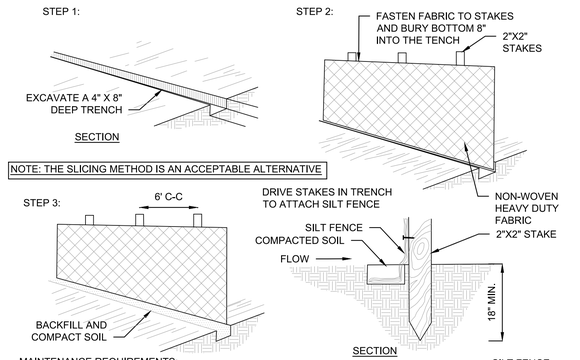
90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

EC101

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\EC100 - SWPPP Notes and Details.dwg

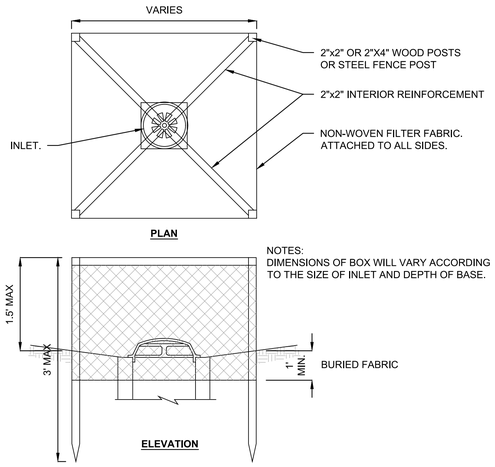


MAINTENANCE REQUIREMENTS:

1. INSPECT SILT FENCE PERIODICALLY AND AFTER EACH STORM EVENT.
2. IF FENCE FABRIC TEARS, STARTS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY.
3. REMOVE DEPOSITED SEDIMENT WHEN IT REACHES HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT OR IS CAUSING THE FABRIC TO BULGE.
4. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEAN OUT.
5. AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE THE FENCE AND SEDIMENT DEPOSITS, BRING THE DISTURBED AREA TO GRADE AND STABILIZE.
6. SILT FENCE SHALL BE INSTALLED WITH MINIMUM HEIGHT OF 18".

1 SILT FENCE BARRIER INSTALLATION

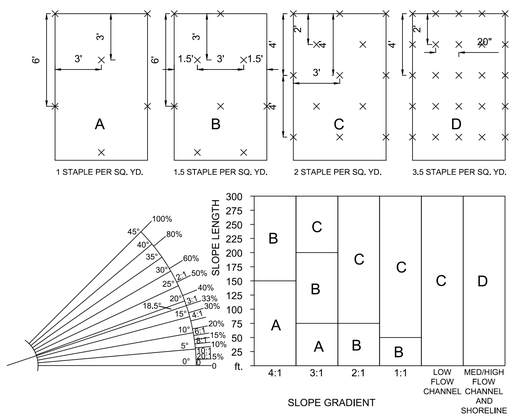
NO SCALE



NOTES:
DIMENSIONS OF BOX WILL VARY ACCORDING TO THE SIZE OF INLET AND DEPTH OF BASE.

2 FABRIC DROP INLET PROTECTION

NO SCALE



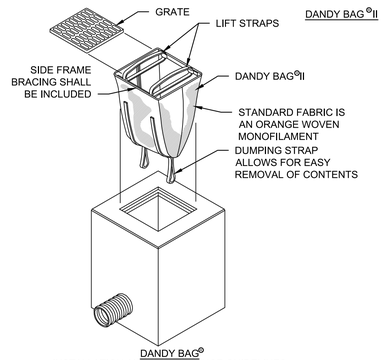
3 E.C. BLANKET STAPLE PATTERN GUIDE

NO SCALE

DANDY BAG II
INSTALLATION AND MAINTENANCE GUIDELINES

INSTALLATION: REMOVE THE GRATE FROM CATCH BASIN. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY BAG® II SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICE, INSET THE GRATE INTO THE INLET.

MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY BAG® II. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS; REPLACE ABSORBENT WHEN NEAR SATURATION.

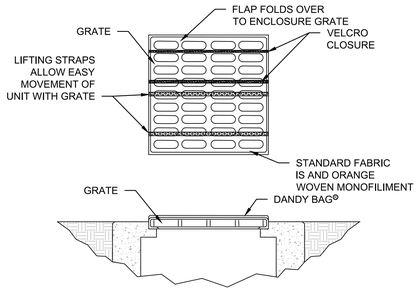


DANDY BAG®
INSTALLATION AND MAINTENANCE GUIDELINES

INSTALLATION: THE EMPTY DANDY BAG® SHOULD BE PLACED OVER THE GRATE AS THE GRATE STANDS ON END. IF USING OPTIONAL OIL ABSORBENTS; PLACE ABSORBENT PILLOW IN POUCH, ON THE BOTTOM (BELOW-GRADE SIDE) OF THE UNIT. ATTACH ABSORBENT PILLOW TO LEATHER LOOP. TUCK THE ENCLOSURE FLAP INSIDE TO COMPLETELY ENCLOSE THE GRATE. HOLDING THE LIFTING DEVICE (DO NOT RELY ON LIFTING DEVICE TO SUPPORT ENTIRE WRIGHT OF THE GRATE), PLACE THE GRATE INTO ITS FRAME.

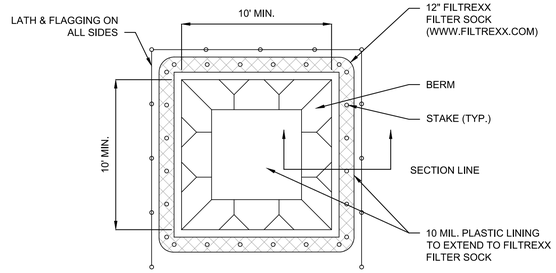
MAINTENANCE: REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM SURFACE AND VICINITY OF UNIT AFTER EACH STORM EVENT. REMOVE SEDIMENT THAT HAS ACCUMULATED WITHIN THE CONTAINMENT AREA OF THE DANDY BAG® AS NEEDED. IF USING OPTIONAL OIL ABSORBENTS; REMOVE AND REPLACE ABSORBENT PILLOW WHEN NEAR SATURATION.

DANDY BAG®



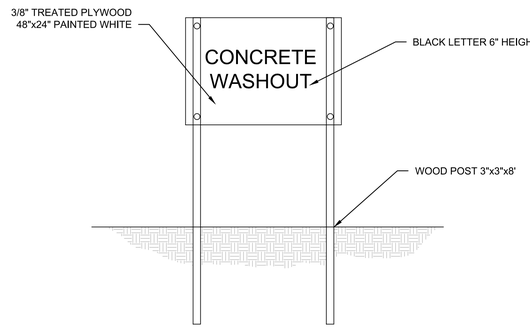
4 DANDY BAG DETAIL

NO SCALE



NOTE:

1. WASHOUT LOCATION SHOWN ON EROSION CONTROL PLAN.
2. DRY CONCRETE TO BE REMOVED FROM SITE PERIODICALLY AND DISPOSED OF BY APPROVED METHODS.
3. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMP. CONCRETE WASHOUT FACILITY.



5 CONCRETE WASHOUT

NO SCALE

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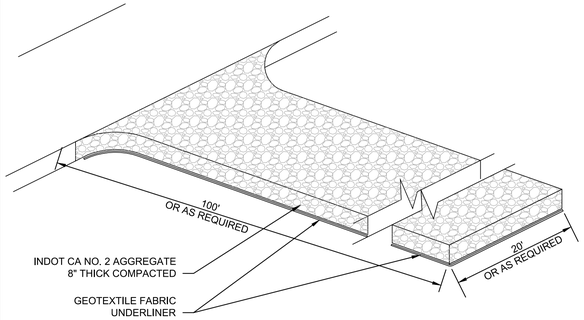
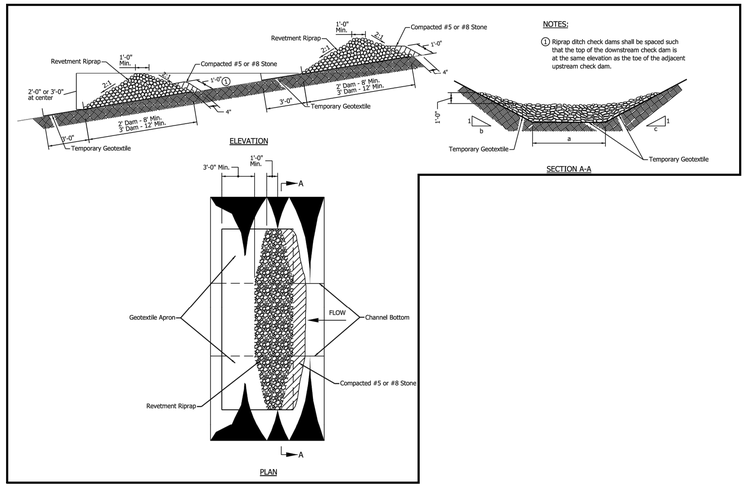


MAINTENANCE REQUIREMENTS:

1. INSPECT ENTRANCE PAD AND SEDIMENT DISPOSAL AREA WEEKLY, AFTER STORM EVENTS, AND/OR HEAVY USE.
2. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
3. TOPDRESS WITH CLEAN STONE AS NEEDED.
4. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. FLUSH ONLY IF WATER IS CONVEYED TO A SEDIMENT TRAP OR BASIN.
5. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.

1 TEMPORARY CONSTRUCTION ENTRANCE

NO SCALE



2 ROCK CHECK DAM

NO SCALE

TEMPORARY SEEDING DATES	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JUL.	AUG.	SEP.	OCT.	NOV.	DEC.
RYE												
OATS												
ANNUAL RYEGRASS												

IRRIGATION NEEDED DURING THIS PERIOD TO CONTROL EROSION. AT TIMES OTHER THAN IN THE SHADED AREAS USE MULCH.

* LATE SUMMER SEEDING DATES MAY BE EXTENDED 5 DAYS IF MULCH IS APPLIED
* INCREASE SEEDING APPLICATION BY 50%

TEMPORARY SEEDING RATE			
TYPE OF SEED	1,000 SF	ACRE	REMARKS
RYE	3.5 LBS.	2 BU.	COVER SEED 1" - 1 1/2" DEEP
SPRING OATS	2.3 LBS.	3 BU.	COVER SEED 1" DEEP
ANNUAL RYEGRASS	1 LB.	40 LB.	COVER SEED 1/4" DEEP

SEEDED PREPARATION:
APPLY LIME TO RAISE THE PH TO THE LEVEL NEEDED FOR SPECIES BEING SEEDED. APPLY 23 POUNDS OF 12-12-12 ANALYSIS FERTILIZER (OR EQUIVALENT) PER 1000 SF (APPROXIMATELY 1000 POUNDS PER ACRE) OR FERTILIZE ACCORDING TO TEST APPLICATION OF 150 LBS. OF AMMONIUM NITRATE ON AREAS LOW IN ORGANIC MATTER AND FERTILITY WILL GREATLY ENHANCE VEGETATIVE GROWTH.

WORK THE FERTILIZER AND LIME INTO THE SOIL TO A DEPTH OF 2-3 INCHES WITH A HARROW, DISK OR RAKE OPERATED ACROSS THE SLOPE AS MUCH AS POSSIBLE.

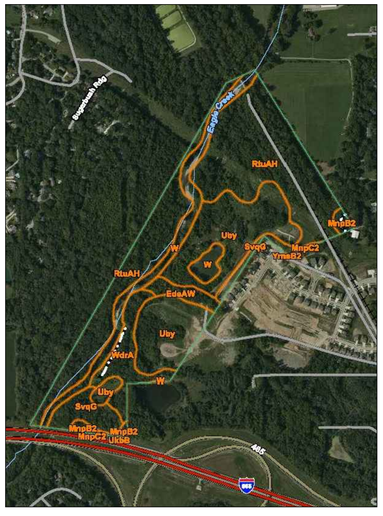
DO NOT USE PHOSPHOROUS CONTAINING FERTILIZERS (12-12-12) UNLESS SOIL TEST SHOW A DEFICIENCY IN PHOSPHOROUS.

SEEDING:
SELECT A SEED MIXTURE BASED ON PROJECTED USE OF THE AREA (SEE PERMANENT SEED MIXTURE CHART), WHILE CONSIDERING BEST SEEDING DATES. IF PERMANENT SEEDING IS NOT PERMITTED USE TEMPORARY SEEDING UNTIL PERMANENT SEEDING CAN BE APPLIED. IF TOLERANCES ARE A PROBLEM, SUCH AS SALT TOLERANCE OF SEEDINGS ADJACENT TO STREETS AND HIGHWAYS, SEE SEED TOLERANCE CHART.

REFER TO NATIVE SEEDING SPECIFICATION FOR ADDITIONAL REQUIREMENTS.

3 SEASONAL SOIL PROTECTION CHART

NO SCALE



4 SOILS MAP

NO SCALE

RtuAH Rossberg and Landes soils 0-2% slopes
FLOODPLAINS. WELL DRAINED WITH MODERATE PERMEABILITY TO A DEPTH OF 40 INCHES WITH MODERATE TO MODERATELY RAPID PERMEABILITY BELOW 40 INCHES.

Uby Udorthents, loamy
AREAS OF CUT AND FILL LANDFORMS. NOT PRIME FARMLAND.UNRANKED HYDRIC SOILS STATUS. VERY HIGH RUNOFF SURFACE CLASS.

WdrA Wawaka silt loam 0-2% slopes
OUTWASH FLOORED TILL PLAINS. WELL DRAINED THIN LAYER OF LOESS OVER TILL UNDERLAIN BY SANDY AND GRAVELLY OUTWASH. MODERATE PERMEABILITY TO A DEPTH OF 40 INCHES WITH MODERATE TO MODERATELY RAPID PERMEABILITY BELOW 40 INCHES.

SvqG Strawn loam, 25-70% slopes
TILL PLAINS, BACKSLOPES. WELL DRAINED. VERY SLOW TO MODERATE PERMEABILITY TO 40 INCHES. VERY SLOW OR SLOW PERMEABILITY BELOW 40 INCHES.

SYMBOL	NAME	TYPE
RtuAH	Rossberg and Landes soils, 0 to 2 percent slopes, frequently flooded, brief duration	B
Uby	Udorthents, loamy	--
WdrA	Wawaka silt loam, 0 to 2 percent slopes	B
SvqG	Strawn loam, 25 to 70 percent slopes	B
W	Water	

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Mindy Murdock, Interim Superintendent
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PROJECT:
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Overley-Worman Park
90% Construction Documents
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KEY MAP:

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CERTIFICATION:
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Date: 08/06/2020
Drawn by: PA/AG
Checked by: TM

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EC103

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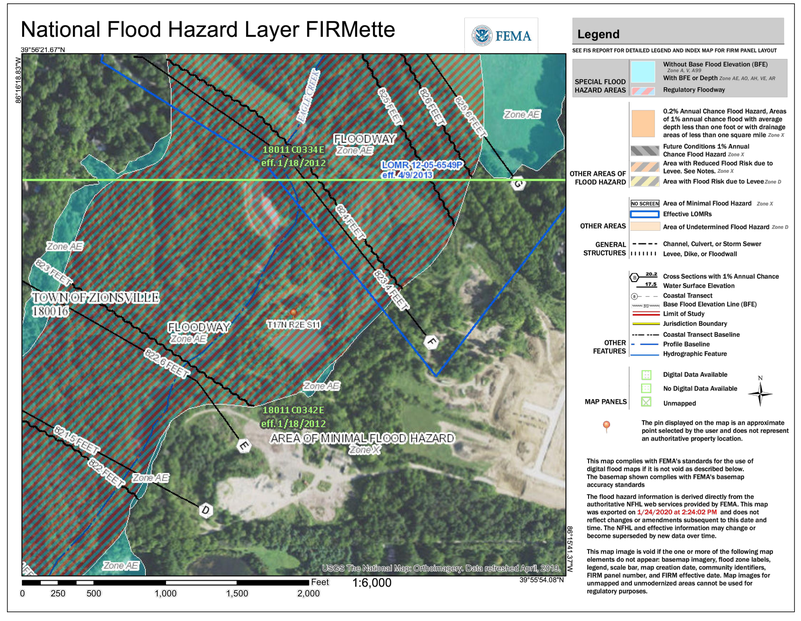
SWPPP SEQUENCES AND MAINTENANCE SCHEDULE					
PRACTICE	BMP DESCRIPTION	APPLICABILITY	MAINTENANCE	INSTALLATION SEQUENCE	LOCATION
1	SCHEDULE PRE-CON WITH JURISDICTIONAL ENTITY	ALL SITES	N/A	BEFORE CONSTRUCTION	N/A
2	CONSTRUCTION ACCESS	ALL SITES	AS NEEDED	PRIOR TO CLEARING AND GRADING	EC202
3	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE PAD	ALL SITES	AS NEEDED	PRIOR TO CLEARING AND GRADING	EC202
4	SILT FENCE	SMALL DRAINAGE AREAS	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	PRIOR TO CLEARING AND GRADING	EC201-EC205
9	SURFACE ROUGHENING	SITES WITH SLOPES THAT ARE TO BE STABILIZED WITH VEGETATION	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	AFTER ROUGH GRADING	LA401-LA405
10	TEMPORARY SEEDING	AREAS OF BARE SOIL WHERE ADDITIONAL WORK IS NOT SCHEDULED TO BE PERFORMED FOR A MINIMUM OF 15 DAYS	WATER AS NEEDED	AFTER ROUGH GRADING	EC100
11					
12	FABRIC DROP INLET PROTECTION	1 ACRE MAXIMUM CONTRIBUTING DRAINAGE AREA	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	AFTER EACH INLET IS PLACED	EC201-EC205
13	BASKET CURB INLET PROTECTION	1 ACRE MAXIMUM CONTRIBUTING DRAINAGE AREA	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	AFTER EACH INLET IS PLACED	EC201-EC205
14	SANDBAG CURB INLET PROTECTION	1 ACRE MAXIMUM CONTRIBUTING DRAINAGE AREA	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	AFTER EACH INLET IS PLACED	EC201-EC205
15	OUTLET PROTECTION	ALL SITES	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	AFTER EACH OUTLET IS PLACED	EC201-EC205
16	MULCHING	TEMPORARY SURFACE STABILIZATION	AS NEEDED, AFTER STORM EVENTS	AFTER FINISH GRADING	EC201-EC205
17	EROSION CONTROL BLANKET (SURFACE)	TEMPORARY SURFACE STABILIZATION, ANCHOR FOR MULCH	WEEKLY, AFTER STORM EVENTS AND AS NEEDED	AFTER FINISH GRADING	EC201-EC205
18	SEED, SOD AND LANDSCAPE	ALL SITES	WATER AS NEEDED	AFTER FINISH GRADING	LA601-LA605
19					
20	DUST CONTROL	ALL SITES	DAILY	DURATION OF PROJECT	ENTIRE SITE
21	SPILL PREVENTION AND CONTROL	ALL SITES	DAILY	DURATION OF PROJECT	ENTIRE SITE
22	SOLID WASTE MANAGEMENT	ALL SITES	DAILY	DURATION OF PROJECT	ENTIRE SITE
23	HAZARDOUS WASTE MANAGEMENT	ALL SITES	DAILY	DURATION OF PROJECT	ENTIRE SITE
24	REMOVAL OF INLET PROTECTION	ALL SITES	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED	EC201-EC205
25	REMOVAL OF SILT FENCE	ALL SITES	N/A	AFTER ALL AREAS DRAINING TO THESE AREAS ARE STABILIZED	EC201-EC205
26					
27					

1 SWPPP SCHEDULE
NO SCALE



2 FLOOD PLAIN MAP
NO SCALE

Date: _____
Project: _____
Inspected by: _____
Type of Inspection: ☐ Scheduled Weekly ☐ Rain Event

ZIONSVILLE

CONSTRUCTION SITE INSPECTION AND MAINTENANCE LOG
(To be Completed by Property Owner or Agent)

All stormwater pollution prevention BMP's shall be inspected and maintained as needed to ensure continued performance of their intended function during construction and shall continue until the entire site has been stabilized and a Notice of Termination has been issued. An inspection of the project site must be completed by the end of the next business day following each measurable storm event. If there are no measurable storm events within a given week, the site should be monitored at least once in that week. Maintenance and repair shall be conducted in accordance with the accepted site plans. This log shall be kept as a permanent record and must be made available to the Town of Zionsville, in an organized fashion, within forty-eight (48) hours of a request.

Yes	No	N/A	
			1. Is the Rule 5 NOI and other required site information posted at the entrance?
			2. Is a construction entrance installed and functioning properly?
			3. Are construction staging & parking areas restricted to areas designated on the plans?
			4. Are public and private streets clean of sediment, debris and mud?
			5. Are appropriate practices installed where storm water leaves the site?
			6. Are all stormwater discharge points (outfalls) adequately stabilized, free of erosion and sediment transport?
			7. Has all silt fence been installed properly and being maintained? (entrenched - upright - fabric not torn - terminated to higher ground - properly joined at ends)
			8. Are other sediment control barriers in place and functioning properly?
			9. Are appropriate perimeter protections in place and functioning properly?
			10. Are check dams, sediment basins & traps installed according to plan and properly maintained?
			11. Is inlet protection installed properly on all inlets & being maintained?
			12. Have swales and ditches been stabilized or protected?
			13. Has temporary stabilization of disturbed ground been addressed? (dormant for 15 days?)
			14. Is permanent stabilization of disturbed ground progressing on all completed areas?
			15. Do water pumping operations have a protected outlet and discharge clear water?
			16. Are all dewatering structures functioning properly?
			17. Is a designated concrete/equipment washout area established, clearly marked and being utilized?
			18. Is solid waste properly contained & a stable access provided to the storage & pickup area?
			19. Are fuel tanks and other hazardous materials safely stored and protected?
			20. Is spill response equipment on-site and easily accessible?
			21. Are temporary soil stockpiles in approved areas & properly protected?
			22. Are diversion swales and/or waterbars installed to plan & protected?

If you answered "no" to any of the above questions, describe any corrective action which must be taken to remedy the problem and when the corrective actions are completed.

Corrective Action Log

Date	Location	Correction Needed	Date Completed	Initials	Notes

I certify under penalty of law that this document was completed to the best of my knowledge and belief on the date listed below per my signature. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature of Inspector:	Date:

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EC104

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EROSION CONTROL NOTES

1. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE DRAWINGS ARE CONSIDERED THE MINIMUM PRACTICES NECESSARY FOR COMPLIANCE WITH THE NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY AS IDENTIFIED UNDER SECTION 327-IAC-15-5 OF THE INDIANA ADMINISTRATIVE CODE. HOWEVER, SITE CONDITIONS, CONSTRUCTION METHODS, SEQUENCING OF WORK AND GENERAL PRACTICE MAY WARRANT VARIATION AND/OR ADDITIONS TO THE QUANTITIES AND LOCATIONS OF MEASURES AS SHOWN. MODIFICATIONS TO THE EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. UNLESS OTHERWISE SHOWN, TEMPORARY CONTROL MEASURES SHALL BE REMOVED UPON SATISFACTORY ESTABLISHMENT OF PERMANENT VEGETATION.
3. SEE SHEET EC100-EC104 FOR DETAILS REFERENCED ON THIS SHEET.
4. PERIMETER CONTROL MEASURES (I.E. SILT FENCE AND FILTER SOCKS) SHALL BE INSTALLED PRIOR TO COMMENCING EARTHWORK ACTIVITIES.
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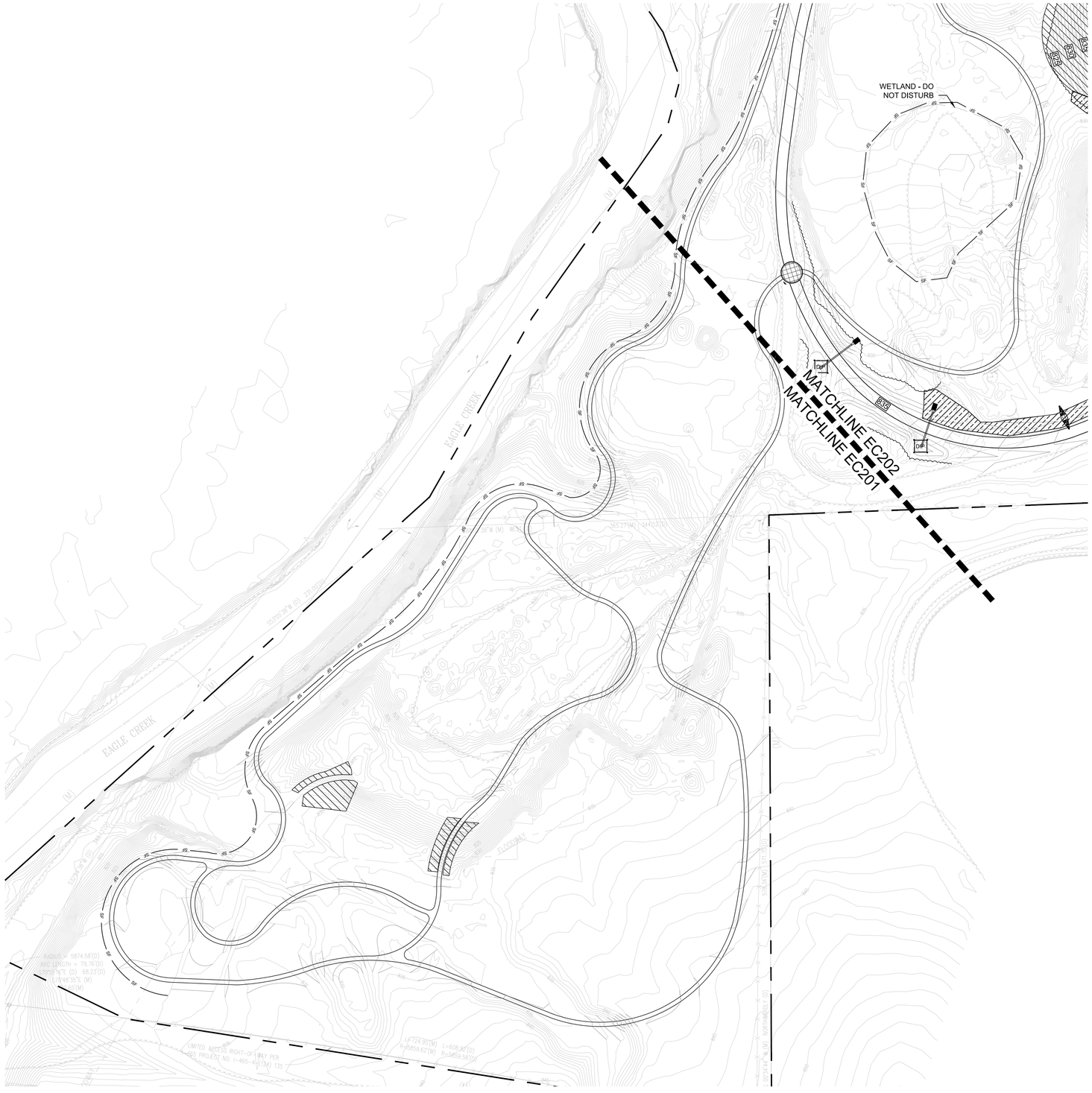
- EC-6 GRAVEL END SECTION PROTECTION
- EC-7 ROCK CHUTE OUTLET PROTECTION
- EC-25 CONCRETE WASHOUT
- ROCK CHECK DAM



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LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN
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PREPARED FOR:
ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent
PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
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PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:
Zionsville Parks
Overley-Worman Park
90% Construction Documents
Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:

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DRAWING NAME:
SITE SWPPP PLAN - A

CERTIFICATION:
90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:
EC201

File: P:\1568 Overley Warman Park DD_CD\dwg\CD\sheet\EC201 - SWPPP Plan.dwg

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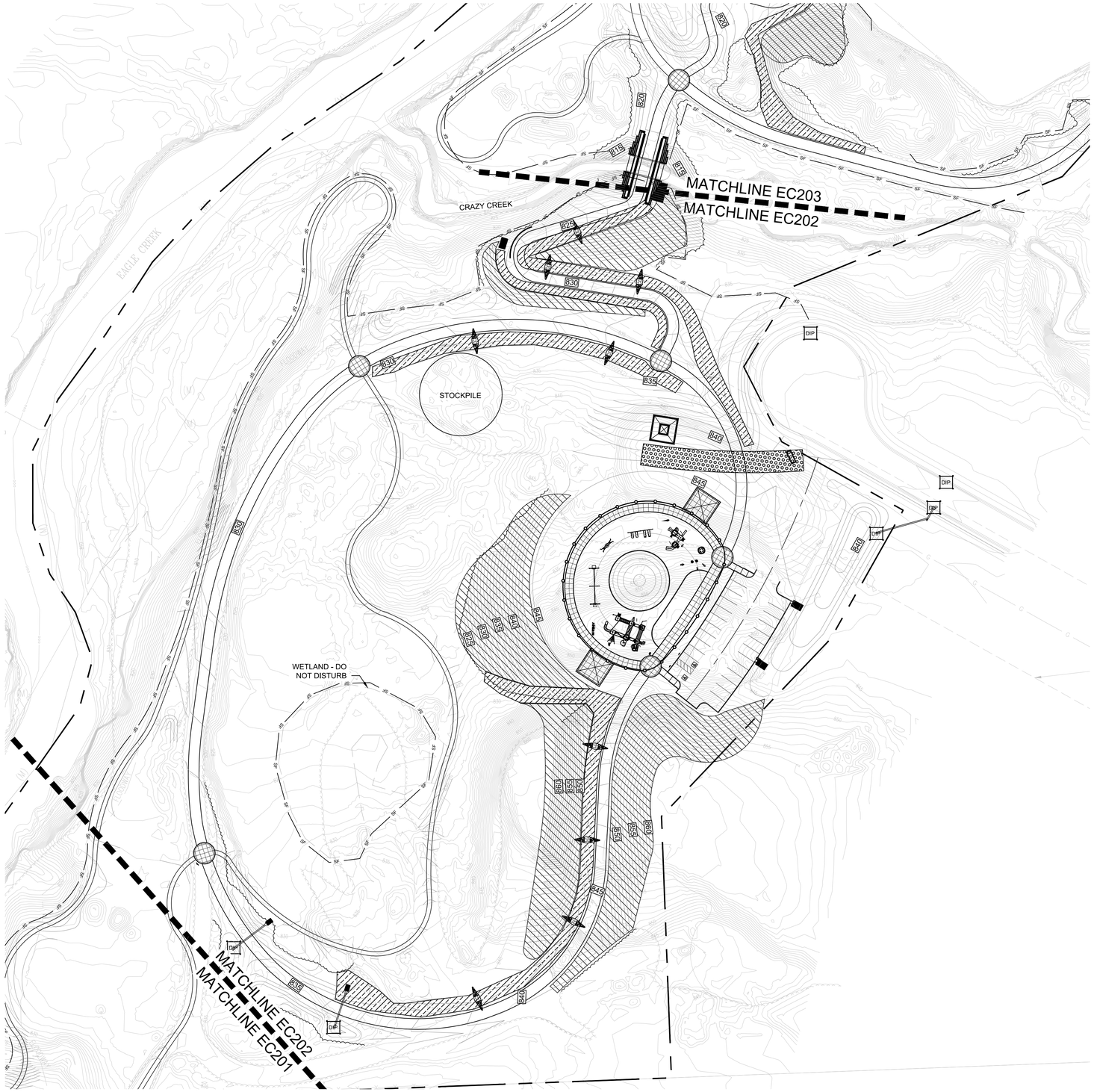
- EC-25 CONCRETE WASHOUT
- CHK — ROCK CHECK DAM



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NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:

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DRAWING NAME:
SITE SWPPP PLAN - B

CERTIFICATION:
90% CD REVIEW SET
(Not For Construction)

REA Project #: 191568
Date: 08/06/2020
Drawn by: PA/AG
Checked by: TM

DRAWING #:
EC202

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\EC201 - SWPPP Plan.dwg

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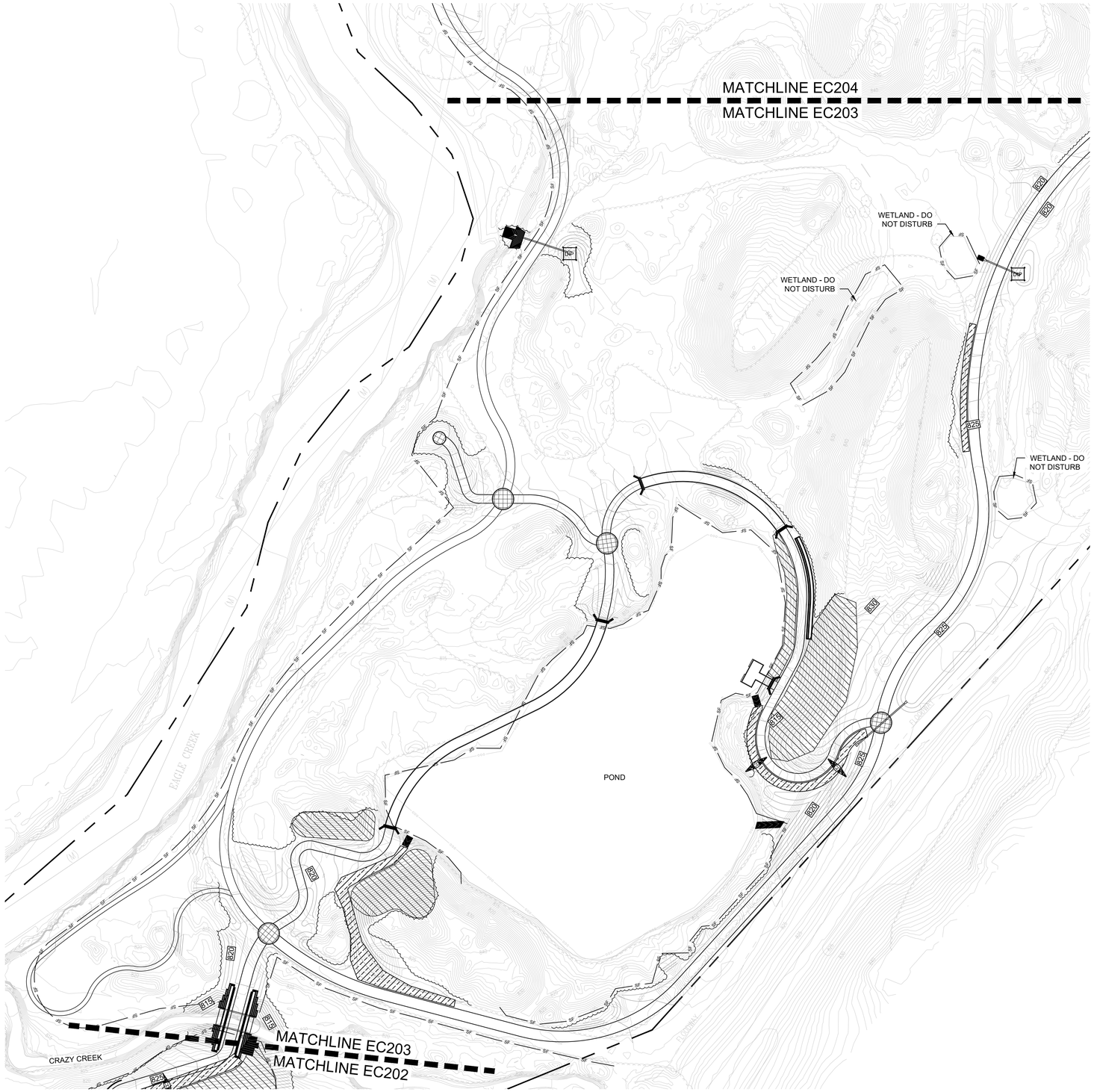

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CONSULTANTS:

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NORTH
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SCALE: 1" = 50'

KEY MAP:

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DRAWING NAME:
SITE SWPPP PLAN - C

CERTIFICATION:
90% CD REVIEW SET
(Not For Construction)

REA Project #: 191568
Date: 08/06/2020
Drawn by: PA/AG
Checked by: TM

DRAWING #:
EC203

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\EC201 - SWPPP Plan.dwg

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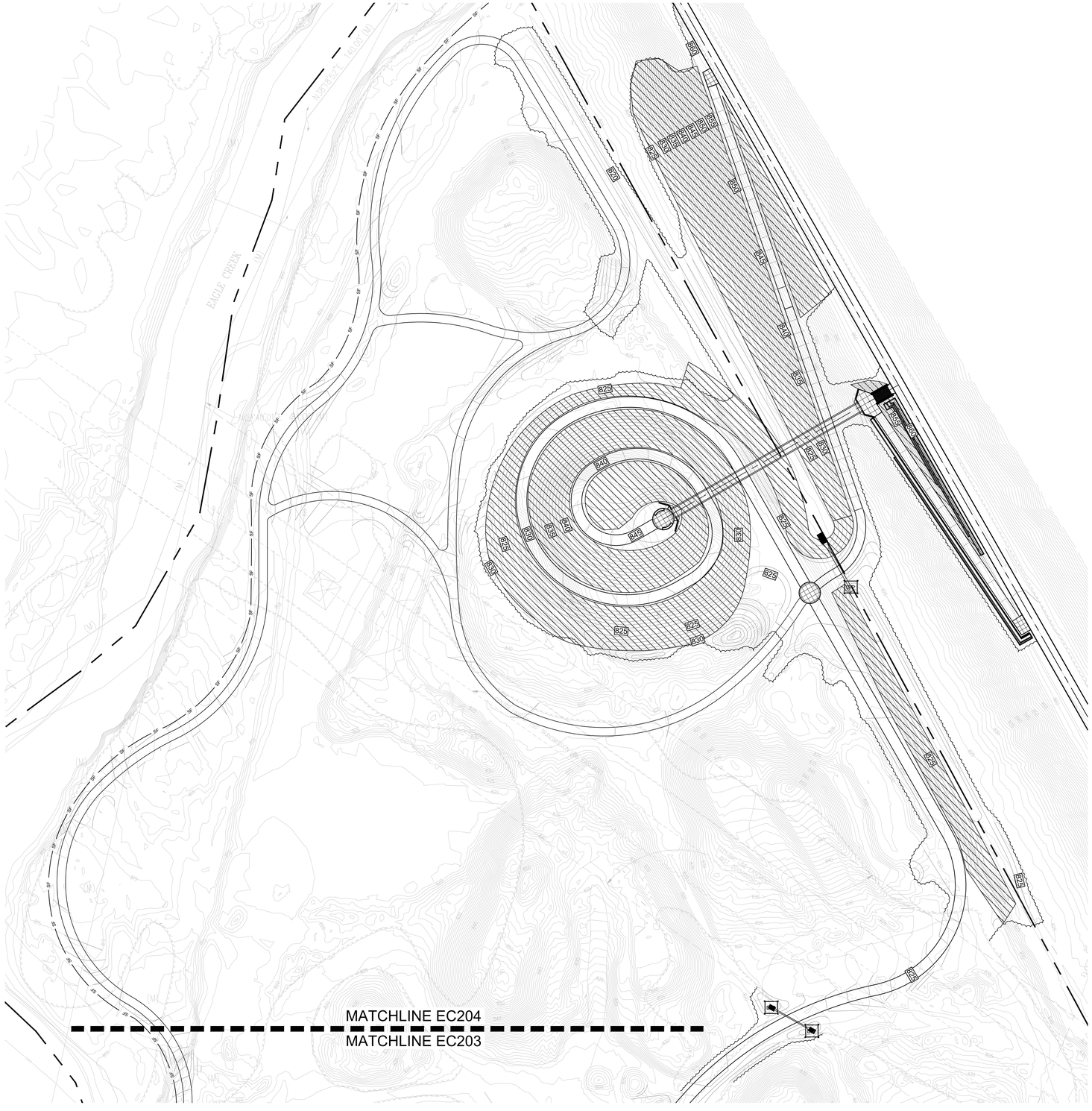
- EC-25 CONCRETE WASHOUT
- ROCK CHECK DAM



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PREPARED FOR:
ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent
PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:
Zionsville Parks
Overley-Worman Park
90% Construction Documents
Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:

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DRAWING NAME:
SITE SWPPP PLAN - D

CERTIFICATION:
90% CD REVIEW SET
(Not For Construction)

REA Project #: 191568
Date: 08/06/2020
Drawn by: PA/AG
Checked by: TM

DRAWING #:
EC204

File: P:\1568 Overley Warman Park DD_CD\dwg\CD\sheet\EC201 - SWPPP Plan.dwg

DEMOLITION KEYNOTES:

(A) PROTECT ALL CASTINGS AND UTILITIES TO REMAIN (STORM, SANITARY, ELECTRICAL, FIBER, ETC.). REPLACE OR RESET GRADE AS REQUIRED BY THE GRADING AND DRAINAGE PLANS.

(B) REMOVE EXISTING CONCRETE PAVEMENT AS NECESSARY TO INSTALL NEW IMPROVEMENTS.

(C) REMOVE EXISTING GRAVEL TO A MINIMUM OF 12" BELOW PROPOSED FINISHED GRADE OR AS NECESSARY TO INSTALL NEW IMPROVEMENTS.

(D) CLEAR TREES AND WOODY VEGETATION TO LIMITS SHOWN. GRUB ROOTS TO A MINIMUM DEPTH OF 24" BELOW PROPOSED FINISH GRADE. REMOVE ALL EXCESS MATERIALS, TREE STUMPS, ETC. IN ORDER TO ACCOMMODATE NEW CONSTRUCTION.

(E) CLEAR AND GRUB HERBACEOUS VEGETATION TO DEPTH NECESSARY FOR NEW IMPROVEMENTS.

DEMOLITION LEGEND:

INLET PROTECTION.
REFER TO EROSION CONTROL PLANS EC201-EC204 FOR ADDITIONAL REQUIREMENTS.

TREE PROTECTION FENCE.
REFER TO DETAIL 2/LA101.

LOCATION OF REMOVED TREE. REMOVE ALL REMAINING TIMBER AND STUMPS AND GRUB ROOTS TO A MINIMUM DEPTH OF 24" BELOW PROPOSED FINISH GRADE. REFER TO SPECIFICATIONS.

SILT FENCE.
REFER TO EROSION CONTROL PLANS EC201-EC204 AND DETAIL 1/EC102 FOR ADDITIONAL REQUIREMENTS.

PROPOSED PROPERTY LINE.

DEMOLITION GENERAL NOTES:

1. THE CONTRACTOR SHALL COORDINATE AND BE RESPONSIBLE FOR THE STAGING AND REMOVAL OF ALL DEMOLITION ITEMS.
2. THE CONTRACTOR SHALL REPORT IMMEDIATELY TO THE OWNER & LANDSCAPE ARCHITECT ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS SHOWN ON THESE PLANS AND ACTUAL FIELD CONDITIONS.
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7. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH AFFECTED UTILITIES PRIOR TO START OF CONSTRUCTION. ALL UTILITIES SHALL BE FIELD LOCATED PRIOR TO THE START OF CONSTRUCTION. ALL UNDERGROUND AND OVERHEAD UTILITIES SHALL BE MAINTAINED AND PROTECTED FROM DAMAGE. RESETTING OR REPLACEMENT OF CASTINGS AND/OR STRUCTURES MAY BE REQUIRED - REFER TO UTILITY PLANS, DETAILS, & SPECS.
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10. CONTRACTOR TO VERIFY SITE CONDITIONS IN FIELD PRIOR TO BIDDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH ANY CHANGES SINCE THE SURVEY WAS PROCURED. RUNDELL ERNSTBERGER ASSOCIATES IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY INFORMATION.
11. CONTRACTOR SHALL ERECT CONSTRUCTION FENCING ALONG CONSTRUCTION LIMIT LINE. CONTRACTOR SHALL COORDINATE WITH OWNER AND THE TOWN OF ZIONSVILLE ON THE LOCATION AND RELOCATION OF FENCING AND CONSTRUCTION ACCESS POINTS.
12. SALVAGE ITEMS SHALL BE RETURNED TO THE OWNER. CONTRACTOR IS RESPONSIBLE FOR TRANSPORTING SALVAGED ITEMS TO THE OWNER'S DESIGNATED FACILITIES.
13. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF TRAFFIC (MOT).
14. REFER TO SITE UTILITY PLANS & DETAILS FOR THE FULL EXTENT OF DEMOLITION, PROTECTION, AND/OR SALVAGE OF EXISTING STORM DRAINAGE INLETS, CASTINGS, AND PIPING.
15. REMOVE ALL MISCELLANEOUS CONCRETE, DEBRIS, SCRUBBY GROWTH, SMALL TREES, OR DELETERIOUS MATERIALS IN THE WAY OF NEW CONSTRUCTION.
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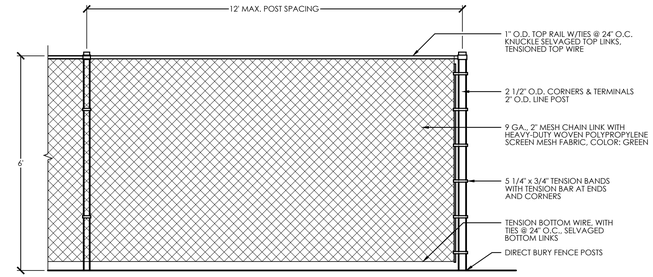
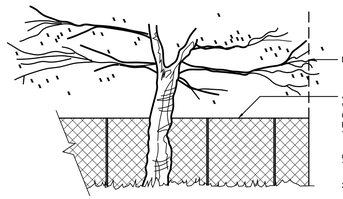


1 CHAIN-LINK CONSTRUCTION FENCE
SCALE: 1/2" = 1'-0"



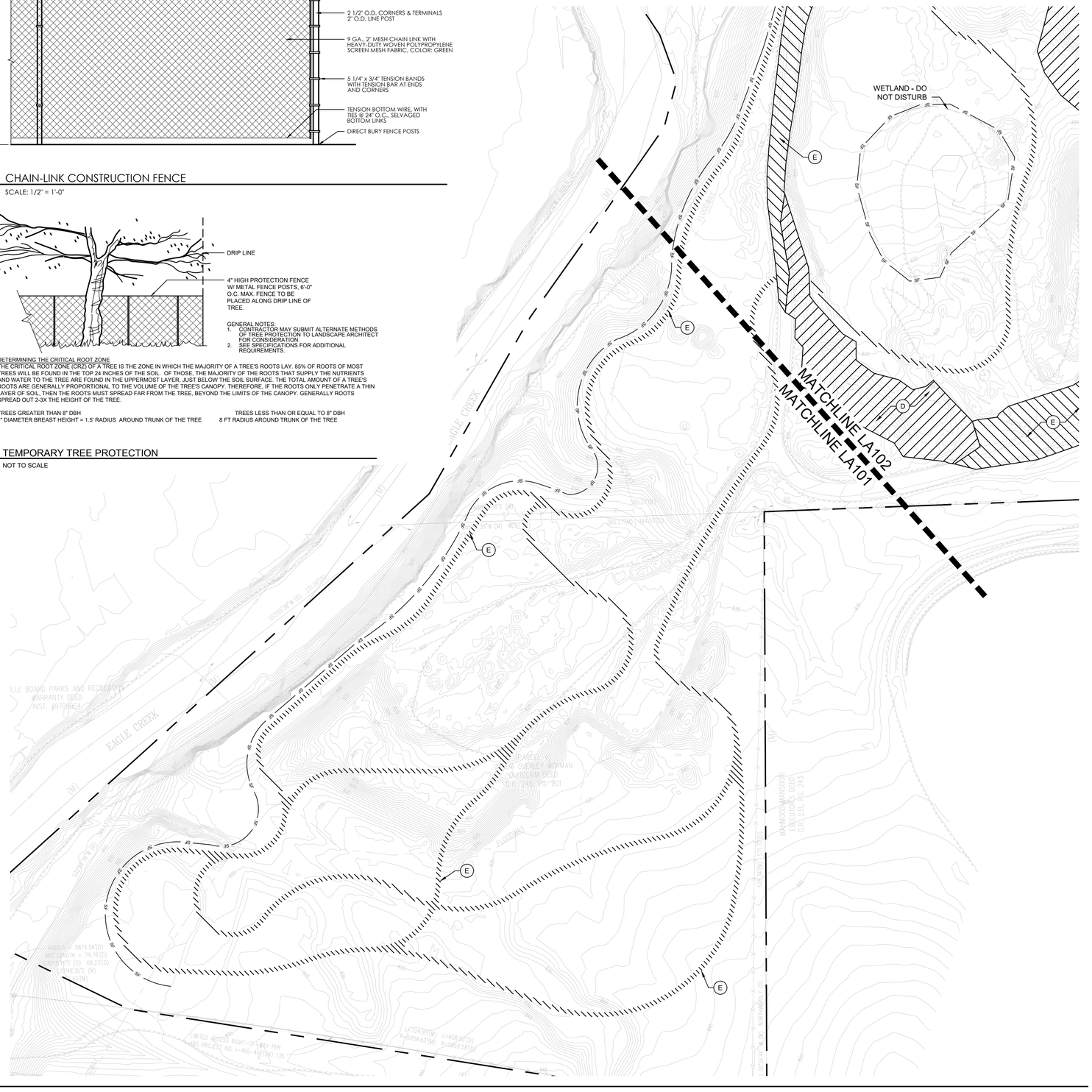
GENERAL NOTES:
1. CONTRACTOR MAY SUBMIT ALTERNATE METHODS OF TREE PROTECTION TO LANDSCAPE ARCHITECT FOR CONSIDERATION.
2. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

DETERMINING THE CRITICAL ROOT ZONE
THE CRITICAL ROOT ZONE (CRZ) OF A TREE IS THE ZONE IN WHICH THE MAJORITY OF A TREE'S ROOTS LAY. 85% OF ROOTS OF MOST TREES WILL BE FOUND IN THE TOP 24 INCHES OF THE SOIL. OF THOSE, THE MAJORITY OF THE ROOTS THAT SUPPLY THE NUTRIENTS AND WATER TO THE TREE ARE FOUND IN THE UPPERMOST LAYER, JUST BELOW THE SOIL SURFACE. THE TOTAL AMOUNT OF A TREE'S ROOTS ARE GENERALLY PROPORTIONAL TO THE VOLUME OF THE TREE'S CANOPY. THEREFORE, IF THE ROOTS ONLY PENETRATE A THIN LAYER OF SOIL, THEN THE ROOTS MUST SPREAD FAR FROM THE TREE, BEYOND THE LIMITS OF THE CANOPY. GENERALLY ROOTS SPREAD OUT 2-3X THE HEIGHT OF THE TREE.

TREES GREATER THAN 8" DBH
1" DIAMETER BREAST HEIGHT = 1.5' RADIUS AROUND TRUNK OF THE TREE

TREES LESS THAN OR EQUAL TO 8" DBH
8 FT RADIUS AROUND TRUNK OF THE TREE

2 TEMPORARY TREE PROTECTION
NOT TO SCALE



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KEY MAP:

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DRAWING NAME:
SITE DEMOLITION PLAN - A

CERTIFICATION:
90% CD REVIEW SET
(Not For Construction)

REA Project #: 191568
Date: 08/06/2020
Drawn by: PA/AG
Checked by: TM

DRAWING #:
LA101

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA101 - Demo Plan.dwg

DEMOLITION KEYNOTES:

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DEMOLITION LEGEND:

INLET PROTECTION.
REFER TO EROSION CONTROL PLANS EC201-EC204 FOR ADDITIONAL REQUIREMENTS.

TREE PROTECTION FENCE.
REFER TO DETAIL 2/LA101.

LOCATION OF REMOVED TREE. REMOVE ALL REMAINING TIMBER AND STUMPS AND GRUB ROOTS TO A MINIMUM DEPTH OF 24" BELOW PROPOSED FINISH GRADE. REFER TO SPECIFICATIONS.

SILT FENCE.
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PROPOSED PROPERTY LINE.

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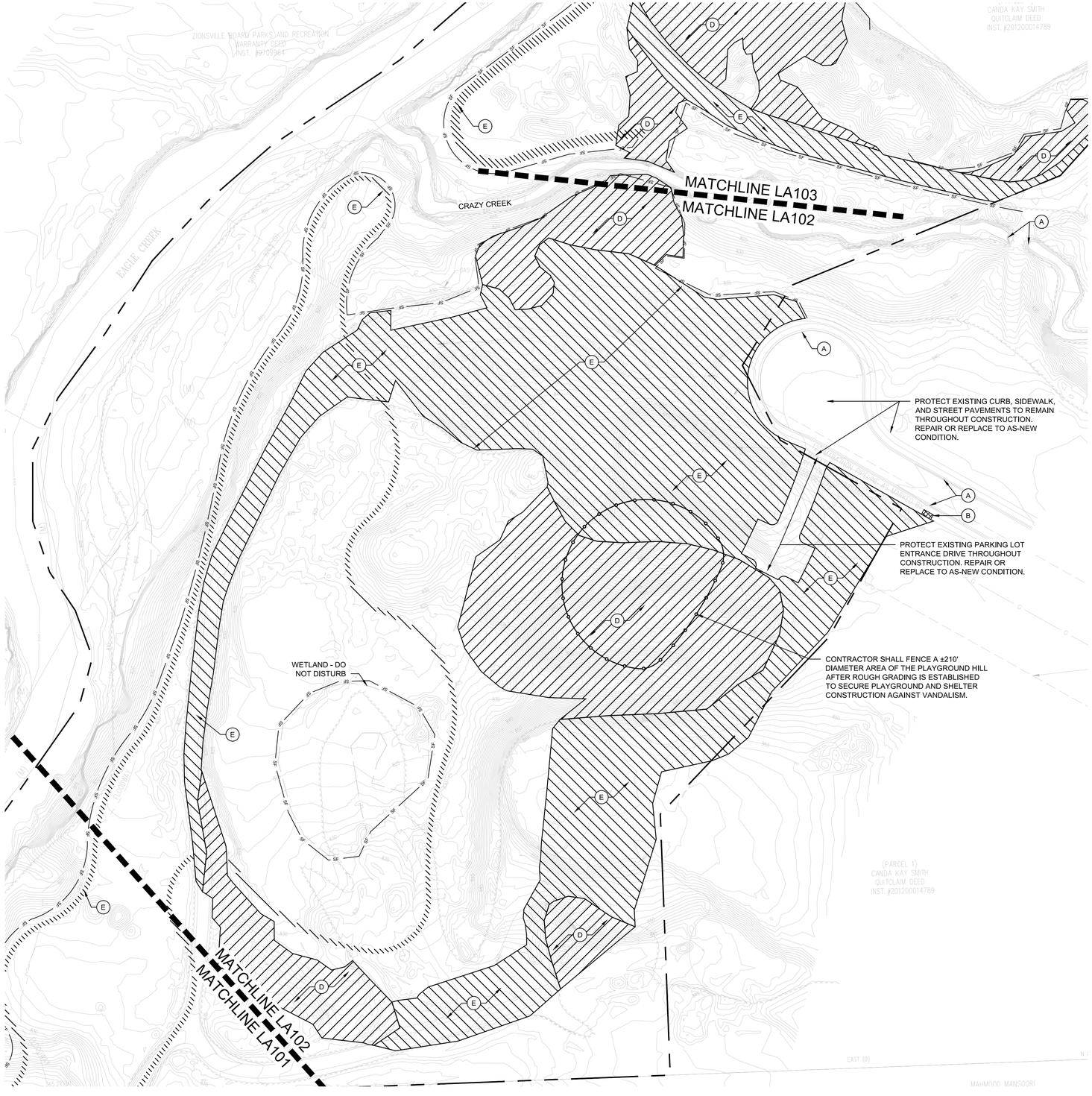

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PREPARED FOR:

ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent

PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:

Zionsville Parks
Overley-Worman Park

90% Construction Documents
Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:

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DRAWING NAME:

SITE DEMOLITION PLAN - B

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

LA102

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA101 - Demo Plan.dwg

DEMOLITION KEYNOTES:

(A) PROTECT ALL CASTINGS AND UTILITIES TO REMAIN (STORM, SANITARY, ELECTRICAL, FIBER, ETC.). REPLACE OR RESET GRADE AS REQUIRED BY THE GRADING AND DRAINAGE PLANS.

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DEMOLITION LEGEND:

INLET PROTECTION.
REFER TO EROSION CONTROL PLANS EC201-EC204 FOR ADDITIONAL REQUIREMENTS.

TREE PROTECTION FENCE.
REFER TO DETAIL 2/LA101.

LOCATION OF REMOVED TREE. REMOVE ALL REMAINING TIMBER AND STUMPS AND GRUB ROOTS TO A MINIMUM DEPTH OF 24" BELOW PROPOSED FINISH GRADE. REFER TO SPECIFICATIONS.

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PROPOSED PROPERTY LINE.

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DRAWING NAME:

SITE DEMOLITION PLAN - C

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

LA103

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA101 - Demo Plan.dwg

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TREE PROTECTION FENCE.
REFER TO DETAIL 2/LA101.

LOCATION OF REMOVED TREE. REMOVE ALL REMAINING TIMBER AND STUMPS AND GRUB ROOTS TO A MINIMUM DEPTH OF 24" BELOW PROPOSED FINISH GRADE. REFER TO SPECIFICATIONS.

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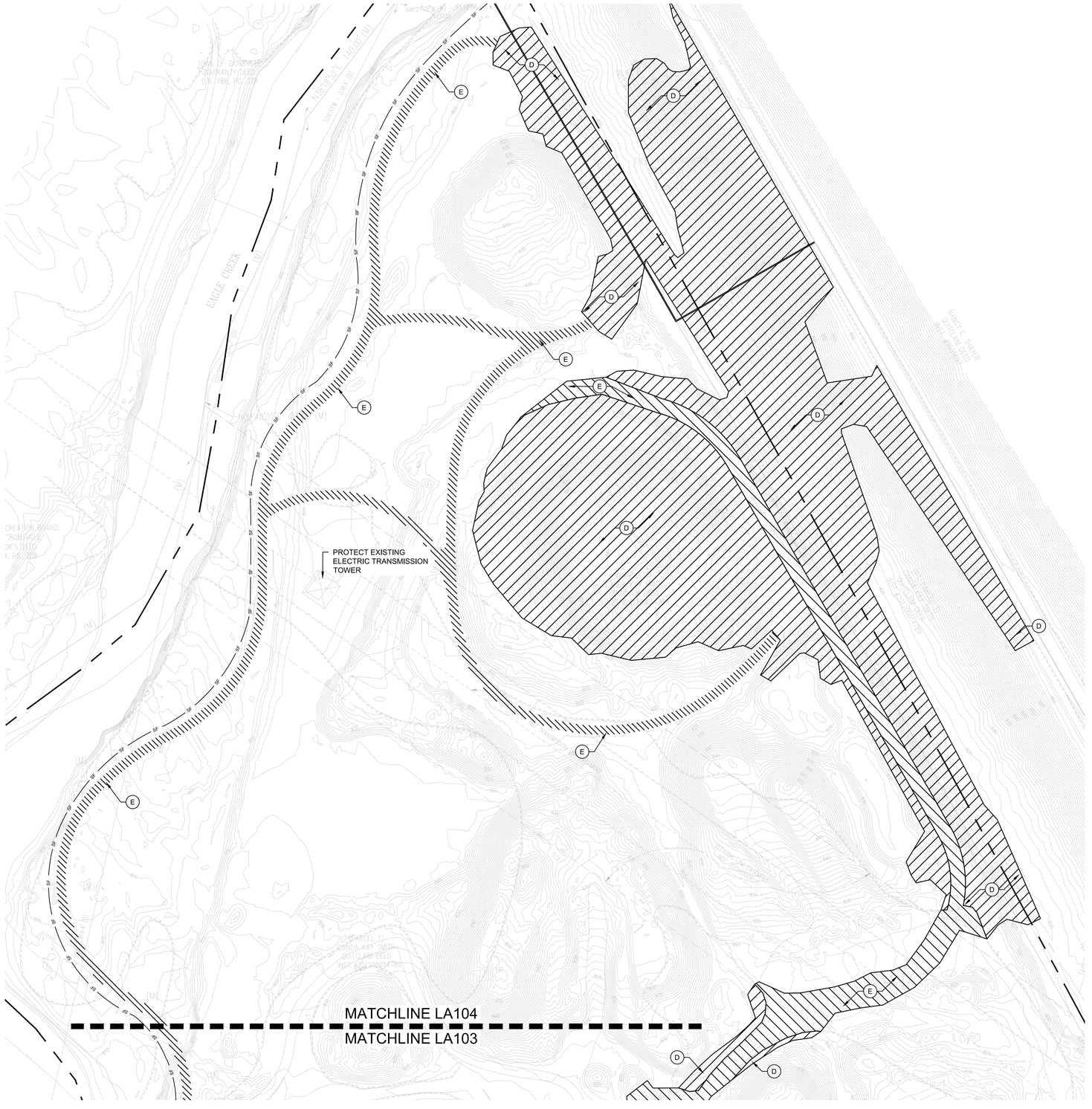
2. THE CONTRACTOR SHALL REPORT IMMEDIATELY TO THE OWNER & LANDSCAPE ARCHITECT ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS SHOWN ON THESE PLANS AND ACTUAL FIELD CONDITIONS.
3. PROTECT ALL EXISTING ELEMENTS TO REMAIN DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING SITE ELEMENTS THAT ARE TO REMAIN.
5. THE CONTRACTOR SHALL SMOOTHLY SAW CUT EXISTING PAVEMENTS TO BE REMOVED FROM PAVEMENTS TO REMAIN. REFER TO PLANS FOR SAW CUT LOCATIONS RELATING TO EXISTING JOINTING.
6. EVERY EFFORT SHALL BE MADE BY THE CONTRACTOR TO PROTECT EXISTING TREES TO REMAIN. THIS EFFORT SHALL INCLUDE, BUT IS NOT LIMITED TO, INSTALLING TREE PROTECTION FENCING AROUND TREES WITHIN THE AREAS OF CONSTRUCTION ACTIVITY. ALSO REFRAIN FROM PARKING OR MOVING ANY VEHICLES OR EQUIPMENT WITHIN THE DRIP LINE OF TREES TO PROTECT. SEE TREE PROTECTION SHEET EC101.
7. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH AFFECTED UTILITIES PRIOR TO START OF CONSTRUCTION. ALL UTILITIES SHALL BE FIELD LOCATED PRIOR TO THE START OF CONSTRUCTION. ALL UNDERGROUND AND OVERHEAD UTILITIES SHALL BE MAINTAINED AND PROTECTED FROM DAMAGE. RESETTING OR REPLACEMENT OF CASTINGS AND/OR STRUCTURES MAY BE REQUIRED - REFER TO UTILITY PLANS, DETAILS, & SPECS.
8. ALL WORK SHALL BE COORDINATED AND IN COMPLIANCE WITH STATE AND LOCAL MUNICIPALITIES AS WARRANTED.
9. EROSION CONTROL MEASURES (I.E.: SILT FENCING AND SEDIMENT CONTROL) SHALL BE PROVIDED BY THE CONTRACTOR PER THE SPECIFICATIONS. SEE EROSION CONTROL PLANS, GRADING PLANS, DETAILS, & SPECS.
10. CONTRACTOR TO VERIFY SITE CONDITIONS IN FIELD PRIOR TO BIDDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BE FAMILIAR WITH ANY CHANGES SINCE THE SURVEY WAS PROCURED. RUNDELL ERNSTBERGER ASSOCIATES IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY INFORMATION.
11. CONTRACTOR SHALL ERECT CONSTRUCTION FENCING ALONG CONSTRUCTION LIMIT LINE. CONTRACTOR SHALL COORDINATE WITH OWNER AND THE TOWN OF ZIONSVILLE ON THE LOCATION AND RELOCATION OF FENCING AND CONSTRUCTION ACCESS POINTS.
12. SALVAGE ITEMS SHALL BE RETURNED TO THE OWNER. CONTRACTOR IS RESPONSIBLE FOR TRANSPORTING SALVAGED ITEMS TO THE OWNER'S DESIGNATED FACILITIES.
13. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF TRAFFIC (MOT).
14. REFER TO SITE UTILITY PLANS & DETAILS FOR THE FULL EXTENT OF DEMOLITION, PROTECTION, AND/OR SALVAGE OF EXISTING STORM DRAINAGE INLETS, CASTINGS, AND PIPING.
15. REMOVE ALL MISCELLANEOUS CONCRETE, DEBRIS, SCRUBBY GROWTH, SMALL TREES, OR DELETERIOUS MATERIALS IN THE WAY OF NEW CONSTRUCTION.
16. UNLESS NOTES OTHERWISE, ALL EXISTING STORM AND SANITARY SEWER CASTINGS TO REMAIN SHALL BE ADJUSTED TO GRADE.



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PREPARED FOR:
ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent
PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:
Zionsville Parks
Overley-Worman Park
90% Construction Documents
Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:

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DRAWING NAME:
SITE DEMOLITION PLAN - D

CERTIFICATION:
90% CD REVIEW SET
(Not For Construction)

REA Project #: 191568
Date: 08/06/2020
Drawn by: PA/AG
Checked by: TM

DRAWING #:
LA104

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA101 - Demo Plan.dwg

ASPHALT:

(A1) ASPHALT PAVEMENT (VEHICULAR).
REFER TO DETAIL 8, LA500.

(A2) ASPHALT PAVEMENT (TRAIL).
REFER TO DETAIL 7, LA500.

CONCRETE:

(C1) CONCRETE SIDEWALK.
REFER TO DETAIL 2, LA500.

(C2) CONCRETE CURB & WALK, INTEGRAL.
REFER TO DETAIL 6, LA500.

(C3) CONCRETE BARRIER CURB.
REFER TO DETAIL 4, LA500.

(C4) CONCRETE PAVEMENT VEHICULAR.
REFER TO DETAIL 3, LA500.

(C5) CONCRETE END BENT.
REFER TO STRUCTURAL SHEETS.

(C6) CONCRETE STAIRS.
REFER TO DETAIL 1, LA519.

(C7) CONCRETE CURB FLUME.
REFER TO DETAIL 6, LA505.

(C8) CONCRETE CONTAINMENT BAND.
REFER TO DETAIL 5, LA500.

PATHS:

(P1) 4' WIDE RUSTIC TRAIL.
REFER TO XXX.

(P2) 8' WIDE RUSTIC TRAIL.
REFER TO XXX.

(P3) BOARDWALK 'A'.
REFER TO LA508.

(P4) BOARDWALK 'B'.
REFER TO LA509.

LANDSCAPE:

(L1) TURF LAWN.
REFER TO SITE PLANTING PLANS.

(L2) LANDSCAPE BED.
REFER TO SITE PLANTING PLANS.

(L3) NATIVE SEEDING.
REFER TO SITE PLANTING PLANS.

(L4) APPROXIMATE PROPOSED TREE LINE.
REFER TO SITE PLANTING PLANS.

ELEMENTS:

(F1) DISC GOLF COURSE.
REFER TO SHEET LA502 AND SPECS.

(F2) NOT USED.

(F3) BICYCLE LOOP.
REFER TO DETAIL 2, LA501.

(F4) NOT
USED.

(F5) TRASH RECEPTACLE.
REFER TO DETAIL 3, LA501.

(F6) SHELTER.
REFER TO SHEET LA512 AND SPECS.

(F7) PIPE BOLLARD.
REFER TO DETAIL 4, LA501.

(F8) NOT
USED.

(F9) SEAT WALL.
REFER TO DETAIL 1-2, LA504.

SIGNAGE/STRIPING:

(S1) PARK ENTRY SIGN
REFER TO DETAILS 3-9, LA504.

(S2) WAYFINDING SIGNAGE
REFER TO LA503.

(S3) NOT
USED.

(S4) STOP SIGN.
REFER TO DETAIL 7, LA505.

(S5) 4" WHITE STRIPING.
REFER TO SPECIFICATIONS.

(S6) 4" BLUE STRIPING.
REFER TO SPECIFICATIONS.

(S7) 48" SQ. ADA SYMBOL, WHITE W/ BLUE FIELD. REFER TO SPECIFICATIONS.

(S8) RESERVED (ADA) PARKING SIGN.
REFER TO DETAIL 3, LA505.

CURB RAMPS:

(R1) CURB RAMP.
REFER TO DETAIL 1, LA505.

(R2) NOT
USED.

UTILITY:

(U1) HYBRID SOLAR/WIND LIGHT SYSTEM.
REFER TO DETAIL 5, LA501. REFER TO SITE ELECTRICAL PLANS.

(U2) DRINKING FOUNTAIN.
REFER TO DETAIL 1, LA501, SITE UTILITY PLANS AND SPECIFICATIONS.

(U3) CULVERT W/ METAL END SECTION ON EACH END AND ROCK CHUTE.
REFER TO DETAIL 2, LA513, GRADING PLANS AND SPECIFICATIONS.

WALLS:

(W1) GABION WALL - 1
REFER TO DETAIL 1, LA517.

(W2) GABION WALL - 2
REFER TO DETAIL 3-4 ON LA517 AND SHEET LA518

(W3) GABION WALL - 3
REFER TO DETAIL 3-4 ON LA517 AND SHEET LA518

LAYOUT GENERAL NOTES:

1. SITE LAYOUT DATA, INCLUDING COORDINATE POINTS, IS BASED ON A SURVEY PERFORMED BY SCHNEIDER GEOMATICS. REFER TO SURVEY FOR HORIZONTAL LAYOUT CONTROL POINTS AND BENCHMARKS. REPORT ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS TO OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY.
2. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO THE FOLLOWING: FACE OF WALL, FACE OF BUILDING, FACE OF CURB, EDGE OF PAVEMENT, CENTERLINE OF PAVEMENT.
3. ALL EDGES OF PAVEMENTS ARE TO BE STRAIGHT (OR OF CONSISTENT RADIUS IN THE CASE OF CURVES) AS SHOWN HEREON; NO UNSPECIFIED TANGENTS OR KINKS WILL BE APPROVED.
4. EDGES OF PAVEMENTS AT RIGHT-OF-WAY LINES ARE SHOWN AS ACCURATELY AS POSSIBLE. SOME MINOR DEVIATIONS AND OFFSETS IN BUILDING FACADES AND ADJACENT CONSTRUCTION ARE EXPECTED. CONTRACTOR IS RESPONSIBLE FOR EXTENDING PROPOSED PAVEMENTS TO FACE OF ALL ADJACENT BUILDINGS, WALLS, AND CURBS EVEN IF SAID ELEMENTS ARE OUTSIDE THE PUBLIC RIGHT-OF-WAY.
5. ALL CONSTRUCTION LAYOUT STAKING IS TO BE PERFORMED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF INDIANA. TO FACILITATE ACCURACY IN CONSTRUCTION STAKING, UPON WRITTEN REQUEST FROM CONTRACTOR, THE ELECTRONIC DATA COMPRISING THESE SITE DEVELOPMENT DRAWINGS WILL BE FORWARDED FROM THE LANDSCAPE ARCHITECT TO THE LAND SURVEYOR OR PROFESSIONAL ENGINEER EMPLOYED TO PERFORM CONSTRUCTION STAKING.
6. ALL LIGHT POLE BASE LOCATIONS SHALL BE STAKED BY SURVEYOR OR PROFESSIONAL ENGINEER AT COORDINATES INDICATED HEREIN; FINAL LOCATIONS ARE TO BE APPROVED IN FIELD BY LANDSCAPE ARCHITECT AND UTILITY REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATES GIVEN ARE TO CENTER POINT OF FOUNDATION.
7. IN ORDER TO MAINTAIN THE INTEGRITY OF HORIZONTAL AND VERTICAL CONTROL FOR THE SITE, THE SURVEYOR OR PROFESSIONAL ENGINEER EMPLOYED BY THE CONTRACTOR TO PERFORM CONSTRUCTION LAYOUT STAKING SHALL SET AND PROTECT ADDITIONAL TRAVERSE POINTS OUTSIDE THE AREAS OF CONSTRUCTION ACTIVITY.
8. AS SOME OF THE HORIZONTAL CONTROL POINTS SHOWN ON THESE PLANS AS EXISTING MAY HAVE BEEN REMOVED OR DAMAGED SINCE THEY WERE SET, THE CONTRACTOR SHALL, DURING THE BIDDING PROCESS, VERIFY THE EXISTENCE AND INTEGRITY OF THE HORIZONTAL CONTROL POINTS SHOWN HEREON. THE CONTRACTOR SHALL INCLUDE ANY WORK NECESSARY TO ESTABLISH RELIABLE LAYOUT CONTROL FOR THE PROJECT IN THE BID.
9. REFER TO SITE GRADING PLANS FOR VERTICAL LAYOUT DATA.
10. CONTRACTOR SHALL PROVIDE REGULATORY AND WARNING SIGNS AS INDICATED ON KEYNOTE PLANS. SIGNS ARE INDICATED BY PREFIX "R" OR "W". ANCHOR SIGNS TO POSTS WITH TAMPER RESISTANT SCREWS.

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LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN

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PREPARED FOR:

ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent

PARKS DEPARTMENT
Town of Zionsville
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CONSULTANTS:

PROJECT:

Zionsville Parks
Overley-Worman Park

90% Construction Documents
Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:

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DRAWING NAME:

SITE KEYNOTE PLAN - A

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

LA201

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA201 - Keynote Plan.dwg

ASPHALT:

(A1) ASPHALT PAVEMENT (VEHICULAR).
REFER TO DETAIL 8, LA500.

(A2) ASPHALT PAVEMENT (TRAIL).
REFER TO DETAIL 7, LA500.

CONCRETE:

(C1) CONCRETE SIDEWALK.
REFER TO DETAIL 2, LA500.

(C2) CONCRETE CURB & WALK, INTEGRAL.
REFER TO DETAIL 6, LA500.

(C3) CONCRETE BARRIER CURB.
REFER TO DETAIL 4, LA500.

(C4) CONCRETE PAVEMENT VEHICULAR.
REFER TO DETAIL 3, LA500.

(C5) CONCRETE END BENT.
REFER TO STRUCTURAL SHEETS.

(C6) CONCRETE STAIRS.
REFER TO DETAIL 1, LA519.

(C7) CONCRETE CURB FLUME.
REFER TO DETAIL 6, LA505.

(C8) CONCRETE CONTAINMENT BAND.
REFER TO DETAIL 5, LA500.

PATHS:

(P1) 4' WIDE RUSTIC TRAIL.
REFER TO XXX.

(P2) 8' WIDE RUSTIC TRAIL.
REFER TO XXX.

(P3) BOARDWALK 'A'.
REFER TO LA508.

(P4) BOARDWALK 'B'.
REFER TO LA509.

LANDSCAPE:

(L1) TURF LAWN.
REFER TO SITE PLANTING PLANS.

(L2) LANDSCAPE BED.
REFER TO SITE PLANTING PLANS.

(L3) NATIVE SEEDING.
REFER TO SITE PLANTING PLANS.

(L4) APPROXIMATE PROPOSED TREE LINE.
REFER TO SITE PLANTING PLANS.

ELEMENTS:

(F1) DISC GOLF COURSE.
REFER TO SHEET LA502 AND SPECS.

(F2) NOT USED.

(F3) BICYCLE LOOP.
REFER TO DETAIL 2, LA501.

(F4) NOT
USED.

(F5) TRASH RECEPTACLE.
REFER TO DETAIL 3, LA501.

(F6) SHELTER.
REFER TO SHEET LA512 AND SPECS.

(F7) PIPE BOLLARD.
REFER TO DETAIL 4, LA501.

(F8) NOT
USED.

(F9) SEAT WALL.
REFER TO DETAIL 1-2, LA504.

SIGNAGE/STRIPING:

(S1) PARK ENTRY SIGN
REFER TO DETAILS 3-9, LA504.

(S2) WAYFINDING SIGNAGE
REFER TO LA503.

(S3) NOT
USED.

(S4) STOP SIGN.
REFER TO DETAIL 7, LA505.

(S5) 4" WHITE STRIPING.
REFER TO SPECIFICATIONS.

(S6) 4" BLUE STRIPING.
REFER TO SPECIFICATIONS.

(S7) 48" SQ. ADA SYMBOL, WHITE W/ BLUE FIELD. REFER TO SPECIFICATIONS.

(S8) RESERVED (ADA) PARKING SIGN.
REFER TO DETAIL 3, LA505.

CURB RAMPS:

(R1) CURB RAMP.
REFER TO DETAIL 1, LA505.

(R2) NOT
USED.

UTILITY:

(U1) HYBRID SOLAR/WIND LIGHT SYSTEM.
REFER TO DETAIL 5, LA501. REFER TO SITE ELECTRICAL PLANS.

(U2) DRINKING FOUNTAIN.
REFER TO DETAIL 1, LA501, SITE UTILITY PLANS AND SPECIFICATIONS.

(U3) CULVERT W/ METAL END SECTION ON EACH END AND ROCK CHUTE.
REFER TO DETAIL 2, LA513, GRADING PLANS AND SPECIFICATIONS.

WALLS:

(W1) GABION WALL - 1
REFER TO DETAIL 1, LA517.

(W2) GABION WALL - 2
REFER TO DETAIL 3-4 ON LA517 AND SHEET LA518

(W3) GABION WALL - 3
REFER TO DETAIL 3-4 ON LA517 AND SHEET LA518

LAYOUT GENERAL NOTES:

1. SITE LAYOUT DATA, INCLUDING COORDINATE POINTS, IS BASED ON A SURVEY PERFORMED BY SCHNEIDER GEOMATICS. REFER TO SURVEY FOR HORIZONTAL LAYOUT CONTROL POINTS AND BENCHMARKS. REPORT ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS TO OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY.
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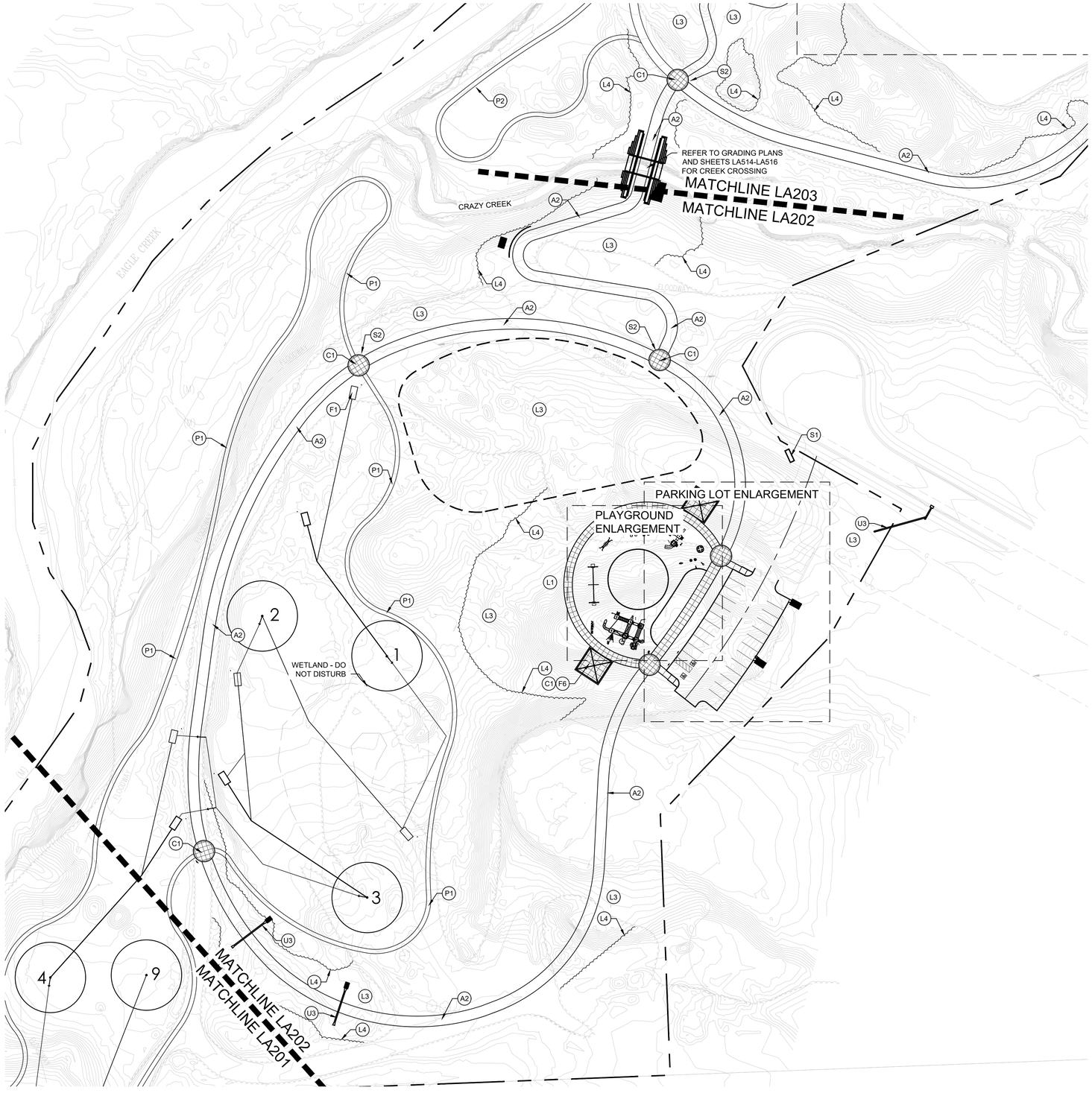
8. AS SOME OF THE HORIZONTAL CONTROL POINTS SHOWN ON THESE PLANS AS EXISTING MAY HAVE BEEN REMOVED OR DAMAGED SINCE THEY WERE SET, THE CONTRACTOR SHALL, DURING THE BIDDING PROCESS, VERIFY THE EXISTENCE AND INTEGRITY OF THE HORIZONTAL CONTROL POINTS SHOWN HEREON. THE CONTRACTOR SHALL INCLUDE ANY WORK NECESSARY TO ESTABLISH RELIABLE LAYOUT CONTROL FOR THE PROJECT IN THE BID.
9. REFER TO SITE GRADING PLANS FOR VERTICAL LAYOUT DATA.
10. CONTRACTOR SHALL PROVIDE REGULATORY AND WARNING SIGNS AS INDICATED ON KEYNOTE PLANS. SIGNS ARE INDICATED BY PREFIX "R" OR "W". ANCHOR SIGNS TO POSTS WITH TAMPER RESISTANT SCREWS.



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LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN
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PREPARED FOR:

ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent
PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:

Zionsville Parks
Overley-Worman Park

90% Construction Documents
Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:

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DRAWING NAME:

SITE KEYNOTE PLAN - B

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

LA202

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA201 - Keynote Plan.dwg

ASPHALT:

(A1) ASPHALT PAVEMENT (VEHICULAR).
REFER TO DETAIL 8, LA500.

(A2) ASPHALT PAVEMENT (TRAIL).
REFER TO DETAIL 7, LA500.

CONCRETE:

(C1) CONCRETE SIDEWALK.
REFER TO DETAIL 2, LA500.

(C2) CONCRETE CURB & WALK, INTEGRAL.
REFER TO DETAIL 6, LA500.

(C3) CONCRETE BARRIER CURB.
REFER TO DETAIL 4, LA500.

(C4) CONCRETE PAVEMENT VEHICULAR.
REFER TO DETAIL 3, LA500.

(C5) CONCRETE END BENT.
REFER TO STRUCTURAL SHEETS.

(C6) CONCRETE STAIRS.
REFER TO DETAIL 1, LA519.

(C7) CONCRETE CURB FLUME.
REFER TO DETAIL 6, LA505.

(C8) CONCRETE CONTAINMENT BAND.
REFER TO DETAIL 5, LA500.

PATHS:

(P1) 4' WIDE RUSTIC TRAIL.
REFER TO XXX.

(P2) 8' WIDE RUSTIC TRAIL.
REFER TO XXX.

(P3) BOARDWALK 'A'.
REFER TO LA508.

(P4) BOARDWALK 'B'.
REFER TO LA509.

LANDSCAPE:

(L1) TURF LAWN.
REFER TO SITE PLANTING PLANS.

(L2) LANDSCAPE BED.
REFER TO SITE PLANTING PLANS.

(L3) NATIVE SEEDING.
REFER TO SITE PLANTING PLANS.

(L4) APPROXIMATE PROPOSED TREE LINE.
REFER TO SITE PLANTING PLANS.

ELEMENTS:

(F1) DISC GOLF COURSE.
REFER TO SHEET LA502 AND SPECS.

(F2) NOT USED.

(F3) BICYCLE LOOP.
REFER TO DETAIL 2, LA501.

(F4) NOT
USED.

(F5) TRASH RECEPTACLE.
REFER TO DETAIL 3, LA501.

(F6) SHELTER.
REFER TO SHEET LA512 AND SPECS.

(F7) PIPE BOLLARD.
REFER TO DETAIL 4, LA501.

(F8) NOT
USED.

(F9) SEAT WALL.
REFER TO DETAIL 1-2, LA504.

SIGNAGE/STRIPING:

(S1) PARK ENTRY SIGN
REFER TO DETAILS 3-9, LA504.

(S2) WAYFINDING SIGNAGE
REFER TO LA503.

(S3) NOT
USED.

(S4) STOP SIGN.
REFER TO DETAIL 7, LA505.

(S5) 4" WHITE STRIPING.
REFER TO SPECIFICATIONS.

(S6) 4" BLUE STRIPING.
REFER TO SPECIFICATIONS.

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(S8) RESERVED (ADA) PARKING SIGN.
REFER TO DETAIL 3, LA505.

CURB RAMPS:

(R1) CURB RAMP.
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(R2) NOT
USED.

UTILITY:

(U1) HYBRID SOLAR/WIND LIGHT SYSTEM.
REFER TO DETAIL 5, LA501. REFER TO SITE ELECTRICAL PLANS.

(U2) DRINKING FOUNTAIN.
REFER TO DETAIL 1, LA501, SITE UTILITY PLANS AND SPECIFICATIONS.

(U3) CULVERT W/ METAL END SECTION ON EACH END AND ROCK CHUTE.
REFER TO DETAIL 2, LA513, GRADING PLANS AND SPECIFICATIONS.

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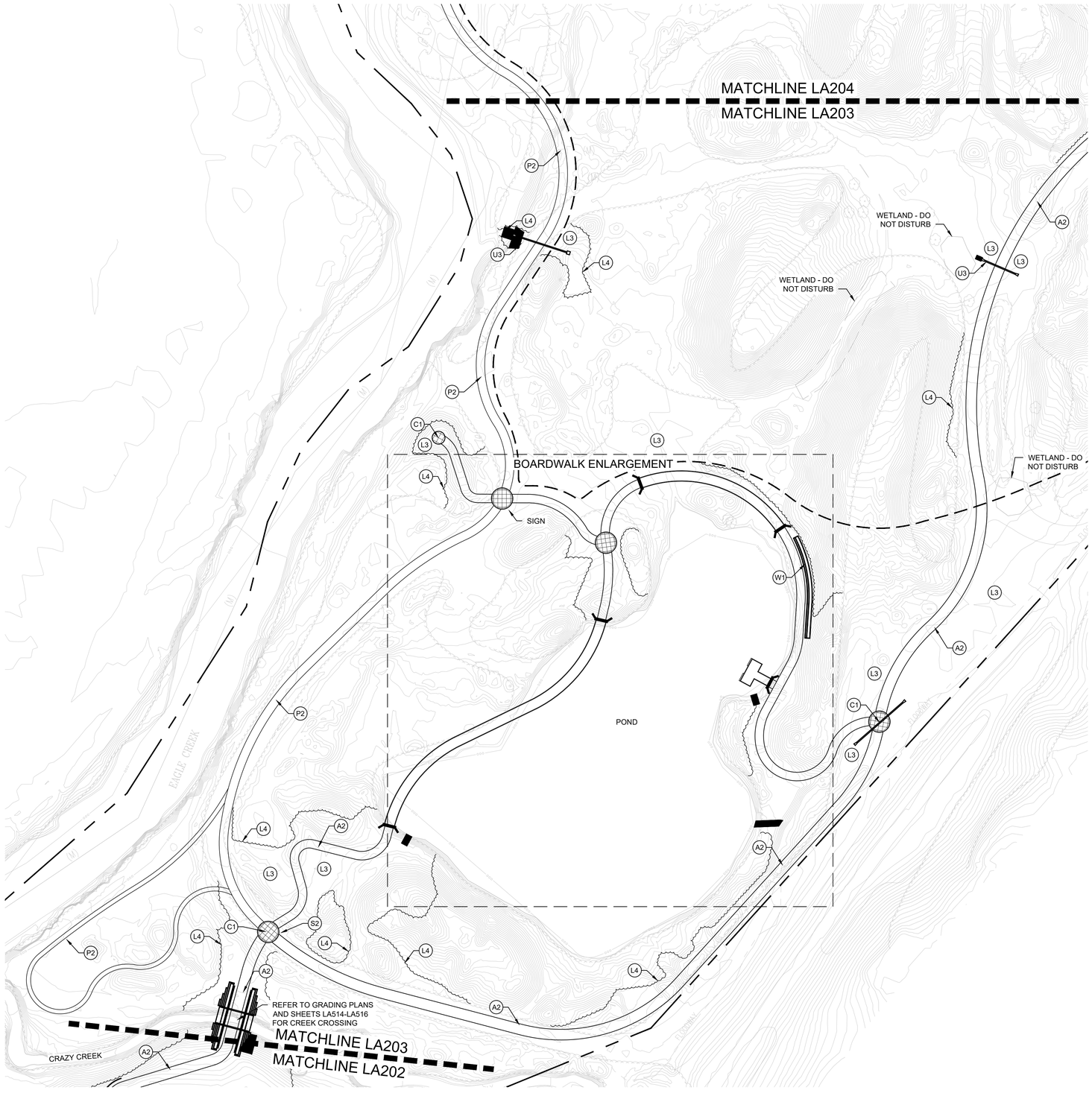
(W2) GABION WALL - 2
REFER TO DETAIL 3-4 ON LA517 AND SHEET LA518

(W3) GABION WALL - 3
REFER TO DETAIL 3-4 ON LA517 AND SHEET LA518

LAYOUT GENERAL NOTES:

1. SITE LAYOUT DATA, INCLUDING COORDINATE POINTS, IS BASED ON A SURVEY PERFORMED BY SCHNEIDER GEOMATICS. REFER TO SURVEY FOR HORIZONTAL LAYOUT CONTROL POINTS AND BENCHMARKS. REPORT ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS TO OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY.
2. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO THE FOLLOWING: FACE OF WALL, FACE OF BUILDING, FACE OF CURB, EDGE OF PAVEMENT, CENTERLINE OF PAVEMENT.
3. ALL EDGES OF PAVEMENTS ARE TO BE STRAIGHT (OR OF CONSISTENT RADIUS IN THE CASE OF CURVES) AS SHOWN HEREON; NO UNSPECIFIED TANGENTS OR KINKS WILL BE APPROVED.
4. EDGES OF PAVEMENTS AT RIGHT-OF-WAY LINES ARE SHOWN AS ACCURATELY AS POSSIBLE. SOME MINOR DEVIATIONS AND OFFSETS IN BUILDING FACADES AND ADJACENT CONSTRUCTION ARE EXPECTED. CONTRACTOR IS RESPONSIBLE FOR EXTENDING PROPOSED PAVEMENTS TO FACE OF ALL ADJACENT BUILDINGS, WALLS, AND CURBS EVEN IF SAID ELEMENTS ARE OUTSIDE THE PUBLIC RIGHT-OF-WAY.
5. ALL CONSTRUCTION LAYOUT STAKING IS TO BE PERFORMED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF INDIANA. TO FACILITATE ACCURACY IN CONSTRUCTION STAKING, UPON WRITTEN REQUEST FROM CONTRACTOR, THE ELECTRONIC DATA COMPRISING THESE SITE DEVELOPMENT DRAWINGS WILL BE FORWARDED FROM THE LANDSCAPE ARCHITECT TO THE LAND SURVEYOR OR PROFESSIONAL ENGINEER EMPLOYED TO PERFORM CONSTRUCTION STAKING.
6. ALL LIGHT POLE BASE LOCATIONS SHALL BE STAKED BY SURVEYOR OR PROFESSIONAL ENGINEER AT COORDINATES INDICATED HEREIN; FINAL LOCATIONS ARE TO BE APPROVED IN FIELD BY LANDSCAPE ARCHITECT AND UTILITY REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATES GIVEN ARE TO CENTER POINT OF FOUNDATION.
7. IN ORDER TO MAINTAIN THE INTEGRITY OF HORIZONTAL AND VERTICAL CONTROL FOR THE SITE, THE SURVEYOR OR PROFESSIONAL ENGINEER EMPLOYED BY THE CONTRACTOR TO PERFORM CONSTRUCTION LAYOUT STAKING SHALL SET AND PROTECT ADDITIONAL TRAVERSE POINTS OUTSIDE THE AREAS OF CONSTRUCTION ACTIVITY.
8. AS SOME OF THE HORIZONTAL CONTROL POINTS SHOWN ON THESE PLANS AS EXISTING MAY HAVE BEEN REMOVED OR DAMAGED SINCE THEY WERE SET, THE CONTRACTOR SHALL, DURING THE BIDDING PROCESS, VERIFY THE EXISTENCE AND INTEGRITY OF THE HORIZONTAL CONTROL POINTS SHOWN HEREON. THE CONTRACTOR SHALL INCLUDE ANY WORK NECESSARY TO ESTABLISH RELIABLE LAYOUT CONTROL FOR THE PROJECT IN THE BID.
9. REFER TO SITE GRADING PLANS FOR VERTICAL LAYOUT DATA.
10. CONTRACTOR SHALL PROVIDE REGULATORY AND WARNING SIGNS AS INDICATED ON KEYNOTE PLANS. SIGNS ARE INDICATED BY PREFIX "R" OR "W". ANCHOR SIGNS TO POSTS WITH TAMPER RESISTANT SCREWS.



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PREPARED FOR:
ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent
PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:
Zionsville Parks
Overley-Worman Park
90% Construction Documents
Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:

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DRAWING NAME:
SITE KEYNOTE PLAN - C

CERTIFICATION:
90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:
LA203

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA201 - Keynote Plan.dwg

ASPHALT:

(A1) ASPHALT PAVEMENT (VEHICULAR).
REFER TO DETAIL 8, LA500.

(A2) ASPHALT PAVEMENT (TRAIL).
REFER TO DETAIL 7, LA500.

CONCRETE:

(C1) CONCRETE SIDEWALK.
REFER TO DETAIL 2, LA500.

(C2) CONCRETE CURB & WALK, INTEGRAL.
REFER TO DETAIL 6, LA500.

(C3) CONCRETE BARRIER CURB.
REFER TO DETAIL 4, LA500.

(C4) CONCRETE PAVEMENT VEHICULAR.
REFER TO DETAIL 3, LA500.

(C5) CONCRETE END BENT.
REFER TO STRUCTURAL SHEETS.

(C6) CONCRETE STAIRS.
REFER TO DETAIL 1, LA519.

(C7) CONCRETE CURB FLUME.
REFER TO DETAIL 6, LA505.

(C8) CONCRETE CONTAINMENT BAND.
REFER TO DETAIL 5, LA500.

PATHS:

(P1) 4' WIDE RUSTIC TRAIL.
REFER TO XXX.

(P2) 8' WIDE RUSTIC TRAIL.
REFER TO XXX.

(P3) BOARDWALK 'A'.
REFER TO LA508.

(P4) BOARDWALK 'B'.
REFER TO LA509.

LANDSCAPE:

(L1) TURF LAWN.
REFER TO SITE PLANTING PLANS.

(L2) LANDSCAPE BED.
REFER TO SITE PLANTING PLANS.

(L3) NATIVE SEEDING.
REFER TO SITE PLANTING PLANS.

(L4) APPROXIMATE PROPOSED TREE LINE.
REFER TO SITE PLANTING PLANS.

ELEMENTS:

(F1) DISC GOLF COURSE.
REFER TO SHEET LA502 AND SPECS.

(F2) NOT USED.

(F3) BICYCLE LOOP.
REFER TO DETAIL 2, LA501.

(F4) NOT
USED.

(F5) TRASH RECEPTACLE.
REFER TO DETAIL 3, LA501.

(F6) SHELTER.
REFER TO SHEET LA512 AND SPECS.

(F7) PIPE BOLLARD.
REFER TO DETAIL 4, LA501.

(F8) NOT
USED.

(F9) SEAT WALL.
REFER TO DETAIL 1-2, LA504.

SIGNAGE/STRIPING:

(S1) PARK ENTRY SIGN
REFER TO DETAILS 3-9, LA504.

(S2) WAYFINDING SIGNAGE
REFER TO LA503.

(S3) NOT
USED.

(S4) STOP SIGN.
REFER TO DETAIL 7, LA505.

(S5) 4" WHITE STRIPING.
REFER TO SPECIFICATIONS.

(S6) 4" BLUE STRIPING.
REFER TO SPECIFICATIONS.

(S7) 48" SQ. ADA SYMBOL, WHITE W/ BLUE FIELD. REFER TO SPECIFICATIONS.

(S8) RESERVED (ADA) PARKING SIGN.
REFER TO DETAIL 3, LA505.

CURB RAMPS:

(R1) CURB RAMP.
REFER TO DETAIL 1, LA505.

(R2) NOT
USED.

UTILITY:

(U1) HYBRID SOLAR/WIND LIGHT SYSTEM.
REFER TO DETAIL 5, LA501. REFER TO SITE ELECTRICAL PLANS.

(U2) DRINKING FOUNTAIN.
REFER TO DETAIL 1, LA501, SITE UTILITY PLANS AND SPECIFICATIONS.

(U3) CULVERT W/ METAL END SECTION ON EACH END AND ROCK CHUTE.
REFER TO DETAIL 2, LA513, GRADING PLANS AND SPECIFICATIONS.

WALLS:

(W1) GABION WALL - 1
REFER TO DETAIL 1, LA517.

(W2) GABION WALL - 2
REFER TO DETAIL 3-4 ON LA517 AND SHEET LA518

(W3) GABION WALL - 3
REFER TO DETAIL 3-4 ON LA517 AND SHEET LA518

LAYOUT GENERAL NOTES:

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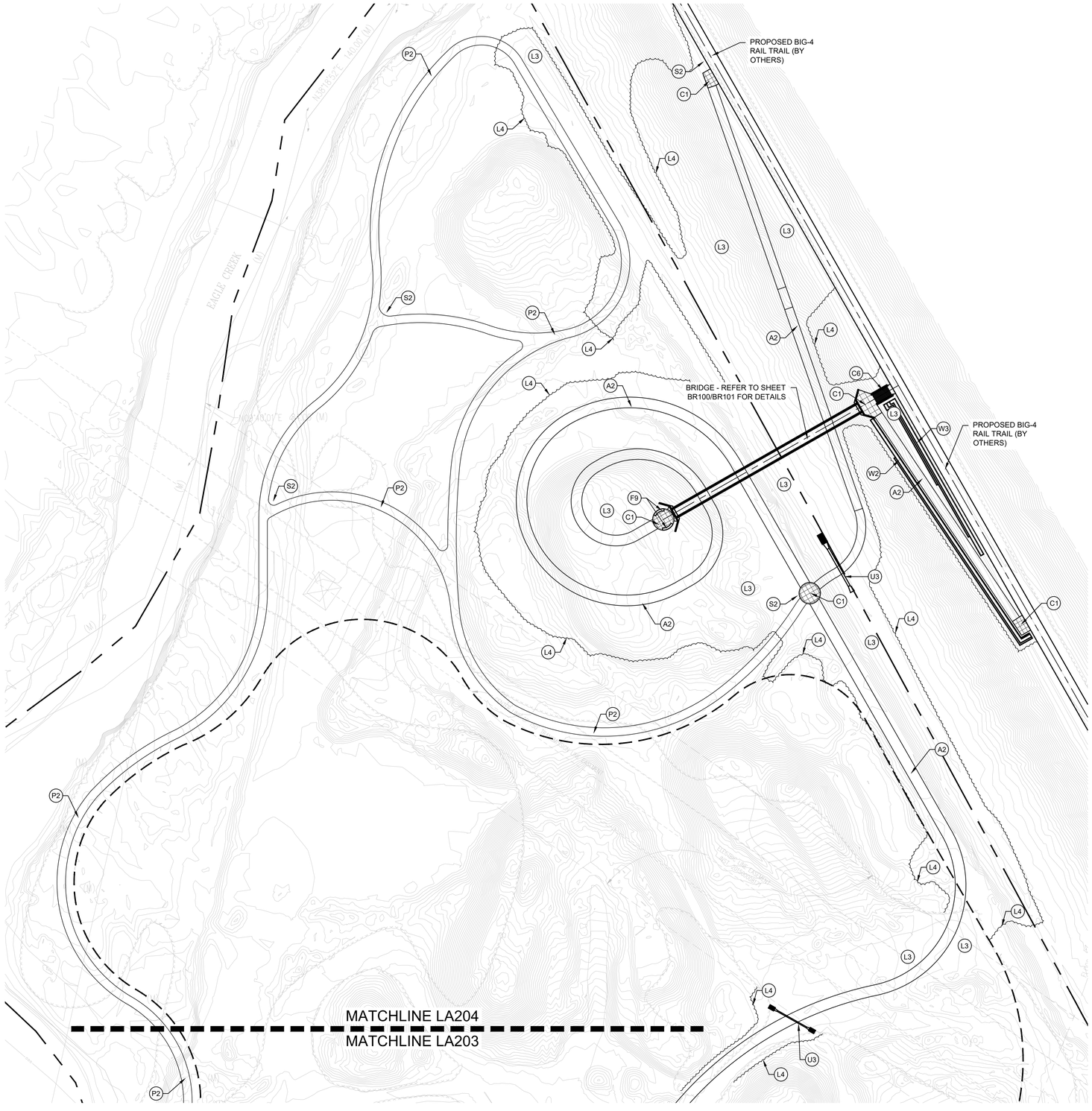
9. REFER TO SITE GRADING PLANS FOR VERTICAL LAYOUT DATA.
10. CONTRACTOR SHALL PROVIDE REGULATORY AND WARNING SIGNS AS INDICATED ON KEYNOTE PLANS. SIGNS ARE INDICATED BY PREFIX "R" OR "W". ANCHOR SIGNS TO POSTS WITH TAMPER RESISTANT SCREWS.



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PREPARED FOR:
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Mindy Murdock, Interim Superintendent
PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:
Zionsville Parks
Overley-Worman Park
90% Construction Documents
Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:

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DRAWING NAME:
SITE KEYNOTE PLAN - D

CERTIFICATION:
90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:
LA204

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA201 - Keynote Plan.dwg

DISC GOLF COURSE :

(D1) TEE BOX (LANDSCAPE TIMBERS AND COMPACTED STONE) 6'x12'.
REFER TO LA502. (ALTERNATE TEE BOX - CONCRETE PAD.
REFER TO LA502

(D2) DISC GOLF BASKET.
REFER TO DETAIL 1, LA502 AND SPECIFICATIONS.

(D3) DISC GOLF HOLE SIGN.
REFER TO DETAIL 2A AND 2B, LA502 AND SPECIFICATIONS.

DISC GOLF GENERAL NOTES:

1. CONTRACTOR TO WORK SHALL WORK WITH LANDSCAPE ARCHITECT FOR EXACT COURSE LAYOUT IN THE FIELD.
2. DISC GOLF COURSE IS APPROPRIATE FOR ALL LEVELS OF USERS. THERE WILL BE A HOLE LENGTH FOR RECREATIONAL USERS AS WELL AS AVID USERS.
3. ALL EDGES OF PAVEMENTS ARE TO BE STRAIGHT (OR OF CONSISTENT RADIUS IN THE CASE OF CURVES) AS SHOWN HEREON; NO UNSPECIFIED TANGENTS OR KINKS WILL BE APPROVED.
4. ALL CONSTRUCTION LAYOUT STAKING IS TO BE PERFORMED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF INDIANA. TO FACILITATE ACCURACY IN CONSTRUCTION STAKING, UPON WRITTEN REQUEST FROM CONTRACTOR, THE ELECTRONIC DATA COMPRISING THESE SITE DEVELOPMENT DRAWINGS WILL BE FORWARDED FROM THE LANDSCAPE ARCHITECT TO THE LAND SURVEYOR OR PROFESSIONAL ENGINEER EMPLOYED TO PERFORM CONSTRUCTION STAKING.
5. CONTRACTOR SHALL PROVIDE HOLE SIGNS AS INDICATED ON THIS SHEET. ANCHOR SIGNS TO POSTS WITH TAMPER RESISTANT SCREWS.

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CONSULTANTS:

PROJECT:
Zionsville Parks
Overley-Worman Park
90% Construction Documents
Zionsville, Indiana 46077

NORTH
0' 30' 60' 120'
SCALE: 1" = 60'

KEY MAP:

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DRAWING NAME:
SITE KEYNOTE PLAN -
DISC GOLF ENLARGEMENT

CERTIFICATION:
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REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:
LA205

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA205 - Keynote Plan Enlargement.dwg

ASPHALT:

(A1) ASPHALT PAVEMENT (VEHICULAR).
REFER TO DETAIL 8, LA500.

(A2) ASPHALT PAVEMENT (TRAIL).
REFER TO DETAIL 7, LA500.

CONCRETE:

(C1) CONCRETE SIDEWALK.
REFER TO DETAIL 2, LA500.

(C2) CONCRETE CURB & WALK, INTEGRAL.
REFER TO DETAIL 6, LA500.

(C3) CONCRETE BARRIER CURB.
REFER TO DETAIL 4, LA500.

(C4) CONCRETE PAVEMENT VEHICULAR.
REFER TO DETAIL 3, LA500.

(C5) CONCRETE END BENT.
REFER TO STRUCTURAL SHEETS.

(C6) CONCRETE STAIRS.
REFER TO DETAIL 1, LA519.

(C7) CONCRETE CURB FLUME.
REFER TO DETAIL 6, LA505.

(C8) CONCRETE CONTAINMENT BAND.
REFER TO DETAIL 5, LA500.

PATHS:

(P1) 4' WIDE RUSTIC TRAIL.
REFER TO XXX.

(P2) 8' WIDE RUSTIC TRAIL.
REFER TO XXX.

(P3) BOARDWALK 'A'.
REFER TO LA508.

(P4) BOARDWALK 'B'.
REFER TO LA509.

LANDSCAPE:

(L1) TURF LAWN.
REFER TO SITE PLANTING PLANS.

(L2) LANDSCAPE BED.
REFER TO SITE PLANTING PLANS.

(L3) NATIVE SEEDING.
REFER TO SITE PLANTING PLANS.

(L4) APPROXIMATE PROPOSED TREE LINE.
REFER TO SITE PLANTING PLANS.

ELEMENTS:

(F1) DISC GOLF COURSE.
REFER TO SHEET LA502 AND SPECS.

(F2) NOT USED.

(F3) BICYCLE LOOP.
REFER TO DETAIL 2, LA501.

(F4) NOT
USED.

(F5) TRASH RECEPTACLE.
REFER TO DETAIL 3, LA501.

(F6) SHELTER.
REFER TO SHEET LA512 AND SPECS.

(F7) PIPE BOLLARD.
REFER TO DETAIL 4, LA501.

(F8) NOT
USED.

(F9) SEAT WALL.
REFER TO DETAIL 1-2, LA504.

SIGNAGE/STRIPING:

(S1) PARK ENTRY SIGN
REFER TO DETAILS 3-9, LA504.

(S2) WAYFINDING SIGNAGE
REFER TO LA503.

(S3) NOT
USED.

(S4) STOP SIGN.
REFER TO DETAIL 7, LA505.

(S5) 4" WHITE STRIPING.
REFER TO SPECIFICATIONS.

(S6) 4" BLUE STRIPING.
REFER TO SPECIFICATIONS.

(S7) 48" SQ. ADA SYMBOL, WHITE W/ BLUE FIELD. REFER TO SPECIFICATIONS.

(S8) RESERVED (ADA) PARKING SIGN.
REFER TO DETAIL 3, LA505.

CURB RAMPS:

(R1) CURB RAMP.
REFER TO DETAIL 1, LA505.

(R2) NOT
USED.

UTILITY:

(U1) HYBRID SOLAR/WIND LIGHT SYSTEM.
REFER TO DETAIL 5, LA501. REFER TO SITE ELECTRICAL PLANS.

(U2) DRINKING FOUNTAIN.
REFER TO DETAIL 1, LA501, SITE UTILITY PLANS AND SPECIFICATIONS.

(U3) CULVERT W/ METAL END SECTION ON EACH END AND ROCK CHUTE.
REFER TO DETAIL 2, LA513, GRADING PLANS AND SPECIFICATIONS.

WALLS:

(W1) GABION WALL - 1
REFER TO DETAIL 1, LA517.

(W2) GABION WALL - 2
REFER TO DETAIL 3-4 ON LA517 AND SHEET LA518

(W3) GABION WALL - 3
REFER TO DETAIL 3-4 ON LA517 AND SHEET LA518

LAYOUT GENERAL NOTES:

1. SITE LAYOUT DATA, INCLUDING COORDINATE POINTS, IS BASED ON A SURVEY PERFORMED BY SCHNEIDER GEOMATICS. REFER TO SURVEY FOR HORIZONTAL LAYOUT CONTROL POINTS AND BENCHMARKS. REPORT ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS TO OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY.
2. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO THE FOLLOWING: FACE OF WALL, FACE OF BUILDING, FACE OF CURB, EDGE OF PAVEMENT, CENTERLINE OF PAVEMENT.
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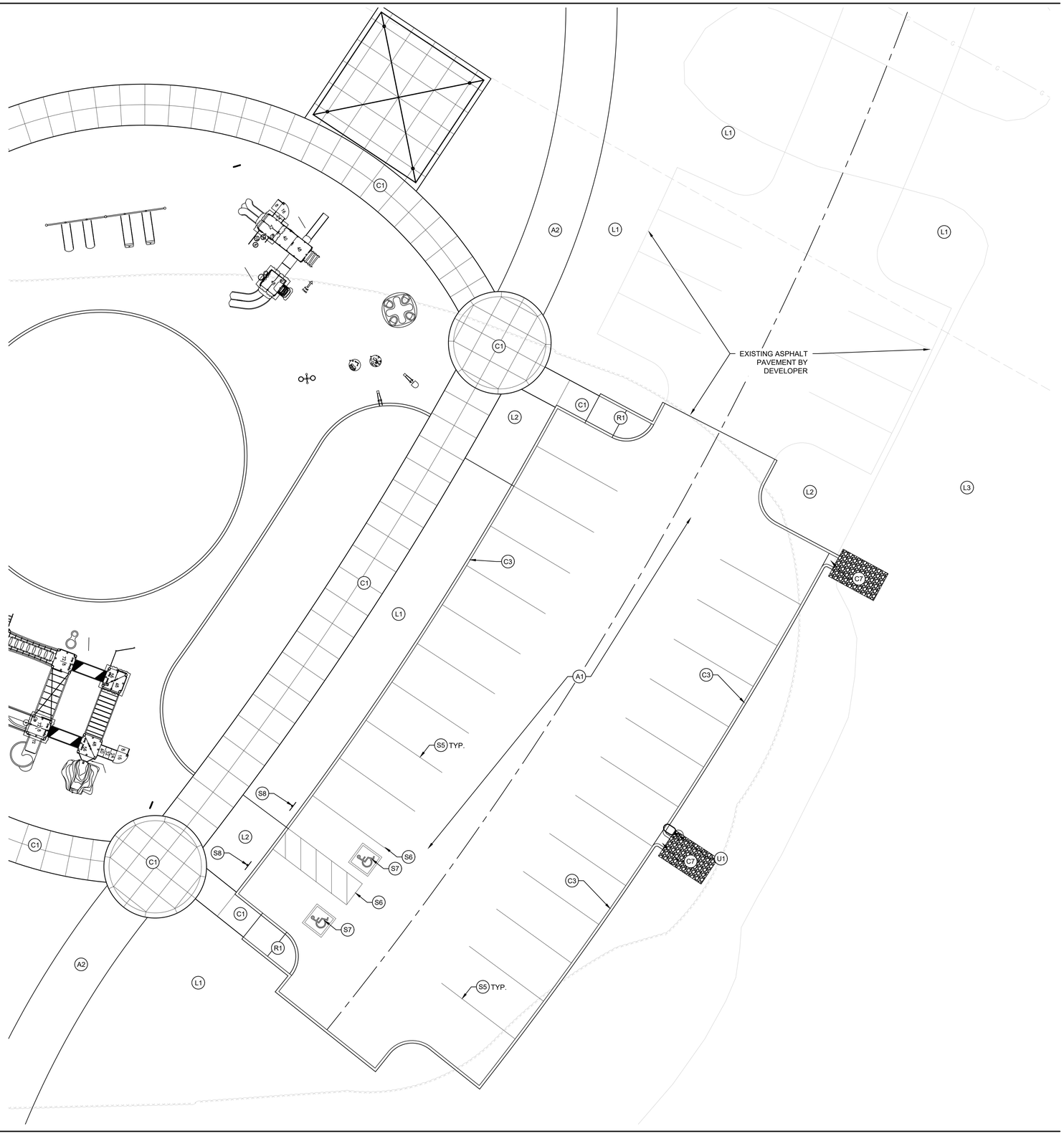

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CONSULTANTS:

PROJECT:
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NORTH
0' 5' 10' 20'
SCALE: 1" = 10'

KEY MAP:

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DRAWING NAME:
SITE KEYNOTE PLAN - PARKING LOT ENLARGEMENT

CERTIFICATION:
90% CD REVIEW SET
(Not For Construction)

REA Project #: 191568
Date: 08/06/2020
Drawn by: PA/AG
Checked by: TM

DRAWING #:
LA206

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA205 - Keynote Plan Enlargement.dwg

PLAYGROUND ELEMENTS:

(H1) FIBAR PLAYGROUND MULCH SURFACE.
REFER TO LA510.

(H2) STANDARD ARTIFICIAL TURF.
REFER TO LA510.

(H3) 2-5 YEAR OLD PLAYGROUND.
REFER TO SPECIFICATIONS.

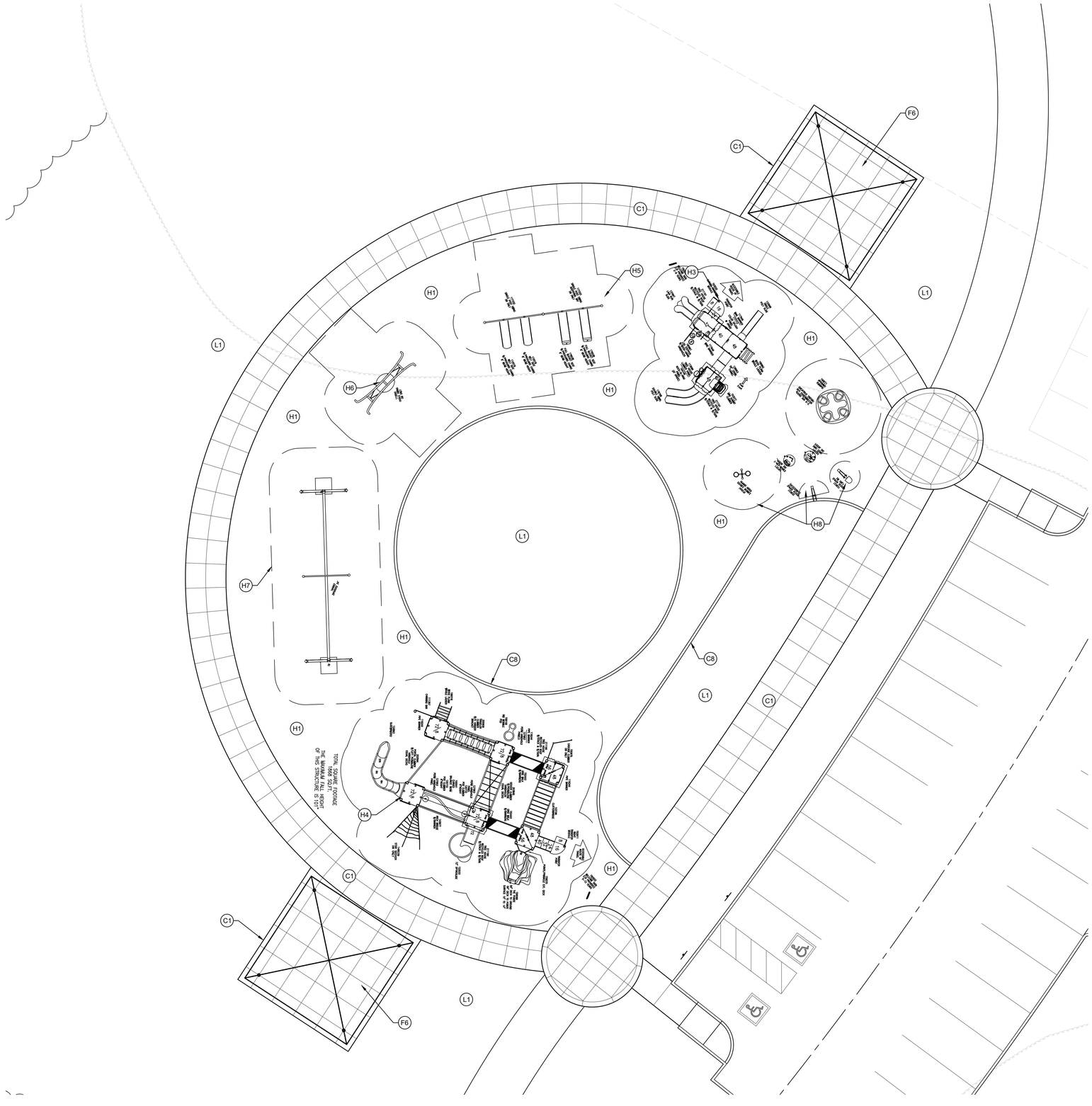
(H4) 5-12 YEAR OLD PLAYGROUND.
REFER TO SPECIFICATIONS.

(H5) SWING 'A'.
REFER TO SPECIFICATIONS.

(H6) SWING 'B'.
REFER TO SPECIFICATIONS.

(H7) PLAYGROUND FEATURE.
REFER TO SPECIFICATIONS.

(H8) PLAYGROUND FEATURE.
REFER TO SPECIFICATIONS.



PLAYGROUND GENERAL NOTES:

1. IF GIVEN, OR UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO THE FOLLOWING: FACE OF WALL, FACE OF BUILDING, FACE OF CURB, EDGE OF PAVEMENT, CENTERLINE OF PAVEMENT
2. ALL CONSTRUCTION LAYOUT STAKING IS TO BE PERFORMED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF INDIANA. TO FACILITATE ACCURACY IN CONSTRUCTION STAKING, UPON WRITTEN REQUEST FROM CONTRACTOR, THE ELECTRONIC DATA COMPRISING THESE SITE DEVELOPMENT DRAWINGS WILL BE FORWARDED FROM THE LANDSCAPE ARCHITECT TO THE LAND SURVEYOR OR PROFESSIONAL ENGINEER EMPLOYED TO PERFORM CONSTRUCTION STAKING.
3. IN ORDER TO MAINTAIN THE INTEGRITY OF HORIZONTAL AND VERTICAL CONTROL FOR THE SITE, THE SURVEYOR OR PROFESSIONAL ENGINEER EMPLOYED BY THE CONTRACTOR TO PERFORM CONSTRUCTION LAYOUT STAKING SHALL SET AND PROTECT ADDITIONAL TRAVERSE POINTS OUTSIDE THE AREAS OF CONSTRUCTION ACTIVITY.
4. AS SOME OF THE HORIZONTAL CONTROL POINTS SHOWN ON THESE PLANS AS EXISTING MAY HAVE BEEN REMOVED OR DAMAGED SINCE THEY WERE SET, THE CONTRACTOR SHALL, DURING THE BIDDING PROCESS, VERIFY THE EXISTENCE AND INTEGRITY OF THE HORIZONTAL CONTROL POINTS SHOWN HEREON. THE CONTRACTOR SHALL INCLUDE ANY WORK NECESSARY TO ESTABLISH RELIABLE LAYOUT CONTROL FOR THE PROJECT IN THE BID.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM DEMOLITION OR CONSTRUCTION ACTIVITY TO EXISTING SITE ELEMENTS THAT ARE TO REMAIN.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL SUBMIT HORIZONTAL AND VERTICAL JOINTING PLANS.

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LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN

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PREPARED FOR:

ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent

PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
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PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:

Zionsville Parks
Overley-Worman Park

90% Construction Documents
Zionsville, Indiana 46077

NORTH

0' 2.5' 5' 10'
SCALE: 1" = 5'

KEY MAP:

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DRAWING NAME:

SITE KEYNOTE PLAN - PLAYGROUND ENLARGEMENT

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

LA207

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA205 - Keynote Plan Enlargement.dwg

ASPHALT:

- (A1) ASPHALT PAVEMENT (VEHICULAR). REFER TO DETAIL 8, LA500.
- (A2) ASPHALT PAVEMENT (TRAIL). REFER TO DETAIL 7, LA500.

CONCRETE:

- (C1) CONCRETE SIDEWALK. REFER TO DETAIL 2, LA500.
- (C2) CONCRETE CURB & WALK, INTEGRAL. REFER TO DETAIL 6, LA500.
- (C3) CONCRETE BARRIER CURB. REFER TO DETAIL 4, LA500.
- (C4) CONCRETE PAVEMENT VEHICULAR. REFER TO DETAIL 3, LA500.
- (C5) CONCRETE END BENT. REFER TO STRUCTURAL SHEETS.
- (C6) CONCRETE STAIRS. REFER TO DETAIL 1, LA519.
- (C7) CONCRETE CURB FLUME. REFER TO DETAIL 6, LA505.
- (C8) CONCRETE CONTAINMENT BAND. REFER TO DETAIL 5, LA500.

PATHS:

- (P1) 4' WIDE RUSTIC TRAIL. REFER TO XXX.
- (P2) 8' WIDE RUSTIC TRAIL. REFER TO XXX.
- (P3) BOARDWALK 'A'. REFER TO LA508.
- (P4) BOARDWALK 'B'. REFER TO LA509.

LANDSCAPE:

- (L1) TURF LAWN. REFER TO SITE PLANTING PLANS.
- (L2) LANDSCAPE BED. REFER TO SITE PLANTING PLANS.
- (L3) NATIVE SEEDING. REFER TO SITE PLANTING PLANS.
- (L4) APPROXIMATE PROPOSED TREE LINE. REFER TO SITE PLANTING PLANS.

ELEMENTS:

- (F1) DISC GOLF COURSE. REFER TO SHEET LA502 AND SPECS.
- (F2) NOT USED.
- (F3) BICYCLE LOOP. REFER TO DETAIL 2, LA501.
- (F4) NOT USED.
- (F5) TRASH RECEPTACLE. REFER TO DETAIL 3, LA501.
- (F6) SHELTER. REFER TO SHEET LA512 AND SPECS.
- (F7) PIPE BOLLARD. REFER TO DETAIL 4, LA501.
- (F8) NOT USED.
- (F9) SEAT WALL. REFER TO DETAIL 1-2, LA504.

SIGNAGE/STRIPING:

- (S1) PARK ENTRY SIGN REFER TO DETAILS 3-9, LA504.
- (S2) WAYFINDING SIGNAGE REFER TO LA503.
- (S3) NOT USED.
- (S4) STOP SIGN. REFER TO DETAIL 7, LA505.
- (S5) 4" WHITE STRIPING. REFER TO SPECIFICATIONS.
- (S6) 4" BLUE STRIPING. REFER TO SPECIFICATIONS.
- (S7) 48" SQ. ADA SYMBOL, WHITE W/ BLUE FIELD. REFER TO SPECIFICATIONS.
- (S8) RESERVED (ADA) PARKING SIGN. REFER TO DETAIL 3, LA505.

CURB RAMPS:

- (R1) CURB RAMP. REFER TO DETAIL 1, LA505.
- (R2) NOT USED.

UTILITY:

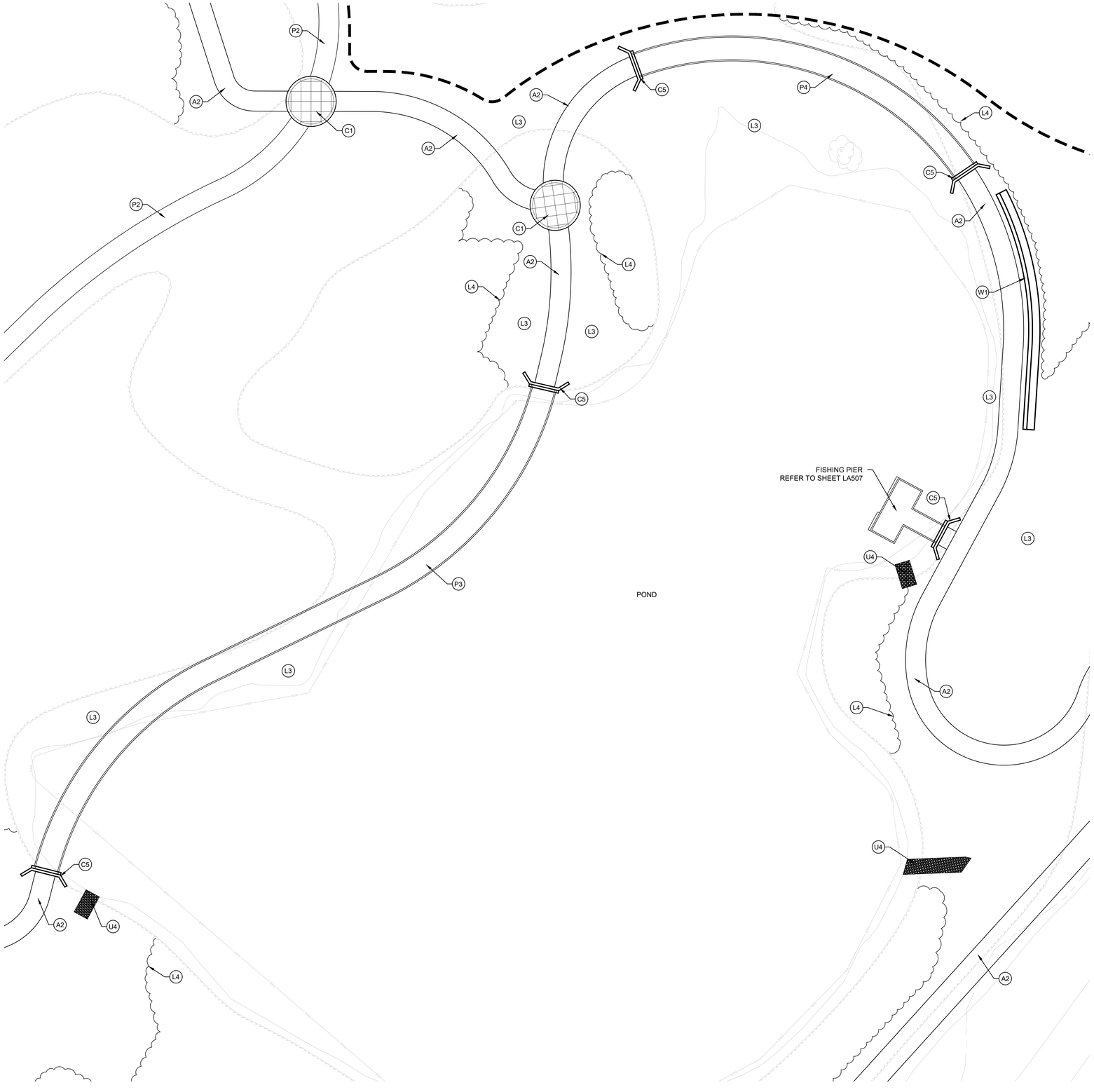
- (U1) HYBRID SOLAR/WIND LIGHT SYSTEM. REFER TO DETAIL 5, LA501. REFER TO SITE ELECTRICAL PLANS.
- (U2) DRINKING FOUNTAIN. REFER TO DETAIL 1, LA501, SITE UTILITY PLANS AND SPECIFICATIONS.
- (U3) CULVERT W/ METAL END SECTION ON EACH END AND ROCK CHUTE. REFER TO DETAIL 2, LA513, GRADING PLANS AND SPECIFICATIONS.

WALLS:

- (W1) GABION WALL - 1 REFER TO DETAIL 1, LA517.
- (W2) GABION WALL - 2 REFER TO DETAIL 3-4 ON LA517 AND SHEET LA518
- (W3) GABION WALL - 3 REFER TO DETAIL 3-4 ON LA517 AND SHEET LA518

LAYOUT GENERAL NOTES:

1. SITE LAYOUT DATA, INCLUDING COORDINATE POINTS, IS BASED ON A SURVEY PERFORMED BY SCHNEIDER GEOMATICS. REFER TO SURVEY FOR HORIZONTAL LAYOUT CONTROL POINTS AND BENCHMARKS. REPORT ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS TO OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY.
2. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO THE FOLLOWING: FACE OF WALL, FACE OF BUILDING, FACE OF CURB, EDGE OF PAVEMENT, CENTERLINE OF PAVEMENT.
3. ALL EDGES OF PAVEMENTS ARE TO BE STRAIGHT (OR OF CONSISTENT RADIUS IN THE CASE OF CURVES) AS SHOWN HEREON; NO UNSPECIFIED TANGENTS OR KINKS WILL BE APPROVED.
4. EDGES OF PAVEMENTS AT RIGHT-OF-WAY LINES ARE SHOWN AS ACCURATELY AS POSSIBLE. SOME MINOR DEVIATIONS AND OFFSETS IN BUILDING FACADES AND ADJACENT CONSTRUCTION ARE EXPECTED. CONTRACTOR IS RESPONSIBLE FOR EXTENDING PROPOSED PAVEMENTS TO FACE OF ALL ADJACENT BUILDINGS, WALLS, AND CURBS EVEN IF SAID ELEMENTS ARE OUTSIDE THE PUBLIC RIGHT-OF-WAY.
5. ALL CONSTRUCTION LAYOUT STAKING IS TO BE PERFORMED BY A LAND SURVEYOR OR PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF INDIANA. TO FACILITATE ACCURACY IN CONSTRUCTION STAKING, UPON WRITTEN REQUEST FROM CONTRACTOR, THE ELECTRONIC DATA COMPRISING THESE SITE DEVELOPMENT DRAWINGS WILL BE FORWARDED FROM THE LANDSCAPE ARCHITECT TO THE LAND SURVEYOR OR PROFESSIONAL ENGINEER EMPLOYED TO PERFORM CONSTRUCTION STAKING.
6. ALL LIGHT POLE BASE LOCATIONS SHALL BE STAKED BY SURVEYOR OR PROFESSIONAL ENGINEER AT COORDINATES INDICATED HEREIN; FINAL LOCATIONS ARE TO BE APPROVED IN FIELD BY LANDSCAPE ARCHITECT AND UTILITY REPRESENTATIVE PRIOR TO INSTALLATION. COORDINATES GIVEN ARE TO CENTER POINT OF FOUNDATION.
7. IN ORDER TO MAINTAIN THE INTEGRITY OF HORIZONTAL AND VERTICAL CONTROL FOR THE SITE, THE SURVEYOR OR PROFESSIONAL ENGINEER EMPLOYED BY THE CONTRACTOR TO PERFORM CONSTRUCTION LAYOUT STAKING SHALL SET AND PROTECT ADDITIONAL TRAVERSE POINTS OUTSIDE THE AREAS OF CONSTRUCTION ACTIVITY.
8. AS SOME OF THE HORIZONTAL CONTROL POINTS SHOWN ON THESE PLANS AS EXISTING MAY HAVE BEEN REMOVED OR DAMAGED SINCE THEY WERE SET, THE CONTRACTOR SHALL, DURING THE BIDDING PROCESS, VERIFY THE EXISTENCE AND INTEGRITY OF THE HORIZONTAL CONTROL POINTS SHOWN HEREON. THE CONTRACTOR SHALL INCLUDE ANY WORK NECESSARY TO ESTABLISH RELIABLE LAYOUT CONTROL FOR THE PROJECT IN THE BID.
9. REFER TO SITE GRADING PLANS FOR VERTICAL LAYOUT DATA.
10. CONTRACTOR SHALL PROVIDE REGULATORY AND WARNING SIGNS AS INDICATED ON KEYNOTE PLANS. SIGNS ARE INDICATED BY PREFIX "R" OR "W". ANCHOR SIGNS TO POSTS WITH TAMPER RESISTANT SCREWS.



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PREPARED FOR:

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CONSULTANTS:

PROJECT:

Zionsville Parks
Overley-Worman Park

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Zionsville, Indiana 46077

NORTH
0' 10' 20' 40'
SCALE: 1" = 20'

KEY MAP:

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DRAWING NAME:

SITE KEYNOTE PLAN - BOARDWALK ENLARGEMENT

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #: 191568
Date: 08/06/2020
Drawn by: PA/AG
Checked by: TM

DRAWING #:

LA208

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA205 - Keynote Plan Enlargement.dwg

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CONSULTANTS:

PROJECT:

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Overley-Worman Park

90% Construction Documents
Zionsville, Indiana 46077

NORTH

0' 50' 100' 200'
SCALE: 1" = 100'

KEY MAP:

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DRAWING NAME:

SITE LAYOUT PLAN

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

LA300

File: P:\191568 Overley Worman Park DD_CD\dwg\CD\sheet\LA300 - Layout Plan.dwg

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Zionsville, Indiana 46077

NORTH

0' 50' 100' 200'
SCALE: 1" = 100'

KEY MAP:

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DRAWING NAME:

SITE LAYOUT PLAN

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

LA301

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA300 - Layout Plan.dwg

CENTER OF TRAILS			
Line #/Curve #	Length	Direction/Delta	Radius
C1	27.092	077.6127	20.000
C2	92.643	106.1612	50.000
C3	93.984	071.7984	75.000
C4	214.817	015.4909	794.538
C5	42.009	079.6155	30.232
C6	41.962	029.2690	82.143
C7	44.717	056.2529	45.546
C8	169.196	020.9379	462.999
C9	218.806	095.1495	131.757
C11	120.586	038.3478	180.168
C12	71.272	017.4697	233.752
C14	188.971	188.1501	57.546
C16	104.817	142.0949	42.265
C17	55.427	101.2222	31.374
C19	41.818	018.0968	132.399
C20	51.607	029.4302	100.470
C22	69.791	103.0135	38.818
C23	50.060	088.1732	32.529
C24	64.300	091.4645	40.279
C25	117.135	102.2251	65.652

CENTER OF TRAILS			
Line #/Curve #	Length	Direction/Delta	Radius
C26	86.446	071.2378	69.527
C27	112.781	036.7719	175.728
C28	31.670	018.1458	100.000
C29	235.759	011.6308	1161.400
C30	139.128	028.4694	280.000
C31	77.862	040.5559	110.000
C32	85.244	057.4599	85.000
C33	75.975	174.1220	25.000
C34	144.582	082.0193	101.000
C36	121.369	081.8111	85.000
C37	104.882	120.1859	50.000
C38	157.108	090.0162	100.000
C39	139.772	022.8810	350.000
C40	89.994	103.1251	50.000
C41	159.157	048.1982	189.198
C42	34.326	051.1405	38.458
C43	54.468	077.7286	40.150
C44	58.197	093.1547	35.795
C45	149.694	086.1918	99.509
C46	31.440	017.9049	100.610

CENTER OF TRAILS			
Line #/Curve #	Length	Direction/Delta	Radius
C58	288.606	056.0122	295.219
C59	190.040	084.2301	129.271
C60	134.370	011.4899	670.050
C61	110.958	036.3282	175.000
C63	171.958	065.6832	150.000
C65	212.610	061.1740	199.131
C66	153.468	034.2663	256.611
C67	96.488	016.6981	331.077
C69	214.065	029.2315	419.583
C70	111.013	029.9590	212.310
C71	81.744	127.5567	36.718
C72	59.775	102.9849	33.256
C73	51.637	078.4726	37.702
C74	108.613	208.9830	29.778
C75	69.165	079.2571	50.000
C76	47.871	027.4283	100.000
C77	108.718	020.0938	310.000
C78	205.815	065.8040	179.204
C79	111.370	050.1612	127.210
C80	240.550	118.7213	116.091

CENTER OF TRAILS			
Line #/Curve #	Length	Direction/Delta	Radius
C81	77.857	033.0436	135.000
C82	111.762	032.9483	194.350
C83	133.684	010.2622	746.383
C84	175.836	070.6054	142.689
C85	128.529	106.7275	69.000
C87	71.422	102.3050	40.000
C88	213.308	052.9132	230.976
C89	153.423	058.4201	150.470
C90	122.278	052.2476	134.093
C92	167.162	063.8546	149.991
C93	96.876	021.6340	256.567
C94	222.575	099.7952	127.788
C95	175.600	091.9293	109.444
C97	112.771	065.0381	99.347
C98	121.153	094.7364	73.272
C99	89.719	018.5461	277.175
C101	161.369	036.8527	250.884
C102	102.871	058.1205	101.411
C103	137.045	030.2791	259.323
C105	163.804	062.5685	150.000

CENTER OF TRAILS			
Line #/Curve #	Length	Direction/Delta	Radius
C107	88.215	033.6956	150.000
C108	102.323	039.0844	150.000
C109	154.786	059.1240	150.000
C110	516.907	089.7473	330.000
C111	188.283	107.8783	100.000
C113	180.642	090.0000	115.000
C114	138.230	090.0000	88.000
C115	157.080	090.0000	100.000
C117	78.540	090.0000	50.000
C119	106.814	090.0000	68.000
C121	116.204	179.9454	37.000
C123	24.687	070.7232	20.000
C124	62.562	059.7428	60.000
C126	17.106	077.1045	12.712
C128	21.634	051.3189	24.153
C129	30.513	071.5819	24.423
C130	29.127	120.3087	13.872
C131	37.704	090.0115	24.000
C132	106.838	050.0690	122.258
C133	106.904	050.1025	122.253

CENTER OF TRAILS			
Line #/Curve #	Length	Direction/Delta	Radius
C134	60.874	023.2520	150.000
C135	69.863	080.0567	50.000
C136	222.824	113.7359	112.250
C137	25.897	024.7301	60.000
C138	34.894	039.9856	50.000
C139	91.918	150.4717	35.000
C140	56.229	080.5423	40.000
C142	20.313	058.1925	20.000
C143	53.744	153.9661	20.000
C144	56.327	107.7082	29.963
C146	112.080	008.0391	798.812
C147	137.655	032.0368	246.187
L1	36.243	S63° 35' 21.65"E	
L2	115.059	N68° 11' 03.45"W	
L3	62.212	N87° 42' 32.48"W	
L4	49.546	S84° 04' 14.68"E	
L5	95.107	N47° 40' 51.49"E	
L6	104.915	N32° 02' 32.08"E	
L7	43.130	S32° 25' 58.78"E	
L10	80.193	S02° 47' 14.93"W	

CENTER OF TRAILS			
Line #/Curve #	Length	Direction/Delta	Radius
L11	14.302	S69° 06' 53.75"W	
L12	80.221	N07° 34' 12.79"E	
L13	420.000	S19° 05' 31.84"E	
L14	71.777	S15° 00' 00.00"W	
L20	177.417	N30° 49' 21.88"W	
L21	66.692	S00° 00' 31.29"W	
L22	86.366	S33° 33' 39.77"W	
L23	110.944	S45° 41' 56.34"W	
L24	133.978	S75° 15' 58.57"E	
L25	223.528	N42° 09' 54.67"E	
L26	397.867	N29° 42' 03.66"W	
L27	12.000	N60° 17' 56.34"E	
L28	18.000	N29° 42' 03.66"W	
L29	6.071	S60° 17' 56.22"W	
L30	30.000	N60° 17' 56.34"E	
L31	46.796	N89° 47' 26.83"W	
L32	33.333	N17° 45' 59.40"W	
L33	26.060	N57° 55' 59.74"E	
L35	24.301	N15° 36' 03.99"W	
L37	41.670	S75° 53' 04.37"E	

CENTER OF TRAILS			
Line #/Curve #	Length	Direction/Delta	Radius
L39	7.646	N14° 06' 14.30"E	
L41	80.000	N64° 02' 40.19"E	
L43	10.000	N13° 06' 49.98"E	
L47	32.148	S03° 39' 16.24"W	
L49	49.920	S28° 23' 04.47"W	
L56	87.587	S73° 11' 34.92"W	
L58	103.938	S80° 46' 22.10"E	
L60	20.385	S24° 23' 21.28"W	

PREPARED BY:

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618 E Market Street, Indianapolis, IN 46202
TE [317] 263.0127 FX [317] 263.2080
www.reasite.com

PREPARED FOR:

ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent

PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:

Zionsville Parks
Overley-Worman Park

90% Construction Documents
Zionsville, Indiana 46077

NORTH

KEY MAP:

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DRAWING NAME:

SITE LAYOUT TABLE

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

LA302

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA300 - Layout Plan.dwg

GRADING GENERAL NOTES:

1. REFER TO PROJECT GENERAL NOTES ON SHEET G102.
2. THE CONTRACTOR SHALL REPORT IMMEDIATELY TO THE OWNER AND LANDSCAPE ARCHITECT ANY DISCREPANCIES BETWEEN THE EXISTING GRADES SHOWN ON THESE PLANS AND ACTUAL FIELD CONDITIONS.
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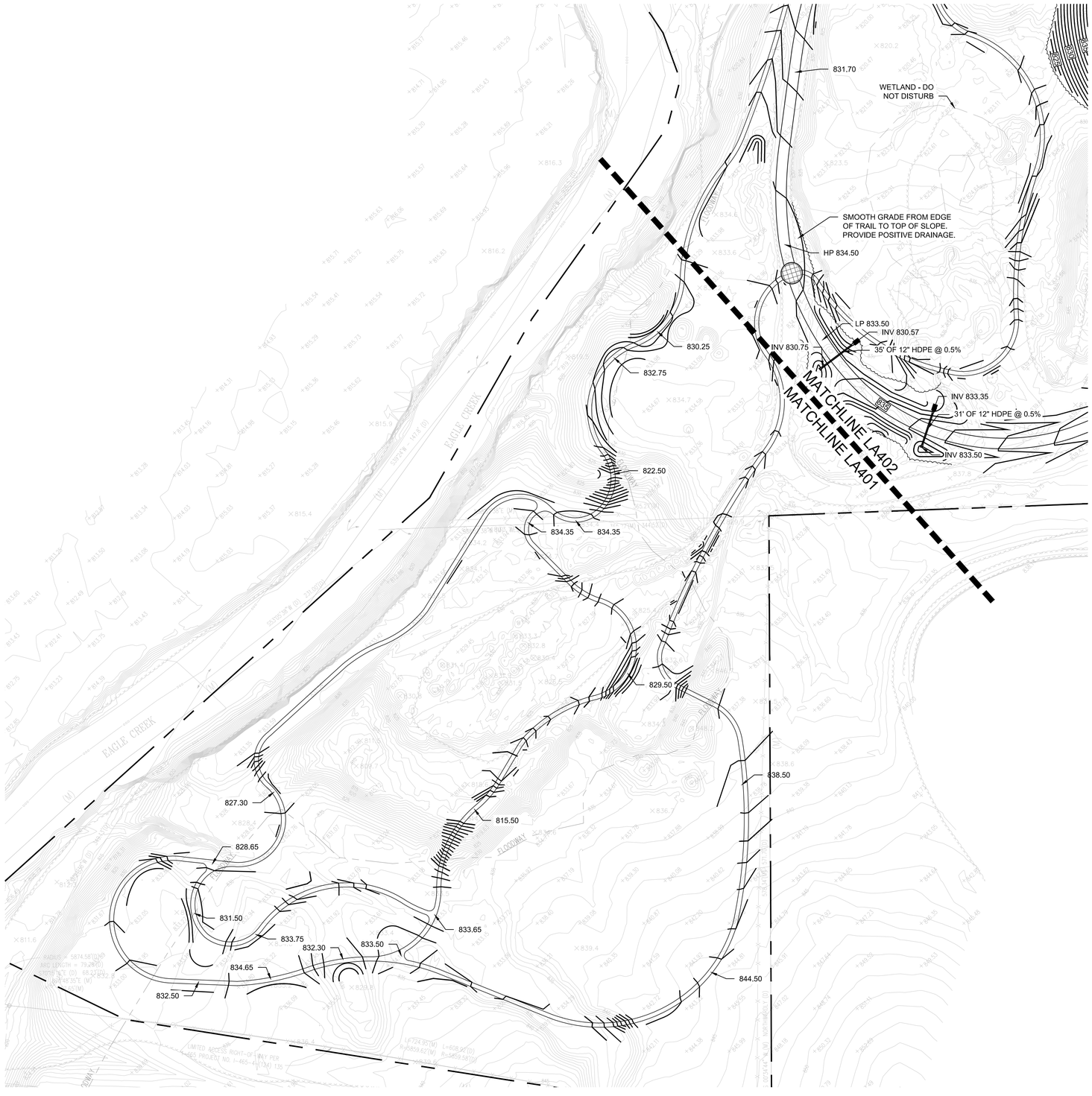
GRADING LEGEND

~	EXISTING CONTOUR LINE
950.84	EXISTING SPOT ELEVATION
[938.54]	VERIFY EXISTING SPOT ELEVATION
936.75	PROPOSED SPOT ELEVATION (FINISH)
0%	PROPOSED SLOPE
TC=	PROPOSED TOP OF CURB ELEVATION
BC=	PROPOSED BOTTOM OF CURB ELEVATION
TW=	PROPOSED TOP OF WALL ELEVATION
TF=	PROPOSED TOP OF CASTING FRAME ELEVATION
TS=	PROPOSED TOP OF STEP ELEVATION
BS=	PROPOSED BOTTOM OF STEP ELEVATION
TR=	PROPOSED TOP OF RAMP
BR=	PROPOSED BOTTOM OF RAMP
FL=	PROPOSED FLOW LINE ELEVATION
HP=	PROPOSED HIGH POINT ELEVATION
M.E.G.	MEET EXISTING GRADE
944	PROPOSED CONTOUR AND GRADE



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PREPARED FOR:

ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent

PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:

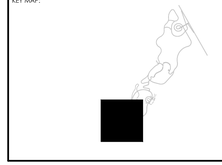
Zionsville Parks
Overley-Worman Park

90% Construction Documents
Zionsville, Indiana 46077

NORTH

0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:



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DRAWING NAME:

SITE GRADING PLAN - A

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

LA401

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA401 - Grading Plan.dwg

GRADING GENERAL NOTES:

1. REFER TO PROJECT GENERAL NOTES ON SHEET G102.
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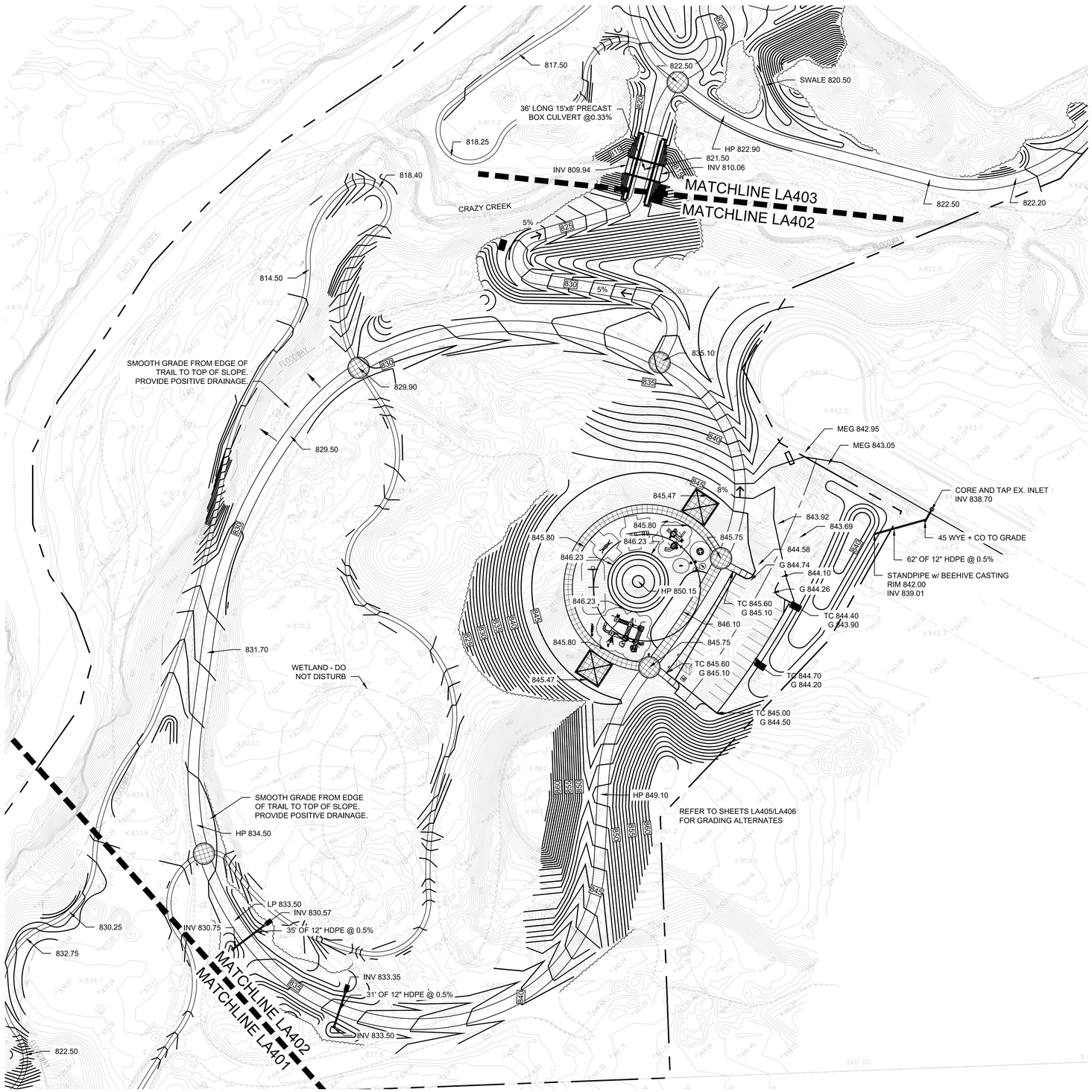
GRADING LEGEND

	EXISTING CONTOUR LINE
950.84	EXISTING SPOT ELEVATION
[938.54]	VERIFY EXISTING SPOT ELEVATION
936.75	PROPOSED SPOT ELEVATION (FINISH)
0%	PROPOSED SLOPE
TC=	PROPOSED TOP OF CURB ELEVATION
BC=	PROPOSED BOTTOM OF CURB ELEVATION
TW=	PROPOSED TOP OF WALL ELEVATION
TF=	PROPOSED TOP OF CASTING FRAME ELEVATION
TS=	PROPOSED TOP OF STEP ELEVATION
BS=	PROPOSED BOTTOM OF STEP ELEVATION
TR=	PROPOSED TOP OF RAMP
BR=	PROPOSED BOTTOM OF RAMP
FL=	PROPOSED FLOW LINE ELEVATION
HP=	PROPOSED HIGH POINT ELEVATION
M.E.G.	MEET EXISTING GRADE
944	PROPOSED CONTOUR AND GRADE



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PREPARED FOR:

ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent

PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:

Zionsville Parks
Overley-Worman Park

90% Construction Documents
Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:

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DRAWING NAME:

SITE GRADING PLAN - B

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

LA402

File: P:\1568 Overley Warman Park DD_CD\dwg\CD\sheet\LA401 - Grading Plan.dwg

GRADING GENERAL NOTES:

1. REFER TO PROJECT GENERAL NOTES ON SHEET G102.
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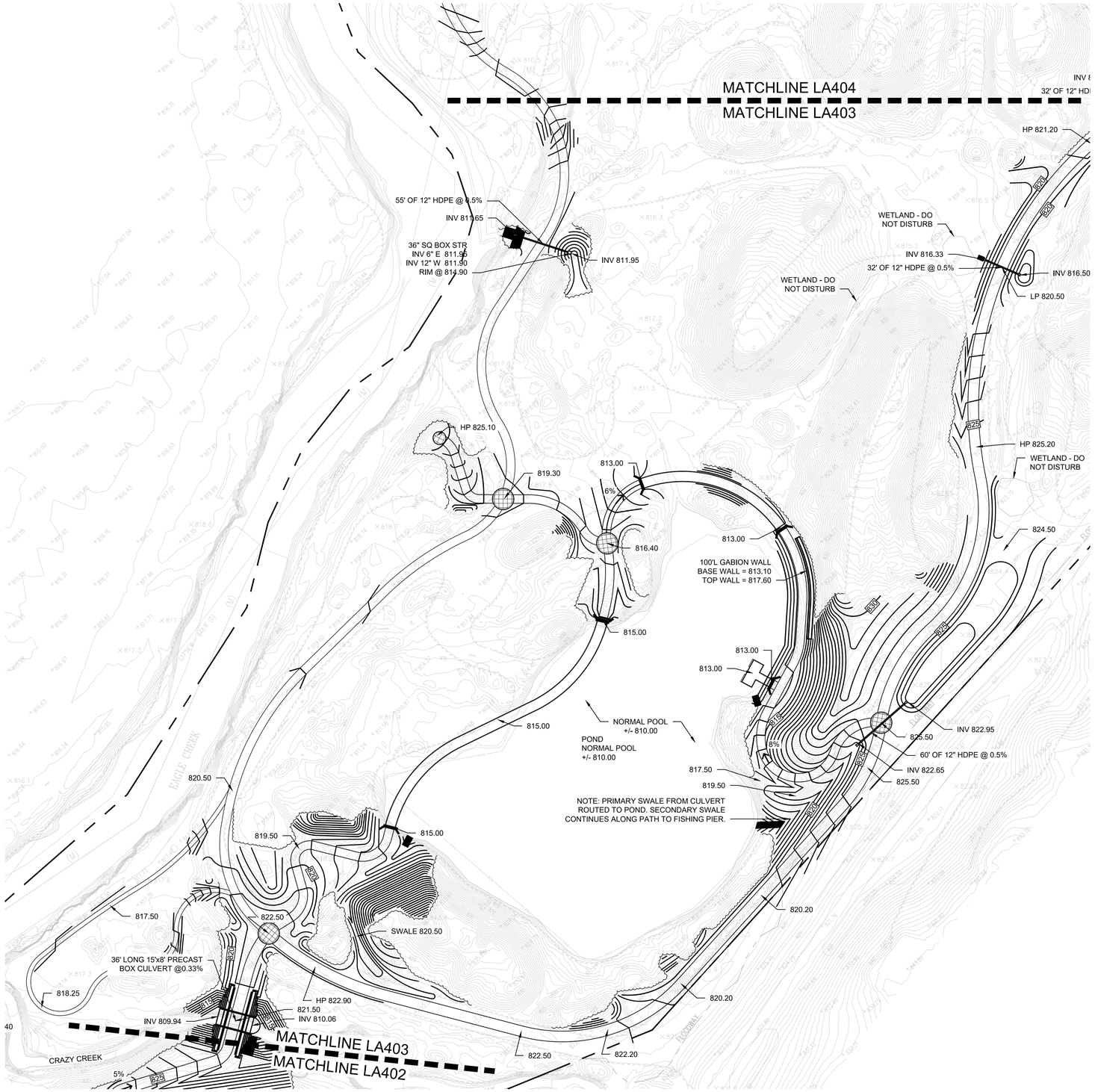
GRADING LEGEND

	EXISTING CONTOUR LINE
950.84	EXISTING SPOT ELEVATION
[938.54]	VERIFY EXISTING SPOT ELEVATION
936.75	PROPOSED SPOT ELEVATION (FINISH)
0%	PROPOSED SLOPE
TC=	PROPOSED TOP OF CURB ELEVATION
BC=	PROPOSED BOTTOM OF CURB ELEVATION
TW=	PROPOSED TOP OF WALL ELEVATION
TF=	PROPOSED TOP OF CASTING FRAME ELEVATION
TS=	PROPOSED TOP OF STEP ELEVATION
BS=	PROPOSED BOTTOM OF STEP ELEVATION
TR=	PROPOSED TOP OF RAMP
BR=	PROPOSED BOTTOM OF RAMP
FL=	PROPOSED FLOW LINE ELEVATION
HP=	PROPOSED HIGH POINT ELEVATION
M.E.G.	MEET EXISTING GRADE
944	PROPOSED CONTOUR AND GRADE



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PREPARED FOR:

ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent

PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:

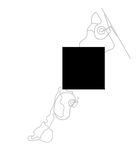
Zionsville Parks
Overley-Worman Park

90% Construction Documents
Zionsville, Indiana 46077

NORTH

0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:



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DRAWING NAME:

SITE GRADING PLAN - C

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

LA403

File: P:\1568 Overley Worman Park\DD_CD\dwg\CD\sheet\LA401 - Grading Plan.dwg

GRADING GENERAL NOTES:

1. REFER TO PROJECT GENERAL NOTES ON SHEET G102.
2. THE CONTRACTOR SHALL REPORT IMMEDIATELY TO THE OWNER AND LANDSCAPE ARCHITECT ANY DISCREPANCIES BETWEEN THE EXISTING GRADES SHOWN ON THESE PLANS AND ACTUAL FIELD CONDITIONS.
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GRADING LEGEND

~	EXISTING CONTOUR LINE
950.84	EXISTING SPOT ELEVATION
[938.54]	VERIFY EXISTING SPOT ELEVATION
936.75	PROPOSED SPOT ELEVATION (FINISH)
0%	PROPOSED SLOPE
TC=	PROPOSED TOP OF CURB ELEVATION
BC=	PROPOSED BOTTOM OF CURB ELEVATION
TW=	PROPOSED TOP OF WALL ELEVATION
TF=	PROPOSED TOP OF CASTING FRAME ELEVATION
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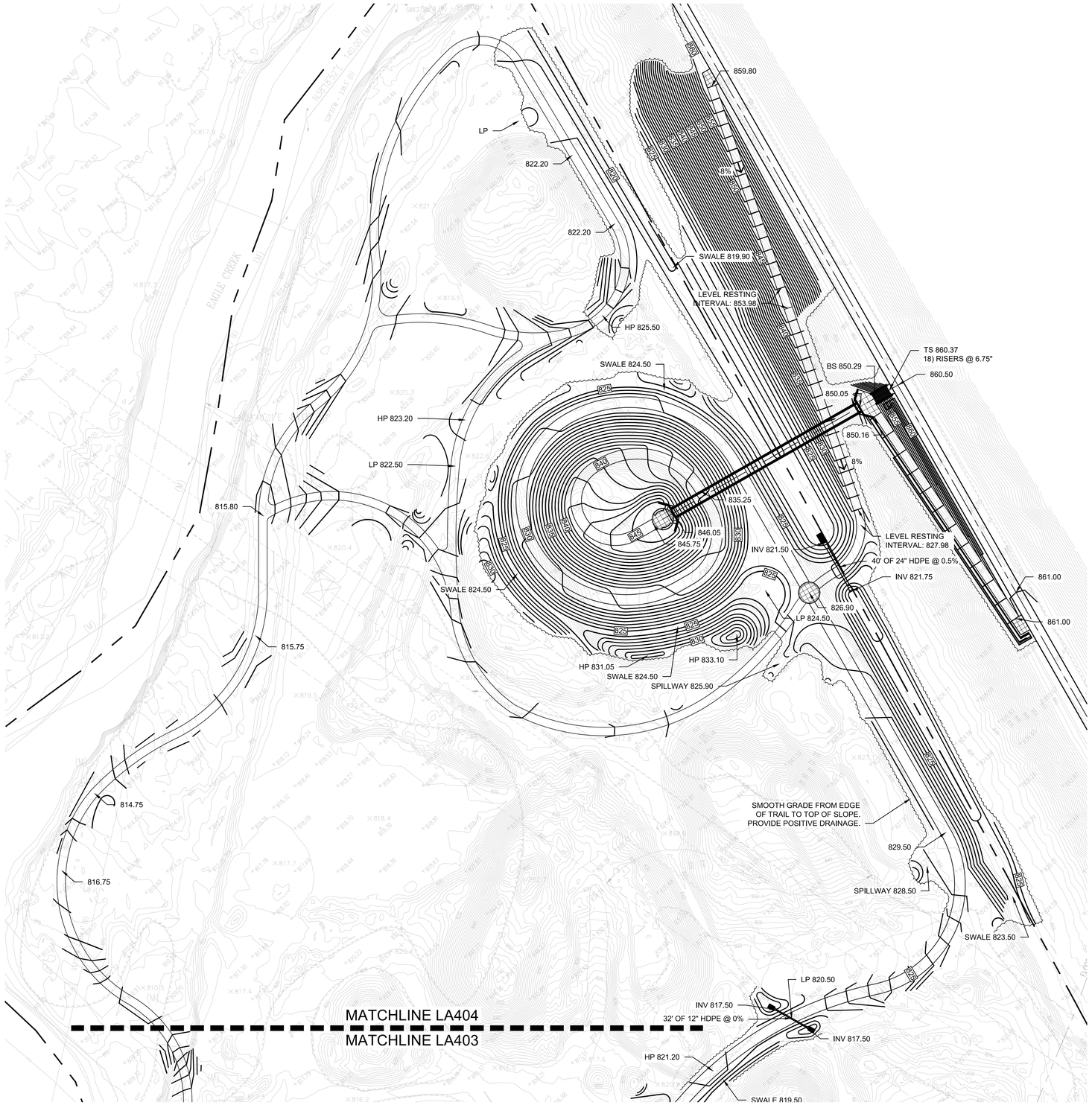
FL=	PROPOSED FLOW LINE ELEVATION
HP=	PROPOSED HIGH POINT ELEVATION
M.E.G.	MEET EXISTING GRADE
944	PROPOSED CONTOUR AND GRADE



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PREPARED FOR:

ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent

PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

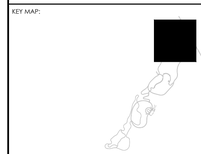
PROJECT:

Zionsville Parks
Overley-Worman Park

90% Construction Documents
Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:



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DRAWING NAME:

SITE GRADING PLAN - D

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

LA404

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA401 - Grading Plan.dwg

GRADING GENERAL NOTES:

1. REFER TO PROJECT GENERAL NOTES ON SHEET G102.
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GRADING LEGEND

	EXISTING CONTOUR LINE
950.84	EXISTING SPOT ELEVATION
[938.54]	VERIFY EXISTING SPOT ELEVATION
936.75	PROPOSED SPOT ELEVATION (FINISH)
0%	PROPOSED SLOPE
TC=	PROPOSED TOP OF CURB ELEVATION
BC=	PROPOSED BOTTOM OF CURB ELEVATION
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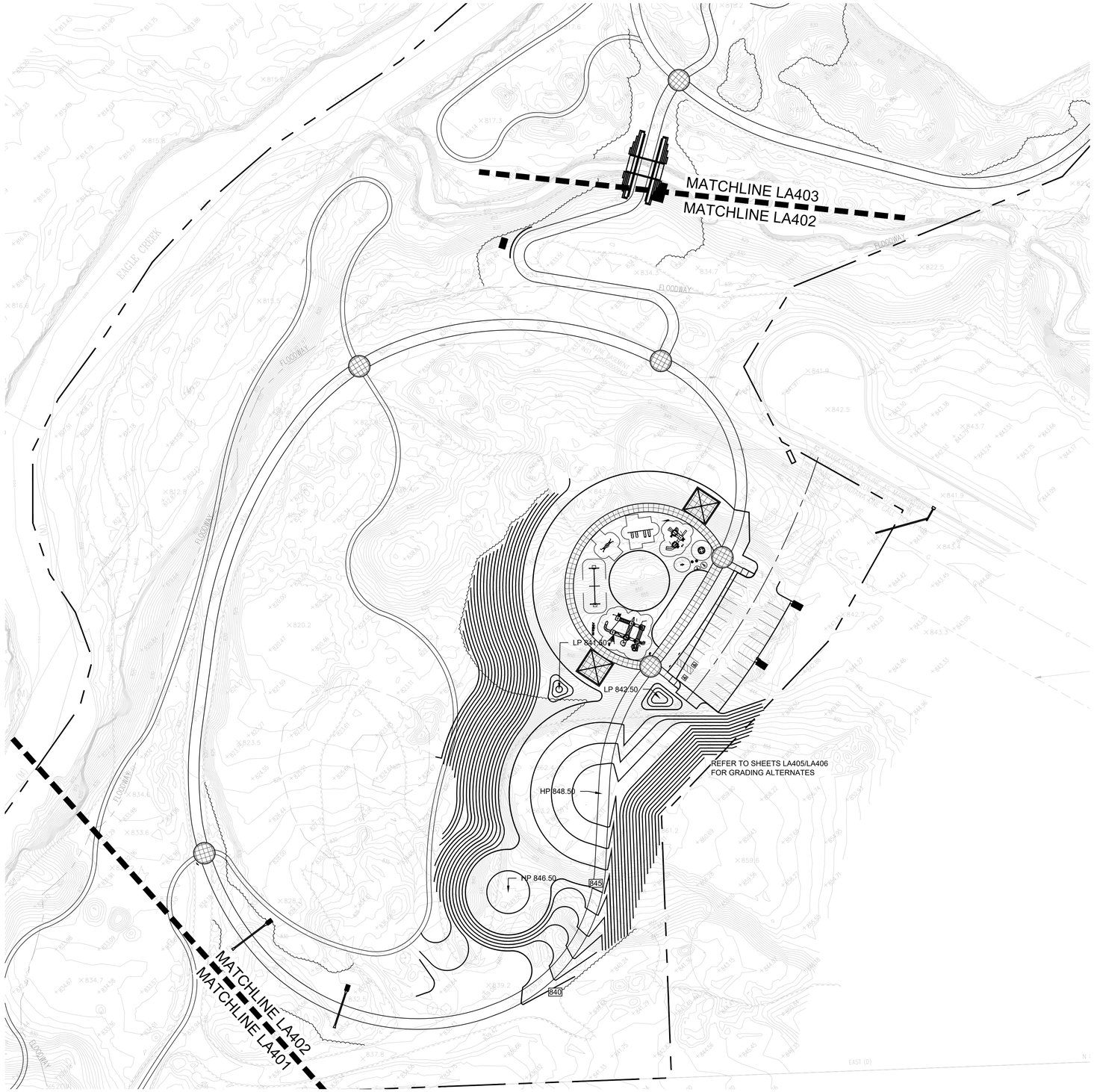
M.E.G.	MEET EXISTING GRADE
944	PROPOSED CONTOUR AND GRADE



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PREPARED FOR:

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Mindy Murdock, Interim Superintendent

PARKS DEPARTMENT
Town of Zionsville
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Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:

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Overley-Worman Park

90% Construction Documents
Zionsville, Indiana 46077

NORTH

0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:

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DRAWING NAME:

SITE GRADING PLAN - ALTERNATE 'A'

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

LA405

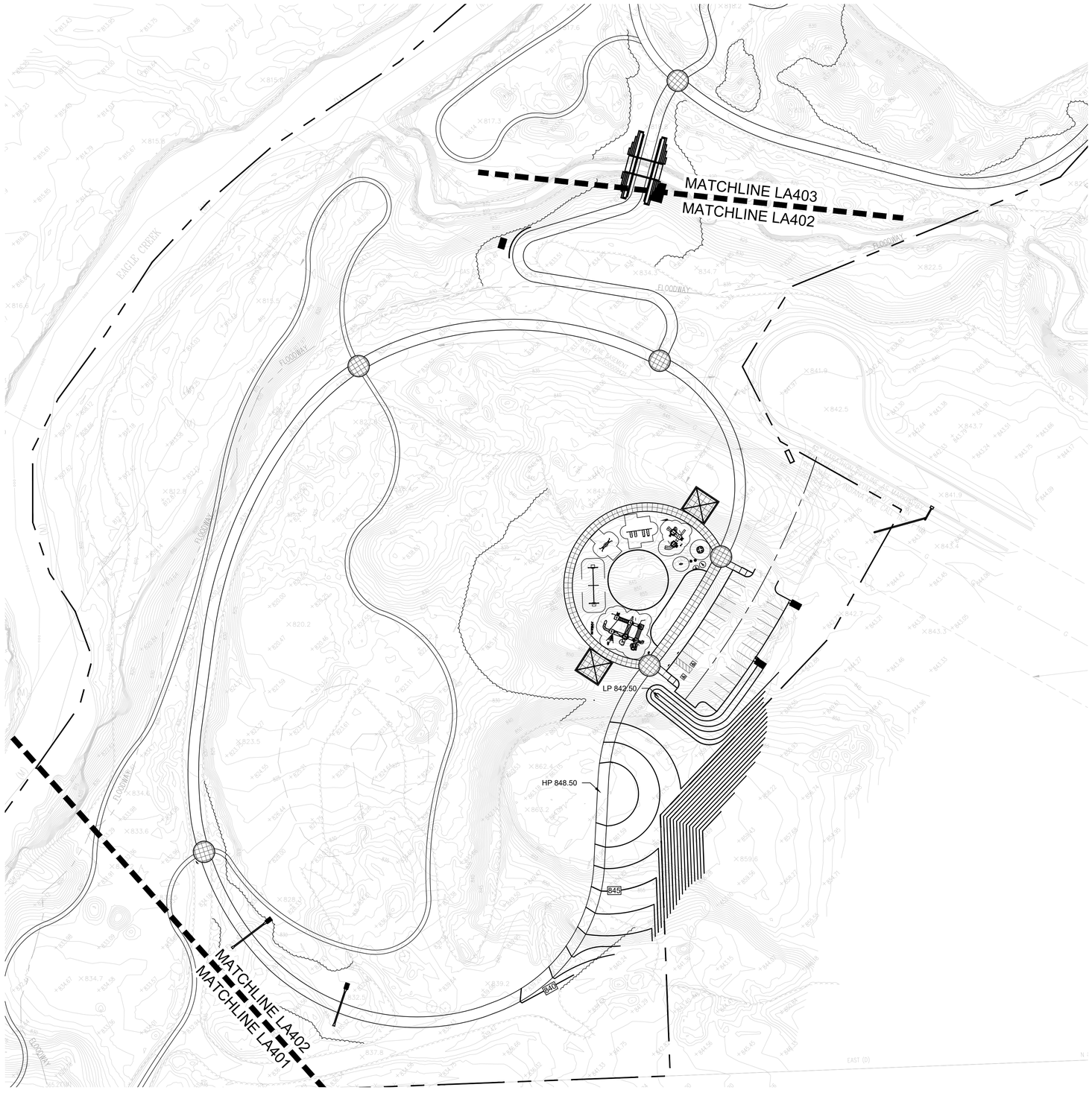
File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA401 - Grading Plan.dwg

GRADING GENERAL NOTES:

1. REFER TO PROJECT GENERAL NOTES ON SHEET G102.
2. THE CONTRACTOR SHALL REPORT IMMEDIATELY TO THE OWNER AND LANDSCAPE ARCHITECT ANY DISCREPANCIES BETWEEN THE EXISTING GRADES SHOWN ON THESE PLANS AND ACTUAL FIELD CONDITIONS.
3. UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS REPRESENT FINISH GRADE OF PAVEMENTS AND GROUND. IN LAWN OR PLANT BED AREAS, PROPOSED ELEVATIONS INDICATE REQUIRED ELEVATIONS AFTER SETTLING OF SOIL.
4. THE CONTRACTOR SHALL REFER TO EARTHWORK SPECIFICATIONS AND THIS SHEET FOR SUBGRADE REQUIREMENT WORK TO ACCOMMODATE AND COORDINATE TOPSOILING AND LANDSCAPE WORK.
5. CONTRACTOR SHALL CONFINE WORK WITHIN THE LIMITS SHOWN ON THESE PLANS.
6. ALL TURF LAWN AREAS ARE TO RECEIVE A MINIMUM LAYER OF 6" OF TOPSOIL AND SEED. ALL PLANT BED AREAS ARE TO RECEIVE A MINIMUM LAYER OF 12" OF PLANTING SOIL AND MULCH. THE TOPSOIL SHALL BE TRANSITIONED INTO SUBGRADE AS SHOWN IN PLANTING DETAILS.
7. ALL NATIVE SEEDING AREAS TO RECEIVE A MAXIMUM LAYER OF 4" TOPSOIL AND SEED.
8. FINISH GRADES IN LAWN AND PLANT BEDS SHALL BE HELD DOWN RELATIVE TO WALKS AS FOLLOWS: AT SEED LAWNS: 1/2", AT SOD LAWNS: 1", AND AT PLANT BEDS: 2".

GRADING LEGEND

	EXISTING CONTOUR LINE
950.84	EXISTING SPOT ELEVATION
[938.54]	VERIFY EXISTING SPOT ELEVATION
936.75	PROPOSED SPOT ELEVATION (FINISH)
0%	PROPOSED SLOPE
TC=	PROPOSED TOP OF CURB ELEVATION
BC=	PROPOSED BOTTOM OF CURB ELEVATION
TW=	PROPOSED TOP OF WALL ELEVATION
TF=	PROPOSED TOP OF CASTING FRAME ELEVATION
TS=	PROPOSED TOP OF STEP ELEVATION
BS=	PROPOSED BOTTOM OF STEP ELEVATION
TR=	PROPOSED TOP OF RAMP
BR=	PROPOSED BOTTOM OF RAMP
FL=	PROPOSED FLOW LINE ELEVATION
HP=	PROPOSED HIGH POINT ELEVATION
M.E.G.	MEET EXISTING GRADE
944	PROPOSED CONTOUR AND GRADE



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CONSULTANTS:

PROJECT:
Zionsville Parks
Overley-Worman Park
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Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:

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DRAWING NAME:
SITE GRADING PLAN - ALTERNATE 'B'

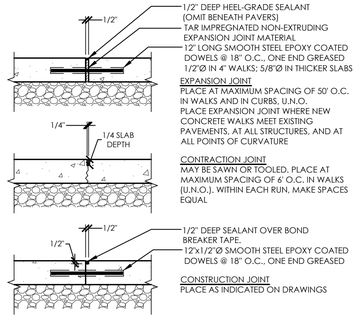
CERTIFICATION:
90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

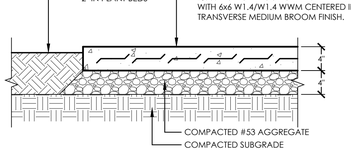
DRAWING #:
LA406

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA401 - Grading Plan.dwg

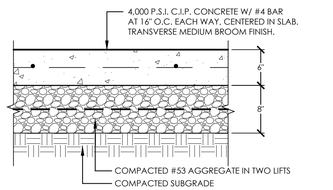
NOTES:
1. EXPANSION JOINT MATERIAL SHALL BE "ZIP-STRIP" EXPANSION MATERIAL WITH REMOVABLE CAP BY GREENSTREAK OR APPROVED EQUAL.
2. ELIMINATE TOOL MARKS ON ALL CONCRETE SURFACES. REMOVE TROWEL MARKS ON BOTH SIDES OF ALL JOINTS AND EDGINGS, LEAVING ONLY THE RADIUS SMOOTH.
3. ALL CONTRACTION AND EXPANSION JOINTS ARE TO BE PERPENDICULAR TO THE EDGE OF WALK.
4. ALIGN JOINTS IN CURBS AND ADJACENT WALKS.
5. IF JOINTING IS NOT SHOWN OR NOTED ON PLANS, PROVIDE A CONCRETE JOINTING SHOP DRAWING TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ANY POURING.



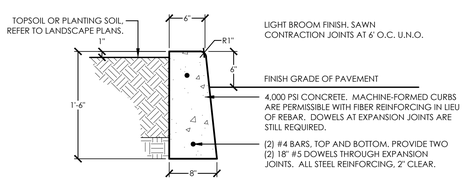
1 CONCRETE JOINTING DETAIL
SCALE: 1" = 1'-0"



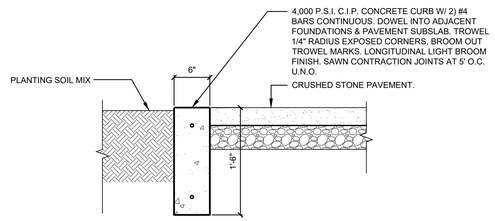
2 CONCRETE SIDEWALK
SCALE: 1" = 1'-0"
REFER TO "CONCRETE JOINTING DETAIL", TYP.
REFER TO PLANS FOR SCORING PATTERNS



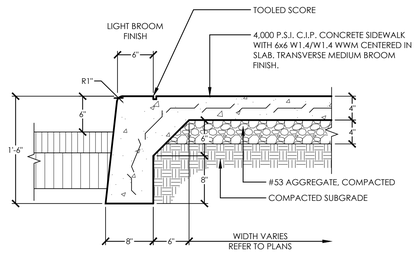
3 CONCRETE PAVEMENT, VEHICULAR
SCALE: 1" = 1'-0"
REFER TO "CONCRETE JOINTING DETAIL", TYP.



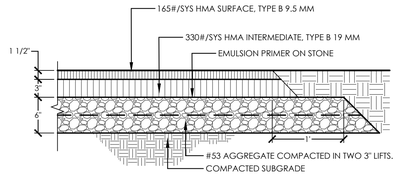
4 CONCRETE BARRIER CURB
SCALE: 1" = 1'-0"
REFER TO "CONCRETE JOINTING DETAIL", TYP.



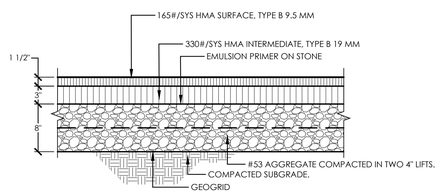
5 CONCRETE CONTAINMENT CURB
SCALE: 1" = 1'-0"



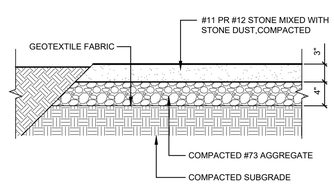
6 CONCRETE CURB & WALK, INTEGRAL
SCALE: 1" = 1'-0"
REFER TO "CONCRETE JOINTING DETAIL", TYP.



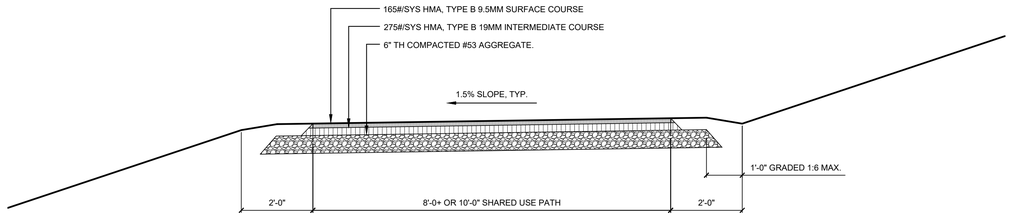
7 ASPHALT PAVEMENT (TRAIL)
SCALE: 1" = 1'-0"



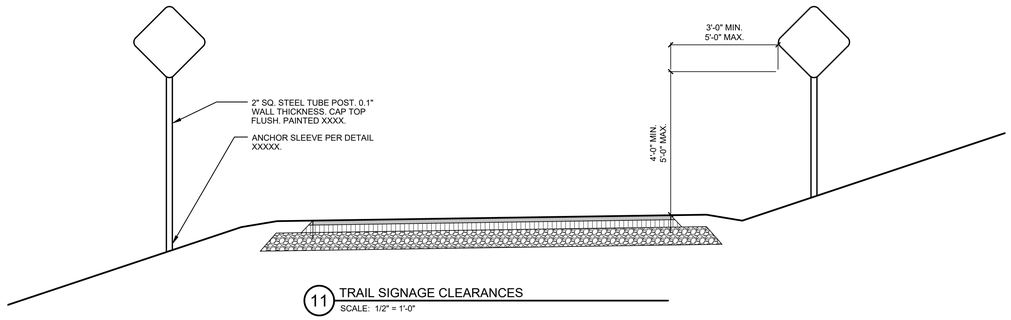
8 ASPHALT PAVEMENT (VEHICULAR)
SCALE: 1" = 1'-0"



9 CRUSHED STONE PAVEMENT
SCALE: 1" = 1'-0"



10 TRAIL PAVEMENT SECTION
SCALE: 1/2" = 1'-0"



11 TRAIL SIGNAGE CLEARANCES
SCALE: 1/2" = 1'-0"

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SITE DETAILS

CERTIFICATION:
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REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:
LA500

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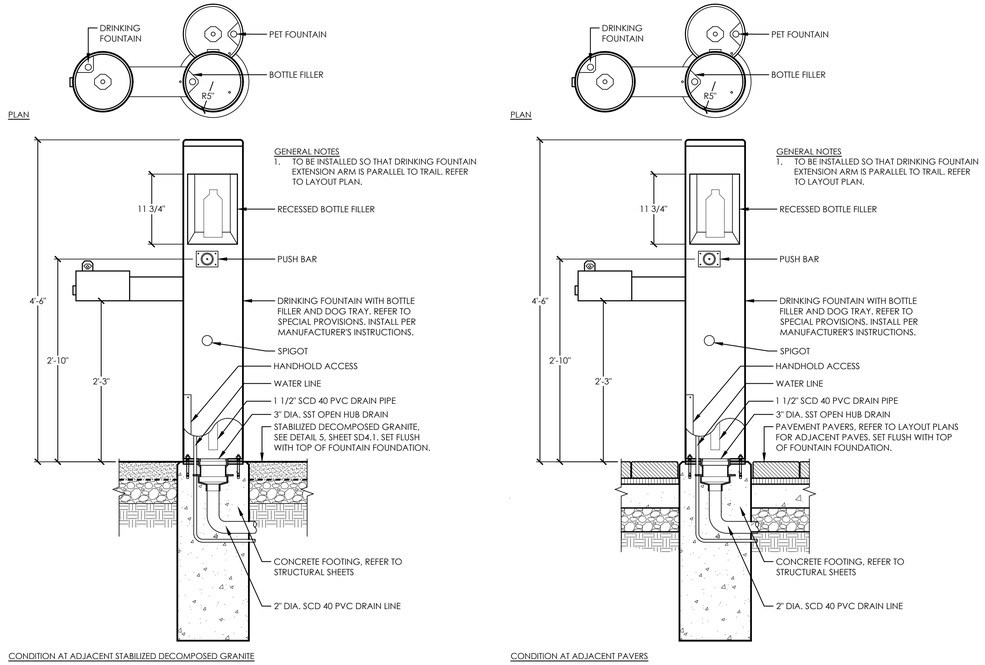
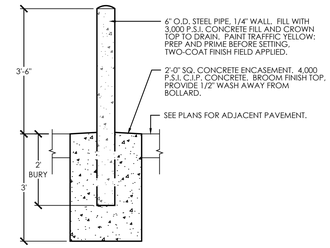
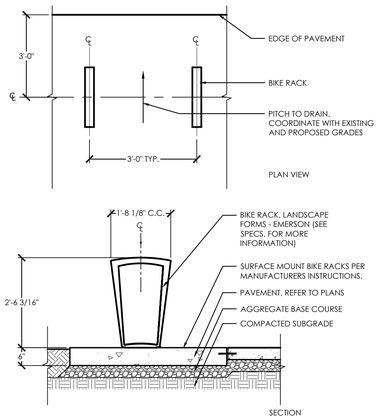


1 DRINKING FOUNTAIN
SCALE: 1"=1'-0"

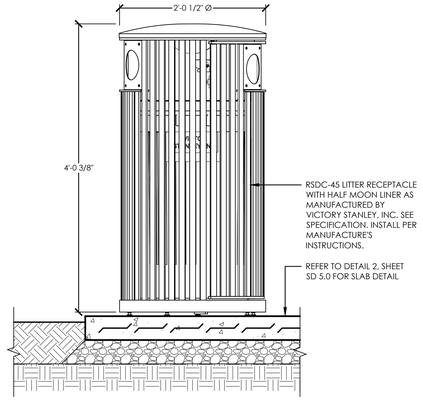


4 PIPE BOLLARD
SCALE: 1/2" = 1'-0"

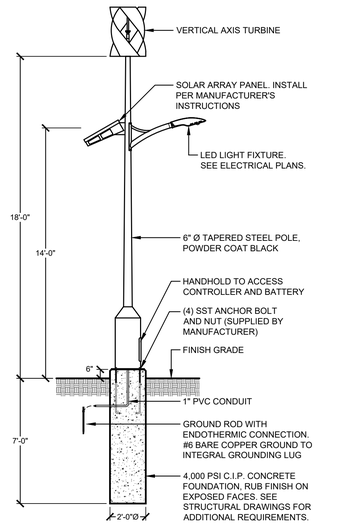


2 BICYCLE LOOP
SCALE: 1/2" = 1'-0"

REFER TO PLANS FOR QUANTITY.



3 LITTER RECEPTACLE MOUNTING DETAIL
SCALE: 1" = 1'-0"



5 HYBRID SOLAR/WIND LIGHT SYSTEM
SCALE: 1/4" = 1'-0"

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REA Project #:	191568
Date:	08/06/2020
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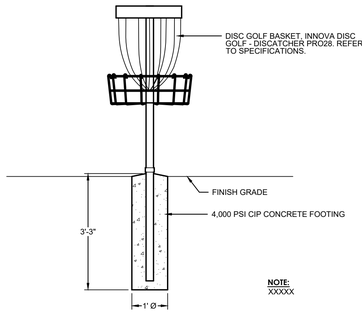
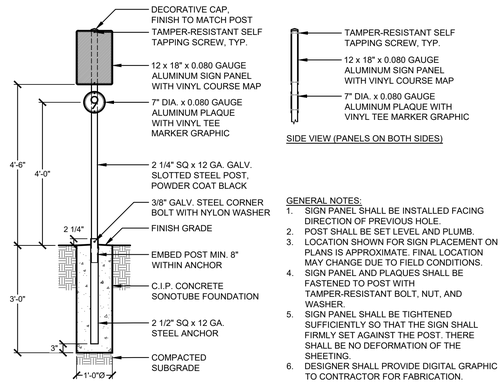


1 DISC GOLF BASKET

SCALE: 1/2" = 1'-0"



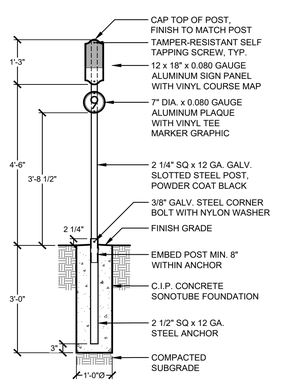
SIDE VIEW (PANELS ON BOTH SIDES)

GENERAL NOTES:

1. SIGN PANEL SHALL BE INSTALLED FACING DIRECTION OF PREVIOUS HOLE.
2. POST SHALL BE SET LEVEL AND PLUMB.
3. LOCATION SHOWN FOR SIGN PLACEMENT ON PLANS IS APPROXIMATE. FINAL LOCATION MAY CHANGE DUE TO FIELD CONDITIONS.
4. SIGN PANEL AND PLAQUES SHALL BE FASTENED TO POST WITH TAMPER-RESISTANT BOLT, NUT, AND WASHER.
5. SIGN PANEL SHALL BE TIGHTENED SUFFICIENTLY SO THAT THE SIGN SHALL FIRMLY SET AGAINST THE POST. THERE SHALL BE NO DEFORMATION OF THE SHEETING.
6. DESIGNER SHALL PROVIDE DIGITAL GRAPHIC TO CONTRACTOR FOR FABRICATION.

2A DISC GOLF TEE BOX MARKER SIGN

SCALE: 1/2" = 1'-0"



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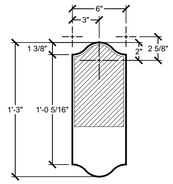
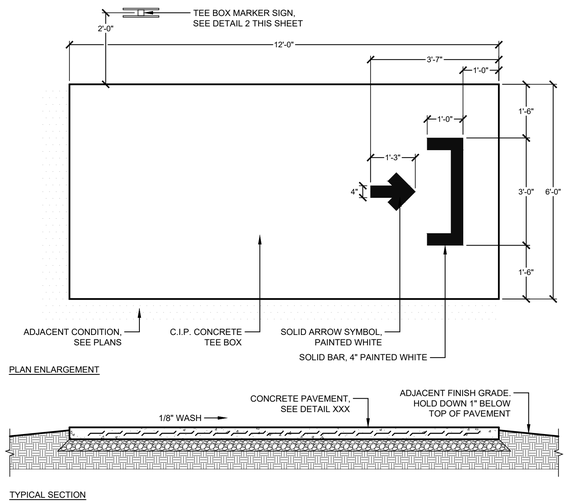


2B DISC GOLF TEE BOX MARKER SIGN

SCALE: 1/2" = 1'-0"



PLAN ENLARGEMENT

TYPICAL SECTION

3 DISC GOLF TEE BOX

SCALE: 1/2" = 1'-0"

File: P:\1568 Overley Warman Park DD_CD\dwg\CD\sheet\LA502 - Details.dwg

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Mindy Murdock, Interim Superintendent

PARKS DEPARTMENT
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SITE DETAILS - DISC GOLF

CERTIFICATION:

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REA Project #:	191568
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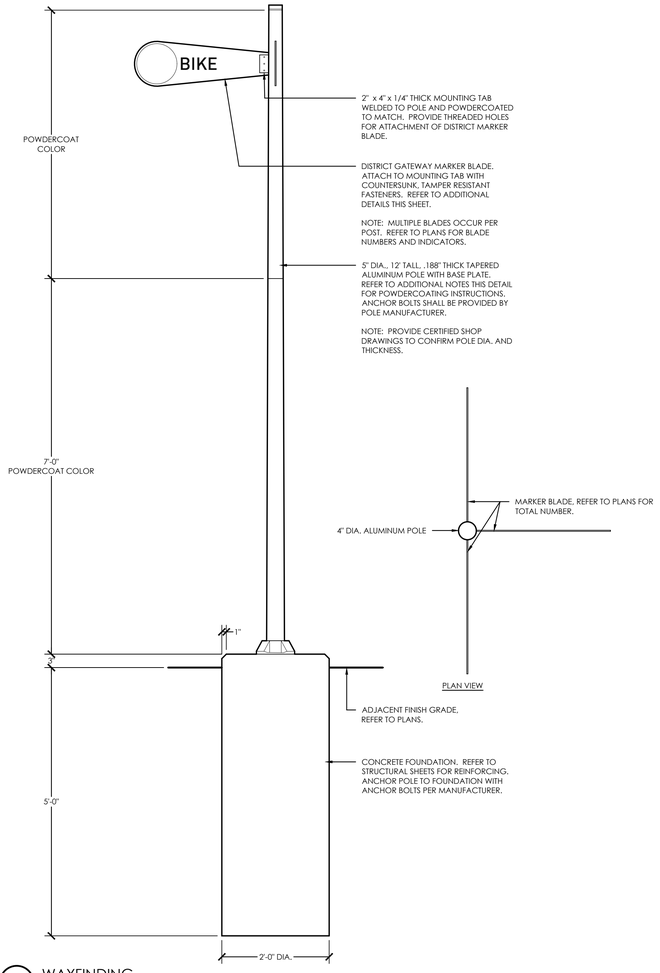
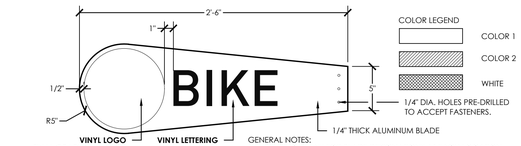
LA502



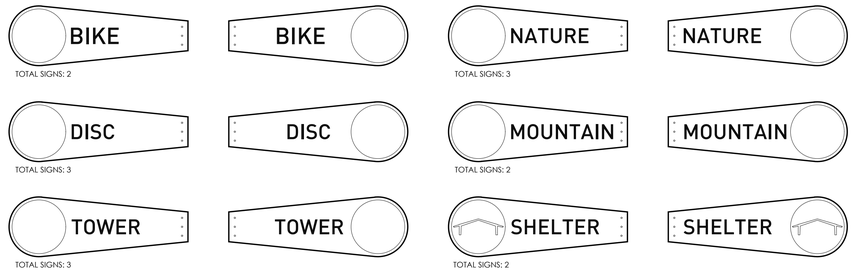
1 WAYFINDING
SCALE: 3/4" = 1'-0"



COLOR LEGEND
- COLOR 1
- COLOR 2
- WHITE

GENERAL NOTES:
1. REFER TO PLANS FOR BLADE DESIGNATIONS AT EACH LOCATION.
2. MULTIPLE BLADES OCCUR AT EACH GATEWAY MARKER LOCATION.
3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS INDICATING EACH DISTRICT GATEWAY LOCATION AND THE TOTAL NUMBER AND ORIENTATION OF EACH OF THE BLADES.
4. BOTH SIDES OF FINIAL SHALL BE FINISHED AS SHOWN.
5. TEXT WILL BE LEGIBLE AS MARKER IS APPROACHED AND TEXT WILL NEED TO BE MIRRORED ON REVERSE SIDE.
6. REFER TO DETAIL 4 THIS SHEET FOR VARIOUS BLADE DESIGNS AND TOTAL NUMBERS.

2 FINIAL ENLARGEMENT
SCALE: 3"=1'-0"



3 BLADE DESIGNS
SCALE: 1" = 1'-0"

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SITE DETAILS -
WAYFINDING SIGNAGE

CERTIFICATION:
90% CD REVIEW SET
(Not For Construction)

REA Project #: 191568
Date: 08/06/2020
Drawn by: PA/AG
Checked by: TM

DRAWING #:
LA503

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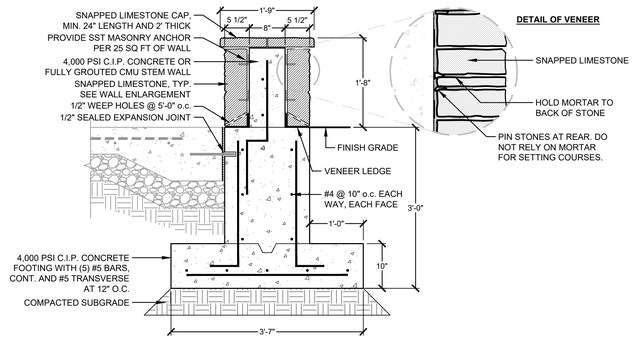
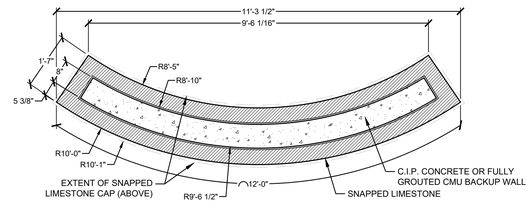
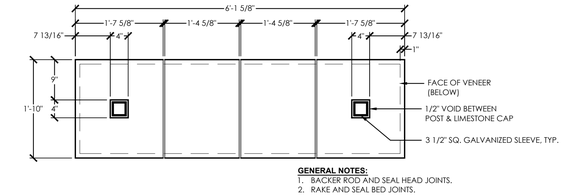


1 SEAT WALL
SCALE: 3/4" = 1'-0"



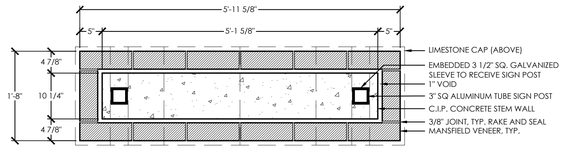
2 SEAT WALL - ENLARGEMENT PLAN
SCALE: 1/2" = 1'-0"



GENERAL NOTES:
1. BACKER ROD AND SEAL HEAD JOINTS.
2. RAKE AND SEAL BED JOINTS.

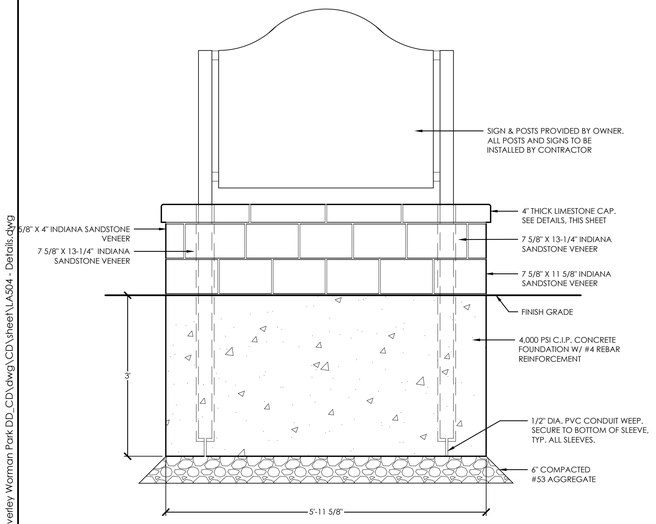
3 PARK ENTRY SIGN - LIMESTONE CAP LAYOUT
3/4" = 1'-0"

4 SLEEVE HARDWARE DETAIL
NTS

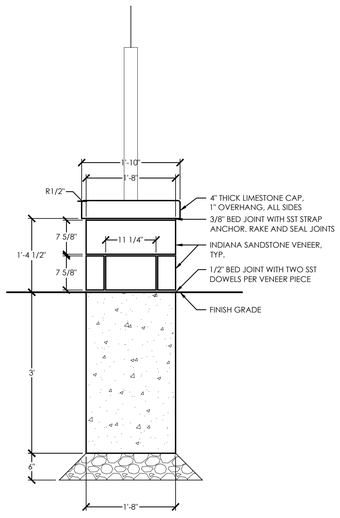


NOTE:
1. 3/8" MORTAR JOINT CMU BLOCK
2. DIMENSIONS ARE FROM CENTER OF THE JOINTS

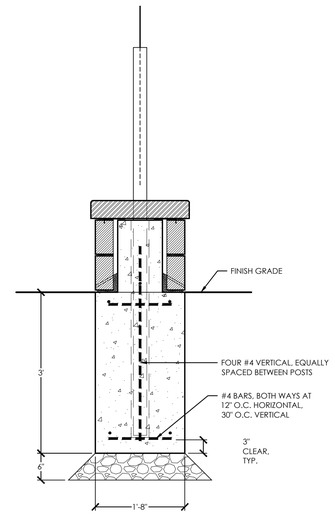
5 PARK ENTRY SIGN - VENEER WALL TOP SECTION
SCALE: 3/4" = 1'-0"



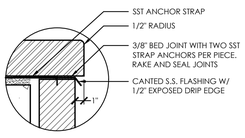
6 PARK ENTRY SIGN - FRONT ELEVATION
SCALE: 3/4" = 1'-0"



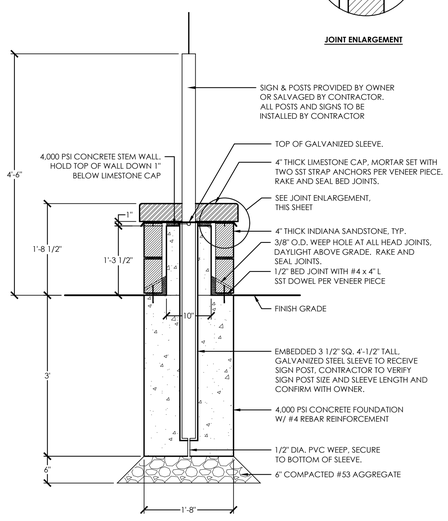
7 END ELEVATION
SCALE: 3/4" = 1'-0"



8 PARK ENTRY SIGN - REINFORCEMENT CROSS-SEC
SCALE: 3/4" = 1'-0"



JOINT ENLARGEMENT



9 PARK ENTRY SIGN - WALL CROSS-SECTION
SCALE: 3/4" = 1'-0"

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA504 - Details.dwg

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ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent
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CONSULTANTS:

PROJECT:
Zionsville Parks
Overley-Worman Park
90% Construction Documents
Zionsville, Indiana 46077

KEY MAP:

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DRAWING NAME:
SITE DETAILS

CERTIFICATION:
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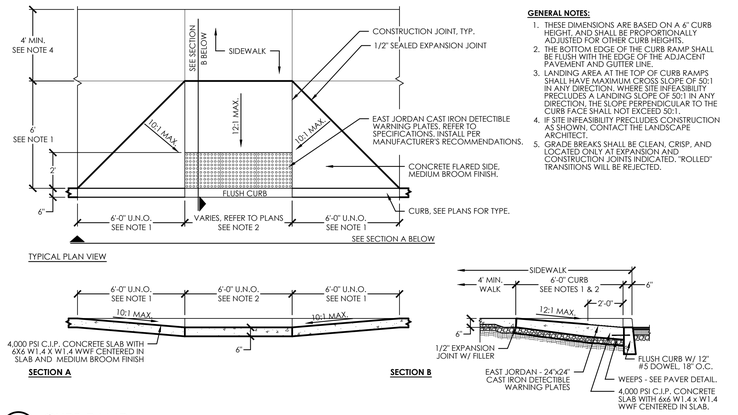
REA Project #: 191568
Date: 08/06/2020
Drawn by: PA/AG
Checked by: TM

DRAWING #:
LA504



TYPICAL PLAN VIEW

GENERAL NOTES:

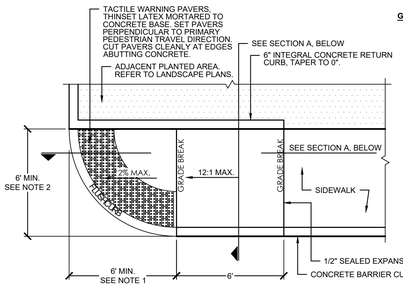
1. THESE DIMENSIONS ARE BASED ON A 6" CURB HEIGHT, AND SHALL BE PROPORTIONALLY ADJUSTED FOR OTHER CURB HEIGHTS.
2. THE BOTTOM EDGE OF THE CURB RAMP SHALL BE FLUSH WITH THE EDGE OF THE ADJACENT PAVEMENT AND GUTTER LINE.
3. LANDING AREA AT THE TOP OF CURB RAMPS SHALL HAVE MAXIMUM CROSS SLOPE OF 50:1 IN ANY DIRECTION. WHERE SITE INFEASIBILITY PRECLUDES A LANDING SLOPE OF 50:1 IN ANY DIRECTION, THE SLOPE PERPENDICULAR TO THE CURB FACE SHALL NOT EXCEED 50:1.
4. IF SITE INFEASIBILITY PRECLUDES CONSTRUCTION AS SHOWN, CONTACT THE LANDSCAPE ARCHITECT.
5. GRADE BREAKS SHALL BE CLEAN, CRISP, AND LOCATED ONLY AT EXPANSION AND CONSTRUCTION JOINTS INDICATED. "ROLLED" TRANSITIONS WILL BE REJECTED.

SECTION A

SECTION B

1 CURB RAMP

SCALE: 1/4" = 1'-0"



GENERAL NOTES:

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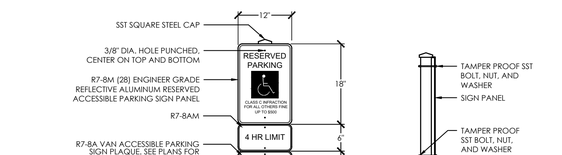
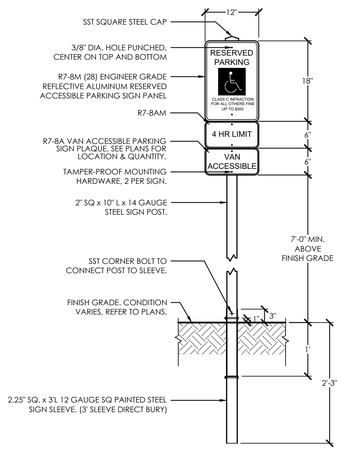
2. THE BOTTOM EDGE OF THE CURB RAMP SHALL BE FLUSH WITH THE EDGE OF THE ADJACENT PAVEMENT AND GUTTER LINE.
3. LANDING AREA AT THE TOP OF CURB RAMPS SHALL HAVE MAXIMUM CROSS SLOPE OF 50:1 IN ANY DIRECTION. WHERE SITE INFEASIBILITY PRECLUDES A LANDING SLOPE OF 50:1 IN ANY DIRECTION, THE SLOPE PERPENDICULAR TO THE CURB FACE SHALL NOT EXCEED 50:1.
4. IF SITE INFEASIBILITY PRECLUDES CONSTRUCTION AS SHOWN, CONTACT THE LANDSCAPE ARCHITECT.

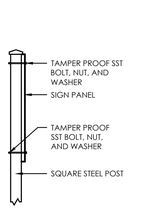


SECTION A **SECTION B**

2 CURB RAMP, TYPE H

SCALE: 1/4" = 1'-0"





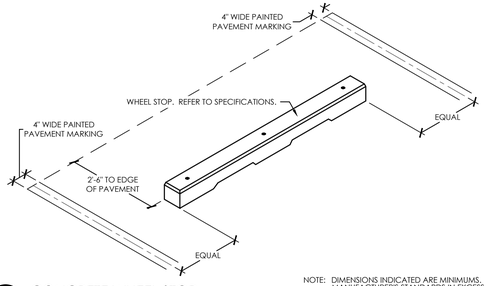
SIDE VIEW

GENERAL NOTES:

1. ALL SIGNAGE, PAVEMENT MARKINGS, AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE LATEST MUTCD STANDARDS.
2. ALL SIGNAGE SHALL BE INSTALLED FACING DIRECTION OF TRAVEL.
3. LOCATIONS SHOWN FOR SIGNAGE AND PAVEMENT MARKINGS ARE APPROXIMATE. FINAL LOCATION MAY CHANGE DUE TO POST-CONSTRUCTION CONDITIONS AND PHYSICAL OBSTRUCTIONS. FINAL LOCATION OF ALL TRAFFIC CONTROL DEVICES SHALL BE FIELD VERIFIED.
4. ALL TRAFFIC SIGNS SHALL BE INSTALLED PER THIS DETAIL. ALL TRAFFIC SIGNS, WITH THE EXCEPTION OF DELINEATOR PLAQUES, SHALL BE SET AT A HEIGHT OF 7' ABOVE FINISH GRADE.

3 RESERVED (ADA) PARKING SIGN

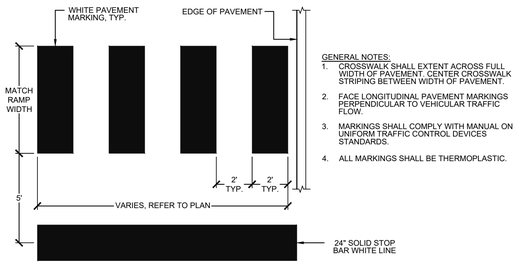
SCALE: 3/4" = 1'-0"



NOTE: DIMENSIONS INDICATED ARE MINIMUMS. MANUFACTURER'S STANDARDS IN EXCESS ARE ACCEPTABLE.

4 CONCRETE WHEEL STOP

SCALE: 1/2" = 1'-0"

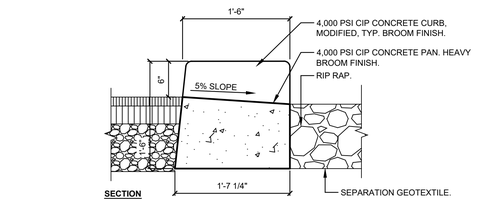


GENERAL NOTES:

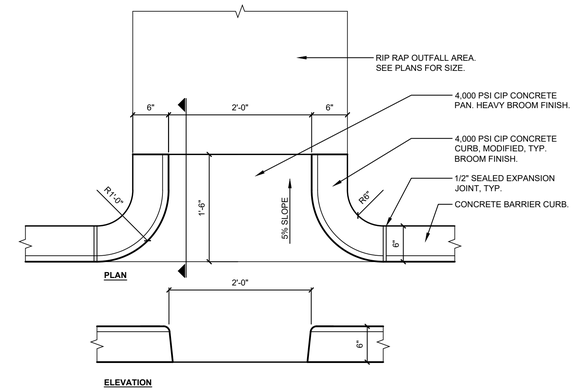
1. CROSSWALK SHALL EXTENT ACROSS FULL WIDTH OF PAVEMENT. CENTER CROSSWALK STRIPING BETWEEN WIDTH OF PAVEMENT.
2. FACE LONGITUDINAL PAVEMENT MARKINGS PERPENDICULAR TO VEHICULAR TRAFFIC FLOW.
3. MARKINGS SHALL COMPLY WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES STANDARDS.
4. ALL MARKINGS SHALL BE THERMOPLASTIC.

5 PAVEMENT MARKINGS

SCALE: 1/4" = 1'-0"



SECTION



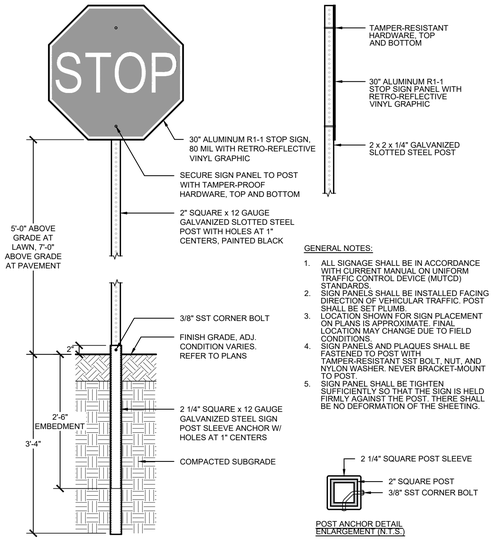
PLAN

ELEVATION

6 CONCRETE CURB FLUME

SCALE: 1" = 1'-0"

(REFER TO "CONCRETE JOINTING DETAIL", TYP.)



POST ANCHOR DETAIL
ENLARGEMENT (N.T.S.)

GENERAL NOTES:

1. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD) STANDARDS.
2. SIGN PANELS SHALL BE INSTALLED FACING DIRECTION OF VEHICULAR TRAFFIC. POST SHALL BE SET PLUMB.
3. LOCATION SHOWN FOR SIGN PLACEMENT ON PLANS IS APPROXIMATE. FINAL LOCATION MAY CHANGE DUE TO FIELD CONDITIONS.
4. SIGN PANELS AND PLAQUES SHALL BE FASTENED TO POST WITH TAMPER-RESISTANT SST BOLT, NUT, AND NYLON WASHER. NEVER BRACKET-MOUNT TO POST.
5. SIGN PANEL SHALL BE TIGHTEN SUFFICIENTLY SO THAT THE SIGN IS HELD FIRMLY AGAINST THE POST. THERE SHALL BE NO DEFORMATION OF THE SHEETING.

7 STOP SIGN

SCALE: 3/4" = 1'-0"

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PREPARED FOR:

ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent

PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:

Zionsville Parks
Overley-Worman Park

90% Construction Documents
Zionsville, Indiana 46077

KEY MAP:

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DRAWING NAME:

SITE DETAILS

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

LA505

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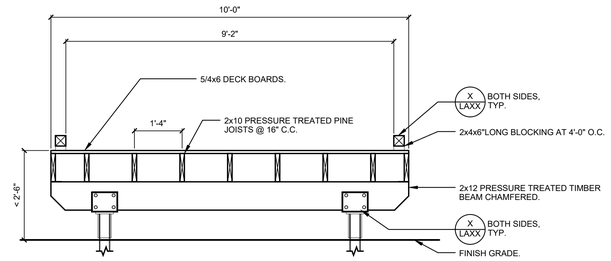
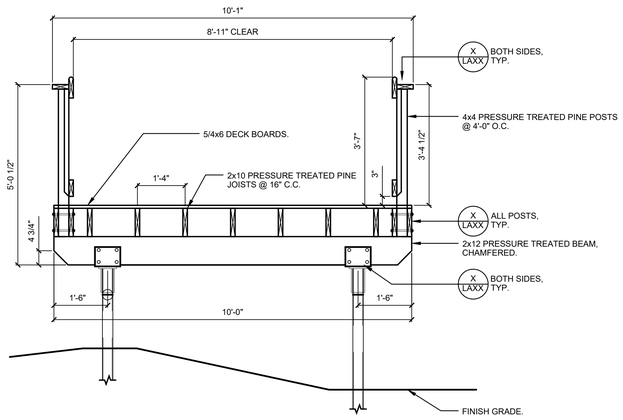
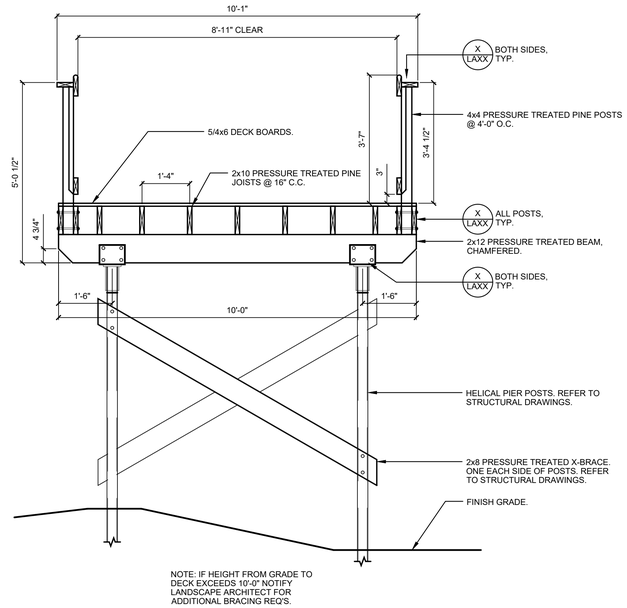


1 <30" BOARDWALK SECTION
SCALE: 1/2" = 1'-0"

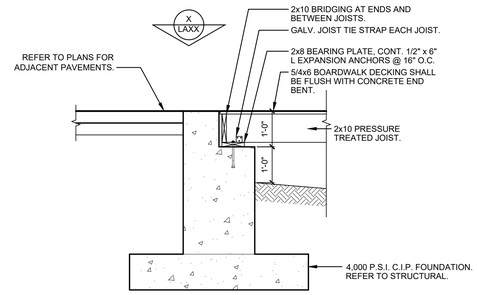


2 2'-6" - 6' BOARDWALK SECTION
SCALE: 1/2" = 1'-0"



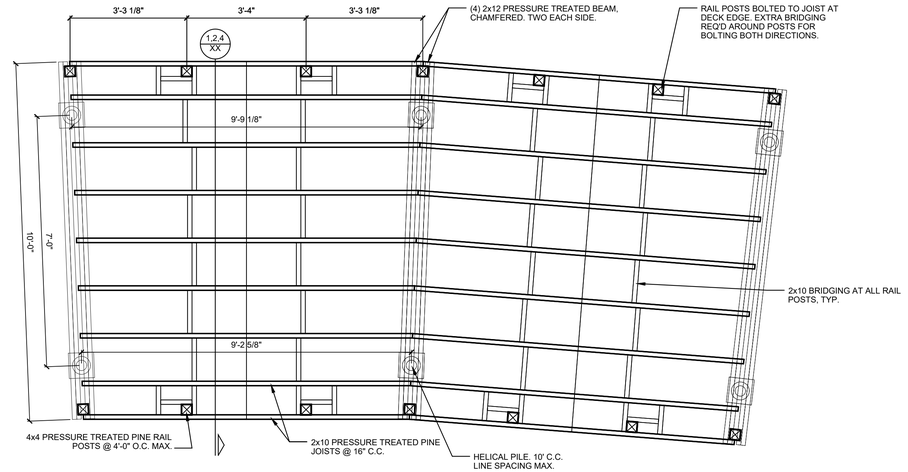
4 6' - 10' BOARDWALK SECTION
SCALE: 1/2" = 1'-0"

5 NOT USED
SCALE: 1/2" = 1'-0"



6 BOARDWALK HEADWALL SECTION
SCALE: 1/2" = 1'-0"

7 BOARDWALK HEADWALL PLAN
SCALE: 1/2" = 1'-0"



3 BOARDWALK 'A' - TYPICAL FRAMING PLAN CHORDED SEGMENTS
SCALE: 1/2" = 1'-0"

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DRAWING NAME:
SITE DETAILS - BOARDWALK

CERTIFICATION:
90% CD REVIEW SET
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REA Project #: 191568
Date: 08/06/2020
Drawn by: PA/AG
Checked by: TM

DRAWING #:
LA506

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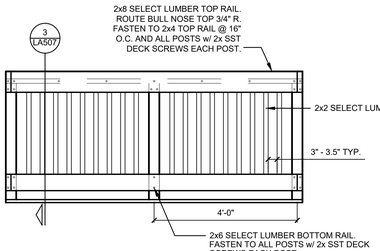
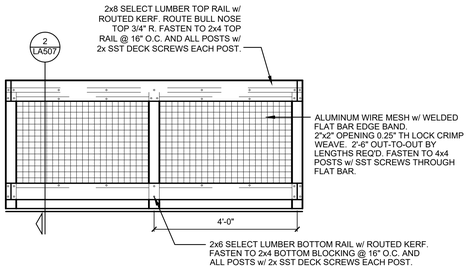
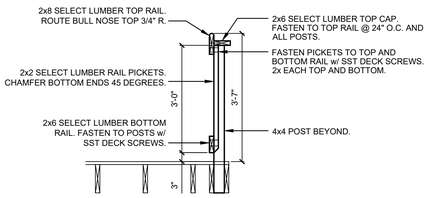


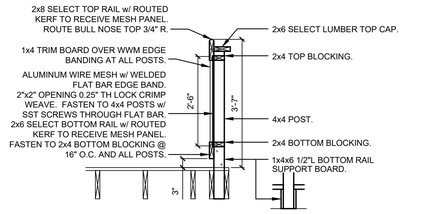
1 RAILING ELEVATION - BASE BID
SCALE: 1/2" = 1'-0"



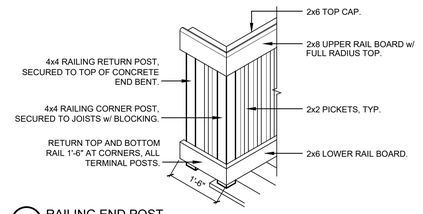
2 RAILING ELEVATION - ALTERNATE #5
SCALE: 1/2" = 1'-0"



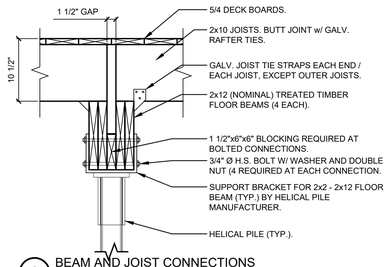
3 RAILING SECTION - BASE BID
SCALE: 1/2" = 1'-0"



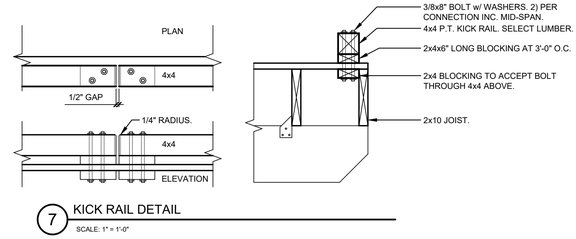
4 RAILING SECTION - ALTERNATE #5
SCALE: 1/2" = 1'-0"



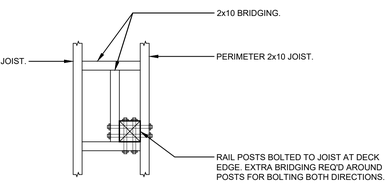
5 RAILING END POST
SCALE: 1/2" = 1'-0"



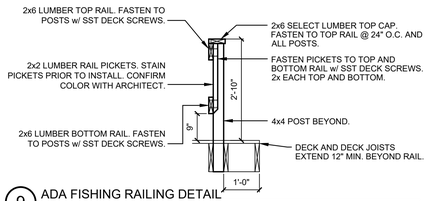
6 BEAM AND JOIST CONNECTIONS
SCALE: 1" = 1'-0"



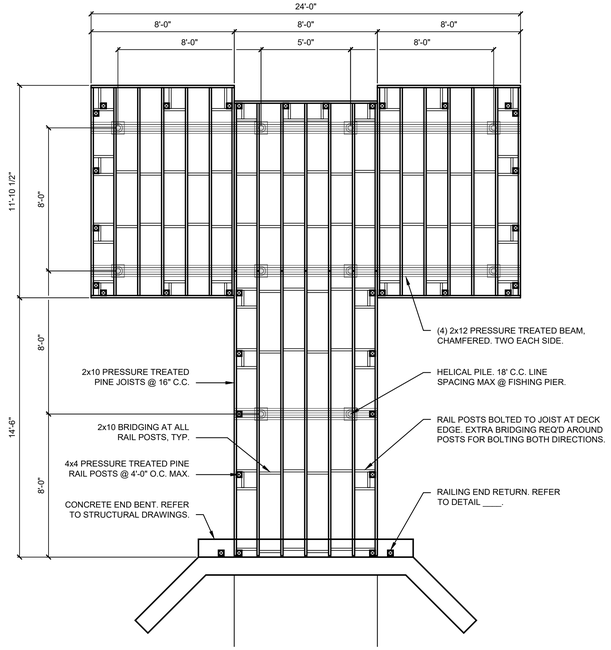
7 KICK RAIL DETAIL
SCALE: 1" = 1'-0"



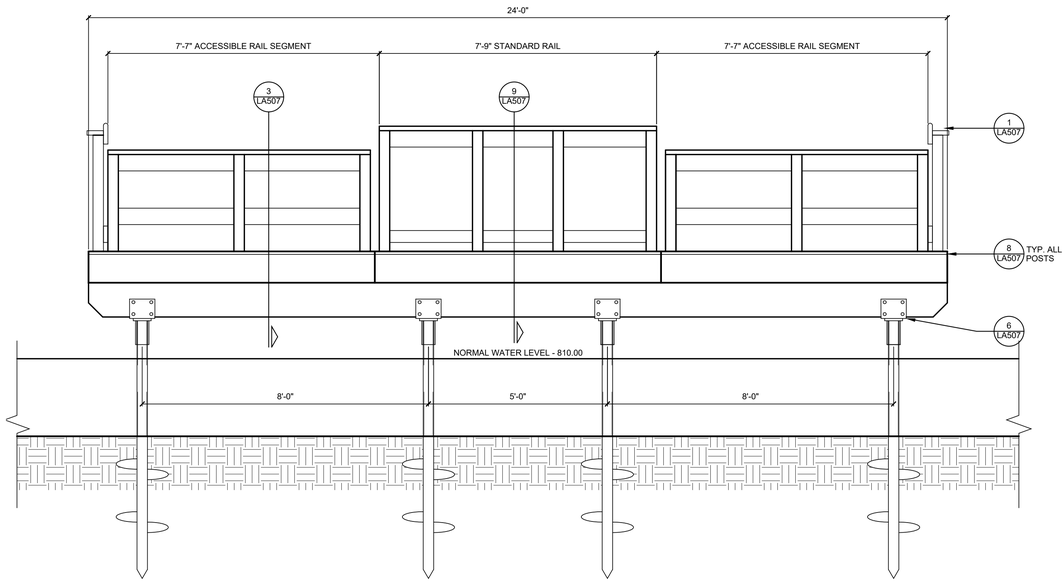
8 RAIL POST BLOCKING DETAIL
SCALE: 1" = 1'-0"



9 ADA FISHING RAILING DETAIL
SCALE: 1/2" = 1'-0"



10 FISHING PIER FRAMING PLAN
SCALE: 1/4" = 1'-0"



11 FISHING PIER FRONT ELEVATION
SCALE: 1/2" = 1'-0"

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PREPARED FOR:
ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent
PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
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CONSULTANTS:

PROJECT:
Zionsville Parks
Overley-Worman Park
90% Construction Documents
Zionsville, Indiana 46077

KEY MAP:

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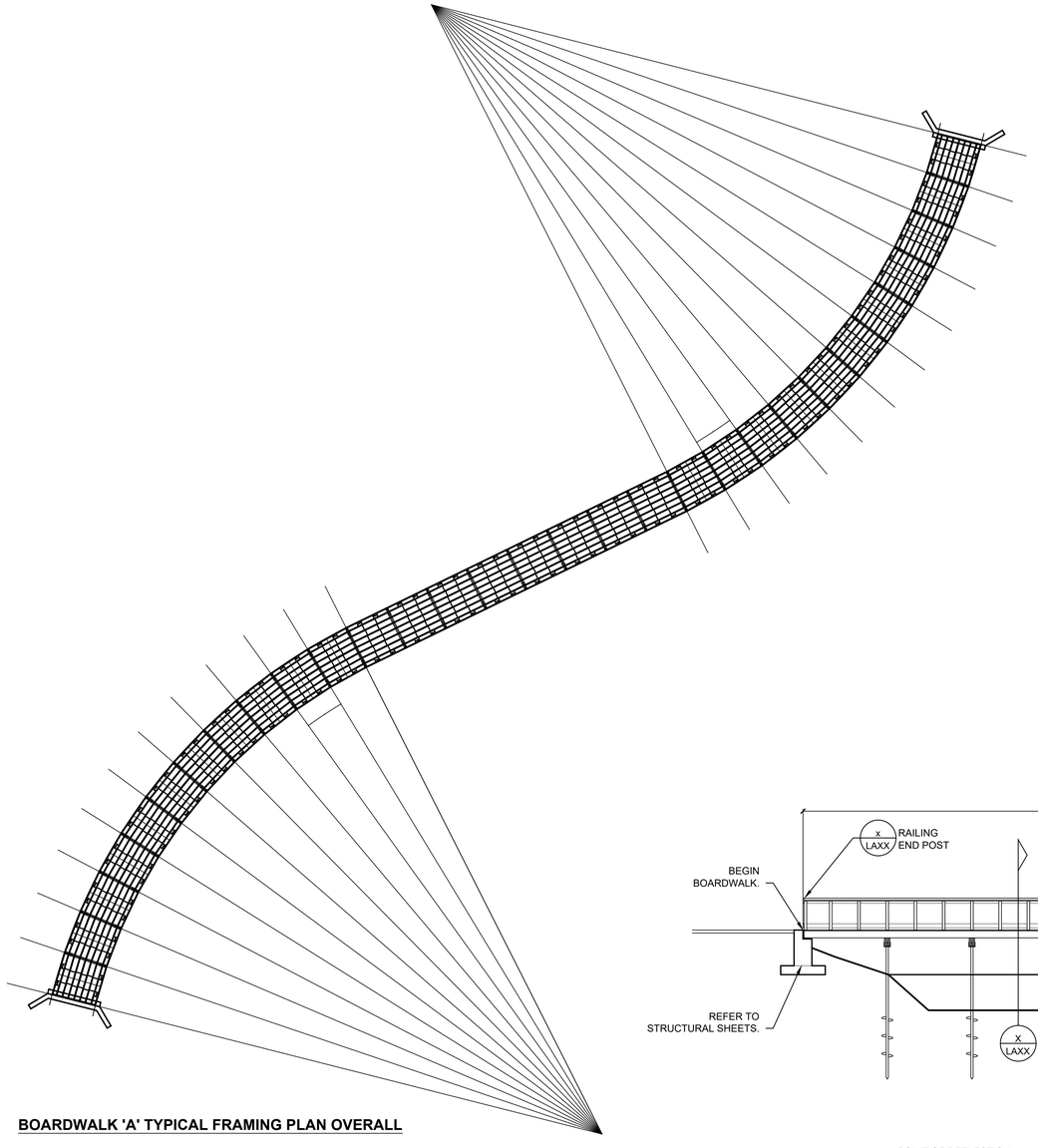
DRAWING NAME:
SITE DETAILS - BOARDWALK

CERTIFICATION:
90% CD REVIEW SET
(Not For Construction)

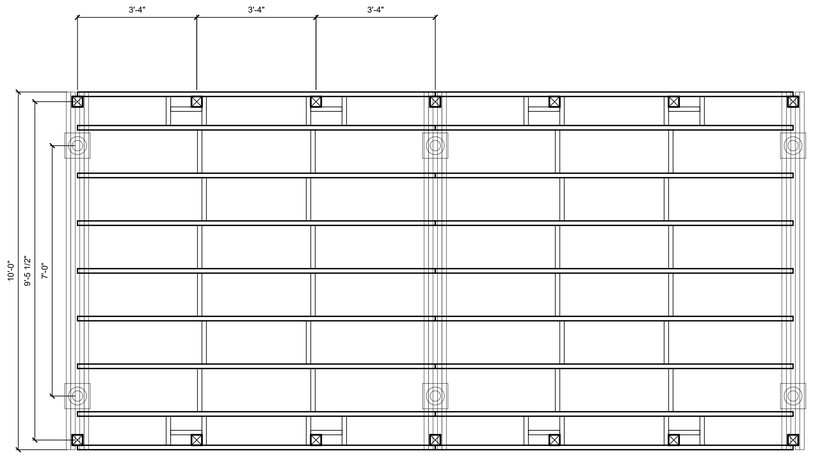
REA Project #: 191568
Date: 08/06/2020
Drawn by: PA/AG
Checked by: TM

DRAWING #:
LA507

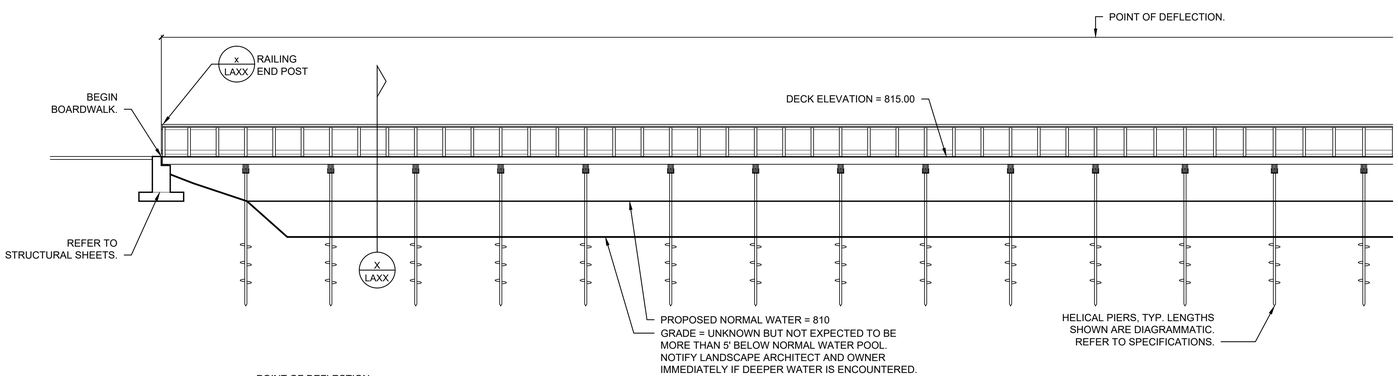
File: P:\1568 Overley Warman Park DD_CD\dwg\CD\sheet\LA506 - Details.dwg

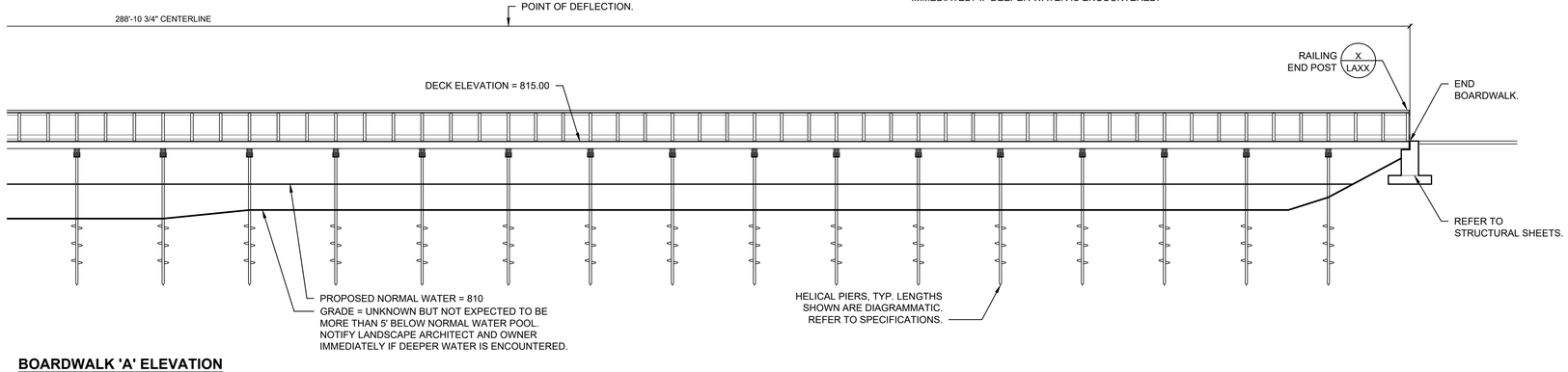


BOARDWALK 'A' TYPICAL FRAMING PLAN OVERALL



BOARDWALK 'A' TYPICAL FRAMING PLAN STRAIGHT SEGMENTS





BOARDWALK 'A' ELEVATION

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DRAWING NAME:

SITE DETAILS -
BOARDWALK 'A'

CERTIFICATION:

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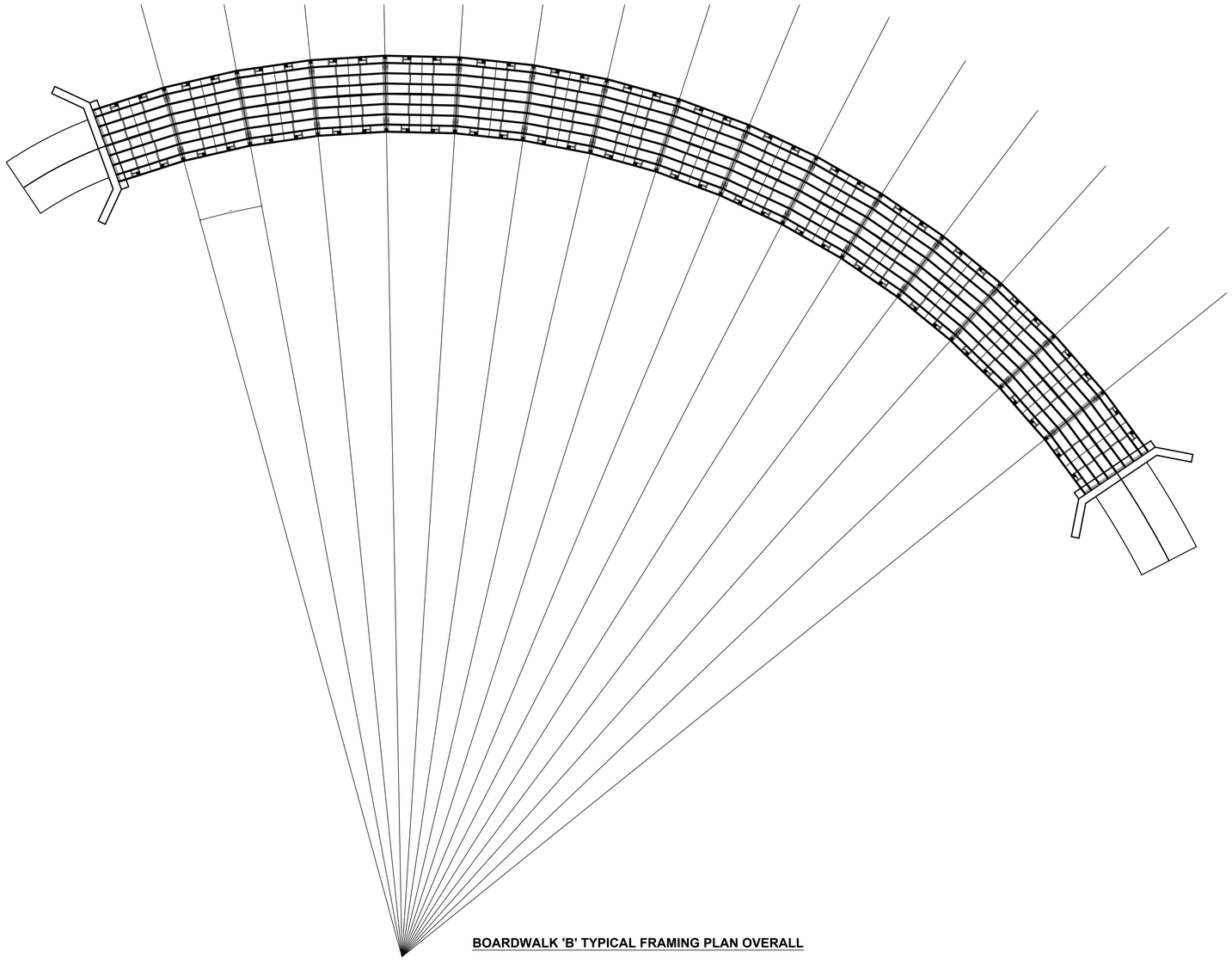
REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

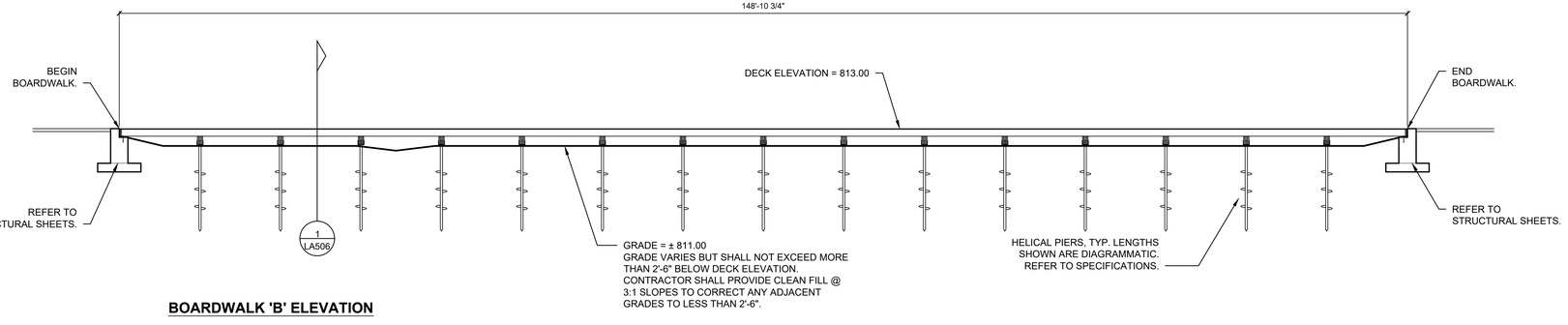
DRAWING #:

LA508

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA506 - Details.dwg



BOARDWALK 'B' TYPICAL FRAMING PLAN OVERALL



BOARDWALK 'B' ELEVATION

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA506 - Details.dwg

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PROJECT:

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DRAWING NAME:

SITE DETAILS -
BOARDWALK 'B'

CERTIFICATION:

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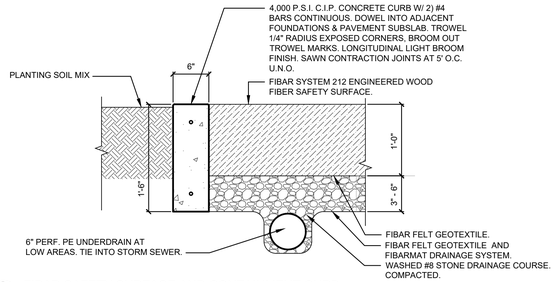
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

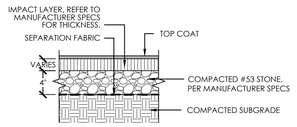
DRAWING #:

LA509



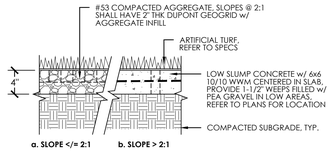
1 FIBAR SAFETY SURFACE AND CONTAINMENT CURB

SCALE: 1" = 1'-0"



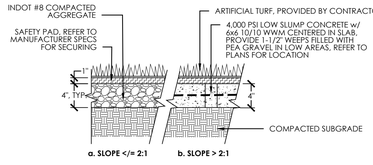
2 P.I.P RUBBER SURFACE

SCALE: 1" = 1'-0"



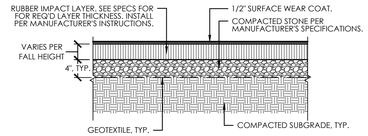
3 STANDARD ARTIFICIAL TURF

SCALE: 1" = 1'-0"



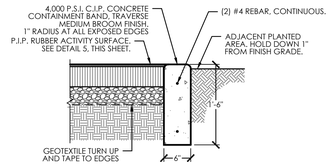
4 FALL RATED ARTIFICIAL TURF

SCALE: 1" = 1'-0"



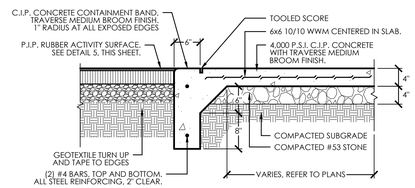
5 P.I.P. RUBBER SURFACE - FALL RATED

SCALE: 3/4" = 1'-0"



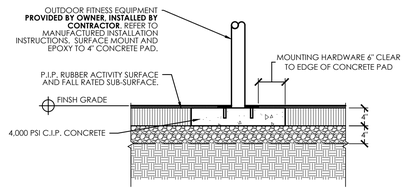
6 P.I.P. RUBBER SURFACE - EDGE CONDITION

SCALE: 3/4" = 1'-0"



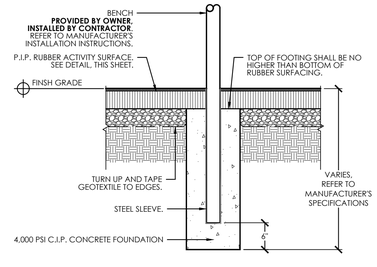
7 P.I.P RUBBER SURFACE ADJACENT CONCRETE WALK

SCALE: 3/4" = 1'-0"



8 SURFACE MOUNT INSTALL - WHEN REQUIRED BY MANFACTURER

SCALE: 3/4" = 1'-0"



9 FOOTING INSTALL - WHEN REQUIRED BY MANUFACTURER

SCALE: 3/4" = 1'-0"

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Zionsville, Indiana 46077
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PROJECT:
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Overley-Worman Park
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KEY MAP:

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DRAWING NAME:
SITE DETAILS - PLAYGROUND

CERTIFICATION:
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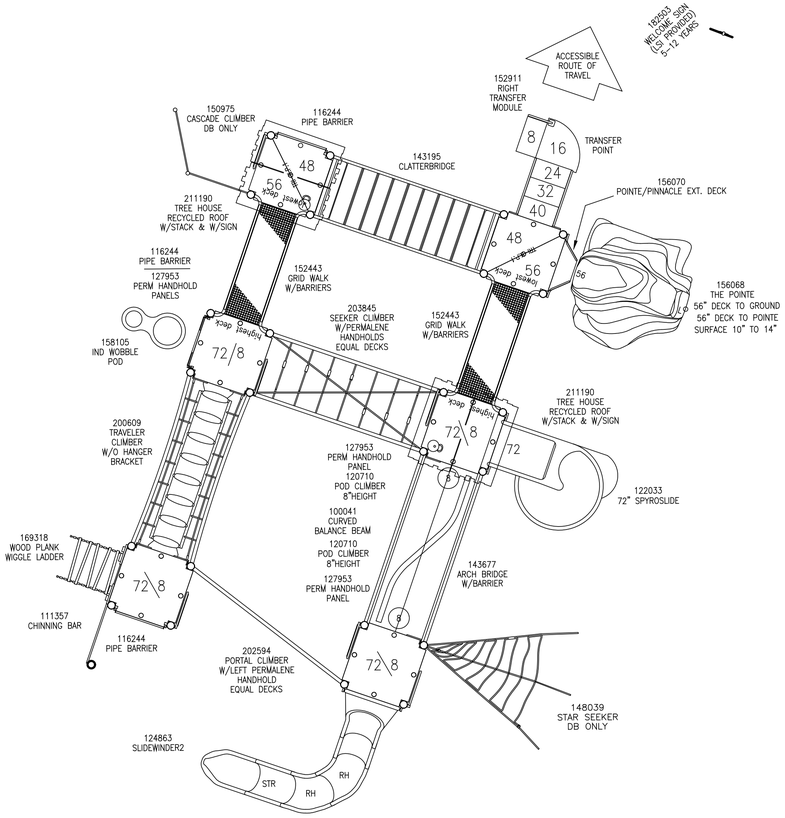
REA Project #: 191568
Date: 08/06/2020
Drawn by: PA/AG
Checked by: TM

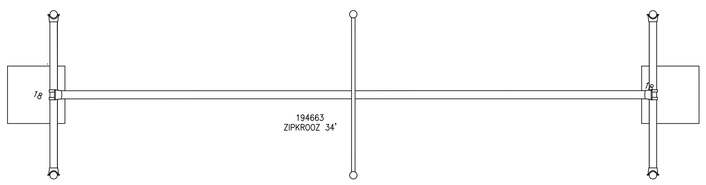
DRAWING #:
LA510



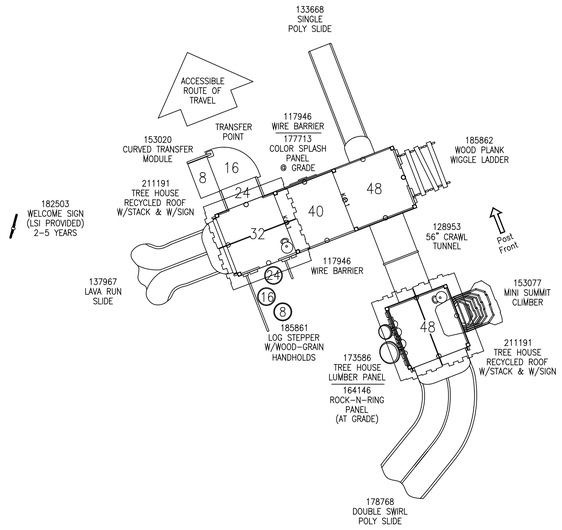
TOTAL SQUARE FOOTAGE
1868 SQ.FT.

THE MAXIMUM FALL HEIGHT
OF THIS STRUCTURE IS 101"

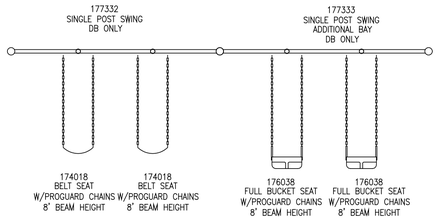
1 5-12 YEAR OLD PLAYGROUND



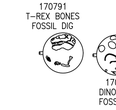
2 ZIPKROOZ 34'



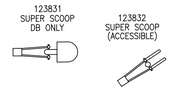
3 2-5 YEAR OLD PLAYGROUND



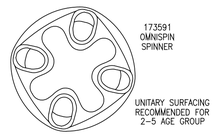
4 SWINGS



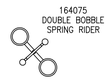
5 T-REX BONES FOSSIL DIG/ DINO EGGS FOSSIL DIG



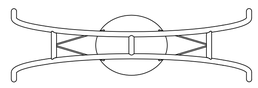
6 SUPER SCOOP DB ONLY/ SUPER SCOOP (ACCESSIBLE)



7 OMNISPIN SPINNER



8 DOUBLE BOBBLE SPRING RIDER



9 OODLE SWING DB ONLY

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DRAWING NAME:
SITE DETAILS - PLAYGROUND

CERTIFICATION:
90% CD REVIEW SET
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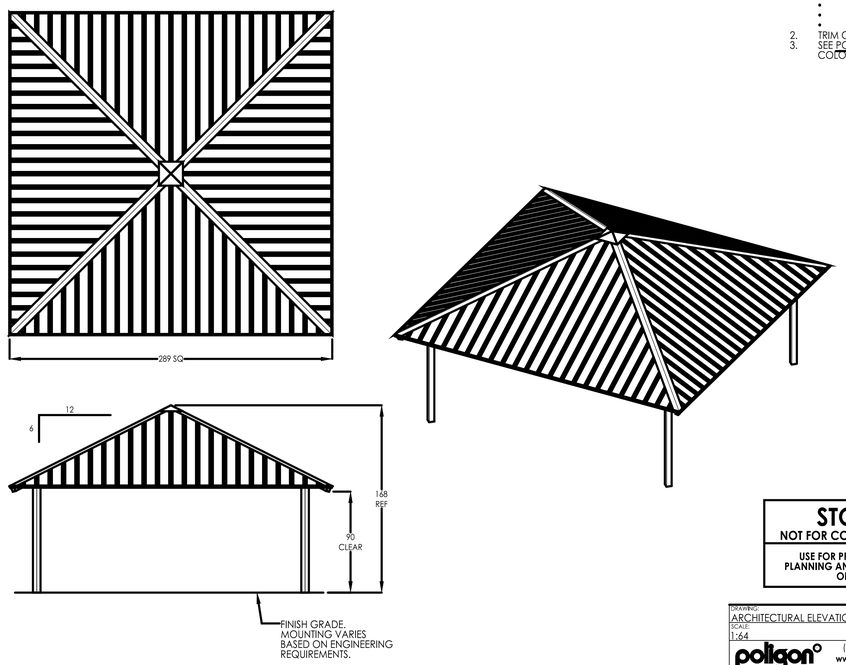
REA Project #: 191568
Date: 08/06/2020
Drawn by: PA/AG
Checked by: TM

DRAWING #:
LA511

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA510 - Details - Playground.dwg

GENERAL ROOF NOTES:

1. METAL ROOFING:
   - 24 GAUGE
   - GALVALUME COATED
   - KYNAR 500 PAINTED
2. TRIM COLOR MATCHES ROOF
3. SEE POLIGON.COM FOR COLOR OPTIONS



STOP!!
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USE FOR PRELIMINARY PLANNING AND ESTIMATING ONLY

DRAWING: ARCHITECTURAL ELEVATIONS
SCALE: 1:64 | REV LEVEL: A | SHEET: 1

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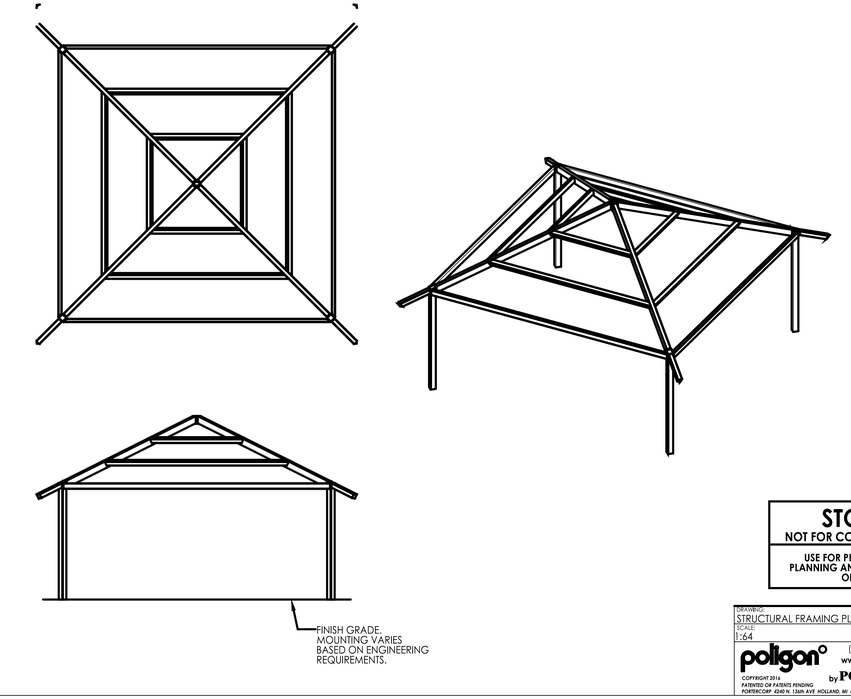

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DRAWING: STRUCTURAL FRAMING PLAN
SCALE: 1:64 | REV LEVEL: A | SHEET: 2

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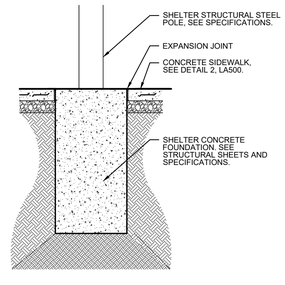

3 SHLETER FOUNDATION
SCALE: 1/2" = 1'-0"

NOTES:
1. CONTRACTOR SHALL REFER TO SHELTER MANUFACTURER'S DRAWINGS FOR ROOF, STRUCTURE AND COLUMN DETAILS.
2. SHELTER SHALL BE 24' 'CARNIVAL' MODEL AS MANUFACTURED BY POLIGON, 4240 136TH AVENUE, HOLLAND MI 49424 T: 800-354-7721.
3. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR FOUNDATION REQUIREMENTS AND DETAILS.

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1075 Parkway Drive
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PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:
Zionsville Parks
Overley-Worman Park
90% Construction Documents
Zionsville, Indiana 46077

KEY MAP:

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DRAWING NAME:
SITE DETAILS - SHELTERS

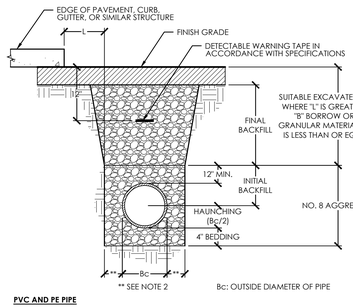
CERTIFICATION:
90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

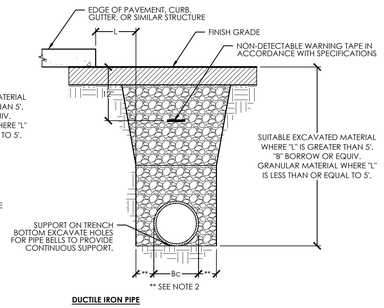
DRAWING #:
LA512

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA512 - Details - Shelters.dwg

NOTES:
1. ALL BEDDING & INITIAL BACKFILL SHALL BE INSTALLED IN MAXIMUM 6" BALANCED LIFTS.
2. CLEARANCE SHALL BE PROVIDED ON EACH SIDE OF THE INSTALLED PIPE TO ALLOW FOR COMPACTION OF MATERIAL BETWEEN THE PIPE AND TRENCH WALL. AS A MINIMUM A 9" CLEARANCE SHALL BE PROVIDED.
3. BACKFILL WITHIN 5' OF THE EDGE OF PAVEMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY UNLESS A MORE STRINGENT REQUIREMENT IS INCLUDED IN THE SPECIFICATIONS.



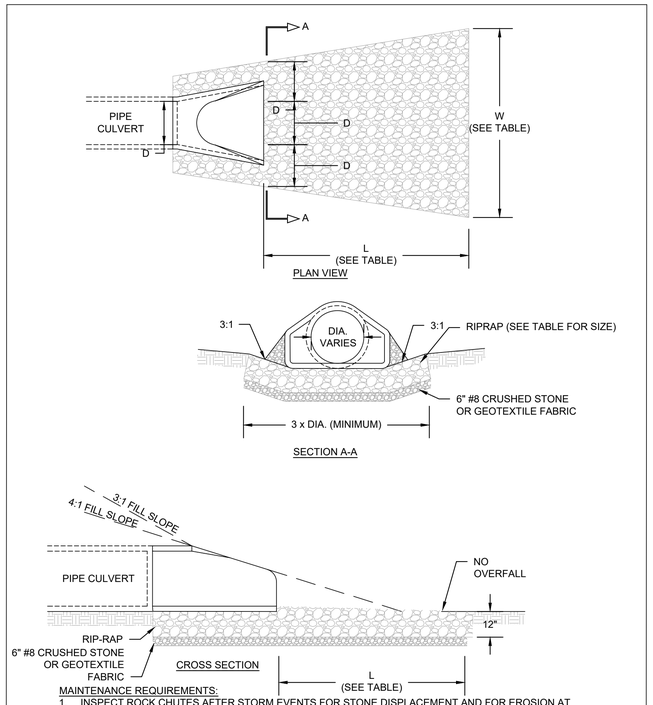
PVC AND PE PIPE



Bc: OUTSIDE DIAMETER OF PIPE

DUCTILE IRON PIPE

1 WATERLINE TRENCH DETAIL
SCALE: 3/4" = 1'-0"

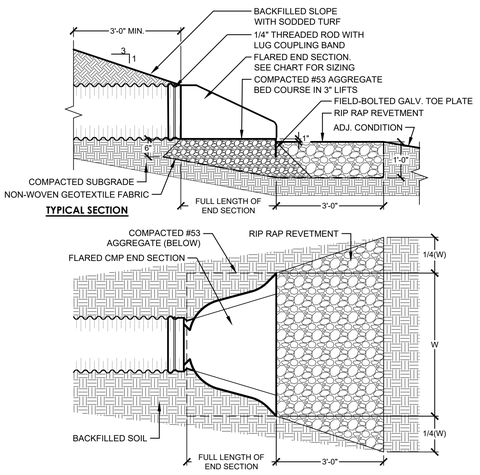


MAINTENANCE REQUIREMENTS:
1. INSPECT ROCK CHUTES AFTER STORM EVENTS FOR STONE DISPLACEMENT AND FOR EROSION AT THE SIDES AND ENDS OF THE APRON.

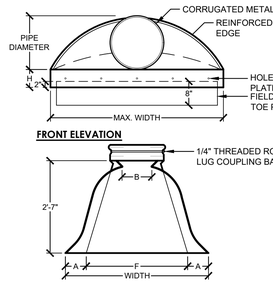
RIPRAP QUALITY FOR PIPE SIZES AND CHANNEL (SEE EC-7)								
PIPE SIZE	UNDEFINED OUTLET CHANNEL				DEFINED OUTLET CHANNEL			
	d 50	L	W	SYD	d 50	L	W	SYD
12	8"	6.0	9.25	5	8"	6.0	4.0	4
15	8"	10.0	11.5	9	8"	8.0	5.0	5
18	8"	10.0	11.5	10	8"	8.0	5.0	6
21	8"	14.0	15.75	17	8"	10.0	5.75	7
24	8"	16.0	18.0	22	8"	11.0	6.5	9
27	8"	16.0	18.25	23	8"	14.0	8.0	13
30	8"	18.0	20.5	29	8"	14.0	8.5	14
33	8"	20.0	22.75	35	8"	15.0	9.0	15
36	8"	20.0	23.00	36	8"	16.0	9.5	17
42	10"	22.0	25.25	40	8"	18.0	10.5	20

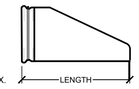
MAINTENANCE REQUIREMENTS:
1. INSPECT PERIODICALLY AND AFTER EACH STORM EVENT FOR STONE DISPLACEMENT AND EROSION AT THE SIDES AND ENDS OF THE APRON.
2. MAKE REPAIRS IMMEDIATELY; USE APPROPRIATE SIZE STONE, AND DO NOT PLACE THEM ABOVE FINISHED GRADE.

EC-7 | ROCK CHUTE OUTLET PROTECTION



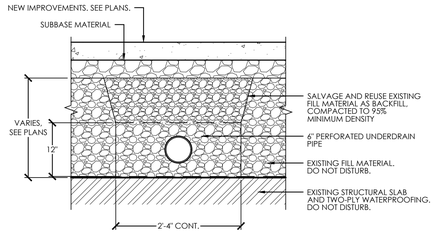
DIMENSIONS OF STEEL END SECTION FOR ROUND PIPE								
PIPE DIA. (in)	THICKNESS (in)	A (in)	B (in)	H (in)	F (in)	LENGTH ± 2 (in)	MAX. WIDTH (in)	SLOPE (in)
12	0.064 (16 GA)	5	7	6	22	21	44	2.250
18	0.064 (16 GA)	7	10	6	34	31	58	2.125
24	0.064 (16 GA)	9	13	6	46	41	72	2.125



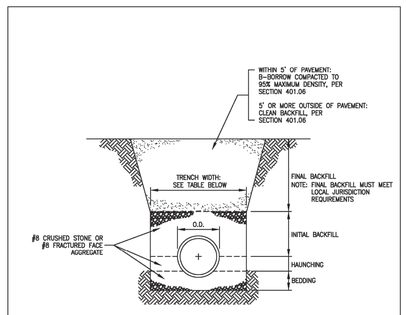


GENERAL NOTES:
1. DIMENSIONS OF END SECTION MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLE DUE TO DIFFERENT MANUFACTURERS' CONFIGURATIONS.
2. ALL CORRUGATED METAL PIPE (CMP) SHALL BE THE DIAMETER, CORRUGATION SIZE, AND GAUGE SPECIFIED ON THE PLANS.
3. ALL CMP SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE MANUFACTURER'S RECOMMENDATIONS.
4. NO EQUIPMENT SHALL BE OPERATED ON THE SYSTEM UNTIL A MINIMUM OF 12 INCHES OF COVER HAS BEEN ESTABLISHED.
5. GALVANIZED TOE PLATE AS SHOWN IS REQUIRED ON END SECTIONS AND SHALL BE THE SAME THICKNESS AS END SECTIONS. TOE PLATE SHALL BE FIELD-BOLTED TO END SECTION WITH 3/8 INCH GALVANIZED BOLTS, NUTS AND WASHERS.

2 CMP FLARED END SECTION
SCALE: 1/2" = 1'-0"



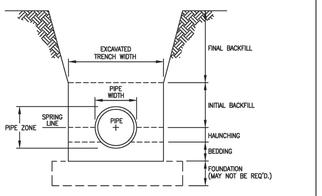
3 UNDERDRAIN DETAIL
SCALE: 3/4" = 1'-0"



MINIMUM BEDDING, HAUNCHING, AND INITIAL BACKFILL DEPTHS		
PIPE SIZE	BEDDING (BELOW PIPE BARREL)	HAUNCHING AND INITIAL BACKFILL (ABOVE TOP OF PIPE)
UNDER 8"	4" MIN.	4" MIN.
8" TO 15"	4" MIN.	12" MIN.
18" & OVER	6" MIN.	12" MIN.

MINIMUM TRENCH WIDTHS	
PIPE SIZE	MINIMUM WIDTH
UP TO 18"	O.D. + 16"
18" & OVER	(O.D. x 1.25) + 12"

NOT TO SCALE
CITIZENS ENERGY GROUP
FLEXIBLE PIPE BEDDING & BACKFILL REQUIREMENTS
FIGURE 400.01



NOT TO SCALE
CITIZENS ENERGY GROUP
TERMS USED IN TRENCH DETAILS
FIGURE 100.01

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PREPARED FOR:
ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent
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Town of Zionsville
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CONSULTANTS:

PROJECT:
Zionsville Parks
Overley-Worman Park
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Zionsville, Indiana 46077

KEY MAP:

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CERTIFICATION:
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REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:
LA513

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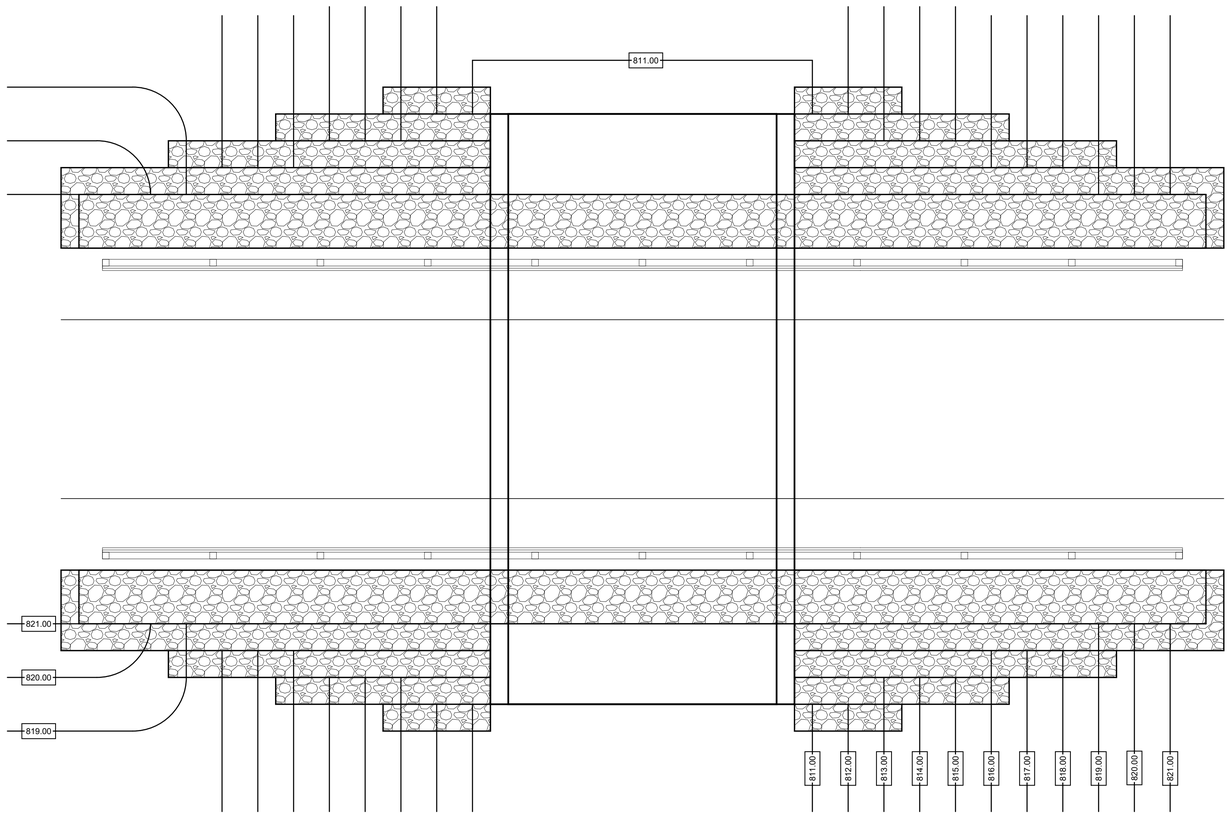

1 CRAZY CREEK CULVERT - PLAN ENLARGEMENT
SCALE: 1/4" = 1'-0"

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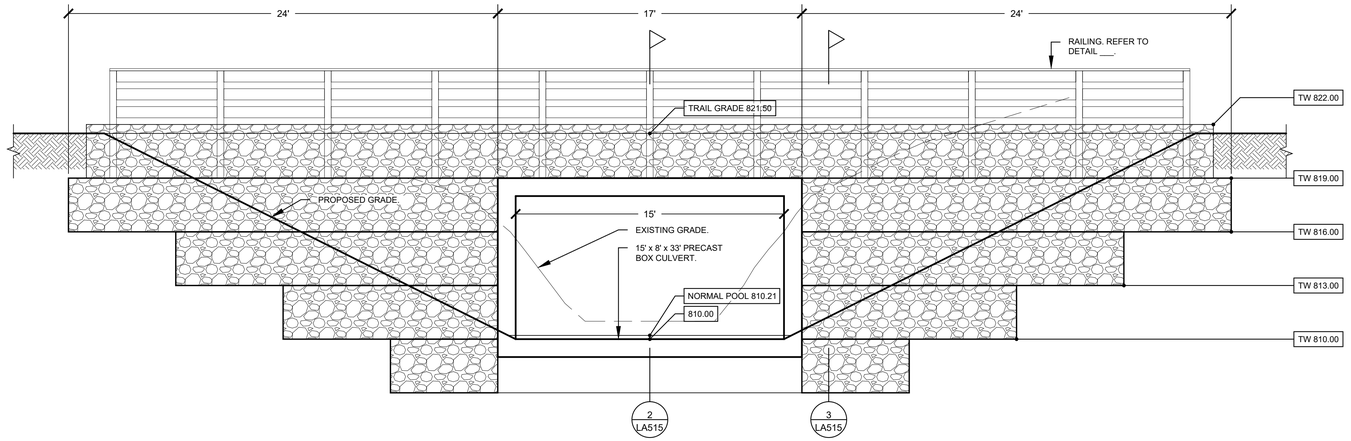
DRAWING #:

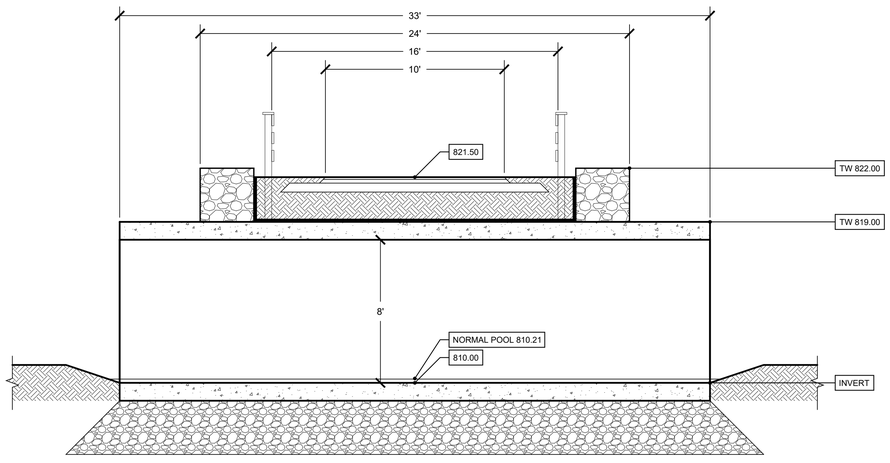
LA514

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA514 - Details - Crazy Creek Culvert.dwg



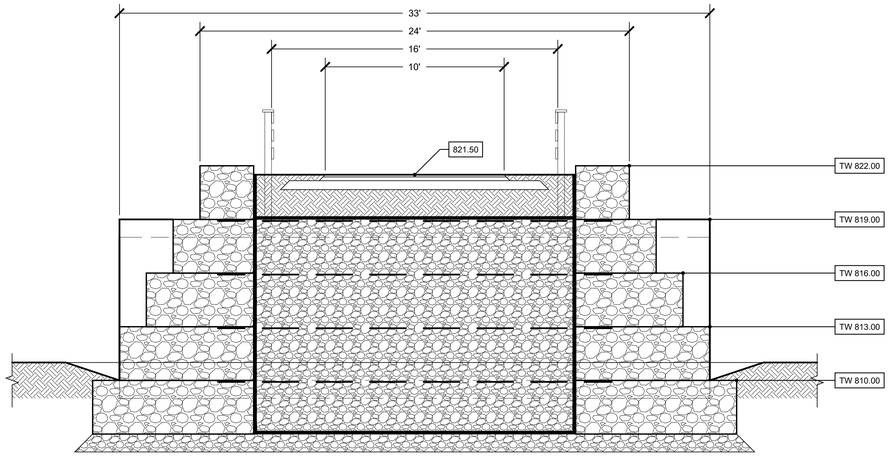
1 CRAZY CREEK CULVERT - WEST ELEVATION

SCALE: 1/4" = 1'-0"



2 CRAZY CREEK CULVERT - SECTION A

SCALE: 1/4" = 1'-0"



3 CRAZY CREEK CULVERT - SECTION B

SCALE: 1/4" = 1'-0"

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA514 - Details - Crazy Creek Culvert.dwg

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CONSULTANTS:

PROJECT:

Zionsville Parks
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SITE DETAILS

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REA Project #:	191568
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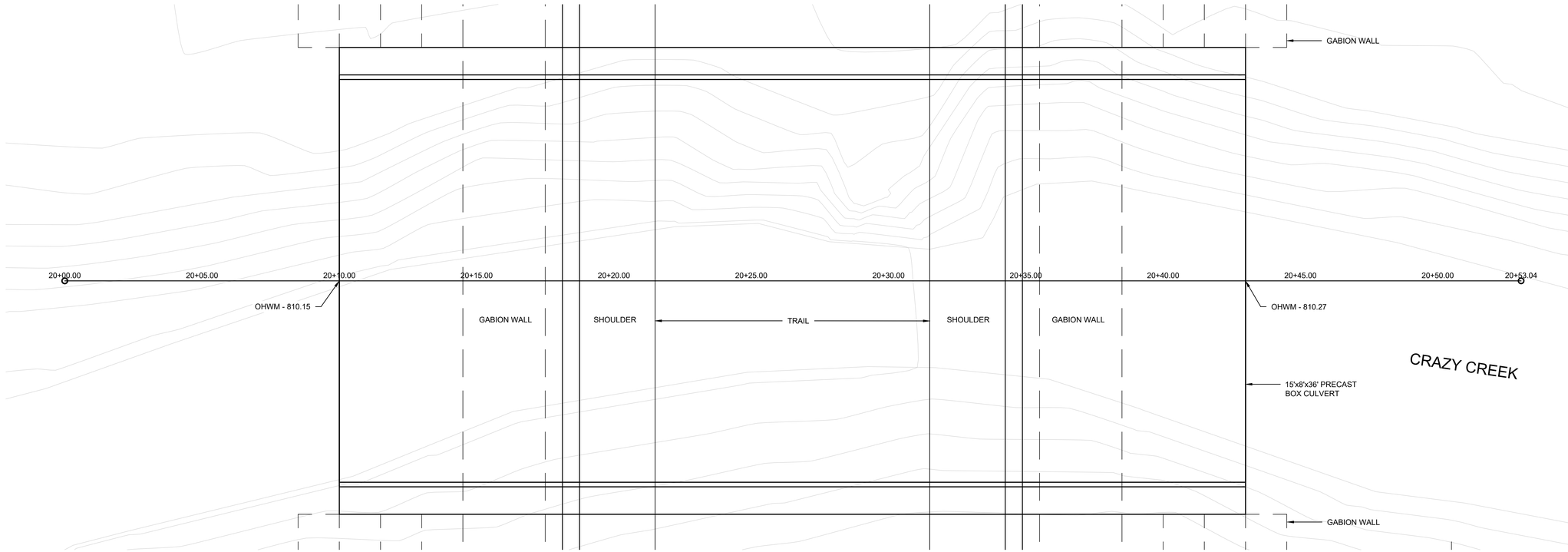
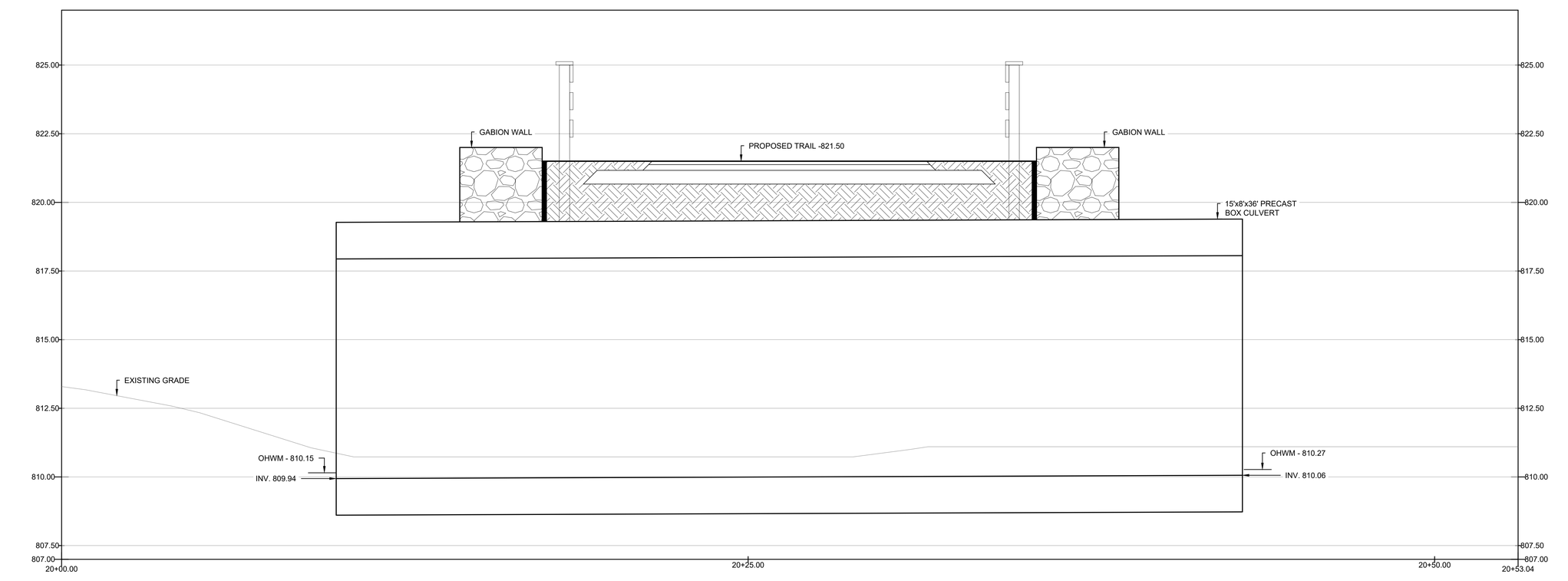
DRAWING #:

LA515





NOTE:
REFER TO GRADING PLANS AND DETAILS ON SHEET LA514/LA515 FOR ADDITIONAL INFORMATION ON THE BOX CULVERT AND SURROUNDING AREA.

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REA Project #:	191568
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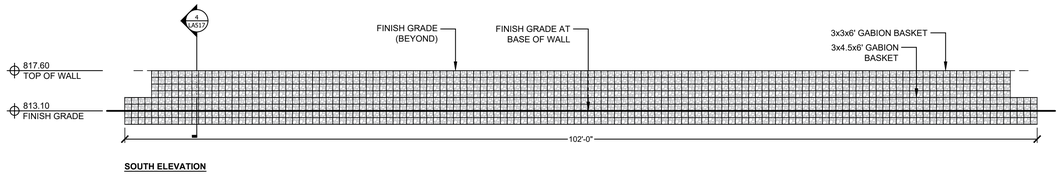
DRAWING #:

LA516

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA516 - Details - Culvert Profile.dwg



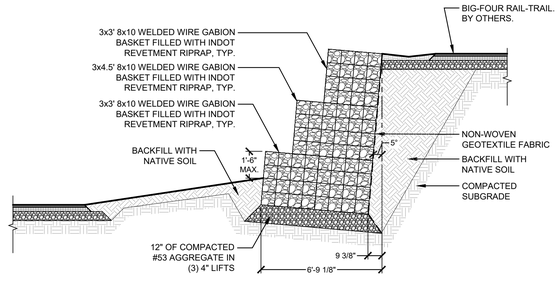
SOUTH ELEVATION

1 GABION WALL 3 ELEVATION

SCALE: 1/8" = 1'-0"

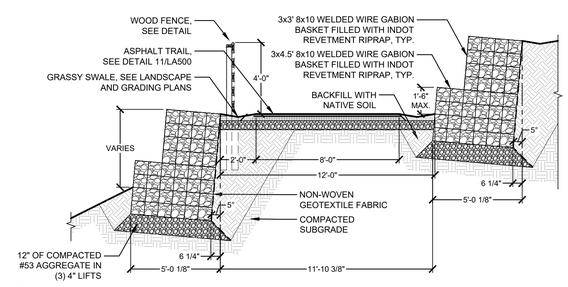
GENERAL NOTES:

1. ASSEMBLE, CONNECT, AND INSTALL GABION BASKET PER MANUFACTURER'S RECOMMENDATIONS.
2. REMOVE ALL KINKS AND FOLDS WITHIN BASKET PRIOR TO PLACEMENT.
3. PLACE EMPTY GABION ON COMPACTED, FLAT SUBGRADE. GABIONS SHALL BE CONNECTED TOGETHER AND ALIGNED BEFORE FILLING THE BASKETS WITH RIP RAP.
4. ANCHOR GABION BY FILLING BASKET WITH RIP RAP. FILL BASKET IN THREE (3) EQUAL 12" LIFTS.
5. RIPRAP SHALL BE PLACED IN CLOSE CONTACT IN THE BASKET SO THAT MAXIMUM FILL IS OBTAINED.
6. CONTRACTOR SHALL HAND-PLACE STONE AT ALL EXPOSED FACES TO PREVENT UNDUE VOIDS, BULGING, AND TO PROVIDE ACCEPTABLE APPEARANCE.



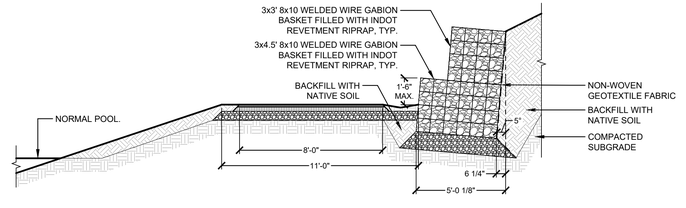
2 GABION WALL 1 SECTION

SCALE: 1/4" = 1'-0"



3 GABION WALL 2 SECTION

SCALE: 1/4" = 1'-0"



4 GABION WALL 3 SECTION

SCALE: 1/4" = 1'-0"

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SITE DETAILS

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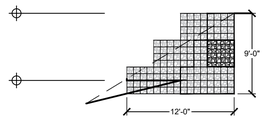
REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

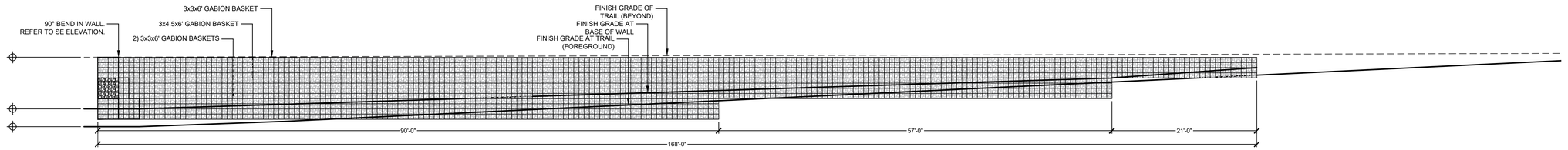
DRAWING #:

LA517

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA517 - Details - Gabion Walls.dwg



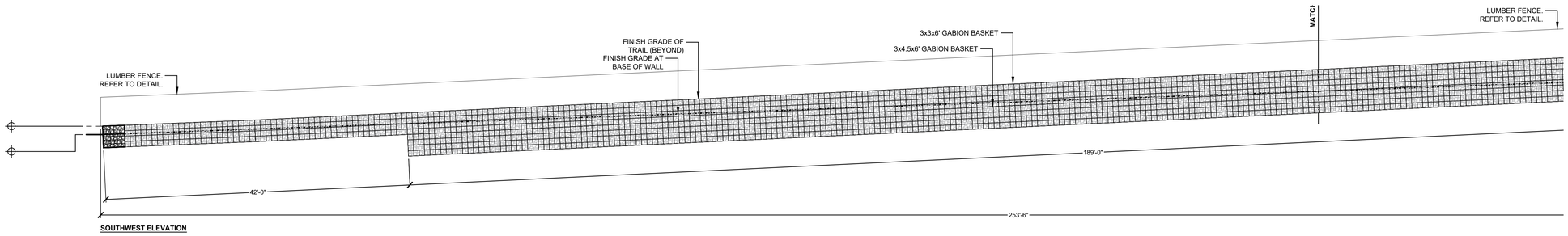
SOUTHEAST ELEVATION



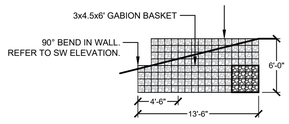
SOUTHWEST ELEVATION

1 GABION WALL 1 ELEVATION

SCALE: 1/8" = 1'-0"



SOUTHWEST ELEVATION



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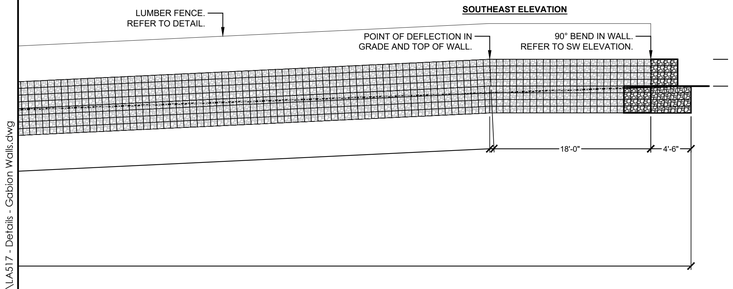

File: P:\1568 Overley Warman Park DD_CD\dwg\CD\sheet\LA517 - Details - Gabion Walls.dwg

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PREPARED FOR:

ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent

PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:

Zionsville Parks
Overley-Worman Park

90% Construction Documents
Zionsville, Indiana 46077

KEY MAP:

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DRAWING NAME:

SITE DETAILS

CERTIFICATION:

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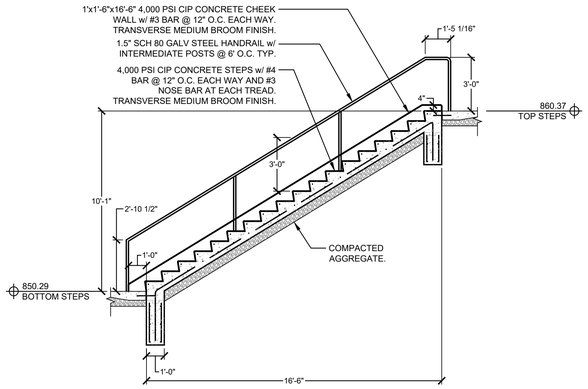
REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

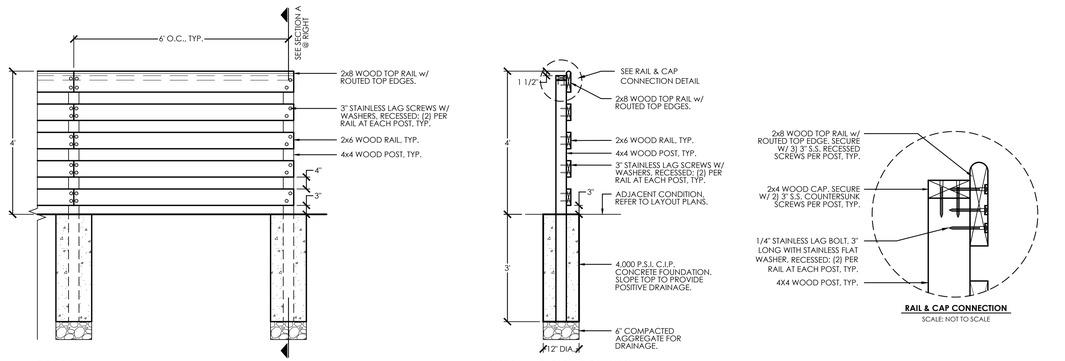
DRAWING #:

LA518



1 BIG-FOUR TRAIL STAIRS

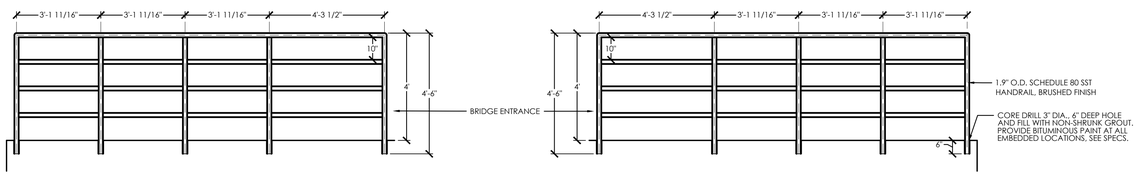
SCALE: 1/4" = 1'-0"



2 WOOD FENCE - BICYCLE SAFETY HEIGHT

SCALE: 1/2" = 1'-0"

NOTE: SEE PLANS FOR RAILING LOCATION AND LENGTH



3 BARRIER RAIL - BRIDGE ABUTMENTS

SCALE: 3/8" = 1'-0"

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA519 - Details - Stairs and Railings.dwg

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PARKS DEPARTMENT
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PROJECT:

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Overley-Worman Park

90% Construction Documents
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KEY MAP:

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DRAWING NAME:

SITE DETAILS

CERTIFICATION:

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REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

LA519

PLANTING KEYNOTES:

1. TURF LAWN
2. PRAIRIE MIX
3. REFORESTATION MIX
4. SWALE MIX
5. SEDGE MEADOW
6. EMERGENT WETLAND
7. PROVIDE A SPADE EDGE ADJACENT ALL PLANTED AREAS NOT BORDERED BY PAVEMENT OR OTHER OTHER EDGING. REFER TO LANDSCAPE DETAILS.

PLANTING GENERAL NOTES:

A. NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS, PRIOR TO THE BID DATE, AND/OR PRIOR TO CONSTRUCTION.

B. LANDSCAPE ARCHITECT AND OWNER TO INSPECT ALL PLANT LOCATIONS AND PLANT BED EDGES PRIOR TO INSTALLATION. ALL TREE LOCATIONS SHALL BE STAKED INDICATING VARIETY AND SIZE OF TREE. ALL GROUNDCOVER AND MULCH BED LINES SHALL BE MARKED BY STRING OR HIGHLY VISIBLE PAINT WITH OCCASSIONAL STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON-SITE. ON-SITE ADJUSTMENTS WILL BE REQUIRED.

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D. IN CASE OF DISCREPANCIES BETWEEN THE PLANS AND PLANT SCHEDULE, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.

E. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT AVAILABLE, SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DETERMINE MATERIAL EQUIVALENCY.

F. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE TRANSPLANTING OPERATION OR IN LOCATIONS NOTED.

G. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS. RECONDITION AND SOD ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES THAT ARE NOT TO RECEIVE OTHER SURFACE TREATMENT (PRESERVED, RENOVATED AREAS, MULCH, GROUNDCOVER, ETC.).

H. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND QUANTIFYING THE EXISTENCE OF SUITABLE TOPSOIL (SEE SPECIFICATIONS FOR TOPSOIL TESTING, AMENDING, AND STRIPPING AND STOCKPILING REQUIREMENTS). THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER/LANDSCAPE ARCHITECT WITH A TOPSOIL TEST ANALYSIS. IF SUITABLE TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TOPSOIL ACCORDING TO THE PLANS, DETAILS, AND SPECIFICATIONS. TOPSOIL SHALL BE AMENDED TO BECOME PLANTING SOIL AND BE TRANSITIONED INTO SUBGRADE ACCORDING TO LANDSCAPE DETAILS AND SPECIFICATIONS.

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M. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.

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PLANT MATERIAL OBSERVATION:

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2. PLANTS WHICH DO NOT MEET STANDARDS SHALL BE REJECTED AND THE CONTRACTOR SHALL PROVIDE NURSERY GROWN STOCK AS REQUIRED AT NO ADDITIONAL COST TO THE CONTRACT.

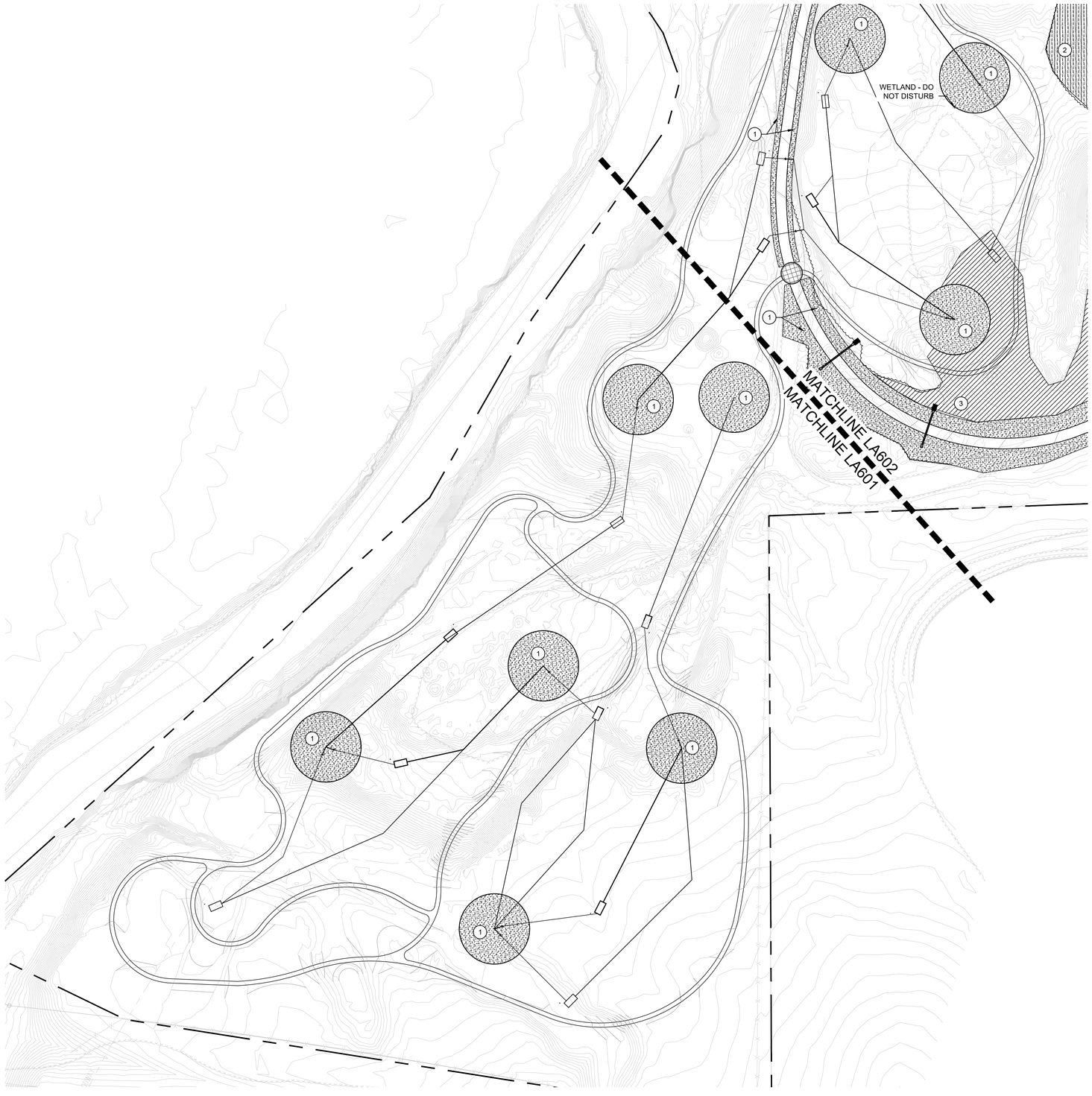
PLANTING SCHEDULE & DETAILS:

1. REFER TO SHEETS LA608 FOR PLANTING SCHEDULE AND SHEET LA607 FOR PLANTING DETAILS.

2. REFER TO SHEET LA607 FOR SOIL PROFILE DETAIL.

3. REFER TO CIVIL AND DRAINAGE PLANS FOR LOCATION OF PROPOSED UNDERGROUND PIPE LOCATIONS.

4. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



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PREPARED FOR:

ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent

PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:

Zionsville Parks
Overley-Worman Park

90% Construction Documents
Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:

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DRAWING NAME:

SITE PLANTING PLAN - A

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

LA601

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA601 - Planting Plan.dwg

PLANTING KEYNOTES:

1. TURF LAWN
2. PRAIRIE MIX
3. REFORESTATION MIX
4. SWALE MIX
5. SEDGE MEADOW
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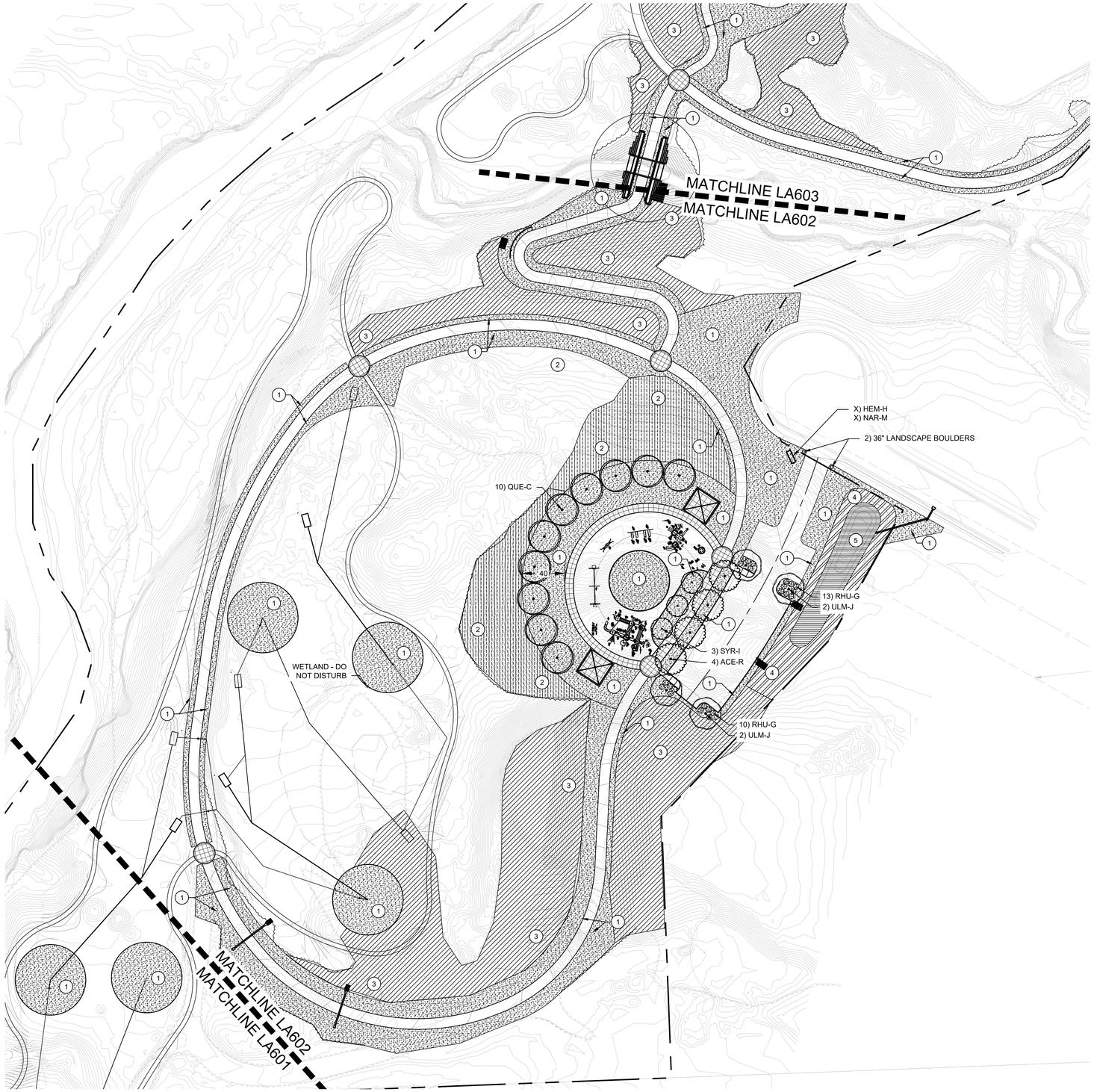

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PREPARED FOR:

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Mindy Murdock, Interim Superintendent

PARKS DEPARTMENT
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CONSULTANTS:

PROJECT:

Zionsville Parks
Overley-Worman Park

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Zionsville, Indiana 46077

NORTH

0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:

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DRAWING NAME:

SITE PLANTING PLAN - B

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #: 191568
Date: 08/06/2020
Drawn by: PA/AG
Checked by: TM

DRAWING #:

LA602

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA601 - Planting Plan.dwg

PLANTING KEYNOTES:

1. TURF LAWN
2. PRAIRIE MIX
3. REFORESTATION MIX
4. SWALE MIX
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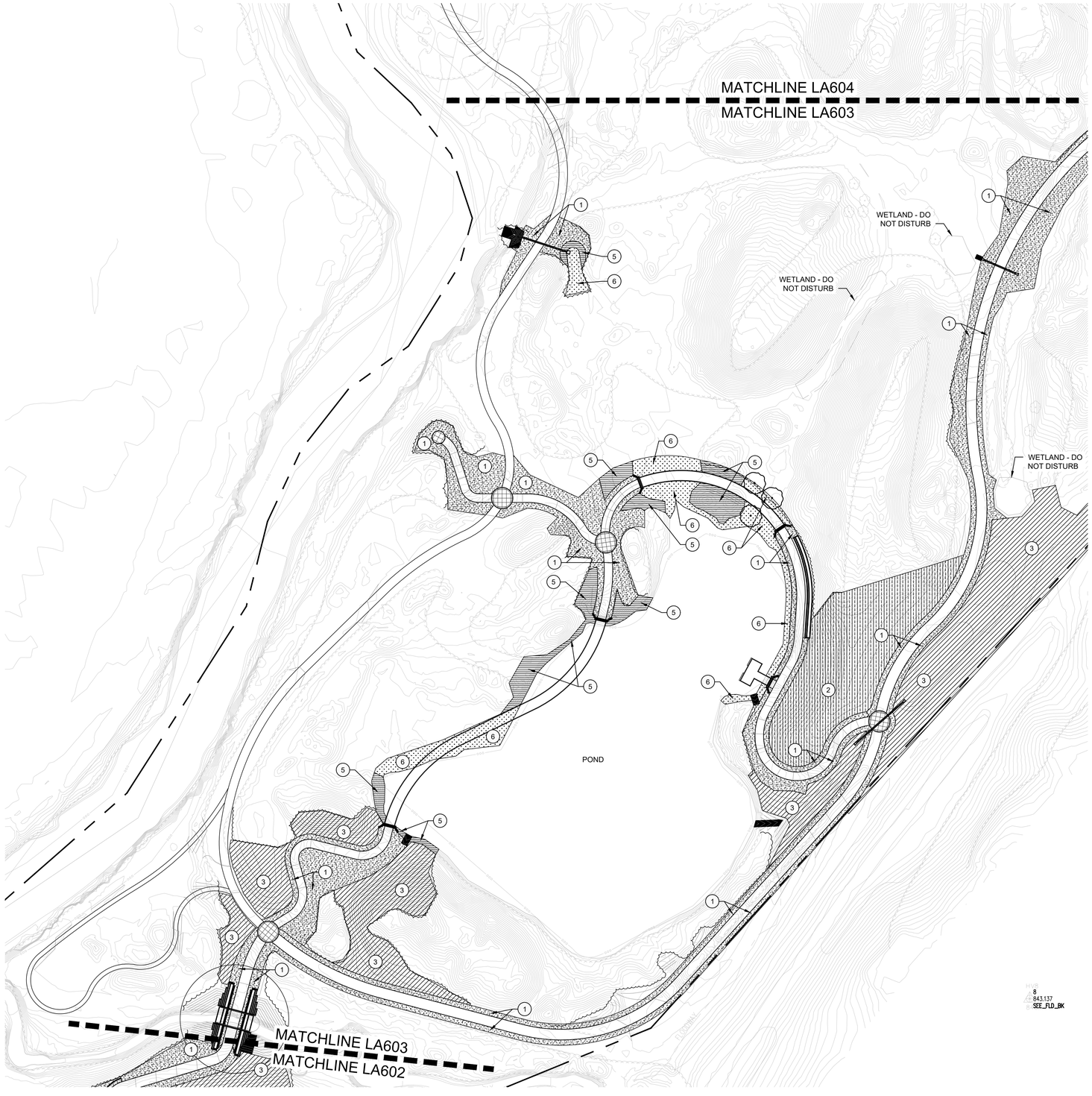
4. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.



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PREPARED FOR:

ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent

PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:

Zionsville Parks
Overley-Worman Park

90% Construction Documents
Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:

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DRAWING NAME:

SITE PLANTING PLAN - C

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #: 191568
Date: 08/06/2020
Drawn by: PA/AG
Checked by: TM

DRAWING #:

LA603

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA601 - Planting Plan.dwg

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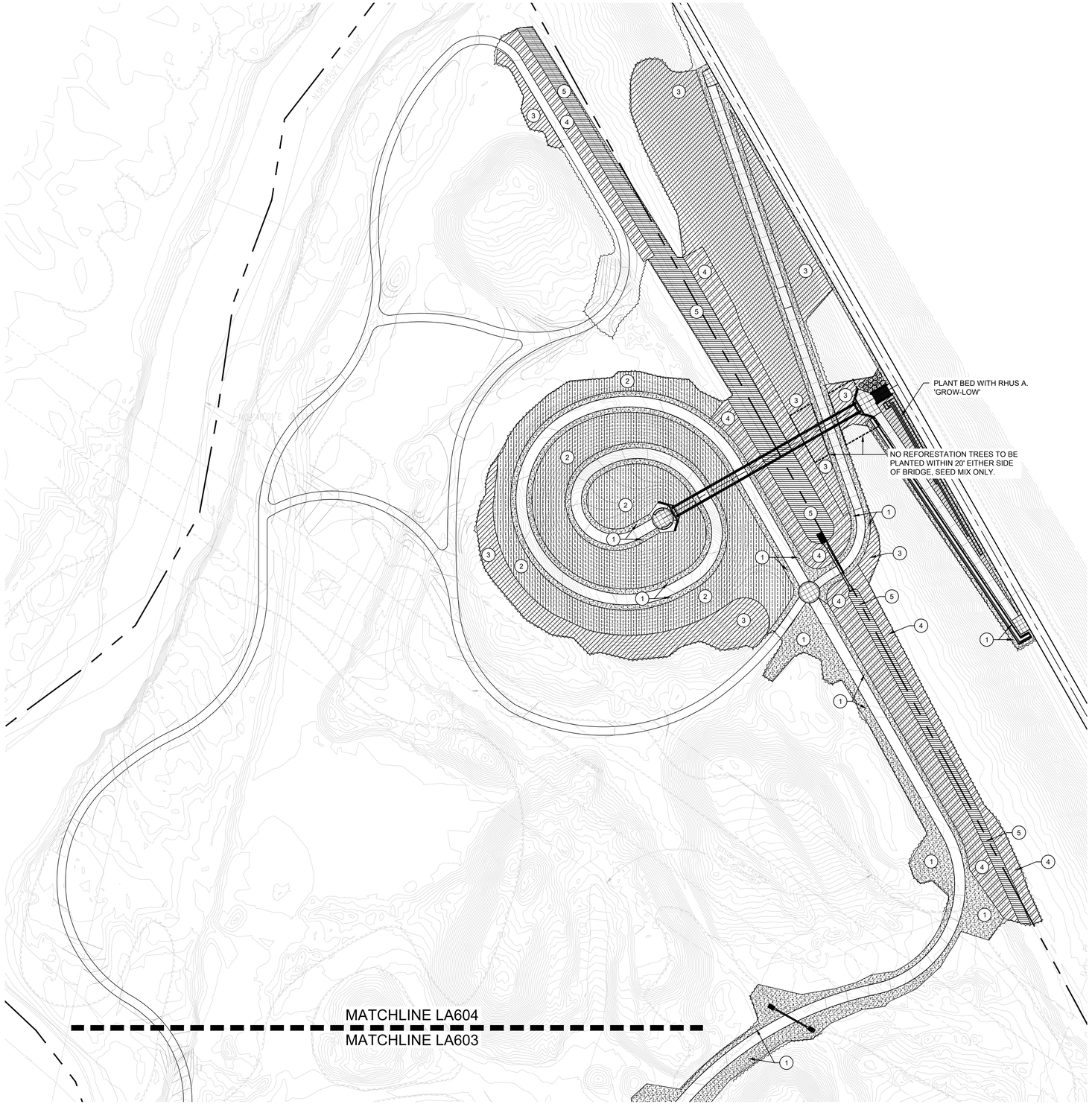

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DRAWING NAME:
SITE PLANTING PLAN - D

CERTIFICATION:
90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:
LA604

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA601 - Planting Plan.dwg

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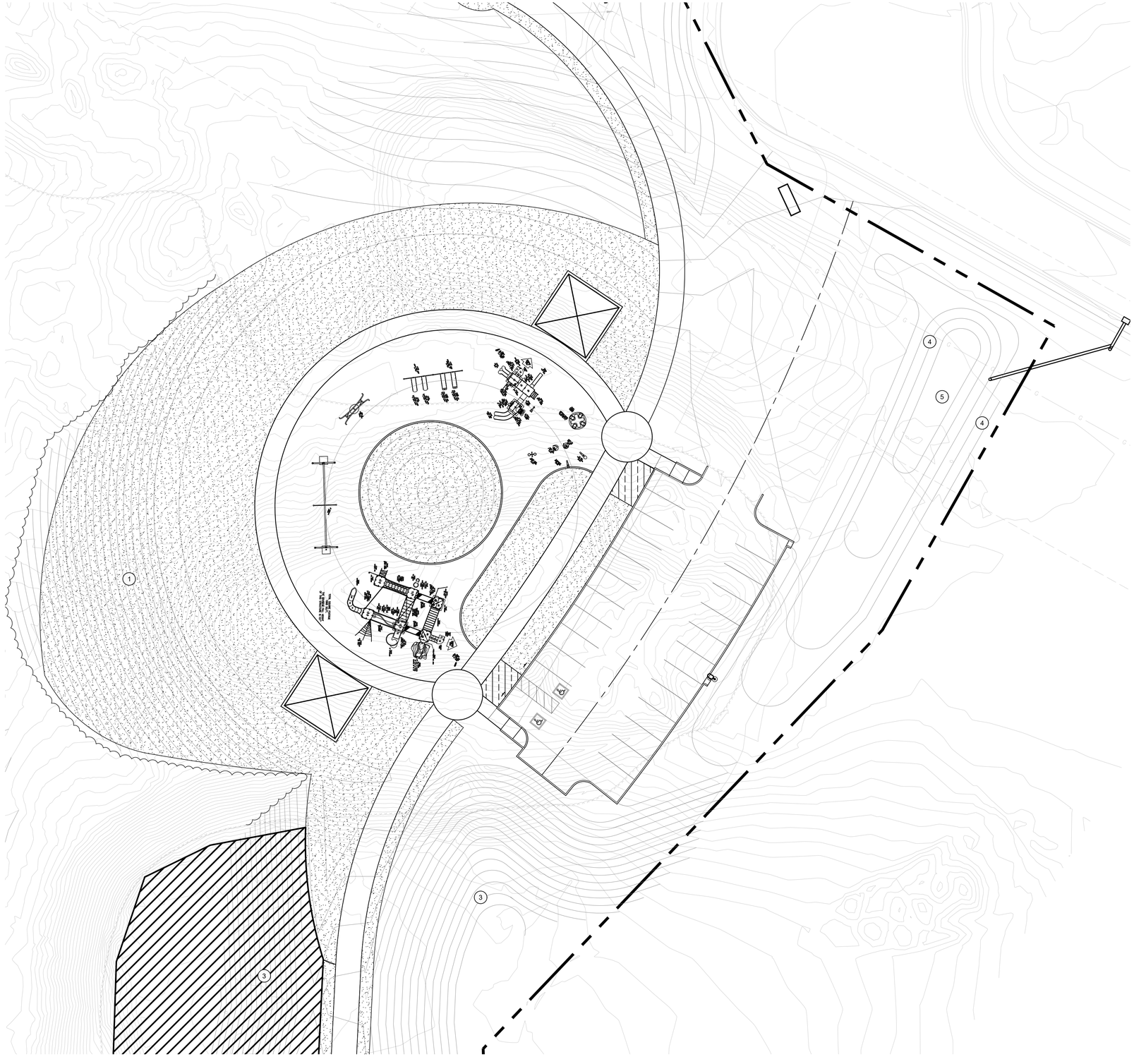
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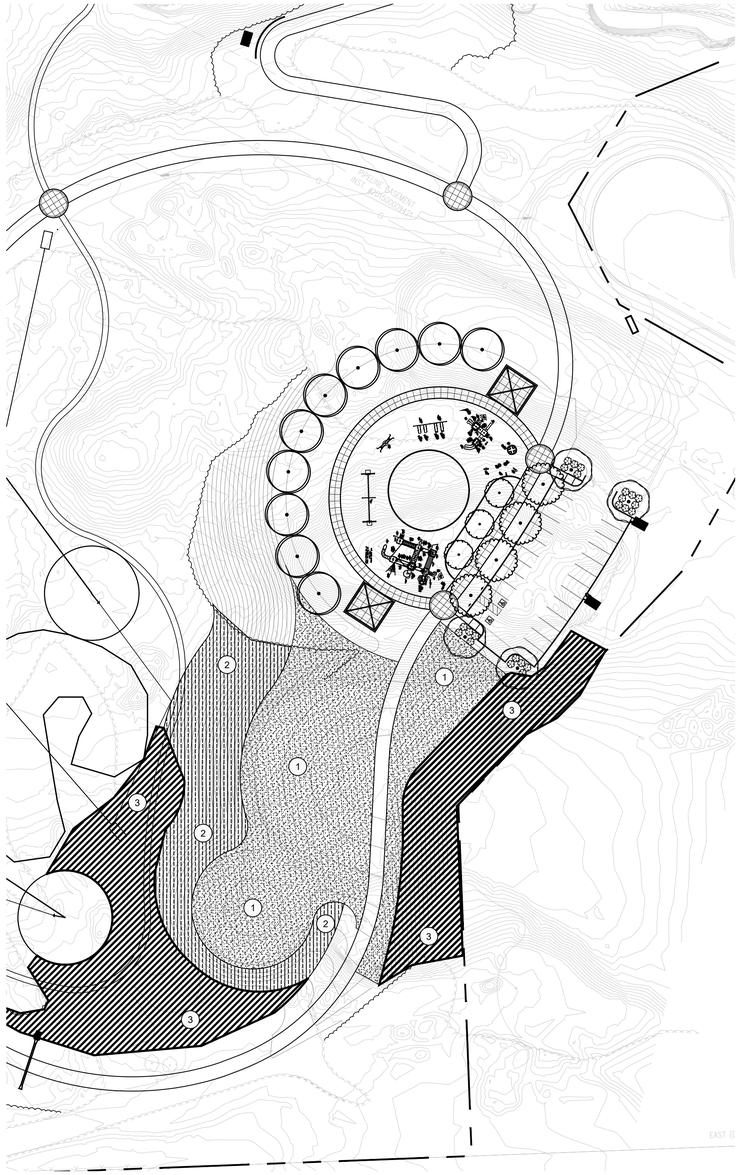
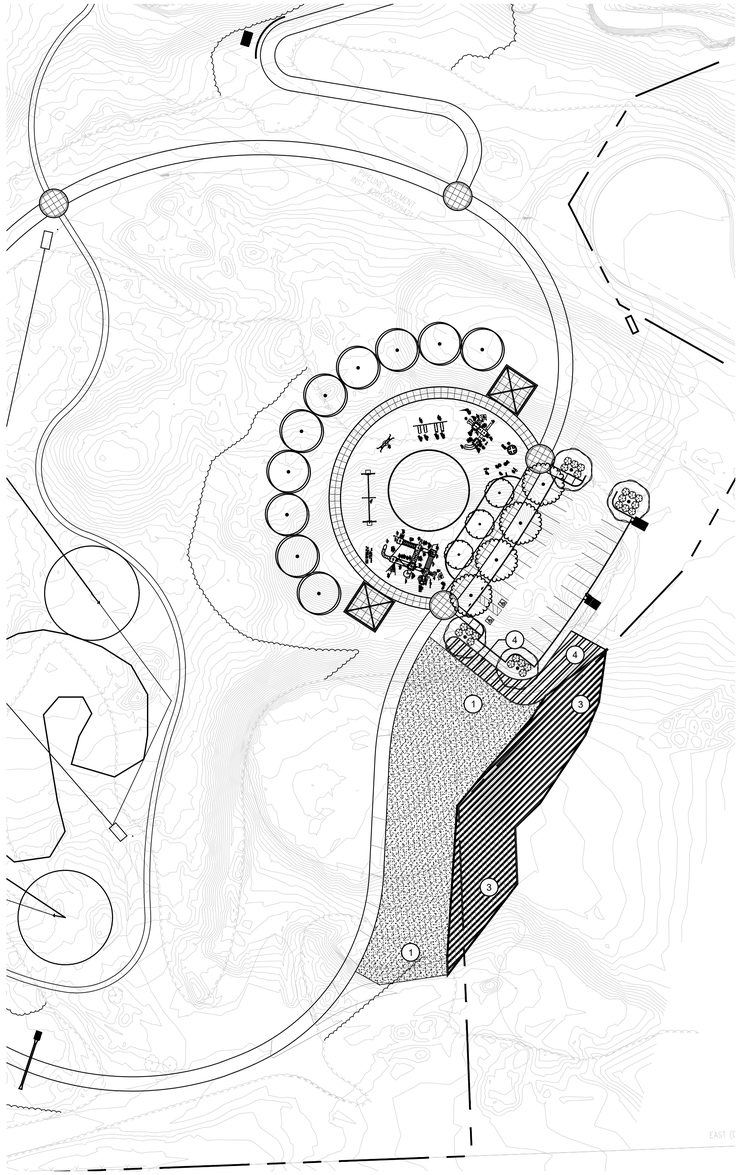
3. REFER TO CIVIL AND DRAINAGE PLANS FOR LOCATION OF PROPOSED UNDERGROUND PIPE LOCATIONS.
4. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

ALTERNATE NOTES

AREAS SHOWN AS ALTERNATES ON THIS SHEET REPRESENT ONLY THOSE AREAS CHANGED FROM BASE BID CONDITIONS. EXCEPT AS INDICATED BELOW, ALL BASE BID PLANTINGS REMAIN REQUIRED IN BOTH ALTERNATES.



ALTERNATE 'A'



ALTERNATE 'B'

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PREPARED FOR:

ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent

PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:

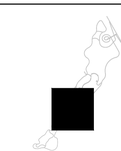
Zionsville Parks
Overley-Worman Park

90% Construction Documents
Zionsville, Indiana 46077

NORTH

0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:



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SITE PLANTING PLAN - ALTERNATE 'A' AND B''

CERTIFICATION:

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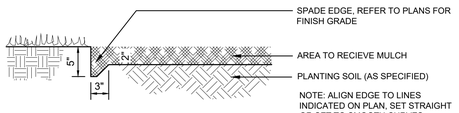
(Not For Construction)

REA Project #: 191568
Date: 08/06/2020
Drawn by: PA/AG
Checked by: TM

DRAWING #:

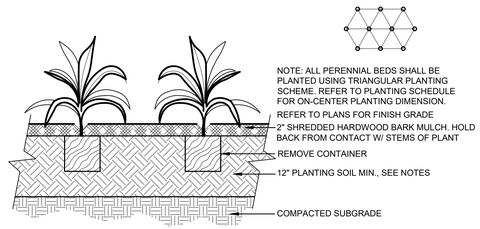
LA606

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA606 - Planting Plan Alternates.dwg



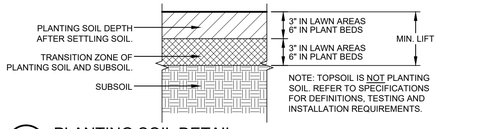
1 SPADE EDGE

NOT TO SCALE



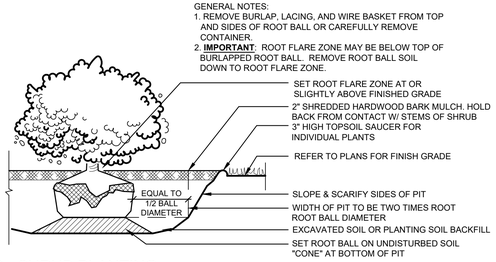
2 PERENNIAL & GROUNDCOVER PLANTING

NOT TO SCALE



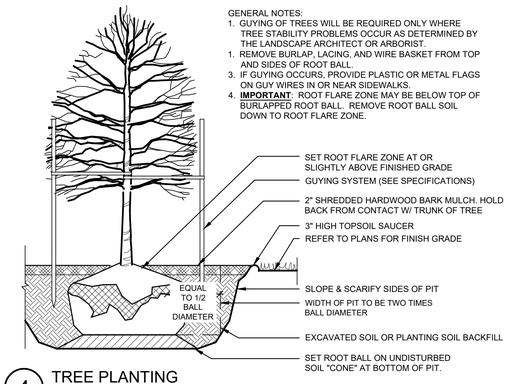
6 PLANTING SOIL DETAIL

NOT TO SCALE



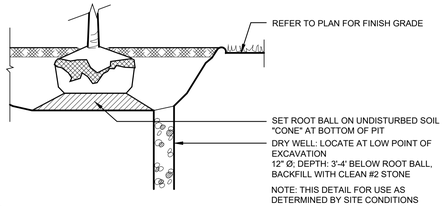
3 SHRUB PLANTING

NOT TO SCALE



4 TREE PLANTING

NOT TO SCALE



5 TREE PIT DRY WELL

NOT TO SCALE

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Overley-Worman Park

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KEY MAP:

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DRAWING NAME:

SITE PLANTING DETAILS

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

LA607

SEDGE MEADOW SEED MIX

Grasses and Sedges

1	Carex comosa (Bristly Sedge)
1	Carex cristatella (Crested Sedge)
5	Carex frankii (Frank's Sedge)
1.5	Carex granularis (Meadow Sedge)
2	Carex hystericina (Porcupine Sedge)
2	Carex lurida (Lurid Sedge)
1	Carex tribuloides (Pointed Oval Sedge)
4	Carex vulpinoidea (Fox Sedge)
64	Elymus virginicus (Virginia Wild Rye)
4	Glyceria striata (Fowl Manna Grass)
4	Leersia oryzoides (Rice Cut Grass)
4	Panicum virgatum (Switchgrass)
0.5	Scirpus atrovirens (Dark Green Bulrush)
2	Spartina pectinata (Prairie Cordgrass)
96	oz. seed/acre

Forbes

2	Angelica atropurpurea (Angelica)
2	Asclepias incarnata (Swamp Milkweed)
1	Aster firmus (Shining Aster)
1	Aster novae-angliae (New England Aster)
1	Aster puniceus (Swamp Aster)
1	Aster umbellatus (Flat-topped Aster)
1	Boltonia latisquama (False Aster)
3	Cassia hebecarpa (Wild Senna)
2	Eupatorium maculatum (Spotted Joe-Pye Weed)
2	Eupatorium perfoliatum (Boneset)
2	Helenium autumnale (Autumn Sneezeweed)
2	Liatris spicata (Dense Blazing Star)
0.25	Lobelia cardinalis (Cardinal Flower)
0.25	Lobelia siphilitica (Great Blue Lobelia)
0.5	Mimulus ringens (Monkey Flower)
1	Penstemon digitalis (Foxglove Beardtongue)
1	Pycnanthemum virginianum (Mountain Mint)
3	Rudbeckia fulgida speciosa (Showy Black-Eyed Susan)
4	Rudbeckia hirta (Black-Eyed Susan)
3	Rudbeckia subtomentosa (Sweet Black-Eyed Susan)
2	Silphium integrifolium (Rosinweed)
2	Silphium perfoliatum (Cupplant)
2	Silphium terebinthinaceum (Prairie Dock)
1	Solidago patula (Swamp Goldenrod)
2	Solidago riddellii (Riddell's Goldenrod)
2	Verbena hastata (Blue Vervain)
2	Vernonia fasciculata (Smooth Ironweed)
1	Veronicastrum virginicum (Culver's Root)
1	Zizia aurea (Golden Alexanders)
48	oz. seed/acre

Cover Crop

6 lbs	Annual Rye Grass (Lolium multiflorum)
32 lbs	Seed Oats (Avena sativa)

BIOSWALE SEED MIX

Grasses and Sedges

4	Carex annectans xanthocarpa (Yellow Fox Sedge)
6	Carex frankii (Frank's Sedge)
2	Carex granularis (Meadow Sedge)
1	Carex molesta (Field Oval Sedge)
1	Carex scoparia (Lance-Fruited Oval Sedge)
6	Carex vulpinoidea (Fox Sedge)
16	Elymus riparius (Riverbank Wild Rye)
48	Elymus virginicus (Virginia Wild Rye)
8	Panicum virgatum (Switchgrass)
16	Schizachyrium scoparium (Little Bluestem)
2	Scirpus atrovirens (Dark Green Bulrush)
2	Scirpus pendulus (Reddish Bulrush)
112	oz. seed/acre

Forbs

2	Asclepias incarnata (Marsh Milkweed)
1	Aster firmus (Shining Aster)
1	Aster novae-angliae (New England Aster)
2	Cassia hebecarpa (Wild Senna)
1	Eupatorium perfoliatum (Boneset)
1	Helenium autumnale (Autumn Sneezeweed)
2	Liatris spicata (Dense Blazing Star)
0.5	Lobelia cardinalis (Cardinal Flower)
0.5	Lobelia siphilitica (Great Blue Lobelia)
1	Lycopus americanus (Water Horehound)
1	Penstemon digitalis (Foxglove Beardtongue)
1	Pycnanthemum virginianum (Mountain Mint)
3	Rudbeckia fulgida speciosa (Showy Black-Eyed Susan)
3	Rudbeckia hirta (Black Eyed Susan)
2	Solidago riddellii (Riddell's Goldenrod)
2	Verbena hastata (Blue Vervain)
2	Vernonia fasciculata (Smooth Ironweed)
2	Zizia aurea (Golden Alexanders)
28	oz. seed/acre

Cover Crop

6 lbs	Annual Rye Grass (Lolium multiflorum)
32 lbs	Seed Oats (Avena sativa)

WET-TOLERANT LOW-STATURE PRAIRIE MIX

Grasses and Sedges

2	Carex annectans var xanthocarpa (Yellow Fox Sedge)
2	Carex frankii (Frank's Sedge)
2	Carex scoparia (Lance Fruited Oval Sedge)
16	Elymus canadensis (Canada Wild Rye)
32	Elymus virginicus (Virginia Wild Rye)
48	Schizachyrium scoparium (Little Bluestem)
10	Sporobolus heterolepis (Prairie Dropseed)
112	oz. seed/acre

Forbs

2	Allium cernuum (Nodding Wild Onion)
0.5	Aster ericoides (Heath Aster)
2	Aster firmus (Shining Aster)
2	Aster laevis (Smooth Aster)
3	Baptisia leucantha (White False Indigo)
2	Coreopsis palmata (Plains Coreopsis)
4	Echinacea purpurea (Purple Coneflower)
3	Eryngium yuccifolium (Rattlesnake Master)
0.5	Gentiana andrewsii (Bottle Gentian)
3	Liatris spicata (Dense Blazing Star)
0.5	Monarda fistulosa (Bergamot)
2	Parthenium integrifolium (Wild Quinine)
1	Penstemon calycosus (Smooth Beardtongue)
1	Penstemon digitalis (Foxglove Beardtongue)
2	Physostegia virginiana (Obedient Plant)
0.5	Pycnanthemum tenuifolium (Narrowleaf Mountain Mint)
1	Pycnanthemum virginianum (Mountain Mint)
2	Ratibida pinnata (Yellow Coneflower)
4	Rudbeckia fulgida speciosa (Showy Black-Eyed Susan)
4	Rudbeckia hirta (Black-Eyed Susan)
0.5	Solidago graminifolia (Grass-leaved Goldenrod)
2	Solidago riddellii (Riddell's Goldenrod)
2	Tradescantia ohiensis (Ohio Spiderwort)
0.5	Veronicastrum virginicum (Culver's Root)
3	Zizia aurea (Golden Alexander's)
48	oz. seed/acre

Cover Crop

6 lbs	Annual Rye Grass (Lolium multiflorum)
32 lbs	Seed Oats (Avena sativa)

EMERGENT WETLAND SEED MIX

Grasses and Sedges

4	Carex comosa (Bristly Sedge)
2	Carex hystericina (Porcupine Sedge)
4	Carex lurida (Lurid Sedge)
5	Carex vulpinoidea (Fox Sedge)
2	Eleocharis obtusa (Blunt Spike Rush)
2	Leersia oryzoides (Rice Cut Grass)
0.5	Juncus effusus (Soft Rush)
2	Scirpus acutus (Hard-Stemmed Bulrush)
0.5	Scirpus atrovirens (Dark Green Bulrush)
2	Scirpus validus (Softstem Bulrush)
24	oz. seed/acre

Forbs

2	Acorus americanus (Sweet Flag)
2	Alisma subcordatum (Water Plantain)
3	Asclepias incarnata (Marsh Milkweed)
2	Boltonia latisquama (False Aster)
2	Cephalanthus occidentalis (Buttonbush)
2	Eupatorium maculatum (Spotted Joe-Pye Weed)
2	Helenium autumnale (Autumn Sneezeweed)
2	Hibiscus palustris (Swamp Rose Mallow)
2	Iris virginica shrevei (Blue Flag)
0.5	Lobelia cardinalis (Cardinal Flower)
0.5	Lobelia siphilitica (Great Blue Lobelia)
2	Lycopus americanus (Water Horehound)
1	Mimulus ringens (Monkeyflower)
10	Peltandra virginica (Arrow Arum
1	Penthorum sedoides (Ditch Stonecrop)
6	Pontederia cordata (Pickerel Weed)
2	Sagittaria latifolia (Common Arrowhead)
4	Sparganium eurycarpum (Giant Burreed)
2	Verbena hastata (Blue Vervain)
48	oz. seed/acre

Cover Crop

6 lbs	Annual Rye Grass (Lolium multiflorum)
32 lbs	Seed Oats (Avena sativa)

SEED MIX GENERAL NOTES:

1. MIXES SHOWN ARE BASED ON PROFESSIONAL RECOMMENDATIONS AND SEED AVAILABILITY.
2. ANNUAL AND SEASONAL VARIABILITY IN SEED AVAILABILITY IS ANTICIPATED. SUBMIT NOTICE OF NON-AVAILABILITY AND SUBSTITUTION REQUEST TO LANDSCAPE ARCHITECT FOR APPROVAL.
3. IT IS EXPECTED THAT NOT ALL SPECIES WILL GERMINATE EQUALLY FROM EACH MIX ACROSS TOTAL APPLICATION AREA. RESULTS WILL VARY BASED ON SLOPE, SOIL, PRECIPITATION, AND EXPOSURE.
4. SUCCESS OF SEED MIX APPLICATION WILL BE JUDGED BASED ON TOTAL % OF VEGETATIVE COVER RESULTING FROM MIX APPLICATION, NOT SUCCESS RATES OF INDIVIDUAL SPECIES.

REFORESTATION SEED MIX

Grasses

4 lbs	Virginia Wild Rye (Elymus virginicus)
4 lbs	Canada Wild Rye (Elymus Canadensis)
1 lb	Little Bluestem (Schizacyrium scoparium)
9	lbs. seed/acre

Cover Crop

6 lbs	Annual Rye Grass (Lolium multiflorum)
32 lbs	Seed Oats (Avena sativa)

REFORESTATION TREE MIX

BOTANICAL	COMMON	CONT	CAL	SIZE	QTY
Acer saccharum	Sugar Maple	#3 R.P.	--	3'-4'	10
Amelanchier canadensis	Serviceberry	#3 R.P.	--	3'-4'	8
Carya cordiformis	Bitternut Hickory	#3 R.P.	--	2'-3'	12
Carya laciniosa	Shellbark Hickory	#3 R.P.	--	1'-2'	12
Carya ovata	Shagbark Hickory	#3 R.P.	--	2'-3'	12
Celtis occidentalis	Hackberry	#3 R.P.	--	3'-4'	10
Cercis canadensis	Eastern Redbud	#3 R.P.		4'-5'	10
Fagus grandifolia	American Beech	#3 R.P.	--	2'-3'	8
Juniperus virginiana	Eastern Red Cedar	#3 R.P.	--	2'-3'	8
Liriodendron tulipifera	Tulip Tree	#3 R.P.	--	4'-5'	8
Nyssa sylvatica	Black Gum - Tupelo	#3 R.P.	--	2'-3'	8
Ostrya virginiana	Hop Hornbeam	#3 R.P.	--	3'-4'	8
Prunus americana	Wild American Plum	#3 R.P.	--	3'-4'	10
Quercus alba	White Oak	#3 R.P.	--	3'-4'	12
Quercus bicolor	Swamp White Oak	#3 R.P.	--	4'-6'	12
Quercus macrocarpa	Burr Oak	#3 R.P.	--	4'-6'	12
Quercus rubra	Red Oak	#3 R.P.	--	4'-6'	12
Quercus shumardii	Shumard Oak	#3 R.P.	--	4'-6'	12
Taxodium distichum	Bald Cypress	#3 R.P.	--	3'-4'	8
Tilia americana	American Basswood	#3 R.P.	--	4'-6'	10
				trees / acre:	200

REFORESTATION NOTES:

- SUBMIT SUBSTITUTION REQUEST IN THE EVENT OF SPECIES UNAVAILABILITY.
- A MINIMUM OF 25% OF TOTAL PLANTING SHALL BE OAK AND HICKORY SPECIES.
- REFORESTATION TREES SHALL BE CONTAINER GROWN IN ROOT-PRUNING #3 CONTAINERS FOR AT LEAST 180 DAYS PRIOR TO DELIVERY. AS PROVIDED BY WOODY WAREHOUSE NURSERY, LISTON, INDIANA (866-766-8367) OR APPROVED EQUAL.
- PLANT TREES @ 15' O.C. SPACING.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (min.)	ROOT	SPACING	NOTES
TREES						
ACE-R	Acer rubrum 'Redpointe'	Redpointe Red Maple	2.5" cal.	B&B	per plans	
QUE-C	Quercus coccinea	Scarlet Oak	2.5" cal.	B&B	per plans	
SYR-I	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	2" cal.	B&B	per plans	
TAX-D	Taxodium distichum	Bald Cypress	2" cal.	B&B	per plans	park grade / multistem is acceptible
ULM-J	Ulmus americana 'Jefferson'	Jefferson Elm	2.5" cal.	B&B	per plans	
SHRUBS						
CEP-O	Cephalanthus occidentalis	Buttonbush	24"	#3 cont.	60" o.c.	
HIB-M	Hibiscus palustris	Swamp Rose Mallow	18"	#3 cont.	48" o.c.	
RHU-G	Rhus aromatic 'Gro-low'	Gro-low Fragrant Sumac	24"	#3 cont.	60" o.c.	
PERENNIALS						
LIA-S	Liatris spicata	Blazing Star	12"	#1 cont.	12" o.c.	
SPO-H	Sporobolus heterolepsis	Prairie Dropseed	clump	#2 cont.	24" o.c.	
PERENNIAL MIXES						
HEM-M	Daylilly/Daffodil Mix					
1/2	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	heavy grade	#1 cont.	18" o.c.	Provide equal quantities.
1/2	Narcissus x 'Early Sensation', 'Ice Follies', & 'Fortune'	'Early Sensation', 'Ice Follies', & 'Fortune' Daffodils	top size	bulb	18" o.c.	Provide equal quantities. Plant @ 6" depth. Mix varieties equally when planting.

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PREPARED FOR:

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Mindy Murdock, Interim Superintendent

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Overley-Worman Park

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Zionsville, Indiana 46077

KEY MAP:

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DRAWING NAME:

SITE PLANTING DETAILS

CERTIFICATION:

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REA Project #:	191568
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Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

LA608

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\LA607 - Landscape Details.dwg

OVERLEY WORMAN PARK - BORING LOCATIONS		
BORING	NORTHING	EASTING
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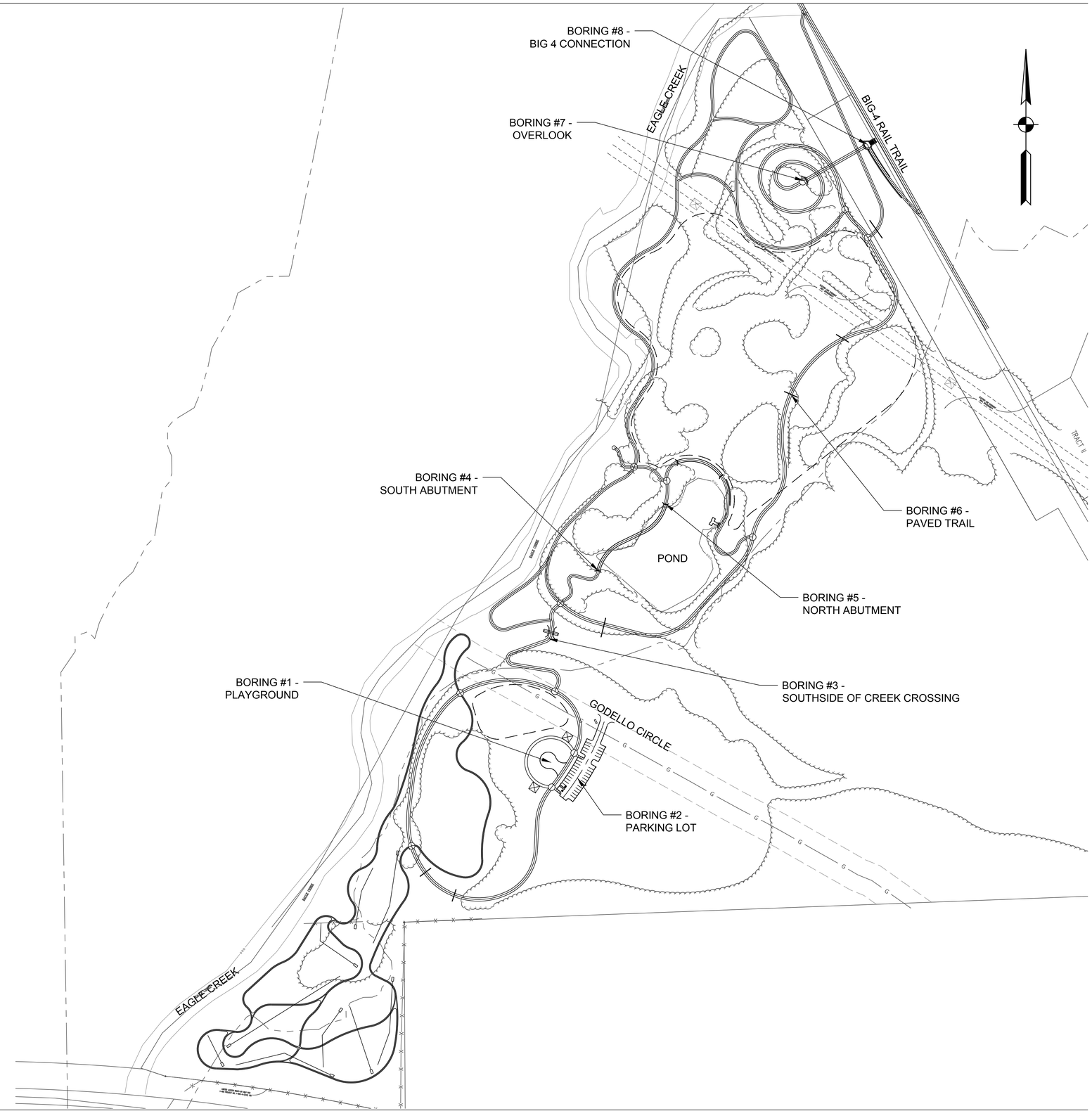

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PROJECT:

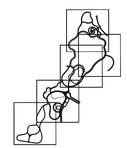
Zionsville Parks
Overley-Worman Park

Design Development
Zionsville, Indiana 46077

NORTH

0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:



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DRAWING NAME:

SOIL BORING LAYOUT

CERTIFICATION:

REA Project #:	191568
Date:	04/15/2020
Drawn by:	DRD
Checked by:	KJJ

DRAWING #:

CS-1.0

File: P:\20-600-092-1 REA Overley Worman Park\3 ACAD\100 Soil Boring_Exhibit 2 - Geotech.dwg

BORING LOG

Alt & Witzig Engineering, Inc.

CLIENT: **Rundell Ernstberger Associates** | BORING #: **B-1**
PROJECT NAME: **Overly-Worman Park (Vonterra)** | ALT & WITZIG FILE #: **20IN0102**
PROJECT LOCATION: **Zionsville, IN** | Latitude: 39.933139 | Longitude: -86.267982

DRILLING and SAMPLING INFORMATION

Date Started: **4/16/20** | Hammer Wt.: **140** lbs.
Date Completed: **4/16/20** | Hammer Drop: **30** in.
Boring Method: **HSA** | Spoon Sampler OD: **2** in.
Driller: **D. McWherter** | Rig Type: **CME 55 ATV**

STRATA ELEV.	SOIL CLASSIFICATION / SURFACE ELEVATION	Strata Depth	Depth Scale	Sample No.	Sample Type	Sampler Graphics / Recovery Graphics	Ground Water	Standard Penetration Test, N - blows/foot	Qu-tsf Unconfined Compressive Strength	PP-tsf Pocket Penetrometer	Moisture Content %, Dry Unit Weight (pcf)	Remarks
	Brown LEAN CLAY with Sand, Brick, and Wood Chips *(FILL)*	7.0	5	1	SS			10		0.5		
				2	SS			12		0.5		
	Gray Silty SAND with Gravel *(Possible Fill)*			3	SS			6				
			10	4	SS			23				
	End of Boring at 16 feet	16.0	15	5	SS			10				

Sample Type: SS - Driven Split Spoon; ST - Pressed Shelby Tube; CA - Continuous Flight Auger; RC - Rock Core; CU - Cuttings; CT - Continuous Tube

Groundwater: During Drilling *Dry ft.*; At Completion *Dry ft.*

Boring Method: HSA - Hollow Stem Augers; CFA - Continuous Flight Augers; DC - Driving Casing; MD - Mud Drilling

PRELIMINARY

BORING LOG

Alt & Witzig Engineering, Inc.

CLIENT: **Rundell Ernstberger Associates** | BORING #: **B-2**
PROJECT NAME: **Overly-Worman Park (Vonterra)** | ALT & WITZIG FILE #: **20IN0102**
PROJECT LOCATION: **Zionsville, IN** | Latitude: 39.933375 | Longitude: -86.267432

DRILLING and SAMPLING INFORMATION

Date Started: **4/16/20** | Hammer Wt.: **140** lbs.
Date Completed: **4/16/20** | Hammer Drop: **30** in.
Boring Method: **HSA** | Spoon Sampler OD: **2** in.
Driller: **D. McWherter** | Rig Type: **CME 55 ATV**

STRATA ELEV.	SOIL CLASSIFICATION / SURFACE ELEVATION	Strata Depth	Depth Scale	Sample No.	Sample Type	Sampler Graphics / Recovery Graphics	Ground Water	Standard Penetration Test, N - blows/foot	Qu-tsf Unconfined Compressive Strength	PP-tsf Pocket Penetrometer	Moisture Content %, Dry Unit Weight (pcf)	Remarks
	Dark Brown, Dry Silty SAND *(FILL)*	4.5	5	1	SS			19				
				2	SS			11		1.5		
	Gray Silty CLAY with Sand and Wood Chips *(FILL)*			3	SS			8		1.5		
			10	4	SS			53				
	Brown, Dry Silty SAND	14.5	15	5	SS					1.5		
	End of Boring at 16 feet	16.0										

Sample Type: SS - Driven Split Spoon; ST - Pressed Shelby Tube; CA - Continuous Flight Auger; RC - Rock Core; CU - Cuttings; CT - Continuous Tube

Groundwater: During Drilling *Dry ft.*; At Completion *Dry ft.*

Boring Method: HSA - Hollow Stem Augers; CFA - Continuous Flight Augers; DC - Driving Casing; MD - Mud Drilling

PRELIMINARY

BORING LOG

Alt & Witzig Engineering, Inc.

CLIENT: **Rundell Ernstberger Associates** | BORING #: **B-3**
PROJECT NAME: **Overly-Worman Park (Vonterra)** | ALT & WITZIG FILE #: **20IN0102**
PROJECT LOCATION: **Zionsville, IN** | Latitude: 39.934476 | Longitude: -86.267663

DRILLING and SAMPLING INFORMATION

Date Started: **4/16/20** | Hammer Wt.: **140** lbs.
Date Completed: **4/16/20** | Hammer Drop: **30** in.
Boring Method: **HSA** | Spoon Sampler OD: **2** in.
Driller: **D. McWherter** | Rig Type: **CME 55 ATV**

STRATA ELEV.	SOIL CLASSIFICATION / SURFACE ELEVATION	Strata Depth	Depth Scale	Sample No.	Sample Type	Sampler Graphics / Recovery Graphics	Ground Water	Standard Penetration Test, N - blows/foot	Qu-tsf Unconfined Compressive Strength	PP-tsf Pocket Penetrometer	Moisture Content %, Dry Unit Weight (pcf)	Remarks
	TOPSOIL	0.1										
	Brown SAND and GRAVEL with Wood Chips *(FILL)*	4.5	5	1	SS			5		0.8		
				2	SS			9				
	Brown Silty SAND			3	SS			3				
		9.5	10	4	SS			13		2.0		
	Brown Silty CLAY with Sand											
			15	5	SS			22				
	End of Boring at 16 feet	16.0										

Sample Type: SS - Driven Split Spoon; ST - Pressed Shelby Tube; CA - Continuous Flight Auger; RC - Rock Core; CU - Cuttings; CT - Continuous Tube

Groundwater: During Drilling *Dry ft.*; At Completion *Dry ft.*

Boring Method: HSA - Hollow Stem Augers; CFA - Continuous Flight Augers; DC - Driving Casing; MD - Mud Drilling

PRELIMINARY

BORING LOG

Alt & Witzig Engineering, Inc.

CLIENT: **Rundell Ernstberger Associates** | BORING #: **B-4**
PROJECT NAME: **Overly-Worman Park (Vonterra)** | ALT & WITZIG FILE #: **20IN0102**
PROJECT LOCATION: **Zionsville, IN** | Latitude: 39.935016 | Longitude: -86.267283

DRILLING and SAMPLING INFORMATION

Date Started: **4/16/20** | Hammer Wt.: **140** lbs.
Date Completed: **4/16/20** | Hammer Drop: **30** in.
Boring Method: **HSA** | Spoon Sampler OD: **2** in.
Driller: **D. McWherter** | Rig Type: **CME 55 ATV**

STRATA ELEV.	SOIL CLASSIFICATION / SURFACE ELEVATION	Strata Depth	Depth Scale	Sample No.	Sample Type	Sampler Graphics / Recovery Graphics	Ground Water	Standard Penetration Test, N - blows/foot	Qu-tsf Unconfined Compressive Strength	PP-tsf Pocket Penetrometer	Moisture Content %, Dry Unit Weight (pcf)	Remarks
	TOPSOIL	0.1										
	Gray LEAN CLAY with Sand *(Possible Fill)*	4.5	5	1	SS			7	1.6	2.0		
				2	SS		#2	11		1.0		
	Gray LEAN CLAY with Sand			3	SS			8	1.0	1.0		
			10	4	SS			7	1.0	1.5		
			15	5	SS			5		4.5		
	Gray, Wet SAND with Gravel	19.5	20	6	SS			4				
	End of Boring at 21 feet	21.0										

Sample Type: SS - Driven Split Spoon; ST - Pressed Shelby Tube; CA - Continuous Flight Auger; RC - Rock Core; CU - Cuttings; CT - Continuous Tube

Groundwater: During Drilling *9.5 ft.*; At Completion *4.0 ft.*

Boring Method: HSA - Hollow Stem Augers; CFA - Continuous Flight Augers; DC - Driving Casing; MD - Mud Drilling

PRELIMINARY

BORING LOG

Alt & Witzig Engineering, Inc.

CLIENT: **Rundell Ernstberger Associates** | BORING #: **B-5**
PROJECT NAME: **Overly-Worman Park (Vonterra)** | ALT & WITZIG FILE #: **20IN0102**
PROJECT LOCATION: **Zionsville, IN** | Latitude: 39.935599 | Longitude: -86.266517

DRILLING and SAMPLING INFORMATION

Date Started: **4/16/20** | Hammer Wt.: **140** lbs.
Date Completed: **4/16/20** | Hammer Drop: **30** in.
Boring Method: **HSA** | Spoon Sampler OD: **2** in.
Driller: **D. McWherter** | Rig Type: **CME 55 ATV**

STRATA ELEV.	SOIL CLASSIFICATION / SURFACE ELEVATION	Strata Depth	Depth Scale	Sample No.	Sample Type	Sampler Graphics / Recovery Graphics	Ground Water	Standard Penetration Test, N - blows/foot	Qu-tsf Unconfined Compressive Strength	PP-tsf Pocket Penetrometer	Moisture Content %, Dry Unit Weight (pcf)	Remarks
	TOPSOIL	0.6										
	Brown, Dry Silty SAND	4.5	5	1	SS			13				
				2	SS		#1	13	0.6	0.5		
	Brown, Wet Silty SAND	7.0		3	SS			7				
	Gray LEAN CLAY with Sand	9.5	10	4	SS			26				
	Brown, Wet Silty SAND with Gravel		15	5	SS			16				
			20	6	SS			15				
	End of Boring at 21 feet	21.0										

Sample Type: SS - Driven Split Spoon; ST - Pressed Shelby Tube; CA - Continuous Flight Auger; RC - Rock Core; CU - Cuttings; CT - Continuous Tube

Groundwater: During Drilling *4.0 ft.*; At Completion *5.5 ft.*

Boring Method: HSA - Hollow Stem Augers; CFA - Continuous Flight Augers; DC - Driving Casing; MD - Mud Drilling

PRELIMINARY

BORING LOG

Alt & Witzig Engineering, Inc.

CLIENT: **Rundell Ernstberger Associates** | BORING #: **B-6**
PROJECT NAME: **Overly-Worman Park (Vonterra)** | ALT & WITZIG FILE #: **20IN0102**
PROJECT LOCATION: **Zionsville, IN** | Latitude: 39.936645 | Longitude: -86.264719

DRILLING and SAMPLING INFORMATION

Date Started: **4/16/20** | Hammer Wt.: **140** lbs.
Date Completed: **4/16/20** | Hammer Drop: **30** in.
Boring Method: **HSA** | Spoon Sampler OD: **2** in.
Driller: **D. McWherter** | Rig Type: **CME 55 ATV**

STRATA ELEV.	SOIL CLASSIFICATION / SURFACE ELEVATION	Strata Depth	Depth Scale	Sample No.	Sample Type	Sampler Graphics / Recovery Graphics	Ground Water	Standard Penetration Test, N - blows/foot	Qu-tsf Unconfined Compressive Strength	PP-tsf Pocket Penetrometer	Moisture Content %, Dry Unit Weight (pcf)	Remarks
	TOPSOIL	0.3										
	Dark Brown LEAN CLAY with Sand and Wood Chips *(FILL)*	4.5	5	1	SS			22		2.0		
				2	SS			5	3.1	1.8		
	Brown Mottled Gray Silty CLAY with Sand			3	SS			7	0.6	0.5		
		9.5	10	4	SS		#2	16				
	Brown, Wet SAND		15	5	SS			31				
	End of Boring at 16 feet	16.0										

Sample Type: SS - Driven Split Spoon; ST - Pressed Shelby Tube; CA - Continuous Flight Auger; RC - Rock Core; CU - Cuttings; CT - Continuous Tube

Groundwater: During Drilling *6.5 ft.*; At Completion *10.5 ft.*

Boring Method: HSA - Hollow Stem Augers; CFA - Continuous Flight Augers; DC - Driving Casing; MD - Mud Drilling

PRELIMINARY

File: P:\20-600-092-1 REA Overley Worman Park\5 ACAD\100 Soil Boring\ZOWP-SB.dwg

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618 E Market Street, Indianapolis, IN 46202
TE [317] 263.0127 FX [317] 263.2080
www.reasite.com

PREPARED FOR:
ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent
PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

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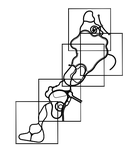
RQAW INTENTIONAL INNOVATION
8770 NORTH ST., STE. 110
FISHERS, IN 46038
P: 317.588.1798
F: 317.588.1799
WWW.RQAW.COM

PROJECT:
Zionsville Parks
Overley-Worman Park
Design Development
Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:



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DRAWING NAME:
SOIL BORINGS

CERTIFICATION:

REA Project #: 191568
Date: 04/15/2020
Drawn by: DRD
Checked by: KJJ

DRAWING #:
CS-1.1

BORING LOG

Alt & Witzig Engineering, Inc.

CLIENT Rundell Ernstberger Associates
PROJECT NAME Overly-Worman Park (Vonterra)
PROJECT LOCATION Zionsville, IN

BORING # B-7
ALT & WITZIG FILE # 20IN0102
Latitude 39.938207 Longitude -86.265039

DRILLING and SAMPLING INFORMATION

Date Started 4/16/20
Date Completed 4/16/20
Boring Method HSA
Driller D. McWherter

Hammer Wt. 140 lbs.
Hammer Drop 30 in.
Spoon Sampler OD 2 in.
Rig Type CME 55 ATV

TEST DATA

STRATA ELEV.	SOIL CLASSIFICATION / SURFACE ELEVATION	Strata Depth	Depth Scale	Sample No.	Sample Type	Standard Penetration Test, N - blows/foot	Qu-tsf Unconfined Compressive Strength	PP-tsf Pocket Penetrometer	Moisture Content % Dry Unit Weight (pcf)	Remarks
	TOPSOIL	0.3								
				1	SS	12		2.0		
			5	2	SS	9		0.8		
				3	SS	4		0.8		
			10	4	SS	3		0.5		
	Dark Brown Silty CLAY with Sand and Wood Chips *(FILL)*									
			15	5	SS	5				
			20	6	SS	15				
			25	7	SS	17				
	End of Boring at 26 feet	26.0								

Sample Type
SS - Driven Split Spoon
ST - Pressed Shelby Tube
CA - Continuous Flight Auger
RC - Rock Core
CU - Cuttings
CT - Continuous Tube

Groundwater
During Drilling Dry ft.
At Completion Dry ft.

Boring Method
HSA - Hollow Stem Augers
CFA - Continuous Flight Augers
DC - Driving Casing
MD - Mud Drilling

Page 1 of 1

PRELIMINARY

BORING LOG

Alt & Witzig Engineering, Inc.

CLIENT Rundell Ernstberger Associates
PROJECT NAME Overly-Worman Park (Vonterra)
PROJECT LOCATION Zionsville, IN

BORING # B-8
ALT & WITZIG FILE # 20IN0102
Latitude 39.938475 Longitude -86.264408

DRILLING and SAMPLING INFORMATION

Date Started 4/16/20
Date Completed 4/16/20
Boring Method HSA
Driller D. McWherter

Hammer Wt. 140 lbs.
Hammer Drop 30 in.
Spoon Sampler OD 2 in.
Rig Type CME 55 ATV

TEST DATA

STRATA ELEV.	SOIL CLASSIFICATION / SURFACE ELEVATION	Strata Depth	Depth Scale	Sample No.	Sample Type	Standard Penetration Test, N - blows/foot	Qu-tsf Unconfined Compressive Strength	PP-tsf Pocket Penetrometer	Moisture Content % Dry Unit Weight (pcf)	Remarks
	TOPSOIL	0.3								
	Brown, Moist SAND with Wood Chips *(FILL)*	4.5		1	SS	6				
			5	2	SS	5		0.8		
	Brown Silty CLAY with Sand *(Possible Fill)*	9.5		3	SS	7		2.5		
			10	4	SS	6		1.3		
	Brown and Gray Silty CLAY with Sand *(Possible Fill)*		15	5	SS	4		0.5		
			20	6	SS	2		0.5		
			25	7	SS	10	0.8	0.8		
	End of Boring at 26 feet	26.0								

Sample Type
SS - Driven Split Spoon
ST - Pressed Shelby Tube
CA - Continuous Flight Auger
RC - Rock Core
CU - Cuttings
CT - Continuous Tube

Groundwater
During Drilling Dry ft.
At Completion Dry ft.

Boring Method
HSA - Hollow Stem Augers
CFA - Continuous Flight Augers
DC - Driving Casing
MD - Mud Drilling

Page 1 of 1

PRELIMINARY

File: P:\20-600-092-1 REA Overley Worman Park\5 ACAD\100 Soil Boring\ZOWP-SB.dwg

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PREPARED FOR:
ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent
PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
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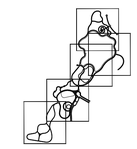
P: 317.588.1798
F: 317.588.1799
WWW.RQAW.COM

PROJECT:
Zionsville Parks
Overley-Worman Park
Design Development
Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:



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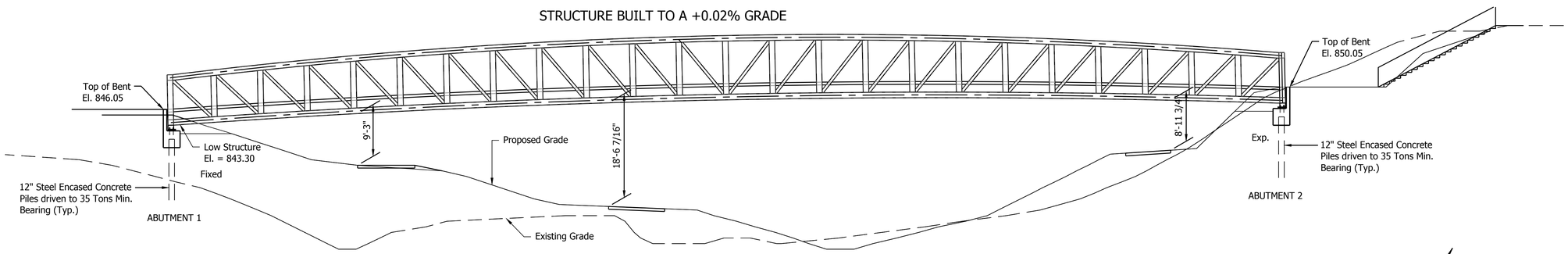
DRAWING NAME:
SOIL BORINGS

CERTIFICATION:

REA Project #: 191568
Date: 04/15/2020
Drawn by: DRD
Checked by: KJJ

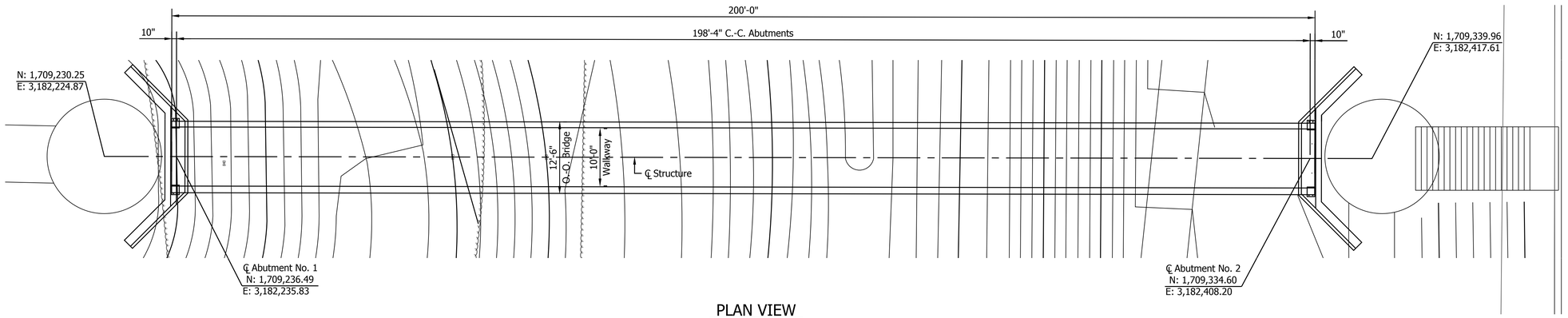
DRAWING #:
CS-1.2

STRUCTURE BUILT TO A +0.02% GRADE



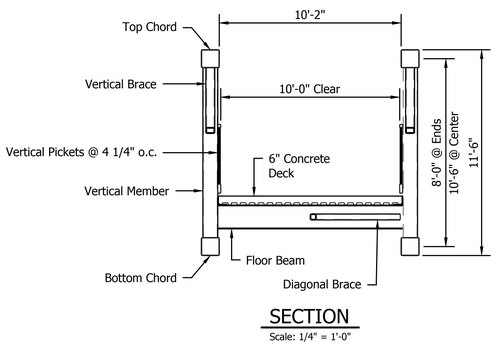
ELEVATION - ALTERNATE 1

Scale: 1" = 10'-0"



PLAN VIEW

Scale: 1" = 10'-0"



SECTION

Scale: 1/4" = 1'-0"

GENERAL NOTES:

There is no present structure at the proposed bridge site.

Reinforcing steel covering shall be 3" in footings except bottom steel which shall be 4" and 2" in all other parts unless noted.

All concrete in pile cap, bent cap and wings shall be class "A"

Concrete in Mudwall and Towers Shall be Class "C"

Prefabricated bridge shall be painted. Color to be chosen by the owner.

DESIGN DATA:

LIVE LOADS:
90 psf Pedestrian loading in accordance with the 2009 AASHTO Guide Specifications for design of Pedestrian Bridges and Subsequent Interims specifications.
Load Factor = 1.75

DEAD LOAD:
Actual weight
Load Factor (DC) = 1.25

ALLOWABLE STRESSES:
Class A Concrete: f'c = 3500 PSI
Class C Concrete: f'c = 4000 PSI
Reinforcing Steel: Fy = 60 KSI

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Mindy Murdock, Interim Superintendent
PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
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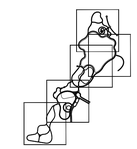
PROJECT:
Zionsville Parks
Overley-Worman Park
Design Development
Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:



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DRAWING NAME:
GENERAL PLAN
ALTERNATE NO.1

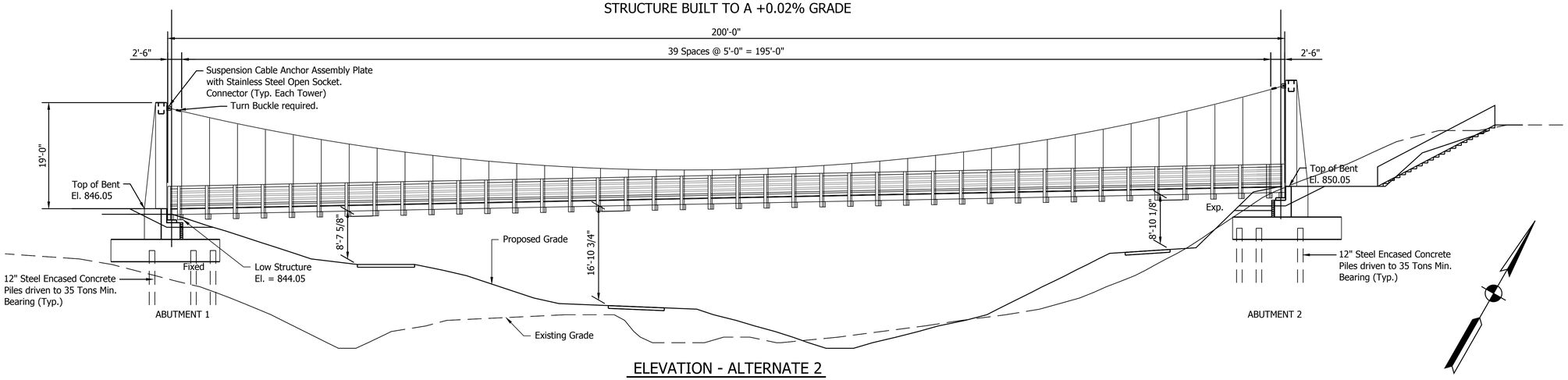
CERTIFICATION:

REA Project #:	191568
Date:	04/15/2020
Drawn by:	DRD
Checked by:	KJJ

DRAWING #:
CS-3.0

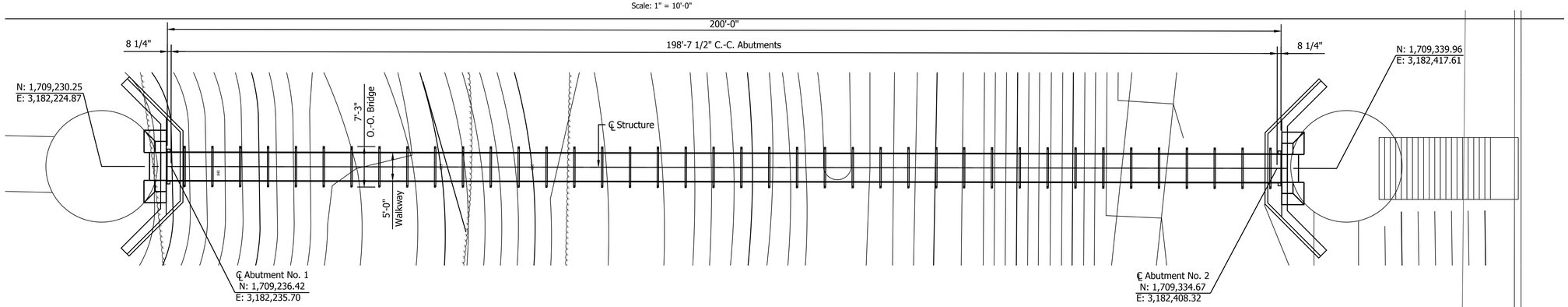
File: P:\20-600-092-1 REA Overley Worman Park\5 ACAD\103 General Plan\Sht_GPLN_01_10.dwg

STRUCTURE BUILT TO A +0.02% GRADE



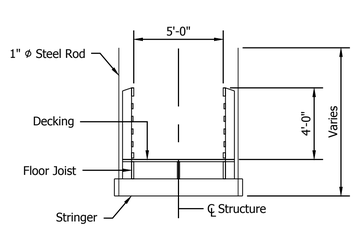
ELEVATION - ALTERNATE 2

Scale: 1" = 10'-0"



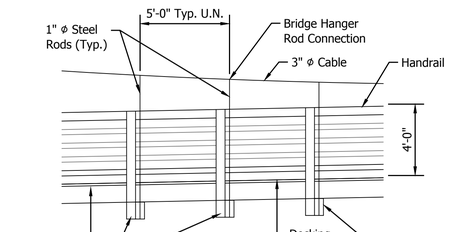
PLAN VIEW

Scale: 1" = 10'-0"



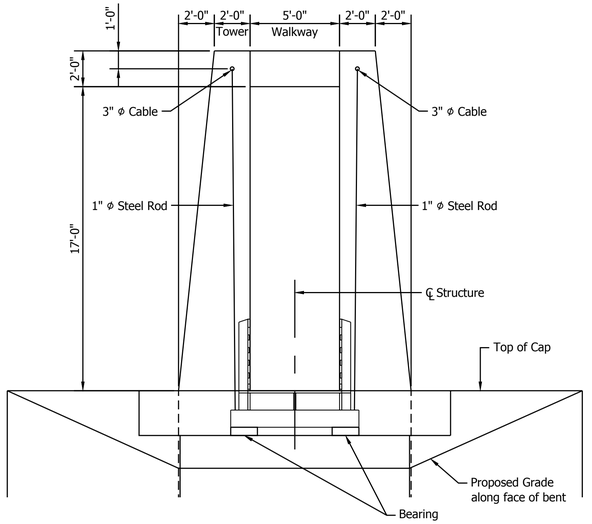
SECTION

Scale: 1/4" = 1'-0"



PARTIAL ELEVATION

Scale: 1/4" = 1'-0"



TOWER ELEVATION

Scale: 1/4" = 1'-0"

GENERAL NOTES:

There is no present structure at the proposed bridge site.

Reinforcing steel covering shall be 3" in footings except bottom steel which shall be 4" and 2" in all other parts unless noted.

All concrete shall be class "C"

DESIGN DATA:

LIVE LOADS:
90 psf Pedestrian loading in accordance with the 2009 AASHTO Guide Specifications for design of Pedestrian Bridges and Subsequent Interims specifications.
Load Factor = 1.75

DEAD LOAD:
Actual weight
Load Factor (DC) = 1.25

ALLOWABLE STRESSES:
Class C Concrete: f'c = 4000 PSI
Reinforcing Steel: Fy = 60 KSI

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618 E Market Street, Indianapolis, IN 46202
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www.reasite.com

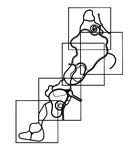
PREPARED FOR:
ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent
PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:
RQAW INTENTIONAL INNOVATION
8770 NORTH ST., STE. 110
FISHERS, IN 46038
P: 317.588.1798
F: 317.588.1799
WWW.RQAW.COM

PROJECT:
Zionsville Parks Overley-Worman Park
Design Development
Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:



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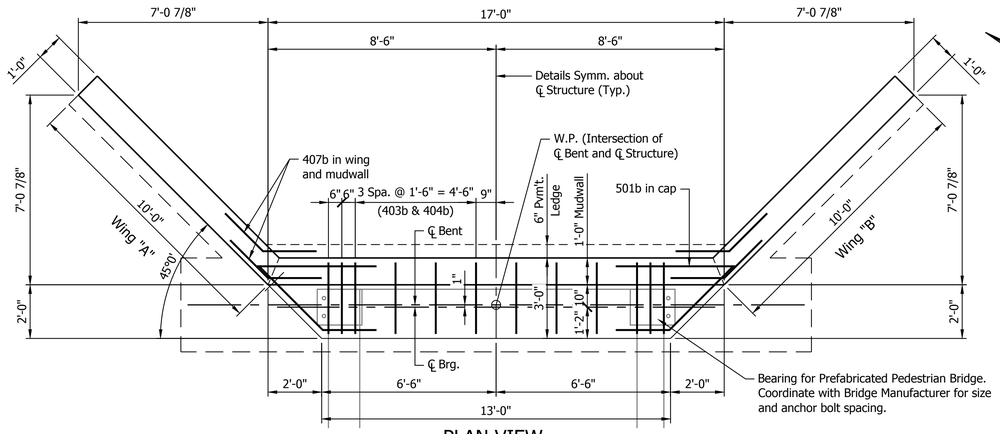
DRAWING NAME:
GENERAL PLAN
ALTERNATE NO. 2

CERTIFICATION:

REA Project #:	191568
Date:	04/15/2020
Drawn by:	DRD
Checked by:	KJJ

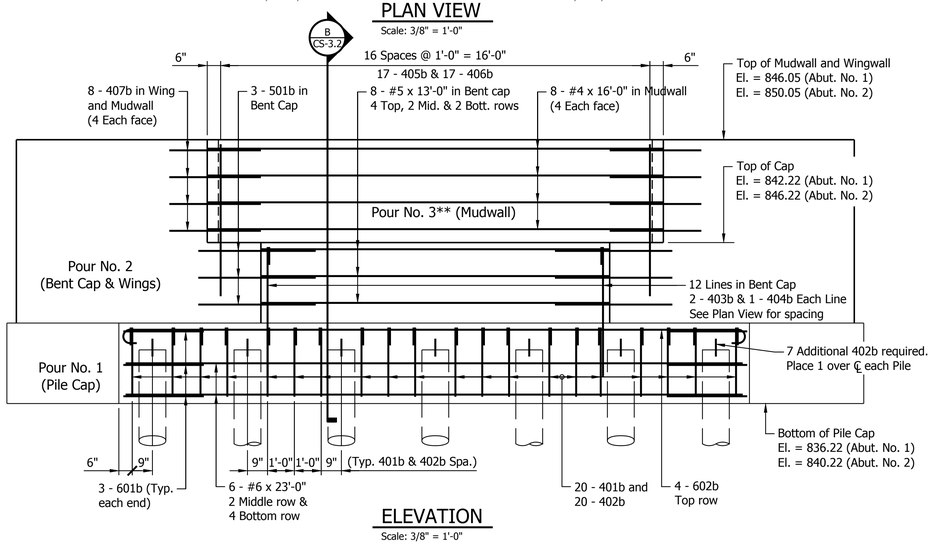
DRAWING #:
CS-3.1

File: P:\20-600-092-1 REA Overley Worman Park\5 ACAD\103 General Plan\Sht_GPLN_01_10.dwg



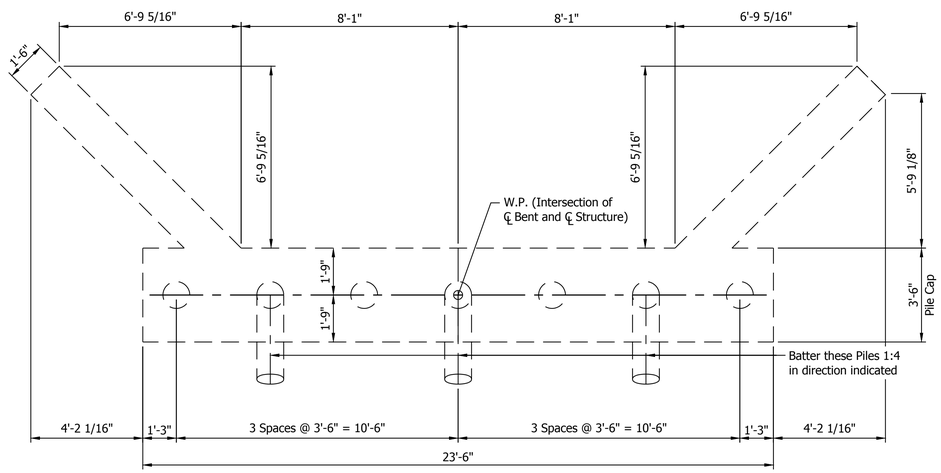
PLAN VIEW

Scale: 3/8" = 1'-0"



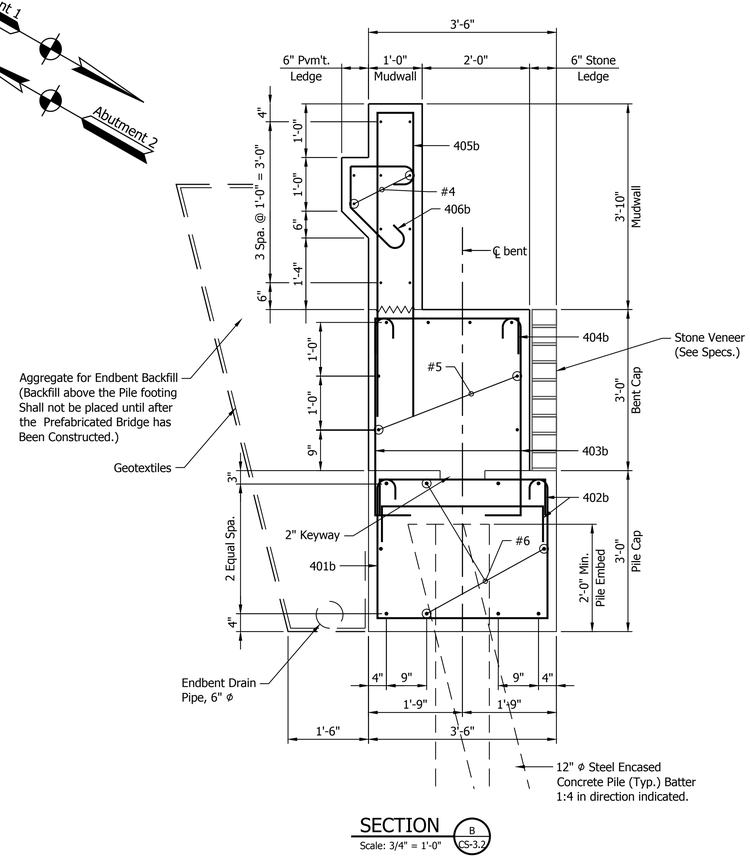
ELEVATION

Scale: 3/8" = 1'-0"



PILE CAP PLAN

Scale: 3/8" = 1'-0"



SECTION

Scale: 3/4" = 1'-0"

B
CS-3.2

** POUR NO 3 NOT TO BE POURED UNTIL AFTER THE BRIDGE HAS BEEN CONSTRUCTED. CONTRACTOR SHALL VERIFY HEIGHT OF POUR WITH/BRIDGE MANUFACTURER PRIOR TO POUR

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PROJECT:

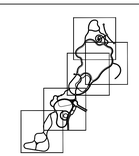
Zionsville Parks
Overley-Worman Park

Design Development
Zionsville, Indiana 46077

NORTH

0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:



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DRAWING NAME:

ABUTMENT DETAILS
PEDESTRIAN BRIDGE ALT. NO.1

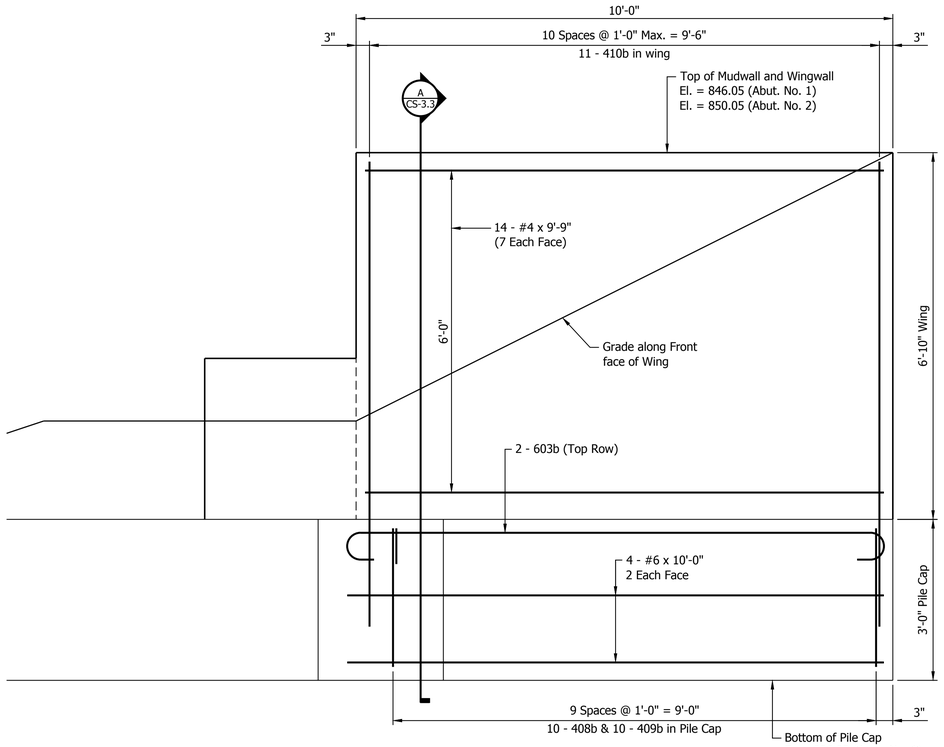
CERTIFICATION:

REA Project #:	191568
Date:	04/15/2020
Drawn by:	DRD
Checked by:	KJJ

DRAWING #:

CS-3.2

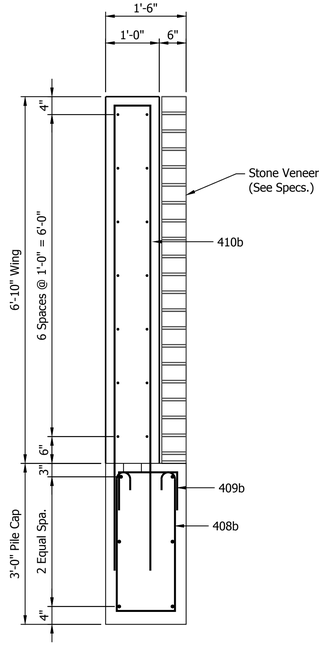
File: P:\20-600-092-1 REA Overley Warman Park\5 ACAD\104 Structure Details\ZOWP-bbls-ALT1.dwg



WING ELEVATION

Scale: 3/4" = 1'-0"

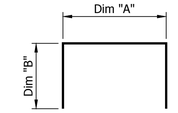
WING ELEVATION "B" SHOWN
WING ELEVATION "A" SAME BY OPP. HAND



SECTION

Scale: 3/4" = 1'-0"

A
CS-3.3

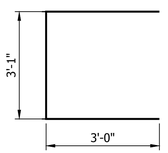


MARK	"A"	"B"	LENGTH
402b	3'-2"	8"	4'-6"
404b	2'-8"	8"	4'-0"
405b	8"	5'-8"	12'-0"
409b	1'-2"	8"	2'-6"
410b	8"	8'-8"	18'-0"

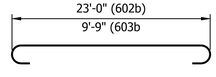
BILL OF MATERIALS
ABUTMENT NO. 1

REINFORCING STEEL EPOXY COATED			
SIZE & MARK	NO. OF BARS	LENGTH	WEIGHT LBS.
601b	6	9'-1"	
602b	4	24'-2"	
603b	4	11'-4"	
#6	6	23'-0"	
#6	8	10'-0"	
TOTAL #6			596
501b	6	12'-3"	
#5	8	13'-0"	
TOTAL #5			178
401b	20	9'-4"	
402b	27	4'-6"	
403b	24	5'-0"	
404b	12	4'-0"	
405b	17	12'-0"	
406b	17	4'-1"	
407b	16	4'-0"	
408b	20	7'-4"	
409b	20	2'-6"	
410b	22	18'-0"	
#4	8	16'-0"	
#4	28	9'-9"	
TOTAL #4			1,195
TOTAL E.C. REINFORCING			1,969
CONCRETE			yd^3
CLASS "A" IN SUBSTRUCTURE			
POUR NO. 1			12.1
POUR NO. 2			9.9
TOTAL CLASS "A"			22.0
CLASS "C" IN SUBSTRUCTURE			
POUR NO. 3			2.9
MISCELLANEOUS			(QTY.)
SURFACE SEAL (ESTIMATED)			291 SFT.
PILE, STEEL SHELL, 12"			
7 @ APPROX. 47 LFT. EA.			329 LFT.
AGG. FOR ENDBENT BACKFILL			28 CYS.
END BENT DRAIN PIPE, 6"			40 LFT.
GEOTEXTILES			54 SYS.
STONE VENEER			193 SFT.

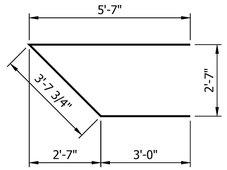
BILL OF MATERIALS FOR ABUTMENT NO. 2 - SAME



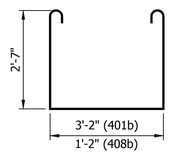
601b x 9'-1"



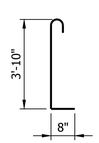
602b x 24'-2"
603b x 11'-4"



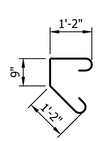
501b x 12'-3"



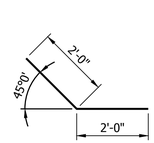
401b x 9'-4"
408b x 7'-4"



403b x 5'-0"



406b x 4'-1"



407b x 4'-0"

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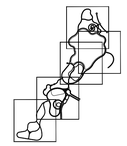
PROJECT:
Zionsville Parks
Overley-Worman Park
Design Development
Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:



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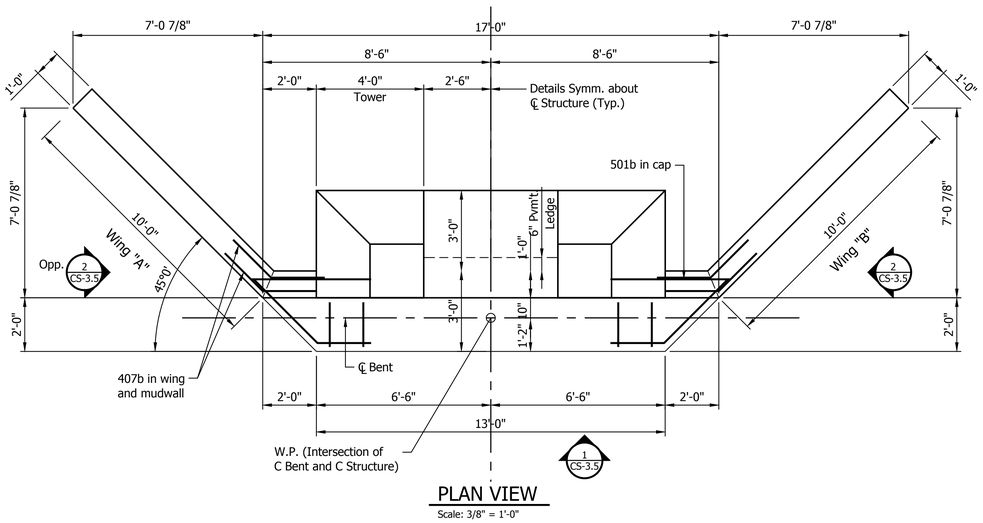
DRAWING NAME:
ABUTMENT BILL OF MATERIALS
PEDESTRIAN BRIDGE ALT. NO.1

CERTIFICATION:

REA Project #:	191568
Date:	04/15/2020
Drawn by:	DRD
Checked by:	KJJ

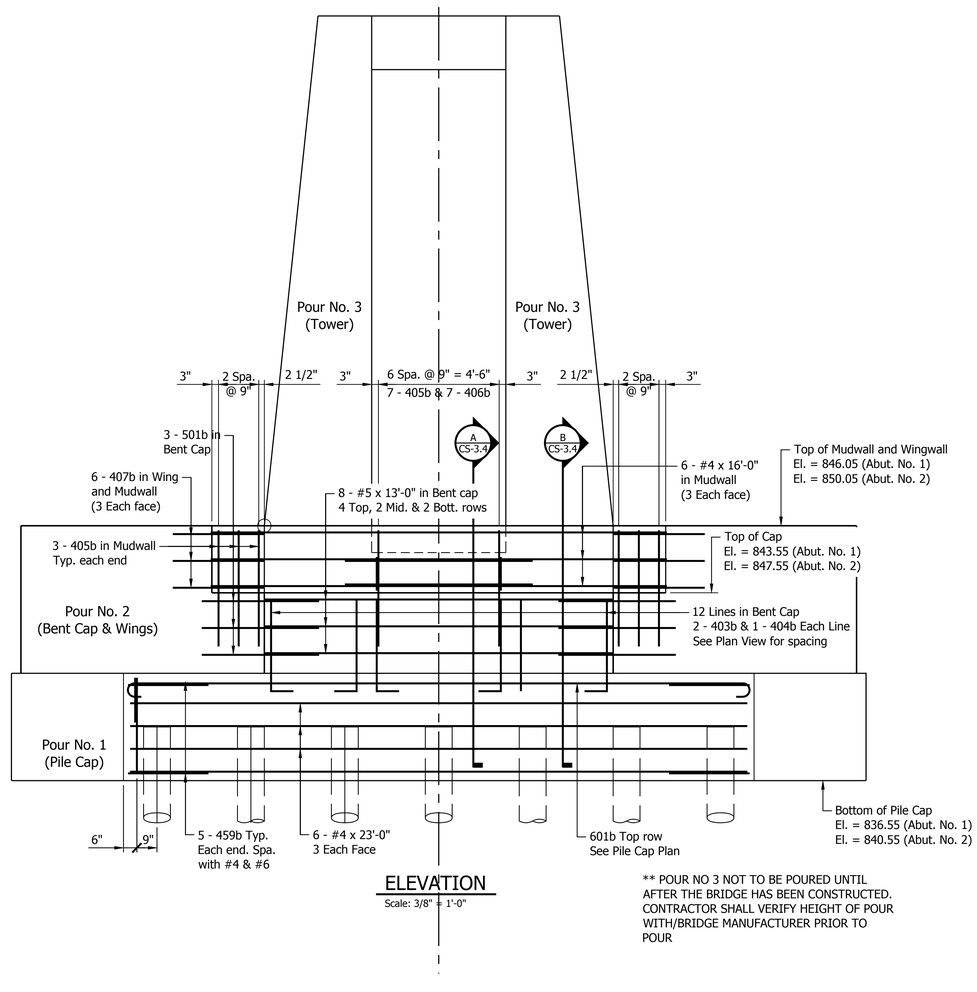
DRAWING #:
CS-3.3

File: P:\20-600-092-1 REA Overley Worman Park\5 ACAD\104 Structure Details\ZOWP-bbls-ALT1.dwg



PLAN VIEW

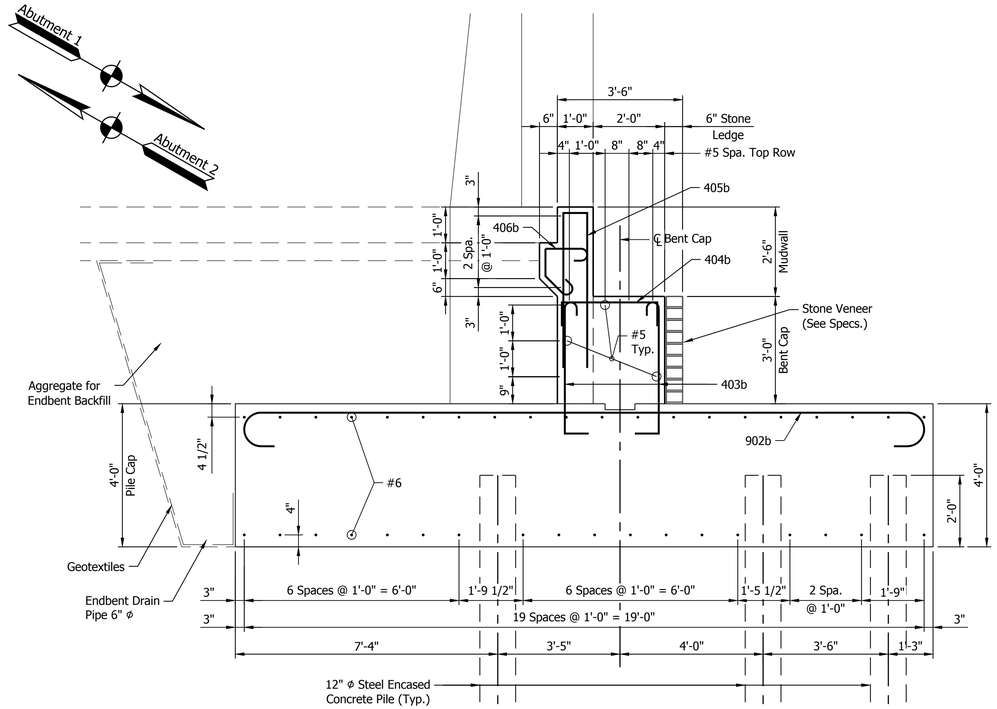
Scale: 3/8" = 1'-0"



ELEVATION

Scale: 3/8" = 1'-0"

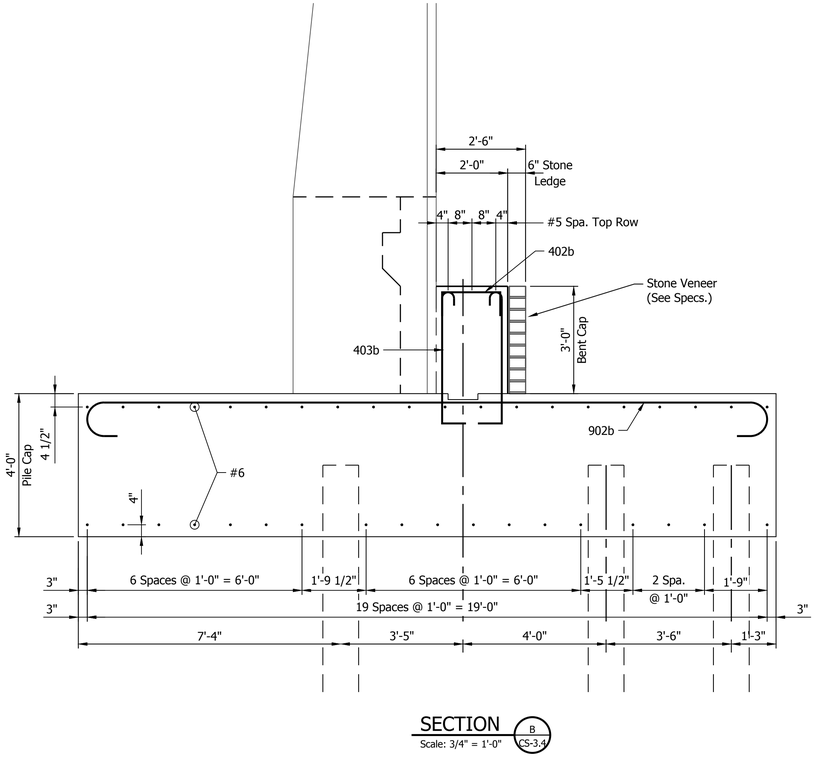
** POUR NO 3 NOT TO BE POURED UNTIL AFTER THE BRIDGE HAS BEEN CONSTRUCTED. CONTRACTOR SHALL VERIFY HEIGHT OF POUR WITH/BRIDGE MANUFACTURER PRIOR TO POUR



SECTION

Scale: 3/4" = 1'-0"

A CS-3.4



SECTION

Scale: 3/4" = 1'-0"

B CS-3.4

File: P:\20-600-092-1 REA Overley Worman Park\5 ACAD\104 Structure Details\ZOWP-bb1s-ALT2.dwg

PREPARED BY:

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PROJECT:

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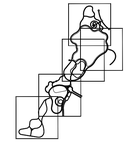
Overley-Worman Park

Design Development
Zionsville, Indiana 46077

NORTH

0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:



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DRAWING NAME:

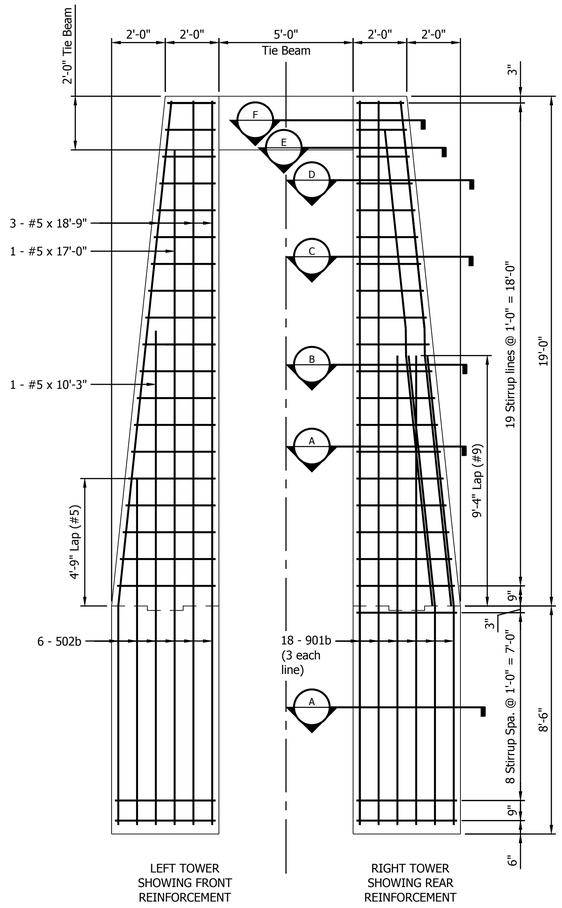
ABUTMENT DETAILS
PEDESTRIAN BRIDGE ALT. NO.2

CERTIFICATION:

REA Project #:	191568
Date:	04/15/2020
Drawn by:	DRD
Checked by:	KJJ

DRAWING #:

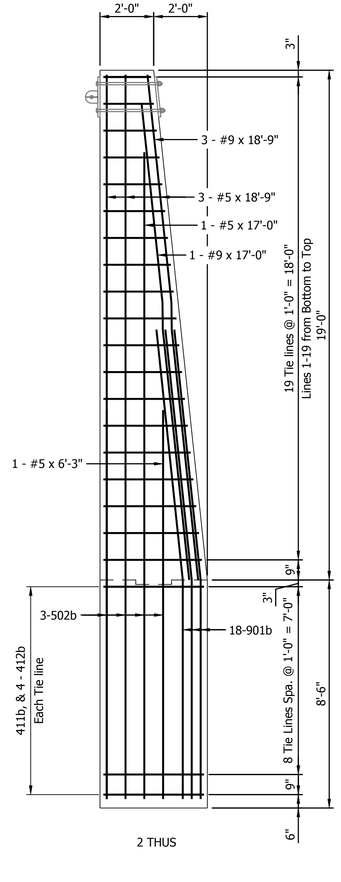
CS-3.4



LEFT TOWER
SHOWING FRONT
REINFORCEMENT

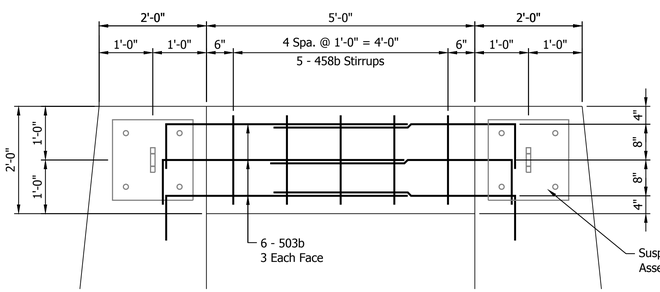
RIGHT TOWER
SHOWING REAR
REINFORCEMENT

1 ELEVATION - E1
Scale: 3/8" = 1'-0"



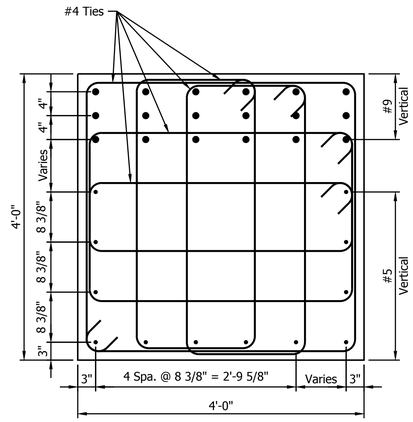
2 THUS

2 SIDE ELEVATION - E2
Scale: 3/8" = 1'-0"

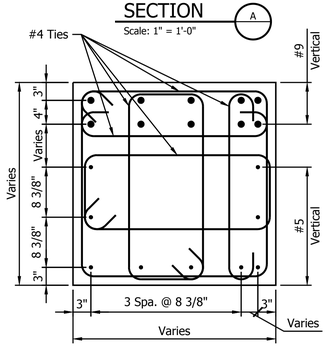


3 TIE-BEAM ELEVATION
Scale: 3/8" = 1'-0"

STIRRUPS REQUIRED:
Line 1: (1) 413b & (4) 414b
Line 2: (1) 415b & (4) 416b
Line 3: (1) 417b & (4) 418b
Line 4: (1) 419b & (4) 420b
Line 5: (1) 421b & (4) 422b
Line 6: (1) 423b & (4) 424b
Line 7: (1) 425b, (2) 426b & (2) 427b
Line 8: (1) 428b, (2) 429b & (2) 430b
Line 9: (1) 431b, (2) 432b & (2) 433b
Line 10: (1) 434b, (2) 435b & (2) 436b
Line 11: (1) 437b, (2) 438b & (2) 439b
Line 12: (1) 440b, (2) 441b & (2) 442b
Line 13: (1) 443b. (2) 444b & (2) 445b
Line 14: (1) 446b & (2) 447b
Line 15: (1) 448b & (2) 449b
Line 16: (1) 450b & (2) 451b
Line 17: (1) 452b & (2) 453b
Line 18: (1) 454b & (2) 455b
Line 19: (1) 456b & (2) 457b



SECTION A
Scale: 1" = 1'-0"



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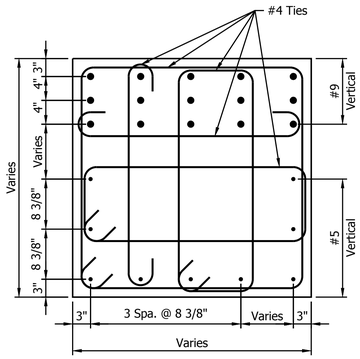

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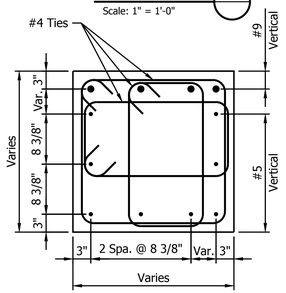

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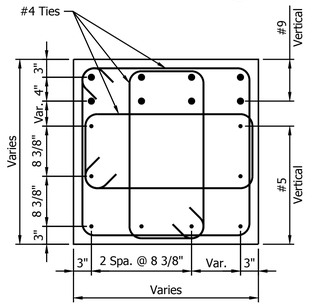
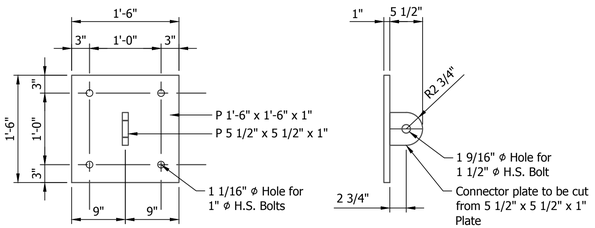
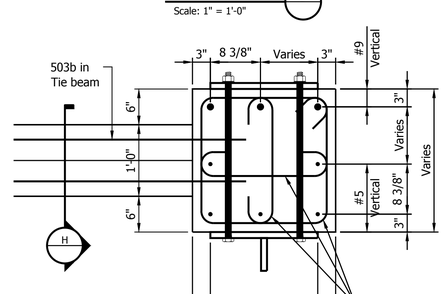


SECTION E
Scale: 1" = 1'-0"



SUSPENSION CABLE ANCHOR ASSEMBLY
Scale: 1" = 1'-0"



SECTION F
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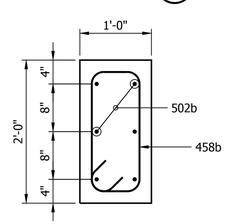

SECTION H
Scale: 1" = 1'-0"

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PROJECT:
Zionsville Parks
Overley-Worman Park
Design Development
Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:

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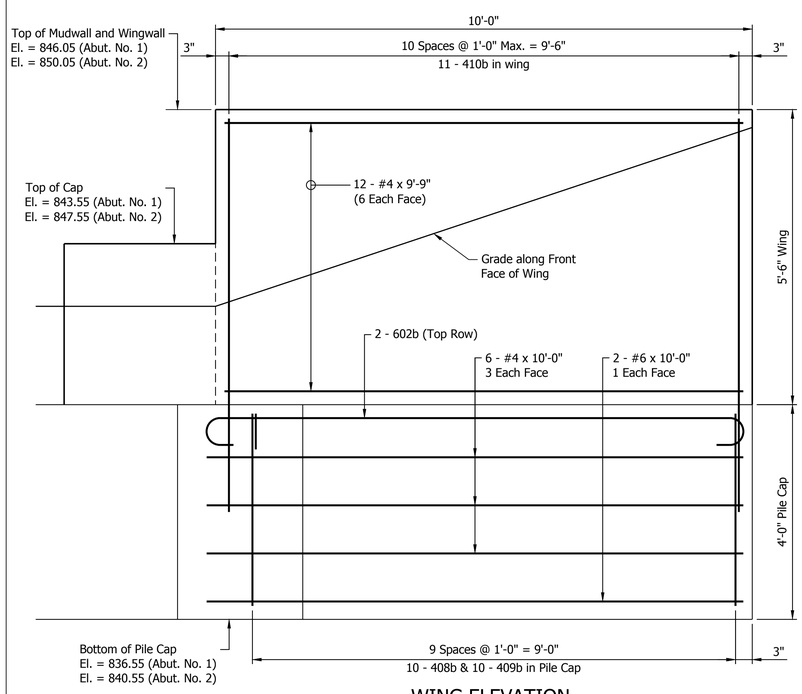
DRAWING NAME:
ABUTMENT TOWER DETAILS
PEDESTRIAN BRIDGE ALT. NO. 2

CERTIFICATION:

REA Project #: 191568
Date: 04/15/2020
Drawn by: DRD
Checked by: KJJ

DRAWING #:
CS-3.5

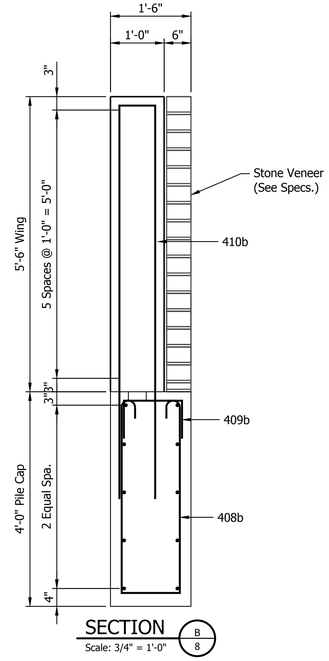
File: P:\20-600-092-1 REA Overley Worman Park\5 ACAD\104 Structure Details\ZOWP-bdts-AL12.dwg



WING ELEVATION

Scale: 3/4" = 1'-0"

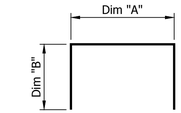
WING ELEVATION "B" SHOWN
WING ELEVATION "A" SAME BY OPP. HAND



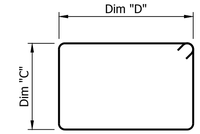
SECTION

Scale: 3/4" = 1'-0"

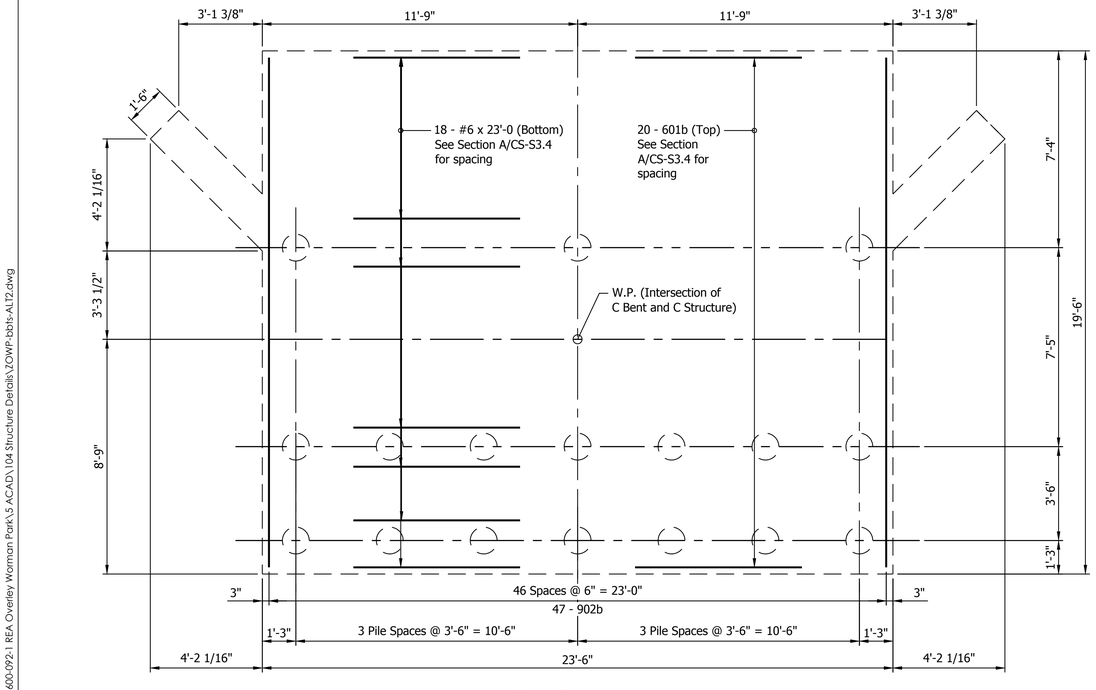
B
8



MARK	"A"	"B"	LENGTH
402b	3'-2"	8"	4'-6"
404b	2'-8"	8"	4'-0"
405b	8"	5'-8"	12'-0"
409b	1'-8"	8"	3'-0"
410b	8"	8'-8"	18'-0"
459b	19'-0"	2'-0"	23'-0"
503b	7'-6"	10"	9'-2"

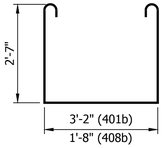


MARK	DIM "C"	DIM "D"	LENGTH
411b	3'-9"	3'-9"	15'-9"
412b	3'-9"	1'-9"	11'-9"
413b	3'-8"	3'-8"	15'-5"
414b	3'-8"	1'-0 1/2"	10'-2"
415b	3'-6 3/4"	3'-6 3/4"	15'-0"
416b	3'-6 3/4"	1'-0 1/2"	9'-11"
417b	3'-4 1/2"	3'-4 1/2"	14'-3"
418b	3'-4 1/2"	1'-0 1/2"	9'-7"
419b	3'-3 1/4"	3'-3 1/4"	13'-10"
420b	3'-3 1/4"	1'-0 1/2"	9'-5"
421b	3'-2"	3'-2"	13'-5"
422b	3'-0 3/4"	3'-0 3/4"	13'-0"
423b	2'-11 1/2"	2'-11 1/2"	12'-7"
424b	2'-11 1/2"	1'-0 1/2"	8'-9"
425b	2'-10 1/4"	2'-10 1/4"	12'-2"
426b	2'-10 1/4"	1'-0 1/2"	8'-7"
428b	2'-9"	2'-9"	11'-9"
429b	2'-9"	1'-0 1/2"	8'-4"
431b	2'-7 3/4"	2'-7 3/4"	11'-4"
432b	2'-7 3/4"	1'-0 1/2"	8'-2"
434b	2'-6 1/2"	2'-6 1/2"	10'-11"
435b	2'-6 1/2"	1'-0 1/2"	7'-11"
437b	2'-5 1/4"	2'-5 1/4"	10'-6"
438b	2'-5 1/4"	1'-0 1/2"	7'-9"
440b	2'-4"	2'-4"	10'-1"
441b	2'-4"	1'-0 1/2"	7'-6"
443b	2'-2 3/4"	2'-2 3/4"	9'-8"
444b	2'-2 3/4"	1'-0 1/2"	7'-4"
446b	2'-1 1/2"	2'-1 1/2"	7'-1"
447b	2'-1 1/2"	1'-0 1/2"	9'-3"
448b	2'-0 1/4"	2'-0 1/4"	8'-10"
449b	2'-0 1/4"	1'-0 1/2"	6'-11"
450b	1'-11"	1'-11"	8'-5"
451b	1'-11"	1'-0 1/2"	6'-8"
452b	1'-9 3/4"	1'-9 3/4"	8'-0"
453b	1'-9 3/4"	1'-0 1/2"	6'-6"
454b	1'-8 1/2"	1'-8 1/2"	7'-7"
456b	1'-7 1/4"	1'-7 1/4"	7'-2"
458b	9"	1'-9"	5'-9"

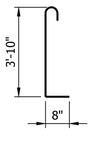


PILE CAP PLAN

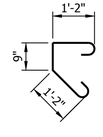
Scale: 3/8" = 1'-0"



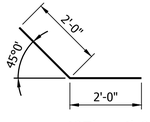
401b x 9'-4"
408b x 7'-10"



403b x 5'-0"



406b x 4'-1"



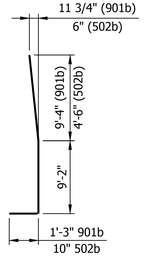
407b x 4'-0"

BILL OF MATERIALS
ABUTMENT NO. 1 CONTINUED

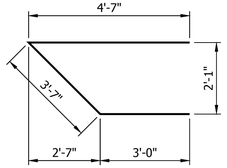
REINFORCING STEEL EPOXY COATED			
SIZE & MARK	NO. OF BARS	LENGTH	WEIGHT LBS.
456b	2	7'-2"	
457b	4	2'-5"	
458b	5	5'-9"	
459b	10	23'-0"	
#4	6	23'-0"	
#4	6	16'-0"	
#4	6	10'-0"	
#4	24	9'-9"	
TOTAL #4			2,789
TOTAL E.C. REINFORCING			11,451
CONCRETE			yd^3
CLASS "C" IN SUBSTRUCTURE			
POUR NO. 1			70.2
POUR NO. 2			18.7
POUR NO. 2			28.5
TOTAL CLASS "C" IN SUBSTR.			88.9
MISCELLANEOUS			(QTY.)
SURFACE SEAL (ESTIMATED)			SFT.
AGG. FOR ENDBENT BACKFILL			CYS.
END BENT DRAIN PIPE, 6"			40 LFT.
GEOTEXTILES			SYS.
PILE, SHELL 12" , 0.25" THK			705 LFT.
TEST PILE, DYNAMIC, PRODUCTION			114 LFT.
TEST PILE, DYNAMIC RESTRIKE			2 EACH

BILL OF MATERIALS FOR ABUTMENT NO. 2 - SAME

MARK	DIM "F"	LENGTH
601b	20'-0"	21'-2
602b	10'-0"	11'-2"
427b	2'-10 1/4"	3'-8"
430b	2'-9"	3'-6"
433b	2'-7 3/4"	3'-5"
436b	2'-6 1/2"	3'-4"
439b	2'-5 1/4"	3'-3"
442b	2'-4"	3'-1"
445b	2'-2 3/4"	3'-0"
455b	1'-8 1/2"	2'-6"
457b	1'-7 1/2"	2'-5"
902b	19'-0"	21'-6"



901b x 19'-9"
502b x 14'-6"



501b x 11'-2"

BILL OF MATERIALS
ABUTMENT NO. 1

REINFORCING STEEL EPOXY COATED			
SIZE & MARK	NO. OF BARS	LENGTH	WEIGHT LBS.
901b	36	19'-9"	
902b	47	21'-6"	
#9	6	18'-9"	
#9	6	17'-9"	
TOTAL #9			6,353
601b	20	21'-2"	
602b	4	11'-2"	
#6	6	23'-0"	
#6	6	19'-6"	
#6	16	10'-0"	
TOTAL #6			1,326
501b	6	11'-2"	
502b	24	14'-6"	
503b	6	9'-2"	
#5	18	18'-9"	
#5	6	17'-0"	
#5	8	13'-0"	
#5	2	10'-3"	
#5	2	6'-3"	
TOTAL #5			983
401b	17	9'-4"	
402b	23	4'-6"	
403b	24	5'-0"	
404b	12	4'-0"	
405b	13	12'-0"	
406b	7	4'-1"	
407b	16	4'-0"	
408b	20	7'-10"	
409b	20	3'-0"	
410b	22	18'-0"	
411b	18	15'-9"	
412b	72	11'-9"	
413b	2	15'-5"	
414b	8	10'-2"	
415b	2	15'-0"	
416b	8	9'-11"	
417b	2	14'-3"	
418b	8	9'-7"	
419b	2	13'-10"	
420b	8	9'-5"	
421b	2	13'-5"	
422b	8	13'-0"	
423b	2	12'-7"	
424b	8	8'-9"	
425b	2	12'-2"	
426b	4	8'-7"	
427b	4	3'-8"	
428b	2	11'-9"	
429b	4	8'-4"	
430b	4	3'-6"	
431b	2	11'-4"	
432b	4	8'-2"	
433b	4	3'-5"	
434b	2	10'-11"	
435b	4	7'-11"	
436b	4	3'-4"	
437b	2	10'-6"	
438b	4	7'-9"	
439b	4	3'-3"	
440b	2	10'-1"	
441b	4	7'-6"	
442b	4	3'-1"	
443b	2	9'-8"	
444b	4	7'-4"	
445b	4	3'-0"	
446b	2	9'-3"	
447b	4	7'-1"	
448b	2	8'-10"	
449b	4	6'-11"	
450b	2	8'-5"	
451b	4	6'-8"	
452b	2	8'-0"	
453b	4	6'-6"	
454b	2	7'-7"	
455b	4	2'-6"	

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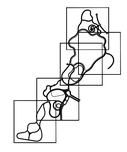
PROJECT:

Zionsville Parks
Overley-Worman Park

Design Development
Zionsville, Indiana 46077

NORTH
0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:



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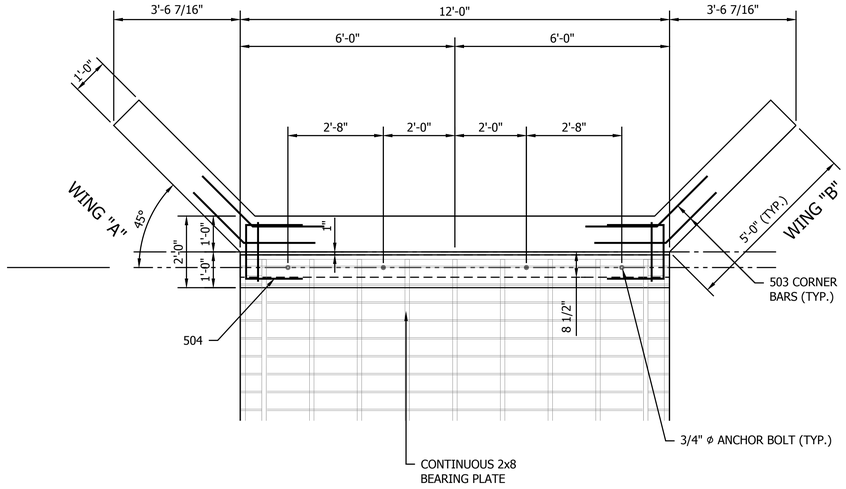
DRAWING NAME:
GENERAL PLAN
ALTERNATE NO.1

CERTIFICATION:

REA Project #: 191568
Date: 04/15/2020
Drawn by: DRD
Checked by: KJJ

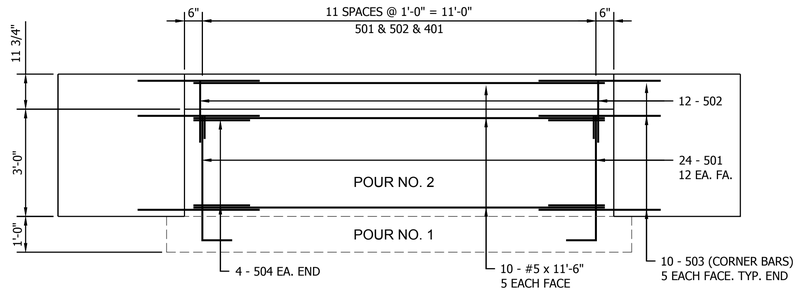
DRAWING #:
CS-3.0

File: P:\20-600-092-1 REA Overley Worman Park\5 ACAD\ 104 Structure Details\ZOWP-bbts-ALT2.dwg



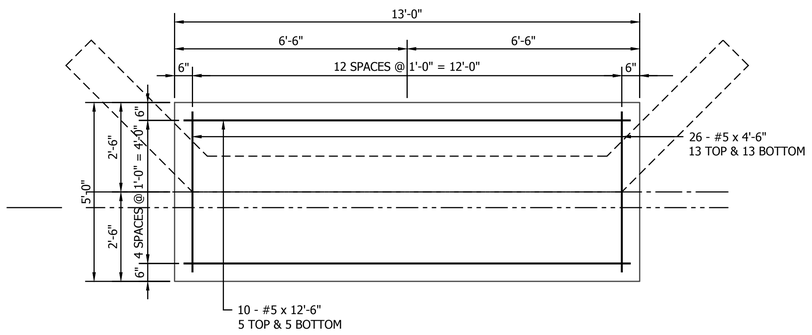
TYPICAL BOARDWALK END BENT CAP PLAN

Scale: 1/2" = 1'-0"



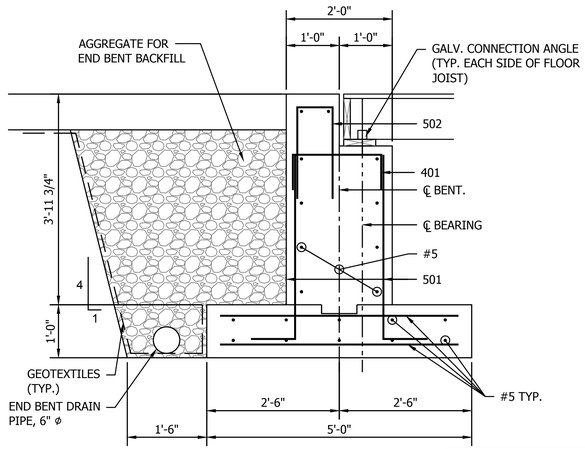
TYPICAL BOARDWALK END BENT ELEVATION

Scale: 1/2" = 1'-0"



TYPICAL BOARDWALK END BENT FOOTING PLAN

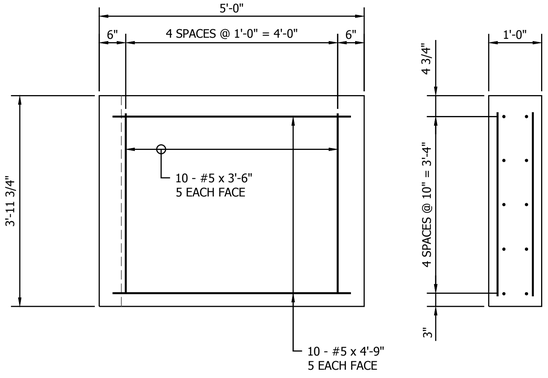
Scale: 1/2" = 1'-0"



SECTION B/8

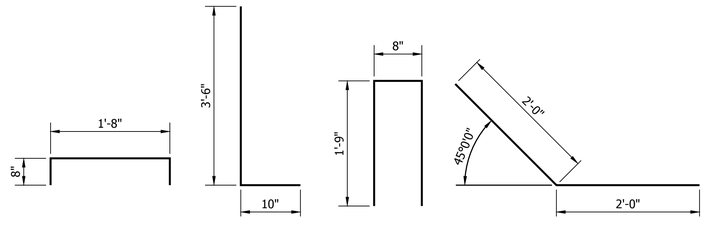
Scale: 3/4" = 1'-0"

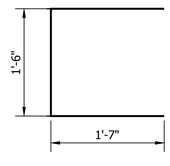
NET ALLOWABLE SOIL BEARING PRESSURE = 1,500psi



TYPICAL BOARDWALK WING ELEVATION

Scale: 1/2" = 1'-0"





504b x 4'-8"

BILL OF MATERIALS
BOARDWALK END BENT

REINFORCING STEEL EPOXY COATED			
SIZE & MARK	NO. OF BARS	LENGTH	WEIGHT LBS.
501	24	4'-4"	
502	12	4'-2"	
503	20	4'-0"	
504	8	4'-8"	
#5	10	12'-6"	
#5	10	11'-6"	
#5	20	4'-9"	
#5	26	4'-6"	
#5	20	3'-6"	
TOTAL #5			827
401	12	3'-0"	
TOTAL #4			24
TOTAL E.C. REINFORCING			851
CONCRETE			yd^3
CLASS "A" IN SUBSTRUCTURE			
POUR NO. 2			4.5
CLASS "B" IN FOOTING			
POUR NO. 1			2.4
MISCELLANEOUS			(QTY.)
SURFACE SEAL (ESTIMATED)			50 SFT.
AGG. FOR ENDBENT BACKFILL			13.2 CYS.
END BENT DRAIN PIPE, 6"			24 LFT.
GEOTEXTILES			24 SYS.

BILL OF MATERIALS FOR 1 ENDBENT ONLY

PREPARED BY:

RUNDELL ERNSTBERGER ASSOCIATES
LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN
815 W Market Street, Suite 504, Louisville, KY 40202
TE [502] 561.8676 FX [502] 561.9076
618 E Market Street, Indianapolis, IN 46202
TE [317] 263.0127 FX [317] 263.2080
www.reasite.com

PREPARED FOR:

ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent
PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

RQAW INTENTIONAL INNOVATION
8770 NORTH ST., STE. 110
FISHERS, IN 46038
P: 317.588.1798
F: 317.588.1799
WWW.RQAW.COM

PROJECT:

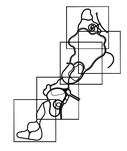
Zionsville Parks
Overley-Worman Park

Design Development
Zionsville, Indiana 46077

NORTH

0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:



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DRAWING NAME:

BOARDWALK END BENT DETAILS

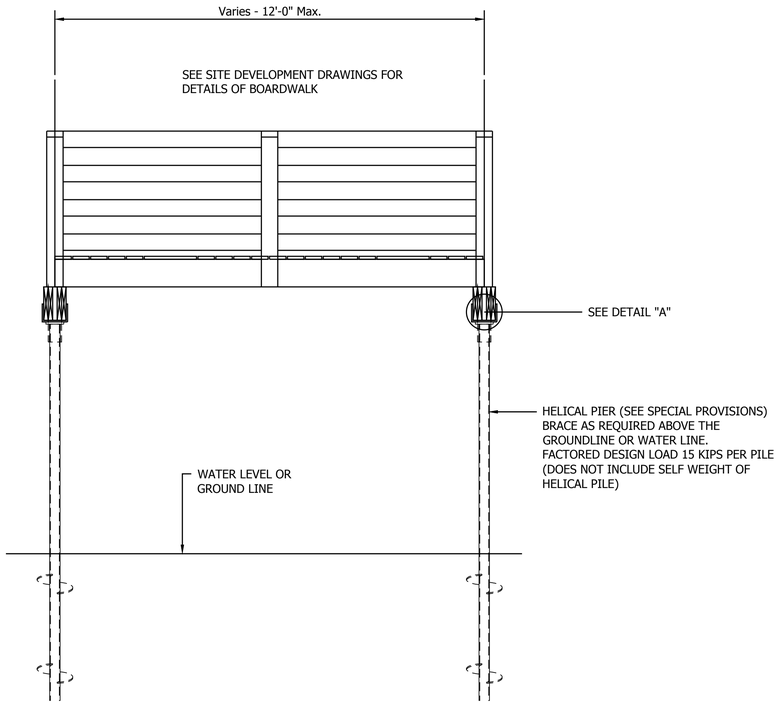
CERTIFICATION:

REA Project #:	191568
Date:	04/15/2020
Drawn by:	DRD
Checked by:	KJJ

DRAWING #:

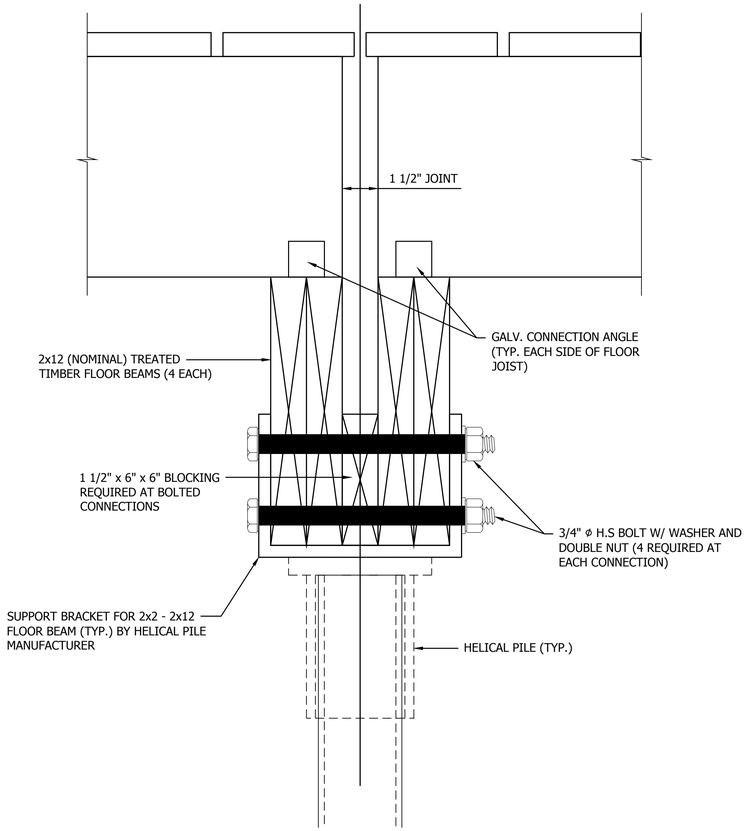
CS-3.7

File: P:\20-600-092-1 REA Overley Worman Park\5 ACAD\ 104 Structure Details\ZOWP-wbfs.dwg



TYPICAL BOARDWALK ELEVATION

Scale: 1/2" = 1'-0"



CONNECTION DETAIL @ PIERS

Scale: 3" = 1'-0"

PREPARED BY:

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PROJECT:

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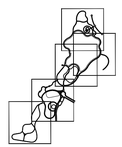
Overley-Worman Park

Design Development
Zionsville, Indiana 46077

NORTH

0' 25' 50' 100'
SCALE: 1" = 50'

KEY MAP:



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DRAWING NAME:

BOARDWALK
PIER DETAILS

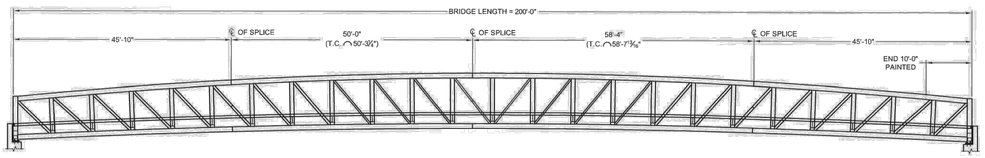
CERTIFICATION:

REA Project #:	191568
Date:	04/15/2020
Drawn by:	DRD
Checked by:	KJJ

DRAWING #:

CS-3.8

File: P:\20-600-092-1 REA Overley Worman Park\3 ACAD\104 Structure Details\ZOWP-wdts.dwg



BRIDGE ELEVATION

GENERAL NOTES

1. DESIGN PROCEDURE IS IN ACCORDANCE WITH "LRFD BRIDGE DESIGN SPECIFICATIONS" 7TH EDITION & "GUIDE SPECIFICATIONS FOR DESIGN OF PEDESTRIAN BRIDGES" BY THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) 2009.

2. BRIDGE MEMBERS ARE FABRICATED FROM HIGH STRENGTH, LOW ALLOY, ENHANCED ATMOSPHERIC CORROSION RESISTANT ASTM A847 COLD-FORMED WELDED SQUARE AND RECTANGULAR TUBING, AND ASTM A588, ASTM A606, OR ASTM A709-50W PLATE AND STRUC"URAL SHAPES (Fy=50,000 PSI).

3. CONCRETE DECK: GALVANIZED FORM DECK SUPPLIED BY CONTECH. CONCRETE, REINFORCING AND EXPANSION MATERIAL SUPPLIED BY OTHERS. SEE CONCRETE DECK SHEET. FORM DECK WILL NOT BE PAINTED

4. THE GAS METAL ARC WELDING PROCESS OR FLUX CORED ARC WELDING PROCESS WILL BE USED. WELDING TO BE IN ACCORDANCE WITH AWS D1.1.

5. ALL TOP AND BOTTOM CHORD SHOP SPLICES TO 3E COMPLETE PENETRATION TYPE WELDS. WELD BETWEEN TOP CHORD AND END VERTICAL SHALL BE AS DETAILED.

6. UNLESS OTHERWISE NOTED, WELDED CONNECTIONS SHALL BE FILLET WELDS (OR HAVE THE EFFECTIVE THROAT OF A FILLET WELD) OF A SIZE EQUAL TO THE THICKNESS OF THE LIGHTEST GAGE MEMBER IN THE CONNECTION. WELDS SHALL BE APPLIED AS FOLLOWS:
   A. BOTH ENDS OF VERTICALS, DIAGONALS, AND FLOOR BEAMS SHALL BE WELDED ALL AROUND.
   B. BRACE DIAGONALS WILL BE WELDED ALL AROUND.
   C. MISCELLANEOUS NON-STRUCTURAL MCMBERS (DEFINED AS MEMBERS WITH CONNECTION WELDS NOT SPECIFICALLY DETAILED) WILL 3E STITCH WELDED TO THEIR SUPPORTING MEMBERS, BUTT WELDED AT SHOP SPLICE LOCATIONS, AND ARE TO BE EXEMPT FROM THE REQUIREMENTS OF AWS D1.1.

7. BRIDGE DESIGN WAS ONLY BASED ON COMBINATIONS OF THE FOLLOWING LOADS WHICH WILL PRODUCE MAXIMUM CRITICAL MEMBER STRESSES:
   A. 90 PSF UNIFORM LIVE LOADING ON THE FULL DECK AREA OR ONE 10,000 LB VEHICLE LOAD. THE LOAD SHALL BE DISTRIBUTED AS A FOUR-WHEEL VEHICLE WITH 80% OF THE LOAD ON THE REAR WHEELS. THE WHEEL TRACK WIDTH OF THE VEHICLE SHALL BE 6'-0" AND THE WHEEL BASE SHALL BE 14'-0". THE VEHICLE SHALL BE POSITIONED SO AS TO PRODUCE THE MAXIMUM STRESSES IN EACH MEMBER, INCLUDING DECKING.
   B. 35 PSF WIND LOAD ON THE FULL HEIGHT OF THE BRIDGE, AS IF ENCLOSED.
   C. 20 PSF UPWARD FORCE APPLIED AT THE WINDWARD QUARTER POINT OF THE TRANSVERSE BRIDGE WIDTH (AASHTO 3.8.2).

8. CLEANING: ALL EXPOSED SURFACES OF STEEL SHALL BE CLEANED IN ACCORDANCE WITH STEEL STRUCTURES PAINTING COUNCIL SURFACES PREPARATION.
   A. SPECIFICATIONS NO. 7 BRUSH-OFF BLAST CLEANING. SSPC-SP7-LATEST EDITION.

CONTECH
PROPOSAL
DRAWING

AISC CERTIFIED FABRICATOR

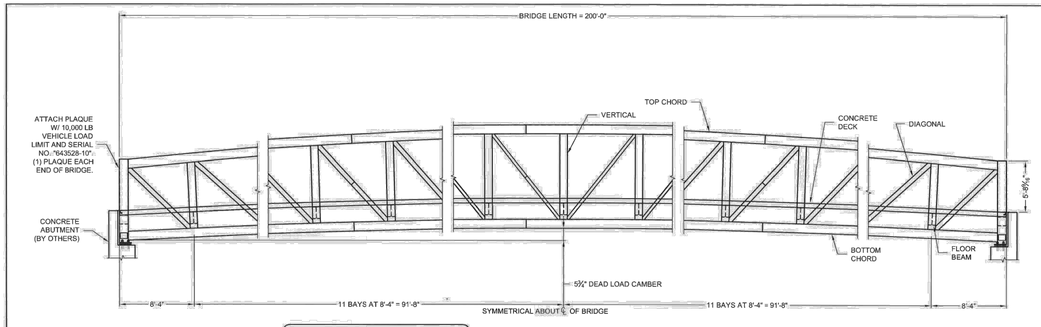
MARK	DATE	REVISION DESCRIPTION	BY

200'-0" x 10'-2"
OVERLEY-WORMAN PARK
PEDESTRIAN BRIDGE
ZIONSVILLE, IN

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
CONTINENTAL BRIDGE

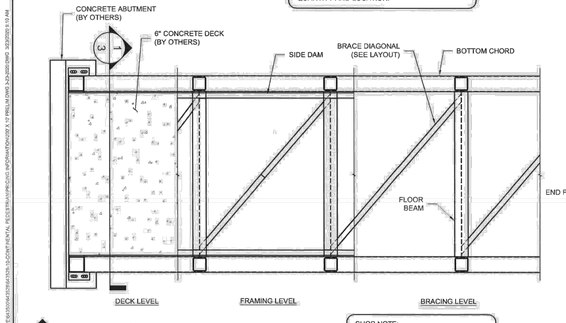
DATE:	03/23/2020
DESIGNED: XXX	DRAWN: DJB
CHECKED: XXX	APPROVED: XXX
PROJECT NO: 643528	SEQUENCE NO: 010
SHEET: 1 OF 4	

BRIDGE FABRICATION GENERAL NOTES:
1. CONTECH IS BASIS OF DESIGN. OTHER MANUFACTURER MAY SUBMIT AS EQUIVALENT SUPPLIERS, SEE SPEC.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS STAMPED AND CERTIFIED BY A STRUCTURAL ENGINEER LICENESED IN THE STATE OF INDIANA FOR BRIDGE STRUCURE. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
3. REFER TO STRUCTURAL SHEET XXX FOR BRIDGE ABUTMENT DETAILS.
4. DETAIL AND DIMENSIONS SHOWN FOR DESIGN INTENT ONLY. MANUFACTURER TO CONFIRM STRUCTURAL LOADING OF ALL STRUCTURAL AND GUARDRAIL COMPNOENTS AND SIZE ACCORDINGLY PRIOR TO SHOP DRAWINGS.
5. BRIDGE MANUFACTURER TO VERIFY ALL DIMENSIONS ON THESE PLANS.
6. CONTRACTOR SHALL SUPPLY SST PLATE TO SPAN JOINT BETWEEN BRIDGE AND ABUTMENT, EACH SIDE. PLATE SHALL COVER ENTIRE CLEAR WIDTH OF BRIDGE DECK. ANCHOR PLATE TO CONCRETE ABUTMENT WITH COUNTERSUNK TAPCON FASTENERS.



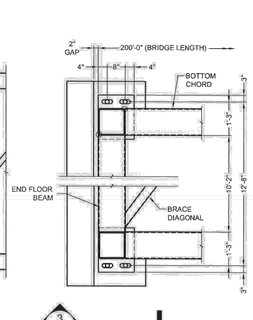
VERTICAL PICKETS, TOP PICKET RAIL, & BOTTOM PICKET RAIL ARE NOT SHOWN IN ELEVATION FOR CLARITY. SEE BRIDGE SECTION FOR CORRECT QUANTITY AND LOCATION.

BRIDGE ELEVATION



BRIDGE PLAN VIEW

SHOP NOTE:
INSTALL BRACE DIAGONALS AS FLOOR BEAMS ARE INSTALLED.



BEARING PLAN VIEW

CONTECH
PROPOSAL
DRAWING

AISC CERTIFIED FABRICATOR

MARK	DATE	REVISION DESCRIPTION	BY

200'-0" x 10'-2"
OVERLEY-WORMAN PARK
PEDESTRIAN BRIDGE
ZIONSVILLE, IN

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
CONTINENTAL BRIDGE

DATE:	03/23/2020
DESIGNED: XXX	DRAWN: DJB
CHECKED: XXX	APPROVED: XXX
PROJECT NO: 643528	SEQUENCE NO: 010
SHEET: 2 OF 4	

PREPARED BY:
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618 E Market Street, Indianapolis, IN 46202
TE [317] 263.0127 FX [317] 263.2080
www.reasite.com

PREPARED FOR:
ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent
PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:
Zionsville Parks
Overley-Worman Park
90% Construction Documents
Zionsville, Indiana 46077

KEY MAP:

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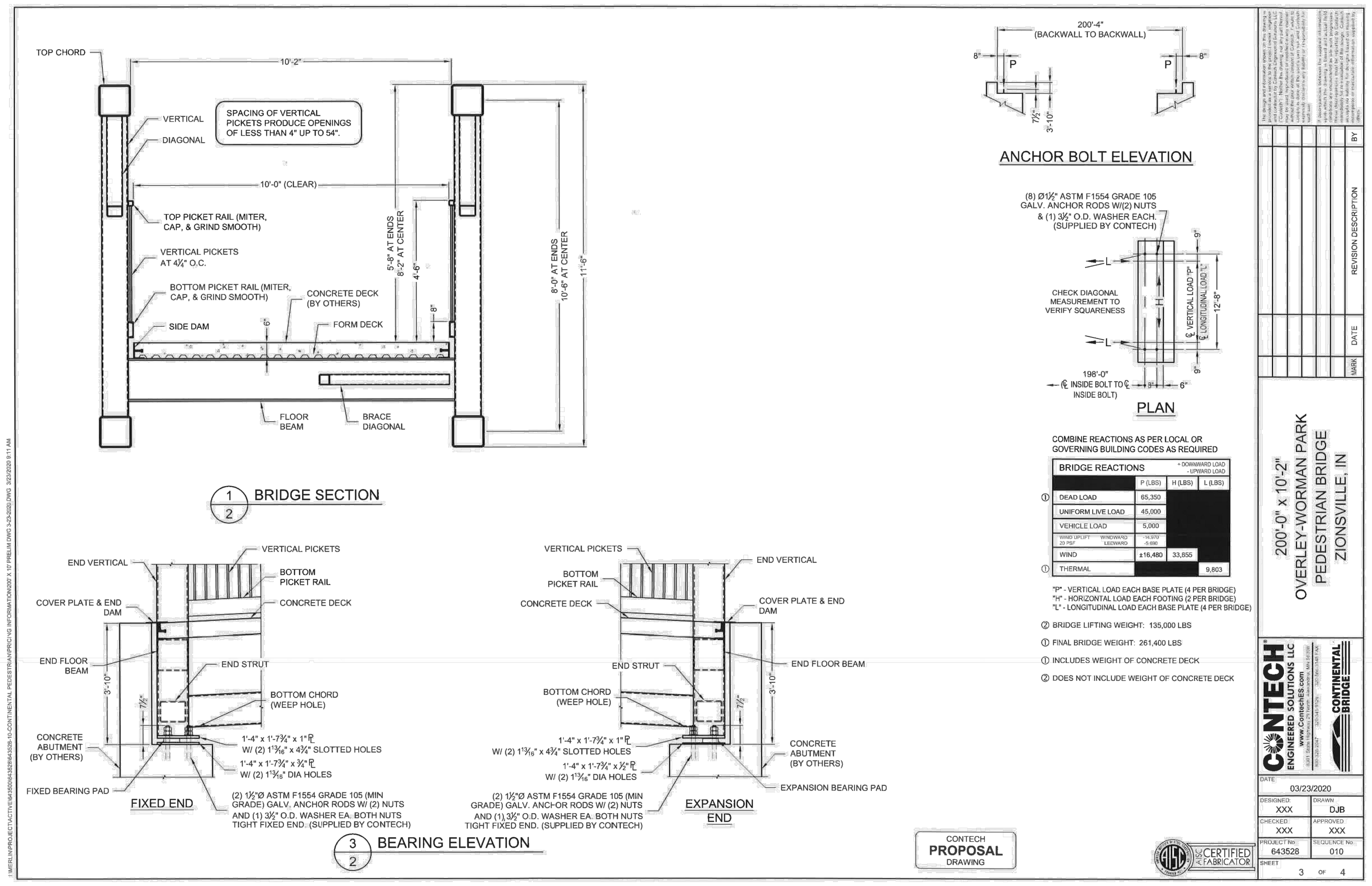
DRAWING NAME:
SITE BRIDGE DETAILS

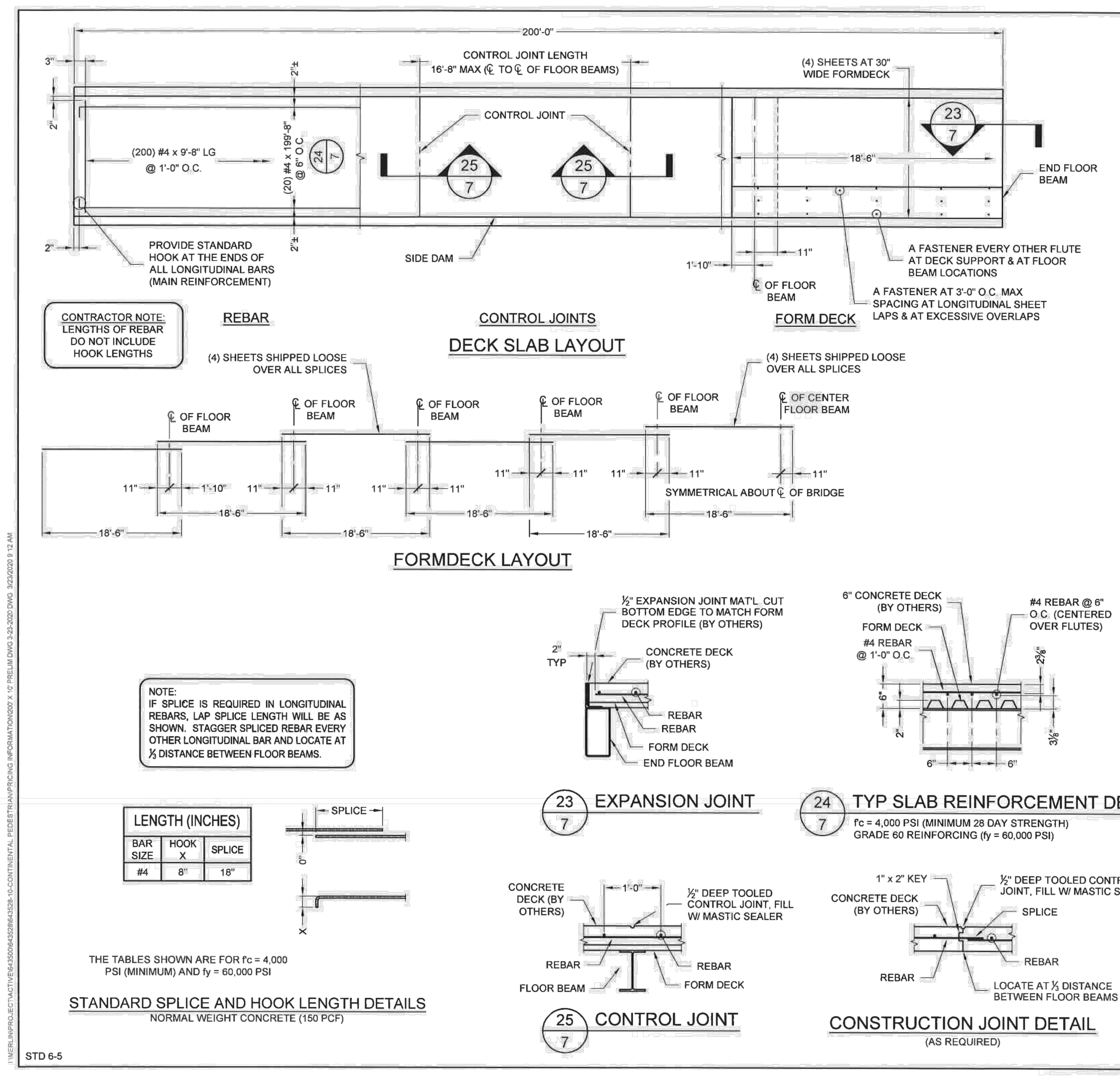
CERTIFICATION:
90% CD REVIEW SET
(Not For Construction)

REA Project #: 191568
Date: 08/06/2020
Drawn by: PA/AG
Checked by: TM

DRAWING #:
BR100

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\BR100 - Bridge Details.dwg





DECK & CONCRETE NOTES

1. GALVANIZED FORM DECK SHALL BE CANAM STEEL DECK UF2X-20 GAGE. FORM DECK WILL BE SHOP ATTACHED TO FLOOR BEAMS WITH #12-24 X 1 1/4" SELF-DRILLING FASTENERS WITH 1" O.D. WASHERS OR 1" X 3/16" POWER ACTUATED FASTENERS (FORM DECK WILL NOT BE PAINTED).
2. BAR REINFORCEMENT SHALL BE GRADE 60 MINIMUM AND CONFORM TO THE REQUIREMENTS OF ASTM A 615 (EPOXY COATED).
3. CONCRETE DECK AND REINFORCING TO BE AS SHOWN ON DRAWINGS AND TO BE FURNISHED AND INSTALLED BY OTHERS. THE COMPRESSIVE STRENGTH OF THE CONCRETE (f'c) MUST BE A MINIMUM OF 4,000 PSI (28 DAY STRENGTH). BRIDGE IS DESIGNED FOR REGULAR WEIGHT (150 PCF) CONCRETE WITH A MAXIMUM AGGREGATE SIZE OF 3/4". INSTALL BRIDGE PRIOR TO POURING CONCRETE.
4. CONCRETE COVER OF 2 3/8" ABOVE LONGITUDINAL REINFORCEMENT SHALL BE STRICTLY MAINTAINED.
5. CONCRETE DESIGN, QUALITY, MIXING, AND PLACING SHALL BE IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE ACI 318-14 AND SPECIFICATIONS FOR STRUCTURAL CONCRETE ACI 301-16.
6. COMPRESSION TEST SPECIMENS SHALL BE TAKEN DURING CONSTRUCTION TO INSURE COMPLIANCE WITH CONCRETE STRENGTH REQUIREMENTS. EVALUATION AND ACCEPTANCE OF THE COMPRESSIVE STRENGTH OF CONCRETE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ACI 318, CHAPTER 5 "CONCRETE QUALITY, MIXING, AND PLACING." ALL CONCRETE WHICH FAILS TO MEET THE ACI REQUIREMENTS IS SUBJECT TO REMOVAL AND REPLACEMENT AT THE COST OF THE CONTRACTOR.
7. THE CONTRACTOR MUST EXERCISE CARE TO CONTROL TRAFFIC AND STORAGE OF MATERIALS ON THE FORM DECK BEFORE POURING THE SLAB. SPANS MUST BE PLANKED OR OTHERWISE PROTECTED AGAINST DAMAGE FROM WORKERS WALKING ON THE MATERIAL, CONSTRUCTION TRAFFIC AND CONCRETE PLACING EQUIPMENT.

THESE SPECIFICATIONS SHALL BE THE MINIMUM REQUIREMENTS FOR THE BRIDGE DECK SLAB. MORE STRINGENT REQUIREMENTS SPECIFIED BY LOCAL GOVERNING BODIES MAY BE APPLICABLE.

CAUTION:

WE ARE PROVIDING STAY-IN-PLACE FORM DECKING TO ACCEPT A CONCRETE DECK ON THIS STRUCTURE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR THE CONTRACT DOCUMENTS. BE AWARE THAT MOST PEDESTRIAN BRIDGE LIABILITY CLAIMS ARE STATISTICALLY SLIP AND FALL CLAIMS. IT IS THE OWNER'S AND/OR THE CONCRETE INSTALLER'S RESPONSIBILITY TO PROVIDE A NON-SKID FINISH ON THE CONCRETE DECK. WE RECOMMEND, AS A MINIMUM, A ROUGHENED BROOM FINISH BE USED ON ALL DECK SURFACES.

CONTECH PROPOSAL DRAWING

200'-0" x 10'-2" OVERLEY-WORMAN PARK PEDESTRIAN BRIDGE ZIONSVILLE, IN

BRIDGE FABRICATION GENERAL NOTES:

1. CONTECH IS BASIS OF DESIGN. OTHER MANUFACTURER MAY SUBMIT AS EQUIVALENT SUPPLIERS, SEE SPEC.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS STAMPED AND CERTIFIED BY A STRUCTURAL ENGINEER LICENESED IN THE STATE OF INDIANA FOR BRIDGE STRUCURE. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
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PREPARED FOR:

ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent

PARKS DEPARTMENT
Town of Zionsville
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PH [317] 733-2273 FX [317] 733.2275

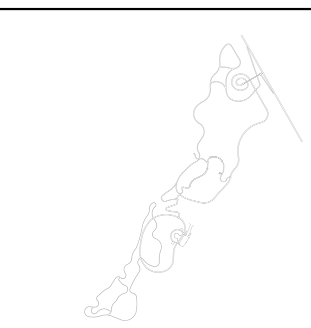
CONSULTANTS:

PROJECT:

Zionsville Parks Overley-Worman Park

90% Construction Documents
Zionsville, Indiana 46077

KEY MAP:



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DRAWING NAME:

SITE BRIDGE DETAILS

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

BR101

File: P:\1568 Overley Worman Park DD_CD\dwg\CD\sheet\BR100 - Bridge Details.dwg

STORMWATER MANAGEMENT PERMIT APPLICATION

Zionsville Street and Stormwater Department
1075 Parkway Drive ▪ Zionsville, IN 46077
Phone: (317) 873-4544 ▪ Fax: (317) 733-2275

Permit #
Permit Fee $

(to be completed by Town)

Required for any construction activity resulting in one (1) acre or greater of total land disturbance.

GENERAL PROJECT INFORMATION	
Project Name: Overley-Worman Park	
Project Address or Location Description: Parcel 3B Vonterra Subdivision	
Project Type/Description: Recreational Park	
☒ (if applicable) Commercial Project Total Site Area (acres): 50.51	
☐ (if applicable) Residential Subdivision - Total Lots (#):	
Total Disturbed Area (acres): 12.55	Added Impervious Surface (sq. ft.): 78,905
Estimated Start Date: November 2020	Estimated Completion Date: December 2021

PROJECT SITE OWNER INFORMATION	
Contact Name and Title: Mindy Murdock, Interim Superintendent	
Company: Zionsville Park and Recreation Board	
Address: 1100 W. Oak Street	City/State/Zip: Zionsville, IN 46077
Phone: 317.273.2273	E-Mail: mmurdock@zionsville-in.gov

PLAN PREPARER INFORMATION	
Contact Name: Tricia McClellan	
Company: Rundell Ernstberger Associates	
Address: 618 E Market Street	City/State/Zip: Indianapolis/IN/46202
Phone: 502.561.8676	E-Mail: tmcclellan@reasite.com

TRAINED INDIVIDUAL ASSIGNED TO STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IMPLEMENTATION	
Trained Individual Name:	
Company:	
Address:	City/State/Zip:
Phone:	E-Mail:
Qualifications/Certifications (attach additional sheets if necessary):	

By signing the following I certify that:

A. The stormwater quality controls ("controls") included in the Stormwater Pollution Prevention Plan (SWPPP) comply with the requirements of the Zionsville Stormwater Ordinance and Technical Standards, 327 IAC 15-5 ("Rule 5"), and all other applicable federal, state and local stormwater requirements;
B. All controls included in the SWPPP, as well as additional controls beyond those specified in the SWPPP deemed necessary to maintain compliance with the Zionsville and other applicable Code(s), shall be installed and maintained;
C. The Trained Individual shall oversee, direct and inspect the installation and maintenance of the controls.

_____	_____	_____
Signature of Project Owner	Printed Name	Date
_____	_____	_____
Permit Approved (*Town Official*):	Printed Name	Date

This permit shall remain in effect and enforceable until such time as a Notice of Termination has been accepted by the Town.

RULE 5 - NOTICE OF INTENT (NOI)

State Form 47487 (R6 / 2-15)
Indiana Department of Environmental Management
Office of Water Quality
Approved by State Board of Accounts, 2005

Type of Submittal *(Check Appropriate Box):*
☒ Initial ☐ Amendment ☐ Renewal

Permit Number:

(Note: The initial submittal does not require a permit number; the Department will assign a number. A permit number is required when filing an amendment, applying for renewal, or correspondence related to this permit).

Note: Submission of this Notice of Intent letter constitutes notice that the project site owner is applying for coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit Rule for Storm Water Discharges Associated with Construction Activity. Permitted project site owners are required to comply with all terms and conditions of the General Permit Rule 327 IAC 15-5 (Rule 5).

NAME AND LOCATION OF PROJECT

Name of Project: Overley-Worman Park

County: Boone

Brief Description of Project Location:

Block P3 of the Secondary Plat of the Vonterra Subdivision, Zionsville, IN

Project Location: *Describe location in Latitude and Longitude (Degrees, Minutes, and Seconds or Decimal representation) and by legal description (Section, Township, and Range, Civil Township)*

Latitude: 39°56'00" N

Longitude: 86°16'04" W

Quarter: Northeast Section: 11 Township: 17 North Range: 2 East Civil Township: Eagle

Does ☒ all or ☐ part of this project lie within the jurisdictional boundaries of a Municipal Separate Storm Sewer System (MS4) as defined in 327 IAC 15-13?
☐ Yes ☐ No If yes, name the MS4(s):
Town of Zionsville

SITE OWNER OF PROJECT AND CONTACT INFORMATION OF PROJECT

Name of Company *(If Applicable)*:
Town of Zionsville Board of Park and Recreation

Name of Project Site Owner: *(An Individual)*: Tim Casady

Title/Position: President

Address: 1100 West Oak Street

City: Zionsville State: IN ZIP Code: 46077

Phone: 317.273.7723 FAX: E-Mail Address: *(If Available)* timcasady@att.net

Ownership Status *(check one)*:
Governmental Agency: ☐ Federal ☐ State ☒ Local Non-Governmental: ☐ Public ☐ Private ☐ Other: *(Explain)*

Contact Person: Tricia McClellan

Name of Company: *(If Applicable)* Rundell Ernstberger Associates

Affiliation to Project Site Owner: Owner Representative

Address: *(if different from above)* 815 W. Market Street, Suite 504

City: Louisville State: KY ZIP Code: 40202

Phone: 502.561.8676 FAX: E-Mail Address: *(If Available)* tmcclellan@reasite.com

PROJECT INFORMATION

Project Description:
☐ Residential-Single Family ☐ Residential-Multi-Family ☐ Commercial ☐ Industrial ☒ Other: *(Explain)* Recreational Park

Name of Receiving Water: Eagle Creek

(Note: If applicable, name of municipal operator of storm sewer and the ultimate receiving water. If a retention pond is present on the property, the name of the nearest possible receiving water receiving discharge must be provided).

Project Acreage

Total Acreage: 47 Proposed Land Disturbance: *(in acres)* 12.55

Total Impervious Surface Area: *(in square feet, estimated for completed project)* 77,573

Project Duration

Estimated Start Date: November 2020 Estimated End Date for all Land Disturbing Activity: December 2021

(Continued on Reverse Side)

CONSTRUCTION PLAN CERTIFICATION

By signing this Notice of Intent letter, I certify the following:

A. The storm water quality measures included in the Construction Plan comply with the requirements of 327 IAC 15-5-6.5, 327 IAC 15-5-7, and 327 IAC 15-5-7.5;
B. the storm water pollution prevention plan complies with all applicable federal, state, and local storm water requirements;
C. the measures required under 327 IAC 15-5-7 and 327 IAC 15-5-7.5 will be implemented in accordance with the storm water pollution prevention plan;
D. if the projected land disturbance is One (1) acre or more, the applicable Soil and Water Conservation District or other entity designated by the Department, has been sent a copy of the Construction Plan for review;
E. storm water quality measures beyond those specified in the storm water pollution prevention plan will be implemented during the life of the permit if necessary to comply with 327 IAC 15-5-7; and
F. implementation of storm water quality measures will be inspected by trained individuals.

In addition to this form, I have enclosed the following required information:

☐ Verification by the reviewing agency of acceptance of the Construction Plan.

☐ Proof of publication in a newspaper of general circulation in the affected area that notified the public that a construction activity is to commence, including all required elements contained in 327 IAC 15-5-5 (9). The Proof of Publication **Must** include company name and address, project name, address/location of the project, and the receiving stream to which storm water will be discharged. Following is a sample Proof of Publication:

"XERT Development Inc. (10 Willow Lane, Indianapolis, Indiana 46206) is submitting a Notice of Intent to the Indiana Department of Environmental Management of our intent to comply with the requirements of 327 IAC 15-5 to discharge storm water from construction activities associated with Water Garden Estates located at 24 Washout Lane, Indianapolis, Indiana 46206. Runoff from the project site will discharge to the White River. Questions or comments regarding this project should be directed to Walter Water of XERT Development Inc."

☐ $100 check or money order payable to the Indiana Department of Environmental Management. A permit fee is required for all NOI submittals (initial and renewal). A fee is not required for amendments.

SITE OWNER OF PROJECT RESPONSIBILITY STATEMENT

By signing this Notice of Intent letter, I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information or violating the provisions of 327 IAC 15-5, including the possibility of fine and imprisonment for knowing violations.

Printed Name of Project Owner: Town of Zionsville Board of Park and Recreation, Tim Casady, President

Signature of Project Owner: _____ Date *(month, day, year)*: _____

This Notice of Intent must be signed by an individual meeting the signatory requirements in 327 IAC 15-4-3(g).
All NOI submittals must include an original signature (FAX and photo copies are not acceptable).

Note: Within 48 hours of the initiation of construction activity, the project site owner must notify the appropriate plan review agency and IDEM, Office of Water Quality of the actual project start date if it varies from the date provided above.

Note: A permit issued under 327 IAC 15-5 is granted by the commissioner for a period of five (5) years from the date coverage commences. Once the five (5) year permit term duration is reached, a general permit issued under this rule will be considered expired, and as necessary for construction activity continuation, a new Notice of Intent letter (Renewal) is required to be submitted ninety (90) days prior to the termination of coverage. The submittal must include the NOI Letter, Proof of Publication, Fee, and verification that the plan for the project was approved (original verification of plan approval is acceptable provided the scope of the project has not changed from the original submittal).

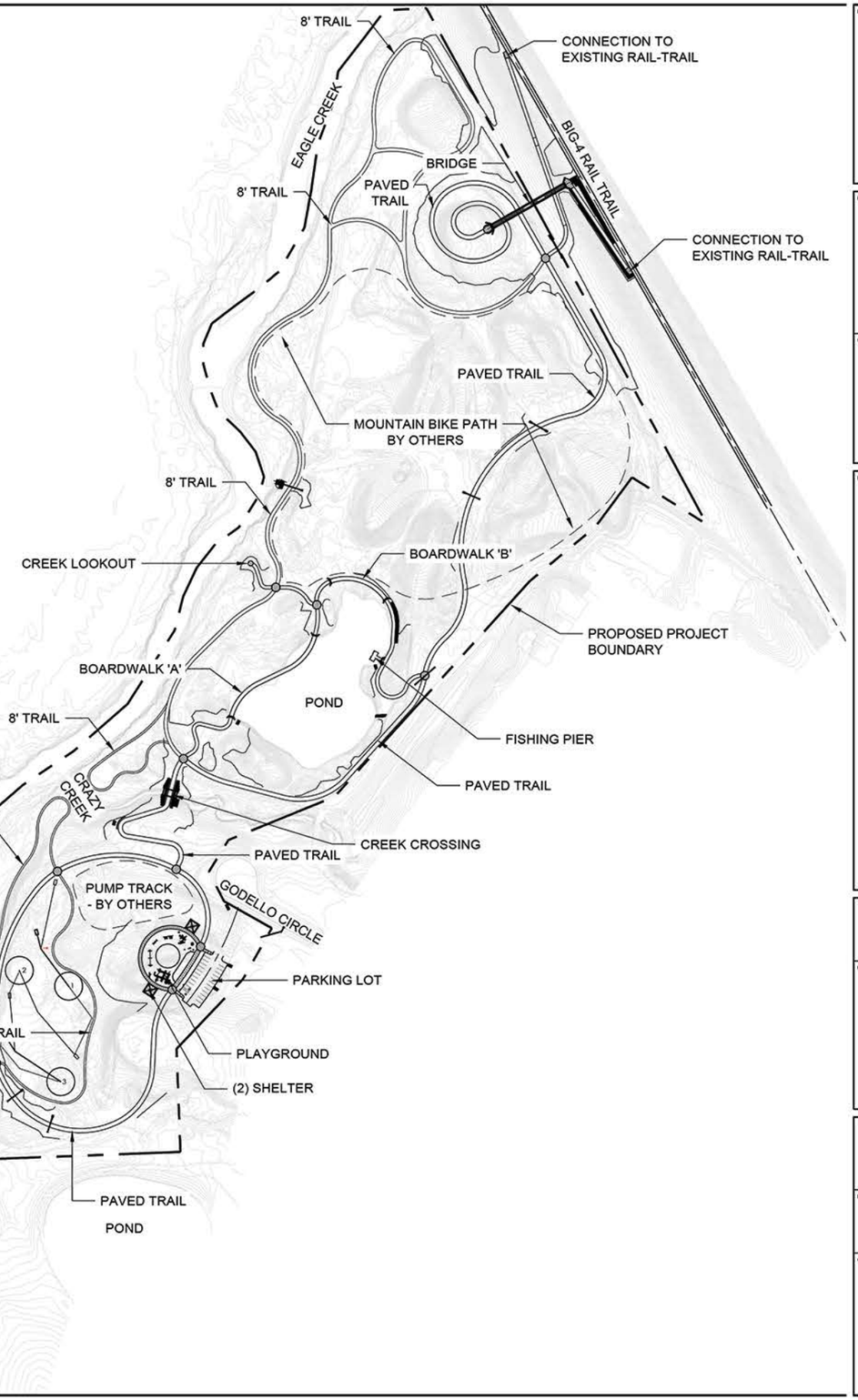
Mail this form to: **Indiana Department of Environmental Management**
Storm Water Program, IGCN, Room 1255
100 North Senate Avenue
Indianapolis., IN 46204-2251

327 IAC 15-5-6 (a) also requires a copy of the completed Notice of Intent letter be submitted to the local Soil and Water Conservation District or other entity designated by the Department, where the land disturbing activity is to occur.

Questions regarding the development or implementation of the Construction Plan/Storm Water Pollution Prevention Plan should be directed to the local county Soil and Water Conservation District (SWCD). If you are unable to reach the SWCD or have other questions please direct those inquiries to the IDEM Storm Water Permit Coordinator at 317/233-1864 or 800/451-6027 ext.3-1864.
For information and forms visit http://www.in.gov/idem/4896.htm .

PROJECT NOTES:

1. EXISTING TOPOGRAPHY IS BASED ON AERIAL DRONE MAPPING. IT IS NOT A TOPOGRAPHIC OR BOUNDARY SURVEY. IT IS EXPECTED TO BE REASONABLY INTERNALLY ACCURATE AND CONSISTENT FOR CONSTRUCTION PURPOSES. MINOR GRADING ADJUSTMENTS WHERE PROPOSED PAVEMENTS MEET EXISTING PAVEMENTS ARE ANTICIPATED AND SHALL BE INCORPORATED AT NO ADDITIONAL COST.
2. TREE REMOVAL MUST OCCUR BETWEEN NOV 15 AND MARCH 31. REFER TO SPECIFICATIONS. LIMBS AND SMALL LOGS SHALL BE CHIPPED AND STOCKPILED. LOGS TOO LARGE TO CHIP MAY BE DISCARDED IN DESIGNATED AREAS OR REMOVED FROM SITE.
3. DESIGN INTENT FOR THE PROJECT BASE BID IS TO HAVE A CUT/FILL BALANCED SITE. ESTIMATES CURRENTLY SHOW A SURPLUS OF CUT. THIS MATERIAL SHALL BE STOCKPILED OUTSIDE THE FLOODPLAIN IN THE DESIGNATED PUMP TRACK AREA. STOCKPILES SHALL BE STABILIZED AND SEEDED.
4. THE SITE HAS BEEN USED AS A DUMPING GROUND FOR CONSTRUCTION DEBRIS FOR SEVERAL DECADES. NO EVIDENCE OF CONTAMINANTS OR HAZARDOUS MATERIALS HAS BEEN FOUND OR DOCUMENTED.
   - 4.1. IF PETROLEUM-BASED OR OTHER SUSPECT MATERIAL IS ENCOUNTERED DURING CONSTRUCTION, CONTACT THE OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY.
5. EARTHWORK FOR THIS PROJECT WILL REQUIRE MOVING DEBRIS AS IT IS ENCOUNTERED / UNCOVERED AND INCORPORATING IT IN A STABLE MANNER OR PLACING IT ASIDE. NO ADDITIONAL COSTS WILL BE APPROVED FOR MOVING DEBRIS MATERIAL SMALLER THAN 8' CUBIC.
6. INERT CONSTRUCTION DEBRIS SUCH AS CONCRETE BARRIERS, SLABS, AND ROCK SHALL BE LEFT ON SITE AND MOVED OUT OF THE WAY OF PROPOSED IMPROVEMENTS. DEBRIS SHALL BE PLACED 10' OR MORE FROM PROPOSED TRAILS AND FACILITIES. DEBRIS SHALL BE PLACED IN A MANNER THAT IS DIMENSIONALLY STABLE AND DOES NOT IMPEDE DRAINAGE.
   - 6.1. NO DEBRIS WILL BE ACCEPTED IN THE PARKING, PLAYGROUND, AND SHELTER AREA. DEBRIS MATERIAL SHALL BE MOVED BEYOND THE TOE OF SLOPE AT THIS AREA ONLY.
7. NON-INERT DEBRIS (INCLUDING BUT NOT LIMITED TO APPLIANCES, SCRAP METAL, AND PLASTICS) SHALL BE REMOVED FROM SITE AND DISPOSED OF LEGALLY.
8. NON-PAVED TRAILS (BOTH 4' AND 8' WIDTH) ARE SHOWN ON PLANS AS CONCEPTUAL ROUTES ONLY. CONTRACTOR SHALL STAKE TRAILS AS SHOWN ON PLANS AT 50' CENTERS. LANDSCAPE ARCHITECT AND OWNER SHALL WALK STAKED ROUTE WITH CONTRACTOR AND FIELD ADJUST. INTENT FOR NON-PAVED TRAILS IS TO BE LOW-IMPACT. EXISTING TREES 6" CAL. OR LARGER WILL BE AVOIDED TO THE GREATEST EXTENT POSSIBLE. GRADING AND EARTHWORK WILL BE KEPT MINIMAL.



PREPARED BY:
RUNDELL ERNSTBERGER ASSOCIATES
LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN
815 W Market Street, Suite 504, Louisville, KY 40202
TE [502] 561.8676 FX [502] 561.9076
618 E Market Street, Indianapolis, IN 46202
TE [317] 263.0127 FX [317] 263.2080
www.reasite.com

PREPARED FOR:

ZIONSVILLE PARKS AND RECREATION
Mindy Murdock, Interim Superintendent

PARKS DEPARTMENT
Town of Zionsville
1075 Parkway Drive
Zionsville, Indiana 46077
PH [317] 733-2273 FX [317] 733.2275

CONSULTANTS:

PROJECT:

Zionsville Parks
Overley-Wormon Park

90% Construction Documents
Zionsville, Indiana 46077

NORTH
0' 75' 150' 300'
SCALE: 1" = 150'

KEY MAP:

COPYRIGHT NOTICE:
THE CONCEPTS, IDEAS, DESIGNS, PLANS, AND DETAILS AS SHOWN ON THIS DOCUMENT ARE THE SOLE PROPERTY OF RUNDELL ERNSTBERGER ASSOCIATES, INC. AND WERE CREATED, DEVELOPED, AND PRESENTED FOR USE ON THIS SPECIFIC PROJECT. NONE OF THE CONCEPTS, IDEAS, DESIGNS, PLANS, AND DETAILS SHALL BE USED BY ANY PERSON OR CORPORATION FOR ANY PURPOSE WHATSOEVER, WITHOUT THE EXPRESSED WRITTEN CONSENT OF RUNDELL ERNSTBERGER ASSOCIATES, INC. THE OWNER/CLIENT SHALL BE PERMITTED TO RETAIN COPIES FOR INFORMATION AND REFERENCE IN CONNECTION WITH THIS PROJECT.

DRAWING NAME:

OVERALL SITE PLAN

CERTIFICATION:

90% CD REVIEW SET
(Not For Construction)

REA Project #:	191568
Date:	08/06/2020
Drawn by:	PA/AG
Checked by:	TM

DRAWING #:

G102

File: P:\1568 Overley Wormon Park DD_CD\dwg\CD\sheet\G102 - Overall Plan.dwg

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 06/12/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Jessica Crews	
WalkerHughes Insurance 6510 N Shadeland Ave Indianapolis IN 46220	PHONE (A/C, No, Ext): (317) 353-8000	FAX (A/C, No): (317) 351-7149
	E-MAIL ADDRESS: j.crews@walkerhughes.com	

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : RLI Insurance Co.	13056
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Rundell Ernstberger Associates, Inc.
618 East Market Street
Indianapolis IN 46202

COVERAGES **CERTIFICATE NUMBER:** CL2012228565 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:	Y	Y	PSB0004075	01/21/2020	01/21/2021	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
A	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY	Y	Y	PSA0001670	01/21/2020	01/21/2021	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $
A	[X] UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ 0	Y	Y	PSE0003119	01/21/2020	01/21/2021	EACH OCCURRENCE AGGREGATE	$ 2,000,000 $ 2,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	Y	PSW0002389	01/21/2020	01/21/2021	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
A	Professional Liability (Claims-made form)			RDP0038579	01/21/2020	01/21/2021	Per Claim Limit Aggregate Limit	$2,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

General Liability, Automobile Liability and Umbrella Liability provides for additional insured when agreed by contract or agreement.General Liability, Automobile Liability and Umbrella Liability is provided on a primary, non-contributory basis when agreed by contract or agreement.
General Liability, Automobile Liability, Workers Compensation, and Umbrella Liability include a waiver of subrogation when agreed by contract or agreement. Umbrella is follow form per the terms of the policy.30 days notice of cancelation, except for non-payment, shall be provided to the certificate holder. General Liability includes Contractual Liability per the terms of the policy. Umbrella liability does NOT extend over professional liability.Waiver of subrogation is provided on the Professional Liability policy in favor of the insured's client only if required by written contract.

CERTIFICATE HOLDER

Indianapolis Metropolitan Planning Organization
200 E. Washington Street
Suite 2322
Indianapolis IN 46204

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Jessica Crews

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ZIONSVILLE
FOR ALL THE RIGHT REASONS

Petition Number:	2020-29-Z
Subject Site Address:	8602 E. County Road 500 South
Petitioner:	Zionsville Community Schools
Representative:	Andrew Manna
Request:	Petition for Zone Map change to rezone approximately 44.368 acres from the Urban (R-SF-2) Residential Zoning District to a (SU-1) Special Use Zoning District
Current Zoning:	Urban (R-SF-2) Residential Zoning District
Requested Zoning:	(SU-1) Special Use Zoning District
Current Land Use:	Agricultural
Approximate Acreage:	44.368 ± acres
Related Petitions:	None at this time
Exhibits:	Exhibit 1 - Staff Report Exhibit 2 - Zoning / Location Map Exhibit 3 – Town of Zionsville Comprehensive Plan Map Exhibit 4 - Town Engineer Review Comment Letter dated September 14, 2020 Exhibit 5 – Petitioner Commitments Exhibit 6 - Town of Zionsville Process Flow Chart
Staff Presenter:	Wayne DeLong, AICP, CPM

PROJECT OVERVIEW

Project location
The subject property is approximately 44.368 acres located north of County Road 500 South, east of County Road 875 East, south of County Road 400 South (Zionsville Community High School), and west of County Road 800 East.

Project Description
The Petitioner requests to rezone four (R-SF-2) residential parcels to the (SU-1) Special Use Zoning district to allow for School Corporation facilities and activities when expansion or improvements become necessary.

Petition History

This Petition will receive a Public Hearing at the September 21, 2020 Plan Commission meeting.

Analysis
While the Comprehensive Plan recommends residential zoning for these parcels, the Petitioners desire is to rezone these properties from the Urban (R-SF-2) Residential Zoning District to a (SU-1) Special Use Zoning District in order to be consistent with the adjoining parcels of the Zionsville Community High School whose land is contiguous with this request. At this time no plans for future development have been presented to Staff.

The SU-1 zoning is specific to zoning for schools or school related facilities

Per Section 194.05 Urban Special Use Districts:

> **(A)** *Intent.* These districts are composed of uses which have unique physical and operational characteristics which do not allow them to be easily categorized into a specific land use type (residential, commercial, industrial). Uses in these districts may be appropriate to and compatible with a broader range of adjacent land uses….

REVIEW PROCESS

<u>Rezoning-Zoning Ordinance</u>

In preparing and considering rezoning proposals under the 600 series of *Indiana Code,* the Plan Commission and the Town Council shall pay reasonable regard to:

(1) the comprehensive plan;
(2) current conditions and the character of current structures and uses in each district;
(3) the most desirable use for which the land in each district is adapted;
(4) the conservation of property values throughout the jurisdiction; and
(5) responsible development and growth.

Responses (findings) to each of these items are offered below:

Comprehensive Plan
The Comprehensive Plan recommends low density single family residential uses for the subject site.

Current conditions and the character of current structures and uses in each district
The district is primarily comprised of parcels that are utilized for agricultural uses, residential uses, and special uses.

The most desirable use for which the land in each district is adapted
Generally speaking, zoning that is consistent with the established zoning pattern while being supportive of the existing and contemplated land use pattern is the most desirable use of the land.

The conservation of property values throughout the jurisdiction
Planned, orderly development of property is a key component in the conservation of property values. Nothing, which is contrary to the conservation of property values in the immediate area or the Town, is noted in this proposal in the opinion of Staff.

Responsible growth and development
The petition represents responsible growth and development as the parcel is located in an area with similar zoning and/or land uses.

STAFF RECOMMENDATION

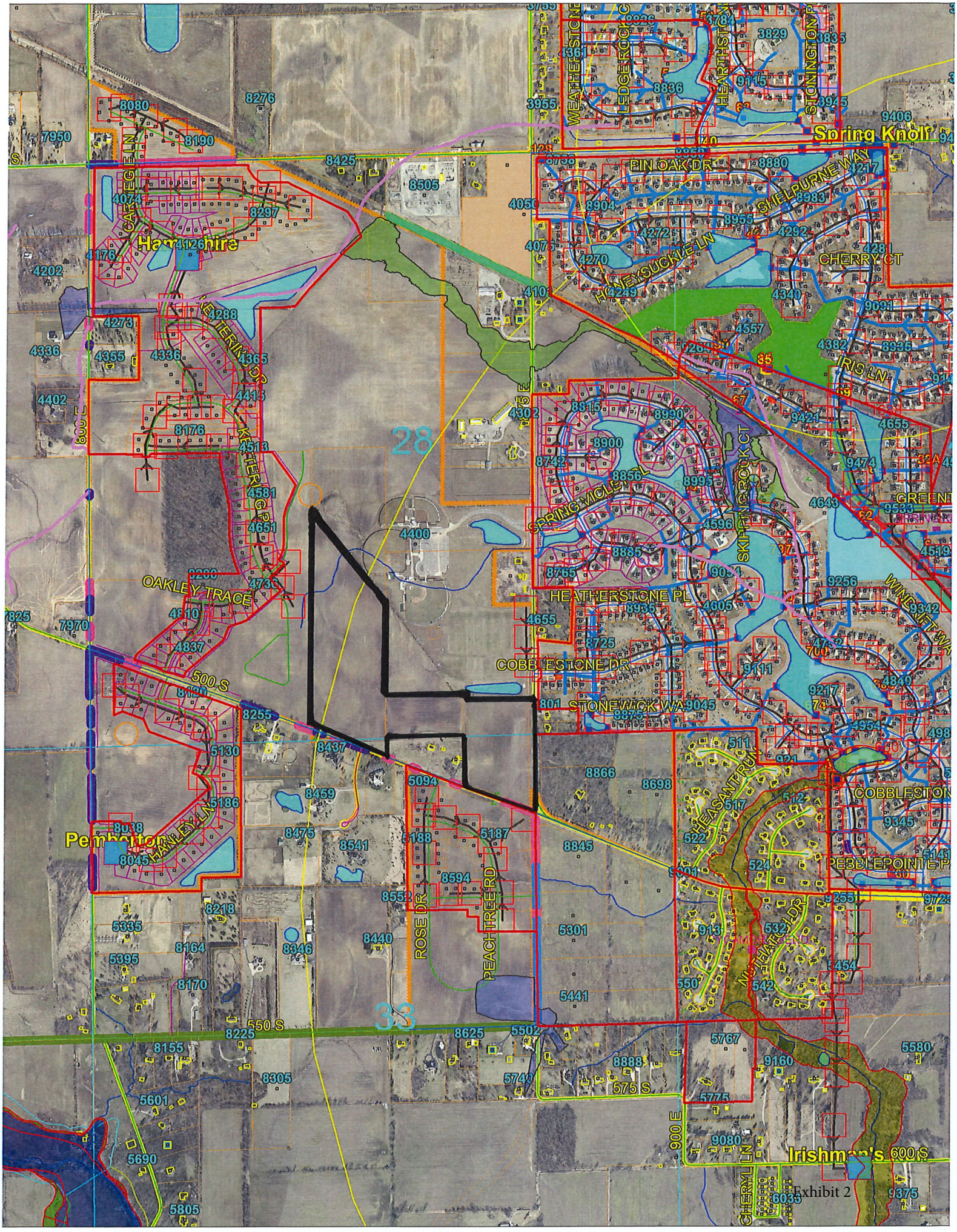
Staff recommends approval of the petition as presented subject to the Zoning Commitment offered by the Petition as described here in Exhibit 5 (dedication of right of way).

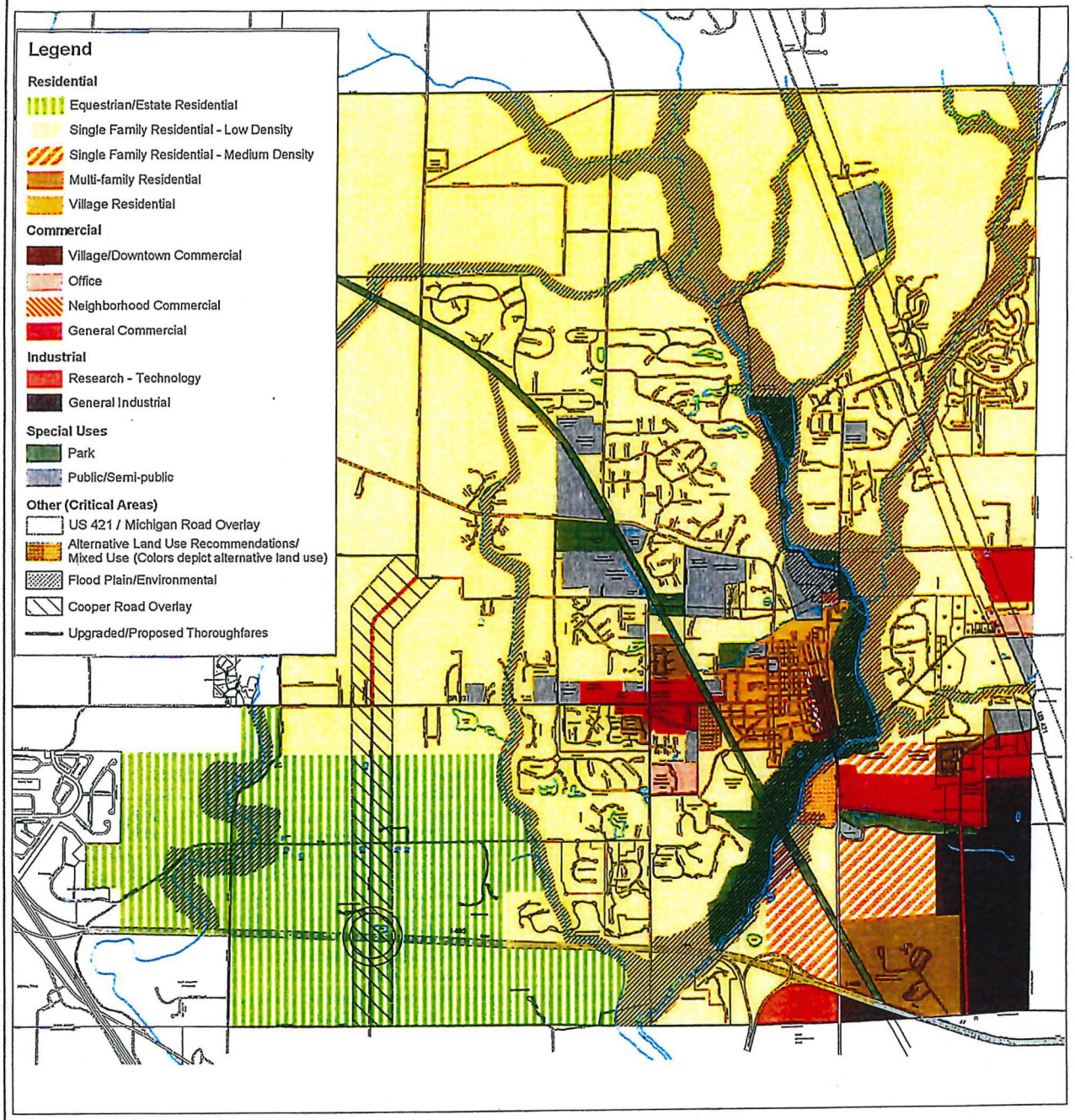
RECOMMENDED MOTION

Motion
I move that Docket #2020-29-Z to rezone 44.368 acres from the Urban (R-SF-2) Residential Zoning District to a (SU-1) Special Use Zoning District receive a (favorable recommendation based upon the findings in the staff report / unfavorable recommendation based upon the findings in the staff report / continued) as presented, with the recommendation being certified to the Town Council for adoption or rejection.

PROCEDURAL NOTE

Upon the conclusion of the Public Hearing and Certification of the Plan Commission's recommendation to the Town Council, the Town Council will then set the matter on its Agenda for future consideration (as outlined in the attached flow chart-see Exhibit 6).


Spring Knoll
Hampshire
Pembroke
Irishman's
28
33
500 S
550 S
575 S
600 S
900 E
OAKLEY TRACE
HEATHERSTONE PL
COBBLESTONE DR
STONEWICK WAY
PEACH TREE RD
ROSE DR
HEASANT RUN
PEBBLEPOINTE
BIN OAK DR
SHELBURNE WAY
CHERRY CT
IRIS LN
SKIPPING ROCK CT
SPRING MOLE
HONEYSUCKLE LN
CARTEGE LN
HANLEY LN
WEATHERSTONE
LEDGEROCK
HEARTHSTONE
STONINGTON



Note: See Text for Detailed Description of Land Use Classification

0 0.25 0.5 1 Miles

N

Zionsville Comprehensive Plan

HNTB

Figure 6.2 Proposed Land Use

July 2003

Exhibit 3

ZIONSVILLE
FOR ALL THE RIGHT REASONS

To: Wayne DeLong, Director of Planning and Economic Development
From: Beam, Longest & Neff, LLC., Town Engineer
Renee Goff, P.E.
Date: September 14, 2020

PROJECT DESCRIPTION

Project	Name	Zionsville Community Schools Rezone	
	Location	8602 East 500 South, Zionsville, IN 46077	
	Petitioner	Zionsville Community Schools	
	Submittal	Submittal #1	
Documents Reviewed		Document Name	Documents Transmitted
		Rezone Petition	8/18/2020
Zoning	Current	RSF-2	
	Proposed	SU-1	
Land Use	Current	Agricultural	
	Proposed	Institutional/School and related uses	
Requested Variances		N/A	

A review was completed on the most recent submittal for the project. The following comments were noted.

I. GENERAL

A. Petitioner will be required to dedicate right of way along 500 South to bring right of way dedication into compliance with the current Town Transportation Plan. A total of 55-foot half right of way is required along all existing road frontages. Commitment of the dedication is required with this rezone. Dedication will be required with any future plat updates or development plan approvals.

ZIONSVILLE PLAN COMMISSION

DOCKET NO. 2020-29-Z

COMMITMENTS CONCERNING THE USE AND DEVELOPMENT OF REAL ESTATE

In accordance with I.C. 36-7-4-1015, Zionsville Community Schools Building Corporation (the "Owner"), seeks to make certain commitments in connection with a Rezone petition for (the "Real Estate"), which real estate is legally described in Exhibit A, as attached hereto and incorporated herein by reference, which Real Estate is commonly known as parcels 0197178000, 0197179000, 0197182000 and 0197181001 and having a property address of 8602 East 500 South, Zionsville, IN 46077.

Owner represents and warrants that the Real Estate is now located within the Town of Zionsville, Indiana, (the "Town") and that as the owner of said Real Estate, the Owner has authority to and hereby does voluntarily make the following COMMITMENTS concerning the use and development of the Real Estate.

STATEMENT OF COMMITMENTS

Owner, upon approval of Docket No. 2020-29-Z by the Zionsville Plan Commission (the "Rezone petition"), voluntarily agrees and commits that said Development Plan Approval shall be conditioned upon the following Commitments:

1. Subject to existing easements and right of ways, Owner commits to dedicating a right-of-way adjacent to E 500 South and along the southern portion of the Real Estate to provide a 55 feet of right-of-way from centerline of E 500 South concurrent with any future plat approvals or development plan approvals.

These COMMITMENTS shall be executed and recorded by the Owner in the Office of the Boone County Recorder, Boone County, Indiana, and shall be considered a covenant running with the land described herein as the Real Estate.

These COMMITMENTS shall be binding on the Owner, subsequent owners of the Real Estate, and other persons or entities acquiring an interest therein (hereinafter collectively the "Owners"). The Owner shall have an affirmative duty to inform any third parties with whom the Owner negotiates for a possible sale, lease, assignment, mortgage, or transfer of the Real Estate of the existence of these COMMITMENTS. In the event any sale, lease, assignment, mortgage, or transfer occurs, the Owner shall ensure that a copy of these COMMITMENTS is incorporated into any such written agreement with the third party. If the Owner fails to comply with the terms of this paragraph and the third party fails to perform and/or comply with these COMMITMENTS, the Town of Zionsville shall be entitled to receive from the Owner and from each entity and/or third party identified above as Owners, jointly and/or severally, any and all

damages which arise from this failure and shall be entitled to injunctive relief to terminate any non-compliances herewith.

These COMMITMENTS may be modified or terminated by a decision of the Town of Zionsville Plan Commission made after a public hearing for which proper notice is given, including hearings for other land use or zoning approvals involving the Real Estate or any portion thereof.

These COMMITMENTS shall be effective upon approval of the relief requested in Plan Commission Docket Number 2020-32-DP by the Zionsville Plan Commission and shall continue in effect until modified or terminated as specified above and/or as prescribed by statute.

These COMMITMENTS may be enforced jointly and/or severally by the Town of Zionsville Plan Commission, the Director of Planning and Economic Development for the Town of Zionsville, the Town and/or owners of any parcel of ground adjoining the Real Estate. Owner and all future owners shall be obligated hereunder to indemnify the Town of Zionsville Plan Commission, the Town (including a successor city or municipality), and hold said entities and their respective authorized representatives, including the Director of Planning and Economic Development for the Town, harmless from any liability, expense (including reasonable attorney fees and court costs), costs, or damages which result from the failure to perform Owner's and/or future owner's obligations under the terms and conditions of these COMMITMENTS. Throughout these COMMITMENTS and reference to "Town" or "Town of Zionsville" shall also include any successor city, municipality, or other governmental body having land use, planning, and zoning jurisdiction over the Real Estate.

In the event it becomes necessary to enforce these COMMITMENTS in a court of competent jurisdiction and the Owner and/or any of the Owners, jointly and/or severally, are found to be in violation of these COMMITMENTS, such violators shall pay all reasonable costs and expenses the Town and the Town's Plan Commission and other authorized representative(s) incur in the enforcement of these COMMITMENTS, including reasonable attorney fees, expert witness fees, and court costs.

Owner and all subsequent owners of all or a portion of the Real Estate shall be obligated hereunder, jointly and/or severally, to indemnify the Town of Zionsville Plan Commission and/or the Town and hold said entities and their respective authorized representative(s), including the Director of Planning and Economic Development for the Town, harmless from any liability, expense (including reasonable attorney fees and court costs), costs or damages which result from failure to perform Owner's and/or Owners' obligations hereunder and/or to comply with the terms and conditions of these COMMITMENTS.

Owner shall be responsible, at its expense, for recording this Statement of Commitments in the Office of the Recorder of Boone County, Indiana, and shall promptly provide the Planning and Economic Development Department of the Town of Zionsville with a copy of such recording as a condition precedent to commencing any work with the Development Plan. These

COMMITMENTS shall be considered a covenant running with the Real Estate, including any portion thereof.

By executing these COMMITMENTS, the Owner represents and warrants that at the time of such execution, owner is the sole owner of all the Real Estate, that execution of these COMMITMENTS shall be binding upon the Owner as to all the particulars herein, and shall be considered a COVENANT running with the land described herein as the Real Estate, including any portion thereof. By the signature affixed below to these COMMITMENTS, Zionsville Community Schools Building Corporation further represents and warrants that the undersigned has full corporate authority to execute these COMMITMENTS on behalf of said corporation and bind owner hereto.

IN WITNESS WHEREOF, Owner has executed this instrument this 17th day of September, 2020.

"OWNER"

Zionsville Community Schools Building Corporation

By: TE Lingafelter
Tom E. Lingafelter, President

STATE OF INDIANA)
) SS:
COUNTY OF Boone)

Before me, a Notary Public in and for said County and State, personally appeared Tom E. Lingafelter, President of Zionsville Community Schools Building Corporation, who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any and all representations therein contained are true.

Witness my hand and Notarial Seal this 17th day of September, 2020.

Signature: Jane Patricia Johnson

Printed: Jane Patricia Johnson

County of Residence: Marion

My Commission expires: 10/30/2027

JANE PATRICIA JOHNSON
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0630546
My Commission Expires Oct 30, 2027

EXECUTED AND DELIVERED in my presence:

Courtney M Elefante
Witness Signature

Courtney M Elefante
Witness Printed Name

STATE OF INDIANA)
) SS:
COUNTY OF BOONE)

Before me, a Notary Public in and for said County and State, personally appeared Courtney Elefante, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Tom E. Lingafelter, President of Zionsville Community Schools Building Corporation in the above-named subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 17th day of September, 2020.

Jane Patricia Johnson
Notary Public's Signature

Commission Expires: 10/30/2027

County of Residence: Marion

Jane Patricia Johnson
Notary Public Printed Name

Prepared by Jon Becker, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46060.

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, /s/ Jon Becker.

Return Deed: Zionsville Community Schools Building Corporation, 900 Mulberry Street, Zionsville, IN 46077

JANE PATRICIA JOHNSON
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0630546
My Commission Expires Oct 30, 2027

EXHIBIT A

Parcels 0197178000 & 0197178002: PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST IN BOONE COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE ON THE EAST LINE OF SAID NORTHWEST QUARTER SOUTH 00 DEGREES 24 MINUTES 27 SECONDS EAST 161.02 FEET (ASSUMED BEARING) TO THE CENTERLINE OF ZIONSVILLE ROAD; THENCE ON SAID CENTERLINE NORTH 69 DEGREES 11 MINUTES 58 SECONDS WEST 721.24 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE ON SAID WEST LINE NORTH 00 DEGREES 10 MINUTES 29 SECONDS WEST 2039.04 FEET TO THE SOUTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 200800001926; THENCE ON SAID SOUTH LINE THE FOLLOWING 11 COURSES:
1) THENCE SOUTH 36 DEGREES 19 MINUTES 06 SECONDS EAST 153.02 FEET;
2) THENCE SOUTH 35 DEGREES 47 MINUTES 38 SECONDS EAST 103.01 FEET;
3) THENCE SOUTH 36 DEGREES 27 MINUTES 40 SECONDS EAST 98.26 FEET;
4) THENCE SOUTH 36 DEGREES 45 MINUTES 34 SECONDS EAST 106.73 FEET;
5) THENCE SOUTH 35 DEGREES 27 MINUTES 49 SECONDS EAST 111.51 FEET;
6) THENCE SOUTH 36 DEGREES 27 MINUTES 43 SECONDS EAST 103.56 FEET;
7) THENCE SOUTH 36 DEGREES 26 MINUTES 53 SECONDS EAST 110.28 FEET;
8) THENCE SOUTH 36 DEGREES 14 MINUTES 27 SECONDS EAST 87.38 FEET;
9) THENCE SOUTH 35 DEGREES 51 MINUTES 20 SECONDS EAST 100.96 FEET;
10) THENCE SOUTH 35 DEGREES 49 MINUTES 50 SECONDS EAST 96.64 FEET;
11) THENCE SOUTH 36 DEGREES 45 MINUTES 13 SECONDS EAST 73.33 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 09 MINUTES 04 SECONDS EAST 1210.57 FEET TO THE POINT OF BEGINNING, CONTAINING 26.35 ACRES MORE OR LESS.

ALSO:
PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST IN BOONE COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE ON SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTH 88 DEGREES 56 MINUTES 56 SECONDS WEST (ASSUMED BEARING) 403.30 FEET TO THE CENTERLINE OF ZIONSVILLE ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ON SAID CENTERLINE NORTH 69 DEGREES 11 MINUTES 58 SECONDS WEST 288.67 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 10 MINUTES 29 SECONDS EAST 107.46 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 88 DEGREES 56 MINUTES 56 SECONDS EAST 269.57 FEET TO THE POINT OF BEGINNING, CONTAINING 0.33 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE TOWN OF ZIONSVILLE, INDIANA BY WARRANTY DEED RECORDED MARCH 6, 2020 AS INSTRUMENT NO. 2020002511, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWESTERLY 40 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST IN BOONE COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE ON THE EAST LINE OF SAID NORTHWEST QUARTER SOUTH 00 DEGREES 24 MINUTES 27 SECONDS EAST 161.02 FEET (ASSUMED BEARING) TO THE CENTERLINE OF ZIONSVILLE ROAD; THENCE ON SAID CENTERLINE NORTH 69 DEGREES 11 MINUTES 58 SECONDS WEST 721.24 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE ON SAID WEST LINE NORTH 00 DEGREES 10 MINUTES 29 SECONDS WEST 2039.04 FEET TO THE SOUTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 200800001926; THENCE ON SAID SOUTH LINE THE FOLLOWING 11 COURSES:
1) THENCE SOUTH 36 DEGREES 19 MINUTES 06 SECONDS EAST 153.02 FEET;
2) THENCE SOUTH 35 DEGREES 47 MINUTES 38 SECONDS EAST 103.01 FEET;
3) THENCE SOUTH 36 DEGREES 27 MINUTES 40 SECONDS EAST 98.26 FEET;
4) THENCE SOUTH 36 DEGREES 45 MINUTES 34 SECONDS EAST 106.73 FEET;
5) THENCE SOUTH 35 DEGREES 27 MINUTES 49 SECONDS EAST 111.51 FEET;
6) THENCE SOUTH 36 DEGREES 27 MINUTES 43 SECONDS EAST 103.56 FEET;
7) THENCE SOUTH 36 DEGREES 26 MINUTES 53 SECONDS EAST 110.28 FEET;
8) THENCE SOUTH 36 DEGREES 14 MINUTES 27 SECONDS EAST 87.38 FEET;
9) THENCE SOUTH 35 DEGREES 51 MINUTES 20 SECONDS EAST 100.96 FEET;
10) THENCE SOUTH 35 DEGREES 49 MINUTES 50 SECONDS EAST 96.64 FEET;
11) THENCE SOUTH 36 DEGREES 45 MINUTES 13 SECONDS EAST 73.33 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 09 MINUTES 04 SECONDS EAST 1210.57 FEET TO THE POINT OF BEGINNING.
SAID SOUTHWESTERLY 40 FEET CONTAINS 0.662 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, WHICH CONTAINS 0.132 ACRES, MORE OR LESS.

Containing after said exception, 26.018 acres, more or less.

Parcel 0197179000: COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST, AND RUN THENCE EAST 42 RODS; THENCE NORTH 23 13/14 RODS; THENCE WEST 42 RODS; THENCE SOUTH 23 13/14 RODS TO THE PLACE OF BEGINNING.

Containing 6.28 acres, more or less.

Parcel 0197182000: A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST, LOCATED IN BOONE COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE SOUTH 88 DEGREES 44 MINUTES 43 SECONDS WEST (ASSUMED BEARING) 652.59 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING, SAID 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING BEING NORTH 88 DEGREES 44 MINUTES 43 SECONDS EAST 693.00 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 09 MINUTES 04 SECONDS WEST 345.20 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE NORTH 88 DEGREES 44 MINUTES 43SECONDS EAST 652.91 FEET TO A MAG NAIL; THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS EAST 345.20 FEET ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING, CONTAINING 5.17 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE TOWN OF ZIONSVILLE, INDIANA BY WARRANTY DEED RECORDED OCTOBER 23, 2019 AS INSTRUMENT NO. 2019010776, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST, BOONE COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 88 DEGREES 17 MINUTES 08 SECONDS WEST 55.00 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH 0 DEGREES 59 MINUTES 06 SECONDS WEST 0.88 FEET TO POINT "561" DESIGNATED ON SAID PLAT; THENCE NORTH 0 DEGREES 36 MINUTES 54 SECONDS WEST 344.32 FEET TO POINT "565" DESIGNATED ON SAID PLAT, WHICH POINT IS ON THE NORTH LINE OF THE 5/17-ACRE TRACT DESCRIBED IN INSTRUMENT #201400000511; THENCE NORTH 88 DEGREES 17 MINUTES 08 SECONDS EAST 55.01 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 0 DEGREES 36 MINUTES 54 SECONDS EAST 345.20 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.436 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, WHICH CONTAINS 0.087 ACRES, MORE OR LESS.

Containing after said exception, 4.734 acres, more or less.

Parcel 0197181001: A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST IN BOONE COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE NORTH 88 DEGREES 44 MINUTES 43 SECONDS EAST (ASSUMED BEARING) 693.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST

QUARTER TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 88 DEGREES 44 MINUTES 43 SECONDS EAST 652.59 FEET TO A MAG NAIL AT THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 31 MINUTES 36 SECONDS EAST 703.56 FEET ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER TO A MAG NAIL ON THE CENTERLINE OF ZIONSVILLE ROAD; THENCE NORTH 69 DEGREES 11 MINUTES 58 SECONDS WEST 701.49 FEET ALONG THE CENTERLINE OF ZIONSVILLE ROAD TO A MAG NAIL; THENCE NORTH 00 DEGREES 24 MINUTES 27 SECONDS WEST 440.14 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING, CONTAINING 8.57 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE TOWN OF ZIONSVILLE, INDIANA BY WARRANTY DEED RECORDED OCTOBER 23, 2019 AS INSTRUMENT NO. 2019010776, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST, BOONE COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION NORTH 88 DEGREES 17 MINUTES 08 SECONDS EAST 1,290.59 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, SAID NORTHWEST CORNER BEING DESIGNATED AS POINT "201" ON SAID PLAT; THENCE NORTH 88 DEGREES 17 MINUTES 08 SECONDS EAST 55.00 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE SOUTH 0 DEGREES 59 MINUTES 06 SECONDS EAST 703.55 FEET ALONG THE EAST LINE OF SAID HALF QUARTER SECTION TO THE CENTERLINE OF WHITESTOWN ROAD (ZIONSVILLE ROAD); THENCE NORTH 69 DEGREES 39 MINUTES 33 SECONDS WEST 600.15 FEET ALONG SAID CENTERLINE; THENCE NORTH 20 DEGREES 25 MINUTES 43 SECONDS EAST 35.31 FEET TO POINT "429" DESIGNATED ON SAID PLAT; THENCE SOUTH 69 DEGREES 34 MINUTES 17 SECONDS EAST 150.25 FEET TO POINT "428" DESIGNATED ON SAID PLAT; THENCE SOUTHEASTERLY 144.65 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 805.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 64 DEGREES 25 MINUTES 26 SECONDS EAST AND A LENGTH OF 144.45 FEET TO POINT "427" DESIGNATED ON SAID PLAT; THENCE SOUTH 59 DEGREES 16 MINUTES 34 SECONDS EAST 3.55 FEET TO POINT "426" DESIGNATED ON SAID PLAT; THENCE SOUTHEASTERLY 103.06 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 725.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 63 DEGREES 20 MINUTES 54 SECONDS EAST AND A LENGTH OF 102.97 FEET TO POINT "425" DESIGNATED ON SAID PLAT; THENCE SOUTH 86 DEGREES 07 MINUTES 57 SECONDS EAST 96.64 FEET TO POINT "424" DESIGNATED ON SAID PLAT; THENCE NORTH 44 DEGREES 07 MINUTES 53 SECONDS EAST 44.53 FEET TO POINT "423" DESIGNATED ON SAID PLAT; THENCE NORTH 0 DEGREES 59 MINUTES 06 SECONDS WEST 597.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.234 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, WHICH CONTAINS 0.245 ACRES, MORE OR LESS.

Containing after said exception, 7.336 acres, more or less.

ZIONSVILLE
FOR ALL THE RIGHT REASONS

PUBLIC PROCESS FOR CHANGE OF ZONING REQUESTS (I.C. 36-7-4-600) integrated with Town of Zionsville Plan Commission Rules of Procedure

PLAN COMMISSION HEARING PROCESS-FOR CHANGE IN ZONING (filing date is a minimum of 31 days prior to the initial hearing)

STEP ONE	DAY 1	DAYS 3-5	DAYS 12-14	DAYS 12-20	DAY 31
ACTION	Public Filing	Plan Commission Agenda Posted to Town Website	Legal Notice of Plan Commission Meeting Published in Newspaper	Legal Notice Mailed to Adjoiners	Public Hearing Occurs *first public interaction*
DETAILS ON ACTION:	Indiana Code requires Plan Commission to hold a hearing within 60 days of the filing	Second opportunity of public to learn of a filing (first is to check with staff after passing of deadline for filing)	Published in a newspaper of general circulation at least 10 days prior to the hearing (regulated by Indiana Code). (Third opportunity for public to be made aware of a rezoning request)	Notices are mailed to interested parties (interested parties are defined by the Plan Commission) (Fourth opportunity for public to to be made aware of a rezoning)	Hearing can be continued from time to time and results in a recommendation being forwarded to the Town Council within 10 business days of the final determination (Indiana Code stipulates timing)
INTERESTED PARTIES:	Call on Town Hall to confirm what has been filed	Watch website for updates	Publication occurs on Wednesdays (typically, using Zionsville Sentinel Times)	Mail arrives certified	Hearing(s) occur at Town Hall -Public Hearing (& fifth time public to be made aware of rezoning request) is on a set schedule published yearly

TOWN COUNCIL MEETING PROCESS-FOR CHANGE IN ZONING

STEP TWO	DAYS 32-41	DAYS 41-119	DAYS 42-135
ACTION	Matter is Forwarded to Town Council	Town Council Posts Agenda to Town Website	Town Council Holds Public Meeting *second public interaction*
DETAILS ON ACTION:	Town Council discusses request at an agenda setting meeting (& sixth time public to be made aware of a rezoning request)	Seventh opportunity of public to be made aware of a rezoning request (Note: Town Council, by Indiana Code, has up to 90 days to take action on a change in zoning)	Eighth opportunity of public to be made made aware of a rezoning request

Notes:

1) This listing does not include any reference to Staff review of the filing (though a part of the process).

2) Indiana Code does not require the Town Council to hold a meeting (a request not scheduled for a meeting is deemed effective/adopted as recommended by the Plan Commission).

3) This shall serve as a guide of the rezoning process as regulated by state law and further described in local ordinance as well as the Plan Commission's Rules of Procedure (the "Laws"). This document is only a guide and is not intended to circumvent or deviate from the Laws associated with rezoning land in Indiana.

1100 West Oak Street, Zionsville, Indiana 46077 Main Line: 317-873-8247
www.zionsville-in.gov/planning

Office Use Only
Petition No.:
Hearing Date:
Recommendation:

Town of Zionsville

Petition for Plan Commission Approval

1. SITE INFORMATION:

Address of Property: 8602 East 500 South, Zionsville, IN 46077

Existing Use of Property: agricultural

Proposed Use of Property: consolidation with adjacent property

Current Zoning: R-SF-2 Requested Zoning: SU-1 Area in acres: 44.368

2. PETITIONER/PROPERTY OWNER

Petitioner:

Name: Zionsville Community Schools

Address: 900 Mulberry Street

Phone: 317.873.2858

Fax: 317.873.8003

E-Mail: srobison@zcs.k12.in.us

Owner (If different from Petitioner):

Name: Thomas F & Andrea R Peters

Address: 8437 East 500 South, Zionsville, IN 46077

Phone:

Fax:

E-Mail:

3. PETITIONER'S ATTORNEY/CONTACT PERSON AND PROJECT ENGINEER (IF ANY):

Attorney / Contact Person:

Name: Andrew Manna

Address: 2 North 9th Street, Noblesville 46060

Phone: 317.773.2190

Fax: 317.773.5320

E-Mail: Andrew@cchalaw.com

Project Engineer / Architect:

Name:

Address:

Phone:

Fax:

E-Mail:

4. DETAILED DESCRIPTION OF REQUEST (Describe reason(s) for request / attach additional pages if necessary):

The real estate will be used for school corporation facilities and activities as expansion or improvements become necessary.

5. ATTACHMENTS:

- ☐ Legal description of property
- ☐ Owner's Authorization (if petitioner is not the owner)
- ☐ Statement of Commitments (if proposed)
- ☐ Application Fee
- ☐ Proof of Ownership (copy of Warranty Deed)
- ☐ Copies of the Preliminary Site Plan
- ☐ Draft of Proposed Legal Notice

The undersigned, having been duly sworn on oath states the above information is true and correct as (s) he is informed and believes. Further, the applicant understands that this project may be assigned Engineering review fees, which are payable upon invoicing.

Signature of Owner or Attorney for Owner: _____

Date: 8-17-2020

State of Indiana)
County of Marion) **SS:**

Subscribed and sworn to before me this 17 day of August, 2020.

_____, Janell Henry
Notary Public Signature — Notary Public Printed

My commission expires 04-18-2025

My county of residence is Marion County.

JANELL HENRY
Marion County
My Commission Expires
April 18, 2025

PROCEDURES AND REQUIREMENTS:

1. A complete Zone Map Change Petition must be submitted by 3:00 PM a minimum of **31 days** prior to the initial hearing before the Plan Commission.

2. **Only complete Petitions will be placed on the agenda for the next Plan Commission meeting.** If a Petition is incomplete 31 days prior to the next Plan Commission meeting, the Petition will not be placed on an agenda until the Petitioner submits a complete Petition.

3. **Fifteen sets** of the following information must be submitted, with the notarized Petition, for internal staff review:
   - ☐ Legal description of property (Metes and bounds description must include a perimeter survey, drawn to scale – or – recorded subdivision legal description must include lot number, section number, subdivision name, either the plat book number of the recorded instrument number and a copy of the plat map.)
   - ☐ Proof of Ownership (copy of deed)
   - ☐ Owner's Authorization (if Petitioner is not the owner)
   - ☐ Site Plan (if applicable)
   - ☐ Statement of Commitments (if proposed)
   - ☐ Draft of Proposed Legal Notice
   - ☐ Application Fee: $_____(Checks should be payable to *Town of Zionsville*)

PUBLIC HEARING NOTIFICATION:

Notice of Public Hearing for Zone Map Change is to be completed as set forth in the Zoning Ordinance and Rules of Procedure for the Plan Commission. The procedures relating to notification of public hearings that are contained in this Packet are provided for convenience purposes only.

1. Approval of Notice: The Petitioner shall submit a proposed Notice of Public Hearing with its petition for review and approval by the Secretary of the Plan Commission.

OWNER'S AUTHORIZATION

The undersigned, Thomas Peters & Andrea Peters, being the owner of the property commonly known as see Exhibit "A" attached, hereby authorize(s) Zionsville Community Schools to file a Petition for (zone map change / ~~variance / special exception / subdivision plat approval / other~~) for the aforementioned property.

_____ (company name)

(owner signature)

By: _____ (authorized signature)

- or -

Thomas Peters Andrea Peters (print owner name)

_____ (printed name)

_____ (title)

State of Indiana)
County of Boone) SS:

Subscribed and sworn to before me this 20th day of August, 2020.

_____ Notary Public Signature / April R Schilling Notary Public Printed

My commission expires 1-20-2024

My county of residence is Marion County.

APRIL R. SCHILLING
NOTARY PUBLIC
STATE OF INDIANA
MARION COUNTY
COMM. # 676489
COMM. EXPIRES 01-20-2024

OWNER'S AUTHORIZATION

The undersigned, Scott Robison, being the owner of the property commonly known as see Exhibit "A" attached, hereby authorize(s) Church Church Hittle + Antrim to file a Petition for (zone map change / ~~variance / special exception / subdivision plat approval / other~~) for the aforementioned property.

Zionsville Community Schools
(company name)

By: Scott Robison
(authorized signature)

Scott Robison
(printed name)

Superintendent
(title)

(owner signature)

- or -

SCOTT ROBISON
(print owner name)

State of Indiana)
County of Boone) SS:

Subscribed and sworn to before me this 19 day of August, 2020.

Jane Patricia Johnson
Notary Public Signature

Jane Patricia Johnson
Notary Public Printed

My commission expires 10/30/2027

My county of residence is Marion County.

JANE PATRICIA JOHNSON
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0630546
My Commission Expires Oct 30, 2027

LEGAL DESCRIPTION – ZIONSVILLE COMMUNITY SCHOOLS

Proposed SU-1 zoning petition, northwest corner

Zionsville Road and County Road 875 East

Parcels 0197178000 & 0197178002: PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST IN BOONE COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE ON THE EAST LINE OF SAID NORTHWEST QUARTER SOUTH 00 DEGREES 24 MINUTES 27 SECONDS EAST 161.02 FEET (ASSUMED BEARING) TO THE CENTERLINE OF ZIONSVILLE ROAD; THENCE ON SAID CENTERLINE NORTH 69 DEGREES 11 MINUTES 58 SECONDS WEST 721.24 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE ON SAID WEST LINE NORTH 00 DEGREES 10 MINUTES 29 SECONDS WEST 2039.04 FEET TO THE SOUTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 200800001926; THENCE ON SAID SOUTH LINE THE FOLLOWING 11 COURSES:
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3) THENCE SOUTH 36 DEGREES 27 MINUTES 40 SECONDS EAST 98.26 FEET;
4) THENCE SOUTH 36 DEGREES 45 MINUTES 34 SECONDS EAST 106.73 FEET;
5) THENCE SOUTH 35 DEGREES 27 MINUTES 49 SECONDS EAST 111.51 FEET;
6) THENCE SOUTH 36 DEGREES 27 MINUTES 43 SECONDS EAST 103.56 FEET;
7) THENCE SOUTH 36 DEGREES 26 MINUTES 53 SECONDS EAST 110.28 FEET;
8) THENCE SOUTH 36 DEGREES 14 MINUTES 27 SECONDS EAST 87.38 FEET;
9) THENCE SOUTH 35 DEGREES 51 MINUTES 20 SECONDS EAST 100.96 FEET;
10) THENCE SOUTH 35 DEGREES 49 MINUTES 50 SECONDS EAST 96.64 FEET;
11) THENCE SOUTH 36 DEGREES 45 MINUTES 13 SECONDS EAST 73.33 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 09 MINUTES 04 SECONDS EAST 1210.57 FEET TO THE POINT OF BEGINNING, CONTAINING 26.35 ACRES MORE OR LESS.

ALSO:
PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST IN BOONE COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE ON SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTH 88 DEGREES 56 MINUTES 56 SECONDS WEST (ASSUMED BEARING) 403.30 FEET TO THE CENTERLINE OF ZIONSVILLE ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ON SAID CENTERLINE NORTH 69 DEGREES 11 MINUTES 58 SECONDS WEST 288.67 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 10 MINUTES 29 SECONDS EAST 107.46 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 88 DEGREES 56 MINUTES 56 SECONDS EAST 269.57 FEET TO THE POINT OF BEGINNING, CONTAINING 0.33 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE TOWN OF ZIONSVILLE, INDIANA BY WARRANTY DEED RECORDED MARCH 6, 2020 AS INSTRUMENT NO. 2020002511, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWESTERLY 40 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST IN BOONE COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE ON THE EAST LINE OF SAID NORTHWEST QUARTER SOUTH 00 DEGREES 24 MINUTES 27 SECONDS EAST 161.02 FEET (ASSUMED BEARING) TO THE CENTERLINE OF ZIONSVILLE ROAD; THENCE ON SAID CENTERLINE NORTH 69 DEGREES 11 MINUTES 58 SECONDS WEST 721.24 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE ON SAID WEST LINE NORTH 00 DEGREES 10 MINUTES 29 SECONDS WEST 2039.04 FEET TO THE SOUTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 200800001926; THENCE ON SAID SOUTH LINE THE FOLLOWING 11 COURSES:
1) THENCE SOUTH 36 DEGREES 19 MINUTES 06 SECONDS EAST 153.02 FEET;
2) THENCE SOUTH 35 DEGREES 47 MINUTES 38 SECONDS EAST 103.01 FEET;
3) THENCE SOUTH 36 DEGREES 27 MINUTES 40 SECONDS EAST 98.26 FEET;
4) THENCE SOUTH 36 DEGREES 45 MINUTES 34 SECONDS EAST 106.73 FEET;
5) THENCE SOUTH 35 DEGREES 27 MINUTES 49 SECONDS EAST 111.51 FEET;
6) THENCE SOUTH 36 DEGREES 27 MINUTES 43 SECONDS EAST 103.56 FEET;
7) THENCE SOUTH 36 DEGREES 26 MINUTES 53 SECONDS EAST 110.28 FEET;
8) THENCE SOUTH 36 DEGREES 14 MINUTES 27 SECONDS EAST 87.38 FEET;
9) THENCE SOUTH 35 DEGREES 51 MINUTES 20 SECONDS EAST 100.96 FEET;
10) THENCE SOUTH 35 DEGREES 49 MINUTES 50 SECONDS EAST 96.64 FEET;
11) THENCE SOUTH 36 DEGREES 45 MINUTES 13 SECONDS EAST 73.33 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 09 MINUTES 04 SECONDS EAST 1210.57 FEET TO THE POINT OF BEGINNING.
SAID SOUTHWESTERLY 40 FEET CONTAINS 0.662 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, WHICH CONTAINS 0.132 ACRES, MORE OR LESS.

Containing after said exception, 26.018 acres, more or less.

Parcel 0197179000: COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST, AND RUN THENCE EAST 42 RODS; THENCE NORTH 23 13/14 RODS; THENCE WEST 42 RODS; THENCE SOUTH 23 13/14 RODS TO THE PLACE OF BEGINNING.

Containing 6.28 acres, more or less.

Parcel 0197182000: A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST, LOCATED IN BOONE COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE SOUTH 88 DEGREES 44 MINUTES 43 SECONDS WEST (ASSUMED BEARING) 652.59 FEET ALONG THE SOUTH LINE OF

SAID SOUTHEAST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING, SAID 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING BEING NORTH 88 DEGREES 44 MINUTES 43 SECONDS EAST 693.00 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 09 MINUTES 04 SECONDS WEST 345.20 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE NORTH 88 DEGREES 44 MINUTES 43SECONDS EAST 652.91 FEET TO A MAG NAIL; THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS EAST 345.20 FEET ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING, CONTAINING 5.17 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE TOWN OF ZIONSVILLE, INDIANA BY WARRANTY DEED RECORDED OCTOBER 23, 2019 AS INSTRUMENT NO. 2019010776, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST, BOONE COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 88 DEGREES 17 MINUTES 08 SECONDS WEST 55.00 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH 0 DEGREES 59 MINUTES 06 SECONDS WEST 0.88 FEET TO POINT "561" DESIGNATED ON SAID PLAT; THENCE NORTH 0 DEGREES 36 MINUTES 54 SECONDS WEST 344.32 FEET TO POINT "565" DESIGNATED ON SAID PLAT, WHICH POINT IS ON THE NORTH LINE OF THE 5/17-ACRE TRACT DESCRIBED IN INSTRUMENT #201400000511; THENCE NORTH 88 DEGREES 17 MINUTES 08 SECONDS EAST 55.01 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 0 DEGREES 36 MINUTES 54 SECONDS EAST 345.20 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.436 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, WHICH CONTAINS 0.087 ACRES, MORE OR LESS.

Containing after said exception, 4.734 acres, more or less.

Parcel 01971810001: A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST IN BOONE COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE NORTH 88 DEGREES 44 MINUTES 43 SECONDS EAST (ASSUMED BEARING) 693.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 88 DEGREES 44 MINUTES 43 SECONDS EAST 652.59 FEET TO A MAG NAIL AT THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 31 MINUTES 36 SECONDS EAST 703.56 FEET ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER TO A MAG NAIL ON THE CENTERLINE OF ZIONSVILLE ROAD; THENCE NORTH 69 DEGREES 11 MINUTES 58 SECONDS WEST 701.49 FEET ALONG THE CENTERLINE OF ZIONSVILLE ROAD TO A MAG NAIL; THENCE NORTH 00 DEGREES 24 MINUTES 27 SECONDS WEST 440.14 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING, CONTAINING 8.57 ACRES, MORE OR LESS.

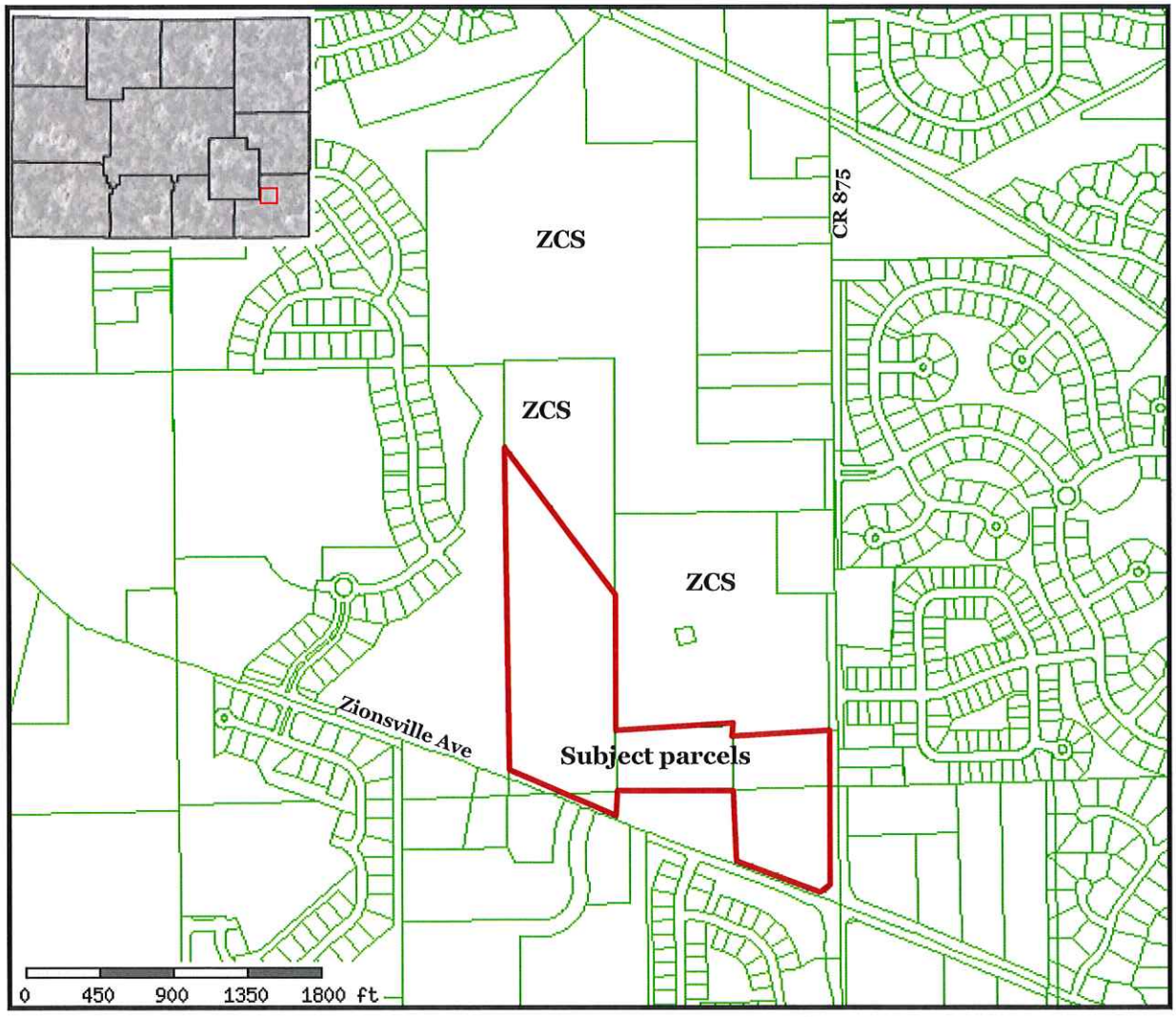
EXCEPTING THEREFROM THAT PART CONVEYED TO THE TOWN OF ZIONSVILLE, INDIANA BY WARRANTY DEED RECORDED OCTOBER 23, 2019 AS INSTRUMENT NO. 2019010776, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST, BOONE COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS:

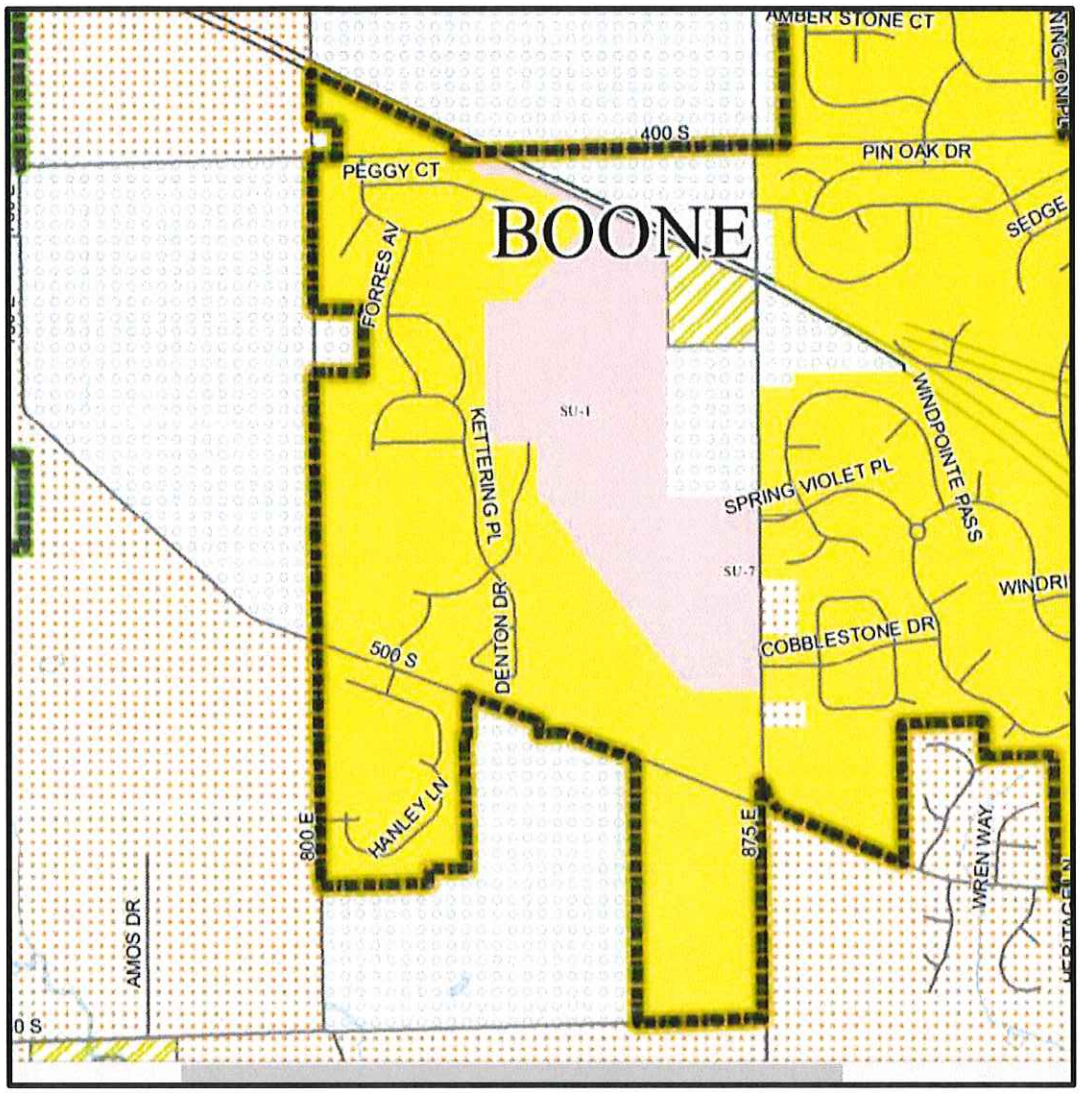
BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION NORTH 88 DEGREES 17 MINUTES 08 SECONDS EAST 1,290.59 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, SAID NORTHWEST CORNER BEING DESIGNATED AS POINT "201" ON SAID PLAT; THENCE NORTH 88 DEGREES 17 MINUTES 08 SECONDS EAST 55.00 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE SOUTH 0 DEGREES 59 MINUTES 06 SECONDS EAST 703.55 FEET ALONG THE EAST LINE OF SAID HALF QUARTER SECTION TO THE CENTERLINE OF WHITESTOWN ROAD (ZIONSVILLE ROAD); THENCE NORTH 69 DEGREES 39 MINUTES 33 SECONDS WEST 600.15 FEET ALONG SAID CENTERLINE; THENCE NORTH 20 DEGREES 25 MINUTES 43 SECONDS EAST 35.31 FEET TO POINT "429" DESIGNATED ON SAID PLAT; THENCE SOUTH 69 DEGREES 34 MINUTES 17 SECONDS EAST 150.25 FEET TO POINT "428" DESIGNATED ON SAID PLAT; THENCE SOUTHEASTERLY 144.65 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 805.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 64 DEGREES 25 MINUTES 26 SECONDS EAST AND A LENGTH OF 144.45 FEET TO POINT "427" DESIGNATED ON SAID PLAT; THENCE SOUTH 59 DEGREES 16 MINUTES 34 SECONDS EAST 3.55 FEET TO POINT "426" DESIGNATED ON SAID PLAT; THENCE SOUTHEASTERLY 103.06 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 725.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 63 DEGREES 20 MINUTES 54 SECONDS EAST AND A LENGTH OF 102.97 FEET TO POINT "425" DESIGNATED ON SAID PLAT; THENCE SOUTH 86 DEGREES 07 MINUTES 57 SECONDS EAST 96.64 FEET TO POINT "424" DESIGNATED ON SAID PLAT; THENCE NORTH 44 DEGREES 07 MINUTES 53 SECONDS EAST 44.53 FEET TO POINT "423" DESIGNATED ON SAID PLAT; THENCE NORTH 0 DEGREES 59 MINUTES 06 SECONDS WEST 597.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.234 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, WHICH CONTAINS 0.245 ACRES, MORE OR LESS.

Containing after said exception, 7.336 acres, more or less.

AREA MAP—ZIONSVILLE COMMUNITY SCHOOLS
PETERS PROPERTY, PROPOSED REZONE TO SU-1



ZIONSVILLE ZONE MAP EXCERPT



Attribute report for active ID 1

ID	name	add1	add3
41381	BEAZER HOMES INDIANA LLP	9405 DELEGATES ROW	INDIANAPOLIS, IN 46240
41421	PETERS THOMAS F & ANDREA R	8437 E 500 S	ZIONSVILLE, IN 46077
41422	ZIONSVILLE COMMUNITY SCHOOLS	900 MULBERRY ST	ZIONSVILLE, IN 46077
41423	ZIONSVILLE COMMUNITY SCHOOLS B	900 MULBERRY ST	ZIONSVILLE, IN 46077
41460	ZIONSVILLE COMMUNITY SCHOOLS B	900 MULBERRY ST	ZIONSVILLE, IN 46077
42025	ISENTHAL JERRY HOWARD & ANGELA	8475 E 500 S	ZIONSVILLE, IN 46077
42061	COOPER JASON D & HOLLY R	8459 E 500 S	ZIONSVILLE, IN 46077
42083	AMRHEIN JOSEPH P & MICHELE A	8602 EAST 500 SOUTH	ZIONSVILLE, IN 46077
42086	PETERS THOMAS F & ANDREA R	8437 E 500 S	ZIONSVILLE, IN 46077
43707	CLASEN BERTHIL F F & SUPARNA C	8493 E 500 S	ZIONSVILLE, IN 46077
43708	PETERS THOMAS F & ANDREA R	8437 E 500 S	ZIONSVILLE, IN 46077
43712	PETERS THOMAS F	8437 E 500 S	ZIONSVILLE, IN 46077
43714	PETERS THOMAS F & ANDREA R	8437 E 500 S	ZIONSVILLE, IN 46077

Attribute report for active ID 1

ID	name	add1	add3
41421	PETERS THOMAS F & ANDREA R	8437 E 500 S	ZIONSVILLE, IN 46077
41423	ZIONSVILLE COMMUNITY SCHOOLS B	900 MULBERRY ST	ZIONSVILLE, IN 46077
42077	PETERS THOMAS F	8437 E 500 S	ZIONSVILLE, IN 46077
42083	AMRHEIN JOSEPH P & MICHELE A	8602 EAST 500 SOUTH	ZIONSVILLE, IN 46077
42098	PETERS THOMAS F	8437 E 500 S	ZIONSVILLE, IN 46077
43711	PETERS THOMAS F & ANDREA R	8437 E 500 S	ZIONSVILLE, IN 46077
43712	PETERS THOMAS F	8437 E 500 S	ZIONSVILLE, IN 46077

Attribute report for active ID 1

ID	name	add2	add3
42071	TOWN OF ZIONSVILLE INDIANA		ZIONSVILLE, IN 46077
42077	PETERS THOMAS F		ZIONSVILLE, IN 46077
42083	AMRHEIN JOSEPH P & MICHELE A		ZIONSVILLE, IN 46077
42097	TOWN OF ZIONSVILLE INDIANA		ZIONSVILLE, IN 46077
42098	PETERS THOMAS F		ZIONSVILLE, IN 46077
43712	PETERS THOMAS F		ZIONSVILLE, IN 46077

Attribute report for active ID 1

ID	name	add1	add3
41408	TOWN OF ZIONSVILLE INDIANA	1100 W OAK ST	ZIONSVILLE, IN 46077
41423	ZIONSVILLE COMMUNITY SCHOOLS B	900 MULBERRY ST	ZIONSVILLE, IN 46077
42071	TOWN OF ZIONSVILLE INDIANA	1075 PARKWAY DR	ZIONSVILLE, IN 46077
42077	PETERS THOMAS F	8437 E 500 S	ZIONSVILLE, IN 46077
42083	AMRHEIN JOSEPH P & MICHELE A	8602 EAST 500 SOUTH	ZIONSVILLE, IN 46077
42097	TOWN OF ZIONSVILLE INDIANA	1075 PARKWAY DR	ZIONSVILLE, IN 46077
42098	PETERS THOMAS F	8437 E 500 S	ZIONSVILLE, IN 46077
43712	PETERS THOMAS F	8437 E 500 S	ZIONSVILLE, IN 46077

ZIONSVILLE COMMUNITY SCHOOLS – NARRATIVE

REZONE PETITION FOR PETERS PROPERTY

NORTHWEST CORNER OF ZIONSVILLE AVENUE AND COUNTY ROAD 875

Zionsville Community Schools is submitting a petition to rezone for 44.368 acres located just south of the Zionsville High School Baseball and Softball Complex, at the northwest corner of Zionsville Avenue and County Road 875. Current zoning of the property is R-SF-2. An SU-1 zoning district is being sought, consistent with adjacent school ground. The real estate will be used for educational and other purposes typical of a public school corporation and as allowed by a political subdivision under Indiana law. There may or may not be a future building on this land and in the short term there do not appear to be current plans for any new construction in this area.

2020002511
Electronic Filing
From: Beam, Longest and N
Thru: Simplifile

2020002511 DEED $25.00
03/06/2020 01:06:30PM 5 PGS
Nicole K. (Nikki) Baldwin
Boone County Recorder IN
Recorded as Presented

Form WD-1
Rev. 2009

WARRANTY DEED

Project: CR 500 S
Road: CR 500 S
Parcel: 1
Page: 1 of 3

THIS INDENTURE WITNESSETH, That Thomas F. Peters and Andrea R. Peters, husband and wife, the Grantors, of Boone County, State of Indiana Conveys and Warrants to Town of Zionsville, Indiana the Grantee, for and in consideration of the sum of Twenty Four Thousand and 00/100 Dollars ($ 24,000.00) (of which said sum $24,000.00 represents land and improvements acquired and $0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Boone, State of Indiana, and being more particularly described in the legal description attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B," both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantors, notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor and all successors and assigns.

As an inducement for the Town of Zionsville, Indiana to close this real estate transaction, the grantor assumes and agrees to pay the 2018 payable 2019 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the Town of Zionsville in the event of any non-payment.

Interests in land acquired by the
Town of Zionsville, Indiana
1075 Parkway Drive
Zionsville, IN 46077
I.C. 8-23-7-31

DULY ENTERED
SUBJECT TO FINAL ACCEPTANCE
AUDITOR
BOONE COUNTY, INDIANA

Mar 06 2020 - SL

Project: CR 500 S
Road: CR 500 S
Parcel: 1
Page: 2 of 3

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 30th day of January, 2020.

Signature (Seal)

Thomas F. Peters

Signature (Seal)

Andrea R. Peters

STATE OF INDIANA :
SS:
COUNTY OF Boone :

Before me, a Notary Public in and for said State and County, personally appeared Thomas F. Peters and Andrea R. Peters, the Grantors in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be a voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 30th day of January, 2020.

Notary Public Signature

Mark Forcum
Printed Name

MARK FORCUM
Notary Public, State of Indiana
Marion County
Commission # 683305
My Commission Expires
April 10, 2024

My Commission expires April 10, 2024.

I am a resident of Marion County.

Project: CR 500 S
Road: CR 500 S
Parcel: 1
Page: 3 of 3

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.

Name: Mark Forcum

Printed: Mark Forcum

Grantee Tax Mailing Address
Town of Zionsville, Indiana
1075 Parkway Drive
Zionsville, IN 46077

This Instrument Prepared By David Brooks 4028-49
Attorney at Law

EXHIBIT "A"

Sheet 1 of 1

Project: CR 500 S Widening
Parcel: 1 FEE SIMPLE
Key #: 06-08-28-000-018.000-006

The Southwesterly 40 feet of the following described real estate:

Part of the East Half of the East Half of the Southwest Quarter of Section 28, Township 18 North, Range 2 East and part of the Northwest Quarter of Section 33, Township 18 North, Range 2 East in Boone County, Indiana being described as follows:

Beginning at the northeast corner of the Northwest Quarter of Section 33, Township 18 North, Range 2 East; thence on the East line of said northwest quarter South 00 degrees 24 minutes 27 seconds East 161.02 feet (assumed bearing) to the centerline of Zionsville Road; thence on said centerline North 69 degrees 11 minutes 58 seconds West 721.24 feet to the west line of the East Half of the East Half of the Southwest Quarter of Section 28, Township 18 North, Range 2 East; thence on said west line North 00 degrees 10 minutes 29 seconds West 2039.04 feet to the south line of the tract of real estate described in Instrument No. 200800001926; thence on said south line the following 11 courses:

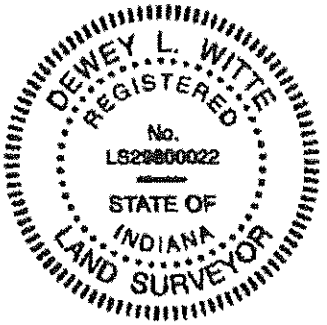
1) Thence South 36 degrees 19 minutes 06 seconds East 153.02 feet;
2) Thence South 35 degrees 47 minutes 38 seconds East 103.01 feet;
3) Thence South 36 degrees 27 minutes 40 seconds East 98.26 feet;
4) Thence South 36 degrees 45 minutes 34 seconds East 106.73 feet;
5) Thence South 35 degrees 27 minutes 49 seconds East 111.51 feet;
6) Thence South 36 degrees 27 minutes 43 seconds East 103.56 feet;
7) Thence South 36 degrees 26 minutes 53 seconds East 110.28 feet;
8) Thence south 36 degrees 14 minutes 27 seconds East 87.38 feet;
9) Thence South 35 degrees 51 minutes 20 seconds East 100.96 feet;
10) Thence South 35 degrees 49 minutes 50 seconds East 96.64 feet;
11) Thence South 36 degrees 45 minutes 13 seconds East 73.33 feet

to the east line of the Southwest Quarter of said Section 28; thence on said east line South 00 degrees 09 minutes 04 seconds East 1210.57 feet to the Point of Beginning.

Said Southwesterly 40 feet contains 0.662 acres, more or less, inclusive of the presently existing right-of-way, which contains 0.132 acres, more or less.

This description was prepared for the Town of Zionsville, Indiana by Beam, Longest and Neff, L.L.C.

Dewey L. Witte 07/24/2019
Dewey L. Witte Date
Indiana Registered Land Surveyor
License Number LS29800022

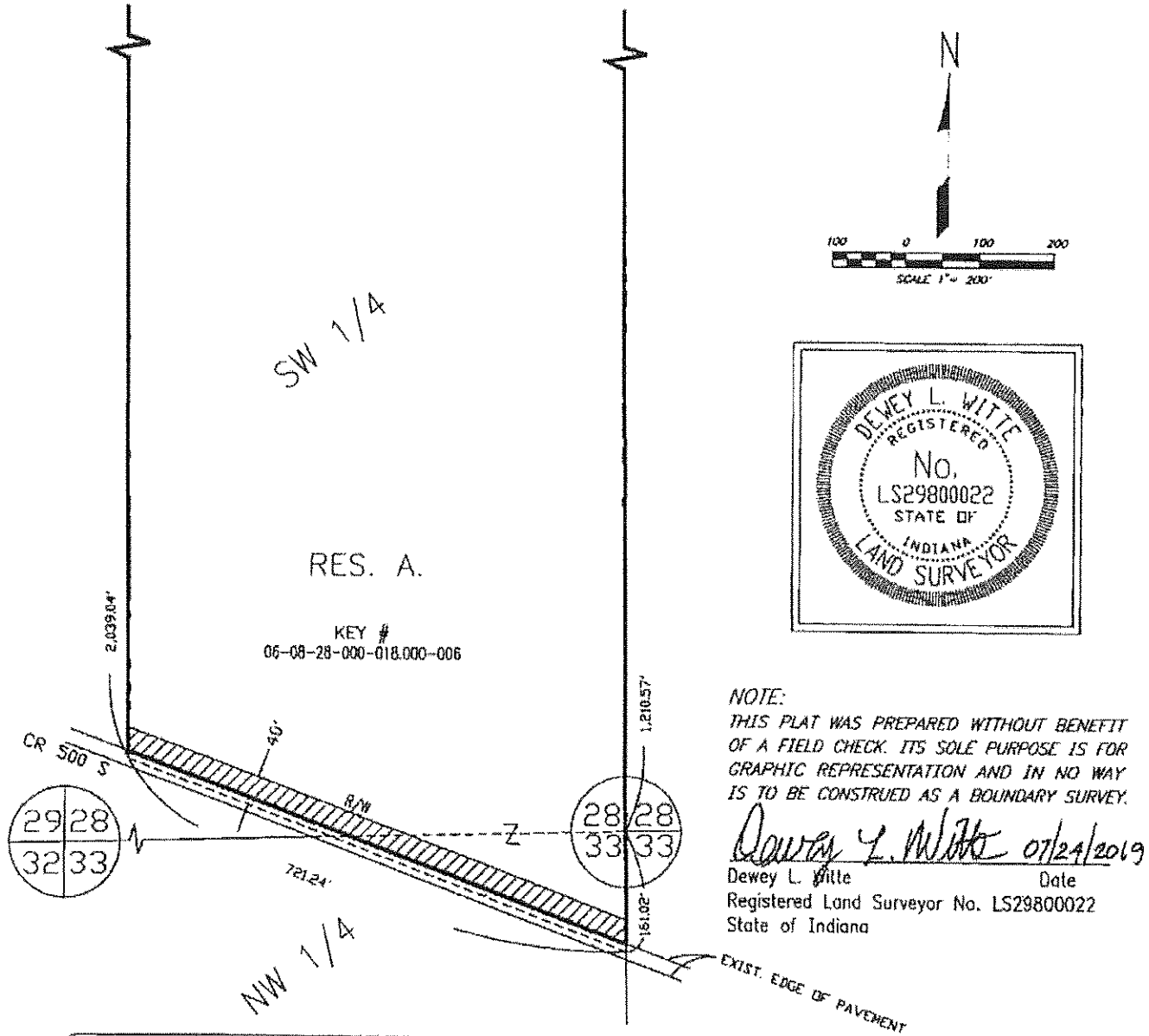


SHEET 1 OF 1

EXHIBIT "B"

R/W PARCEL PLAT

Prepared for the Town of Zionsville, Indiana
by Beam, Longest & Neff L.L.C. (Job #101039/122)



NOTE:
THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A FIELD CHECK. ITS SOLE PURPOSE IS FOR GRAPHIC REPRESENTATION AND IN NO WAY IS TO BE CONSTRUED AS A BOUNDARY SURVEY.

Dewey L. Witte 07/24/2019
Dewey L. Witte — Date
Registered Land Surveyor No. LS29800022
State of Indiana

HATCHING IS THE APPROXIMATE TAKING AREA

OWNER:	*PETERS, THOMAS F. ET UX.*
PARCEL:	*1*
PROJECT:	*CR 500 S - ROAD WIDENING*
ROAD:	*CR 500 S*
COUNTY:	*BOONE*
SECTION:	*28 & 33*
TOWNSHIP:	*18 N.*
RANGE:	*2 E.*

DRAWN BY: D.L. WITTE 07-22-2019
CHECKED BY: E.C. PRICE 7-24-2019

INSTRUMENT #201000004072, DATED 04-16-2010

Dimensions shown are from the above listed Record Documents.

2019010776
Electronic Filing
From: Beam, Longest and N
Thru: Simplifile

2019010776 DEED $25.00
10/23/2019 02:26:10PM 7 PGS
Nicole K. (Nikki) Baldwin
Boone County Recorder IN
Recorded as Presented

Form WD-1
Rev. 2009

WARRANTY DEED

Project: North South Connector
Road: Zionsville Road
Parcel: 19, 11 e
Page: 1 of 3

THIS INDENTURE WITNESSETH, That Thomas F. Peters, the Grantors, of Marion County, State of Indiana Conveys and Warrants to Town of Zionsville, Indiana the Grantee, for and in consideration of the sum of Seventy Three Thousnd Five Hundred Ninety and 00/100 Dollars ($ 73,590.00) (of which said sum $73,590.00 represents land and improvements acquired and $0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Boone, State of Indiana, and being more particularly described in the legal description attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B," both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantors, notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor and all successors and assigns.

As an inducement for the Town of Zionsville, Indiana to close this real estate transaction, the grantor assumes and agrees to pay the 2018 payable 2019 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the Town of Zionsville in the event of any non-payment.

DULY ENTERED
SUBJECT TO FINAL ACCEPTANCE
AUDITOR
BOONE COUNTY, INDIANA
Heather R. Myers
HEATHER R. MYERS
Oct 23 2019 - NW

Interests in land acquired by the
Town of Zionsville, Indiana
1075 W. Parkway Drive
Zionsville, IN 46077
I.C. 8-23-7-31

Project: North South Connector
Road: Zionsville Road
Parcel: 19, 19C
Page: 2 of 3

IN WITNESS WHEREOF, the said Grantor has executed this instrument this 1st day of August, 2019.

Signature Thomas F. Peters (Seal)

Thomas F. Peters

STATE OF INDIANA :
SS:
COUNTY OF Boone :

Before me, a Notary Public in and for said State and County, personally appeared Thomas F. Peters, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be a voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 1st day of August, 2019.

Mark Forcum
Notary Public Signature

Mark Forcum
Printed Name

My Commission expires April 10, 2024

I am a resident of Marion County.

MARK FORCUM
Notary Public, State of Indiana
Marion County
Commission # 683305
My Commission Expires
April 10, 2024

Project: North South Connector
Road: Zionsville Road
Parcel: 19, 19C
Page: 3 of 3

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.

Name: Mark Forum

Printed: Mark Forum

Grantee Tax Mailing Address
Town of Zionsville, Indiana
1075 W. Parkway Drive
Zionsville, IN 46077

This Instrument Prepared By David Brooks 4028-49
Attorney at Law

EXHIBIT "A"

Project: North-South Connector
Parcel: 19 FEE SIMPLE
Key #: 06-08-33-000-005.001-006

A part of the West Half of the Northeast Quarter of Section 33, Township 18 North, Range 2 East, Boone County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right-of-Way Parcel Plat marked Exhibit "B", described as follows: Beginning at a point on the north line of said section North 88 degrees 17 minutes 08 seconds East 1,290.59 feet from the northwest corner of said quarter section, said northwest corner being designated as point "201" on said plat; thence North 88 degrees 17 minutes 08 seconds East 55.00 feet along said north line to the northeast corner of said half-quarter section; thence South 0 degrees 59 minutes 06 seconds East 703.55 feet along the east line of said half-quarter section to the centerline of Whitestown Road (Zionsville Road); thence North 69 degrees 39 minutes 33 seconds West 600.15 feet along said centerline; thence North 20 degrees 25 minutes 43 seconds East 35.31 feet to point "429" designated on said plat; thence South 69 degrees 34 minutes 17 seconds East 150.25 feet to point "428" designated on said plat; thence Southeasterly 144.65 feet along an arc to the right and having a radius of 805.00 feet and subtended by a long chord having a bearing of South 64 degrees 25 minutes 26 seconds East and a length of 144.45 feet to point "427" designated on said plat; thence South 59 degrees 16 minutes 34 seconds East 3.55 feet to point "426" designated on said plat; thence Southeasterly 103.06 feet along an arc to the left and having a radius of 725.00 feet and subtended by a long chord having a bearing of South 63 degrees 20 minutes 54 seconds East and a length of 102.97 feet to point "425" designated on said plat; thence South 86 degrees 07 minutes 57 seconds East 96.64 feet to point "424" designated on said plat; thence North 44 degrees 07 minutes 53 seconds East 44.53 feet to point "423" designated on said plat; thence North 0 degrees 59 minutes 06 seconds West 597.56 feet to the point of beginning and containing 1.234 acres, more or less, inclusive of the presently existing right-of-way, which contains 0.245 acres, more or less.

This description was prepared by Beam, Longest and Neff, L.L.C., for the Town of Zionsville, as part of the North-South Connector Project.

Dewey L. Witte 04/10/2019
Dewey L. Witte Date
Indiana Registered Land Surveyor
License Number LS29800022
Revised 4-9-2019

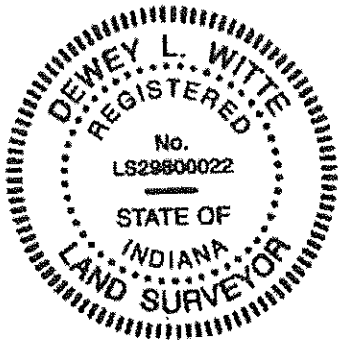


EXHIBIT "A"

Project: North-South Connector
Parcel: 19C FEE SIMPLE
Key #: 06-08-28-000-016.000-006

A part of the Southwest Quarter of the Southeast Quarter of Section 28, Township 18 North, Range 2 East, Boone County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right-of-Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the southeast corner of said quarter-quarter section; thence South 88 degrees 17 minutes 08 seconds West 55.00 feet along the south line of said section; thence North 0 degrees 59 minutes 06 seconds West 0.88 feet to point "561" designated on said plat; thence North 0 degrees 36 minutes 54 seconds West 344.32 feet to point "565" designated on said plat, which point is on the north line of the 5.17-acre tract described in Instrument #201400000511; thence North 88 degrees 17 minutes 08 seconds East 55.01 feet along said north line to the east line of said quarter-quarter section; thence South 0 degrees 36 minutes 54 seconds East 345.20 feet along said east line to the point of beginning and containing 0.436 acres, more or less, inclusive of the presently existing right-of-way, which contains 0.087 acres, more or less.

This description was prepared by Beam, Longest and Neff, L.L.C., for the Town of Zionsville, as part of the North-South Connector Project.

Dewey L. Witte 04/10/2019

Dewey L. Witte — Date
Indiana Registered Land Surveyor
License Number LS29800022
Revised 4-9-2019

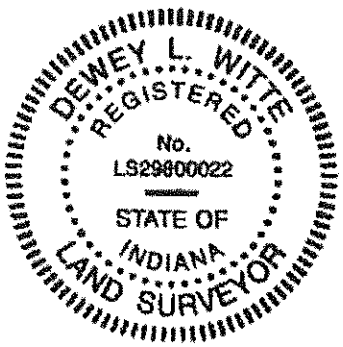
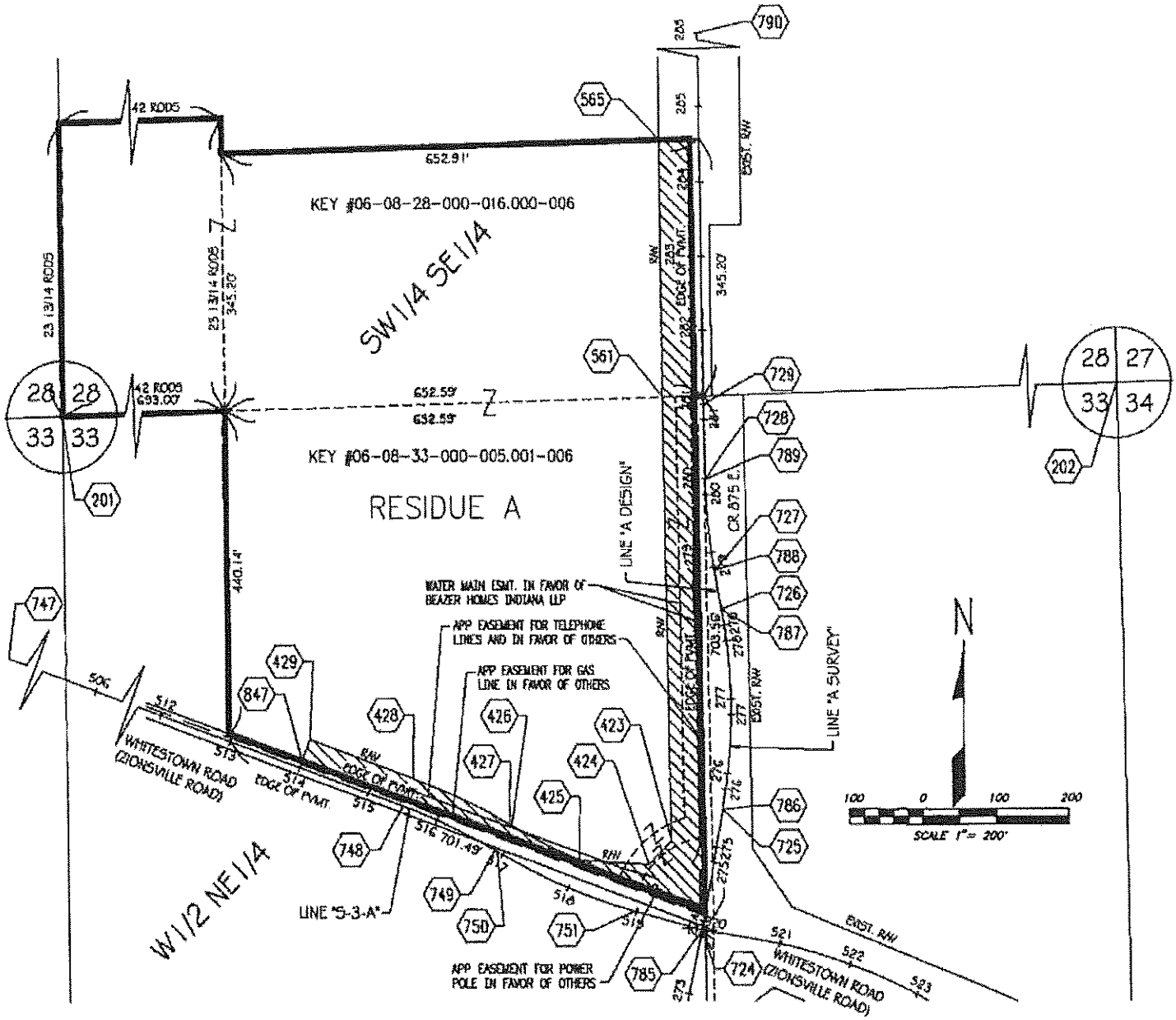


EXHIBIT "B"

R/W PARCEL PLAT

Prepared for the Town of Zionsville, IN
by Beam, Longest & Neff L.L.C. (Job #170064)



HATCHED AREA IS THE APPROXIMATE TAKING

OWNER:	PETERS, THOMAS F.
PARCEL:	19
PROJECT:	NORTH-SOUTH CONNECTOR
ROAD:	CO. RD. 875 E.
COUNTY:	BOONE
SECTION:	33
TOWNSHIP:	18 N.
RANGE:	2 E.

DRAWN BY: E.C. PRICE 7-11-2018
CHECKED BY: D.L. WITTE 8-15-2018

INSTRUMENT #201400000511, DATED 12-31-2013

Dimensions shown are from the above listed Record Documents.

DESIGN REVISION, 4-9-2015, E.C. PRICE

EXHIBIT "B" (cont.)

PARCEL COORDINATE CHART (shown in feet)						
Point	Centerline	Station	Offset	Lt./Rt.	Northing	Easting
201,202,724,725,726 727,728,729,747,748 749,750,751		SEE ROUTE SURVEY, INSTRUMENT #2018005483				
423	A DESIGN	274+97.71	61.88	Lt.	1719701.4897	3171391.3076
424	S-3-A	519+00.00	65.00	Lt.	1719669.5316	3171360.3040
425	S-3-A	518+00.00	40.00	Lt.	1719676.0496	3171263.8894
426	S-3-A	+PC(516+91.26)	40.00	Lt.	1719722.2378	3171171.8611
427	S-3-A	+PT(516+87.71)	40.00	Lt.	1719724.0510	3171168.8102
428	S-3-A	+PC(515+50.25)	40.00	Lt.	1719786.4129	3171038.5119
429	S-3-A	514+00.00	40.00	Lt.	1719838.8558	3170897.7116
561	A DESIGN	281+11.51	56.22	Lt.	1720299.8368	3171381.0197
565	A DESIGN	284+55.83	54.46	Lt.	1720644.1390	3171377.3233
785	A DESIGN	PI(273+87.44)	0.00		1719582.1493	3171433.1019
786	A DESIGN	PC(275+50.43)	0.00		1719742.6631	3171461.4048
787	A DESIGN	PT(278+21.57)	0.00		1720012.3921	3171460.6790
788	A DESIGN	PC(278+74.21)	0.00		1720064.1825	3171451.2596
789	A DESIGN	PT(279+99.72)	0.00		1720188.9525	3171439.0081
790	A DESIGN	POT(288+00.00)	0.00		1720989.1244	3171426.3255
847	S-3-A	514+00.00	9.69	Lt.	1719810.4535	3170887.1328

Stations and Offsets are to control over both North and East Coordinates and Bearings and Distances.

Note: Line "A SURVEY" and Line "S-3-A" are Control Lines and Line "A DESIGN" is a Paper Relocation Line.

SURVEYOR'S STATEMENT

To the best of my knowledge and belief, this plat, together with the 'Location Control Route Survey Plat' recorded as Instrument #2018005483, in the Office of the Recorder of Boone County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 (Rule 12).

DEWEY L. WITTE REGISTERED No. LS29800022 STATE OF INDIANA LAND SURVEYOR

Dewey L. Witte 04/16/2019

Dewey L. Witte Date
Registered Land Surveyor No. LS29800022
State of Indiana

OWNER: PETERS, THOMAS F.
PARCEL: 19
PROJECT: NORTH-SOUTH CONNECTOR
ROAD: CO. RD. 875 E.
COUNTY: BOONE
SECTION: 33
TOWNSHIP: 18 N.
RANGE: 2 E.

DRAWN BY: E.C. PRICE 7-11-2018
CHECKED BY: D.L. WITTE 8-15-2018

BLN
BEAM-LONGEST-NEFF
8126 Castleton Rd. Indianapolis, Indiana 46250
Telephone: (317) 849-5832
www.b-l-n.com

DESIGN REVISION, 4-9-2015, E.C. PRICE

③ 20.00 Meridian Title

Instrument PG 1 OF 3
201000004072

201000004072
Filed for Record in
BOONE COUNTY, INDIANA
MARY ALICE "SAM" BALDWIN, RECORDER
05-10-2010 At 11:41 am.
DEED 20.00

Meridian 1006109

Parcel No. 019-71780-00

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE WITNESSETH, that Rana Fedor, as Personal Representative of the Estate of Rosemary B. Rudwolis (Grantor), conveys and warrants to Thomas F. Peters and Andrea R. Peters, Husband and Wife (Grantees), for the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Boone County, Indiana:

PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST IN BOONE COUNTY INDIANA BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE ON THE EAST LINE OF SAID NORTHWEST QUARTER SOUTH 00 DEGREES 24 MINUTES 27 SECONDS EAST 161.02 FEET (ASSUMED BEARING) TO THE CENTERLINE OF ZIONSVILLE ROAD; THENCE ON SAID CENTERLINE NORTH 69 DEGREES 11 MINUTES 58 SECONDS WEST 721.24 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE ON SAID WEST LINE NORTH 00 DEGREES 10 MINUTES 29 SECONDS WEST 2039.04 FEET TO THE SOUTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200800001926; THENCE ON SAID SOUTH LINE THE FOLLOWING 11 COURSES:

1) **THENCE SOUTH 36 DEGREES 19 MINUTES 06 SECONDS EAST 153.02 FEET;**
2) **THENCE SOUTH 35 DEGREES 47 MINUTES 38 SECONDS EAST 103.01 FEET;**
3) **THENCE SOUTH 36 DEGREES 27 MINUTES 40 SECONDS EAST 98.26 FEET;**
4) **THENCE SOUTH 36 DEGREES 45 MINUTES 34 SECONDS EAST 106.73 FEET;**
5) **THENCE SOUTH 35 DEGREES 27 MINUTES 49 SECONDS EAST 111.51 FEET;**
6) **THENCE SOUTH 36 DEGREES 27 MINUTES 43 SECONDS EAST 103.56 FEET;**
7) **THENCE SOUTH 36 DEGREES 26 MINUTES 53 SECONDS EAST 110.28 FEET;**
8) **THENCE SOUTH 36 DEGREES 14 MINUTES 27 SECONDS EAST 87.38 FEET;**
9) **THENCE SOUTH 35 DEGREES 51 MINUTES 20 SECONDS EAST 100.96 FEET;**
10) **THENCE SOUTH 35 DEGREES 49 MINUTES 50 SECONDS EAST 96.64 FEET;**
11) **THENCE SOUTH 36 DEGREES 45 MINUTES 13 SECONDS EAST 73.33 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 09 MINUTES 04 SECONDS EAST 1210.57 FEET TO THE POINT OF BEGINNING, CONTAINING 26.35 ACRES MORE OR LESS.**

T/C # 1006109

DULY ENTERED FOR TAXATION
5-10-10
Melody Pond
SUBJECT TO FINAL ACCEPTANCE
AUDITOR, BOONE COUNTY

ALSO:

PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST IN BOONE COUNTY INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE ON SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTH 88 DEGREES 56 MINUTES 56 SECONDS WEST (ASSUMED BEARING) 403.30 FEET TO THE CENTERLINE OF ZIONSVILLE ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ON SAID CENTERLINE NORTH 69 DEGREES 11 MINUTES 58 SECONDS WEST 288.67 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 10 MINUTES 29 SECONDS EAST 107.46 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 88 DEGREES 56 MINUTES 56 SECONDS EAST 269.57 FEET TO THE POINT OF BEGINNING, CONTAINING 0.33 ACRES, MORE OR LESS.

More commonly known as: vacant land Zionsville Road, Zionsville, Indiana 46077

Subject to all legal highways, rights-of-way, easements and restrictions of record. Subject to all taxes now a lien and to become a lien thereon.

Decedent, Rosemary D. Rudwolis, died testate on April 7, 2006. On April 12, 2006, Grantor was appointed Personal Representative of Rosemary D. Rudwolis' Estate and granted Letters Testamentary for the Unsupervised Administration of Rosemary D. Rudwolis' Estate.

IN WITNESS WHEREOF, Grantor is making this conveyance under the laws of Indiana as Personal Representative of the Estate of Rosemary D. Rudwolis, and has executed this Deed this 16th day of April, 2010.

Rana Fedor, Personal Representative

Rana Fedor, Personal Representative of
The Estate of Rosemary D. Rudwolis

STATE OF INDIANA)
) SS:
COUNTY OF BOONE)

BEFORE ME, the undersigned Notary Public in and for said county and state, this 16th day of April, 2010, personally appeared Rana Fedor, Personal Representative of the Estate of Rosemary D. Rudwolis, 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 16th day of April, 2010.

Ann M. Schneider
Ann M. Schneider

My commissions expires: May 14, 2011
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.

Ann M. Schneider
Ann M. Schneider

This instrument prepared by: Attorney Ann M. Schneider, Atty. No. 23125-49, Kirtley, Taylor, Sims, Chadd & Minnette, P.C., 117 West Main Street, Lebanon, Indiana 46052, Telephone: (765) 483-8549

Send tax statements to: Grantees, 8437 East 500 South, Zionsville, Indiana 46077

Grantor's Address: Rana Fedor, Personal Representative of the Estate of Rosemary B. Rudwolis, 1481 North 750 East, Whitestown, Indiana 46075

(2)
18.00
Abstract & Title Warranty

Instrument PG 1 OF 2
201400000511

201400000511
Filed for Record in
BOONE COUNTY, INDIANA
NICOLE K.(NIKKI) BALDWIN, RECORDER
01-21-2014 At 01:36 pm.
DEED 18.00

LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH that **STATE BANK OF LIZTON** ("Grantors") conveys, transfers and specially warrants to **THOMAS F. PETERS** ("Grantee"), for one dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following-described real estate located in Boone County, Indiana:

TRACT 1
COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST, AND RUN THENCE EAST 42 RODS, THENCE NORTH 23 13/14 RODS, THENCE WEST 42 RODS, THENCE SOUTH 23 13/14 RODS TO THE PLACE OF BEGINNING.

TRACT 3
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH RANGE 2 EAST, LOCATED IN BOONE COUNTY INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE SOUTH 88 DEGREES 44 MINUTES 43 SECONDS WEST (ASSUMED BEARING) 652.59 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING, SAID 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING BEING NORTH 88 DEGREES 44 MINUTES 43 SECONDS EAST 693.00 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 09 MINUTES 04 SECONDS WEST 345.20 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE NORTH 88 DEGREES 44 MINUTES 43 SECONDS EAST 652.91 FEET TO A MAG NAIL; THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS EAST 345.20 FEET ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING, CONTAINING 5.17 ACRES, MORE OR LESS.

TRACT 4
A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST IN BOONE COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE NORTH 88 DEGREES 44 MINUTES 43 SECONDS EAST (ASSUMED BEARING) 693.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 88 DEGREES 44 MINUTES 43 SECONDS EAST 652.59 FEET TO A MAG NAIL AT THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 31 MINUTES 36 SECONDS EAST 703.56 FEET ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER TO A MAG NAIL ON THE CENTERLINE OF ZIONSVILLE ROAD; THENCE NORTH 69 DEGREES 11 MINUTES 58 SECONDS WEST 701.49 FEET ALONG THE CENTERLINE OF ZIONSVILLE ROAD TO A MAG NAIL; THENCE NORTH 00 DEGREES 24 MINUTES 27 SECONDS WEST 440.14 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING, CONTAINING 8.57 ACRES, MORE OR LESS.

DULY ENTERED FOR TAXATION
1-21-2014
Deanna Williams
SUBJECT TO FINAL ACCEPTANCE
AUDITOR, BOONE COUNTY

Subject to all legal highways, rights-of-way, easements and restrictions of record.
Subject to all taxes now a lien and to become a lien thereon.

NOTE: There is no "Tract 2" included in this conveyance.

The undersigned person executing this deed on behalf of Grantor represents and certifies that s/he is an authorized representative and agent of Grantor entity and has been fully empowered by proper resolution of Grantor entity to execute and deliver this deed; that Grantor has full legal capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

Grantor covenants with Grantee that Grantor has good, right and lawful authority to sell and convey the real estate described herein and Grantor covenants and warrants that the real estate is free of any encumbrance made or suffered by Grantor (except any set forth above). Grantor further warrants title to the subject real estate for any acts of Grantor and will defend such title against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed this Deed this 31st day of December 2013.

STATE BANK OF LIZTON

By: _____
Printed: Peter E. Moyer
Title: SVP/CFO

Send tax statements to Grantee at: 3437 E. 500 S. Zionsville In 46077.
Grantee address: Same As Above.

STATE OF INDIANA)
) SS:
COUNTY OF HENDRICKS)

Before me, a Notary Public in and for said County and State, personally appeared PETER I MOYER, the SVP of State Bank of Lizton, who acknowledged the execution of the foregoing deed and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS my hand and seal this 31st day of December 2013.

My Commission Expires:
8/10/2016

Signature of Notary Public

AMY E. HANNA
Printed Name of Notary Public

County of Residence:
Marion

AMY E. HANNA
Marion County
My Commission Expires
August 10, 2016

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 (Andrew P. Kult).

This instrument was prepared by Andrew P. Kult, Attorney-at-Law, COMER LAW OFFICE, LLC, P.O. Box 207, Danville, IN 46122.

ZCS/PETERS REZONE PETITION

PARCEL MAP SUMMARY

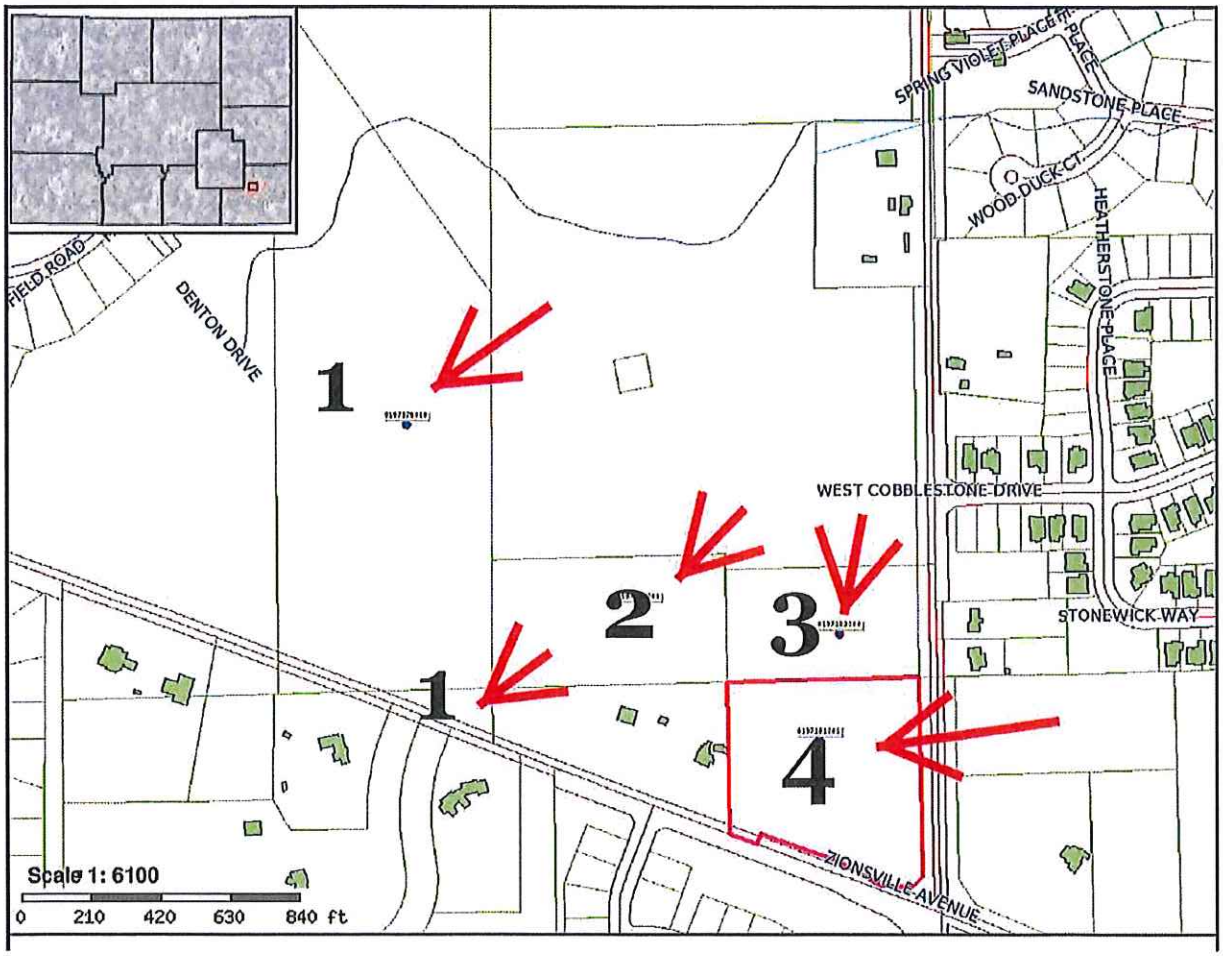
Parcel 1 on the attached exhibit is Tax Parcel 0197178000. It appears as two parcels on the Boone County GIS map. It is described in the Personal Representative's Deed-Instrument 201000004072.

Parcel 2 on the exhibit is Tax Parcel 0197179000. It is described in the Limited Warranty Deed-Instrument 201400000511 (Tract 1 in the description).

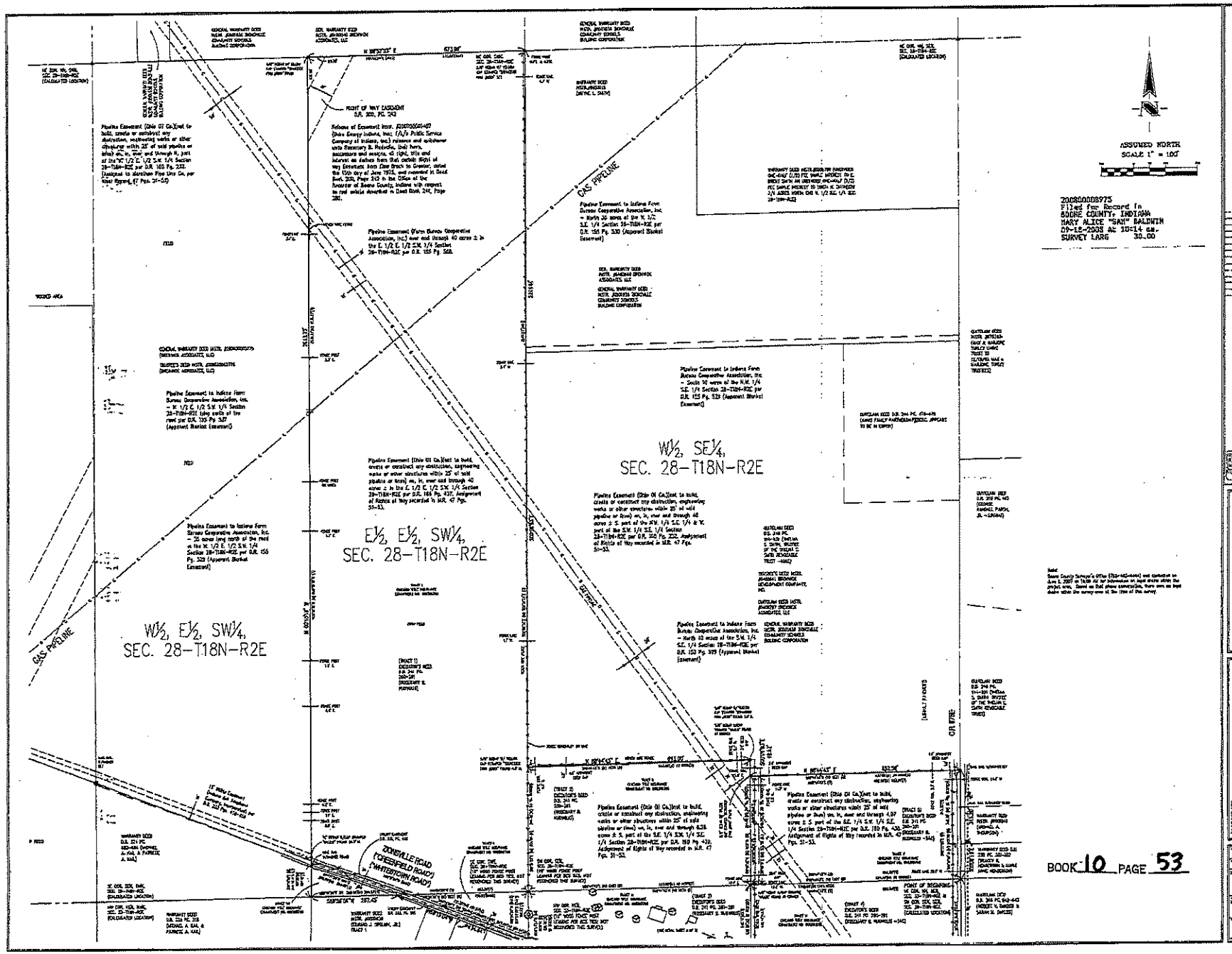
Parcel 3 on the exhibit is Tax Parcel 0197182000. It is described in the Limited Warranty Deed-Instrument 201400000511 as a 5.17 acre tract (Tract 3 in the description). This was modified by a Grant of Right-of-Way recorded as Warranty Deed-Instrument 2019010776. This dedicated 0.436 acres along County Road 875 East, leaving a net area of 4.734 acres.

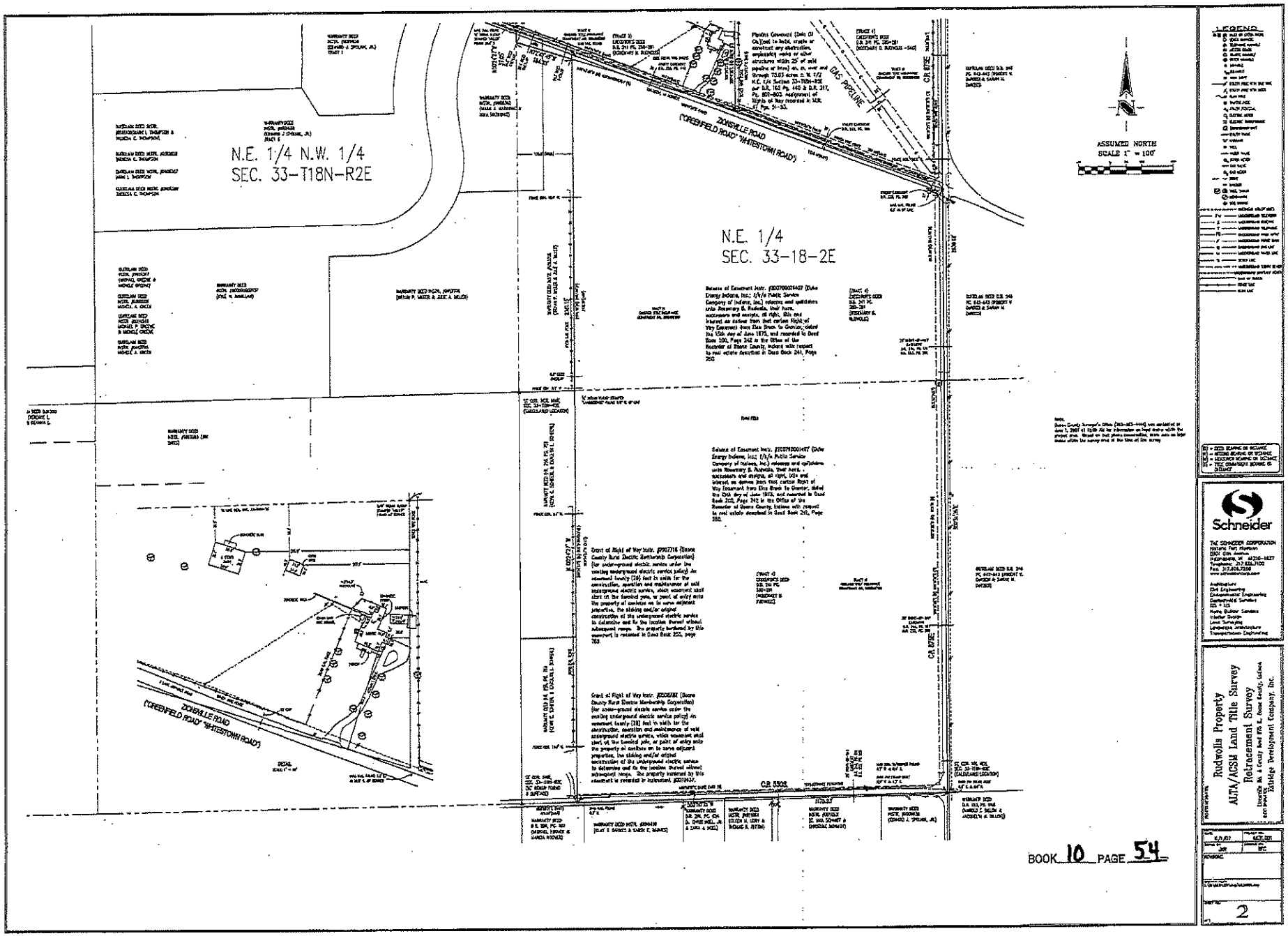
Parcel 4 on the exhibit is Tax Parcel 0197181001. It is described in the Limited Warranty Deed-Instrument 201400000511 as a 8.57 acre tract. This was modified by a Grant of Right-of-Way recorded as Warranty Deed-Instrument 2019010776. This dedicated 1.234 acres along County Road 875 East and Zionsville Avenue, leaving a net area of 7.336 acres.

ZCS/PETERS REZONE PETITION
PARCEL MAP SUMMARY



N


GAS PIPELINE
W½, E½, SW¼,
SEC. 28–T18N–R2E
E½, E½, SW¼,
SEC. 28–T18N–R2E
W½, SE¼,
SEC. 28–T18N–R2E
ZIONSVILLE ROAD
(FORESFIELD ROAD)
(WHITESTOWN ROAD)
ASSUMED NORTH
SCALE 1" = 100'
200800008975
Filed and Time Recorded In
BOONE COUNTY, INDIANA
MARY ALICE "SAM" BALDWIN
09-18-2008 At 10:14 am.
SURVEY LARG 30.00
BOOK 10 PAGE 53
Schneider
Rudrolls Property
ALTA/ACSM Land Title Survey
Retracement Survey
Taylor Development Company, Inc.
1


N.E. 1/4 N.W. 1/4
SEC. 33-T18N-R2E
N.E. 1/4
SEC. 33-18-2E
ZIONSVILLE ROAD
("GREENFIELD ROAD" "WHITESTOWN ROAD")
GAS PIPELINE
ASSUMED NORTH
SCALE 1" = 100'
DETAIL
SCALE 1" = 40'
LEGEND
Schneider
Rudwolis Property
ALTA/ACSM Land Title Survey
Retracement Survey
BOOK 10 PAGE 54
2

Surveyor's Report

I, the undersigned, with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code (Title 12), the following observations and opinions are submitted regarding the various uncertainties in the location of the lines and corners established by this survey as a result of uncertainties in reference monuments, or record descriptions and plats, as lines of occupation and are in accordance with Table A, Optional Survey Responsibilities and Specifications, of the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2016, and pursuant to the accuracy standards as adopted by the Indiana Department of Transportation and the responsible charge in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code. The field work for this survey was performed on May 23, 2022.

I affirm, under the penalties for perjury, that I have taken reasonable care to ascertain, each Social Security number in this document, unless required by law. Lesly Charlestin

Ryan F. Cobb
Indiana Professional Surveyor #80003
April 1, 2022

SURVEY

BOOK 10 PAGE 55

Survey Land Description
Excludes Interest deed and easterly areas as shown on Survey

Part of the South Half of Section 34 and part of the North Half of Section 33, all in Township 18 North, Range 3 East, in Cass Township, Boone County, Indiana, described as follows:

Beginning at the Southeast corner of the East Half of the Northeast Quarter of said Section 33; thence South 00 degrees 21 minutes 22 seconds East (assumed bearing) along the east line thereof a distance of 2,634.69 feet to the northeast corner of the Southeast Quarter of said Section 33; thence South 00 degrees 21 minutes 22 seconds East along the east line of said Southeast Quarter a distance of 1,076.23 feet; thence South 89 degrees 38 minutes 38 seconds West parallel with the north line of said Southeast Quarter a distance of 1,318.15 feet to the east line of the West Half of the Northeast Quarter of said Section 33; thence South 00 degrees 21 minutes 22 seconds East along said east line a distance of 1,317.35 feet to the south line of said Northeast Quarter; thence South 89 degrees 38 minutes 38 seconds West along said south line a distance of 1,318.15 feet to the southwest corner of said Northeast Quarter; thence South 00 degrees 21 minutes 22 seconds East along the east line of said Southwest Quarter a distance of 1,317.35 feet to the southeast corner of said Southwest Quarter; thence South 89 degrees 38 minutes 38 seconds West along the south line of said Southwest Quarter a distance of 1,318.15 feet to the southwest corner of said Southwest Quarter; thence North 00 degrees 21 minutes 22 seconds West along the west line of said Southwest Quarter a distance of 2,634.69 feet to the northwest corner of said Southwest Quarter; thence North 00 degrees 20 minutes 51 seconds West along the west line of said Southeast Quarter a distance of 1,317.35 feet to the southwest corner of said Southeast Quarter; thence North 89 degrees 39 minutes 11 seconds East along the south line of said Southeast Quarter a distance of 1,318.15 feet to the southeast corner of said Southeast Quarter; thence North 00 degrees 20 minutes 51 seconds West along the east line of said Southeast Quarter a distance of 1,317.35 feet to the southwest corner of said Southeast Quarter; thence North 89 degrees 39 minutes 11 seconds East along the south line of said Southeast Quarter a distance of 1,318.15 feet to the Point of Beginning, containing 112.07 acres, more or less.

Notice from Schneider P of Chicago Title Insurance Company Commitment No. 20202270, dated April 2, 2202 (Exception #)

Item #6:
This document does not contain any information regarding the location of the easement and is not shown hereon.

Item #7:
This document does not contain any information regarding the location of this easement and is not shown hereon.

Item #8:
The said estate is subject to a Pipeline Easement and Right-of-Way granted to The Ohio Oil Company recorded as Deed Record 204, page 427 in the Office of the Recorder of Boone County, Indiana, as to, over and through the East half of the East Half of the Southwest Quarter of Section 28, Township 18 North, Range 2 East, in Cass Township, Boone County, Indiana. Assigned to Southern Pipe Line Company by Assignment of Rights of Way recorded in Miscellaneous Record 47, page 21-22. This document contains no plottable easements.

Item #9:
The said estate is subject to a Pipeline Easement and Right-of-Way granted to The Ohio Oil Company recorded as Deed Record 204, page 428 in the Office of the Recorder of Boone County, Indiana, as to, over and through the East half of the East Half of the Southwest Quarter of the Southwest Quarter of Section 28, Township 18 North, Range 2 East, in Cass Township, Boone County, Indiana. Assigned to Southern Pipe Line Company by Assignment of Rights of Way recorded in Miscellaneous Record 47, pages 21-22. This document contains no plottable easements.

Item #10:
The said estate is subject to a Pipeline Easement and Right-of-Way granted to The Ohio Oil Company recorded as Deed Record 188, page 449 and Deed Record 201, pages 236-237, in the Office of the Recorder of Boone County, Indiana, as, to, over and through 4.67 acres, more or less, in South part of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter of Section 28, Township 18 North, Range 2 East, in Cass Township, Boone County, Indiana. Assigned to Southern Pipe Line Company by Assignment of Rights of Way recorded in Miscellaneous Record 47, pages 21-22. This document contains no plottable easements.

Item #11:
The said estate is subject to a Pipeline Easement and Right-of-Way granted to Texas Eastern Transmission Corporation, as recorded as Deed Record 224, page 222 in the Office of the Recorder of Boone County, Indiana, over and through the East half of the East Half of the Southwest Quarter of Section 28, Township 18 North, Range 2 East, in Cass Township, Boone County, Indiana. This instrument contains no plottable easements.

Item #12:
The said estate is subject to an Electric Line Easement and Right of Way recorded in Deed Record 208, page 242, as shown hereon, affected by Revision of Easement recorded as Instrument Number 200700000947. Amended Easement contains no plottable easements.

Item #14:
The said estate is subject to a 10 foot Communication System Utility Easement and Right of Way recorded in Deed Record 233, page 444, as shown hereon.

Item #15:
The said estate is subject to a 10 foot Communication System Utility Easement and Right of Way recorded in Deed Record 233, page 446, as shown hereon.

Item #16:
The said estate is subject to a 120 foot Easement and Right of Way recorded in Deed Record 244, page 211 and in Deed Record 253, page 288, as shown hereon.

Record Description:
(Deed Record 210, Page 348-349)

The west half of the west half of the southwest quarter of Section 28, Township 18 North, Range 2 East. (Tract 1)

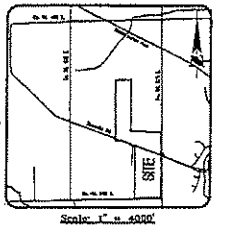
Also, commencing at the southwest corner of the west half of the northwest quarter of Section 28, Township 18 North, Range 2 East, running thence east 43 rods, thence north 28 rods, thence northwesterly on a straight line 44 rods, more or less, to a point 12 rods south of the place of beginning, thence north to the place of beginning, and containing in the land the described pieces, 12 acres, more or less, and containing in all 21 acres, more or less. (Tract 2)

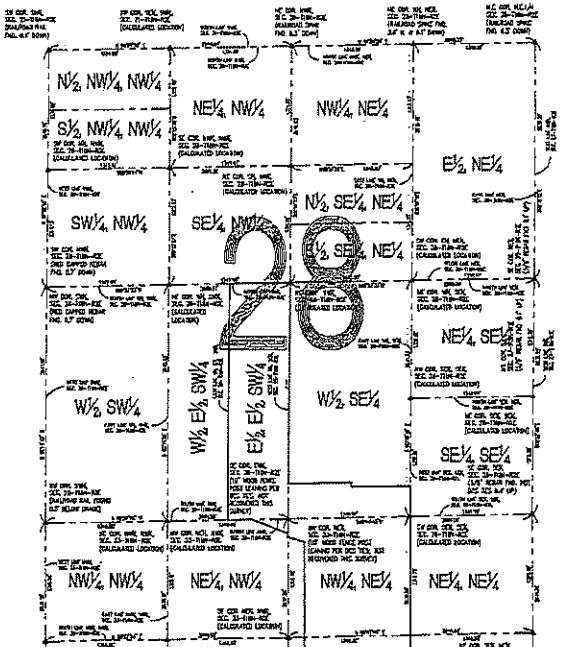
Also, a part of the north end of section 33, Township 19 North, Range 2 East of Boone County, Indiana, more particularly described as follows:

Beginning at the northwest corner of the northwest quarter of said section 33, run thence east along and with the north line thereof 83.53 feet to a point which set forth the present the center line of the Conrail Road; thence southwesterly along and with the center line of the Conrail Road and reflecting last said course and 16 minutes a distance of 624.04 feet, said point being the northwest quarter of aforesaid section 33, and 83.53 feet east of the west line of said quarter section thereof and said west line 1178.54 feet to the point of beginning, containing 2.42 acres, more or less, all in the said Northwest quarter of said Section 33, Township 19 North, Range 2 East, Cass Township, Boone County, Indiana. Subject to Southern Pipe Line Company Assignment of Rights of Way recorded in Miscellaneous Record 47, pages 21-22. This document contains no plottable easements.

Item #17:
The said estate is subject to a Pipeline Easement and Right-of-Way granted to Texas Eastern Transmission Corporation, as recorded as Deed Record 224, page 222 in the Office of the Recorder of Boone County, Indiana, over and through the East half of the East Half of the Southwest Quarter of Section 28, Township 18 North, Range 2 East, in Cass Township, Boone County, Indiana. This instrument contains no plottable easements.

VICINITY MAP





Land Description from Chicago Title Insurance Company Commitment No. 20202270, dated April 2, 2022 (Revision #1)

TRACT I:

PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST AND PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST OF BOONE COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 2 EAST; THENCE ON AND ALONG THE EAST LINE OF SAID NORTHWEST QUARTER SOUTH 00 DEGREES 04 MINUTES 22 SECONDS EAST 1318.15 FEET (BEARINGS REFERRED TO THE GEOGRAPHIC MERIDIAN) TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE SOUTH 00 DEGREES 03 MINUTES 39 SECONDS EAST 1317.35 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE SOUTH 00 DEGREES 03 MINUTES 39 SECONDS EAST 1317.35 FEET TO THE NORTHEAST CORNER OF THE NORTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE SOUTH 00 DEGREES 03 MINUTES 39 SECONDS EAST 1317.35 FEET TO THE POINT OF BEGINNING; CONTAINING 41.26 ACRES, MORE OR LESS.

TRACT II:

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST, AND RUNNING THENCE NORTH 00 DEGREES 13 MINUTES 11 SECONDS WEST 1318.15 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 43 SECONDS EAST (BEARINGS REFERRED TO THE GEOGRAPHIC MERIDIAN) 1318.15 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 11 SECONDS EAST 1318.15 FEET TO THE SOUTH LINE OF SAID SECTION 28; THENCE SOUTH 89 DEGREES 44 MINUTES 43 SECONDS WEST ALONG SAID SOUTH LINE 1318.15 FEET TO THE PLACE OF BEGINNING.

TRACT III:

COMMENCING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 2 EAST; THENCE SOUTH 00 DEGREES 13 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER 1318.15 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE WEST HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 44 MINUTES 43 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH HALF 1318.15 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE NORTH 00 DEGREES 13 MINUTES 11 SECONDS WEST 1318.15 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 44 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 1318.15 FEET TO THE POINT OF BEGINNING; CONTAINING 41.26 ACRES, MORE OR LESS.

TRACT IV:

A PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST OF BOONE COUNTY INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 2 EAST; THENCE NORTH 89 DEGREES 44 MINUTES 43 SECONDS WEST (BEARINGS REFERRED TO THE GEOGRAPHIC MERIDIAN) 1318.15 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE NORTH 00 DEGREES 13 MINUTES 11 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 1318.15 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 44 MINUTES 43 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTH HALF 1318.15 FEET TO THE NORTHEAST CORNER OF SAID SOUTH HALF; THENCE NORTH 00 DEGREES 13 MINUTES 11 SECONDS WEST 1318.15 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 44 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 1318.15 FEET TO THE POINT OF BEGINNING; CONTAINING 41.26 ACRES, MORE OR LESS.

TRACT V:

A PART OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE NORTH 89 DEGREES 44 MINUTES 43 SECONDS EAST (BEARINGS REFERRED TO THE GEOGRAPHIC MERIDIAN) 1318.15 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH 00 DEGREES 13 MINUTES 11 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 1318.15 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 44 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTH HALF 1318.15 FEET TO THE NORTHWEST CORNER OF SAID SOUTH HALF; THENCE SOUTH 00 DEGREES 13 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTH HALF 1318.15 FEET TO THE POINT OF BEGINNING; CONTAINING 39.57 ACRES, MORE OR LESS.

TRACT VI:

A PART OF THE WESTERLY HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST, BOONE COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE SOUTH 89 DEGREES 44 MINUTES 43 SECONDS WEST (BEARINGS REFERRED TO THE GEOGRAPHIC MERIDIAN) ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 1318.15 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "MILLER SURVEYING" FOUND; THENCE NORTH 00 DEGREES 13 MINUTES 11 SECONDS WEST ALONG SAID WESTERLY LINE 1318.15 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "MILLER SURVEYING" FOUND; THENCE NORTH 89 DEGREES 44 MINUTES 43 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER 1318.15 FEET TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "MILLER SURVEYING" FOUND; THENCE SOUTH 00 DEGREES 13 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER 1318.15 FEET TO THE POINT OF BEGINNING; CONTAINING 39.57 ACRES, MORE OR LESS.

TRACT VII:

A PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 2 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 2 EAST; THENCE NORTHERLY 83.53 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE CENTERLINE OF CONRAIL ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTHERLY 83.53 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 13 MINUTES 11 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 1178.54 FEET TO THE CENTERLINE OF CONRAIL ROAD; THENCE NORTH 49 DEGREES 52 MINUTES 23 SECONDS EAST ALONG SAID CENTERLINE 624.04 FEET TO THE POINT OF BEGINNING; CONTAINING 2.42 ACRES, MORE OR LESS.

Note:
Boone County Surveyor's Office (765-483-5446) was contacted on June 1, 2022 at 11:00 am for information on legal drains within the project area. Based on that phone conversation, there are no legal drains within the survey area of the tract of land surveyed.

LEGEND

- FOUND 5/8" REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING"
- FOUND 5/8" REBAR WITH CAP
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- FOUND 1" PIPE
- FOUND MAG NAIL
- FOUND PK NAIL
- FOUND MONUMENT
- FOUND CONC MONUMENT
- UTILITY MARK
- WATER VALVE
- WATER METER
- WELL
- SANITARY MANHOLE
- STORM MANHOLE
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- SIGN
- MAILBOX
- FENCE
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS
- UNDERGROUND WATER
- UNDERGROUND STORM SEWER
- UNDERGROUND SANITARY SEWER
- CREEK OR RIVER
- TREE LINE
- EDGE OF WOODS
- FENCE CORNER
- POST HOLE

Schneider
THE SCHNEIDER CORPORATION
Indianapolis, Fort Wayne
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Indianapolis, IN 46216-1037
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Fax: 317.826.7200
www.schneidercorp.com

Architecture
Civil Engineering
Environmental Engineering
Geotechnical Services
GIS
Land Surveying
Landscape Architecture
Transportation Engineering

Rudwells Property
ALTA/ACSM Land Title Survey
Retracement Survey
Located in the S. Family Road 575 E, Boone County, Indiana
for
Eskridge Development Company, Inc.

DATE	4/1/2022
SCALE	1" = 100'
DRAWN BY	RFC
CHECKED BY	RFC

SHEET NO. 3

ZIONSVILLE PLAN COMMISSION

DOCKET NO. 2020-29-Z

COMMITMENTS CONCERNING THE USE AND DEVELOPMENT OF REAL ESTATE

In accordance with I.C. 36-7-4-1015, Zionsville Community Schools Building Corporation (the "Owner"), seeks to make certain commitments in connection with a Rezone petition for (the "Real Estate"), which real estate is legally described in Exhibit A, as attached hereto and incorporated herein by reference, which Real Estate is commonly known as parcels 0197178000, 0197179000, 0197182000 and 0197181001 and having a property address of 8602 East 500 South, Zionsville, IN 46077.

Owner represents and warrants that the Real Estate is now located within the Town of Zionsville, Indiana, (the "Town") and that as the owner of said Real Estate, the Owner has authority to and hereby does voluntarily make the following COMMITMENTS concerning the use and development of the Real Estate.

STATEMENT OF COMMITMENTS

Owner, upon approval of Docket No. 2020-29-Z by the Zionsville Plan Commission (the "Rezone petition"), voluntarily agrees and commits that said Development Plan Approval shall be conditioned upon the following Commitments:

1. Subject to existing easements and right of ways, Owner commits to dedicating a right-of-way adjacent to E 500 South and along the southern portion of the Real Estate to provide a 55 feet of right-of-way from centerline of E 500 South concurrent with any future plat approvals or development plan approvals.

These COMMITMENTS shall be executed and recorded by the Owner in the Office of the Boone County Recorder, Boone County, Indiana, and shall be considered a covenant running with the land described herein as the Real Estate.

These COMMITMENTS shall be binding on the Owner, subsequent owners of the Real Estate, and other persons or entities acquiring an interest therein (hereinafter collectively the "Owners"). The Owner shall have an affirmative duty to inform any third parties with whom the Owner negotiates for a possible sale, lease, assignment, mortgage, or transfer of the Real Estate of the existence of these COMMITMENTS. In the event any sale, lease, assignment, mortgage, or transfer occurs, the Owner shall ensure that a copy of these COMMITMENTS is incorporated into any such written agreement with the third party. If the Owner fails to comply with the terms of this paragraph and the third party fails to perform and/or comply with these COMMITMENTS, the Town of Zionsville shall be entitled to receive from the Owner and from each entity and/or third party identified above as Owners, jointly and/or severally, any and all

damages which arise from this failure and shall be entitled to injunctive relief to terminate any non-compliances herewith.

These COMMITMENTS may be modified or terminated by a decision of the Town of Zionsville Plan Commission made after a public hearing for which proper notice is given, including hearings for other land use or zoning approvals involving the Real Estate or any portion thereof.

These COMMITMENTS shall be effective upon approval of the relief requested in Plan Commission Docket Number 2020-32-DP by the Zionsville Plan Commission and shall continue in effect until modified or terminated as specified above and/or as prescribed by statute.

These COMMITMENTS may be enforced jointly and/or severally by the Town of Zionsville Plan Commission, the Director of Planning and Economic Development for the Town of Zionsville, the Town and/or owners of any parcel of ground adjoining the Real Estate. Owner and all future owners shall be obligated hereunder to indemnify the Town of Zionsville Plan Commission, the Town (including a successor city or municipality), and hold said entities and their respective authorized representatives, including the Director of Planning and Economic Development for the Town, harmless from any liability, expense (including reasonable attorney fees and court costs), costs, or damages which result from the failure to perform Owner's and/or future owner's obligations under the terms and conditions of these COMMITMENTS. Throughout these COMMITMENTS and reference to "Town" or "Town of Zionsville" shall also include any successor city, municipality, or other governmental body having land use, planning, and zoning jurisdiction over the Real Estate.

In the event it becomes necessary to enforce these COMMITMENTS in a court of competent jurisdiction and the Owner and/or any of the Owners, jointly and/or severally, are found to be in violation of these COMMITMENTS, such violators shall pay all reasonable costs and expenses the Town and the Town's Plan Commission and other authorized representative(s) incur in the enforcement of these COMMITMENTS, including reasonable attorney fees, expert witness fees, and court costs.

Owner and all subsequent owners of all or a portion of the Real Estate shall be obligated hereunder, jointly and/or severally, to indemnify the Town of Zionsville Plan Commission and/or the Town and hold said entities and their respective authorized representative(s), including the Director of Planning and Economic Development for the Town, harmless from any liability, expense (including reasonable attorney fees and court costs), costs or damages which result from failure to perform Owner's and/or Owners' obligations hereunder and/or to comply with the terms and conditions of these COMMITMENTS.

Owner shall be responsible, at its expense, for recording this Statement of Commitments in the Office of the Recorder of Boone County, Indiana, and shall promptly provide the Planning and Economic Development Department of the Town of Zionsville with a copy of such recording as a condition precedent to commencing any work with the Development Plan. These

COMMITMENTS shall be considered a covenant running with the Real Estate, including any portion thereof.

By executing these COMMITMENTS, the Owner represents and warrants that at the time of such execution, owner is the sole owner of all the Real Estate, that execution of these COMMITMENTS shall be binding upon the Owner as to all the particulars herein, and shall be considered a COVENANT running with the land described herein as the Real Estate, including any portion thereof. By the signature affixed below to these COMMITMENTS, Zionsville Community Schools Building Corporation further represents and warrants that the undersigned has full corporate authority to execute these COMMITMENTS on behalf of said corporation and bind owner hereto.

IN WITNESS WHEREOF, Owner has executed this instrument this 17th day of September, 2020.

"OWNER"

Zionsville Community Schools Building Corporation

By: TE Lingafelter
Tom E. Lingafelter, President

STATE OF INDIANA)
) SS:
COUNTY OF Boone)

Before me, a Notary Public in and for said County and State, personally appeared Tom E. Lingafelter, President of Zionsville Community Schools Building Corporation, who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any and all representations therein contained are true.

Witness my hand and Notarial Seal this 17th day of September, 2020.

Signature: Jane Patricia Johnson

Printed: Jane Patricia Johnson

County of Residence: Marion

My Commission expires: 10/30/2027

JANE PATRICIA JOHNSON
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0630546
My Commission Expires Oct 30, 2027

EXECUTED AND DELIVERED in my presence:

Courtney M Elefante
Witness Signature

Courtney M Elefante
Witness Printed Name

STATE OF INDIANA)
) SS:
COUNTY OF BOONE)

Before me, a Notary Public in and for said County and State, personally appeared Courtney Elefante, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Tom E. Lingafelter, President of Zionsville Community Schools Building Corporation in the above-named subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 17th day of September, 2020.

Jane Patricia Johnson
Notary Public's Signature

Commission Expires: 10/30/2027

County of Residence: Marion

Jane Patricia Johnson
Notary Public Printed Name

Prepared by Jon Becker, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46060.

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, /s/ Jon Becker.

Return Deed: Zionsville Community Schools Building Corporation, 900 Mulberry Street, Zionsville, IN 46077

JANE PATRICIA JOHNSON
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0630546
My Commission Expires Oct 30, 2027

EXHIBIT A

Parcels 0197178000 & 0197178002: PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST IN BOONE COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE ON THE EAST LINE OF SAID NORTHWEST QUARTER SOUTH 00 DEGREES 24 MINUTES 27 SECONDS EAST 161.02 FEET (ASSUMED BEARING) TO THE CENTERLINE OF ZIONSVILLE ROAD; THENCE ON SAID CENTERLINE NORTH 69 DEGREES 11 MINUTES 58 SECONDS WEST 721.24 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE ON SAID WEST LINE NORTH 00 DEGREES 10 MINUTES 29 SECONDS WEST 2039.04 FEET TO THE SOUTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 200800001926; THENCE ON SAID SOUTH LINE THE FOLLOWING 11 COURSES:
1) THENCE SOUTH 36 DEGREES 19 MINUTES 06 SECONDS EAST 153.02 FEET;
2) THENCE SOUTH 35 DEGREES 47 MINUTES 38 SECONDS EAST 103.01 FEET;
3) THENCE SOUTH 36 DEGREES 27 MINUTES 40 SECONDS EAST 98.26 FEET;
4) THENCE SOUTH 36 DEGREES 45 MINUTES 34 SECONDS EAST 106.73 FEET;
5) THENCE SOUTH 35 DEGREES 27 MINUTES 49 SECONDS EAST 111.51 FEET;
6) THENCE SOUTH 36 DEGREES 27 MINUTES 43 SECONDS EAST 103.56 FEET;
7) THENCE SOUTH 36 DEGREES 26 MINUTES 53 SECONDS EAST 110.28 FEET;
8) THENCE SOUTH 36 DEGREES 14 MINUTES 27 SECONDS EAST 87.38 FEET;
9) THENCE SOUTH 35 DEGREES 51 MINUTES 20 SECONDS EAST 100.96 FEET;
10) THENCE SOUTH 35 DEGREES 49 MINUTES 50 SECONDS EAST 96.64 FEET;
11) THENCE SOUTH 36 DEGREES 45 MINUTES 13 SECONDS EAST 73.33 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 09 MINUTES 04 SECONDS EAST 1210.57 FEET TO THE POINT OF BEGINNING, CONTAINING 26.35 ACRES MORE OR LESS.

ALSO:
PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST IN BOONE COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE ON SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTH 88 DEGREES 56 MINUTES 56 SECONDS WEST (ASSUMED BEARING) 403.30 FEET TO THE CENTERLINE OF ZIONSVILLE ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ON SAID CENTERLINE NORTH 69 DEGREES 11 MINUTES 58 SECONDS WEST 288.67 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 10 MINUTES 29 SECONDS EAST 107.46 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 88 DEGREES 56 MINUTES 56 SECONDS EAST 269.57 FEET TO THE POINT OF BEGINNING, CONTAINING 0.33 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE TOWN OF ZIONSVILLE, INDIANA BY WARRANTY DEED RECORDED MARCH 6, 2020 AS INSTRUMENT NO. 2020002511, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWESTERLY 40 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST IN BOONE COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE ON THE EAST LINE OF SAID NORTHWEST QUARTER SOUTH 00 DEGREES 24 MINUTES 27 SECONDS EAST 161.02 FEET (ASSUMED BEARING) TO THE CENTERLINE OF ZIONSVILLE ROAD; THENCE ON SAID CENTERLINE NORTH 69 DEGREES 11 MINUTES 58 SECONDS WEST 721.24 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE ON SAID WEST LINE NORTH 00 DEGREES 10 MINUTES 29 SECONDS WEST 2039.04 FEET TO THE SOUTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 200800001926; THENCE ON SAID SOUTH LINE THE FOLLOWING 11 COURSES:
1) THENCE SOUTH 36 DEGREES 19 MINUTES 06 SECONDS EAST 153.02 FEET;
2) THENCE SOUTH 35 DEGREES 47 MINUTES 38 SECONDS EAST 103.01 FEET;
3) THENCE SOUTH 36 DEGREES 27 MINUTES 40 SECONDS EAST 98.26 FEET;
4) THENCE SOUTH 36 DEGREES 45 MINUTES 34 SECONDS EAST 106.73 FEET;
5) THENCE SOUTH 35 DEGREES 27 MINUTES 49 SECONDS EAST 111.51 FEET;
6) THENCE SOUTH 36 DEGREES 27 MINUTES 43 SECONDS EAST 103.56 FEET;
7) THENCE SOUTH 36 DEGREES 26 MINUTES 53 SECONDS EAST 110.28 FEET;
8) THENCE SOUTH 36 DEGREES 14 MINUTES 27 SECONDS EAST 87.38 FEET;
9) THENCE SOUTH 35 DEGREES 51 MINUTES 20 SECONDS EAST 100.96 FEET;
10) THENCE SOUTH 35 DEGREES 49 MINUTES 50 SECONDS EAST 96.64 FEET;
11) THENCE SOUTH 36 DEGREES 45 MINUTES 13 SECONDS EAST 73.33 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 09 MINUTES 04 SECONDS EAST 1210.57 FEET TO THE POINT OF BEGINNING.
SAID SOUTHWESTERLY 40 FEET CONTAINS 0.662 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, WHICH CONTAINS 0.132 ACRES, MORE OR LESS.

Containing after said exception, 26.018 acres, more or less.

Parcel 0197179000: COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST, AND RUN THENCE EAST 42 RODS; THENCE NORTH 23 13/14 RODS; THENCE WEST 42 RODS; THENCE SOUTH 23 13/14 RODS TO THE PLACE OF BEGINNING.

Containing 6.28 acres, more or less.

Parcel 0197182000: A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST, LOCATED IN BOONE COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE SOUTH 88 DEGREES 44 MINUTES 43 SECONDS WEST (ASSUMED BEARING) 652.59 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING, SAID 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING BEING NORTH 88 DEGREES 44 MINUTES 43 SECONDS EAST 693.00 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 09 MINUTES 04 SECONDS WEST 345.20 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE NORTH 88 DEGREES 44 MINUTES 43SECONDS EAST 652.91 FEET TO A MAG NAIL; THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS EAST 345.20 FEET ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING, CONTAINING 5.17 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE TOWN OF ZIONSVILLE, INDIANA BY WARRANTY DEED RECORDED OCTOBER 23, 2019 AS INSTRUMENT NO. 2019010776, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST, BOONE COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 88 DEGREES 17 MINUTES 08 SECONDS WEST 55.00 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH 0 DEGREES 59 MINUTES 06 SECONDS WEST 0.88 FEET TO POINT "561" DESIGNATED ON SAID PLAT; THENCE NORTH 0 DEGREES 36 MINUTES 54 SECONDS WEST 344.32 FEET TO POINT "565" DESIGNATED ON SAID PLAT, WHICH POINT IS ON THE NORTH LINE OF THE 5/17-ACRE TRACT DESCRIBED IN INSTRUMENT #201400000511; THENCE NORTH 88 DEGREES 17 MINUTES 08 SECONDS EAST 55.01 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 0 DEGREES 36 MINUTES 54 SECONDS EAST 345.20 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.436 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, WHICH CONTAINS 0.087 ACRES, MORE OR LESS.

Containing after said exception, 4.734 acres, more or less.

Parcel 0197181001: A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST IN BOONE COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE NORTH 88 DEGREES 44 MINUTES 43 SECONDS EAST (ASSUMED BEARING) 693.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST

QUARTER TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 88 DEGREES 44 MINUTES 43 SECONDS EAST 652.59 FEET TO A MAG NAIL AT THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 31 MINUTES 36 SECONDS EAST 703.56 FEET ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER TO A MAG NAIL ON THE CENTERLINE OF ZIONSVILLE ROAD; THENCE NORTH 69 DEGREES 11 MINUTES 58 SECONDS WEST 701.49 FEET ALONG THE CENTERLINE OF ZIONSVILLE ROAD TO A MAG NAIL; THENCE NORTH 00 DEGREES 24 MINUTES 27 SECONDS WEST 440.14 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING, CONTAINING 8.57 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE TOWN OF ZIONSVILLE, INDIANA BY WARRANTY DEED RECORDED OCTOBER 23, 2019 AS INSTRUMENT NO. 2019010776, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST, BOONE COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION NORTH 88 DEGREES 17 MINUTES 08 SECONDS EAST 1,290.59 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, SAID NORTHWEST CORNER BEING DESIGNATED AS POINT "201" ON SAID PLAT; THENCE NORTH 88 DEGREES 17 MINUTES 08 SECONDS EAST 55.00 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE SOUTH 0 DEGREES 59 MINUTES 06 SECONDS EAST 703.55 FEET ALONG THE EAST LINE OF SAID HALF QUARTER SECTION TO THE CENTERLINE OF WHITESTOWN ROAD (ZIONSVILLE ROAD); THENCE NORTH 69 DEGREES 39 MINUTES 33 SECONDS WEST 600.15 FEET ALONG SAID CENTERLINE; THENCE NORTH 20 DEGREES 25 MINUTES 43 SECONDS EAST 35.31 FEET TO POINT "429" DESIGNATED ON SAID PLAT; THENCE SOUTH 69 DEGREES 34 MINUTES 17 SECONDS EAST 150.25 FEET TO POINT "428" DESIGNATED ON SAID PLAT; THENCE SOUTHEASTERLY 144.65 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 805.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 64 DEGREES 25 MINUTES 26 SECONDS EAST AND A LENGTH OF 144.45 FEET TO POINT "427" DESIGNATED ON SAID PLAT; THENCE SOUTH 59 DEGREES 16 MINUTES 34 SECONDS EAST 3.55 FEET TO POINT "426" DESIGNATED ON SAID PLAT; THENCE SOUTHEASTERLY 103.06 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 725.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 63 DEGREES 20 MINUTES 54 SECONDS EAST AND A LENGTH OF 102.97 FEET TO POINT "425" DESIGNATED ON SAID PLAT; THENCE SOUTH 86 DEGREES 07 MINUTES 57 SECONDS EAST 96.64 FEET TO POINT "424" DESIGNATED ON SAID PLAT; THENCE NORTH 44 DEGREES 07 MINUTES 53 SECONDS EAST 44.53 FEET TO POINT "423" DESIGNATED ON SAID PLAT; THENCE NORTH 0 DEGREES 59 MINUTES 06 SECONDS WEST 597.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.234 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, WHICH CONTAINS 0.245 ACRES, MORE OR LESS.

Containing after said exception, 7.336 acres, more or less.

ORDINANCE NO. 2020-_____
OF THE TOWN OF ZIONSVILLE, INDIANA

AN ORDINANCE TO AMEND THE TOWN OF ZIONSVILLE ZONING ORDINANCE FOR THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA

Plan Commission Petition No. 2020-##-Z

WHEREAS, I.C. § 36-7-4, et.seq., empowers the Town of Zionsville Advisory Plan Commission, Boone County, Indiana, to hold public hearings and make recommendations to the Town Council of the Town of Zionsville, Boone County, Indiana, concerning ordinances for the zoning and districting of all lands within the incorporated areas of the Town of Zionsville, Boone County, Indiana; and,

WHEREAS, in accordance with I.C. 36-7-4-600 et. seq., the Town of Zionsville Advisory Plan Commission, Boone County, Indiana conducted a public hearing on _____, 2020 to consider proposal to amend the Town of Zionsville Zoning Ordinance for the Town of Zionsville, Boone County, Indiana, (the "Ordinance"); filed as petition 2020-##-Z; and,

WHEREAS, the Town of Zionsville Advisory Plan Commission certified the proposal to amend the Ordinance to the Town Council of the Town of Zionsville, Boone County, Indiana, with a _____recommendation on _____, 2020 (Exhibit 1); and,

WHEREAS, the Town Council of the Town of Zionsville, Boone County, Indiana, considered the Proposal to amend the Ordinance at its regular meeting on _____, 2020

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA, IN ACCORDANCE WITH I.C. 36-7-4-600, et.seq., AND ALL ACTS AMENDATORY AND SUPPLEMENTAL THERETO, AS FOLLOWS:

Section 1. Official Map Amendment:

(a) The Official Zone Map of the Town of Zionsville Zoning Ordinance is hereby amended to rezone the Property located in the Town of Zionsville, illustrated and

listed on Exhibit A to the attached Certification, from its current (R-SF-2) Residential Zoning District to the (SU-1) Special Use District.

(b) Such Property shall be subject to the conditions and restrictions adopted and imposed by the Zionsville Plan Commission, if any.

(c) The Director of Finance and Records and Staff are directed to comply with Section 194.182 of the Zoning Ordinance by taking all actions required thereby to implement this Zone Map Amendment.

Section 2. Savings Clause: If any title, section, subsection, phrase, clause, sentence, or word of this Ordinance shall for any reason be held invalid or unconstitutional by a court of competent jurisdiction, the remainder of the Ordinance shall not be affected thereby and shall remain in full force and effect.

Section 3. Construction of Clause Headings: The clause headings appearing herein have been provided for convenience and reference and do not purport and shall not be deemed to define, limit or extend the scope or intent of the clause to which they appertain.

Section 4. Repeal of Conflicting Ordinances: The provisions of all other Town ordinances in conflict with the provisions hereof, if any, are of no further force or effect and are hereby repealed.

Section 5. Severability: If any part of this Ordinance shall be held invalid, such part shall be deemed severable and the invalidity thereof shall not affect the remainder of this Ordinance.

Section 6. Duration and Effective Date: The provisions of this Ordinance shall become and remain in full force and effect upon adoption and publication according to Indiana Law and until its repeal by ordinance.

Introduced and filed on the _____ day of _____, 2020. A motion to consider on _____ Reading was sustained by a vote of _____ in favor and _____ opposed, pursuant to Indiana Code 36-5-2-9.8.

DULY PASSED AND ADOPTED this _____ day of _____, 2020, by the Town Council of the Town of Zionsville, Boone County, Indiana, having been passed by a vote of _____ in favor and _____ opposed.

TOWN COUNCIL OF THE TOWN OF ZIONSVILLE,
BOONE COUNTY, INDIANA

	YEA Signature	NAY Signature
Josh Garrett, President		
Bryant Traylor, Vice President		
Brad Burk, Member		
Alexander Choi, Member		
Joe Culp, Member		
Craig Melton, Member		
Jason Plunkett, Member		

I hereby certify that the foregoing Ordinance was delivered to Town of Zionsville Mayor Emily Styron on the _____ day of _____ 2020, at _____ ____ m.

ATTEST: _____
Amelia Lacy, Director
Department of Finance and Records

MAYOR'S APPROVAL

_____ _____
Emily Styron, Mayor **Date**

MAYOR'S VETO

_____ _____
Emily Styron, Mayor **Date**

This document prepared by: Matthew S. Skelton, Esq., Church Church Hittle + Antrim, 2 North 9th Street, Noblesville, IN 46060.

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: Matthew S. Skelton.

EXHIBIT A

"Real Estate"

Parcels 0197178000 & 0197178002: PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST IN BOONE COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE ON THE EAST LINE OF SAID NORTHWEST QUARTER SOUTH 00 DEGREES 24 MINUTES 27 SECONDS EAST 161.02 FEET (ASSUMED BEARING) TO THE CENTERLINE OF ZIONSVILLE ROAD; THENCE ON SAID CENTERLINE NORTH 69 DEGREES 11 MINUTES 58 SECONDS WEST 721.24 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE ON SAID WEST LINE NORTH 00 DEGREES 10 MINUTES 29 SECONDS WEST 2039.04 FEET TO THE SOUTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 200800001926; THENCE ON SAID SOUTH LINE THE FOLLOWING 11 COURSES:
1) THENCE SOUTH 36 DEGREES 19 MINUTES 06 SECONDS EAST 153.02 FEET;
2) THENCE SOUTH 35 DEGREES 47 MINUTES 38 SECONDS EAST 103.01 FEET;
3) THENCE SOUTH 36 DEGREES 27 MINUTES 40 SECONDS EAST 98.26 FEET;
4) THENCE SOUTH 36 DEGREES 45 MINUTES 34 SECONDS EAST 106.73 FEET;
5) THENCE SOUTH 35 DEGREES 27 MINUTES 49 SECONDS EAST 111.51 FEET;
6) THENCE SOUTH 36 DEGREES 27 MINUTES 43 SECONDS EAST 103.56 FEET;
7) THENCE SOUTH 36 DEGREES 26 MINUTES 53 SECONDS EAST 110.28 FEET;
8) THENCE SOUTH 36 DEGREES 14 MINUTES 27 SECONDS EAST 87.38 FEET;
9) THENCE SOUTH 35 DEGREES 51 MINUTES 20 SECONDS EAST 100.96 FEET;
10) THENCE SOUTH 35 DEGREES 49 MINUTES 50 SECONDS EAST 96.64 FEET;
11) THENCE SOUTH 36 DEGREES 45 MINUTES 13 SECONDS EAST 73.33 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 09 MINUTES 04 SECONDS EAST 1210.57 FEET TO THE POINT OF BEGINNING, CONTAINING 26.35 ACRES MORE OR LESS.

ALSO:
PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST IN BOONE COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE ON SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTH 88 DEGREES 56 MINUTES 56 SECONDS WEST (ASSUMED BEARING) 403.30 FEET TO THE CENTERLINE OF ZIONSVILLE ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ON SAID CENTERLINE NORTH 69 DEGREES 11 MINUTES 58 SECONDS WEST 288.67 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 10 MINUTES 29 SECONDS EAST 107.46 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 88 DEGREES 56 MINUTES 56 SECONDS EAST 269.57 FEET TO THE POINT OF BEGINNING, CONTAINING 0.33 ACRES, MORE OR LESS.
EXCEPTING THEREFROM THAT PART CONVEYED TO THE TOWN OF ZIONSVILLE, INDIANA BY WARRANTY DEED RECORDED MARCH 6, 2020 AS INSTRUMENT NO. 2020002511, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWESTERLY 40 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST IN BOONE COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE ON THE EAST LINE OF SAID NORTHWEST QUARTER SOUTH 00 DEGREES 24 MINUTES 27 SECONDS EAST 161.02 FEET (ASSUMED BEARING) TO THE CENTERLINE OF ZIONSVILLE ROAD; THENCE ON SAID CENTERLINE NORTH 69 DEGREES 11 MINUTES 58 SECONDS WEST 721.24 FEET TO THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE ON SAID WEST LINE NORTH 00 DEGREES 10 MINUTES 29
SECONDS WEST 2039.04 FEET TO THE SOUTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 200800001926; THENCE ON SAID SOUTH LINE THE FOLLOWING 11 COURSES:
1) THENCE SOUTH 36 DEGREES 19 MINUTES 06 SECONDS EAST 153.02 FEET;
2) THENCE SOUTH 35 DEGREES 47 MINUTES 38 SECONDS EAST 103.01 FEET;
3) THENCE SOUTH 36 DEGREES 27 MINUTES 40 SECONDS EAST 98.26 FEET;
4) THENCE SOUTH 36 DEGREES 45 MINUTES 34 SECONDS EAST 106.73 FEET;
5) THENCE SOUTH 35 DEGREES 27 MINUTES 49 SECONDS EAST 111.51 FEET;
6) THENCE SOUTH 36 DEGREES 27 MINUTES 43 SECONDS EAST 103.56 FEET;
7) THENCE SOUTH 36 DEGREES 26 MINUTES 53 SECONDS EAST 110.28 FEET;
8) THENCE SOUTH 36 DEGREES 14 MINUTES 27 SECONDS EAST 87.38 FEET;
9) THENCE SOUTH 35 DEGREES 51 MINUTES 20 SECONDS EAST 100.96 FEET;
10) THENCE SOUTH 35 DEGREES 49 MINUTES 50 SECONDS EAST 96.64 FEET;
11) THENCE SOUTH 36 DEGREES 45 MINUTES 13 SECONDS EAST 73.33 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 09 MINUTES 04 SECONDS EAST 1210.57 FEET TO THE POINT OF BEGINNING.
SAID SOUTHWESTERLY 40 FEET CONTAINS 0.662 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, WHICH CONTAINS 0.132 ACRES, MORE OR LESS.

Containing after said exception, 26.018 acres, more or less.

Parcel 0197179000: COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST, AND RUN THENCE EAST 42 RODS; THENCE NORTH 23 13/14 RODS; THENCE WEST 42 RODS; THENCE SOUTH 23 13/14 RODS TO THE PLACE OF BEGINNING.

Containing 6.28 acres, more or less.

Parcel 0197182000: A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST, LOCATED IN BOONE COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE SOUTH 88 DEGREES 44 MINUTES 43 SECONDS WEST (ASSUMED BEARING) 652.59 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING, SAID 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING BEING NORTH 88 DEGREES 44 MINUTES 43 SECONDS EAST 693.00 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 09 MINUTES 04

SECONDS WEST 345.20 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE NORTH 88 DEGREES 44 MINUTES 43SECONDS EAST 652.91 FEET TO A MAG NAIL; THENCE SOUTH 00 DEGREES 05 MINUTES 55 SECONDS EAST 345.20 FEET ALONG THE EAST LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING, CONTAINING 5.17 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE TOWN OF ZIONSVILLE, INDIANA BY WARRANTY DEED RECORDED OCTOBER 23, 2019 AS INSTRUMENT NO. 2019010776, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 2 EAST, BOONE COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 88 DEGREES 17 MINUTES 08 SECONDS WEST 55.00 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH 0 DEGREES 59 MINUTES 06 SECONDS WEST 0.88 FEET TO POINT "561" DESIGNATED ON SAID PLAT; THENCE NORTH 0 DEGREES 36 MINUTES 54 SECONDS
WEST 344.32 FEET TO POINT "565" DESIGNATED ON SAID PLAT, WHICH POINT IS ON THE NORTH LINE OF THE 5/17-ACRE TRACT DESCRIBED IN INSTRUMENT #201400000511; THENCE NORTH 88 DEGREES 17 MINUTES 08 SECONDS EAST 55.01 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 0 DEGREES 36 MINUTES 54 SECONDS EAST 345.20 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.436 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, WHICH CONTAINS 0.087 ACRES, MORE OR LESS.

Containing after said exception, 4.734 acres, more or less.

Parcel 0197181001: A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST IN BOONE COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST; THENCE NORTH 88 DEGREES 44 MINUTES 43 SECONDS EAST (ASSUMED BEARING) 693.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 88 DEGREES 44 MINUTES 43 SECONDS EAST 652.59 FEET TO A MAG NAIL AT THE NORTHEAST CORNER OF THE
WEST HALF OF SAID NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 31 MINUTES 36 SECONDS EAST 703.56 FEET ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER TO A MAG NAIL ON THE CENTERLINE OF ZIONSVILLE ROAD; THENCE NORTH 69 DEGREES 11 MINUTES 58 SECONDS WEST 701.49 FEET ALONG THE CENTERLINE OF ZIONSVILLE ROAD TO A MAG NAIL; THENCE NORTH 00 DEGREES 24 MINUTES 27 SECONDS WEST 440.14 FEET PARALLEL WITH THE
WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING, CONTAINING 8.57 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE TOWN OF ZIONSVILLE, INDIANA BY WARRANTY DEED RECORDED OCTOBER 23, 2019 AS INSTRUMENT NO. 2019010776, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 2 EAST, BOONE COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND

LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION NORTH 88 DEGREES 17 MINUTES 08 SECONDS EAST 1,290.59 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION, SAID NORTHWEST CORNER BEING DESIGNATED AS POINT "201" ON SAID PLAT; THENCE NORTH 88 DEGREES 17 MINUTES 08 SECONDS EAST 55.00 FEET ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID HALF QUARTER SECTION; THENCE SOUTH 0 DEGREES 59 MINUTES 06 SECONDS EAST 703.55 FEET ALONG THE EAST LINE OF
SAID HALF QUARTER SECTION TO THE CENTERLINE OF WHITESTOWN ROAD (ZIONSVILLE ROAD); THENCE NORTH 69 DEGREES 39 MINUTES 33 SECONDS WEST 600.15 FEET ALONG SAID CENTERLINE; THENCE NORTH 20 DEGREES 25 MINUTES 43 SECONDS EAST 35.31 FEET TO POINT "429" DESIGNATED ON SAID PLAT; THENCE SOUTH 69 DEGREES 34 MINUTES 17 SECONDS EAST 150.25 FEET TO POINT "428" DESIGNATED ON SAID PLAT; THENCE SOUTHEASTERLY 144.65 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 805.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 64 DEGREES 25 MINUTES 26 SECONDS EAST AND A LENGTH OF 144.45 FEET TO POINT "427" DESIGNATED ON SAID PLAT; THENCE SOUTH 59 DEGREES 16 MINUTES 34 SECONDS EAST 3.55 FEET TO POINT "426" DESIGNATED ON SAID PLAT; THENCE SOUTHEASTERLY 103.06 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 725.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 63 DEGREES 20 MINUTES 54 SECONDS EAST AND A LENGTH OF 102.97 FEET TO POINT "425" DESIGNATED ON SAID PLAT; THENCE SOUTH 86 DEGREES 07 MINUTES 57 SECONDS EAST 96.64 FEET TO POINT "424" DESIGNATED ON SAID PLAT; THENCE NORTH 44
DEGREES 07 MINUTES 53 SECONDS EAST 44.53 FEET TO POINT "423" DESIGNATED ON SAID PLAT; THENCE NORTH 0 DEGREES 59 MINUTES 06 SECONDS WEST 597.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.234 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY, WHICH CONTAINS 0.245 ACRES, MORE OR LESS.

Containing after said exception, 7.336 acres, more or less.

ZIONSVILLE
FOR ALL THE RIGHT REASONS

Petition Number:	2020-31-RP
Subject Site Address:	19 Lost Run Lane and 20 Lost Run Lane
Petitioner:	Daniel Towriss
Representative:	Roger Burrus
Request:	Petition for Re-Plat to allow for the combining of Lots 19 and 20 as reflected in the Primary Plat of Subdivision Lost Run Farms. A related Vacation Request of two 7.5 feet wide drainage easements located on each side of the shared lot line between Lots 19 & 20 in Lost Run Farm Subdivision is to be heard by the Town Council on September 21, 2020.
Current Zoning:	Urban (R-SF-2) Residential Zoning District
Current Land Use:	Lot 20 is a developed with the Petitioner's primary residence; Lot 19 is undeveloped.
Approximate Acreage:	3.74± acres (total of both lots)
Related Petitions:	2003-04-PP: Primary Plat Approval of Lost Run Farm Subdivision
Exhibits:	Exhibit 1 – Staff Report Exhibit 2 – Aerial Location Map Exhibit 3 – Recorded Secondary Plat identifying the lot line to be removed and the drainage easements to be Vacated Exhibit 4 – Current configuration of Lots 19 & 20 Exhibit 5 – Proposed Re-Plat of Lots 19 & 20 Exhibit 6 – Petitioner's Findings of Fact
Staff Presenter:	Wayne DeLong, AICP, CPM

PROJECT OVERVIEW

Project Location
The subject property is identified as Lots 19 & 20 of the Lost Run Farm Subdivision, located on the southwest corner of the intersection of U.S. 421 and CR 550 South (aka Greenfield Road).

Project Description / Project History
The subject property is currently zoned Urban (R-SF-2) Residential Zoning District. The current lot configuration was established with the Zionsville Plan Commission's approval of the Primary Plat (2003-04-PP) and the recording of the Secondary Plat with the Boone County Recorder on July 26, 2004, as Instrument No. 200409452.

RE-PLAT REVIEW

Subdivision Control Ordinance
This requested re-plat requires no deviations from the Subdivision Control Ordinance.

Zoning Ordinance
The requested re-plat has been reviewed using the standards of the Zionsville Zoning Ordinance and found to be in compliance.

Findings of Fact

The Plan Commission shall make written findings of fact that set forth the reasons for the approval of the vacation petition per Indiana Code 36-7-4-711:

(1) conditions in the platted area have changed so as to defeat the original purpose of the plat;
(2) it is in the public interest to vacate all or part of the plat; and
(3) the value of that part of the land in the plat not owned by the petitioner will not be diminished by the vacation.

Findings as described above are required to be executed as part of the disposition of the Plat request.

PUBLIC POLICY

Comprehensive Plan
The Land Use Map in the Zionsville Comprehensive Plan identifies the area including Lost Run Farm Subdivision as single-family residential - low density. The proposed re-platting of these two parcels into a single lot is consistent with the policies in the Comprehensive Plan.

STAFF COMMENTS

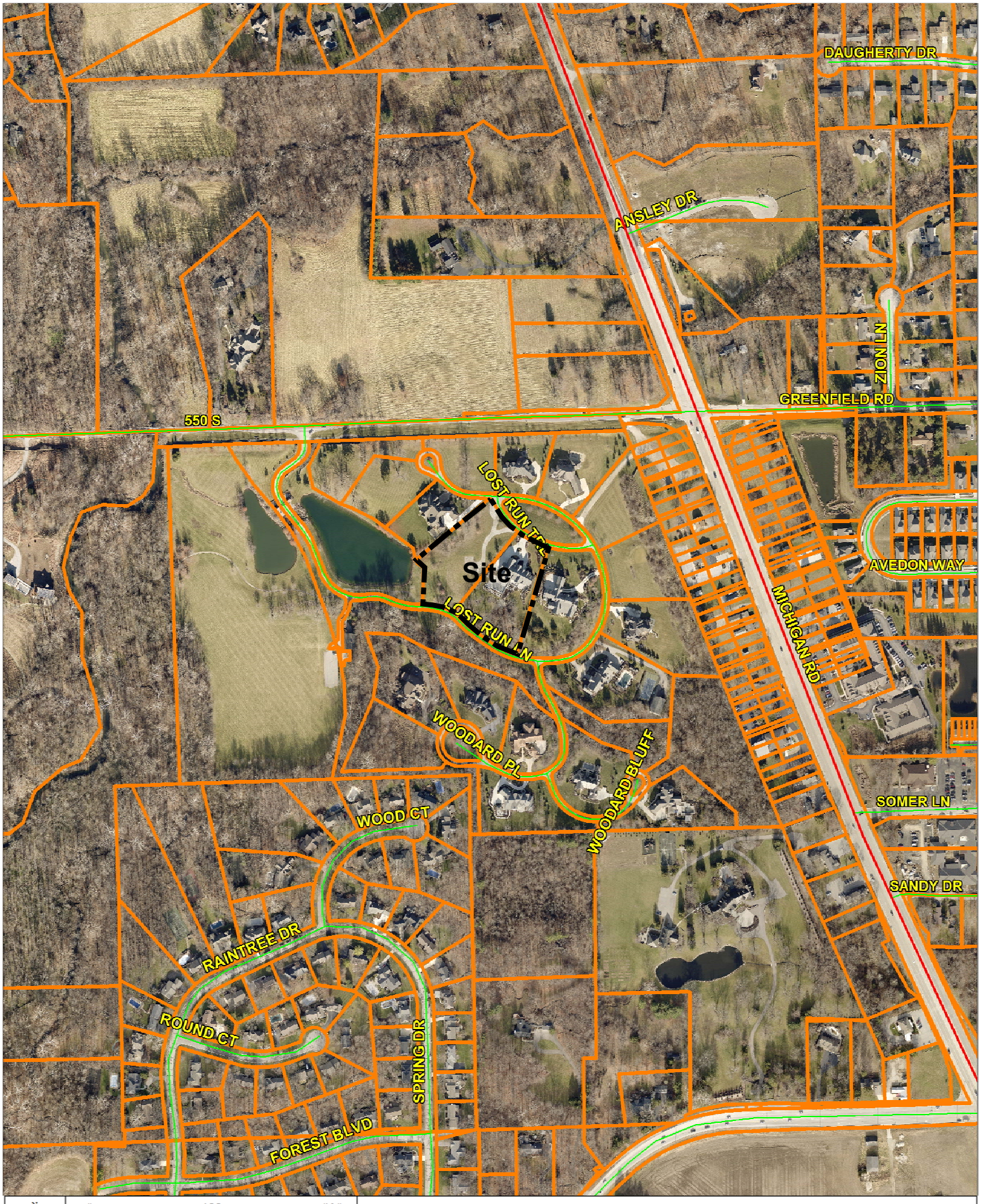
Staff recommends approval of Plan Commission Docket number 2020-31-RP.

RECOMMENDED MOTION

I move to approve that Docket #2020-31-RP Replat, to allow for the combining of Lots 19 and 20 as reflected on the proposed Re-Plat Lots 19 & 20 of Subdivision Lost Run Farms (attached as Exhibit 5) be (Approved based the findings established at the Public Hearing / Conditionally approved based on the findings established at the hearing / Denied / Continued) as presented.

PROCEDURAL NOTES:

Recordation of the proposed re-plat is required prior to building permit issuance.



N
W E
S

0 455 910

1" – 455ft

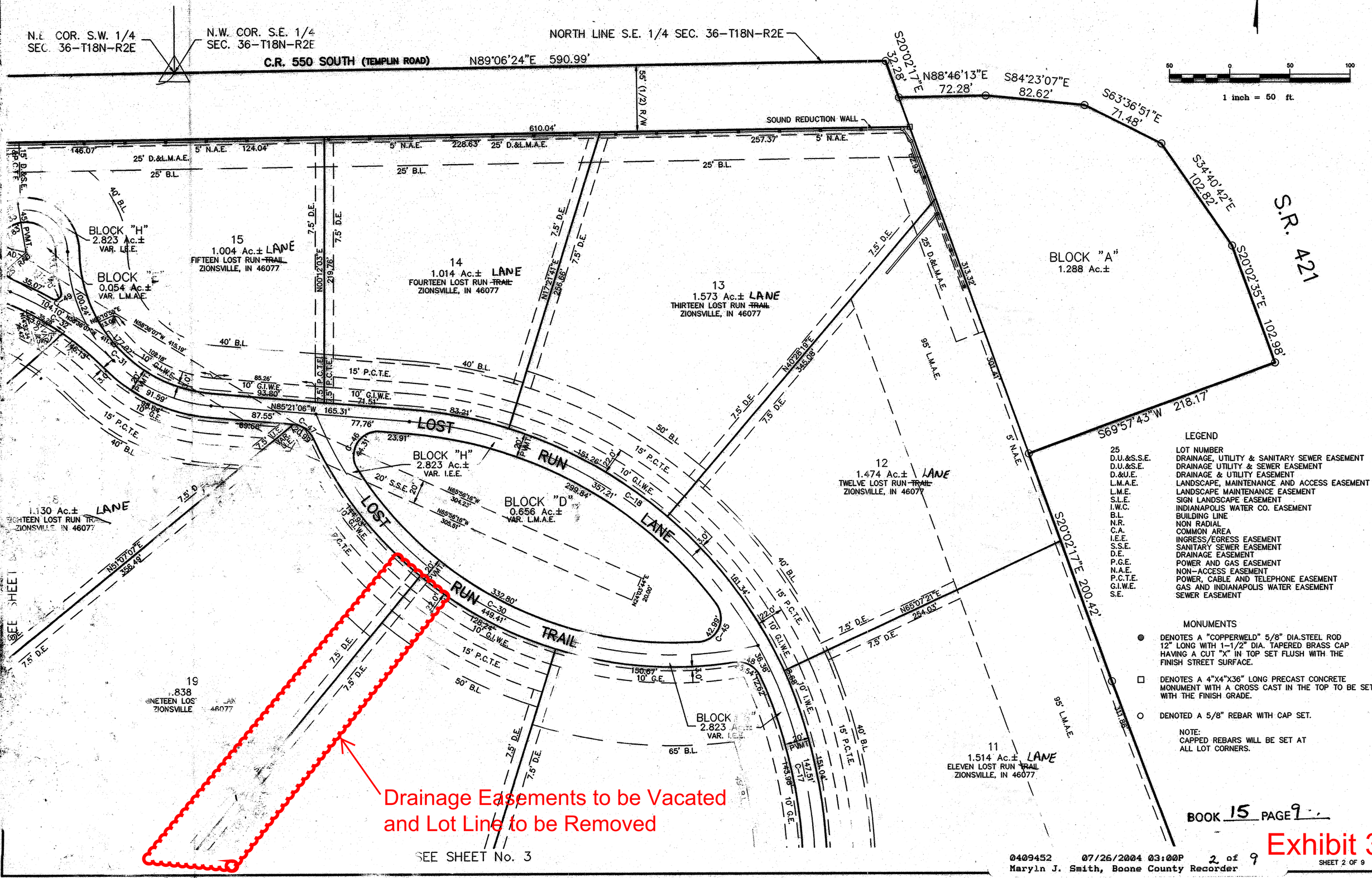
2020-31-RP: Location Map - Exhibit 2

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
9940 ALLISONVILLE ROAD
FISHERS, INDIANA 46038
PHONE: (317)-849-5935
FAX: (317)-849-5942

Developed by:
HIGH GROVE DEVELOPMENT, INC.
10333 N. MERIDIAN ST.
INDIANAPOLIS, IN 46290

LOST RUN FARM

SECONDARY PLAT



LEGEND

25	LOT NUMBER
D.U.&S.S.E.	DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE, MAINTENANCE AND ACCESS EASEMENT
L.M.E.	LANDSCAPE MAINTENANCE EASEMENT
S.L.E.	SIGN LANDSCAPE EASEMENT
I.W.C.	INDIANAPOLIS WATER CO. EASEMENT
B.L.	BUILDING LINE
N.R.	NON RADIAL
C.A.	COMMON AREA
I.E.E.	INGRESS/EGRESS EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
P.G.E.	POWER AND GAS EASEMENT
N.A.E.	NON-ACCESS EASEMENT
P.C.T.E.	POWER, CABLE AND TELEPHONE EASEMENT
G.I.W.E.	GAS AND INDIANAPOLIS WATER EASEMENT
S.E.	SEWER EASEMENT

MONUMENTS

- ● DENOTES A "COPPERWELD" 5/8" DIA.STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP SET FLUSH WITH THE FINISH STREET SURFACE.
- □ DENOTES A 4"X4"X36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP TO BE SET WITH THE FINISH GRADE.
- ○ DENOTED A 5/8" REBAR WITH CAP SET.

NOTE:
CAPPED REBARS WILL BE SET AT ALL LOT CORNERS.

BOOK 15 PAGE 9..

0409452 07/26/2004 03:00P 2 of 9
Maryln J. Smith, Boone County Recorder

Exhibit 3

LOST RUN FARM

SECONDARY PLAT

Drainage Easements to be Vacated & Lot Line to be Removed

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
9940 ALLISONVILLE ROAD
FISHERS, INDIANA 46038
PHONE: (317)-849-5935
FAX: (317)-849-5942

Developed by:
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10333 N. MERIDIAN ST.
INDIANAPOLIS, IN 46290

50 0 50 100

1 inch = 50 ft.

LEGEND

25	LOT NUMBER
D.U.&S.S.E.	DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE, MAINTENANCE AND ACCESS EASEMENT
L.M.E.	LANDSCAPE MAINTENANCE EASEMENT
S.L.E.	SIGN LANDSCAPE EASEMENT
I.W.C.	INDIANAPOLIS WATER CO. EASEMENT
B.L.	BUILDING LINE
N.R.	NON RADIAL
C.A.	COMMON AREA
I.E.E.	INGRESS/EGRESS EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
P.G.E.	POWER AND GAS EASEMENT
N.A.E.	NON-ACCESS EASEMENT
P.C.T.E.	POWER, CABLE AND TELEPHONE EASEMENT
G.I.W.E.	GAS AND INDIANAPOLIS WATER EASEMENT
S.E.	SEWER EASEMENT

MONUMENTS

- ● DENOTES A "COPPERWELD" 5/8" DIA.STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP SET FLUSH WITH THE FINISH STREET SURFACE.
- □ DENOTES A 4"X4"X36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP TO BE SET WITH THE FINISH GRADE.
- ○ DENOTED A 5/8" REBAR WITH CAP SET.

NOTE:
CAPPED REBARS WILL BE SET AT ALL LOT CORNERS.

SEE SHEET No. 2

20
1.908 Ac.±
TWENTY LOST RUN LANE
ZIONSVILLE, IN 46077

21
2.227 Ac.±
TWENTY-ONE LOST RUN LANE
ZIONSVILLE, IN 46077

BLOCK "H"
2.823 Ac.±
VAR. I.E.E.

C.A. #3
3.605 Ac.±
VAR. L.M.A.E.

STORAGE BARN
TWENTY-TWO LOST RUN MEADOW
ZIONSVILLE, IN 46077

LIFT STATION
TWENTY-THREE LOST RUN MEADOW
ZIONSVILLE, IN 46077

LOST RUN LANE

WOODARD PLACE

6
1.739 Ac.±
SIX WOODARD PLACE
ZIONSVILLE, IN 46077

7
1.453 Ac.±
SEVEN WOODARD PLACE
ZIONSVILLE, IN 46077

8
1.211 Ac.±
EIGHT WOODARD PLACE
ZIONSVILLE, IN 46077

5
1.498 Ac.±
FIVE WOODARD PLACE
ZIONSVILLE, IN 46077

BLOCK "F"
0.331 Ac.±
VAR. L.M.A.E.

100 YEAR FLOODWAY DELINEATION
PER PANEL #18011-0095
DATED SEPT. 16, 1982

SEE SHEET No. 6

SEE SHEET No. 8

SEE SHEET No. 4

BOOK 15 PAGE 12

0409452 07/26/2004 03:00P 5 of 9
Maryln J. Smith, Boone County Recorder

Exhibit 3

S:\42015S1\dwg\B001-Plat.dwg, Sheet 5, 7/22/2004 4:53:13 PM, bhuff, 1:1

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
9940 ALLISONVILLE ROAD
FISHERS, INDIANA 46038
PHONE: (317)-849-5935
FAX: (317)-849-5942

Developed by:
HIGH GROVE DEVELOPMENT, INC.
10333 N. MERIDIAN ST.
INDIANAPOLIS, IN 46290

LOST RUN FARM

I, the undersigned Registered Land Surveyor hereby certify that the included plat correctly represents a subdivision as a part of the Southwest and Southeast Quarter of Section 36, Township 18 North, Range 2 East, Eagle Township, Boone County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter Section; thence North 89 degrees 01 minutes 28 seconds East (assumed bearing) along the North line of said Quarter Section 1,524.56 feet to the POINT OF BEGINNING of this description; thence continuing North 89 degrees 01 minutes 28 seconds East along said North line 1,138.84 feet to the Northeast corner of said Southwest Quarter, said point also being the Northwest corner of the said Southeast Quarter Section; thence North 89 degrees 06 minutes 24 seconds East along the North line of the said Southeast Quarter Section 590.99 feet; thence South 20 degrees 02 minutes 17 seconds East 32.28 feet; thence North 88 degrees 46 minutes 13 seconds East 72.28 feet; thence South 84 degrees 23 minutes 07 seconds East 82.62 feet; thence South 63 degrees 36 minutes 51 seconds East 71.48 feet; thence South 34 degrees 40 minutes 42 seconds East 102.82 feet; thence South 20 degrees 02 minutes 35 seconds East 102.98 feet; thence South 69 degrees 57 minutes 43 seconds West 218.17 feet; thence South 20 degrees 02 minutes 17 seconds East 200.42 feet; thence South 20 degrees 21 minutes 17 seconds East 437.59 feet; thence South 21 degrees 11 minutes 07 seconds East 667.79 feet; thence South 89 degrees 37 minutes 19 seconds West 1,162.24 feet to a point on the West line of said Southeast Quarter, said point also being on the East line of Raintree Place, Section Two B recorded in Plat Book Six, Page Three, in the Office of the Recorder of Boone County, Indiana, the following two (2) courses on and along the northern boundary of said Raintree Place Section 2B; (1) North 00 degrees 20 minutes 46 seconds West along the West line of said Quarter Section, 221.94 feet to the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 36; (2) South 89 degrees 09 minutes 31 seconds West along the North line of the Southeast Quarter of the Southwest Quarter of said Section 36, 1,325.54 feet to the Northwest corner of the Southeast Quarter of the Southwest Quarter; thence South 00 degrees 36 minutes 44 seconds East along the West line of the Southeast Quarter of said Southwest Quarter Section 767.82 feet; thence North 89 degrees 34 minutes 25 seconds West 514.33 feet to a point on the thread-line of Little Eagle Creek, the following Sixteen (16) calls being on said thread-line; (1) North 05 degrees 22 minutes 21 seconds West 249.25 feet; (2) North 08 degrees 07 minutes 53 seconds East 221.53 feet; (3) North 12 degrees 51 minutes 18 seconds West 120.46 feet; (4) North 00 degrees 04 minutes 56 seconds East 50.76 feet; (5) North 49 degrees 34 minutes 43 seconds East 34.68 feet; (6) South 70 degrees 34 minutes 33 seconds East 31.21 feet; (7) South 50 degrees 16 minutes 46 seconds East 60.11 feet; (8) South 68 degrees 07 minutes 10 seconds East 57.66 feet; (9) North 50 degrees 31 minutes 49 seconds East 61.84 feet; (10) North 20 degrees 35 minutes 49 seconds East 124.34 feet; (11) North 49 degrees 19 minutes 55 seconds East 137.08 feet; (12) North 67 degrees 27 minutes 30 seconds East 71.75 feet; (13) North 32 degrees 07 minutes 45 seconds East 143.60 feet; (14) North 10 degrees 15 minutes 40 seconds West 118.21 feet; (15) North 17 degrees 57 minutes 58 seconds West 157.04 feet; (16) North 00 degrees 08 minutes 50 seconds West 69.50 feet; thence North 90 degrees 00 minutes 00 seconds East 40.07 feet; thence North 11 degrees 08 minutes 40 seconds East 294.89 feet; thence North 28 degrees 15 minutes 27 seconds East 274.05 feet to the said thread-line of Little eagle Creek, the following Two (2) calls being on said thread-line; (1) North 34 degrees 01 minutes 12 seconds East 65.09 feet; (2) North 05 degrees 03 minutes 41 seconds East 185.28 feet to the place of beginning, containing 80.917 acres, more or less. Subject to all legal highways, rights-of-ways, easements, and restrictions of record.

This subdivision consists of 21 lots numbered 1-21 (both inclusive), 4 Common Areas labeled C.A.#1-4, and 8 Blocks labeled "Block A-H" (both inclusive). The size of lots and width of streets are shown in feet and decimal parts thereof.

I, the undersigned, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that the within plat represents a subdivision of the lands surveyed within the cross referenced survey plat, and that to the best of my knowledge and belief there has been no change from the matters of the survey revealed by the cross-reference survey on any lines that are common with the new subdivision.

Witness my signature this 22ND day of JULY, 2004.

S/42015/legal/summe south
November 25, 2002
(R) KRG (F) GDK
Revised: January 31, 2003
Revised: June 2, 2003
BAH(R) EEF(F)
Revised: June 17, 2004
BAH(R) BMK(F)
Revised: July 15, 2004
BAH(R) EEF(F)

Dennis D. Olmstead
Registered Land Surveyor
No. 900012

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

PLAN COMMISSION APPROVAL

The Building Commissioner of the Town of Zionsville has reviewed this Plat for technical conformity with the standards fixed in the Zionsville Zoning Ordinance and the Zionsville Subdivision Control Ordinance and hereby certifies that this Plat meets all of the minimum requirements of the applicable ordinances and requirements of the Town of Zionsville, Boone County, Indiana.

By: Lana Funkhouser
Printed: LANA FUNKHOUSER
Date: 7/26/04

We, the undersigned, do hereby certify that under authority provided by the Indiana Planning Law, IC 36-7-4, et. seq., enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, the Plat depicted herein is the Plat which was given approval by the Town of Zionsville Plan Commission at a meeting held on the 21st day of April, 2004.

Witness by signature this 26 day of July, 2004

TOWN OF ZIONSVILLE PLAN COMMISSION

Signature: Lana Funkhouser
Printed: LANA FUNKHOUSER
Title: President

Signature: Terry J Jones
Printed: TERRY J JONES
Title: Secretary

S:\42015\1\dwg\B001-Plat.dwg, Sheet 9, 7/22/2004 4:02:53 PM, bhuff, 1:1

SURVEYOR CERTIFICATION

I, Dennis D. Olmstead, hereby certify that:

The within Plat is a representation of the lands surveyed, subdivided and platted under my direct supervision and control and that it is true and correct to the best of my knowledge and belief;

This Subdivision consists of 21 lots, numbered 1 through 21, together with Common Areas, Streets, and Easements as shown on the within Plat;

The size of the Lots, Common Areas and Widths of Streets and Easementare shown in figures denoting feet and decimal parts thereof;

All monuments shown on the within Plat actually exist and their location, size, type and material are accurately shown;

The boundary survey of this plat is in conformity with 865 IAC 1-12; and,

The within Plat complies with the provisions of the Town of Zionsville Subdivision Control Ordinance.

Witness by signature this 22ND day of JULY, 2004

Dennis D. Olmstead
Registered Land Surveyor
No. 900012

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

DULY ENTERED FOR TAXATION
7-26-04
Gretchen Smith
SUBJECT TO FINAL ACCEPTANCE
AUDITOR, BOONE COUNTY

BOOK 15 PAGE 16

0409452 07/26/2004 03:00P 9 of 9
Maryln J. Smith, Boone County Recorder

DEDICATION STATEMENT

We Highgrove Development, Inc. and Lost Run Farms, LLC (jointly and severally, the "Declarant"), do hereby certify that we are the Owner(s) of the real estate property located in the Town of Zionsville, Boone County, Indiana, according to deed recorded in Book ____ Page ____, of the official records of the Recorder of Boone County Indiana, and further described as follows:

Now therefore know all persons by these presents that we do hereby lay off, plat and subdivide said Real Estate in accordance with the within Plat.

This Subdivision shall be known as Lost Run Farm, an addition to the Town of Zionsville, Boone County, Indiana.

All streets, alleys, ways and public open spaces shown on the within Plat, other than Templin Road, are designated as private on the plat and as approved by the Plan Commission shall be privately owned, operated and maintained.

Front building setback lines are hereby established as shown on the within Plat, between which lines and street right-of-way lines no building or structure (except for parking areas, driveways and interior access drives) shall be erected or maintained.

All storm water drainage, water and sanitary sewer easements shown on this Plat are hereby dedicated to the Town of Zionsville exclusively for, and limited to, storm water, drainage, water and sanitary sewer purposes, save and except for those storm water drainage, water, and sanitary sewer easements specifically identified as private on the plat and approved by the Plan Commission to be privately owned operated and maintained. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easement areas of such Lot shall be continuously maintained as a yard area by the Owner of the Lot, except for those improvements which are the responsibility of a public authority or utility company to maintain.

Any dedication of easements to the Town of Zionsville shall be limited to the purposes set forth by specific notation on the Plat or by separate instrument, including the Declaration of Covenants and Restrictions of Lost Run Farm. The plat legend for the location of private easements and dedicated easements merely show the location of the areas for such private easements and dedicated easements on the Plat. Such areas are reserved for the use of the Declarant and for private utilities, public, quasi-public and governmental agencies as set forth in the Declaration of Covenants and Restrictions for Lost Run Farm and this Plat. Any dedication of easements shall be subject to all easements granted by the Declarant or the subsequent developer of Lost Run Farm, including, without limitation, the common service easement and restrictions to be recorded by Declarant or its assigns. In addition, any communication and common services permitted by Declarant or its assigns shall not be allowed to be installed in, over or under the dedicated easements without the prior written consent of the Declarant, or its designees, successors or assigns, which may be granted in their sole and complete discretion.

Within drainage easements, no structure, planting or other material shall be placed or permitted to remain which may change the direction of flood or drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The drainage easement of each Lot and all improvements in the drainage easement, including slope and drainage pattern, shall be continuously maintained as a yard area by the Owner of the Lot, except for those improvements which are the responsibility of a public authority or utility to maintain.

1-1
Town of Zionsville
The first five (5) feet of any utility easement which is located along a street right-of-way shall be reserved for use as a Town of Zionsville utility easement exclusively for sewer and water purposes, and shall be used for the installation and maintenance of fire hydrants, meter pits, and similar appurtenances approved by the Town Engineer. Any utility that has obtained an easement from Declarant or its assigns shall have the right to cross the first five (5) feet of said utility easement at or near perpendicular; provided, however, such right to cross utility easements shall be subject to all easements granted by the Declarant or its successors and assigns, including, without limitation, the common services easements and restrictions to be entered into and recorded by Declarant or its assigns. No other utilities or appurtenances thereto shall be installed within the first five (5) feet of said utility easement without the written approval of the Town Engineer and Declarant or its successors or assigns.

Title to the foregoing real estate is subject to a certain Declaration of Covenants, Conditions and Restrictions of Lost Run Farm dated July 23, 2004 as Instrument Number 0409453, in the Office of the Recorder of Boone County, Indiana, as the same may be amended or supplemented. Such Declaration and the covenants and restrictions set forth therein run with the land described herein and are incorporated herein by reference. Each Owner of the Site depicted on this Plat shall take title to such site subject to the terms and conditions of such Declaration.

In *Witness whereof,* Declarant has executed this instrument this 23rd day of July, 2004.

HIGHGROVE DEVELOPMENT, INC.

By: Richard D. Summe
Printed: Richard D. Summe
Title: President

By: R. Michael Henderson
Printed: R. Michael Henderson
Title: Secretary Treasurer

LOST RUN FARMS, LLC

By: Richard D. Summe
Printed: Richard D. Summe
Title: Member

By: R. Michael Henderson
Printed: R. Michael Henderson
Title: Member

IND501 DRW 686866v1

We hereby lay off and plat this subdivision, which shall be known and designated as Lost Run Farm in the Town of Zionsville, Boone County, Indiana.

This plat is subject to the declaration of covenants, conditions and restrictions of Lost Run Farm recorded as Instrument No. 0409453 and any amendments thereto.

In Testimony whereof, witness the signatures of Owner and Declarant this 23rd day of July, 2004.

Owner/Developer
High Grove Development, Inc.

Richard D. Summe, President

R. Michael Henderson, Secretary Treasurer

State of Indiana)
) SS
County of Marion)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard D. Summe, President, R. Michael Henderson, Secretary Treasurer of High Grove Development, Inc., and acknowledged the execution of this Instrument as his voluntary act and deed and affixed his signature thereto.

Witness my signature and seal this 23rd day of July, 2004.

Notary Public: Charlene S. Lee
Print Name: Charlene S. Lee

County of Residence: Hendricks
My commission expires: July 18, 2006

FORMS/OWNSIGN

Exhibit 3

LOTS 19 AND 20 IN LOST RUN FARM EXHIBIT

STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-3935

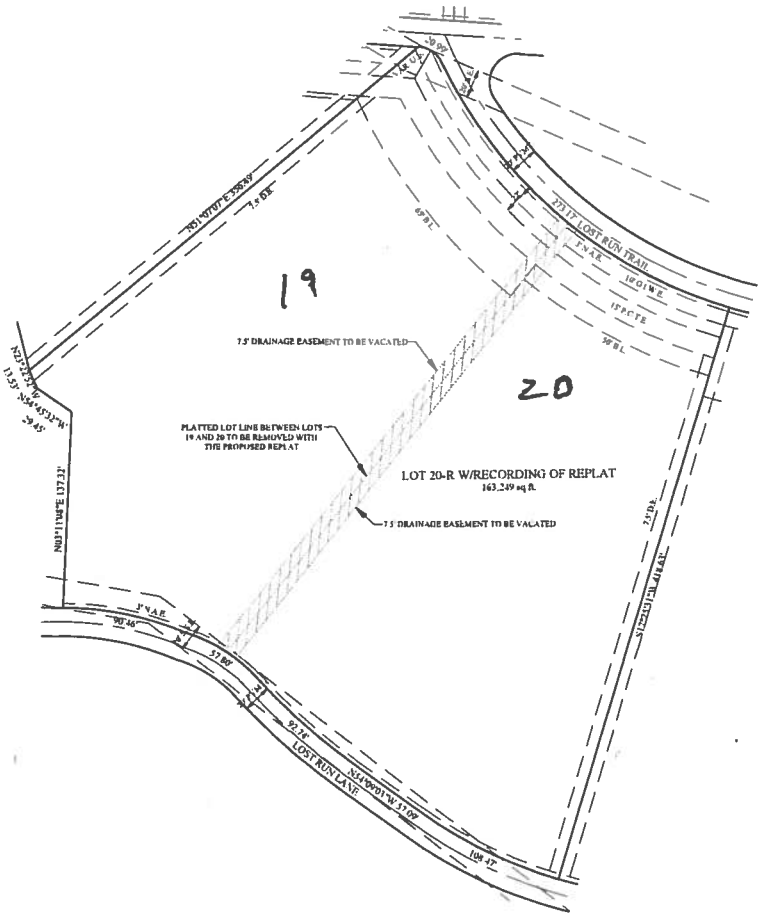
THIS INSTRUMENT PREPARED FOR
DANIEL TOWRISS
20 LOST RUN LANE
ZIONSVILLE, IN 46077
CONTACT: ROGER L. BURRUS, ATTORNEY
317-873-2150
rburrus@burrusdease.com

GRAPHIC SCALE
60' 0 30' 60'
(IN FEET)
1" = 60 FT

LEGEND

N.A.E.	NON-ACCESS EASEMENT
B.L.	BUILDING LINE
P.C.T.E.	POWER, CABLE AND TELEPHONE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
G.I.W.E.	GAS AND INDIANAPOLIS WATER EASEMENT
VAR. U.E.	VARIABLE UTILITY EASEMENT

VICINITY MAP
NOT TO SCALE



JOB NO. 19954
SHEET 1

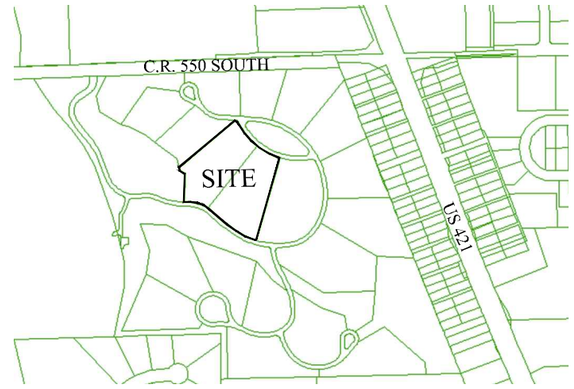
Exhibit 4

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:
DANIEL TOWRISS
20 LOST RUN LANE
ZIONSVILLE, IN 46077
CONTACT: ROGER L. BURRUS, ATTORNEY
317-873-2150
rburrus@burrusandease.com

REPLAT OF LOTS 19 AND 20 LOST RUN FARM

(PREVIOUSLY RECORDED AS INSTRUMENT #0409452, BOOK #15, PAGES #8-16, IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA)



VICINTY MAP
NOT TO SCALE

GRAPHIC SCALE
60' 0 30' 60'
(IN FEET)
1" = 60 FT

LEGEND

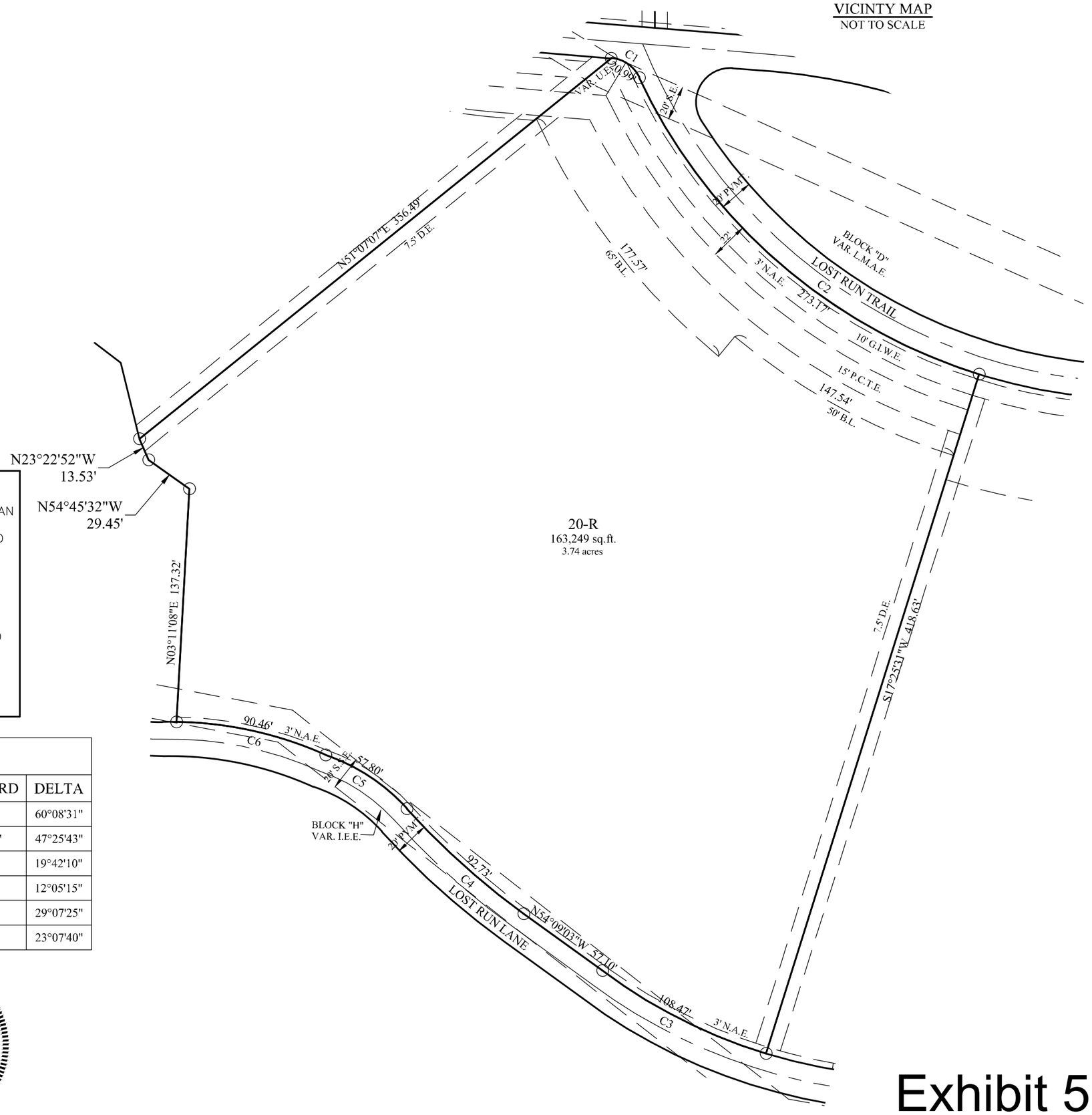
N.A.E.	NON-ACCESS EASEMENT
B.L.	BUILDING LINE
P.C.T.E.	POWER, CABLE AND TELEPHONE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
G.I.W.E.	GAS AND INDIANAPOLIS WATER EASEMENT
VAR. U.E.	VARIABLE UTILITY EASEMENT
VAR. I.E.E.	VARIABLE INGRESS/EGRESS EASEMENT

SUBDIVISION MONUMENTATION

PER INDIANA ADMINISTRATIVE CODE (IAC), TITLE 865 IAC 1-12-18, AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED AND MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.

MONUMENTS SET OR TO BE SET INCLUDE SUBDIVISION PERIMETER CORNERS, CENTERLINE INTERSECTIONS, CENTERLINE POINTS OF CURVATURE, CENTERLINE POINTS OF TANGENCY AND INTERIOR LOT/PARCEL CORNERS (INCLUDING BEGINNING AND ENDS OF CURVES AND THE INTERSECTION OF LOT/PARCEL LINES).

○ DENOTES A 5/8"DIAMETER X 30"LONG REINFORCING BAR (REBAR) WITH CAP STAMPED "S&A FIRM #0008"SET FLUSH WITH THE FINISH GRADE



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	20.99'	20.00'	11.58'	S55°17'06"E	20.04'	60°08'31"
C2	273.17'	330.00'	144.96'	S48°55'58"E	265.44'	47°25'43"
C3	108.47'	315.44'	54.78'	N63°08'38"W	107.94'	19°42'10"
C4	92.73'	439.56'	46.54'	N48°06'25"W	92.56'	12°05'15"
C5	57.80'	113.71'	29.54'	N56°37'30"W	57.18'	29°07'25"
C6	90.46'	224.11'	45.86'	N77°29'45"W	89.85'	23°07'40"

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

Dennis D. Olmstead
Registered Land Surveyor
No. 900012

Exhibit 5

JOB NO. 89954
SHEET 1 OF 2

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:
DANIEL TOWRISS
20 LOST RUN LANE
ZIONSVILLE, IN 46077
CONTACT: ROGER L. BURRUS, ATTORNEY
317-873-2150
rburrus@burrusandease.com

REPLAT OF LOTS 19 AND 20 LOST RUN FARM

(PREVIOUSLY RECORDED AS INSTRUMENT #0409452, BOOK #15, PAGES #8-16,
IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA)

DEDICATION CERTIFICATE

I, the undersigned, Daniel Towriss, owner of the Real Estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby plat and subdivide, said Real Estate in accordance with the within Plat.

This subdivision shall be known and designated as the Re-plat of Lots 19 and 20 in Lost Run Farm. The purpose of this re-plat is to combine Lots 19 and 20 to form Lot 20-R.

Front building setback lines are hereby established as shown on the within Plat, between which lines and street right-of-way lines no building or structure (except for parking areas, driveways and interior access drives) shall be erected or maintained.

All storm water drainage, water and sanitary sewer easements shown on this Plat are hereby dedicated to the Town of Zionsville, save and except for those storm water, drainage, water and sanitary sewer easements specifically identified as private on the plat and approved by the Plan Commission to be privately owned, operated and maintained. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easement areas of each Lot shall be continuously maintained as a yard area by the Owner of the Lot, except for those improvements which are the responsibility of a public authority or utility company to maintain.

The first five (5) feet of any utility easement which is located along a street right-of-way shall be reserved for use as a Town of Zionsville utility easement for sewer and water, shall be used for the installation and maintenance of fire hydrants, meter pits, and similiar appurtenances approved by the Town Engineer. All other utility companies shall have the right to cross the first five (5) feet of said utility easement at or near perpendicular. No other utilities or appurtenances thereto shall be installed within the first five (5) feet of said utility easement without the written approval of the Town Engineer.

Title to the foregoing real estate is subject to a certain Declaration of Covenants and Restrictions of Lost Run Farm, recorded on July 26, 2004, in the Office of the Recorder for Boone County, Indiana, as Instrument #0409453. The original Declaration has been subsequently amended on a number of occasions and ultimately replaced with the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lost Run Farm, recorded on July 12, 2018, in the Office of the Recorder for Boone County, Indiana, as Instrument #2018006153. Such Declaration and the Covenants and Restrictions set forth therein run with the land described herein and are incorporated herein by reference. Each owner of a Lot and/or Common Areas depicted on this plat shall take title to such lot subject to the terms and conditions of such declaration.

Witness our Hands and Seals this _____ day of_____ , 2020

Owner: Lot 20R
Daniel Towriss
20 Lost Run Lane
Zionsville, IN 46077

_____
Daniel Towriss
Owner

State of Indiana)
) SS
County of_____)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Daniel Towriss, owner of Lot 20R in Lost Run Farm and acknowledged the execution of the foregoing instrument as their voluntary act and deed, for the purposes herein expressed.

Witness my signature and seal this _____day of _____,2020.

County of Residence: _____ _____
Notary Public

My Commission Expires:_____ _____
Printed Name

PLAN COMMISSION APPROVAL

The Town Engineer and Building Commissioner of the Town of Zionsville have reviewed this Plat for technical conformity with the standards fixed in the Zionsville Zoning Ordinance and the Zionsville Subdivision Control Ordinance and hereby certifies that this Plat meets all of the minimum requirements of the applicable ordinances and requirements of the Town of Zionsville, Boone County, Indiana.

By: _____ By: _____

Printed: _____ Printed: _____
Building Commissioner
Town of Zionsville,
Boone County, Indiana

Town of Engineer
Town of Zionsville,
Boone County, Indiana

Date: _____ Date: _____

We, the undersigned, do hereby certify that under authority provided by the Indiana Planning Law, IC 36-7-4, et. seq., enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, the Plat depicted herein is the Plat which was given approval by the Town of Zionsville Plan Commission at a meeting held on the _____ day of _____, _____

Witness by signature this _____ day of _____, 2020.

TOWN OF ZIONSVILLE PLAN COMMISSION

Signature_____ Signature _____

Printed_____ Printed _____

Title: President Title: Secretary

I, the undersigned, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that the within plat correctly represents a replat of a previously platted subdivision as cross-referenced herein. To the best of my knowledge and belief, the within Plat complies with the provisions of the Town of Zionsville Subdivision Control Ordinance.

Witness my signature this _____ day of _____, 2020.

_____
Dennis D. Olmstead
Registered Land Surveyor
No. 900012

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

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.

Dennis D. Olmstead, PLS

Exhibit 5

JOB NO. 89954
SHEET 2 OF 2

TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA

FINDINGS OF FACT

Petition for Re-Plat and Vacation of Drainage Easements

The Town of Zionsville Plan Commission (the "Commission"), may **approve / disapprove** a petition for the vacation of all or part of a plat upon finding pursuant to Indiana Code 36-7-4-711, that:

1. The conditions in the platted area have changed so as to defeat the original purpose of the plat because: *Lot 19 has never been developed and is now under common ownership with Lot 20. The 7.5' drainage easements on each side of the common lot line are not needed for any other lots or common areas. Combining the two lots and vacating the drainage easements will allow further improvements and landscaping to be installed.*

2. It is in the public interest to vacate all or part of the plat because:
The public interest will be served by facilitating construction of additional improvements and landscaping, which will add to the assessed value of the property.

3. The value of that part of the land in the plat not owned by the petitioner will not be diminished by the vacation because: *Petitioner owns both lots and there is no impact on any other owner.*

TOWN OF ZIONSVILLE PLAN COMMISSION

The Re-plat and vacation of drainage easements was **APPROVED/DENIED** on the _____ day of _____, 2020, subject to any conditions agreed to at the public hearing and listed in the Letter of Grant.

_____ _____

President, Town of Zionsville Plan Commission

_____ _____

_____ _____

OFFICE USE ONLY:
Petition No. 2020-31-RP
Hearing Date: 2020-09-21
Recommendation:_____

Town of Zionsville

Petition for Plan Commission Approval

1. SITE INFORMATION:
Address of Property: 19 Lost Run Lane and 20 Lost Run Lane, Zionsville
Existing Use of Property: single family residential
Proposed Use of Property: single family residential
Current Zoning: RSF-2 Area in Acres: 1.84+1.90=3.74
Number of lots proposed: 1

2. PETITIONER/PROPERTY OWNER
Petitioner and Owner:
Daniel Towriss
20 Lost Run Lane
Zionsville, IN 46077

3. PETITIONER'S ATTORNEY/CONTACT PERSON AND PROJECT ENGINEER (IF ANY):

Attorney/Contact Person:		**Surveyor/Engineer:**
Name:	Roger L. Burrus BURRUS & SEASE LLP	Dennis Olmstead STOEPPELWERTH & ASSOCIATES, INC.
Address:	410 W. Oak Street Zionsville, IN 46077	7965 E. 106th Street Fishers, IN 46038
Phone Number:	317- 873-2150	(317) 849-5935
Fax Number:	317- 873-2420	
Email:	rburrus@burrusandsease.com	dolmstead@stoeppelwerth.com

4. APPROVAL REQUESTED:
a. Re-plat approval to combine Lots 19 and 20 into new Lot 20-R and vacate the 7.5' drainage easements on each side of the common lot line.

5. ATTACHMENTS:
Legal description, deeds to prove ownership, application fee, proposed re-plat, draft of legal notice, findings.

The undersigned, having been duly sworn on oath states the above information is true and correct as he is informed and believes. Further, the applicant understands tht this project may be assigned engineering review fees, which ar payable upon invoicing. Road and Park Impact Fees are payable upon improvement location permit release.

Signature of Petitioner or Attorney for Petitioner: _____ Date: August 17, 2020.
Roger L. Burrus

State of Indiana)
County of Boone) SS:

Subscribed and sworn to before me this 17th day of August, 2020.

Bonita Jane Kincaid, Notary Public

My Commission expires: Nov. 30, 2022
My county of Residence is Boone

Commission No. NP0659765

NOTARY PUBLIC SEAL STATE OF INDIANA

STATE OF INDIANA	)	BEFORE THE TOWN COUNCIL
	) SS:	OF THE TOWN OF ZIONSVILLE,
COUNTY OF BOONE	)	INDIANA

PETITION FOR VACATION OF DRAINAGE EASEMENT

Daniel Towriss ("Petitioner"), by counsel, Roger L. Burrus, for his Petition for Vacation of Drainage Easement, states as follows:

1. Petitioner is the owner of two (2) adjoining parcels of real estate commonly known as 19 Lost Run Lane and 20 Lost Run Lane, Zionsville, Boone County, Indiana, the legal description of which is:

> Lots numbered 19 and 20 in Lost Run Farm, a subdivision in the Town of Zionsville, Boone County, Indiana, as per plat thereof recorded on July 26, 2004, in Plat Book 15, page 8, as Instrument No. 0409452 and Certificate of Correction recorded November 23, 2004 as Instrument No. 0414448, in the Office of the Recorder of Boone County, Indiana.

2. Petitioner's residence is on Lot 20. Lot 19 is currently unimproved except for a stone aggregate driveway. Petitioner plans to construct and install landscaping including plantings and pathways and other amenities on Lot 19, extending across the common boundary line. Petitioner is also filing a petition with the Zionsville Plan Commission to re-plat Lots 19 and 20 into combined lot "20-R."

3. Pursuant to the Plat for Lost Run Farm, there exists, on both sides of the common boundary line between Lots 19 and Lot 20, platted but unused drainage easements, 7.5' in width on each side of the common boundary line (the "Drainage Easements).

4. Under Indiana Code 36-7-3 et. seq., and IC 6-7-4-711, the Plan Commission has exclusive jurisdiction of the vacation of all or parts of a plat, but the Town Council has jurisdiction and authority over vacation of a public way or place or platted easements. See IC 36-7-3-12, IC 36-7-3-16(a), and Section 5.2 of the Zionsville Subdivision Control Ordinance.

5. The streets in Lost Run Farm subdivision are privately owned and maintained; therefore, the Drainage Easements are not needed for street or other common area drainage.

6. Lot 19 adjoins a retention pond for the Lost Run Farm subdivision, which serves as an outlet for surface water drainage from both Lots 19 and 20. Petitioner is not materially changing the surface water drainage of such lots.

7. Petitioner's counsel has discussed this petition with the management company for the Lost Run Farm Homeowners Association, which indicated they would have no objection to the re-plat or the vacation of the Drainage Easements so long as Petitioner continues to pay lot dues

and assessments for two (2) lots.

8. There are no other property owners abutting the Drainage Easements are there are private roadways at both ends of such easements.

9. To Petitioner's knowledge, the Drainage Easements contain no other easements or municipal utilities. If any public utility is occupying and using all or part of the Drainage Easements, Indiana Code Section 36-7-3-16 provides for the continued use thereof.

10. The Subdivision Control Ordinance requires disposition of this petition prior to the Plan Commission's consideration of the petition to re-plat Lots 19 and 20.

11. Vacation of the Drainage Easements will be of benefit to the Town and Petitioner in that Petitioner will be able to construct additional improvements on his property, adding to the assessed valuation, without any impact on the drainage of such lots.

WHEREFORE, the Petitioner respectfully requests that the Town Council for the Town of Zionsville vacate the Drainage Easements in accordance with Indiana Code Section 36-7-3-12, and for all other proper relief.

Respectfully submitted,

BURRUS & SEASE LLP

By

Roger L. Burrus
Attorney for Petitioner

BURRUS & SEASE LLP
410 W. Oak Street
Zionsville, IN 46077
(317) 873-2150
rburrus@burrusandsease.com

LOTS 19 AND 20 IN LOST RUN FARM EXHIBIT

STOEPPELWERTH & ASSOCIATES INC
THIS INSTRUMENT PREPARED BY
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE. (317) 849-3935

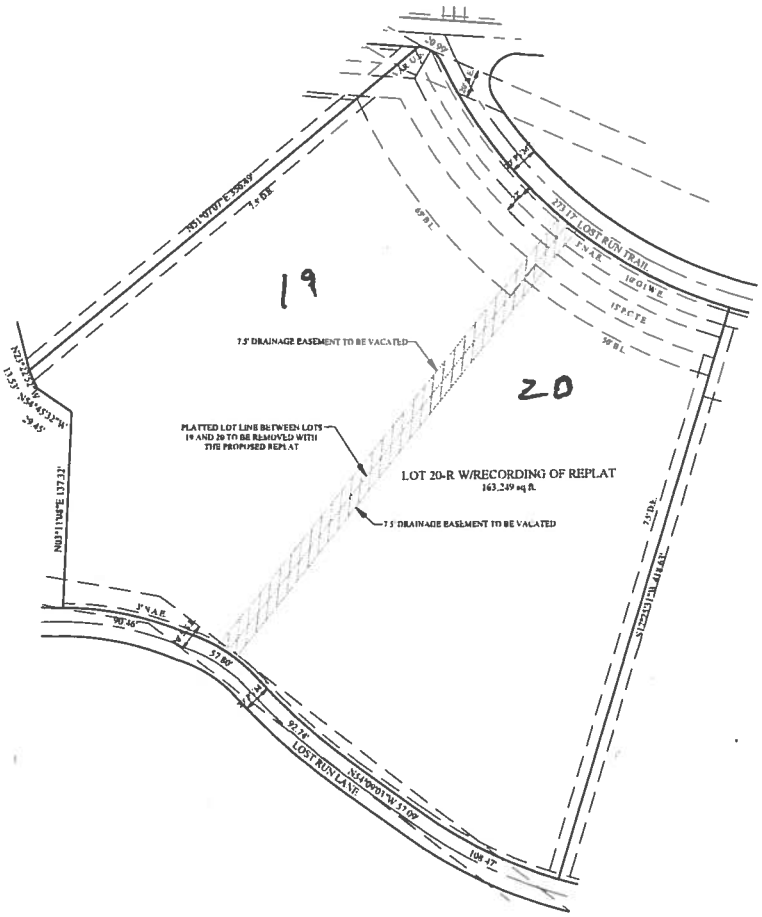
THIS INSTRUMENT PREPARED FOR
DANIEL TOWRISS
20 LOST RUN LANE
ZIONSVILLE, IN 46077
CONTACT: ROGER L. BURRUS, ATTORNEY
317-873-2150
rburrus@burrusdease.com

GRAPHIC SCALE
60' 0 30' 60'
(IN FEET)
1" = 60 FT

LEGEND

N.A.E.	NON-ACCESS EASEMENT
B.L.	BUILDING LINE
P.C.T.E.	POWER, CABLE AND TELEPHONE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
G.I.W.E.	GAS AND INDIANAPOLIS WATER EASEMENT
VAR. U.E.	VARIABLE UTILITY EASEMENT

VICINTY MAP
NOT TO SCALE



JOB NO. 19954
SHEET 1

LRF 19 20

03/30/2018

Legal Descriptions of Lots 19 and 20 in Lost Run Farm

Lot 19, Parcel 0191825019, Address 19 Lost Run Lane, Zionsville

LOT NUMBER 19 IN LOST RUN FARM, A SUBDIVISION OF EAGLE TOWNSHIP, BOONE COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED ON JULY 26, 2004 IN PLAT BOOK 15, PAGE 8, AS INSTRUMENT NO. 0409452 AND CERTIFICATE OF CORRECTION RECORDED NOVEMBER 23, 2004 AS INSTRUMENT NO. 0414448, IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA.

Lot 20, Parcel 0191825020, Address 20 Lost Run Lane, Zionsville

LOT NUMBER 20 IN LOST RUN FARM, A SUBDIVISION IN EAGLE TOWNSHIP, BOONE COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED JULY 26, 2004 IN PLAT BOOK 15, PAGES 8-16 AS INSTRUMENT NO. 0409452, IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA.

2019011824
Electronic Filing
From: Hamilton National T
Thru: Simplifile

2019011824 DEED $25.00
11/18/2019 11:31:59AM 4 PGS
Nicole K. (Nikki) Baldwin
Boone County Recorder IN
Recorded as Presented

Warranty Deed

This Indenture Witnesseth, that Charles David Pagano and Christina Marie Pagano, husband and wife ("Grantor") of Boone County, State of Indiana, CONVEY(S) AND WARRANT(S) to **Daniel Towriss** ("Grantee") of Boone County, in the State of Indiana, for the sum of One and no/100 Dollars ($1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Boone County, State of Indiana, commonly known as 19 Lost Run Lane, Zionsville, IN 46077, and more particularly described as:

See attached Exhibit "A"

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

[SIGNATURE PAGE TO FOLLOW]

DULY ENTERED
SUBJECT TO FINAL ACCEPTANCE
AUDITOR
BOONE COUNTY, INDIANA
Heather R. Myers
HEATHER R. MYERS
Nov 18 2019 - NW

In Witness Whereof, Grantor has caused this deed to be executed this 11th day of Nov, 2019.

Charles D. Pagano

Charles David Pagano

Christina Pagano

Christina Marie Pagano

STATE OF ~~INDIANA~~ (IL)
)
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Charles David Pagano and Christina Marie Pagano, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 11th day of November 2019.

KATHERINE E NAGLE
Official Seal
Notary Public – State of Illinois
My Commission Expires Apr 3, 2021

Signature: Katherine E Nagle Notary Public
Printed: KATHERINE E NAGLE

My Commission Expires: 4-3-2021
My County Of Residence is: COOK (ILLINOIS)

IN1910441

Prepared by and return deed to:
Leslie A. Wagers, Esq.
Near North Title Group, 3755 E. 82nd Street, Suite 25, Indianapolis, IN 46240

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, Leslie A. Wagers.

Grantee mailing address and please send tax statements/notices to:
11541 Willow Springs Dr, Zionsville IN 46077

EXHIBIT "A"

Lot Number 19 in Lost Run Farm, a subdivision in Eagle Township, Boone County, Indiana, as per plat thereof recorded on July 26, 2004 in Plat Book 15, page 8, as Instrument No. 0409452 and Certificate of Correction recorded November 23, 2004 as Instrument No. 0414448, in the Office of the Recorder of Boone County, Indiana.

Parcel No.: 06-08-36-000-001.042-006

2019011776
Electronic Filing
From: Edward Anania, Atto
Thru: Simplifile

2019011776 DEED $25.00
11/15/2019 02:55:19PM 2 PGS
Nicole K. (Nikki) Baldwin
Boone County Recorder IN
Recorded as Presented

WARRANTY DEED

19-620

06-08-36-000-001.024-006 & 019-18250-20

THIS INDENTURE WITNESSETH, That **ANDREW J. SMITH** ("Grantor") CONVEYS AND WARRANTS to **DANIEL TOWRISS** ("Grantee") for the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Boone County, State of Indiana:

Property 1:
LOT NUMBER 20 IN LOST RUN FARM, A SUBDIVISION IN EAGLE TOWNSHIP, BOONE COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED JULY 26, 2004 IN PLAT BOOK 15, PAGES 8-16 AND AS INSTRUMENT NO. 0409452, IN THE OFFICE OF THE RECORDER OR BOONE. COUNTY, INDIANA.

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

The address of such real estate is commonly known as 20 Lost Run Lane, Zionsville, IN 46077.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed and delivered today, this **14th** day of **November 2019**.

Andrew J. Smith

ACKNOWLEDGMENT

STATE OF INDIANA
COUNTY OF MARION

I, a Notary Public, hereby certify that Andrew J. Smith whose name is signed to the foregoing instrument or conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this the 14th day of November, 2019.

Signature of notarial officer

BRADLEY M. MOSS
Notary Public - Seal
Hamilton County - State of Indiana
Commission Number NP0678924
My Commission Expires Mar 22, 2024

DULY ENTERED
SUBJECT TO FINAL ACCEPTANCE
AUDITOR
BOONE COUNTY, INDIANA
Heather R. Myers
HEATHER R. MYERS
Nov 15 2019 - NW

Title and rank

My commission expires:

This instrument prepared by: Michael S. Mahoney, Esq. (28290-49) at request of Title Links, LLC
4630 Lisborn Drive; Carmel, IN 46033

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. **MICHAEL S. MAHONEY**

UNLESS MICHAEL S. MAHONEY AND GRANTOR OR GRANTEE HAVE A WRITTEN, EXECUTED ATTORNEY REPRESENTATION AGREEMENT, THERE IS NO ATTORNEY/CLIENT RELATIONSHIP BETWEEN THE GRANTOR OR GRANTEE AND MICHAEL S. MAHONEY.

Send tax bills to: **20 Lost Run Lane, Zionsville, IN 46077**

Grantee's Mailing Address: **20 Lost Run Lane, Zionsville, IN 46077**

TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA

FINDINGS OF FACT

Petition for Re-Plat and Vacation of Drainage Easements

The Town of Zionsville Plan Commission (the "Commission"), may **approve / disapprove** a petition for the vacation of all or part of a plat upon finding pursuant to Indiana Code 36-7-4-711, that:

1. The conditions in the platted area have changed so as to defeat the original purpose of the plat because: *Lot 19 has never been developed and is now under common ownership with Lot 20. The 7.5' drainage easements on each side of the common lot line are not needed for any other lots or common areas. Combining the two lots and vacating the drainage easements will allow further improvements and landscaping to be installed.*

2. It is in the public interest to vacate all or part of the plat because:
The public interest will be served by facilitating construction of additional improvements and landscaping, which will add to the assessed value of the property.

3. The value of that part of the land in the plat not owned by the petitioner will not be diminished by the vacation because: *Petitioner owns both lots and there is no impact on any other owner.*

TOWN OF ZIONSVILLE PLAN COMMISSION

The Re-plat and vacation of drainage easements was **APPROVED/DENIED** on the _____ day of _____, 2020, subject to any conditions agreed to at the public hearing and listed in the Letter of Grant.

_____ _____

President, Town of Zionsville Plan Commission

_____ _____

_____ _____

NOTICE OF PUBLIC HEARING
BY THE TOWN OF ZIONSVILLE PLAN COMMISSION

Notice is hereby given of a Public Hearing to be held by the Zionsville Plan Commission on September 21, 2020, at 7:00 p.m. in the Zionsville Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 to consider the Replat Petition, Docket #2020-31-RP, for the re-platting of Lots 19 and 20 into a single lot to be known as Lot 20R. A related Petition to Vacate 7.5' wide drainage easements which exist on each side of the shared lot line is scheduled to be heard by the Zionsville Town Council on September 21, 2020, at 7:30 a.m.

The properties involved are owned by Daniel Towriss and are commonly known as 19 Lost Run Lane and 20 Lost Run Lane, Zionsville, Indiana, and are legally described as:

Lots numbered 19 and 20 in Lost Run Farm, a subdivision in the Town of Zionsville, Boone County, Indiana, as per plat thereof recorded on July 26, 2004, in Plat Book 15, page 8, as Instrument No. 040952 and Certificate of Correction recorded November 23, 2004, as Instrument No. 0414448, in the Office of the Recorder of Boone County, Indiana.

A copy of the Replat Petition, and all plans pertaining thereto are on file and may be examined prior to the Public Hearing at Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 or at: http://www.zionsville-in.gov/231/Planning-Economic-Development. Written comments in support of or in opposition to the Petition are filed with the Secretary of the Town of Zionsville Plan Commission prior to the Public Hearing will be considered. The Public Hearing is open to the public. Oral comments to the Replat Petition will be heard at the Public Hearing. The Public Hearing may be continued from time to time as may be found necessary.

Further, and if supported by Executive Order and/or the Laws of the State of Indiana, members of the public will be afforded the opportunity to attend the Plan Commission Public Meetings via a form(s) of electronic communication IF indicated in the Agenda (as amended from time to time) associated with the Plan Commission Meeting.

Additionally, upon request, the Town of Zionsville will provide auxiliary aids and services in association with meetings and hearings occurring in-person. Please provide advance notification to Wayne DeLong, at wdelong@zionsville-in.gov or 317-873-5108, to ensure the proper accommodations are made prior to the meeting.

Dave Franz
(President)
Wayne DeLong, AICP, CPM
(Secretary)

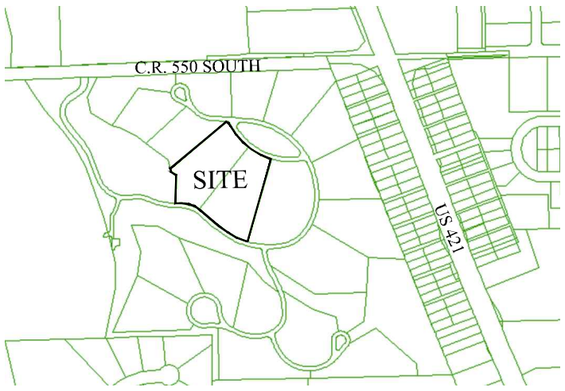
PUBLISH: Lebanon Reporter

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:
DANIEL TOWRISS
20 LOST RUN LANE
ZIONSVILLE, IN 46077
CONTACT: ROGER L. BURRUS, ATTORNEY
317-873-2150
rburrus@burrusandease.com

REPLAT OF LOTS 19 AND 20 LOST RUN FARM

(PREVIOUSLY RECORDED AS INSTRUMENT #0409452, BOOK #15, PAGES #8-16, IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA)



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

60' 0 30' 60'

(IN FEET)

1" = 60 FT

LEGEND

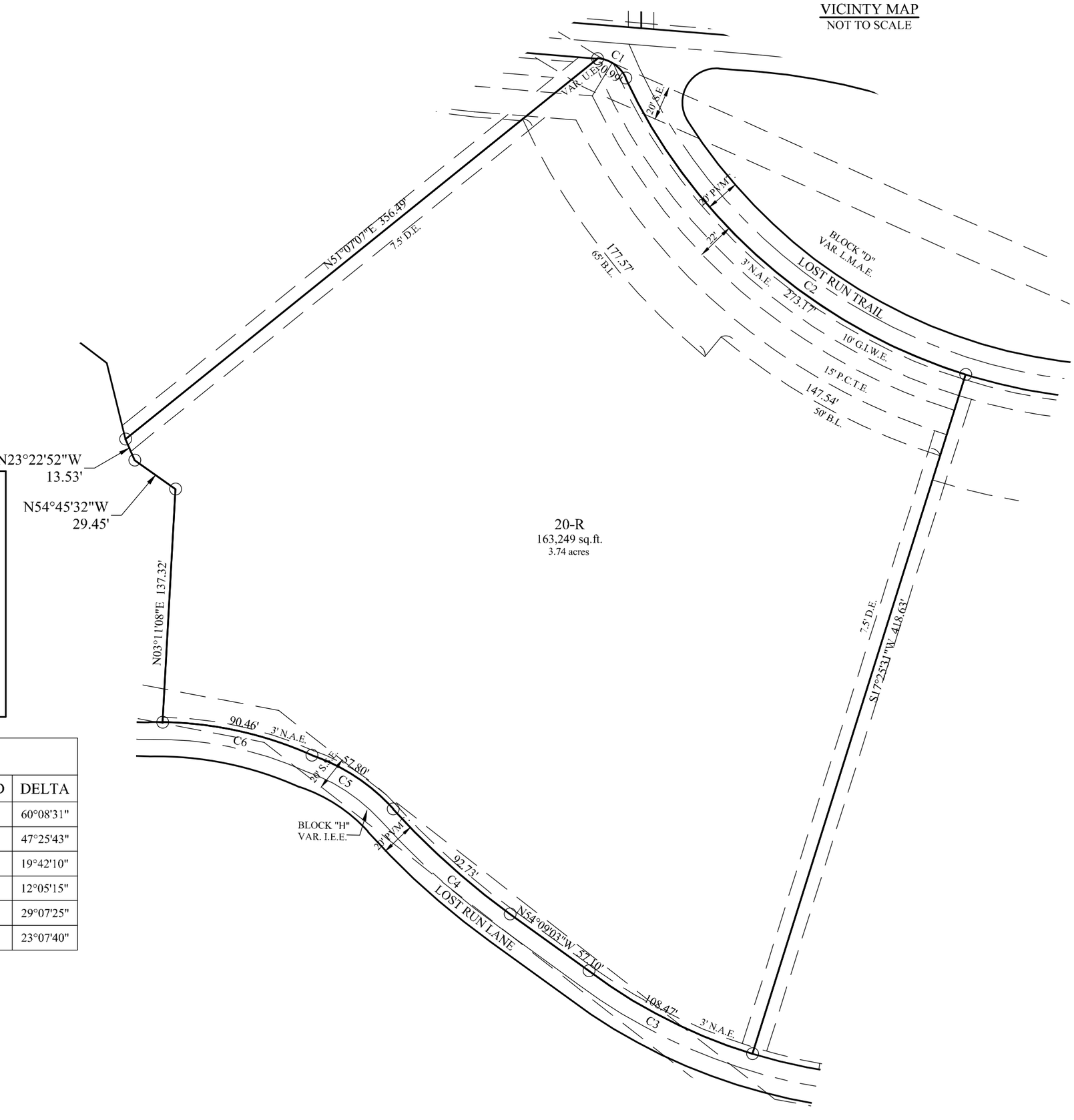
N.A.E.	NON-ACCESS EASEMENT
B.L.	BUILDING LINE
P.C.T.E.	POWER, CABLE AND TELEPHONE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
G.I.W.E.	GAS AND INDIANAPOLIS WATER EASEMENT
VAR. U.E.	VARIABLE UTILITY EASEMENT
VAR. I.E.E.	VARIABLE INGRESS/EGRESS EASEMENT

SUBDIVISION MONUMENTATION

PER INDIANA ADMINISTRATIVE CODE (IAC), TITLE 865 IAC 1-12-18, AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED AND MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE OF RECORDATION OF THIS PLAT.

MONUMENTS SET OR TO BE SET INCLUDE SUBDIVISION PERIMETER CORNERS, CENTERLINE INTERSECTIONS, CENTERLINE POINTS OF CURVATURE, CENTERLINE POINTS OF TANGENCY AND INTERIOR LOT/PARCEL CORNERS (INCLUDING BEGINNING AND ENDS OF CURVES AND THE INTERSECTION OF LOT/PARCEL LINES).

○ DENOTES A 5/8"DIAMETER X 30"LONG REINFORCING BAR (REBAR) WITH CAP STAMPED "S&A FIRM #0008"SET FLUSH WITH THE FINISH GRADE



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	20.99'	20.00'	11.58'	S55°17'06"E	20.04'	60°08'31"
C2	273.17'	330.00'	144.96'	S48°55'58"E	265.44'	47°25'43"
C3	108.47'	315.44'	54.78'	N63°08'38"W	107.94'	19°42'10"
C4	92.73'	439.56'	46.54'	N48°06'25"W	92.56'	12°05'15"
C5	57.80'	113.71'	29.54'	N56°37'30"W	57.18'	29°07'25"
C6	90.46'	224.11'	45.86'	N77°29'45"W	89.85'	23°07'40"

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

Dennis D. Olmstead
Registered Land Surveyor
No. 900012

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REPLAT OF LOTS 19 AND 20 LOST RUN FARM

(PREVIOUSLY RECORDED AS INSTRUMENT #0409452, BOOK #15, PAGES #8-16,
IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA)

DEDICATION CERTIFICATE

I, the undersigned, Daniel Towriss, owner of the Real Estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby plat and subdivide, said Real Estate in accordance with the within Plat.

This subdivision shall be known and designated as the Re-plat of Lots 19 and 20 in Lost Run Farm. The purpose of this re-plat is to combine Lots 19 and 20 to form Lot 20-R.

Front building setback lines are hereby established as shown on the within Plat, between which lines and street right-of-way lines no building or structure (except for parking areas, driveways and interior access drives) shall be erected or maintained.

All storm water drainage, water and sanitary sewer easements shown on this Plat are hereby dedicated to the Town of Zionsville, save and except for those storm water, drainage, water and sanitary sewer easements specifically identified as private on the plat and approved by the Plan Commission to be privately owned, operated and maintained. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easement areas of each Lot shall be continuously maintained as a yard area by the Owner of the Lot, except for those improvements which are the responsibility of a public authority or utility company to maintain.

The first five (5) feet of any utility easement which is located along a street right-of-way shall be reserved for use as a Town of Zionsville utility easement for sewer and water, shall be used for the installation and maintenance of fire hydrants, meter pits, and similiar appurtenances approved by the Town Engineer. All other utility companies shall have the right to cross the first five (5) feet of said utility easement at or near perpendicular. No other utilities or appurtenances thereto shall be installed within the first five (5) feet of said utility easement without the written approval of the Town Engineer.

Title to the foregoing real estate is subject to a certain Declaration of Covenants and Restrictions of Lost Run Farm, recorded on July 26, 2004, in the Office of the Recorder for Boone County, Indiana, as Instrument #0409453. The original Declaration has been subsequently amended on a number of occasions and ultimately replaced with the Fourth Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lost Run Farm, recorded on July 12, 2018, in the Office of the Recorder for Boone County, Indiana, as Instrument #2018006153. Such Declaration and the Covenants and Restrictions set forth therein run with the land described herein and are incorporated herein by reference. Each owner of a Lot and/or Common Areas depicted on this plat shall take title to such lot subject to the terms and conditions of such declaration.

Witness our Hands and Seals this _____ day of_____ , 2020

Owner: Lot 20R
Daniel Towriss
20 Lost Run Lane
Zionsville, IN 46077

_____
Daniel Towriss
Owner

State of Indiana)
) SS
County of_____)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Daniel Towriss, owner of Lot 20R in Lost Run Farm and acknowledged the execution of the foregoing instrument as their voluntary act and deed, for the purposes herein expressed.

Witness my signature and seal this _____day of _____,2020.

County of Residence: _____ _____
Notary Public

My Commission Expires:_____ _____
Printed Name

PLAN COMMISSION APPROVAL

The Town Engineer and Building Commissioner of the Town of Zionsville have reviewed this Plat for technical conformity with the standards fixed in the Zionsville Zoning Ordinance and the Zionsville Subdivision Control Ordinance and hereby certifies that this Plat meets all of the minimum requirements of the applicable ordinances and requirements of the Town of Zionsville, Boone County, Indiana.

By: _____ By: _____

Printed: _____ Printed: _____
Building Commissioner
Town of Zionsville,
Boone County, Indiana

Town of Engineer
Town of Zionsville,
Boone County, Indiana

Date: _____ Date: _____

We, the undersigned, do hereby certify that under authority provided by the Indiana Planning Law, IC 36-7-4, et. seq., enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, the Plat depicted herein is the Plat which was given approval by the Town of Zionsville Plan Commission at a meeting held on the _____ day of _____, _____

Witness by signature this _____ day of _____, 2020.

TOWN OF ZIONSVILLE PLAN COMMISSION

Signature_____ Signature _____

Printed_____ Printed _____

Title: President Title: Secretary

I, the undersigned, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that the within plat correctly represents a replat of a previously platted subdivision as cross-referenced herein. To the best of my knowledge and belief, the within Plat complies with the provisions of the Town of Zionsville Subdivision Control Ordinance.

Witness my signature this _____ day of _____, 2020.

_____
Dennis D. Olmstead
Registered Land Surveyor
No. 900012

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

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.

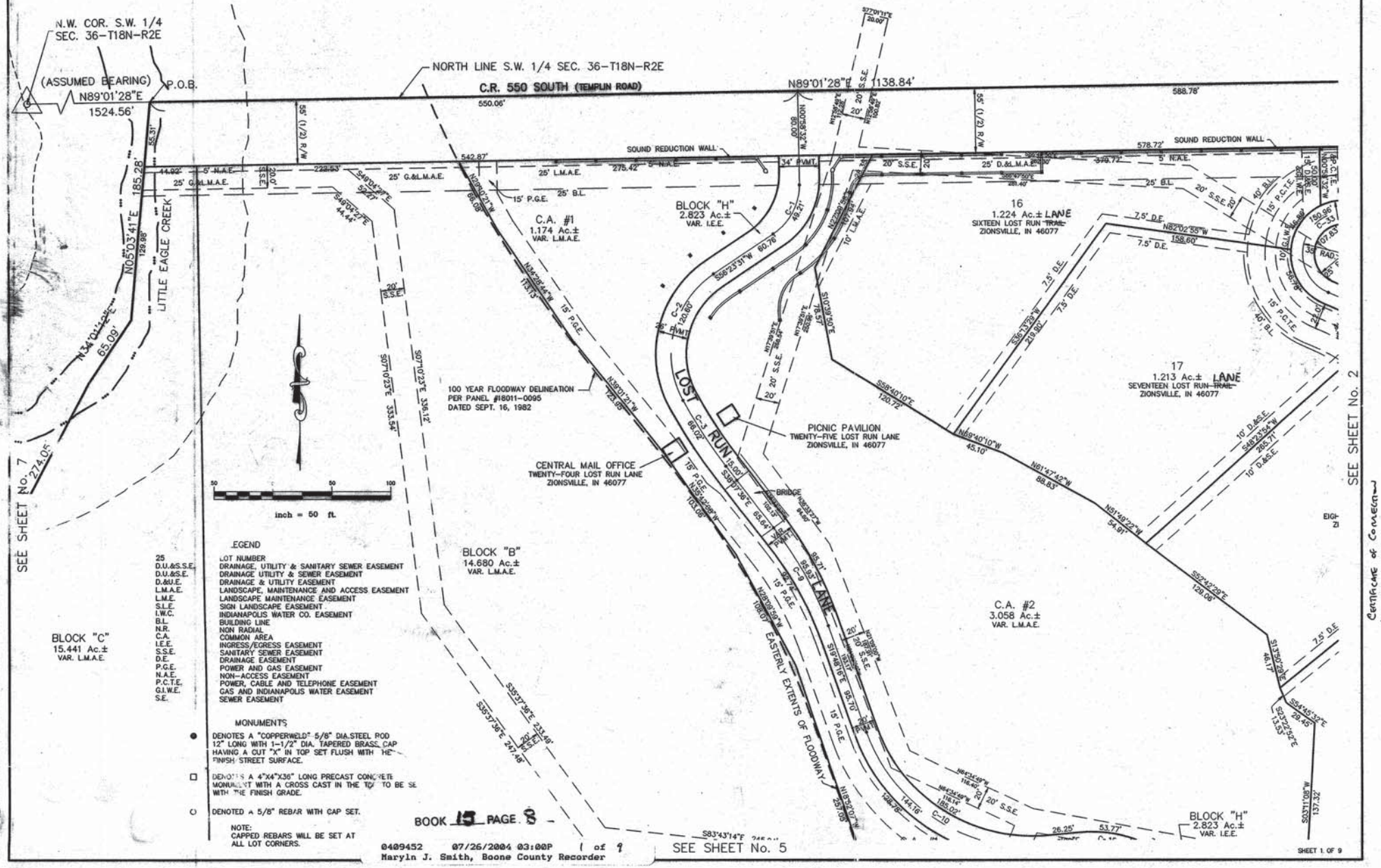
Dennis D. Olmstead, PLS

LOST RUN FARM

SECONDARY PLAT

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
9940 ALLISONVILLE ROAD
FISHERS, INDIANA 46038
PHONE: (317)-849-5935
FAX: (317)-849-5942

Developed by:
HIGH GROVE DEVELOPMENT, INC.
10333 N. MERIDIAN ST.
INDIANAPOLIS, IN 46290



LEGEND

25	LOT NUMBER
D.U.&S.S.E.	DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE, MAINTENANCE AND ACCESS EASEMENT
L.M.E.	LANDSCAPE MAINTENANCE EASEMENT
S.L.E.	SIGN LANDSCAPE EASEMENT
I.W.C.	INDIANAPOLIS WATER CO. EASEMENT
B.L.	BUILDING LINE
N.R.	NON RADIAL
C.A.	COMMON AREA
I.E.E.	INGRESS/EGRESS EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
P.G.E.	POWER AND GAS EASEMENT
N.A.E.	NON-ACCESS EASEMENT
P.C.T.E.	POWER, CABLE AND TELEPHONE EASEMENT
G.I.W.E.	GAS AND INDIANAPOLIS WATER EASEMENT
S.E.	SEWER EASEMENT

MONUMENTS

● DENOTES A "COPPERWELD" 5/8" DIA.STEEL POD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP SET FLUSH WITH THE FINISH STREET SURFACE.

□ DENOTES A 4"X4"X36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP TO BE SET WITH THE FINISH GRADE.

○ DENOTED A 5/8" REBAR WITH CAP SET.

NOTE:
CAPPED REBARS WILL BE SET AT ALL LOT CORNERS.

BOOK 15 PAGE 8

0409452 07/26/2004 03:00P 1 of 9
Maryln J. Smith, Boone County Recorder

SHEET 1 OF 9

Certificate of Correction
Inst. # 0414448

S:\K2015S2\1\dwg\B001-Plat.dwg, Sheet 1, 7/22/2004 4:52:40 PM, bhuff, 1:1

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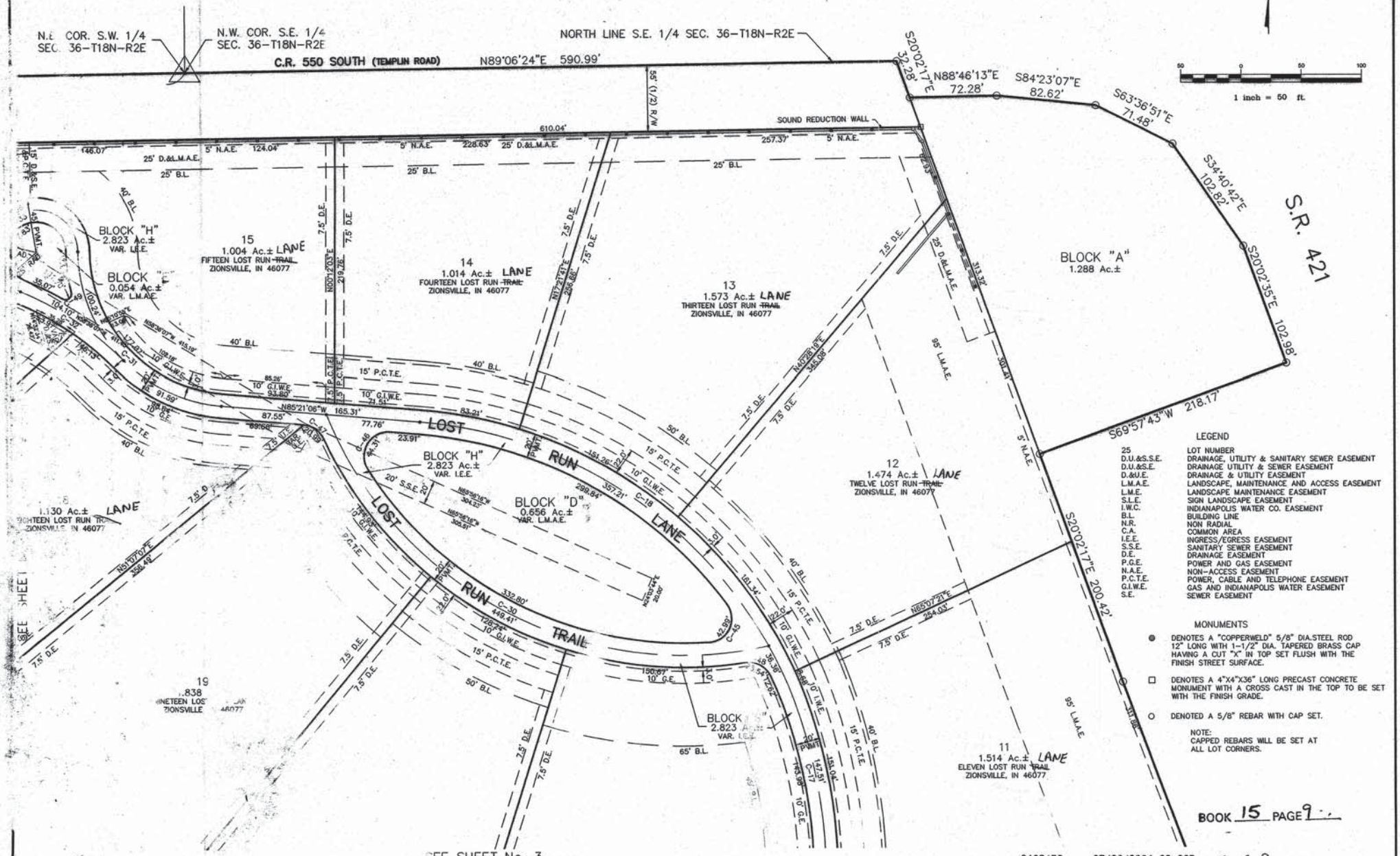
LOST RUN FARM

SECONDARY PLAT



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BOOK 15 PAGE 9

0409452 07/26/2004 03:00P 2 of 9
Maryln J. Smith, Boone County Recorder

LOST RUN FARM

SECONDARY PLAT

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50 0 50 100

1 inch = 50 ft.

LEGEND

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D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
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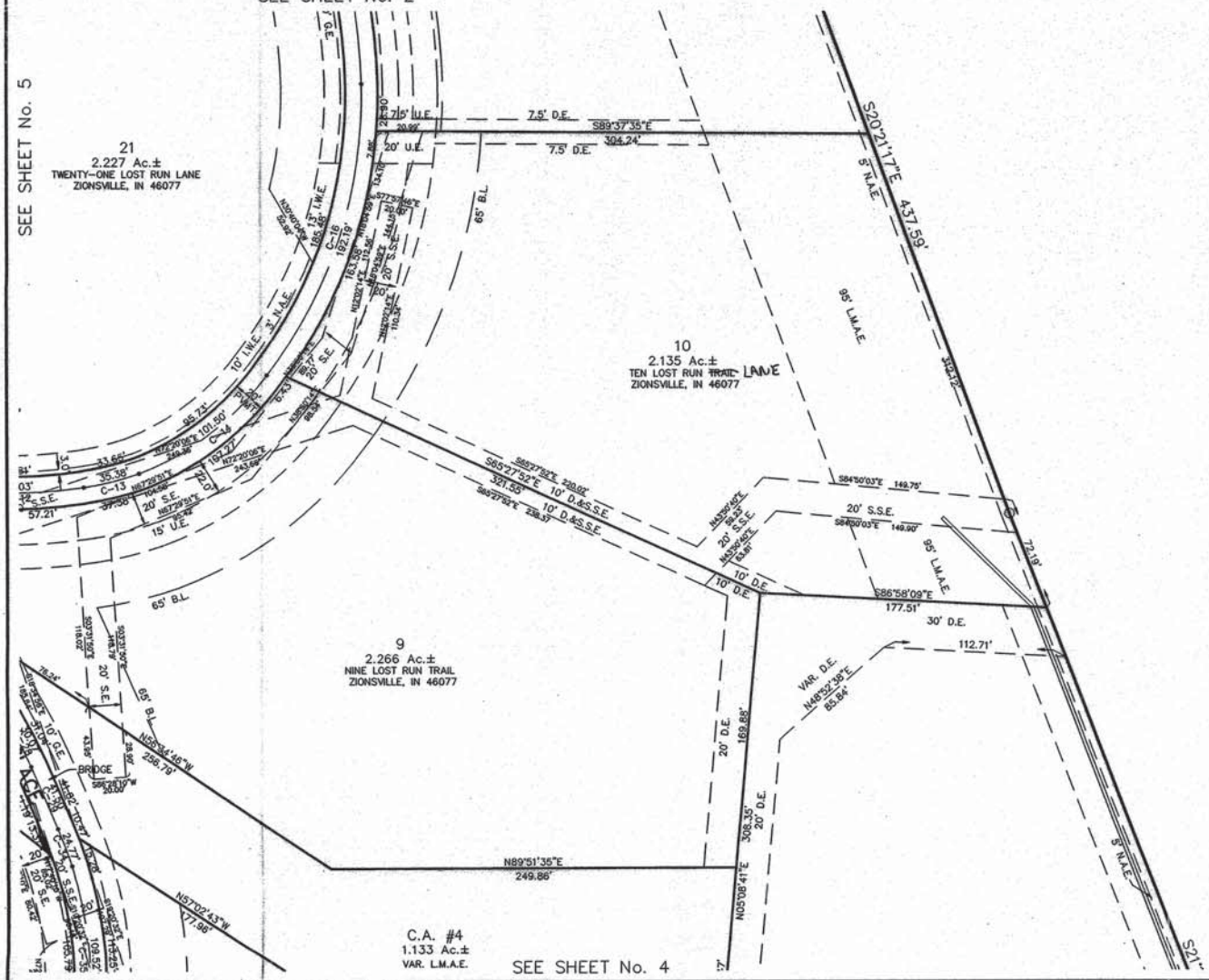
SEE SHEET No. 2

SEE SHEET No. 5



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	DELTA
C-1	50.00'	49.21'	26.81'	47.25'	N28°11'46"E	56°23'31"
C-2	81.00'	120.60'	74.62'	109.77'	S13°44'18"W	85°16'26"
C-3	412.54'	66.02'	33.08'	65.95'	S33°29'59"E	9°10'08"
C-4	317.88'	98.22'	49.51'	97.83'	S76°10'44"E	17°42'15"
C-5	100.00'	11.68'	5.85'	11.68'	S87°50'23"E	6°41'38"
C-6	214.11'	94.83'	48.21'	94.06'	N78°29'53"W	25°22'37"
C-7	104.38'	53.18'	27.18'	52.61'	N56°44'54"W	29°11'25"
C-8	452.63'	94.83'	47.59'	94.66'	S48°06'29"E	12°00'15"
C-9	300.00'	95.93'	48.38'	95.53'	N28°57'56"W	18°19'19"
C-10	150.00'	198.24'	116.61'	184.12'	S57°39'54"E	75°43'15"
C-11	342.71'	202.33'	104.21'	199.41'	S71°09'32"E	33°49'36"
C-12	345.85'	81.03'	40.70'	80.85'	N88°26'44"E	13°25'27"
C-13	189.48'	35.38'	17.74'	35.33'	N76°15'38"E	10°41'52"
C-14	177.03'	101.50'	52.19'	100.12'	N52°58'33"E	32°51'05"
C-15	100.00'	48.88'	24.94'	48.40'	N81°31'18"W	28°00'27"
C-16	282.05'	192.19'	100.00'	188.50'	N18°08'43"E	39°02'31"
C-17	417.57'	147.51'	74.53'	146.74'	N11°59'49"W	20°14'24"
C-18	365.00'	393.57'	218.37'	374.78'	N54°27'40"W	61°46'51"
C-19	20.00'	26.67'	15.74'	24.74'	N44°28'00"W	76°25'03"
C-20	20.00'	34.71'	23.60'	30.52'	S41°11'48"W	99°26'57"
C-21	190.00'	175.47'	94.55'	169.30'	S87°00'24"E	52°54'50"
C-22	250.00'	154.08'	79.57'	151.65'	N78°12'21"W	35°18'44"
C-23	100.00'	117.26'	66.42'	110.66'	S32°30'42"E	67°11'06"
C-24	75.00'	362.52'	66.42'	99.45'	S42°36'34"W	276°56'34"
C-26	75.00'	86.48'	48.77'	81.77'	N31°51'13"E	66°03'56"
C-27	303.37'	151.36'	77.29'	149.79'	S15°57'41"E	28°35'08"
C-28	310.00'	30.07'	15.05'	30.06'	N27°28'31"W	5°33'27"
C-29	1373.96'	41.50'	20.75'	41.50'	N23°49'52"W	1°43'51"
C-30	320.00'	449.41'	270.74'	413.38'	S62°23'15"E	80°27'58"
C-31	130.00'	191.83'	118.18'	174.89'	S43°04'41"E	84°32'49"
C-32	260.00'	104.10'	52.76'	103.41'	N56°27'14"W	22°56'29"
C-33	35.00'	150.96'	52.76'	58.33'	S65°38'08"W	247°07'12"
C-34	309.92'	24.77'	12.39'	24.76'	N20°30'57"W	4°34'46"
C-35	307.45'	109.52'	55.35'	108.94'	N06°04'55"W	20°24'36"
C-36	92.40'	57.10'	29.49'	56.19'	N25°22'10"E	35°24'09"
C-37	20.00'	28.29'	17.10'	25.99'	N25°23'48"W	81°03'04"
C-38	20.00'	28.29'	17.10'	25.99'	S55°39'18"W	81°03'04"
C-39	151.45'	81.94'	42.00'	80.95'	N60°54'57"E	31°00'06"
C-40	190.00'	38.10'	19.11'	38.04'	S66°17'40"E	11°29'22"
C-41	250.00'	24.24'	12.13'	24.23'	N63°19'37"W	5°33'16"
C-42	175.00'	357.12'	285.15'	298.30'	S80°02'41"E	116°55'25"
C-43	10.00'	21.45'	18.38'	17.57'	N35°42'52"E	122°54'09"
C-44	10.00'	23.97'	25.60'	18.63'	S69°50'34"E	137°19'38"
C-45	20.00'	42.99'	36.95'	35.18'	N24°37'09"E	123°09'18"
C-46	20.00'	44.31'	40.06'	35.79'	S31°10'37"W	126°56'34"
C-47	20.00'	20.99'	11.58'	20.04'	N55°17'06"W	60°08'00"
C-48	20.00'	25.54'	14.85'	23.84'	N62°13'04"W	73°10'41"
C-49	5.00'	11.70'	11.79'	9.21'	N52°29'34"E	134°03'03"
C-50	100.00'	41.53'	21.07'	41.24'	N27°01'40"E	23°47'48"
C-51	213.51'	33.93'	17.00'	33.90'	S20°09'47"E	9°06'20"
C-52	20.00'	29.99'	18.63'	27.26'	N59°11'31"W	85°55'23"
C-53	18.00'	28.27'	18.00'	25.46'	S45°00'00"W	90°00'00"
C-54	28.00'	19.51'	10.17'	19.12'	S19°57'56"W	39°55'53"
C-55	20.00'	24.40'	13.98'	22.92'	S20°36'21"W	69°54'19"

BOOK 15 PAGE 10

0409452 07/26/2004 03:00P 3 of 9
Maryln J. Smith, Boone County Recorder

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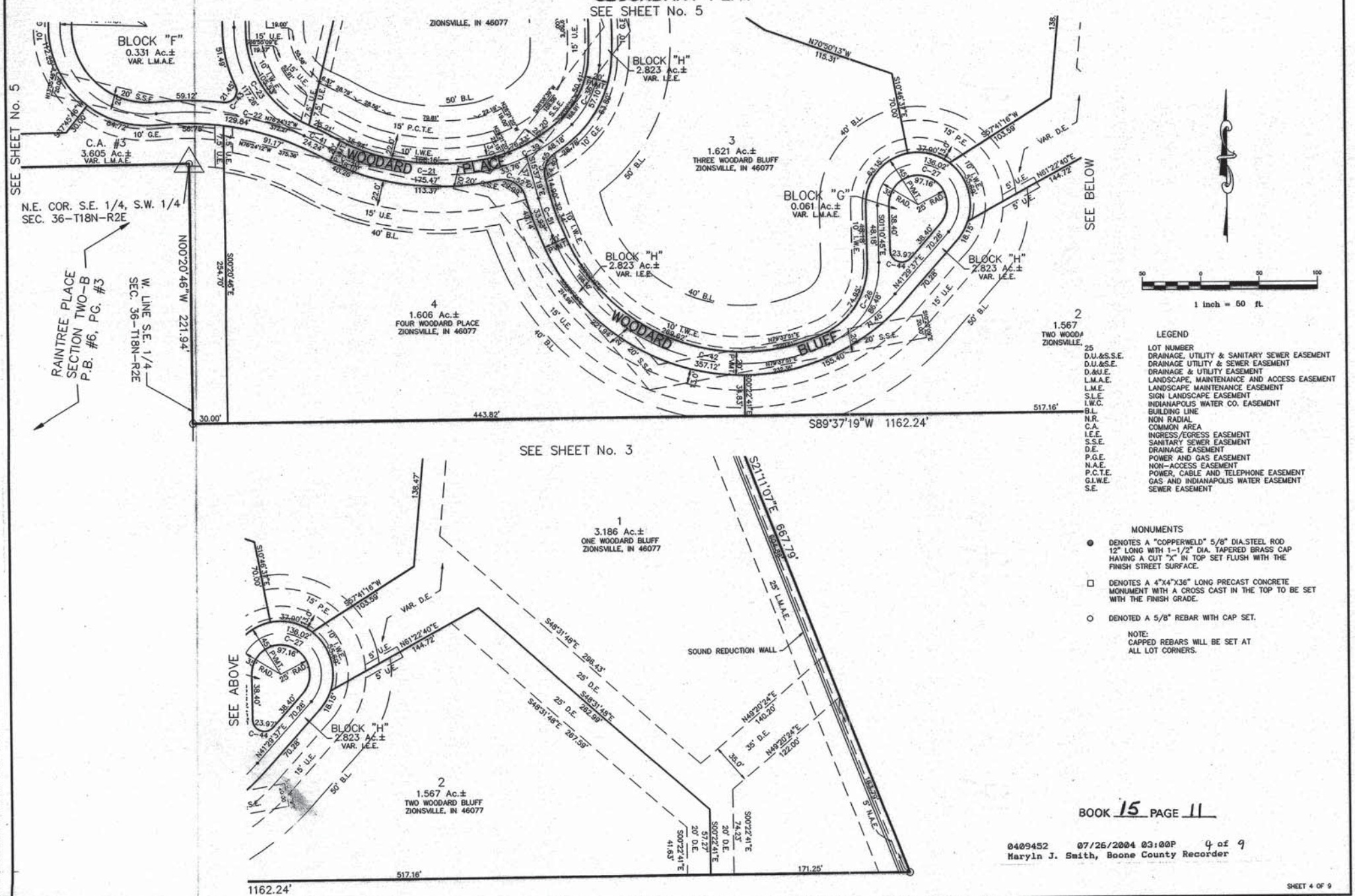
LOST RUN FARM

SECONDARY PLAT

THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
9940 ALLISONVILLE ROAD
FISHERS, INDIANA 46038
PHONE: (317)-849-5935
FAX: (317)-849-5942

Developed by:
HIGH GROVE DEVELOPMENT, INC.
10333 N. MERIDIAN ST.
INDIANAPOLIS, IN 46290



LEGEND

25	LOT NUMBER
D.U.&S.S.E.	DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.M.A.E.	LANDSCAPE, MAINTENANCE AND ACCESS EASEMENT
L.M.E.	LANDSCAPE MAINTENANCE EASEMENT
S.L.E.	SIGN LANDSCAPE EASEMENT
I.W.C.	INDIANAPOLIS WATER CO. EASEMENT
B.L.	BUILDING LINE
N.R.	NON RADIAL
C.A.	COMMON AREA
I.E.E.	INGRESS/EGRESS EASEMENT
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D.E.	DRAINAGE EASEMENT
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P.C.T.E.	POWER, CABLE AND TELEPHONE EASEMENT
G.I.W.E.	GAS AND INDIANAPOLIS WATER EASEMENT
S.E.	SEWER EASEMENT

MONUMENTS

- ● DENOTES A "COPPERWELD" 5/8" DIA.STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP SET FLUSH WITH THE FINISH STREET SURFACE.
- □ DENOTES A 4"X4"X36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP TO BE SET WITH THE FINISH GRADE.
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NOTE:
CAPPED REBARS WILL BE SET AT ALL LOT CORNERS.

BOOK 15 PAGE 11

0409452 07/26/2004 03:00P 9 of 9
Maryln J. Smith, Boone County Recorder

SHEET 4 OF 9

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LOST RUN FARM

SECONDARY PLAT

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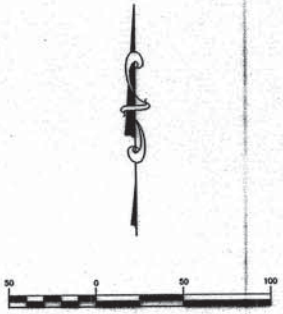

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SEE SHEET No. 2

BLOCK "H"
2.823 Ac.±
VAR. I.E.E.

20
1.908 Ac.±
TWENTY LOST RUN LANE
ZIONSVILLE, IN 46077

21
2.227 Ac.±
TWENTY-ONE LOST RUN LANE
ZIONSVILLE, IN 46077

C.A. #3
3.605 Ac.±
VAR. L.M.A.E.

STORAGE BARN
TWENTY-TWO LOST RUN MEADOW
ZIONSVILLE, IN 46077

LIFT STATION
TWENTY-THREE LOST RUN MEADOW
ZIONSVILLE, IN 46077

LOST RUN LANE

6
1.739 Ac.±
SIX WOODARD PLACE
ZIONSVILLE, IN 46077

7
1.453 Ac.±
SEVEN WOODARD PLACE
ZIONSVILLE, IN 46077

8
1.211 Ac.±
EIGHT WOODARD PLACE
ZIONSVILLE, IN 46077

5
1.498 Ac.±
FIVE WOODARD PLACE
ZIONSVILLE, IN 46077

BLOCK "F"
0.331 Ac.±
VAR. L.M.A.E.

WOODARD PLACE

100 YEAR FLOODWAY DELINEATION
PER PANEL #18011-0095
DATED SEPT. 16, 1982

SEE SHEET No. 6
SEE SHEET No. 8
SEE SHEET No. 4

BOOK 15 PAGE 12

0409452 07/26/2004 03:00P 5 of 9
Maryln J. Smith, Boone County Recorder

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LOST RUN FARM

SECONDARY PLAT

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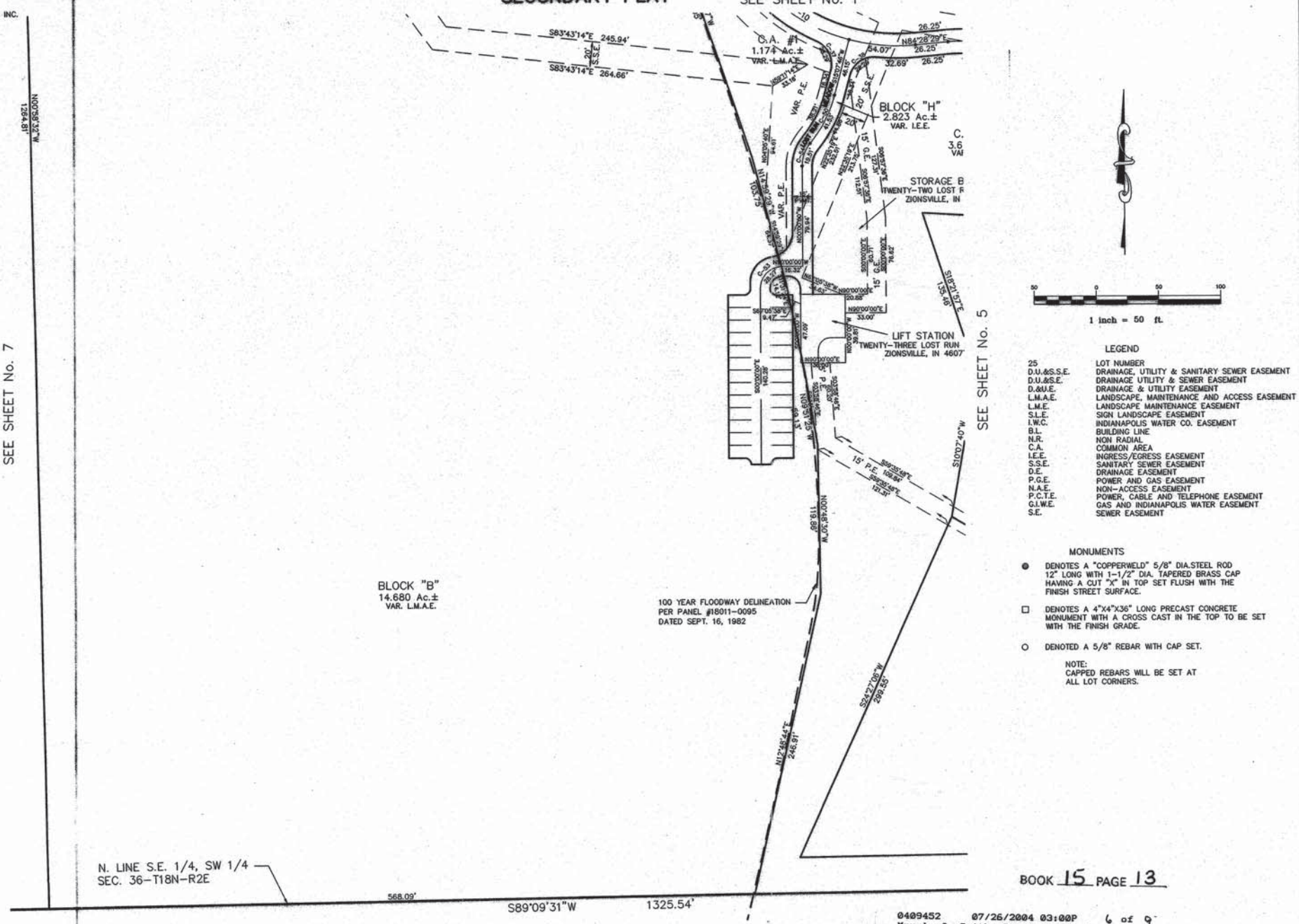

LEGEND

25	LOT NUMBER
D.U.&S.S.E.	DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
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BOOK 15 PAGE 13

0409452 07/26/2004 03:00P 6 of 9
Maryln J. Smith, Boone County Recorder

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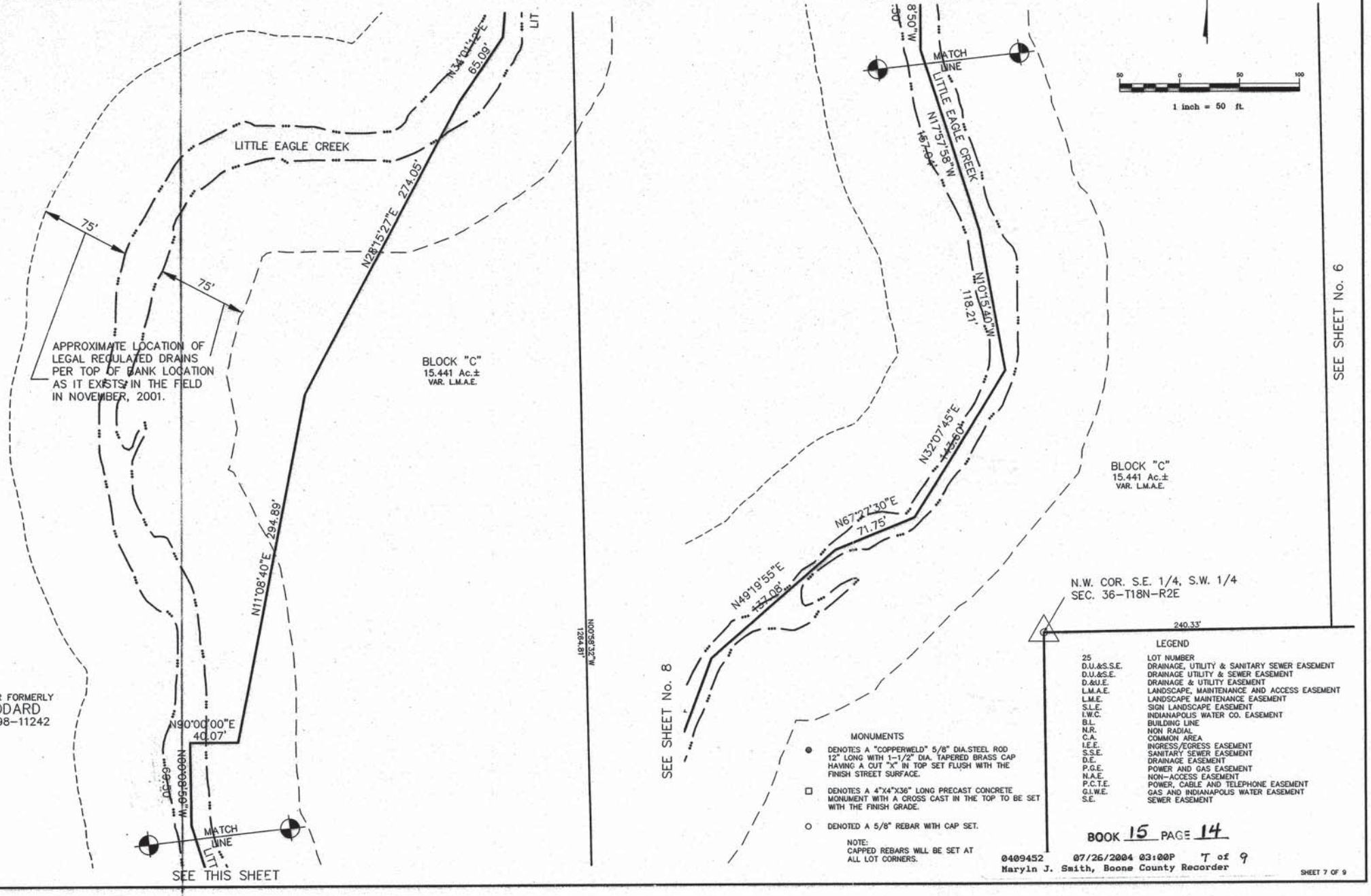
LOST RUN FARM

SECONDARY PLAT

SEE SHEET No. 1

SEE THIS SHEET



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BOOK 15 PAGE 14

0409452 07/26/2004 03:00P 7 of 9
Maryln J. Smith, Boone County Recorder

LOST RUN FARM

SECONDARY PLAT

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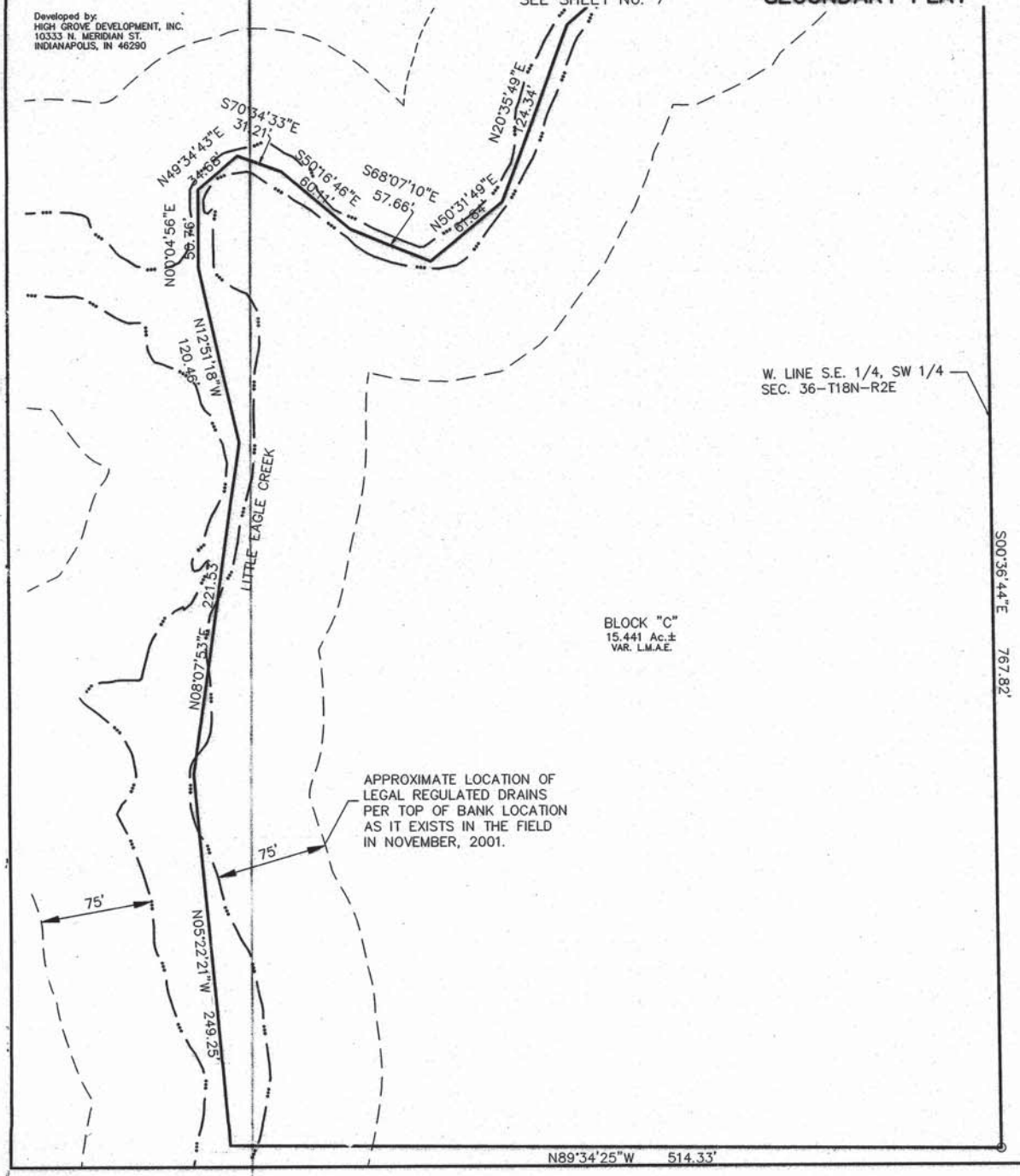
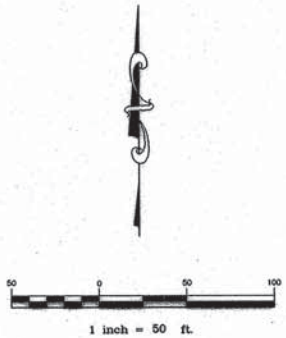
SEE SHEET No. 7





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BOOK 15 PAGE 15

0409452 07/26/2004 03:00P 8 of 9
Maryln J. Smith, Boone County Recorder

THIS INSTRUMENT PREPARED BY:
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Developed by:
HIGH GROVE DEVELOPMENT, INC.
10333 N. MERIDIAN ST.
INDIANAPOLIS, IN 46290

LOST RUN FARM

I, the undersigned Registered Land Surveyor hereby certify that the included plat correctly represents a subdivision as a part of the Southwest and Southeast Quarter of Section 36, Township 18 North, Range 2 East, Eagle Township, Boone County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter Section; thence North 89 degrees 01 minutes 28 seconds East (assumed bearing) along the North line of said Quarter Section 1,524.56 feet to the POINT OF BEGINNING of this description; thence continuing North 89 degrees 01 minutes 28 seconds East along said North line 1,138.84 feet to the Northeast corner of said Southwest Quarter, said point also being the Northwest corner of the said Southeast Quarter Section; thence North 89 degrees 06 minutes 24 seconds East along the North line of the said Southeast Quarter Section 590.99 feet; thence South 20 degrees 02 minutes 17 seconds East 32.28 feet; thence North 88 degrees 46 minutes 13 seconds East 72.28 feet; thence South 84 degrees 23 minutes 07 seconds East 82.62 feet; thence South 63 degrees 36 minutes 51 seconds East 71.48 feet; thence South 34 degrees 40 minutes 42 seconds East 102.82 feet; thence South 20 degrees 02 minutes 35 seconds East 102.98 feet; thence South 69 degrees 57 minutes 43 seconds West 218.17 feet; thence South 20 degrees 02 minutes 17 seconds East 200.42 feet; thence South 20 degrees 21 minutes 17 seconds East 437.59 feet; thence South 21 degrees 11 minutes 07 seconds East 667.79 feet; thence South 89 degrees 37 minutes 19 seconds West 1,162.24 feet to a point on the West line of said Southeast Quarter, said point also being on the East line of Raintree Place, Section Two B recorded in Plat Book Six, Page Three, in the Office of the Recorder of Boone County, Indiana, the following two (2) courses on and along the northern boundary of said Raintree Place Section 2B; (1) North 00 degrees 20 minutes 46 seconds West along the West line of said Quarter Section, 221.94 feet to the Northeast corner of the Southeast Quarter of the Southwest Quarter of said Section 36; (2) South 89 degrees 09 minutes 31 seconds West along the North line of the Southeast Quarter of the Southwest Quarter of said Section 36, 1,325.54 feet to the Northwest corner of the Southeast Quarter of the Southwest Quarter; thence South 00 degrees 36 minutes 44 seconds East along the West line of the Southeast Quarter of said Southwest Quarter Section 767.82 feet; thence North 89 degrees 34 minutes 25 seconds West 514.33 feet to a point on the thread-line of Little Eagle Creek, the following Sixteen (16) calls being on said thread-line; (1) North 05 degrees 22 minutes 21 seconds West 249.25 feet; (2) North 08 degrees 07 minutes 53 seconds East 221.53 feet; (3) North 12 degrees 51 minutes 18 seconds West 120.46 feet; (4) North 00 degrees 04 minutes 56 seconds East 50.76 feet; (5) North 49 degrees 34 minutes 43 seconds East 34.68 feet; (6) South 70 degrees 34 minutes 33 seconds East 31.21 feet; (7) South 50 degrees 16 minutes 46 seconds East 60.11 feet; (8) South 68 degrees 07 minutes 10 seconds East 57.66 feet; (9) North 50 degrees 31 minutes 49 seconds East 61.84 feet; (10) North 20 degrees 35 minutes 49 seconds East 124.34 feet; (11) North 49 degrees 19 minutes 55 seconds East 137.08 feet; (12) North 67 degrees 27 minutes 30 seconds East 71.75 feet; (13) North 32 degrees 07 minutes 45 seconds East 143.60 feet; (14) North 10 degrees 15 minutes 40 seconds West 118.21 feet; (15) North 17 degrees 57 minutes 58 seconds West 157.04 feet; (16) North 00 degrees 08 minutes 50 seconds West 69.50 feet; thence North 90 degrees 00 minutes 00 seconds East 40.07 feet; thence North 11 degrees 08 minutes 40 seconds East 294.89 feet; thence North 28 degrees 15 minutes 27 seconds East 274.05 feet to the said thread-line of Little eagle Creek, the following Two (2) calls being on said thread-line; (1) North 34 degrees 01 minutes 12 seconds East 65.09 feet; (2) North 05 degrees 03 minutes 41 seconds East 185.28 feet to the place of beginning, containing 80.917 acres, more or less. Subject to all legal highways, rights-of-ways, easements, and restrictions of record.

This subdivision consists of 21 lots numbered 1-21 (both inclusive), 4 Common Areas labeled C.A.#1-4, and 8 Blocks labeled "Block A-H" (both inclusive). The size of lots and width of streets are shown in feet and decimal parts thereof.

I, the undersigned, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that the within plat represents a subdivision of the lands surveyed within the cross referenced survey plat, and that to the best of my knowledge and belief there has been no change from the matters of the survey revealed by the cross-reference survey on any lines that are common with the new subdivision.

Witness my signature this 22ND day of JULY, 2004.

S/42015/legal/summe south
November 25, 2002
(R) KRG (F) GDK
Revised: January 31, 2003
Revised: June 2, 2003
BAH(R) EEF(F)
Revised: June 17, 2004
BAH(R) BMK(F)
Revised: July 15, 2004
BAH(R) EEF(F)

Dennis D. Olmstead
Registered Land Surveyor
No. 900012 1

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

PLAN COMMISSION APPROVAL

The Building Commissioner of the Town of Zionsville has reviewed this Plat for technical conformity with the standards fixed in the Zionsville Zoning Ordinance and the Zionsville Subdivision Control Ordinance and hereby certifies that this Plat meets all of the minimum requirements of the applicable ordinances and requirements of the Town of Zionsville, Boone County, Indiana.

By: [signature]
Printed: LANA FUNKHOUSER

Date: 7/24/04

We, the undersigned, do hereby certify that under authority provided by the Indiana Planning Law, IC 36-7-4, et. seq., enacted by the General Assembly of the State of Indiana, and all acts amendatory thereto, the Plat depicted herein is the Plat which was given approval by the Town of Zionsville Plan Commission at a meeting held on the 21st day of APRIL 2003

Witness by signature this 26 day of July 2004

TOWN OF ZIONSVILLE PLAN COMMISSION

Signature: [signature]
Printed: LANA FUNKHOUSER
Title: President

Signature: [signature]
Printed: TERRY J JONES
Title: Secretary

SURVEYOR CERTIFICATION

I, Dennis D. Olmstead, hereby certify that:

The within Plat is a representation of the lands surveyed, subdivided and platted under my direct supervision and control and that it is true and correct to the best of my knowledge and belief;

This Subdivision consists of 21 lots, numbered 1 through 21, together with Common Areas, Streets, and Easements as shown on the within Plat;

The size of the Lots, Common Areas and Widths of Streets and Easementare shown in figures denoting feet and decimal parts thereof;

All monuments shown on the within Plat actually exist and their location, size, type and material are accurately shown;

The boundary survey of this plat is in conformity with 865 IAC 1-12; and,

The within Plat complies with the provisions of the Town of Zionsville Subdivision Control Ordinance.

Witness by signature this 22ND day of JULY, 2004.

Dennis D. Olmstead
Registered Land Surveyor
No. 900012

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

DULY ENTERED FOR TAXATION
7-26-04
Gretchen Smith
SUBJECT TO FINAL ACCEPTANCE
AUDITOR, BOONE COUNTY

BOOK 15 PAGE 16

0409452 07/26/2004 03:00P 9 of 9
Maryln J. Smith, Boone County Recorder

DEDICATION STATEMENT

We Highgrove Development, Inc. and Lost Run Farms, LLC (jointly and severally, the "Declarant"), do hereby certify that we are the Owner(s) of the real estate property located in the Town of Zionsville, Boone County, Indiana, according to deed recorded in Book ____ Page ____, of the official records of the Recorder of Boone County Indiana, and further described as follows:

Now therefore know all persons by these presents that we do hereby lay off, plat and subdivide said Real Estate in accordance with the within Plat.

This Subdivision shall be known as Lost Run Farm, an addition to the Town of Zionsville, Boone County, Indiana.

All streets, alleys, ways and public open spaces shown on the within Plat, other than Templin Road, are designated as private on the plat and as approved by the Plan Commission shall be privately owned, operated and maintained.

Front building setback lines are hereby established as shown on the within Plat, between which lines and street right-of-way lines no building or structure (except for parking areas, driveways and interior access drives) shall be erected or maintained.

All storm water drainage, water and sanitary sewer easements shown on this Plat are hereby dedicated to the Town of Zionsville exclusively for, and limited to, storm water, drainage, water and sanitary sewer purposes, save and except for those storm water drainage, water, and sanitary sewer easements specifically identified as private on the plat and approved by the Plan Commission to be privately owned operated and maintained. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities. The easement areas of such Lot shall be continuously maintained as a yard area by the Owner of the Lot, except for those improvements which are the responsibility of a public authority or utility company to maintain.

Any dedication of easements to the Town of Zionsville shall be limited to the purposes set forth by specific notation on the Plat or by separate instrument, including the Declaration of Covenants and Restrictions of Lost Run Farm. The plat legend for the location of private easements and dedicated easements merely show the location of the areas for such private easements and dedicated easements on the Plat. Such areas are reserved for the use of the Declarant and for private utilities, public, quasi-public and governmental agencies as set forth in the Declaration of Covenants and Restrictions for Lost Run Farm and this Plat. Any dedication of easements shall be subject to all easements granted by the Declarant or the subsequent developer of Lost Run Farm, including, without limitation, the common service easement and restrictions to be recorded by Declarant or its assigns. In addition, any communication and common services permitted by Declarant or its assigns shall not be allowed to be installed in, over or under the dedicated easements without the prior written consent of the Declarant, or its designees, successors or assigns, which may be granted in their sole and complete discretion.

Within drainage easements, no structure, planting or other material shall be placed or permitted to remain which may change the direction of flood or drainage channels in the easements or which may obstruct or retard the flow of water through drainage channels in the easements. The drainage easement of each Lot and all improvements in the drainage easement, including slope and drainage pattern, shall be continuously maintained as a yard area by the Owner of the Lot, except for those improvements which are the responsibility of a public authority or utility to maintain.

1-1
Town of Zionsville
The first five (5) feet of any utility easement which is located along a street right-of-way shall be reserved for use as a Town of Zionsville utility easement exclusively for sewer and water purposes, and shall be used for the installation and maintenance of fire hydrants, meter pits, and similar appurtenances approved by the Town Engineer. Any utility that has obtained an easement from Declarant or its assigns shall have the right to cross the first five (5) feet of said utility easement at or near perpendicular; provided, however, such right to cross utility easements shall be subject to all easements granted by the Declarant or its successors and assigns, including, without limitation, the common services easements and restrictions to be entered into and recorded by Declarant or its assigns. No other utilities or appurtenances thereto shall be installed within the first five (5) feet of said utility easement without the written approval of the Town Engineer and Declarant or its successors or assigns.

Title to the foregoing real estate is subject to a certain Declaration of Covenants, Conditions and Restrictions of Lost Run Farm dated July [redacted] 2004 as Instrument Number [redacted] in the Office of the Recorder of Boone County, Indiana, as the same may be amended or supplemented. Such Declaration and the covenants and restrictions set forth therein run with the land described herein and are incorporated herein by reference. Each Owner of the Site depicted on this Plat shall take title to such site subject to the terms and conditions of such Declaration.

In *Witness whereof,* Declarant has executed this instrument this 23rd day of July, 2004.

HIGHGROVE DEVELOPMENT, INC.

By: [signature]
Printed: Richard D. Summe
Title: President

By: [signature]
Printed: R. Michael Henderson
Title: Secretary Treasurer

LOST RUN FARMS, LLC

By: [signature]
Printed: Richard D. Summe
Title: Member

By: [signature]
Printed: R. Michael Henderson
Title: Member

We hereby lay off and plat this subdivision, which shall be known and designated as Lost Run Farm in the Town of Zionsville, Boone County, Indiana.

This plat is subject to the declaration of covenants, conditions and restrictions of Lost Run Farm recorded as Instrument No. 0409453 and any amendments thereto.

In Testimony whereof, witness the signatures of Owner and Declarant this 23rd day of July, 2004.

Owner/Developer
High Grove Development, Inc.

Richard D. Summe, President

R. Michael Henderson, Secretary Treasurer

State of Indiana)
) SS
County of Marion)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Richard D. Summe, President, R. Michael Henderson, Secretary Treasurer of High Grove Development, Inc., and acknowledged the execution of this instrument as his voluntary act and deed and affixed his signature thereto.

Witness my signature and seal this 23rd day of July, 2004.

Notary Public: [signature]
Print Name: Charlene S. Lee

County of Residence: Hendricks
My commission expires: July 18, 2006
FORMS/OWNSIGN

S:\42015S1\dwg\B001-Plat.dwg, Sheet 9, 7/22/2004 4:02:53 PM, bhuff, 1:1

AFFIDAVIT OF NOTICE OF PUBLIC HEARING
OF THE TOWN OF ZIONSVILLE PLAN COMMISSION

STATE OF INDIANA)
COUNTY OF BOONE) SS:

I, ROGER L. BURRUS, DO HEREBY CERTIFY THAT LEGAL NOTICE TO INTERESTED PARTIES OF THE PUBLIC HEARING TO BE HELD BY THE TOWN OF ZIONSVILLE PLAN COMMISSION, to consider the Petition of Daniel Towriss requesting Re-plat approval to combine Lots 19 and 20 into new Lot 20R and vacate the 7.5' drainage easements on each side of the common lot line,

For property located at: 19 Lost Run Lane and 20 Lost Run Lane, Zionsville, IN 46077

Was sent by FIRST CLASS MAIL, to the last known address of each of the following entities at the following addresses:

See attached List of Adjoiners

And that said Legal Notices were sent by First Class Mailed on or before the 10th day of September, 2020, being at least ten (10) days prior to the date of the Public Hearing (Copies of "First Class Mail" attached).

And that said Legal Notice was published in a newspaper of general circulation at least ten (10) days prior to the date of Public Hearing (Proof of Publication attached).

Roger L. Burrus, Attorney

State of Indiana)
County of Boone) SS:

Subscribed and sworn to before me this 15th day of Sept., 2020

Bonita Jane Kincaid

NOTARY PUBLIC SEAL STATE OF INDIANA

My Commission No. NP0659765
My Commission Expires: Nov. 30, 2022
My of Residence is Boone County

ADJOINERS

Lost Run Farm Community Assn.
c/o Armour Property Mgmt.
23 E. Main St. #300
Carmel, IN 46032

Rayford B. Britton, Trustee
Britton Management Trust
18 Lost Run Lane
Zionsville, IN 46077

Highgrove Development Inc.
10333 N. Meridian St., #250
Indianapolis, IN 46290

Charles D. & Christina M. Pagano
3535 Bradley Ct.
Highland Park, IL 60035

Sylvia M. & Robert S. Coma, Co-tr
Sylvia M. Coma Trust
21 Lost Run Lane
Zionsville, IN 46077

Edward Kowlowitz, Trustee
Barbara Kowlowitz Family Trust
9 Lost Run Trail
Zionsville, IN 46077

AFFIDAVIT OF PUBLICATION

STATE OF INDIANA
County of Boone

City of Lebanon

ISSUED:

The subscriber, being duly sworn, deposes and says that

he (she) is the said Annette Burcharts of THE LEBANON REPORTER

and that the foregoing notice for

NOTICE OF PUBLIC HEARING

was published in said newspaper in one editions

of said newspaper issued between 09/10/2020 and 09/10/2020

Cost: 62.15

SUBSCRIBED AND SWORN BEFORE ME THIS 10th day of September, A.D. 2020

Jaime Hensley

Notary Public Seal, State of Indiana

JAIME HENSLEY
Notary Public, State of Indiana
Commission Number NP0725337
My Commission Expires
February 20, 2028

NOTICE OF PUBLIC HEARING BY THE TOWN OF ZIONSVILLE PLAN COMMISSION

Notice is hereby given of a Public Hearing to be held by the Town of Zionsville Plan Commission on Monday, September 21, 2020 at 7:00 p.m. in the Zionsville Town Hall, 1100 West Oak Street Zionsville, Indiana 46077 to consider the following Petition:

Petition number: 2020-31-RP Daniel Towriss by Roger L. Burrus, Attorney, requests Plan Commission approval for a re-plat of Lots 19 and 20 into new Lot 20R and to vacate the 7.5' drainage easements on each side of the common lot line.

The properties involved are more commonly known as 19 Lost Run Lane and 20 Lost Run Lane, Zionsville, IN 46077, and are legally described as:

LOT NUMBER 19 IN LOST RUN FARM, A SUBDIVISION OF EAGLE TOWNSHIP, BOONE COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED ON JULY 26, 2004 IN PLAT BOOK 15, PAGE 8, AS INSTRUMENT NO. 0409452 AND CERTIFICATE OF CORRECTION RECORDED NOVEMBER 23, 2004 AS INSTRUMENT NO. 0414448, IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA, and LOT NUMBER 20 IN LOST RUN FARM, A SUBDIVISION IN EAGLE TOWNSHIP, BOONE COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED JULY 26, 2004 IN PLAT BOOK 15, PAGES 8-16 AS INSTRUMENT NO. 0409452, IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA.

A copy of the Petition, and all plans pertaining thereto are on file and may be examined prior to the Public Hearing at Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 or at: http://www.zionsville-in.gov/231/Planning-Economic-Development. Written comments in support of or in opposition to the Petition which are filed with the Secretary of the Town of Zionsville Plan Commission prior to the Public Hearing will be considered. The Public Hearing is open to the public. Oral comments to the Petition will be heard at the Public Hearing. The Public Hearing may be continued from time to time as may be found necessary.

Further, and if supported by Executive Order and/or the Laws of the State of Indiana, members of the public will be afforded the opportunity to attend the Plan Commission Public Meetings via a form(s) of electronic communication IF indicated in the Agenda (as amended from time to time) associated with the Plan Commission Meeting. Additionally, upon request, the Town of Zionsville will provide auxiliary aids and services in association with meetings and hearings occurring in-person. Please provide advance notification to Wayne DeLong, at wdelong@zionsville-in.gov or 317-873-5108, to ensure the proper accommodations are made prior to the meeting.

Dave Franz (President)
Wayne DeLong, AICP, CPM (Secretary)
TLR-552 9/10 hspaxlp 1664188

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September 14, 2020 2:47 pm (GMT +4:00)
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Downtown Attica returns to 'most endangered' Indiana Landmarks list

NICK HEDRICK
HSPA NEWS SERVICE

ATTICA – A statewide preservation group is calling attention once again to the heart of Fountain County's largest city.

For the second straight year, downtown Attica has been featured on Indiana Landmarks' "10 Most Endangered List" of historic places on the verge of being lost without an action plan to save them.

The downtown historic district "remains in need of investment and a plan to protect declining landmarks," according to a post on the group's website. The group called for a preservation ordinance and a local historic designation to boost efforts in revitalizing the area.

At the center of the call to action is the long-vacant Hotel Attica, which partially collapsed in a 2012 windstorm. The hotel, where Hollywood celebrities booked rooms on brief stopovers, later became a restaurant and has sat crumbling since the storm.

The owner is now donating the building and selling the land to Attica Main Street. The organization doesn't have the money for renovations and plans are being set to find a permanent owner.

Submitted photo

Downtown Attica, for the second straight year, was featured in Indiana Landmarks' "10 Most Endangered" list of historic properties. Local efforts are underway to revitalize the area.

"We're just hoping to attract someone who sees that it's not a lost cause because there's still hope for it, and I'm hoping that someone will ... see that hope and save it," Main Street president Lexxi Haddock said.

A contest for an upcoming HGTV town makeover series gave new energy to local revitalization efforts, she added.

Attica was one of more than 2,600 small towns in the running for the cable network's "Home Town Takeover." An Alabama town won the competition, but everyone from high school students to nursing home residents sent in videos supporting Attica.

"To see this thing that you drive down to get to Pizza King is something that everyone was quietly wanting to hold on to," Haddock said, "but with that campaign of trying to attract HGTV, it brought everyone out into the public and saying, 'Yes, this is something that I find really important. I want to make sure that it's here so that my kids and grandkids have the same memories.'"

Main Street is distributing state grant funds to local businesses recovering from the COVID-19 shutdown. The city placed a 1% tax on local food and beverage sales to generate more funding for revitalizing downtown.

Younger people are opening businesses downtown, including a pet grooming shop and a real estate office. The children of the owner of a furniture and carpeting store are attracting customers with new window displays. Challenges remain with addressing buildings deemed unsafe by the city. A business fair is in the works.

"Our biggest hurdle to start with [was] just trying to get people to understand, like, what we have in our own backyards and kind of change the attitude, and I think we finally accomplished that, thankfully," said Haddock, who joined Main Street three years ago.

"So we actually have people that are seeing what we have in our town and talking about the good of it and not just the bad of it."

Nick Hedrick writes for th (Crawfordsville) Journal Review.

BBB warns of e-skimming scam

For years, scammers have used a small device on ATMs, gas pumps, and other terminals, to harvest credit card information. As technology has improved, this form of "skimming" has become less effective. However, scammers aren't deterred. Now, they use a technique called "e-skimming" to steal credit card data from online shoppers instead.

HOW THE SCAM WORKS

You are shopping online on a reputable website. You put an item in your cart and proceed to check out. You enter your credit or debit card number and your billing address to make your purchase. Everything seems totally normal.

But what you can't see is that cybercriminals have hacked into the company's server and planted malware on the site. This harvests your personal information, including your credit or debit card numbers, as soon as you make a purchase.

You won't be aware your information was stolen until the company discovers the breach and alerts its customers. In other cases, you'll only find out after scammers use your credit card and fraudulent purchases appear on your statement.

HOW TO PROTECT YOURSELF

Keep a close eye on your statements. Check your bank and credit card statements regularly to confirm all charges. If you notice any suspicious activity, call your bank or credit card company immediately to report it.

Use the customer service number found on the back of your card or on your monthly statement to make sure you are speaking with the real company.

Make online purchases with a credit card. Use your credit card instead of your debit card to make online purchases. It is much easier to dispute charges made with your credit card, plus getting money returned to your debit card can take time.

Consider using a virtual credit card. Some credit card companies and banks offer virtual cards to their clients. These provide a unique credit card number to use when shopping online that links to your normal account. If any unusual transactions are made or the number is compromised, other charges are immediately declined.

BOONE COUNTY

public notices

Make sure you're in the know when it comes to your community, city, county, schools and more.

Public Notices

When governments want to change **zoning rules**, the law often requires them to inform you by placing notice advertisements – also called legals – in your newspaper.

Indiana newspapers and the Hoosier State Press Association provide an online clearinghouse of thousands of public notices. If you missed it in print or want to find a notice statewide, look online here IndianaPublicNotices.com.

Bailey
TO THE OWNERS OF THE WITHIN DESCRIBED REAL ESTATE AND ALL INTERESTED PARTIES
NOTICE OF SHERIFF'S SALE
By virtue of a certified copy of a decree to me directed from the Clerk of Circuit Court of Boone County, Indiana, in Cause No. 06D01-1803-MF-000369 wherein New Residential Mortgage, LLC was Cross-Claim/Counterclaim/ Third Party Plaintiff, and Thomas J. Bailey and Elyse B. Bailey, et al. were Cross-Claim Defendants, requiring me to make the sum as provided for in said Decree with interest and cost, I will expose at public sale to the highest bidder, on the 1st day of October, 2020, at the hour of 10:00 AM or as soon thereafter as is possible, at 1905 Indianapolis Avenue, Lebanon, IN 46052, the fee simple of the whole body of Real Estate in Boone County, Indiana.
Lot 465 in Saddletree at Royal Run, a subdivision in Eagle Township, Boone County, Indiana, as per plat thereof recorded as Instrument No. 9808357, in Plat Book 10, pages 12-15, in the Office of the Recorder of Boone County, Indiana.
More commonly known as:
6272 Saddletree Dr,
Zionsville, IN 46077
Parcel No.:
06-04-06-000-001.315-005
Together with rents, issues, income, and profits thereof, said sale will be made without relief from valuation or appraisement laws.
Sheriff of Boone County
Eagle Township
6272 Saddletree Dr,
Zionsville, IN 46077
The Sheriff's Department does not warrant the accuracy of the street addressed published herein
David M. Johnson
30354-45
Doyle & Foutty, P.C.
41 E Washington Street
Suite 400
Indianapolis, IN 46204
NOTICE
DOYLE & FOUTTY, P.C. IS A DEBT COLLECTOR
TLR-498 8/27, 9/3, 9/10 hspaxlp

CITY OF LEBANON COMMON COUNCIL
NOTICE OF PUBLIC MEETING WORKING SESSION
The Lebanon Common Council will meet as follows:
DATE: SEPTEMBER 15,16, 2020
TIME: 5:00 8:00 p.m.
LOCATION: Lebanon Municipal Building
401 S. Meridian Street
Room 204
Lebanon, Boone County, Indiana
TLR-563 9/10 hspaxlp 1664710

Francis
STATE OF INDIANA
SS: COUNTY OF BOONE
IN THE BOONE CIRCUIT COURT
CAUSE NUMBER:
06C01-2007-JC-000310
IN THE MATTER OF:
IF - DOB 3/31/2014
A CHILD ALLEGED TO BE
A CHILD IN NEED OF SERVICES
AND
WILLIAM FRANCIS
(BIOLOGICAL FATHER)
SUMMONS FOR SERVICE BY PUBLICATION & NOTICE OF CHILD IN NEED OF SERVICES HEARING
TO: William Francis
Whereabouts unknown
NOTICE IS HEREBY GIVEN to the above noted parent whose whereabouts are unknown, that the Indiana Department of Child Services has filed its Verified Petition Alleging the child to be in Need of Services, in accordance with I.C. 31-34-9-3, and that an adjudication hearing has been scheduled with the Court.
YOU ARE HEREBY COMMANDED to appear before the Judge of the Boone Circuit Court, 310 Courthouse Square, Lebanon, IN 46052 - 765-482-0530 for a(n) Fact Finding Hearing on 9/25/2020 at 1:00 PM, Initial Hearing on 10/26/2020 at 8:00 AM, Dispositional Hearing on 10/26/2020 at 8:00 AM and Fact Finding Hearing on 10/26/2020 at 8:00 AM. At said hearing, the Court will consider the Petition and evidence thereon and will render its

continued next column

Public Notices

decision as to whether the above named minor child is child in need of services and shall enter adjudication accordingly. Your failure to appear after lawful notice will be deemed as your default and waiver to be present at said hearing.
UPON ENTRY OF SAID ADJUDICATION, A DISPOSITIONAL HEARING will be held in which the Court will consider (1) Alternatives for the care, treatment, or rehabilitation for the child; (2) The necessity, nature, and extent of your participation in the program of care, treatment, or rehabilitation for the child; and (3) Your financial responsibility for any services provided for the parent, guardian or custodian of the child including child support.
YOU MUST RESPOND by appearing in person or by an attorney within thirty (30) days after the last publication of this notice, and in the event you fail to do so, an adjudication on said petition, judgment by default may be entered against you, or the court may proceed in your absence, without further notice.
JESSICA J. FOUTS
Clerk
9/4/2020
Zahra Ayoubi, #34351-29
Attorney, Indiana Department of Child Services
Department of Child Services
1614 North Lebanon St.
Lebanon, IN 46052
FAX: 317 232-1803
Office: 765 482-3023
TLR-559 9/10, 17, 24 hspaxlp

NOTICE OF PUBLIC HEARING BY THE TOWN OF ZIONSVILLE PLAN COMMISSION
Notice is hereby given of a Public Hearing to be held by the Town of Zionsville Plan Commission on Monday, September 21, 2020 at 7:00 p.m. in the Zionsville Town Hall, 1100 West Oak Street Zionsville, Indiana 46077 to consider the following Petition:
Petition number: 2020-31-RP Daniel Towriss by Roger L. Burrus, Attorney, requests Plan Commission approval for a re-plat of Lots 19 and 20 into new Lot 20R and to vacate the 7.5' drainage easements on each side of the common lot line.
The properties involved are more commonly known as 19 Lost Run Lane and 20 Lost Run Lane, Zionsville, IN 46077, and are legally described as:
LOT NUMBER 19 IN LOST RUN FARM, A SUBDIVISION OF EAGLE TOWNSHIP, BOONE COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED ON JULY 26, 2004 IN PLAT BOOK 15, PAGE 8, AS INSTRUMENT NO. 0409452 AND CERTIFICATE OF CORRECTION RECORDED NOVEMBER 23, 2004 AS INSTRUMENT NO. 0414448, IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA, and LOT NUMBER 20 IN LOST RUN FARM, A SUBDIVISION IN EAGLE TOWNSHIP, BOONE COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED JULY 26, 2004 IN PLAT BOOK 15, PAGES 8-16 AS INSTRUMENT NO. 0409452, IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA.
A copy of the Petition, and all plans pertaining thereto are on file and may be examined prior to the Public Hearing at Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 or at: http://www.zionsville-in.gov/231/Planning-Economic-Development. Written comments in support of or in opposition to the Petition which are filed with the Secretary of the Town of Zionsville Plan Commission prior to the Public Hearing will be considered. The Public Hearing is open to the public. Oral comments to the Petition will be heard at the Public Hearing. The Public Hearing may be continued from time to time as may be found necessary.
Further, and if supported by Executive Order and/or the Laws of the State of Indiana, members of the public will be afforded the opportunity to attend the Plan Commission Public Meetings via a form(s) of electronic communication IF indicated in the Agenda (as amended from time to time) associated with the Plan Commission Meeting. Additionally, upon request, the Town of Zionsville will provide auxiliary aids and services in association with meetings and hearings occurring in-person. Please provide advance notification to Wayne DeLong, at wdelong@zionsville-in.gov or 317-873-5108, to ensure the proper accommodations are made prior to the meeting.
Dave Franz (President)
Wayne DeLong, AICP, CPM
(Secretary)
TLR-552 9/10 hspaxlp 1664188

Public Notices

Property Taxes rising? It's your right to know...and it's the law.
Indiana newspapers are the trusted source that your government uses to inform you about decisions that affect your life.
Public notice advertisements – also called legals – provide information about taxes, zoning, new business and other areas your government is involved in.
The good news is that this information is easily accessible to you in print and online.
If you missed it in print or want to find a notice statewide, look online at IndianaPublicNotices.com.

IndianaPublicNotices.com.

NOTICE OF PUBLIC HEARING BY THE TOWN COUNCIL OF ZIONSVILLE, INDIANA
Notice is hereby given of a Public Hearing to be held by the Zionsville Town Council on September 21, 2020, at 7:30 a.m. in the Zionsville Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 to consider the Vacation of 7.5' wide drainage easements which exist on each side of the shared lot line between Lots 19 and 20 in Lost Run Farm Subdivision to allow for the two lots to be combined into a single lot. A related Petition to Replat the two lots into a single lot is scheduled to be heard by the Zionsville Plan Commission on September 21, 2020, at 7:00 p.m.
The properties involved are owned by Daniel Towriss and are commonly known as 19 Lost Run Lane and 20 Lost Run Lane, Zionsville, Indiana, and are legally described as:
Lots numbered 19 and 20 in Lost Run Farm, a subdivision in the Town of Zionsville, Boone County, Indiana, as per plat thereof recorded on July 26, 2004, in Plat Book 15, page 8, as Instrument No. 040952 and Certificate of Correction recorded November 23, 2004, as Instrument No. 0414448, in the Office of the Recorder of Boone County, Indiana.
A copy of the Petition for Vacation, and all filed documents pertaining thereto are on file and may be examined prior to the Public Hearing at Zionsville Town Hall, 1100 West Oak Street, Zionsville, Indiana, or at https://www.zionsville-

continued next column

NOTICE OF PUBLIC HEARING BY THE TOWN OF ZIONSVILLE PLAN COMMISSION
Notice is hereby given of a Public Hearing to be held by the Town of Zionsville Plan Commission On, Monday, September 21 at 7:00 p.m. in the Zionsville Town Hall, 1100 West Oak Street Zionsville, Indiana 46077 to consider the following:
PLAN COMMISSION APPROVAL for Docket Numbers: 2020-33-PP and 2020-347-DP, Primary Plat and Development Plan to allow for: **Request for approval of Primary Plat and Development Plan for 75 lots on 35.988 acres in the Holliday Farms PUD for Section 4 of the development. Request includes waivers for Path and Trail Pavement Standards (16.08); Design Speed Standards (16.03); Maximum Vertical Grade Standards (16.03); Street Blade Standards (13.16); Typical Residential Cross Section (16.03).**
The properties involved are more commonly known as:
3900 S US 421 is currently zoned Holliday Farms PUD zoning district, and is legally described as:
The Club at Holliday Farms - Section Four, dated: 8/25/2020
This description originated as part of an Original Survey the Takedown Survey for The Club at Holliday Farms Section 4 performed by Cripe, and certified by Claude M. Quillen, L.S. #20200002 under Project Number 170447-39000, being a part of the Northeast Quarter of Section 26, and part of the Northwest Quarter and the Southwest Quarter of Section 25, Township 18 North, Range 2 East, in Eagle Township, Boone County, Indiana more particularly described as follows:
Beginning at the Southeast corner of the Northeast Quarter of said Section 26, thence South 88 degrees 24 minutes 16 seconds West (assumed bearing) along the South line of said Northeast Quarter 180.89 feet to a southeast corner of the 29.174 Acre parcel as described in the Original Survey (Takedown Survey for Holliday Section Three) performed by Cripe, and certified by Claude M. Quillen, L.S. #20200002, on the survey dated June 20, 2020, under Project Number 170477-39000 (should be 170447-39000) and a point in Cox Creek, the next (9) nine courses are along Cox Creek; (1) thence North 30 degrees 44 minutes 57 seconds East 172.33 feet along the Southeast line of said 29.174 Acre parcel; (2) thence North 64 degrees 18 minutes 01 seconds East 38.83 feet;(3) thence North 77 degrees 32 minutes 50 seconds East 33.81 feet; (4) thence South 73 degrees 55 minutes 50 seconds East 21.42 feet; (5) thence North 31 degrees 53 minutes 01 seconds East 57.16 feet; (6) thence North 03 degrees 27 minutes 42 seconds East 65.35 feet; (7) thence South 83 degrees 19 minutes 55 seconds East 29.61 feet; (8) thence North 68 degrees 37 minutes 52 seconds East 109.59 feet; (9) thence North 00 degrees 00 minutes 00 seconds West 13.94 feet; thence North 90 degrees 00 minutes 00 seconds East 230.12 feet; thence North 51 degrees 43 minutes 50 seconds East 67.29 feet; thence North 84 degrees 19 minutes 26 seconds East 311.78 feet; thence South 72 degrees 30 minutes 10 seconds East 118.98 feet; thence North 59 degrees 24 minutes 08 seconds East 53.78 feet; thence North 15 degrees 17 minutes 51 seconds East 198.15 feet; thence North 02 degrees 24 minutes 32 seconds West 63.66 feet; thence North 22 degrees 10 minutes 16 seconds West 68.74 feet; thence North 31 degrees 42 minutes 02 seconds West 74.36 feet; thence North 36 degrees 22 minutes 09 seconds West 80.00 feet; thence North 41 degrees 31 minutes 46 seconds West 74.27 feet; thence North 47 degrees 29 minutes 29 seconds West 82.23 feet; thence North 56 degrees 10 minutes 59 seconds West 85.11 feet; thence North 64 degrees 58 minutes 02 seconds West 81.64 feet; thence North 70 degrees 38 minutes 02 seconds West 78.83 feet; thence North 47 degrees 34 minutes 19 seconds West 128.68 feet; thence North 15 degrees 39 minutes 59 seconds West 289.37 feet; thence North 18 degrees 24 minutes 41 seconds West 124.49 feet to the center of Cox Creek, the next (16) sixteen courses are along the center of Cox Creek: (1) thence North 82 degrees 52 minutes 43 seconds West 47.78 feet; (2) thence North 49 degrees 21 minutes 20 seconds West 128.69 feet; (3) thence North 48 degrees 42 minutes 11 seconds East 43.51 feet; (4) thence North 20 degrees 03 minutes 05 seconds East 57.60 feet; (5) thence North 38 degrees 42 minutes 19 seconds West 27.81 feet; (6) thence South 82 degrees 16 minutes 59 seconds West 37.87 feet; (7) thence North 63 degrees 21 minutes 10 seconds West 43.01 feet; (8) thence North 11 degrees 02 minutes 27 seconds West 21.55 feet; (9) thence North 32 degrees 59 minutes 10 seconds East 17.69 feet; (10) thence North 64 degrees 46 minutes 58 seconds East 40.69 feet; (11) thence North 89 degrees 27 minutes 24 seconds East 37.65 feet; (12) thence South 67 degrees 50 minutes 44 seconds East 18.51 feet; (13) thence North 65 degrees 09 minutes 40 seconds East 33.36 feet; (14) thence North 04 degrees 51 minutes 14 seconds West 22.35 feet; (15) thence North 55 degrees 51 minutes 38 seconds West 51.12 feet; (16) thence North 13 degrees 30 minutes 22 seconds West 26.88 feet to the Southeast corner of (Lot A38) The Club at Holliday Farms, Section 1 as recorded in Instrument Number 2019-005103 [Plat Book 27, Pages 15 to 26] in the Office of the Recorder of Boone County, Indiana, the next (31) thirty-one courses are along the southeasterly lines of said Section 1 subdivision [the next (28) twenty-eight courses are along the center of Cox Creek]: (1) thence North 31 degrees 17 minutes 29 seconds East 19.37 feet; (2) thence North 09 degrees 14 minutes 47 seconds East 18.25 feet; (3) thence North 01 degrees 30 minutes 33 seconds East 19.38 feet; (4) thence North 28 degrees 02 minutes 22 seconds West 10.87 feet; (5) thence North 59 degrees 46 minutes 05 seconds West 9.18 feet; (6) thence South 57 degrees 58 minutes 03 seconds West 23.81 feet; (7) thence South 71 degrees 48 minutes 03 seconds West 6.98 feet; (8) thence North 56 degrees 30 minutes 50 seconds West 12.68 feet; (9) thence North 36 degrees 32 minutes 20 seconds West 12.89 feet; (10) thence North 18 degrees 15 minutes 11 seconds West 23.63 feet; (11) thence North 01 degrees 28 minutes 03 seconds East 9.84 feet; (12) thence North 28 degrees 32 minutes 05 seconds East 9.91 feet; (13) thence North 51 degrees 32 minutes 33 seconds East 12.71 feet; (14) thence North 56 degrees 06 minutes 45 seconds East 31.38 feet; (15) thence North 61 degrees 13 minutes 15 seconds East 10.35 feet; (16) thence South 80 degrees 12 minutes 38 seconds East 18.30 feet; (17) thence South 66 degrees 19 minutes 53 seconds East 16.69 feet; (18) thence South 59 degrees 19 minutes 54 seconds East 21.53 feet; (19) thence North 84 degrees 54 minutes 57 seconds East 18.70 feet; (20) thence North 55 degrees 07 minutes 36 seconds East 18.51 feet; (21) thence North 43 degrees 51 minutes 32 seconds East 13.84 feet; (22) thence North 22 degrees 51 minutes 01 seconds East 10.52 feet;(23) thence North 09 degrees 21 minutes 42 seconds West 10.52 feet; (24) thence North 49 degrees 19 minutes 38 seconds West 14.24 feet; (25) thence North 63 degrees 26 minutes 22 seconds West 14.28 feet; (26) thence North 39 degrees 02 minutes 16 seconds West 15.90 feet; (27) thence North 02 degrees 44 minutes 39 seconds East 12.51 feet; (28) thence North 17 degrees 11 minutes 07 seconds East 2.55 feet to the southerly Right-of-way of Holliday Farms Boulevard; (29) thence South 75 degrees 07 minutes 51 seconds East 313.59 feet along said right-of-way to a point on a curve to the left having a radius of 115.00 feet, the radius point of which bears North 14 degrees 52 minutes 09 seconds East; (30) thence southwesterly along said curve, an arc distance of 71.79 feet to a point which bears South 20 degrees 53 minutes 57 seconds East from said radius point; (31) thence North 69 degrees 06 minutes 03 seconds East 133.14 feet along the southerly right-of-way line of said street to the southwesterly right-of-way line of U.S. Highway #421 (a.k.a. Michigan Road); thence South 20 degrees 47 minutes 57 seconds East 549.98 feet along said right-of-way line; thence North 69 degrees 12 minutes 03 seconds East 70.00 feet to the centerline as established by Indiana State Highway Commission (I.S.H.C.) plans for Project Number 221 Section A, dated September 23, 1930; thence South 20 degrees 47 minutes 57 seconds East 862.74 feet along said centerline; thence South 69 degrees 12 minutes 03 seconds West 48.50 feet to the Northeast corner of Lot 1, Block 15 on the record plat of Hamilton (formerly Clarkstown) recorded in Deed Record 3, Page 364 and Rerecorded in Plat Book 1, Page 41 in said Recorder's Office; thence South 20 degrees 47 minutes 57 seconds East along the Easterly line of said plat 750.00 feet to the southeasterly corner of Lot 8, Block 2 in said subdivision; thence South 69 degrees 12 minutes 03 seconds West 264.00 feet along the southeasterly line of said Block 2; thence South 20 degrees 47 minutes 57 seconds East 1.17 feet to the northeasterly corner of a 0.98 acre parcel owned by the Town of Zionsville per Instrument Number 2007-001110 as recorded in said Recorder's Office, the next (4) four courses are along the boundary of said 0.98 acre+/- parcel: (1) thence South 66 degrees 05 minutes 14 seconds West 113.74 feet; (2) thence South 48 degrees 38 minutes 36 seconds West 52.41 feet; (3) thence South 23 degrees 42 minutes 36 seconds East 12.54 feet; (4) thence North 66 degrees 17 minutes 24 seconds East 162.22 feet to the East line of the 1.12 acre Tract, the next (3) three courses are along the boundary of said 1.12 acre Tract; (1) thence South 20 degrees 47 minutes 57 seconds East 7.07 feet; (2) thence North 67 degrees 34 minutes 54 seconds East 276.67 feet; (3) thence North 00 degrees 16 minutes 41 seconds East 222.70 feet to the South line of the Northwest Quarter of said Section 26; thence South 88 degrees 01 minutes 46 seconds West 1063.00 feet along said South line to the point of beginning, containing 35.988 acres more or less.
A copy of the Petition, and all plans pertaining thereto are on file and may be examined prior to the Public Hearing at Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 or at: http://www.zionsville-in.gov/231/Planning-Economic-Development. Written comments in support of or in opposition to the Petition are filed with the Secretary of the Town of Zionsville Plan Commission prior to the Public Hearing will be considered. The Public Hearing is open to the public. Oral comments to the Petition will be heard at the Public Hearing. The Public Hearing may be continued from time to time as may be found necessary.
Further, and if supported by Executive Order and/or the Laws of the State of Indiana, members of the public will be afforded the opportunity to attend the Plan Commission Public Meetings via a form(s) of electronic communication IF indicated in the Agenda (as amended from time to time) associated with the Plan Commission Meeting.
Additionally, upon request, the Town of Zionsville will provide auxiliary aids and services in association with meetings and hearings occurring in-person. Please provide advance notification to Wayne DeLong, at wdelong@zionsville-in.gov or 317-873-5108, to ensure the proper accommodations are made prior to the meeting.
Dave Franz (President)
Wayne DeLong, AICP, CPM
(Secretary)
TLR-554 9/10 hspaxlp 1664273

Public Notices

in.gov/548/Public-Notices. Written comments in support of or in opposition to the Petition for Vacation are filed with the Department of Planning & Economic Development (rkilmer@zionsville-in.gov or 317-690-6539). The Public Hearing is open to the public. Oral comments to the Petition for Vacation will be heard at the Public Hearing.
Further and as supported by Executive Order and/or the Laws of the State of Indiana, members of the Public will be afforded the opportunity to attend the Town Council Public Meeting via a form(s) of electronic communication as indicated in the Agenda (as amended from time to time) associated with the Town Council Meeting.
If a member of the public needs technical assistance in logging into the web event as indicated on the Agenda, please contact Joe Rust at jrust@zionsville-in.gov or 317-727-2647.
Josh Garrett
Town Council President
Amelia Anne Lacy
Director of Finance & Records
TLR-556 9/10 hspaxlp 1664389

Akers
06D01-2009-EU-000107
Sarah J. Randall, #26898-29
CHURCH CHURCH HITTLE + ANTRIM
Two North Ninth Street
Noblesville, IN 46060
(317)773-2190;
FAX (317) 773-5320
NOTICE OF ADMINISTRATION
In the Superior Court of Boone County, Indiana.
Notice is hereby given that Anthony Eugene Akers and Marshall Kendall Akers were on September 3, 2020, appointed Co-Personal Representatives of the Estate of MARGARET K. AKERS, deceased, who died September 7, 2014.
All persons who have claims against this Estate, whether or not now due, must file the claim in the office of the Clerk of this Court Within three (3) months from the date of the first publication of this Notice, or within nine (9) months after the decedent's death, whichever is earlier, or the claims will be forever barred.
Dated at Lebanon, Indiana on September 3, 2020.
/s/ Jessica Fouts
Clerk of the Superior Court of Boone County, Indiana
TLR-558 9/10, 17 hspaxlp

Public Notices

Shoaf
STATE OF INDIANA
SS: COUNTY OF BOONE
IN THE BOONE CIRCUIT COURT
CAUSE NO 06C01-2008-MI-1015
IN THE MATTER OF AN APPLICATION FOR AN ORDER TO BMV TO ISSUE A REPLACEMENT CERTIFICATE OF TITLE
Edgar V. Cooney, Deceased
Mary Beth Shoaf,
Personal Representative,
Petitioner
PETITION TO ISSUE A REPLACEMENT CERTIFICATE OF TITLE
1. The above-named Petitioner Edgar V. Cooney, Deceased, Mary Beth Shoaf, P.R., has filed a verified petition for an order to the Indiana Bureau of Motor Vehicles to issue a Replacement Certificate of Title.
2. The allegations and statements of fact set forth in the petition are true and accurate.
3. The Petitioner is the legal owner of an automobile described and identified as follows:
1931 Ford A-Vick
VIN 190A14513
4. The Petitioner acquired legal title to the automobile on or about 5/10/2007.
5. The original Certificate of Title issued to the Petitioner has been destroyed and no duplicate Certificate of Title exists.
6. I know of no reason why a Replacement Certificate of Title should not be issued to me as the owner of said vehicle.
I AFFIRM THE FOREGOING UNDER PENALTIES OF PERJURY.
Date: 8/24/2020
Edgar V. Cooney, Deceased
/s/ Mary Beth Shoaf,
Personal Representative
4043 W 550 S.
Jamestown, IN 46147
DOB 4/25/19xx
Telephone # 765-676-xxxx
Driver's License #: xxxx-xx-xxxx
This Petition is assigned for hearing on Ocober 26, 2020 at 8:15 a.m.
TLR-518 9/3, 10, 17 hspaxlp

Indiana newspapers and the Hoosier State Press Association provide an online clearinghouse of thousands of public notices. If you missed it in print or want to find a notice statewide, look online here IndianaPublicNotices.com.

For full public notice listings go to IndianaPublicNotices.com.

Public Notices

Wright
NOTICE OF ADMINISTRATION
IN THE SUPERIOR COURT OF BOONE COUNTY, INDIANA
IN THE MATTER OF THE ESTATE OF
FANNIE BELL WRIGHT,
deceased
ESTATE NO.
06D01-2008-EU-000103
Notice is hereby given that Emsley Wright II was on the 27th day of August, 2020, appointed personal representative of the Estate of Fannie Bell Wright, deceased, who died on the 2nd day of August, 2020.
All persons having claims against said estate, whether or not now due, must file the claim in the Office of the Clerk of this Court within three (3) months from the date of the first publication of this notice, or within nine (9) months after the decedent's death, whichever is earlier, or the claims will be forever barred.
Dated at Lebanon, Indiana, this 28th day of August, 2020.
/s/ Jessica Fouts
Clerk of the Superior Court I
For Boone County, Indiana
Attorney for the Estate:
Roger L. Burrus, #3986-06
BURRUS & SEASE LLP
410 W. Oak Street
Zionsville, IN 46077
(317) 873-2150
TLR-531 9/3, 10 hspaxlp 1662800

Take Notice. It's your right to know...and it's the law.
Indiana newspapers are the trusted source that your government uses to inform you about decisions that affect your life.
Public notice advertisements – also called legals – provide information about taxes, zoning, new business and other areas your government is involved in.
The good news is that this information is easily accessible to you in print and online.
If you missed it in print or want to find a notice statewide, look online at IndianaPublicNotices.com.

Indiana newspapers and the Hoosier State Press Association provide an online clearinghouse of thousands of public notices. If you missed it in print or want to find a notice statewide, look online at IndianaPublicNotices.com.

For full public notice listings go to IndianaPublicNotices.com.

ZIONSVILLE
FOR ALL THE RIGHT REASONS

Petition Number:	2020-32-DP
Project Address:	9770 E. County Road 600 South
Petitioner:	Zionsville Community Schools Corporation
Representative:	Chuck Tyler-Fanning Howey
Request:	Petition for Development Plan approval to provide for Development of a Transportation Annex to facilitate additional bus parking spaces (44) and employee parking spaces (42) in the (SU-1) Special Use Zoning District
Current Zoning:	(SU-1) Special Use Zoning District
Current Land Use:	School Athletic Field
Approximate Acreage:	2.66± Acres
Related Petitions:	2008-19-DP Approval of Master Plan for 875 East Athletic Complex
Exhibits:	Exhibit 1 - Staff Report Exhibit 2 - Aerial Location Map Exhibit 3 - Petitioners Site Location Map Exhibit 4 - Proposed Site Plan Exhibit 5 - Landscaping Plan Exhibit 6 - Photometric Plan Exhibit 7 - Proposed Commitments Exhibit 8 - Town Engineer's Comments dated September 17, 2020 Exhibit 9 - Petitioner's Findings of Fact
Staff Presenter:	Wayne DeLong, AICP, CPM

PETITION HISTORY

This petition will receive a public hearing at the September 21, 2020 Meeting of the Plan Commission. The adjoining ground received approval on October 20, 2008 to construct the now established Zionsville Community School's athletic complex.

PROJECT LOCATION

The subject site is located at west of County Road 950 East, north of County Road 600 South, east of County Road 975 East, and south of County Road 500 South. Site location is south of the Middle School and exiting Transportation Center. The site is approximately 2.66 ± acres and is currently a part of the School Athletic Field.

ANALYSIS

The Petitioner requests approval for the development of a Transportation Annex to facilitate additional bus parking (44) spaces and employee parking (42) spaces in the (SU-1) Special Use Zoning District. A pedestrian pathway is planned to connect employees to the existing Transportation Center.

DEVELOPMENT PLAN REVIEW

Zoning Ordinance

Approval of a Development Plan by the Plan Commission is required for "…new development or major additions…" within the (SU-1) Special Use Zoning District.

Landscaping & Setbacks

The Landscaping plan includes Deciduous, Ornamental, Evergreen trees, and s as reflected in (Exhibit 5). Staff and the Petition have arrived at a Landscape Plan that complies with the Zoning Ordinance.

Lighting

The exterior lighting system for the proposed site utilizes pole-mounted downward-facing LED lights to luminate the parking lots. DSX2 Series size 2; types, A, B, and C, will be utilized for the parking lot (Exhibit 7). As filed, Staff is supportive of the lighting plan.

Signage

The Site will employ Stop Signs, Directional Arrows and Wayfinding sign to manage traffic flow.

Utility Access

Adequate access to utilities is available to facilitate the project. No issues are known at this time.

Drainage

The overall projects storm water management plan has been reviewed by Town Staff and the Town Engineer. Review and inspections of the drainage information is ongoing, with remaining items outlined in the Town Engineer comment letter dated September 17, 2020 (see Exhibit 8).

Vehicle Access, Parking, Pedestrian pathway
Vehicular access onto the site is intended through the existing access drive connecting the bus garage and the remainder of the site. The project proposes a total of 86 striped parking spaces with 44 of those spaces dedicated to buses and 42 dedicated for employee parking. A pathway south of the existing athletic fields and north of the parking lot will be provided to connect employees to the existing transportation center.

Commitments

Exhibit 7 of this report includes commitments from the Owner to dedicating right-of-way along E 600 South along a portion of the southern portion of the Real Estate to provide a 40 feet of feet of right-of-way from centerline of E 600 South.

Additionally, Exhibit 7 reflects that the Owner commits to constructing a pedestrian pathway, ten feet in width, along and parallel to E 600 South along a portion of the southern portion of the Real Estate at a point in time when connecting pedestrian pathways to the east and west are constructed by the Town.

Development Plan

The Plan Commission shall hear, and approve or deny, Development Plans based on Findings of the Building Commissioner or Plan Commission. Per Section 194.127 of the Ordinance the Plan Commission finds:

1. The Development Plan **is** compatible with surrounding land uses because:

2. The Development Plan **does** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:

3. The Development Plan **does** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:

4. The Development Plan **does** utilize building materials and building style compatible with the Zionsville theme because:

5. The Development Plan **does** provide for the calculation of storm water runoff because:

6. The Development Plan **does** provide for current and future right-of-way dedications because:

7. The Development Plan **does** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

The Petitioner's Proposed Findings are attached as Exhibit 10 for the Plan Commission's consideration.

STAFF RECOMMENDATION

Staff recommends approval of the petition, subject to resolution of the remaining comments provided by the Town Engineer (Exhibit 8) prior to submittal of an Improvement Location Permit resulting in earth disturbing activities.

RECOMMENDED MOTIONS

I move that Docket #2020-32-DP to provide for Development of a Transportation Annex to facilitate additional bus parking (44) spaces and employee parking (42) spaces in the (SU-1) Special Use Zoning District be Approved based on the findings in the staff report, staff recommendation, and submitted findings of fact / Denied/ Continued) as presented.

PROCEDURAL NOTES

An Improvement Location Permit will be required to be obtained from the Town prior to the commencement of any site work and/or building construction.

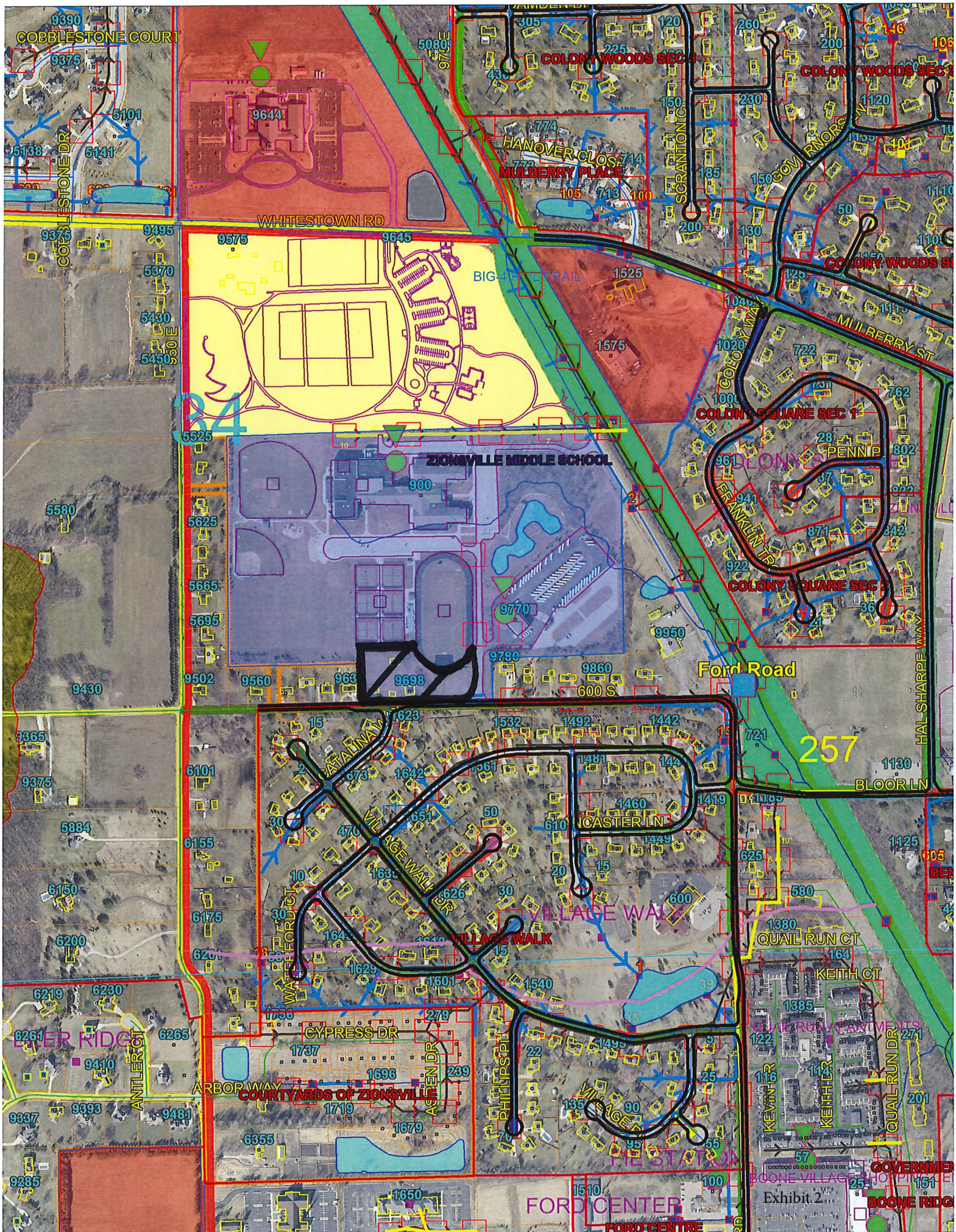
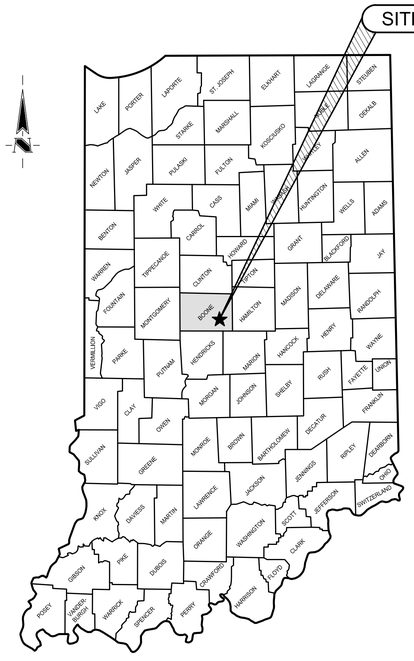
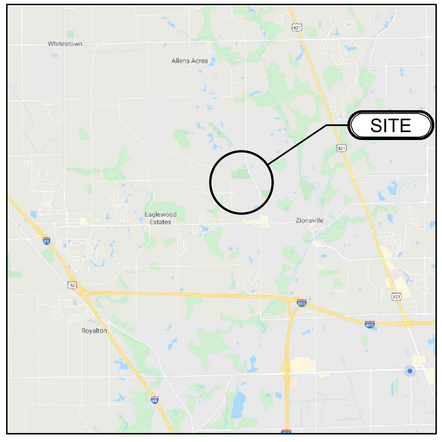

COBBLESTONE COURT
COBBLESTONE DR
WHITESTOWN RD
BIG 4 TRAIL
ZIONSVILLE MIDDLE SCHOOL
COLONY WOODS SEC 3
COLONY WOODS SEC 1
HANOVER CLOSE
MULBERRY PLACE
SCRANTON CT
GOVERNORS WAY
MULBERRY ST
COLONY SQUARE SEC 1
COLONY SQUARE SEC 2
PENN PL
FRANKLIN TR
HAL SHARPE WAY
Ford Road
600 S
BLOOR LN
257
34
ICASTER LN
VILLAGE WALK DR
VILLAGE WALK
WATERFORD CT
CATALINA
QUAIL RUN CT
KEITH CT
KEVIN CT
QUAIL RUN DR
QUAIL RUN APARTMENTS
CYPRESS DR
ASPEN DR
PHILLIPS PL
ANTLER CT
ARBOR WAY
COURTYARDS OF ZIONSVILLE
BEAVER RIDGE
FIRE STATION
FORD CENTER
FORD CENTRE
GOVERNMENT
BOONE VILLAGE SHOPPING
BOONE RIDGE

Exhibit 2

TAC SUBMITTAL
FOR
ZIONSVILLE COMMUNITY SCHOOLS
TRANSPORTATION CENTER ANNEX
9770 EAST CR 600 SOUTH
ZIONSVILLE, INDIANA 46077



STATE OF INDIANA



VICINITY MAP

LOCATION MAP

OWNER

ZIONSVILLE COMMUNITY SCHOOLS
900 MULBERRY STREET
ZIONSVILLE, INDIANA 46077
ATTN. REBECCA COFFMAN
PH. 317-873-2858 EXT. 11940
EMAIL rcoffman@zcs.k12.in.us

SCHOOL BOARD

PRESIDENT - JOE STEIN
VICE PRESIDENT - DEBBIE UNGAR
SECRETARY - JANE BURGESS
MEMBER - MICHAEL BERG
MEMBER - MICHAEL COUSSENS

ARCHITECT

FANNING HOWEY ASSOCIATES, INC.
350 EAST NEW YORK STREET, SUITE 300
INDIANAPOLIS, INDIANA 46204
ATTN. CHUCK TYLER
PH. 317-848-0966 EXT. 10308
EMAIL: ctyler@fhai.com

ENGINEER

TLF, INC.
3901 WEST 86th STREET, SUITE 200
INDIANAPOLIS, INDIANA 46268
ATTN. BRITTANY N. HEIDENREICH, PE
PH. 317-334-1500 EXT. 443
EMAIL: bheidenreich@tlf-engineers.com

SHEET INDEX

CS	COVER SHEET
SV-1 - SV-2	PROPOSED ANNEX TOPOGRAPHIC SURVEY
SV-1 - SV-3	EXISTING TRANSPORTATION CENTER - TOPOGRAPHIC SURVEY
GD0.1	GENERAL NOTES & LEGEND
GD1.0	DEMOLITION PLAN
GD1.1	EXISTING TRANSPORTATION CENTER - EXISTING CONDITIONS
G1.0	SITE PLAN
G1.1	EXISTING TRANSPORTATION CENTER - SITE PLAN
G2.0	GRADING PLAN
G2.1	EROSION CONTROL PLAN
G2.2	EROSION CONTROL DETAILS
G2.3	STORMWATER POLLUTION PLAN
G3.0	SITE DETAILS
G3.1	SITE DETAILS
SU1.0	SITE UTILITY PLAN
SU1.1	SITE UTILITY DETAILS
SU1.2	UNDERGROUND DETENTION DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
E2.02	PHOTOMETRIC SITE PLAN

Exhibit 3

TOWN OF ZIONSVILLE
DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
1100 WEST OAK STREET
ZIONSVILLE, IN. 46077
TELEPHONE: (317)-873-8247

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ZIONSVILLE SCHOOLS TRANSPORTATION CENTER ANNEX

9770 EAST CR 600 SOUTH
Zionsville, IN 46077

ZIONSVILLE COMMUNITY SCHOOLS

ARCHITECT

FANNING HOWEY
317.848.0966
350 East New York Street, Suite 300, Indianapolis, IN 46204
WWW.FHAI.COM

CIVIL ENGINEER

TLF
3901 W 86th Street, Suite 200
Indianapolis, IN 46268
Phone: 317.334-1500
www.tlf-engineers.com

NOT FOR CONSTRUCTION

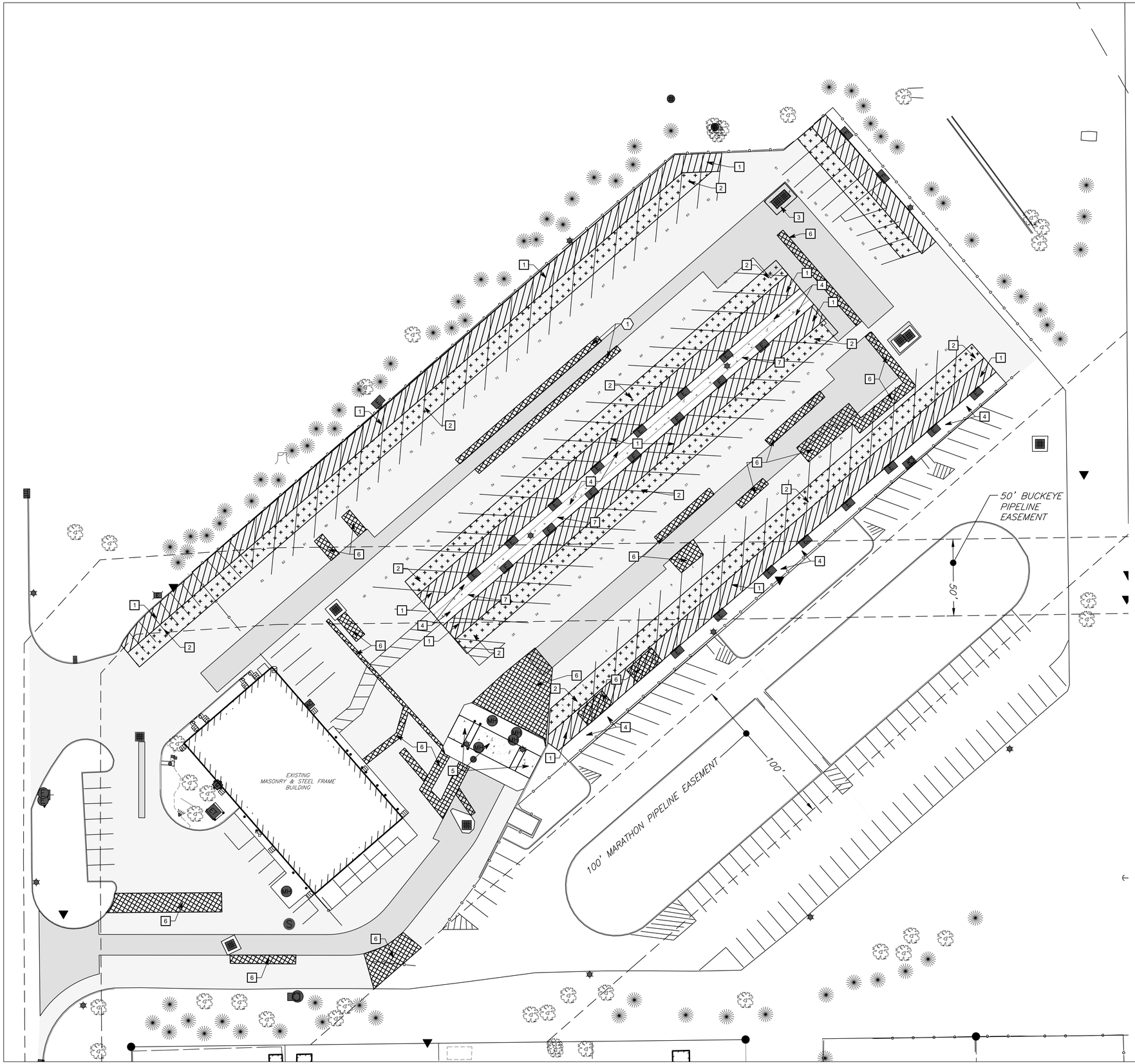
PROJECT MANAGER: BNH
DRAWN BY: DBS
PROJECT NUMBER: 219124.00 / 2019.485
PROJECT ISSUE DATE: 08/13/2020

REV. NO.	DESCRIPTION	DATE

COVERSHEET

CS

Drawing Path: P:\2019\400\2019-485\CAD\Civil\Active\1 - 2019-485_CS - Coversheet.dwg
Plotted By: dschnur Time of Plot: 8/18/20 - 1:41pm Last Edited: 8/18/20 - 1:29pm



NORTH

30 0 30 60 90

SITE KEYNOTES

1. ALTERNATE #1 (6" - 8" CONCRETE PAD)
2. ALTERNATE #2 (6" - 8" CONCRETE PAD)
3. ADD CONCRETE COLLAR AROUND DRAINS
4. REDO CONTROL JOINTS
5. CONCRETE PAVEMENT
6. FULL DEPTH ASPHALT REPLACEMENT
7. CONCRETE SIDEWALK

SITE LEGEND

- EXISTING PAVEMENT - 1 1/2" MILL AND RESURFACE
- EXISTING REPLACED PAVEMENT (2 15) - 1 1/2" MILL AND RESURFACE
- ALTERNATE #1 (6" - 8" CONCRETE PAD)
- ALTERNATE #2 (6" - 8" CONCRETE PAD)
- CONCRETE
- FULL DEPTH ASPHALT REPLACEMENT

Exhibit 4

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ZIONSVILLE SCHOOLS TRANSPORTATION CENTER ANNEX

9770 EAST CR 600 SOUTH
Zionsville, IN 46077

ZIONSVILLE COMMUNITY SCHOOLS

ARCHITECT

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www.tlf-engineers.com

NOT FOR CONSTRUCTION

PROJECT MANAGER: BNH
DRAWN BY: DBS
PROJECT NUMBER: 219124.00 / 2019.485
PROJECT ISSUE DATE: 08/13/2020

REV. NO.	DESCRIPTION	DATE

EXISTING TRANSPORTATION CENTER SITE PLAN

G1.1

Drawing Path: P:\2019\400\2019-485\CAD\Civil\Active\Pavement Rehab\C2.0 - Site Plan (Base Bid).dwg
Plotted By: dschnur Time of Plot: 8/18/20 - 1:42pm Last Edited: 8/12/20 - 3:26pm

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ZIONSVILLE SCHOOLS TRANSPORTATION CENTER ANNEX

9770 EAST CR 600 SOUTH
Zionsville, IN 46077

ZIONSVILLE COMMUNITY SCHOOLS

ARCHITECT

FANNING HOWEY

317.848.0966
350 East New York Street, Suite 300, Indianapolis, IN 46204

WWW.FHAI.COM

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TLF
3901 W 86th Street, Suite 200
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Phone: 317.334-1500
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NOT FOR CONSTRUCTION

PROJECT MANAGER: BNH

DRAWN BY: DBS

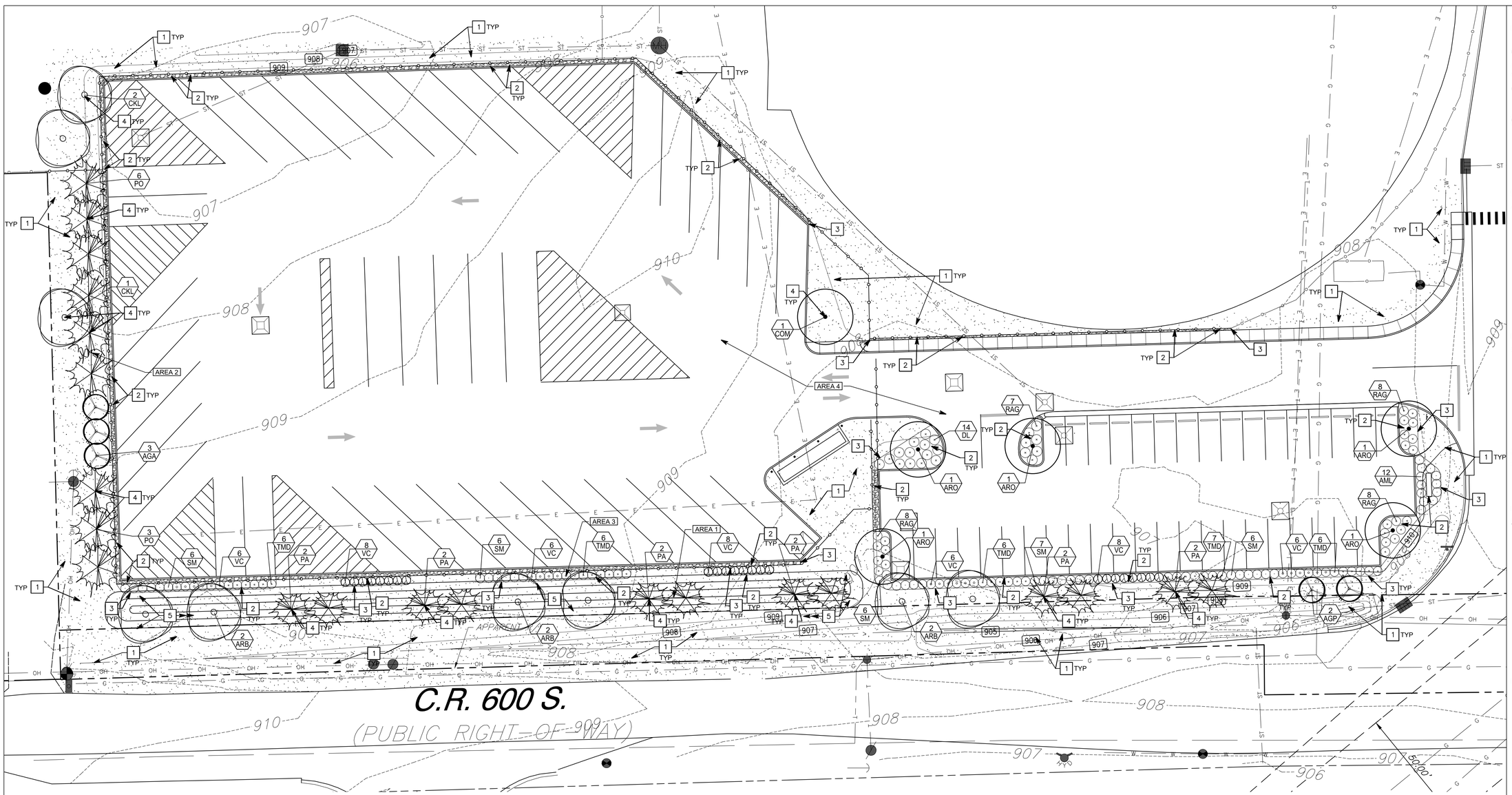
PROJECT NUMBER: 219124.00 / 2019.485

PROJECT ISSUE DATE: 08/13/2020

REV. NO.	DESCRIPTION	DATE
	REVISIONS PER TAC	09/04/20

LANDSCAPE PLAN

L1.0



ZONING SUMMARY

AREA 1 - FRONT YARD (510 LF)
FRONT BUFFERYARD - LEVEL B BUFFERYARD
PUV OF 15.3 REQUIRED
6 DECIDIOUS TREES □ 3.0 PUV
12 EVERGREEN TREES □ 4.8 PUV
2 ORNAMENTAL TREES □ 0.8 PUV
96 SHRUBS □ 4.8 PUV
300 LF BERM □ 2.6 PUV
PUV 16.0 PROVIDED

AREA 2 - SIDE YARD (205 LF)
SIDE BUFFERYARD - LEVEL B BUFFERYARD
PUV OF 6 REQUIRED
3 DECIDIOUS TREES □ 1.5 PUV
9 EVERGREEN TREES □ 3.6 PUV
3 ORNAMENTAL TREES □ 1.2 PUV
PUV 6.3 PROVIDED

AREA 3 - PERIMETER PARKING LOT SCREENING (473' LENGTH)
PUV OF 7.095 REQUIRED
BERM □ 2.365 (0.5 X 4.73)
110 SHRUBS □ 5.5 PUV
PUV 7.865 PROVIDED

AREA 4 - PARKING LOT LANDSCAPE ISLAND (38 CAR SPACES & 42 BUS SPACES)
-1 SPACE (8'X18') & TREE PER 15 SPACES □ 6 SPACES & TREES
□□CAN'T PUT ISLANDS IN BUS LOT SINCE BUSES NEED ENTIRE LOT TO MANEUVER. ALL ISLAND AND TREES INSTALLED IN CAR PARKING AREA AND EAST SIDE OF BUS PARKING LOT.
-TREES PROVIDED □ 6

PROPOSED LANDSCAPE LEGEND

- PROPOSED 2 1/2" CAL. DECIDUOUS TREE
- PROPOSED 1 1/2" CAL. DEC. ORNAMENTAL TREE
- PROPOSED 6' HT. EVERGREEN TREE
- PROPOSED SHRUB (3 GAL. CONT./24" HT. B&B)
- SEEDED LAWN
- MINERAL MULCH BED
- PLANT QUANTITY
- PLANT TYPE ABBREVIATION, REFER TO PLANT SCHEDULE FOR FULL PLANT NAME AND ADDITIONAL REQUIREMENTS FOR EACH PLANT

GENERAL NOTES

1. SEE DRAWING GD0.1 FOR GENERAL NOTES AND ADDITIONAL LEGEND.
2. ALL TREES IN LAWN AREAS TO HAVE A SHREDDED HARDWOOD MULCH TREE RING PER DETAIL A/L1.2.
3. MINERAL MULCH BEDS THAT ABUT LAWN TO HAVE STEEL EDGING PER DETAIL F/L1.2.
4. SHREDDED HARDWOOD TREE RINGS THAT ABUT LAWNS TO HAVE TRENCHED BED EDGE PER DETAIL D/L1.2.
5. LANDSCAPE BEDS TO HAVE 4" DEEP WASHED RIVER ROCK PER SPECIFICATIONS & DETAIL E/L1.2.

KEYNOTES

1. SEEDED LAWN PER SPECIFICATIONS
2. 4" MINERAL MULCH LANDSCAPE BED - PER DETAIL E/L1.2
3. STEEL EDGING - PER DETAIL F/L1.2
4. TREE RING - SHREDDED HARDWOOD MULCHED - PER DETAIL A/L1.2
5. UP TO 3' HT. BERM TO BE INSTALLED IN FRONT OF BUS PARKING LOT

NORTH

20 0 20 40 60

Exhibit 5

811 Know what's **below.** **Call** before you dig.
Call 811 or 1-800-382-5544 Before You Begin Any Digging Pro□ect.
Call 48 hours or 2 working days before you dig.
It's Fast, It's Easy and It's the Law in the state of Indiana□

CAUTION □

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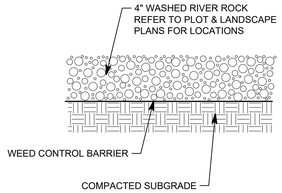
Drawing Path: P:\2019\400\2019-485\CAD\Civil\Active\12 - 2019-485_L1.0_Landscape Plan.dwg
Plotted By: csheller Time of Plot: 9/16/20 - 3:08pm Last Edited: 9/16/20 - 3:07pm

PLANT SCHEDULE

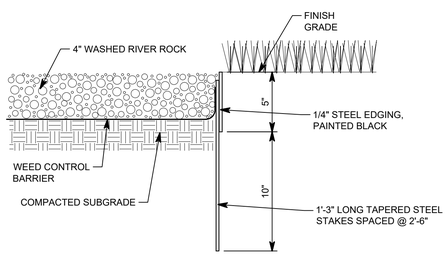
QUANTITY	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
TREES							
10	ARB	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
5	ARO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
1	COM	CELTIS OCCIDENTALIS 'MAGNIFICA'	MAGNIFICA HACKBERRY	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
3	CKL	CLADRASTIS KENTUCKEA 'LUTEA'	AMERICAN YELLOWWOOD	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
EVERGREEN TREE							
18	PA	PICEA ABIES	NORWAY SPRUCE	6' HT.	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
9	PO	PICEA OMORIKA	SERBIAN SPRUCE	6' HT.	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
ORNAMENTAL TREE							
3	AGA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6' HT.	B&B	AS SHOWN	MULTI-STEM
11	AGP	AMELANCHIER GRANDIFLORA 'PRINCESS DIANA' PP 6041	PRINCESS DIANA SERVICEBERRY	1 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
SHRUBS							
12	AML	ARONIA MELANOCARPA LOW SCAPE MOUND	LOW SCAPE MOUND CHOKEBERRY	#3	CONT.	AS SHOWN	24" HEIGHT & 24" WIDTH MIN.
14	DL	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#3	CONT.	AS SHOWN	24" HEIGHT & 24" WIDTH MIN.
29	RAG	RHUS AROMATICA 'GRO-LOW'	GROW LOW SUMAC	#3	CONT.	AS SHOWN	18" HEIGHT & 24" WIDTH MIN.
22	SM	SYRINGA MEYERI	DWARF KOREAN LILAC	#3	CONT.	AS SHOWN	24" HEIGHT & 24" WIDTH MIN.
24	TMD	TAXUS MEDIA DENSIFORMIS	DENSE YEW	#3	CONT.	AS SHOWN	24" HEIGHT & 24" WIDTH MIN.
42	VC	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#3	CONT.	AS SHOWN	30" HEIGHT & 24" WIDTH MIN.



NOTES:
1. STEEL EDGING TO BE INSTALLED BETWEEN ALL WASHED RIVER ROCK BEDS AND LAWN AREAS.
2. WEED CONTROL BARRIER TO BE NONWOVEN GEOTEXTILE FILTER FABRIC PER SPECIFICATIONS.

WASHED RIVER ROCK BED - DETAIL E

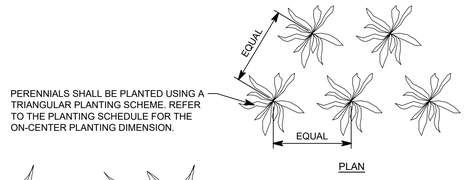
1" □ 6"

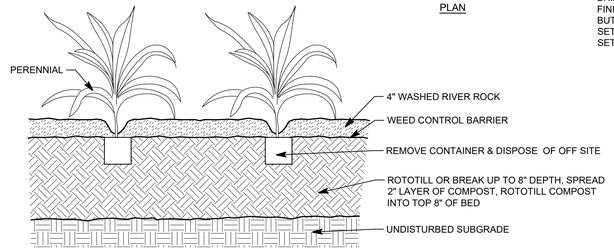


NOTES:
1. STEEL EDGING COLOR TO BE BLACK.
2. STEEL EDGING TO BE INSTALLED BETWEEN ALL WASHED RIVER ROCK BEDS AND LAWN AREAS.
3. STEEL EDGING TO BE INSTALLED FLUSH WITH ADJACENT FINISHED GRADE.
4. WEED CONTROL BARRIER TO BE NONWOVEN GEOTEXTILE FILTER FABRIC PER SPECIFICATIONS.

STEEL EDGING - DETAIL F

1" □ 6"

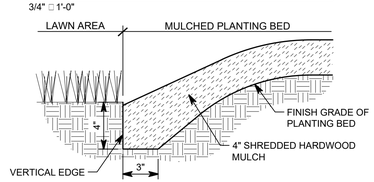




NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. IMMEDIATELY SOAK WITH WATER.
3. DO NOT USE PLANTS WITH BROKEN OR CRACKED ROOTBALL.
4. PERENNIALS OF THE SAME SPECIES SHALL BE MATCHED IN GROWTH CHARACTER AND UNIFORMITY.
5. IF HEAVY CLAY OR A RESTRICTIVE HARD PAN IS ENCOUNTERED AUGER 6" DIAMETER DRAINAGE HOLES,2'-0"APART, INTO FREE-DRAINING STRATA OR TO A DEPTH OF 10' WHICHEVER IS LESS TO PROVIDE FOR GOOD DRAINAGE.

PERENNIAL PLANTING - DETAIL C

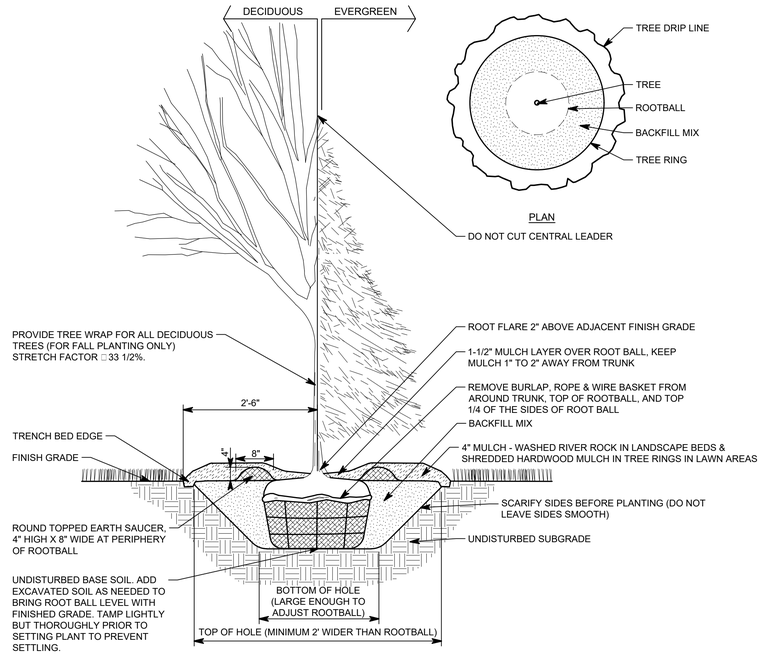
3/4" □ 1'-0"



NOTES:
1. TRENCH EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN MULCHED PLANTING BEDS & LAWN AREAS. THE EDGE SHALL CREATE A SMOOTH AND EVEN LINE AS SHOWN ON PLANS.
2. PLACE SOIL FROM TRENCH EDGE WITHIN BED.
3. TRENCH BED EDGE SHALL BE USED AT THE EDGES OF ALL MULCHED PLANTING BEDS THAT ABUT LAWN AREAS FOR CONTAINMENT.

TRENCH BED EDGE - DETAIL D

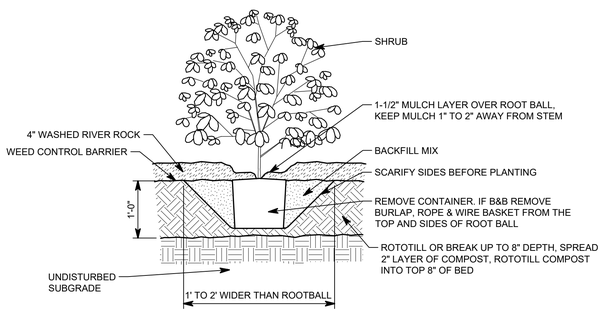
1" = 6"



NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. WATER THOROUGHLY AFTER PLANTING.
3. LIFT, CARRY AND SET THE TREE BY THE ROOTBALL ONLY. DO NOT LIFT USING THE TREE TRUNK OR USE TREE TRUNK AS A LEVER.
4. DO NOT USE TREE WITH BROKEN OR CRACKED ROOTBALL.
5. TREES OF THE SAME SPECIES SHALL BE MATCHED IN GROWTH CHARACTER AND UNIFORMITY.
6. IF HEAVY CLAY OR A RESTRICTIVE HARD PAN IS ENCOUNTERED, AUGER 6" DIAMETER DRAINAGE HOLES, 2'-0" APART, INTO FREE-DRAINING STRATA OR TO A DEPTH OF 3'-0" BELOW BOTTOM OF ROOTBALL HOLE.
7. BACKFILL MIX TO BE THE EXCAVATED NATIVE SOIL, UNLESS EXISTING SOIL IS UNSUITABLE. UNSUITABLE SOIL IS CLAY, SANDY, ROCKY OR COMPACTED SOIL. BACKFILL FOR UNSUITABLE SOIL SHALL BE 1 PART HUMUS TO 3 PARTS TOPSOIL.
8. REMOVE EXCESS EXCAVATED SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.

TREE PLANTING - DETAIL A

3/4" = 1'-0"



NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. WATER THOROUGHLY AFTER PLANTING.
3. CARRY PLANT BY ROOTBALL OR CONTAINER. DO NOT CARRY BY STEM OR PLANT
4. DO NOT USE SHRUBS WITH BROKEN OR CRACKED ROOTBALL.
5. SHRUBS OF THE SAME SPECIES SHALL BE MATCHED IN GROWTH CHARACTER AND UNIFORMITY.
6. IF HEAVY CLAY OR A RESTRICTIVE HARD PAN IS ENCOUNTERED AUGER 6" DIAMETER DRAINAGE HOLES, 2'-0" APART, INTO FREE-DRAINING STRATA OR TO A DEPTH OF 3' WHICHEVER IS LESS TO PROVIDE FOR GOOD DRAINAGE.
7. SET ROOTBALL LEVEL WITH SOIL SURFACE.
8. IF CONTAINER GROWN PLANT, SLIDE PLANT OUT OF CONTAINER AND DISTURB ROOTS TO PREVENT CIRCLING ROOTS.
9. IF B&B GROWN PLANT, REMOVE BURLAP AND TWINE FROM TOP 1'-0" OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE TWINE FROM AROUND STEM.

SHRUB PLANTING - DETAIL B

3/4" = 1'-0"

Exhibit 5

811 Know what's **below.** **Call** before you dig.
Call 811 or 1-800-382-5544 Before You Begin Any Digging Project.
Call 48 hours or 2 working days before you dig.
It's Fast, It's Easy and It's the Law in the state of Indiana□

CAUTION

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Drawing Path: P:\2019\400\2019-485\CAD\Civil\Active\13 - 2019-485_L1.1_Landscape Details.dwg
Plotted By: astheller Time of Plot: 9/4/20 - 4:01pm Last Edited: 9/4/20 - 3:28pm

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ZIONSVILLE SCHOOLS TRANSPORTATION CENTER ANNEX

9770 EAST CR 600 SOUTH
Zionsville, IN 46077

ZIONSVILLE COMMUNITY SCHOOLS

ARCHITECT

FANNING HOWEY
317.848.0966
350 East New York Street, Suite 300, Indianapolis, IN 46204
WWW.FHAI.COM

CIVIL ENGINEER

TLF
3901 W 86th Street, Suite 200
Indianapolis, IN 46268
Phone: (317) 334-1500
www.tlf-engineers.com

NOT FOR CONSTRUCTION

PROJECT MANAGER: BNH
DRAWN BY: DBS
PROJECT NUMBER: 219124.00 / 2019.485
PROJECT ISSUE DATE: 08/13/2020

REV. NO.	DESCRIPTION	DATE
	REVISIONS PER TAC	09/04/20

LANDSCAPE DETAILS

L1.1

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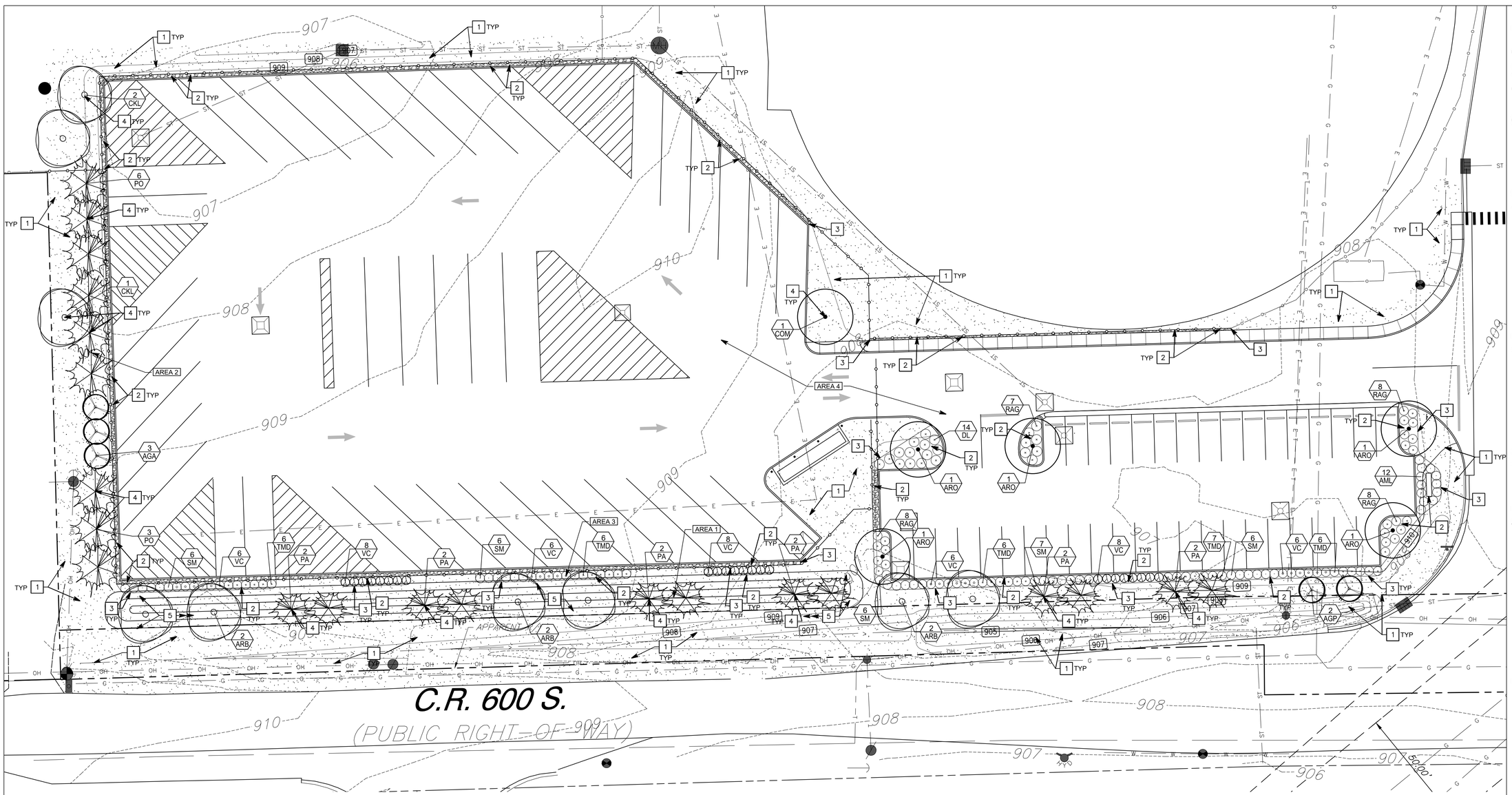

ZONING SUMMARY

AREA 1 - FRONT YARD (510 LF)
FRONT BUFFERYARD - LEVEL B BUFFERYARD
PUV OF 15.3 REQUIRED
6 DECIDIOUS TREES □ 3.0 PUV
12 EVERGREEN TREES □ 4.8 PUV
2 ORNAMENTAL TREES □ 0.8 PUV
96 SHRUBS □ 4.8 PUV
300 LF BERM □ 2.6 PUV
PUV 16.0 PROVIDED

AREA 2 - SIDE YARD (205 LF)
SIDE BUFFERYARD - LEVEL B BUFFERYARD
PUV OF 6 REQUIRED
3 DECIDIOUS TREES □ 1.5 PUV
9 EVERGREEN TREES □ 3.6 PUV
3 ORNAMENTAL TREES □ 1.2 PUV
PUV 6.3 PROVIDED

AREA 3 - PERIMETER PARKING LOT SCREENING (473' LENGTH)
PUV OF 7.095 REQUIRED
BERM □ 2.365 (0.5 X 4.73)
110 SHRUBS □ 5.5 PUV
PUV 7.865 PROVIDED

AREA 4 - PARKING LOT LANDSCAPE ISLAND (38 CAR SPACES & 42 BUS SPACES)
-1 SPACE (8'X18') & TREE PER 15 SPACES □ 6 SPACES & TREES
□□CAN'T PUT ISLANDS IN BUS LOT SINCE BUSES NEED ENTIRE LOT TO MANEUVER. ALL ISLAND AND TREES INSTALLED IN CAR PARKING AREA AND EAST SIDE OF BUS PARKING LOT.
-TREES PROVIDED □ 6

PROPOSED LANDSCAPE LEGEND

- PROPOSED 2 1/2" CAL. DECIDUOUS TREE
- PROPOSED 1 1/2" CAL. DEC. ORNAMENTAL TREE
- PROPOSED 6' HT. EVERGREEN TREE
- PROPOSED SHRUB (3 GAL. CONT./24" HT. B&B)
- SEEDED LAWN
- MINERAL MULCH BED
- PLANT QUANTITY
- PLANT TYPE ABBREVIATION, REFER TO PLANT SCHEDULE FOR FULL PLANT NAME AND ADDITIONAL REQUIREMENTS FOR EACH PLANT

GENERAL NOTES

1. SEE DRAWING GD0.1 FOR GENERAL NOTES AND ADDITIONAL LEGEND.
2. ALL TREES IN LAWN AREAS TO HAVE A SHREDDED HARDWOOD MULCH TREE RING PER DETAIL A/L1.2.
3. MINERAL MULCH BEDS THAT ABUT LAWN TO HAVE STEEL EDGING PER DETAIL F/L1.2.
4. SHREDDED HARDWOOD TREE RINGS THAT ABUT LAWNS TO HAVE TRENCHED BED EDGE PER DETAIL D/L1.2.
5. LANDSCAPE BEDS TO HAVE 4" DEEP WASHED RIVER ROCK PER SPECIFICATIONS & DETAIL E/L1.2.

KEYNOTES

1. SEEDED LAWN PER SPECIFICATIONS
2. 4" MINERAL MULCH LANDSCAPE BED - PER DETAIL E/L1.2
3. STEEL EDGING - PER DETAIL F/L1.2
4. TREE RING - SHREDDED HARDWOOD MULCHED - PER DETAIL A/L1.2
5. UP TO 3' HT. BERM TO BE INSTALLED IN FRONT OF BUS PARKING LOT

NORTH

20 0 20 40 60

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Exhibit 6

LANDSCAPE PLAN

L1.0

Drawing Path: P:\2019\400\2019-485\CAD\Civil\Active\12 - 2019-485_L1.0_Landscape Plan.dwg
Plotted By: csheller Time of Plot: 9/16/20 - 3:08pm Last Edited: 9/16/20 - 3:07pm

ZIONSVILLE PLAN COMMISSION

DOCKET NO. 2020-32-DP

COMMITMENTS CONCERNING THE USE AND DEVELOPMENT OF REAL ESTATE

In accordance with I.C. 36-7-4-1015, Zionsville Community Schools Building Corporation (the "Owner"), seeks to make certain commitments in connection with a Development Plan petition for (the "Real Estate"), which real estate is legally described in Exhibit A, as attached hereto and incorporated herein by reference, which Real Estate is commonly known as parcel 06-08-34-000-010.000-006 and having a property address of 900 N Ford Rd, Zionsville, IN 46077.

Owner represents and warrants that the Real Estate is now located within the Town of Zionsville, Indiana, (the "Town") and that as the owner of said Real Estate, the Owner has authority to and hereby does voluntarily make the following COMMITMENTS concerning the use and development of the Real Estate.

STATEMENT OF COMMITMENTS

Owner, upon approval of Docket No. 2020-32-DP by the Zionsville Plan Commission (the "Development Plan"), which proposes creation of a Transportation Annex, voluntarily agrees and commits that said Development Plan Approval shall be conditioned upon the following Commitments:

1. Subject to existing easements and right of ways, Owner commits to dedicating right-of-way along E 600 South along a portion of the southern portion of the Real Estate to provide a 40 feet of right-of-way from centerline of E 600 South.
2. Subject to existing easements and right of ways, Owner commits to constructing a pedestrian pathway, ten feet in width, along and parallel to E 600 South along a portion of the southern portion of the Real Estate at a point in time when connecting pedestrian pathways to the east and west are constructed by the Town.

These COMMITMENTS shall be executed and recorded by the Owner in the Office of the Boone County Recorder, Boone County, Indiana, and shall be considered a covenant running with the land described herein as the Real Estate.

These COMMITMENTS shall be binding on the Owner, subsequent owners of the Real Estate, and other persons or entities acquiring an interest therein (hereinafter collectively the "Owners"). The Owner shall have an affirmative duty to inform any third parties with whom the Owner negotiates for a possible sale, lease, assignment, mortgage, or transfer of the Real Estate of the existence of these COMMITMENTS. In the event any sale, lease, assignment, mortgage, or transfer occurs, the Owner shall ensure that a copy of these COMMITMENTS is incorporated into any such written agreement with the third party. If the Owner fails to comply with the

terms of this paragraph and the third party fails to perform and/or comply with these COMMITMENTS, the Town of Zionsville shall be entitled to receive from the Owner and from each entity and/or third party identified above as Owners, jointly and/or severally, any and all damages which arise from this failure and shall be entitled to injunctive relief to terminate any non-compliances herewith.

These COMMITMENTS may be modified or terminated by a decision of the Town of Zionsville Plan Commission made after a public hearing for which proper notice is given, including hearings for other land use or zoning approvals involving the Real Estate or any portion thereof.

These COMMITMENTS shall be effective upon approval of the relief requested in Plan Commission Docket Number 2020-32-DP by the Zionsville Plan Commission and shall continue in effect until modified or terminated as specified above and/or as prescribed by statute.

These COMMITMENTS may be enforced jointly and/or severally by the Town of Zionsville Plan Commission, the Director of Planning and Economic Development for the Town of Zionsville, the Town and/or owners of any parcel of ground adjoining the Real Estate. Owner and all future owners shall be obligated hereunder to indemnify the Town of Zionsville Plan Commission, the Town (including a successor city or municipality), and hold said entities and their respective authorized representatives, including the Director of Planning and Economic Development for the Town, harmless from any liability, expense (including reasonable attorney fees and court costs), costs, or damages which result from the failure to perform Owner's and/or future owner's obligations under the terms and conditions of these COMMITMENTS. Throughout these COMMITMENTS and reference to "Town" or "Town of Zionsville" shall also include any successor city, municipality, or other governmental body having land use, planning, and zoning jurisdiction over the Real Estate.

In the event it becomes necessary to enforce these COMMITMENTS in a court of competent jurisdiction and the Owner and/or any of the Owners, jointly and/or severally, are found to be in violation of these COMMITMENTS, such violators shall pay all reasonable costs and expenses the Town and the Town's Plan Commission and other authorized representative(s) incur in the enforcement of these COMMITMENTS, including reasonable attorney fees, expert witness fees, and court costs.

Owner and all subsequent owners of all or a portion of the Real Estate shall be obligated hereunder, jointly and/or severally, to indemnify the Town of Zionsville Plan Commission and/or the Town and hold said entities and their respective authorized representative(s), including the Director of Planning and Economic Development for the Town, harmless from any liability, expense (including reasonable attorney fees and court costs), costs or damages which result from failure to perform Owner's and/or Owners' obligations hereunder and/or to comply with the terms and conditions of these COMMITMENTS.

Owner shall be responsible, at its expense, for recording this Statement of Commitments in the Office of the Recorder of Boone County, Indiana, and shall promptly provide the Planning

and Economic Development Department of the Town of Zionsville with a copy of such recording as a condition precedent to commencing any work with the Development Plan. These COMMITMENTS shall be considered a covenant running with the Real Estate, including any portion thereof.

By executing these COMMITMENTS, the Owner represents and warrants that at the time of such execution, owner is the sole owner of all the Real Estate, that execution of these COMMITMENTS shall be binding upon the Owner as to all the particulars herein, and shall be considered a COVENANT running with the land described herein as the Real Estate, including any portion thereof. By the signature affixed below to these COMMITMENTS, Zionsville Community Schools Building Corporation further represents and warrants that the undersigned has full corporate authority to execute these COMMITMENTS on behalf of said corporation and bind owner hereto.

IN WITNESS WHEREOF, Owner has executed this instrument this _____ day of _____, 2020.

"OWNER"

Zionsville Community Schools Building Corporation

By:_____
Tom E. Lingafelter, President

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared Tom E. Lingafelter, President of Zionsville Community Schools Building Corporation, who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any and all representations therein contained are true.

Witness my hand and Notarial Seal this _____ day of _____, 2020.

Signature:_____

Printed:_____

County of Residence:_____

My Commission expires:_____

EXECUTED AND DELIVERED in my presence:

_____
Witness Signature

_____
Witness Printed Name

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____ _____, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Tom E. Lingafelter, President of Zionsville Community Schools Building Corporation in the above-named subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this _____ day of September, 2020.

_____
Notary Public's Signature

Commission Expires: _____

_____
Notary Public Printed Name

County of Residence: _____

Prepared by Jon Becker, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46060.

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, /s/ Jon Becker.

Return Deed: Zionsville Community Schools Building Corporation, 900 Mulberry Street, Zionsville, IN 46077

EXHIBIT A

LEGAL DESCRIPTION (INSTRUMENT NO. 201100003490)

PARCEL I

Part of the East Half of Section 34, Township 18 North, Range 2 East, particularly described as follows:

From the northwest corner of the southeast quarter of the aforesaid section (said northwest comer being 6.36 feet east of a stone incorrectly described as the northwest comer of the southeast quarter: and also being 7.65 feet west of a railroad rail, on end, in the center of a county highway); proceed thence North 88 degrees 45 minutes 31 seconds East (the bearing computed from solar observation), 1,158.42 feet to the point of beginning. From said point of beginning, continue thence North 88 degrees 45 minutes 31 seconds East 836.72 feet along the quarter section line; thence South 29 degrees 12 minutes 13 seconds East 402.16 feet along the southwestern right of way of on existing railroad; thence South 00 degrees 02 minutes 29 seconds West 777.13 feet; thence South 89 degrees 45 minutes 32 seconds West 201.47 feet; thence South 00 degrees 14 minutes 28 seconds East 225.00 feet to a point 717 feet west of the east section line; thence South 89 degrees 45 minutes 32 seconds West 50.00 feet along the centerline of an existing county highway; thence North 00 degrees 14 minutes 28 seconds West 225.00 feet; thence South 89 degrees 45 minutes 32 seconds West 400.00 feet; thence South 00 degrees 14 minutes 28 seconds East 225.00 feet thence South 89 degrees 45 minutes 32 seconds West 186.41 feet alonq the centerline of on existing county highway; thence North 00 degrees 05 minutes 10 seconds West 20.31 feet along the quarter quarter section line; thence South 88 degrees 46 minutes 43 seconds West 159.02 feet along the quarter quarter section tine to o point which is 1194.58 feet East of the true corner, referred to in contiguous descriptions; thence North 00 degrees 05 minutes 10 seconds West 203.70 feet; thence South 89 degrees 08 minutes 30 seconds West 34.26 feet; thence North 00 degrees 05 minutes 10 seconds West 1118.47 feet to the point of beginning.

Parcel II

A part of the Southeast Quarter of Section 34, Township 18 North, Range 2 East, situated in Eagle Township, Boone County, Indiana, particularly described as follows:

From the northwest corner of the southwest quarter (said northwest corner being 6.36 feet East of a stone incorrectly described as the northwest corner of the southeast quarter; and also being 7.65 feet west of a railroad rail, on end, in the center of a county highway); proceed thence North 88 degrees 45 minutes 31 seconds East (the bearing computed from solar observation) 218.71 feet to the point of beginning. (Said point of beginning being 225.07 feet east of the stone incorrectly described as the northwest corner of the southeast quarter.) From said point of beginning continue thence North 88 degrees 45 minutes 31 seconds East 939.71 feet along the quarter section line; thence South 00 degrees 05 minutes 10 seconds East 1118.47 feet; thence North 89 degrees 08 minutes 30 seconds East 34.26 feet; thence South 00 degrees 05 minutes 10 seconds East 203.70 feet; thence South 88 degrees 46 minutes 43 seconds West 329.69 feet along the quarter quarter section line; thence North 01 degree 05 minutes 09 seconds West

205.77 feet; thence South 88 degrees 54 minutes 51 seconds West 400.00 feet; thence South 01 degree 05 minutes 09 seconds East 206.72 feet; thence South 88 degrees 46 minutes 43 seconds West 50.00 feet along the quarter section line to a point which is 414.89 feet east of the true quarter corner and 425.06 feet east of the incorrect comer referred to in the contiguous descriptions; thence North 01 degree 05 minutes 09 seconds West 206.83 feet; thence South 88 degrees 54 minutes 51 seconds West 195.52 feet; thence North 00 degrees 09 minutes 51 seconds East 856.54 feet; thence North 89 degrees 50 minutes 09 seconds West 217.91 feet; thence North 00 degrees 00 minutes 12 seconds West 50.00 feet along the quarter section line; thence South 89 degrees 50 minutes 09 seconds East 218.05 feet; thence North 00 degrees 09 minutes 51 Seconds East 208.28 feet to the point of beginning.

Parcel III

A part of the North Half of the Southeast Quarter, Section 34, Township 18 North, Range 2 East, Eagle Township, Boone County, Indiana, being a part of the Bernadine Koschnick Property, as recorded in Deed Record 216 page 814, more fully described by:

Commencing at the Northwest corner of the Southeast Quarter of said Section 34, thence South 00 degrees 00 minutes 12 seconds East along the Quarter Section line and the approximate centerline of County Rood 950 E, a distance of 1322.02 feet to the Southwest corner of the North Half of the Southeast Quarter of said Section 34; thence North 88 degrees 46 minutes 43 seconds East along the Quarter Quarter Section line, being North of the centerline of the County Rood known as Bloor Lone, a distance of 864.89 feet to the Point of Beginning; thence North 01 degrees 05 minutes 09 seconds West along the East described line of the Schomberg Property, as recorded in Deed Record 236 page 845 a distance of 240.77 feet; thence North 88 degrees 54 minutes 51 seconds East a distance of 150.00 feet; thence South 01 degrees 05 minutes 09 seconds East a distance of 240.41 feet; thence South 88 degrees 46 minutes 43 seconds West along the Quarter Quarter Section line, being North of the centerline of the County Road known as Bloor Lone, a distance of 150.00 feet to the Point of Beginning.
.

ZIONSVILLE
FOR ALL THE RIGHT REASONS

To: Wayne Delong
From: Beam, Longest & Neff, LLC
Renee Goff, P.E.
Date: September 17, 2020

PROJECT DESCRIPTION

Project	Name	Zionsville Community School (ZCS) Transportation Center Annex	
	Location	9770 East CR 600 South, Zionsville, Indiana 46077	
	Developer	Zionsville Community Schools (ZCS) Building Corporation	
	Submittal	No. 3	
Documents Reviewed		Document Name	Document Date
		Updated Packet	September 16, 2020
Zoning	Current	SU-1	
	Proposed	SU-1	
Land Use	Current	School athletic fields	
	Proposed	Bus and passenger car/truck parking	
Requested Waivers			

This comment letter covers review of materials submitted on September 16th, 2020 as well as advisory comments that must be addressed prior to acceptance and release of construction plans. Based upon conversations with Town staff and petitioner's representatives, the project is acceptable to move forward to construction plan release request. While there are numerous outstanding technical comments, some of the comments cannot be addressed by the petitioner's engineer until their design and construction plans progress.

I. DEVELOPMENT PLANS

A. The anno for what appears to be the property line is blocked out on the photometric plan. The property line should be clearly identified in the photometrics. (E2.02) This could be updated prior to release of construction plans.

II. ADVISORY COMMENTS TO BE ADDRESSED PRIOR TO CONSTRUCTION RELEASE

A. The drainage report narrative states that "proposed storm sewer is designed to convey the proposed 10 year", how will stormwater runoff up to the 100 year enter the underground system and not spill offsite?

B. Drainage report, please provide 24x36 existing and proposed drainage exhibits to aid in understanding of topography.

C. The proposed O&M contains exhibits such as BMP Location, please place these on legal size paper (8-1/2 x 14) to provide additional details for the user. Also, please label all BMP's on this overall drainage system map. In addition, a detailed exhibit needs to show access points for various BMP's.

D. Please provide a cross section drawing for the proposed underground system provide additional details of how this system will set relative to other critical items.

E. Emergency routing exhibit needs to be provided, please see Drainage System Overflow Design (Chapter 4 Section M of the TS). This exhibit needs be inserted into the construction plans. It needs to be clear to staff how precipitation from storms greater than 10-year storms will be staged since the detention system is underground.

F. What is sump equipment discharging from water control equipment? Can it be discharged to SS? (SU1.0).

G. Clean up random lines and boxes at bottom of sheet SU1.0.

H. Access for cleaning? MHs have recommended min. 24" sump, so will have standing water in them all of the time. (SU1.2)

I. Many dimensions of Stormtech are to be designed by site engineer (MH sump depth, stone bed depth under chambers (partially based on soil bearing capacity), stone cover over chambers (based on loading from above).

J. It does not appear the minimum 36" of cover is provided for use of dump trucks (or, presumably, buses) over the chambers, which underly much of the parking lot. Please revise elevations or provide (by site construction signage and on plans) that no dump truck traffic is allowed on the area of the chambers. Provide evidence that the cover over the chambers is adequate to prevent damage from the loading from buses or provide permanent signage indicating that no buses are allowed in the car parking lot.

K. Runoff from the site should be limited to that allowed in the original system design (i.e., the existing conditions) of each basin, not based on the downstream pipe capacity.

L. The EX-South basin runoff, that is not collected in the school's storm sewer system, should not be included in the existing basin runoff calculations, since it currently does not drain into the school's storm sewer system.

M. Revise the EX-NE boundaries and calculations if the 10" RCP storm sewer is found to be active.

N. Describe how the current stormwater flows from EX-S into the school's or Town's storm sewer system. It appears that these flows currently go to the storm inlets at the entrance curb return, not into the storm sewers that the flows from EX-NW and EX-NE flow into. If the flows from EX-s do enter the school's storm sewer system, then describe the downstream system until the flows gather. Do both systems flow to the same pond first, so that the balance of the storage is maintained? If the flows from EX-S directly enter the Town's storm sewer system, then consider these flows as off-site, and the additional area of EX-S that will be collected into the PR-S should not increase the overall run-off into the school's system over the existing.

O. Explain how EX-S only extends to the center of the entrance drive, but the 15" culvert at the entrance flows from the far side of the road into EX-S but is not included in the basin.

P. Explain how PR-NE enters the schools' storm sewer system.

Q. Provide elevations for the underground storage so that stage elevations can be understood.

R. Explain, and provide calculations as applicable, on how excess flow is transported from the isolator row to the three final chambers.

S. The proposed calculations should utilize the same terminology as the description and the proposed map to allow for comparison.

T. The storage media is listed to have 40% void space. Provide in the report an INDOT test result from the stone intended for use indicating at a minimum the calculated void space. Use of another stone will necessitate providing another report or, if unable to obtain suitable stone with the required void space, a redesign of the underground detention system.

U. The underground detention pond calculations indicate an 8" discharge orifice, while the proposed conditions text indicates a 9" orifice. Please clarify and recalculate, as required, for consistency.

V. Provide calculations or documentation that flow rate through the stone between the isolator row(s) will be able to carry the maximum flow rate with a minimum of headloss (<1-2").

W. Indicate on Outlet Control Structure Detail E that the bottom of the location and bottom elevation of the 8" (9"?) orifice.

TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA

PETITION FOR PLAN COMMISSION APPROVAL
OF A DEVELOPMENT PLAN / MODIFICATION OF DEVELOPMENT PLAN

FINDINGS

1. The Development Plan/Modification of Development Plan **(is/~~is not~~)** compatible with surrounding land uses because:
there are existing school facilities adjacent to the proposed transportation annex; buffer standards adjacent to residential uses will be met.

2. The Development Plan/Modification of Development Plan **(does/~~does not~~)** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:
the development plan reflects a recent survey of the site which shows the presence of utilities including access to storm sewer and electric service.

3. The Development Plan/Modification of Development Plan **(does/~~does not~~)** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:
buses already access the existing transportation center from 600 S.

4. The Development Plan/ Modification of Development Plan **(does/~~does not~~)** utilize building materials and building style compatible with the Zionsville theme because:
there are no proposed buildings.

5. The Development Plan/Modification of Development Plan **(does/ ~~does not~~)** provide for the calculation of storm water runoff because:
an underground detention system has been designed to reduce the runoff from the new hard surface before it discharges to the existing private sewer and existing detention area to the northeast.

6. The Development Plan/Modification of Development Plan **(does/~~does not~~)** provide for current and future right-of-way dedications because:
Requires further conversations with Town staff

7. The Development Plan/Modification of Development Plan **(does/~~does not~~)** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:
the proposed development plan has accounted for all design and development standards set forth by the Town of Zionsville. The plan will provide a pedestrian pathway to connect employees to the existing transportation center.

DECISION

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED / DENIED.**

Adopted this _____ day of _____, 20___.

_____ _____ _____

_____ _____ _____

_____

Zionsville Community Schools
Development Plan Approval

Transportation Center Annex
9770 East 600 South

Zionsville Plan Commission
September 21, 2020

Application

Office Use Only
Petition No.: _____
Hearing Date: _____
Recommendation: _____

Town of Zionsville

Petition for Plan Commission Approval

1. SITE INFORMATION:

Address of Property: 9770 East 600 South

Existing Use of Property: School - Athletic Field

Proposed Use of Property: School - Parking

Current Zoning: SU-1 Area in acres: 2.66

2. PETITIONER/PROPERTY OWNER

Petitioner:

Name: Chuck Tyler, Fanning Howey

Address: 350 East New York Street, Suite 300
Indianapolis, IN 46204

Phone: 317.848.0966 ext 10308

Fax: 317.848.0843

E-Mail: ctyler@fhai.com

Owner (If different from Petitioner): Rebecca Coffman,

Name: Zionsville Community Schools Building Corporation

Address: 900 Mulberry Street
Zionsville, IN 46077

Phone: 317.873.2858 ext 11999

Fax: 317.873.8003

E-Mail: rcoffman@zcs.k12.in.us

3. PETITIONER'S ATTORNEY/CONTACT PERSON AND PROJECT ENGINEER (IF ANY):

Attorney / Contact Person:

Name: n/a

Address: _____

_____

Phone: _____

Fax: _____

E-Mail: _____

Project Engineer / Architect:

Name: Brittany Heidenreich, TLF

Address: 3901 W 86th Street, Suite 200
Indianapolis, IN 46268

Phone: 317.334.1500 ext 443

Fax: 317.334-1552

E-Mail: bheidenreich@tlf-engineers.com

4. DETAILED DESCRIPTION OF REQUEST (Check all that apply)
(Describe reason(s) for request / attach additional pages if necessary):

☒ Development Plan ☐ Modification of Development Plan ☐ Waiver of Development Requirement(s)
☐ Termination of Development Plan ☐ Modification of Commitments ☐ Termination of Commitments

Development of a transportation center annex to facilitate additional bus parking (44 spaces) and employee parking (42 spaces).

5. ATTACHMENTS:

☒ Legal description of property
☒ Owner's Authorization (if petitioner is not the owner)
☐ Statement of Proposed Modification or Termination Of Commitments
☒ Proposed Findings (if a Development Plan)
☒ Road Impact Calculation Form
☒ Proof of Ownership (copy of Warranty Deed)
☒ Copies of the Site Plan (if applicable)
☒ Proposed Development Plan / Proposed Modification of Development Plan / Statement of Termination of Development Plan

The undersigned, having been duly sworn on oath states the above information is true and correct as (s) he is informed and believes. Further, the applicant understands that this project may be assigned Engineering review fees, which are payable upon invoicing. Road Impact Fees are payable upon Improvement Location Permit release.

Signature of Owner or Attorney for Owner: Rebecca Coffman

Date: 8/17/2020

State of Indiana)
County of Boone) **SS:**

Subscribed and sworn to before me this 17th day of August, 2020.

Jane Patricia Johnson / Jane Patricia Johnson
Notary Public Signature / Notary Public Printed

My commission expires 10/30/2027

My county of residence is Marion County.

My Commission No. is 0630546

PROCEDURES AND REQUIREMENTS:

1. A complete Petition for Plan Commission Approval ("petition") must be submitted by **3:00 PM** a minimum of **31 days** prior to the initial hearing before the Plan Commission.

2. **Only complete Petitions will be placed on the agenda for the next Plan Commission meeting.** If a Petition is incomplete 31 days prior to the next Plan Commission meeting, the Petition will not be placed on an agenda until the Petitioner submits a complete Petition.

3. **Fifteen sets** of the following information must be submitted, with the notarized Petition, for internal staff review:
   - ☐ Legal description of property (Metes and bounds description must include a perimeter survey, drawn to scale – or – recorded subdivision legal description must include lot number, section number, subdivision name, either the plat book number of the recorded instrument number and a copy of the plat map.)
   - ☐ Proof of Ownership (copy of deed)
   - ☐ Owner's Authorization (if Petitioner is not the owner)
   - ☐ Site Plan (if applicable)
   - ☐ Proposed findings (if a Development Plan)
   - ☐ Statement of Modification or Termination of Commitments (if proposed)
   - ☐ Proposed Development Plan / Proposed Modification of Development Plan (if proposed)
   - ☐ Draft of Proposed Legal Notice
   - ☐ Application Fee: $_____(Checks should be payable to *Town of Zionsville*)

PUBLIC HEARING NOTIFICATION:

Notice of Public Hearing for Plan Commission Approval is to be completed as set forth in the Zoning Ordinance and Rules of Procedure for the Plan Commission. The procedures relating to notification of public hearings that are contained in this Packet are provided for convenience purposes only.

1. Approval of Notice: The Petitioner shall submit a proposed Notice of Public Hearing with its petition for review and approval by the Secretary of the Plan Commission.

2. Notice by Publication: Petitioner shall submit the approved Notice of Public Hearing to the Zionsville Times Sentinel to be **published at least 10 days prior** to the Public Hearing. **The petitioner shall bear the cost of publishing the Legal Notice.** The Secretary of the Plan Commission will provide the Petitioner with the filing and publication deadlines for the Legal Notice.

3. Notice by Mailing: The Petitioner is to send the approved Notice of Public Hearing to each interested party via certified mail with return receipt requested at least ten (10) days prior to the Public Hearing. Generally, all owners of adjoining parcels to a depth of one (1) ownership surrounding the perimeter of the area described in the Petition, and any owners of property within the area included in the Petition who are not Petitioners are to be notified. Please review the Rules of Procedure of the Plan Commission to ensure proper notification is given. The names and addresses of Interested Parties should be obtained from the Boone County Auditor's Office.

4. Affidavit of Notice: At least three (3) days prior to the Public Hearing, an Affidavit of Notice of Public Hearing must be completed and submitted to the Secretary of the Plan Commission. Copies of all "Receipt for Certified Mail" (white slips) shall be filed with the Affidavit of Notice of Public Hearing. The originals of the "Domestic Return Receipts" (green cards) shall be filed with the Secretary upon the later of: the public hearing or receipt by the Petitioner.

PETITION REVIEW PROCEDURES

1. An Internal Review Meeting is typically held the second Tuesday of the month, after the filing deadline, to evaluate the technical aspects of the project and completeness of the petition. Petitioner/applicant may need to attend these Internal Review meetings; meeting times will be assigned to each project/petitioner on the filing deadline date.

2. Once the Petition is complete, it will be placed on the next available Plan Commission agenda. The petitioner shall be responsible for delivering the Legal Notice (after it has been approved) to the Zionsville Times Sentinel for publication and for sending the Legal Notice to all Interested Parties.

3. The Petition and all supporting documentation will be forwarded to the Plan Commission members. *Please supply ten (10) packets of the supporting documentation for this distribution.*

4. The Secretary, members of the Plan Commission's staff or advisors to the Plan Commission may submit a written report, stating any facts concerning the physical characteristics of the area involved in the Petition, together with a recital of surrounding land use and public facilities available to service the area, or other pertinent facts. A copy of such statement shall be made available to the Petitioner and all remonstrators of record, if any.

5. The Plan Commission typically meets on the third Monday or each month at 7:00 p.m. in the Town Hall located at 1100 West Oak Street, Zionsville, Indiana 46077.

6. The Petitioner or remonstrators may request continuation of the Public Hearing at or one week prior to the Plan Commission meeting.

7. The Petitioner, Petitioner's attorney, or someone authorized by the Petitioner must be present at the Public Hearing to make a presentation of the Petition to the Plan Commission.

8. At the Public Hearing, the Plan Commission may continue the Public Hearing or may approve or deny the Petition.

OWNER'S AUTHORIZATION

The undersigned, Zionsville Community Schools Building Corporation, being the owner of the property commonly known as 9770 East 600 South, hereby authorize(s) Fanning Howey/TLF to file a Petition for ~~(zone map change / variance / special exception / subdivision plat approval / other~~) development plan approval for the aforementioned property.

Zionsville Community Schools Building Corporation
(company name)

Rebecca Coffman
(owner signature)

By: Rebecca Coffman
(authorized signature)

- or -

Rebecca Coffman
(print owner name)

Rebecca Coffman
(printed name)

Assistant Superintendent of Operations
(title)

State of Indiana)
County of Boone) SS:

Subscribed and sworn to before me this 17th day of August, 2020.

Jane Patricia Johnson
Notary Public Signature

Jane Patricia Johnson
Notary Public Printed

My commission expires 10/30/2027

My county of residence is Marion County.

My Commission No. is NP0630546

JANE PATRICIA JOHNSON
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0630546
My Commission Expires Oct 30, 2027

Copy of Public Notice

NOTICE OF PUBLIC HEARING
BY THE TOWN OF ZIONSVILLE PLAN COMMISSION

Notice is hereby given of a Public Hearing to be held by the Town of Zionsville Plan Commission

On, Monday, September 21st at 7:00 p.m. in the Zionsville Town Hall, 1100 West Oak Street Zionsville,
(DATE OF PUBLIC HEARING)

Indiana 46077 to consider the following Petition:

#2020-32-DP , Zionsville Community Schools Building Corporation Requests:
(PETITION NUMBER) (NAME OF PETITIONER)

PLAN COMMISSION APPROVAL for a (**x Development Plan** □ Modification of a Development Plan
□ Waiver of Development Requirement(s) □ Termination of Development Plan □ Modification of Commitments
□ Termination of Commitments) to allow for:

Development of a transportation center annex to facilitate additional bus
(BRIEF DESCRIPTION OF REQUEST)
parking (44 spaces) and employee parking (42 spaces).

The properties involved are more commonly known as: 9770 East 600 South
(COMMON ADDRESS)

and is legally described as:

See Attached

A copy of the Petition, and all plans pertaining thereto are on file and may be examined prior to the Public Hearing at Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 or at: http://www.zionsville-in.gov/231/Planning-Economic-Development. Written comments in support of or in opposition to the Petition are filed with the Secretary of the Town of Zionsville Plan Commission prior to the Public Hearing will be considered. The Public Hearing is open to the public. Oral comments to the Petition will be heard at the Public Hearing. The Public Hearing may be continued from time to time as may be found necessary.

Further, and if supported by Executive Order and/or the Laws of the State of Indiana, members of the public will be afforded the opportunity to attend the Plan Commission Public Meetings via a form(s) of electronic communication IF indicated in the Agenda (as amended from time to time) associated with the Plan Commission Meeting.

Additionally, upon request, the Town of Zionsville will provide auxiliary aids and services in association with meetings and hearings occurring in-person. Please provide advance notification to Wayne DeLong, at wdelong@zionsville-in.gov or 317-873-5108, to ensure the proper accommodations are made prior to the meeting.

Dave Franz
(President)
Wayne DeLong, AICP, CPM
(Secretary)

PUBLISH:

LEGAL DESCRIPTION (INSTRUMENT NO. 201100003490)

PARCEL I

Part of the East Half of Section 34, Township 18 North, Range 2 East, particularly described as follows:

From the northwest corner of the southeast quarter of the aforesaid section (said northwest comer being 6.36 feet east of a stone incorrectly described as the northwest comer of the southeast quarter: and also being 7.65 feet west of a railroad rail, on end, in the center of a county highway); proceed thence North 88 degrees 45 minutes 31 seconds East (the bearing computed from solar observation), 1,158.42 feet to the point of beginning. From said point of beginning, continue thence North 88 degrees 45 minutes 31 seconds East 836.72 feet along the quarter section line; thence South 29 degrees 12 minutes 13 seconds East 402.16 feet along the southwestern right of way of on existing railroad; thence South 00 degrees 02 minutes 29 seconds West 777.13 feet; thence South 89 degrees 45 minutes 32 seconds West 201.47 feet; thence South 00 degrees 14 minutes 28 seconds East 225.00 feet to a point 717 feet west of the east section line; thence South 89 degrees 45 minutes 32 seconds West 50.00 feet along the centerline of an existing county highway; thence North 00 degrees 14 minutes 28 seconds West 225.00 feet; thence South 89 degrees 45 minutes 32 seconds West 400.00 feet; thence South 00 degrees 14 minutes 28 seconds East 225.00 feet thence South 89 degrees 45 minutes 32 seconds West 186.41 feet alonq the centerline of on existing county highway; thence North 00 degrees 05 minutes 10 seconds West 20.31 feet along the quarter quarter section line; thence South 88 degrees 46 minutes 43 seconds West 159.02 feet along the quarter quarter section tine to o point which is 1194.58 feet East of the true corner, referred to in contiguous descriptions; thence North 00 degrees 05 minutes 10 seconds West 203.70 feet; thence South 89 degrees 08 minutes 30 seconds West 34.26 feet; thence North 00 degrees 05 minutes 10 seconds West 1118.47 feet to the point of beginning.

Parcel II

A part of the Southeast Quarter of Section 34, Township 18 North, Range 2 East, situated in Eagle Township, Boone County, Indiana, particularly described as follows:

From the northwest corner of the southwest quarter (said northwest corner being 6.36 feet East of a stone incorrectly described as the northwest corner of the southeast quarter; and also being 7.65 feet west of a railroad rail, on end, in the center of a county highway); proceed thence North 88 degrees 45 minutes 31 seconds East (the bearing computed from solar observation) 218.71 feet to the point of beginning. (Said point of beginning being 225.07 feet east of the stone incorrectly described as the northwest corner of the southeast quarter.) From said point of beginning continue thence North 88 degrees 45 minutes 31 seconds East 939.71 feet along the quarter section line; thence South 00 degrees 05 minutes 10 seconds East 1118.47 feet; thence North 89 degrees 08 minutes 30 seconds East 34.26 feet; thence South 00 degrees 05 minutes 10 seconds East 203.70 feet; thence South 88 degrees 46 minutes 43 seconds West 329.69 feet along the quarter quarter section line; thence North 01 degree 05 minutes 09 seconds West 205.77 feet; thence South 88 degrees 54 minutes 51 seconds West 400.00 feet; thence South 01 degree 05 minutes 09 seconds East 206.72 feet; thence South 88 degrees 46 minutes 43 seconds West 50.00 feet along the quarter section line to a point which is 414.89 feet east of the true quarter corner and 425.06 feet east of the incorrect comer referred to in the contiguous descriptions; thence North 01 degree 05 minutes 09 seconds West 206.83 feet; thence South 88 degrees 54 minutes 51 seconds West 195.52 feet; thence North 00 degrees 09 minutes 51 seconds East 856.54 feet; thence North 89 degrees 50 minutes 09 seconds West 217.91 feet; thence North 00 degrees 00 minutes 12 seconds West 50.00 feet along the quarter section line; thence South 89 degrees 50 minutes 09 seconds East 218.05 feet; thence North 00 degrees 09 minutes 51 Seconds East 208.28 feet to the point of beginning.

Parcel III

A part of the North Half of the Southeast Quarter, Section 34, Township 18 North, Range 2 East, Eagle Township, Boone County, Indiana, being a part of the Bernadine Koschnick Property, as recorded in Deed Record 216 page 814, more fully described by:

Commencing at the Northwest corner of the Southeast Quarter of said Section 34, thence South 00 degrees 00 minutes 12 seconds East along the Quarter Section line and the approximate centerline of County Rood 950 E, a distance of 1322.02 feet to the Southwest corner of the North Half of the Southeast Quarter of said Section 34; thence North 88 degrees 46 minutes 43 seconds East along the Quarter Quarter Section line, being North of the centerline of the County Rood known as Bloor Lone, a distance of 864.89 feet to the Point of Beginning; thence North 01 degrees 05 minutes 09 seconds West along the East described line of the Schomberg Property, as recorded in Deed Record 236 page 845 a distance of 240.77 feet; thence North 88 degrees 54 minutes 51 seconds East a distance of 150.00 feet; thence South 01 degrees 05 minutes 09 seconds East a distance of 240.41 feet; thence South 88 degrees 46 minutes 43 seconds West along the Quarter Quarter Section line, being North of the centerline of the County Road known as Bloor Lone, a distance of 150.00 feet to the Point of Beginning.

Findings of Fact

ZIONSVILLE

ZIONSVILLE
COMMUNITY SCHOOLS

TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA

PETITION FOR PLAN COMMISSION APPROVAL
OF A DEVELOPMENT PLAN / MODIFICATION OF DEVELOPMENT PLAN

FINDINGS

1. The Development Plan/Modification of Development Plan **(is/~~is not~~)** compatible with surrounding land uses because:
there are existing school facilities adjacent to the proposed transportation annex; buffer standards adjacent to residential uses will be met.

2. The Development Plan/Modification of Development Plan **(does/~~does not~~)** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:
the development plan reflects a recent survey of the site which shows the presence of utilities including access to storm sewer and electric service.

3. The Development Plan/Modification of Development Plan **(does/~~does not~~)** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:
buses already access the existing transportation center from 600 S.

4. The Development Plan/ Modification of Development Plan **(does/~~does not~~)** utilize building materials and building style compatible with the Zionsville theme because:
there are no proposed buildings.

5. The Development Plan/Modification of Development Plan **(does/ ~~does not~~)** provide for the calculation of storm water runoff because:
an underground detention system has been designed to reduce the runoff from the new hard surface before it discharges to the existing private sewer and existing detention area to the northeast.

6. The Development Plan/Modification of Development Plan **(does/~~does not~~)** provide for current and future right-of-way dedications because:
the right-of-way along 600 S will be dedicated to meet the requirements of the thoroughfare plan. The owner has committed to installing a path at a future date.

7. The Development Plan/Modification of Development Plan **(does/~~does not~~)** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:
the proposed development plan has accounted for all design and development standards set forth by the Town of Zionsville. The plan will provide a pedestrian pathway to connect employees to the existing transportation center.

DECISION

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED / DENIED.**

Adopted this _____ day of _____, 20___.

_____ _____ _____

_____ _____ _____

_____

Affidavit of Public Notice

ZIONSVILLE

ZIONSVILLE
COMMUNITY SCHOOLS

AFFIDAVIT OF NOTICE OF PUBLIC HEARING
OF THE TOWN OF ZIONSVILLE PLAN COMMISSION

STATE OF INDIANA)
COUNTY OF MARION) SS:

I, Brittany N. Heidenreich, DO HEREBY CERTIFY THAT LEGAL NOTICE TO
(NAME OF PERSON MAILING LETTERS)

INTERESTED PARTIES OF THE PUBLIC HEARING TO BE HELD BY THE TOWN OF ZIONSVILLE PLAN COMMISSION, to consider the Petition of: Zionsville Community Schools (ZCS) Building Corporation
(NAME OF PERSON ON PETITION)

Requesting: Zionsville Community Schools (ZCS) Transportation Center Annex
(PROJECT DESCRIPTION)

For property located at: 9770 East CR 600 South, Zionsville, Indiana 46077

Was sent by FIRST CLASS MAIL, to the last known address of each of the following entities at the following addresses:

OWNERS	ADDRESS

See attached List of Adjoiners

And that said Legal Notices were sent by First Class Mailed on or before the 11th day of September, 2020, being at least ten (10) days prior to the date of the Public Hearing (Copies of "First Class Mail" attached).

And that said Legal Notice was published in a newspaper of general circulation at least ten (10) days prior to the date of Public Hearing (Proof of Publication attached).

Brittany N. Heidenreich
Name of person mailing letters

Signature

State of INDIANA)

County of MARION) **SS:**

Subscribed and sworn to before me this 9 day of September, 2020.

Notary Public Signature

CHERYL BIR
Notary Public Printed

My Commission No: 673391

My Commission Expires: November 21, 2023

My County of Residence is HENDRICKS County

CHERYL ANN BIR
Notary Public, State of Indiana
Hendricks County
Commission # 673391
My Commission Expires
November 21, 2023

Attribute report for active ID 1

ID	name	add1	add3
40118	STITCH PROPERTIES LLC	550 N ELM ST	ZIONSVILLE, IN 46077
40142	JOHNSON CHERYL & VICKIE LEE -	PO BOX 1	ZIONSVILLE, IN 46077
40255	FISCUS CLIFFORD W TRUSTEE OF T	5580 SOUTH 950 EST	ZIONSVILLE, IN 46077
40291	BURNS AARON	9590 E 600 S	ZIONSVILLE, IN 46077
40292	HELM JONATHAN D	9602 E CR 600 S	ZIONSVILLE, IN 46077
40294	NICHOLSON BRADEN & ANDREA	10178 FOX TRACE	ZIONSVILLE, IN 46077
40295	MNSF T2 SPE LLC	6836 MORRISON BLVD STE 320	CHARLOTTE, NC 28211
40296	CLARK JEREMIAH D & AMANDA R	9560 EAST 600 SOUTH	ZIONSVILLE, IN 46077
40297	CLARK JEREMIAH D & AMANDA R	9560 EAST 600 SOUTH	ZIONSVILLE, IN 46077
40298	ROBBINS CAROLINE V TRUSTEE	1165 STARKEY RD	ZIONSVILLE, IN 46077
40342	ZIONSVILLE BOARD OF PARKS & RE	410 W OAK ST	ZIONSVILLE, IN 46077
40346	FERRARO WANDA SUE	5701 S 950 E	ZIONSVILLE, IN 46077
40386	HINE SHARON L	5695 S 950 E	ZIONSVILLE, IN 46077
40438	WIENSCH ASHLEY J & ERIC M	5665 S 950 E	ZIONSVILLE, IN 46077
40556	DINSMORE LISA J	5655 S 950 E	ZIONSVILLE, IN 46077
40613	NICHOLSON BRADEN & ANDREA	10178 FOX TRACE	ZIONSVILLE, IN 46077
40653	CRAFT WILBUR	2102 S US 421 / PO BOX 385	ZIONSVILLE, IN 46077
40691	EVANS GENE G & BILLIE F	1250 W 146TH APT 104	WESTFIELD, IN 46074
40785	ATZHORN RALPH R & MARY ANN	5555 S 950 E	ZIONSVILLE, IN 46077
40838	MICHIE ANDREW & AMY	5525 SOUTH 950 EAST	ZIONSVILLE, IN 46077
40901	FISCUS CLIFFORD W TRUSTEE OF T	5580 SOUTH 950 EAST	ZIONSVILLE, IN 46077
40909	ZIONSVILLE PARK & REC BOARD	1100 W OAK ST	ZIONSVILLE, IN 46077
40932	ZZ ZIONSVILLE BOARD OF PARKS &	RECRECATION	ZIONSVILLE IN 46077
26695	ST FRANCIS IN THE FIELDS EPISC	1525 MULBERRY ST	ZIONSVILLE, IN 46077
27668	DEARHOLT SUZANNE	1602 WATERFORD DR	ZIONSVILLE, IN 46077
27669	BUDDENBAUM GLENN H & SONJA C	1622 WATERFORD DR	ZIONSVILLE, IN 46077
27671	HACKER MICHELLE L	1552 WATERFORD DR	ZIONSVILLE, IN 46077
27673	STEHLE GARY	1644 CATALINA WAY	ZIONSVILLE, IN 46077
27674	THOMPSON DAVID D & JULIA F	1522 WATERFORD DR	ZIONSVILLE, IN 46077
27675	SOUSA AMY	735 WOOD CT	ZIONSVILLE, IN 46077
27676	STACHLER RONALD T	1542 WATERFORD DR	ZIONSVILLE, IN 46077
27677	HOOKER BRIAN & ANGELA	20 VILLAGE WALK CT	ZIONSVILLE, IN 46077
27678	DAVIS GUY F	1512 WATERFORD DR	ZIONSVILLE, IN 46077
27679	MILLER SCOTT & KRISTIN AMONETT	15 VILLAGE WALK COURT	ZIONSVILLE, IN 46077
27680	CARNEY MADISON & JENNIFER	25 VILLAGE WALK CT	ZIONSVILLE, IN 46077
27681	ROGERS DANISE	1623 CATALINA WAY	ZIONSVILLE, IN 46077
27683	ZIONSVILLE COMMUNITY SCHOOLS B	300 N MERIDIAN ST	INDIANAPOLIS, IN 46204
27684	HOUGH ROBERT E & DONITA M	9780 E 600 S	ZIONSVILLE, IN 46077
27685	MERRIMAN FRANKLIN & MARY	9802 E 600 S	ZIONSVILLE, IN 46077

27728	LARSEN STEVEN H IRREVOCABLE TR	1502	WATERFORD DR	ZIONSVILLE, IN 46077
27729	MILLER STUART & WHITNEY WILLIA	1492	WATERFORD DR	ZIONSVILLE, IN 46077
27747	JEANNINE BORN REVOCABLE TRUST	1482	WATERFORD DR	ZIONSVILLE, IN 46077
27748	WHITESELL JEFFREY AARON	9850	E 600 S	ZIONSVILLE, IN 46077
27749	WHITESELL JEFFERY A	9850	E 600 S	ZIONSVILLE, IN 46077
27750	HARTWIG AMY C	9860	E 600 S	ZIONSVILLE, IN 46077
27751	QUIGLEY ERIN	9810	E 600 S	ZIONSVILLE, IN 46077
29704	WATERSON CARRIE E	1452	WATERFORD DRIVE	ZIONSVILLE, IN 46077
29705	WAGNER RAYMOND M & BETTY	1462	WATERFORD DR	ZIONSVILLE, IN 46077
29706	BOECK GREGG W & MICHELE R	17375	NORTHAM DR	WESTFIELD, IN 46074
29707	ICENOGLE GREGORY & TRUDY M	1442	WATERFORD DR	ZIONSVILLE, IN 46077
29708	MICHAEL STEPHEN J & DIANE J	1432	WATERFORD DR	ZIONSVILLE, IN 46077
29715	AMERICAN LEGION FRANCIS NEIDLI	9950	E 600 S	ZIONSVILLE, IN 46077
29718	HOYES GREG R & KRISTA L	9880	E 600 S	ZIONSVILLE, IN 46077
29719	LEE MARK L & VICKIE L	9902	E 600 S	ZIONSVILLE, IN 46077

Prescribed by State Board of Accounts General Form No. 99P (Rev. 2009)

.

___TLF Engineers_____ To: Current Publishing _____
(Governmental Unit) 30 S Rangeline Rd, Carmel, IN 46032
_____Hamilton County, Indiana_____

PUBLISHER'S CLAIM

LINE COUNT
Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) -- number of equivalent lines

Head -- number of lines ___2_____
Body -- number of lines _79___
Tail -- number of lines _____4_____
Total number of lines in notice __85_____

COMPUTATION OF CHARGES

____79___lines, ____2_____columns wide equals ___170___ lines at_____.6556_____

Additional charges for notices containing rule or tabular work (50 per cent of above amount). $____0.00_____

Charge for extra proofs of publication ($1.00 for each proof in excess of two1598
TOTAL AMOUNT OF CLAIM $ ___111.45____

DATA FOR COMPUTING COST
Width of single column in picas.: ____9p3_____ Size of type___7____point.
Number of insertions_____1x_____

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper 1 time.

The dates of publication being as follows:

Tuesday, September 8th, 2020

Additionally, the statement checked below is true and correct:

.....Newspaper does not have a Web site.
...x..Newspaper has a Web site and this public notice was posted on the same day as it was published in the newspaper.
..... Newspaper has a Web site, but due to technical problem or error, public notice was posted on .....
.... Newspaper has a Web site but refuses to post the public notice.

x.....
Date ..... Tuesday, September 8th, 2020.....
Title.....Legal Advertising.....

Crossing Prague's Charles Bridge

Commentary by Don Knebel

TRAVEL

A 600-year-old bridge in Prague, Czech Republic, is often considered the most beautiful bridge in Europe. A famous statue remembers a grim part of its history.

Prague's Charles Bridge and replica statue of John of Nepomuk. *(Photo by Don Knebel)*

Prague lies along the 267-mile-long Vltava River that runs north and south through central Europe. By the Middle Ages, Prague had become the capital of Bohemia and an important trading city, with a fording site on the river. In 1170, the king of Bohemia built a bridge at the fording site, which was destroyed by a flood in 1342. In 1355, Charles IV became Holy Roman Emperor, determined to make his native Prague the most important city in the Empire. In 1357, he began building a new bridge across the Vltava, linking Prague Castle with Old Town. When completed in 1402, the bridge, later named Charles Bridge, was 1,693 feet long and 33 feet wide, supported on 16 sandstone arches. Traffic entered the bridge though massive Gothic towers.

In 1393, a cleric named John of Nepomuk became involved in a bitter religious dispute with Wenceslaus IV, the king of Bohemia. When John refused to back down, Wenceslaus ordered him tortured and thrown from the incomplete Charles Bridge into the river, where he drowned. John was buried in the Prague Cathedral and became the patron saint of Bohemia. In March 1683, on what was incorrectly thought to be the 300th anniversary of St. John's death, a bronze statue of him was erected along the south side of the Charles Bridge, his head surrounded by five stars. During the following century, 29 more statues of saints were erected along the bridge.

Following reconstruction of the Charles Bridge in the 1970s, all but pedestrian traffic was banned. For good luck, many crossing the bridge touch it just below the statue of St. John of Nepomuk, now a replica of the original.

Don Knebel is a local resident who works for Barnes & Thornburg LLP. For the full column visit donknebel.com. You may contact him at editorial@youarecurrent.com.

NOTICE OF PUBLIC HEARING
BY THE TOWN OF ZIONSVILLE PLAN COMMISSION

Notice is hereby given of a Public Hearing to be held by the Town of Zionsville Plan Commission

On, Monday, September 21, 2020, at 7:00 p.m. in the Zionsville Town Hall, 1100 West Oak Street Zionsville, Indiana 46077 to consider the following Petition: 2020-29-Z, Zionsville Community School Corporation Requests:

PLAN COMMISSION APPROVAL for a Zone Map Change to REZONE 44.368 acres from the R-SF-2 District to the SU-1 District to allow for:

The real estate will be used for school corporation facilities and activities as expansion or Improvements become necessary

The properties involved are more commonly known as: 8602 East 500 South, Zionsville, IN 46077 and is legally described as: Proposed SU-1 zoning petition, northwest corner Zionsville Road and County Road 875 East

A copy of the Petition, and all plans pertaining thereto are on file and may be examined prior to the Public Hearing at Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 or at: http://www.zionsville-in.gov/231/Planning-Economic-Development. Written comments in support of or in opposition to the Petition are filed with the Secretary of the Town of Zionsville Plan Commission prior to the Public Hearing will be considered. The Public Hearing is open to the public. Oral comments to the Petition will be heard at the Public Hearing. The Public Hearing may be continued from time to time as may be found necessary.

Further, and if supported by Executive Order and/or the Laws of the State of Indiana, members of the public will be afforded the opportunity to attend the Plan Commission Public Meetings via a form(s) of electronic communication IF indicated in the Agenda (as amended from time to time) associated with the Plan Commission Meeting.

Additionally, upon request, the Town of Zionsville will provide auxiliary aids and services in association with meetings and hearings occurring in-person. Please provide advance notification to Wayne DeLong, at wdelong@zionsville-in.gov or 317-873-5108, to ensure the proper accommodations are made prior to the meeting.

Dave Franz
Wayne DeLong, AICP, CPM

NOTICE OF PUBLIC HEARING
BY THE TOWN OF ZIONSVILLE PLAN COMMISSION

Notice is hereby given of a Public Hearing to be held by the Town of Zionsville Plan Commission

On, Monday, September 21st at 7:00 p.m. in the Zionsville Town Hall, 1100 West Oak Street Zionsville, Indiana 46077 to consider the following Petition: #2020-32-DP, Zionsville Community Schools Building Corporation

Requests: PLAN COMMISSION APPROVAL for a Development Plan

Development of a transportation center annex to facilitate additional bus parking (44 spaces) and employee parking (42 spaces).

The properties involved are more commonly known as: 9770 East 600 South and is legally described as:

PARCEL I

Part of the East Half of Section 34, Township 18 North, Range 2 East, particularly described as follows: From the northwest corner of the southeast quarter of the aforesaid section (said northwest comer being 6.36 feet east of a stone incorrectly described as the northwest comer of the southeast quarter: and also being 7.65 feet west of a railroad rail, on end, in the center of a county highway); proceed thence North 88 degrees 45 minutes 31 seconds East (the bearing computed from solar observation), 1,158.42 feet to the point of beginning. From said point of beginning, continue thence North 88 degrees 45 minutes 31 seconds East 836.72 feet along the quarter section line; thence South 29 degrees 12 minutes 13 seconds East 402.16 feet along the southwestern right of way of on existing railroad; thence South 00 degrees 02 minutes 29 seconds West 777.13 feet; thence South 89 degrees 45 minutes 32 seconds West 201.47 feet; thence South 00 degrees 14 minutes 28 seconds East 225.00 feet to a point 717 feet west of the east section line; thence South 89 degrees 45 minutes 32 seconds West 50.00 feet along the centerline of an existing county highway; thence North 00 degrees 14 minutes 28 seconds West 225.00 feet; thence South 89 degrees 45 minutes 32 seconds West 400.00 feet; thence South 00 degrees 14 minutes 28 seconds East 225.00 feet thence South 89 degrees 45 minutes 32 seconds West 186.41 feet alonq the centerline of on existing county highway; thence North 00 degrees 05 minutes 10 seconds West 20.31 feet along the quarter quarter section line; thence South 88 degrees 46 minutes 43 seconds West 159.02 feet along the quarter quarter section tine to o point which is 1194.58 feet East of the true corner, referred to in contiguous descriptions; thence North 00 degrees 05 minutes 10 seconds West 203.70 feet; thence South 89 degrees 08 minutes 30 seconds West 34.26 feet; thence North 00 degrees 05 minutes 10 seconds West 1118.47 feet to the point of beginning.

Parcel II

A part of the Southeast Quarter of Section 34, Township 18 North, Range 2 East, situated in Eagle Township, Boone County, Indiana, particularly described as follows:From the northwest corner of the southwest quarter (said northwest corner being 6.36 feet East of a stone incorrectly described as the northwest corner of the southeast quarter; and also being 7.65 feet west of a railroad rail, on end, in the center of a county highway); proceed thence North 88 degrees 45 minutes 31 seconds East (the bearing computed from solar observation) 218.71 feet to the point of beginning. (Said point of beginning being 225.07 feet east of the stone incorrectly described as the northwest corner of the southeast quarter.) From said point of beginning continue thence North 88 degrees 45 minutes 31 seconds East 939.71 feet along the quarter section line; thence South 00 degrees 05 minutes 10 seconds East 1118.47 feet; thence North 89 degrees 08 minutes 30 seconds East 34.26 feet; thence South 00 degrees 05 minutes 10 seconds East 203.70 feet; thence South 88 degrees 46 minutes 43 seconds West 329.69 feet along the quarter quarter section line; thence North 01 degree 05 minutes 09 seconds West 205.77 feet; thence South 88 degrees 54 minutes 51 seconds West 400.00 feet; thence South 01 degree 05 minutes 09 seconds East 206.72 feet; thence South 88 degrees 46 minutes 43 seconds West 50.00 feet along the quarter section line to a point which is 414.89 feet east of the true quarter corner and 425.06 feet east of the incorrect comer referred to in the contiguous descriptions; thence North 01 degree 05 minutes 09 seconds West 206.83 feet; thence South 88 degrees 54 minutes 51 seconds West 195.52 feet; thence North 00 degrees 09 minutes 51 seconds East 856.54 feet; thence North 89 degrees 50 minutes 09 seconds West 217.91 feet; thence North 00 degrees 00 minutes 12 seconds West 50.00 feet along the quarter section line; thence South 89 degrees 50 minutes 09 seconds East 218.05 feet; thence North 00 degrees 09 minutes 51 Seconds East 208.28 feet to the point of beginning.

Parcel III

A part of the North Half of the Southeast Quarter, Section 34, Township 18 North, Range 2 East, Eagle Township, Boone County, Indiana, being a part of the Bernadine Koschnick Property, as recorded in Deed Record 216 page 814, more fully described by:Commencing at the Northwest corner of the Southeast Quarter of said Section 34, thence South 00 degrees 00 minutes 12 seconds East along the Quarter Section line and the approximate centerline of County Rood 950 E, a distance of 1322.02 feet to the Southwest corner of the North Half of the Southeast Quarter of said Section 34; thence North 88 degrees 46 minutes 43 seconds East along the Quarter Quarter Section line, being North of the centerline of the County Rood known as Bloor Lone, a distance of 864.89 feet to the Point of Beginning; thence North 01 degrees 05 minutes 09 seconds West along the East described line of the Schomberg Property, as recorded in Deed Record 236 page 845 a distance of 240.77 feet; thence North 88 degrees 54 minutes 51 seconds East a distance of 150.00 feet; thence South 01 degrees 05 minutes 09 seconds East a distance of 240.41 feet; thence South 88 degrees 46 minutes 43 seconds West along the Quarter Quarter Section line, being North of the centerline of the County Road known as Bloor Lone, a distance of 150.00 feet to the Point of Beginning.

A copy of the Petition, and all plans pertaining thereto are on file and may be examined prior to the Public Hearing at Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 or at: http://www.zionsville-in.gov/231/Planning-Economic-Development. Written comments in support of or in opposition to the Petition are filed with the Secretary of the Town of Zionsville Plan Commission prior to the Public Hearing will be considered. The Public Hearing is open to the public. Oral comments to the Petition will be heard at the Public Hearing. The Public Hearing may be continued from time to time as may be found necessary.

Further, and if supported by Executive Order and/or the Laws of the State of Indiana, members of the public will be afforded the opportunity to attend the Plan Commission Public Meetings via a form(s) of electronic communication IF indicated in the Agenda (as amended from time to time) associated with the Plan Commission Meeting.

Additionally, upon request, the Town of Zionsville will provide auxiliary aids and services in association with meetings and hearings occurring in-person. Please provide advance notification to Wayne DeLong, at wdelong@zionsville-in.gov or 317-873-5108, to ensure the proper accommodations are made prior to the meeting.

Dave Franz
(President)
Wayne DeLong, AICP, CPM
(Secretary)

Draft Owner Commitments

ZIONSVILLE

ZIONSVILLE
COMMUNITY SCHOOLS

ZIONSVILLE PLAN COMMISSION

DOCKET NO. 2020-32-DP

COMMITMENTS CONCERNING THE USE AND DEVELOPMENT OF REAL ESTATE

In accordance with I.C. 36-7-4-1015, Zionsville Community Schools Building Corporation (the "Owner"), seeks to make certain commitments in connection with a Development Plan petition for (the "Real Estate"), which real estate is legally described in Exhibit A, as attached hereto and incorporated herein by reference, which Real Estate is commonly known as parcel 06-08-34-000-010.000-006 and having a property address of 900 N Ford Rd, Zionsville, IN 46077.

Owner represents and warrants that the Real Estate is now located within the Town of Zionsville, Indiana, (the "Town") and that as the owner of said Real Estate, the Owner has authority to and hereby does voluntarily make the following COMMITMENTS concerning the use and development of the Real Estate.

STATEMENT OF COMMITMENTS

Owner, upon approval of Docket No. 2020-32-DP by the Zionsville Plan Commission (the "Development Plan"), which proposes creation of a Transportation Annex, voluntarily agrees and commits that said Development Plan Approval shall be conditioned upon the following Commitments:

1. Subject to existing easements and right of ways, Owner commits to dedicating right-of-way along E 600 South along a portion of the southern portion of the Real Estate to provide a 40 feet of right-of-way from centerline of E 600 South.
2. Subject to existing easements and right of ways, Owner commits to constructing a pedestrian pathway, ten feet in width, along and parallel to E 600 South along a portion of the southern portion of the Real Estate at a point in time when connecting pedestrian pathways to the east and west are constructed by the Town.

These COMMITMENTS shall be executed and recorded by the Owner in the Office of the Boone County Recorder, Boone County, Indiana, and shall be considered a covenant running with the land described herein as the Real Estate.

These COMMITMENTS shall be binding on the Owner, subsequent owners of the Real Estate, and other persons or entities acquiring an interest therein (hereinafter collectively the "Owners"). The Owner shall have an affirmative duty to inform any third parties with whom the Owner negotiates for a possible sale, lease, assignment, mortgage, or transfer of the Real Estate of the existence of these COMMITMENTS. In the event any sale, lease, assignment, mortgage, or transfer occurs, the Owner shall ensure that a copy of these COMMITMENTS is incorporated into any such written agreement with the third party. If the Owner fails to comply with the

terms of this paragraph and the third party fails to perform and/or comply with these COMMITMENTS, the Town of Zionsville shall be entitled to receive from the Owner and from each entity and/or third party identified above as Owners, jointly and/or severally, any and all damages which arise from this failure and shall be entitled to injunctive relief to terminate any non-compliances herewith.

These COMMITMENTS may be modified or terminated by a decision of the Town of Zionsville Plan Commission made after a public hearing for which proper notice is given, including hearings for other land use or zoning approvals involving the Real Estate or any portion thereof.

These COMMITMENTS shall be effective upon approval of the relief requested in Plan Commission Docket Number 2020-32-DP by the Zionsville Plan Commission and shall continue in effect until modified or terminated as specified above and/or as prescribed by statute.

These COMMITMENTS may be enforced jointly and/or severally by the Town of Zionsville Plan Commission, the Director of Planning and Economic Development for the Town of Zionsville, the Town and/or owners of any parcel of ground adjoining the Real Estate. Owner and all future owners shall be obligated hereunder to indemnify the Town of Zionsville Plan Commission, the Town (including a successor city or municipality), and hold said entities and their respective authorized representatives, including the Director of Planning and Economic Development for the Town, harmless from any liability, expense (including reasonable attorney fees and court costs), costs, or damages which result from the failure to perform Owner's and/or future owner's obligations under the terms and conditions of these COMMITMENTS. Throughout these COMMITMENTS and reference to "Town" or "Town of Zionsville" shall also include any successor city, municipality, or other governmental body having land use, planning, and zoning jurisdiction over the Real Estate.

In the event it becomes necessary to enforce these COMMITMENTS in a court of competent jurisdiction and the Owner and/or any of the Owners, jointly and/or severally, are found to be in violation of these COMMITMENTS, such violators shall pay all reasonable costs and expenses the Town and the Town's Plan Commission and other authorized representative(s) incur in the enforcement of these COMMITMENTS, including reasonable attorney fees, expert witness fees, and court costs.

Owner and all subsequent owners of all or a portion of the Real Estate shall be obligated hereunder, jointly and/or severally, to indemnify the Town of Zionsville Plan Commission and/or the Town and hold said entities and their respective authorized representative(s), including the Director of Planning and Economic Development for the Town, harmless from any liability, expense (including reasonable attorney fees and court costs), costs or damages which result from failure to perform Owner's and/or Owners' obligations hereunder and/or to comply with the terms and conditions of these COMMITMENTS.

Owner shall be responsible, at its expense, for recording this Statement of Commitments in the Office of the Recorder of Boone County, Indiana, and shall promptly provide the Planning

and Economic Development Department of the Town of Zionsville with a copy of such recording as a condition precedent to commencing any work with the Development Plan. These COMMITMENTS shall be considered a covenant running with the Real Estate, including any portion thereof.

By executing these COMMITMENTS, the Owner represents and warrants that at the time of such execution, owner is the sole owner of all the Real Estate, that execution of these COMMITMENTS shall be binding upon the Owner as to all the particulars herein, and shall be considered a COVENANT running with the land described herein as the Real Estate, including any portion thereof. By the signature affixed below to these COMMITMENTS, Zionsville Community Schools Building Corporation further represents and warrants that the undersigned has full corporate authority to execute these COMMITMENTS on behalf of said corporation and bind owner hereto.

IN WITNESS WHEREOF, Owner has executed this instrument this _____ day of _____, 2020.

"OWNER"

Zionsville Community Schools Building Corporation

By:_____
Tom E. Lingafelter, President

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared Tom E. Lingafelter, President of Zionsville Community Schools Building Corporation, who acknowledged the execution of the foregoing instrument in such capacity and who, having been duly sworn, stated that any and all representations therein contained are true.

Witness my hand and Notarial Seal this _____ day of _____, 2020.

Signature:_____

Printed:_____

County of Residence:_____

My Commission expires:_____

EXECUTED AND DELIVERED in my presence:

_____
Witness Signature

_____
Witness Printed Name

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____ _____, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Tom E. Lingafelter, President of Zionsville Community Schools Building Corporation in the above-named subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this _____ day of September, 2020.

_____
Notary Public's Signature

Commission Expires: _____

_____
Notary Public Printed Name

County of Residence: _____

Prepared by Jon Becker, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46060.

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, /s/ Jon Becker.

Return Deed: Zionsville Community Schools Building Corporation, 900 Mulberry Street, Zionsville, IN 46077

EXHIBIT A

LEGAL DESCRIPTION (INSTRUMENT NO. 201100003490)

PARCEL I

Part of the East Half of Section 34, Township 18 North, Range 2 East, particularly described as follows:

From the northwest corner of the southeast quarter of the aforesaid section (said northwest comer being 6.36 feet east of a stone incorrectly described as the northwest comer of the southeast quarter: and also being 7.65 feet west of a railroad rail, on end, in the center of a county highway); proceed thence North 88 degrees 45 minutes 31 seconds East (the bearing computed from solar observation), 1,158.42 feet to the point of beginning. From said point of beginning, continue thence North 88 degrees 45 minutes 31 seconds East 836.72 feet along the quarter section line; thence South 29 degrees 12 minutes 13 seconds East 402.16 feet along the southwestern right of way of on existing railroad; thence South 00 degrees 02 minutes 29 seconds West 777.13 feet; thence South 89 degrees 45 minutes 32 seconds West 201.47 feet; thence South 00 degrees 14 minutes 28 seconds East 225.00 feet to a point 717 feet west of the east section line; thence South 89 degrees 45 minutes 32 seconds West 50.00 feet along the centerline of an existing county highway; thence North 00 degrees 14 minutes 28 seconds West 225.00 feet; thence South 89 degrees 45 minutes 32 seconds West 400.00 feet; thence South 00 degrees 14 minutes 28 seconds East 225.00 feet thence South 89 degrees 45 minutes 32 seconds West 186.41 feet alonq the centerline of on existing county highway; thence North 00 degrees 05 minutes 10 seconds West 20.31 feet along the quarter quarter section line; thence South 88 degrees 46 minutes 43 seconds West 159.02 feet along the quarter quarter section tine to 0 point which is 1194.58 feet East of the true corner, referred to in contiguous descriptions; thence North 00 degrees 05 minutes 10 seconds West 203.70 feet; thence South 89 degrees 08 minutes 30 seconds West 34.26 feet; thence North 00 degrees 05 minutes 10 seconds West 1118.47 feet to the point of beginning.

Parcel II

A part of the Southeast Quarter of Section 34, Township 18 North, Range 2 East, situated in Eagle Township, Boone County, Indiana, particularly described as follows:

From the northwest corner of the southwest quarter (said northwest corner being 6.36 feet East of a stone incorrectly described as the northwest corner of the southeast quarter; and also being 7.65 feet west of a railroad rail, on end, in the center of a county highway); proceed thence North 88 degrees 45 minutes 31 seconds East (the bearing computed from solar observation) 218.71 feet to the point of beginning. (Said point of beginning being 225.07 feet east of the stone incorrectly described as the northwest corner of the southeast quarter.) From said point of beginning continue thence North 88 degrees 45 minutes 31 seconds East 939.71 feet along the quarter section line; thence South 00 degrees 05 minutes 10 seconds East 1118.47 feet; thence North 89 degrees 08 minutes 30 seconds East 34.26 feet; thence South 00 degrees 05 minutes 10 seconds East 203.70 feet; thence South 88 degrees 46 minutes 43 seconds West 329.69 feet along the quarter quarter section line; thence North 01 degree 05 minutes 09 seconds West

205.77 feet; thence South 88 degrees 54 minutes 51 seconds West 400.00 feet; thence South 01 degree 05 minutes 09 seconds East 206.72 feet; thence South 88 degrees 46 minutes 43 seconds West 50.00 feet along the quarter section line to a point which is 414.89 feet east of the true quarter corner and 425.06 feet east of the incorrect comer referred to in the contiguous descriptions; thence North 01 degree 05 minutes 09 seconds West 206.83 feet; thence South 88 degrees 54 minutes 51 seconds West 195.52 feet; thence North 00 degrees 09 minutes 51 seconds East 856.54 feet; thence North 89 degrees 50 minutes 09 seconds West 217.91 feet; thence North 00 degrees 00 minutes 12 seconds West 50.00 feet along the quarter section line; thence South 89 degrees 50 minutes 09 seconds East 218.05 feet; thence North 00 degrees 09 minutes 51 Seconds East 208.28 feet to the point of beginning.

Parcel III

A part of the North Half of the Southeast Quarter, Section 34, Township 18 North, Range 2 East, Eagle Township, Boone County, Indiana, being a part of the Bernadine Koschnick Property, as recorded in Deed Record 216 page 814, more fully described by:

Commencing at the Northwest corner of the Southeast Quarter of said Section 34, thence South 00 degrees 00 minutes 12 seconds East along the Quarter Section line and the approximate centerline of County Rood 950 E, a distance of 1322.02 feet to the Southwest corner of the North Half of the Southeast Quarter of said Section 34; thence North 88 degrees 46 minutes 43 seconds East along the Quarter Quarter Section line, being North of the centerline of the County Rood known as Bloor Lone, a distance of 864.89 feet to the Point of Beginning; thence North 01 degrees 05 minutes 09 seconds West along the East described line of the Schomberg Property, as recorded in Deed Record 236 page 845 a distance of 240.77 feet; thence North 88 degrees 54 minutes 51 seconds East a distance of 150.00 feet; thence South 01 degrees 05 minutes 09 seconds East a distance of 240.41 feet; thence South 88 degrees 46 minutes 43 seconds West along the Quarter Quarter Section line, being North of the centerline of the County Road known as Bloor Lone, a distance of 150.00 feet to the Point of Beginning.
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Warranty Deed

ZIONSVILLE

ZIONSVILLE
COMMUNITY SCHOOLS

(4) 22.00 + 2 NOP Baker + Daniels

WARRANTY DEED

Filed for Record in

THIS INDENTURE WITNESSETH: That the Eagle-Union Middle School Building Corporation ("Grantor"), a corporation organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS to the Zionsville Community Schools Building Corporation ("Grantee") of Boone County, in the State of Indiana, for the sum of Ten Dollars ($10) and other valuable consideration, the receipt of which is hereby acknowledged, its interests in the following described real estate in Boone County, in the State of Indiana:

(See Exhibit A)

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done. (There is no Indiana gross income tax due on the transfer made by this conveyance.)

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 26th day of April, 2011.

EAGLE-UNION MIDDLE SCHOOL BUILDING CORPORATION

By: _____
President

ATTEST:

_____
Secretary

201100003490
Filed for Record in
BOONE COUNTY, INDIANA
MARY ALICE "SAM" BALDWIN, RECORDER
04-26-2011 At 03:03 pm.
DEED 24.00

DULY ENTERED FOR TAXATION
4-26-2011
Melody Price
SUBJECT TO FINAL ACCEPTANCE
AUDITOR, BOONE COUNTY

I/2585056.1

STATE OF INDIANA)
) SS:
COUNTY OF BOONE)

Before me, a Notary Public in and for said County and State, personally appeared Thomas E. Lingafelter and David C. Enders, the President and Secretary, respectively, of the Eagle-Union Middle School Building Corporation, who acknowledged execution of the foregoing deed as such officers acting for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 26th day of April, 2011.

Mary Sinkovic
(signature)

MARY SINKOVIC
(printed name) Notary Public

My Commission Expires:
April 16, 2016

County of Residence:
Boone

Send tax statements to:

and Grantee's mailing address is:

Zionsville Community Schools Building Corporation
Mr. David Arrensen, Registered Agent
300 North Meridian Street, Suite 2700
Indianapolis, IN 46204

EXHIBIT A

Parcel I

Part of the Est Half of Section 34, Township 18 North, Range 2 East, particularly described as follows:

From the northwest corner of the southeast quarter of the aforesaid section (said northwest corner being 6.36 feet east of a stone incorrectly described as the northwest corner of the southeast quarter; and also being 7.65 feet west of a railroad rail, on end, in the center of a county highway); proceed thence North 88 degrees 45 minutes 31 seconds East (the bearing computed from solar observation), 1,158.42 feet to the point of beginning. From said point of beginning, continue thence North 88 degrees 45 minutes 31 seconds East 836.72 feet along the quarter sectiion line; thence South 29 degrees 12 minutes 13 seconds East 402.16 feet along the southwestern right of way of an existing railroad; thence South 00 degrees 02 minutes 29 seconds West 777.13 feet; thence South 89 degrees 45 minutes 32 seconds West 201.47 feet; thence South 00 degrees 14 minutes 28 seconds East 225.00 feet to a point 717 feet west of the east section line; thence South 89 degrees 45 minutes 32 seconds West 50.00 feet along the centerline of an existing county highway; thence North 00 degrees 14 minutes 28 seconds West 225.00 feet; thence South 89 degrees 45 minutes 32 seconds West 400.00 feet; thence South 00 degrees 14 minutes 28 seconds East 225.00 feet; thence South 89 degrees 45 minutes 32 seconds West 186.41 feet along the centerline of an existing county highway; thence North 00 degrees 05 minutes 10 seconds West 20.31 feet along the quarter quarter section line; thence South 88 degrees 46 minutes 43 seconds West 159.02 feet along the quarter quarter section line to a point which is 1194.58 feet east of the true corner, referred to in contiguous descriptions; thence North 00 degrees 05 minutes 10 seconds West 203.70 feet; thence South 89 degrees 08 minutes 30 seconds West 34.26 feet; thence North 00 degrees 05 minutes 10 seconds West 1118.47 feet to the point of beginning.

Parcel II

A prt of the Southeast Quarter of Section 34, Township 18 North, Range 2 East, situated in Eagle Township, Boone County, Indiana, prticularly described as follows:

From the northwest corner of the southwest quarter (said northwest corner being 6.36 feet east of a stone incorrectly described as the northwest corner of the southeast quarter; and also being 7.65 feet west of a railroad rail, on end, in the center of a county highway); proceed thence North 88 degrees 45 minutes 31 seconds East (the bering computed from solar observation) 218.71 feet to the point of beginning. (Said point of beginning being 225.07 feet east of the stone incorrectly described as the northwest corner of the southeast quarter.) From said point of beginning continue thence North 88 degrees 45 minutes 31 seconds East 939.71 feet along the quarter section line; thence South 00 degrees 05 minutes 10 seconds East 1118.47 feet; thence North 89 degrees 08 minutes 30 seconds East 34.26 feet; thence South 00 degrees 05 minutes 10 seconds East 203.70 feet; thence South 88 degrees 46 minutes 43 seconds West 329.69 feet along the quarter quarter section line; thence North 01 degree 05 minutes 09 seconds West 205.77 feet; thence South 88 degrees 54 minutes 51 seconds West 400.00 feet; thence South 01 degree 05 minutes 09 seconds East 206.72 feet; thence South 88 degrees 46 minutes 43 seconds West 50.00 feet along the quarter quarter section line to a point which is 414.89 feet east of the true quarter corner and 425.06 feet east of the incorrect corner referred to in the contiguous descriptions; thence North 01 degree 05 minutes 09 seconds West 206.83 feet; thence South 88 degrees 64

minutes 51 seconds West 195.52 feet; thence North 00 degrees 09 minutes 51 seconds East 856.64 feet; thence North 89 degrees 50 minutes 09 seconds West 217.91 feet; thence North 00 degrees 00 minutes 12 seconds West 50.00 feet along the quarter section line; thence South 89 degrees 50 minutes 09 seconds East 218.05 feet; thence North 00 degrees 09 minutes 51 seconds East 208.28 feet to the point of beginning.

Parcel III

A part of the North Half of the Southeast Quarter, Section 34, Township 18 North, Range 2 East, Eagle Township, Boone County, Indiana, being a part of the Bernadine Koschnick Property, as recorded in Deed Record 216 page 814, more fully described by:

Commencing at the Northwest corner of the Southeast Quarter of said Section 34, thence South 00 degrees 00 minutes 12 seconds East along the Quarter Section line and the approximate centerliine of County Road 950 E, a distance of 1322.02 feet to the Southwest corner of the North Half of the Southeast Quarter of said Section 34; thence North 88 degrees 46 minutes 43 seconds East along the Quarter Quarter Section line, being North of the centerline of the County Road known as Bloor Lane, a distance of 864.89 feet to the Point of Beginning; thence North 01 degrees 05 minutes 09 seconds West along the East described line of the Schomberg Property, as recorded in Deed Record 236 page 845 a distance of 240.77 feet; thence North 88 degrees 54 minutes 51 seconds East a distance of 150.00 feet; thence South 01 degrees 05 minutes 09 seconds East a distance of 240.41 feet; thence South 88 degrees 46 minutes 43 seconds West along the Quarter Quarter Section line, being North of the centerline of the Coutny Road known as Bloor Lane, a distance of 150.00 feet to the Point of Beginning.

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.

Jane N Herndon

Jane Neuhauser Herndon, Esquire

This instrument was prepared by Jane Neuhauser Herndon, ICE MILLER LLP, One American Square, Suite 2900, Indianapolis, Indiana 46282.

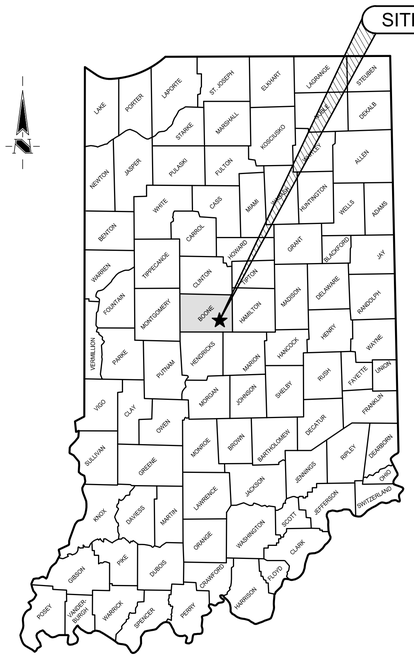
I/2585056.1

Development Plan

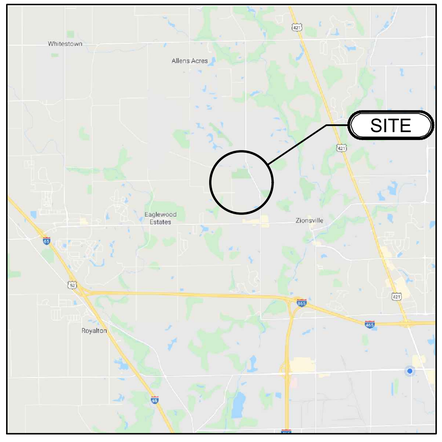
ZIONSVILLE

ZIONSVILLE
COMMUNITY SCHOOLS

TAC SUBMITTAL
FOR
ZIONSVILLE COMMUNITY SCHOOLS
TRANSPORTATION CENTER ANNEX
9770 EAST CR 600 SOUTH
ZIONSVILLE, INDIANA 46077



STATE OF INDIANA



VICINITY MAP

LOCATION MAP

SHEET INDEX

CS	COVER SHEET
SV-1 - SV-2	PROPOSED ANNEX TOPOGRAPHIC SURVEY
SV-1 - SV-3	EXISTING TRANSPORTATION CENTER - TOPOGRAPHIC SURVEY
GD0.1	GENERAL NOTES & LEGEND
GD1.0	DEMOLITION PLAN
GD1.1	EXISTING TRANSPORTATION CENTER - EXISTING CONDITIONS
G1.0	SITE PLAN
G1.1	EXISTING TRANSPORTATION CENTER - SITE PLAN
G2.0	GRADING PLAN
G2.1	EROSION CONTROL PLAN
G2.2	EROSION CONTROL DETAILS
G2.3	STORMWATER POLLUTION PLAN
G3.0	SITE DETAILS
G3.1	SITE DETAILS
SU1.0	SITE UTILITY PLAN
SU1.1	SITE UTILITY DETAILS
SU1.2	UNDERGROUND DETENTION DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS
E2.02	PHOTOMETRIC SITE PLAN

OWNER

ZIONSVILLE COMMUNITY SCHOOLS
900 MULBERRY STREET
ZIONSVILLE, INDIANA 46077
ATTN. REBECCA COFFMAN
PH. 317-873-2858 EXT. 11940
EMAIL rcoffman@zcs.k12.in.us

SCHOOL BOARD

PRESIDENT - JOE STEIN
VICE PRESIDENT - DEBBIE UNGAR
SECRETARY - JANE BURGESS
MEMBER - MICHAEL BERG
MEMBER - MICHAEL COUSSENS

ARCHITECT

FANNING HOWEY ASSOCIATES, INC.
350 EAST NEW YORK STREET, SUITE 300
INDIANAPOLIS, INDIANA 46204
ATTN. CHUCK TYLER
PH. 317-848-0966 EXT. 10308
EMAIL: ctyler@fhai.com

ENGINEER

TLF, INC.
3901 WEST 86th STREET, SUITE 200
INDIANAPOLIS, INDIANA 46268
ATTN. BRITTANY N. HEIDENREICH, PE
PH. 317-334-1500 EXT. 443
EMAIL: bheidenreich@tlf-engineers.com

TOWN OF ZIONSVILLE
DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT
1100 WEST OAK STREET
ZIONSVILLE, IN. 46077
TELEPHONE: (317)-873-8247

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ZIONSVILLE SCHOOLS TRANSPORTATION CENTER ANNEX

9770 EAST CR 600 SOUTH
Zionsville, IN 46077

ZIONSVILLE COMMUNITY SCHOOLS

ARCHITECT

FANNING HOWEY
317.848.0966
350 East New York Street, Suite 300, Indianapolis, IN 46204
WWW.FHAI.COM

CIVIL ENGINEER

TLF
3901 W 86th Street, Suite 200
Indianapolis, IN 46268
Phone: 317.334-1500
www.tlf-engineers.com

NOT FOR CONSTRUCTION

PROJECT MANAGER: BNH
DRAWN BY: DBS
PROJECT NUMBER: 219124.00 / 2019.485
PROJECT ISSUE DATE: 08/13/2020

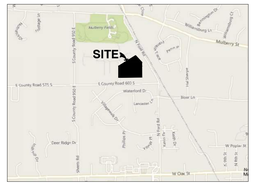
REV. NO.	DESCRIPTION	DATE

COVERSHEET

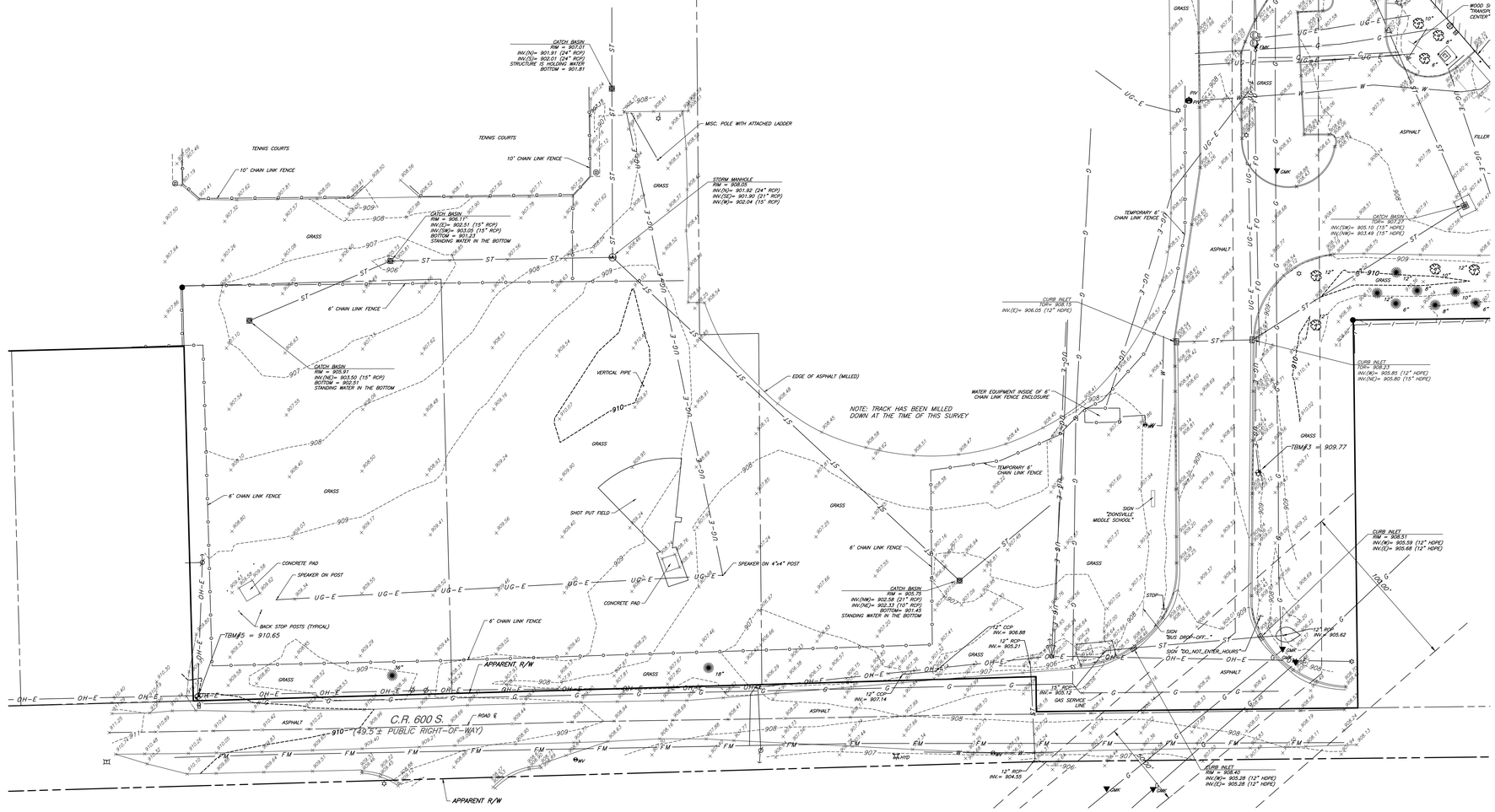
CS

Drawing Path: P:\2019\400\2019-485\CAD\Civil\Active\ - 2019-485_CS - Coversheet.dwg
Plotted By: dschnur Time of Plot: 8/18/20 - 1:41pm Last Edited: 8/18/20 - 1:29pm

NORTH



VICINITY MAP
NOT TO SCALE



LEGEND:

———	EXISTING PROPERTY LINE
— — —	EXISTING ADJACENT PROPERTY LINE
— — —	EXISTING EASEMENT
---907---	EXISTING INDEX CONTOUR
---907---	EXISTING INTERMEDIATE CONTOUR
—o—o—o—	EXISTING CHAIN LINK FENCE
—/—/—/—	EXISTING WOOD FENCE
—x—x—x—	EXISTING FENCE
W	EXISTING WATER LINE
T	EXISTING UNDERGROUND TELEPHONE
FO	EXISTING FIBER OPTIC LINE
C	EXISTING CABLE LINE
G	EXISTING GAS LINE
UG-E	EXISTING UNDERGROUND ELECTRIC
OH-W	EXISTING OVERHEAD LINES
SAN	EXISTING SANITARY SEWER LINE
ST	EXISTING STORM SEWER LINE
	SEC. COR., R/W MARKER, MAG NAIL FD., IRON ROD FD., MON. SET*, TBM *REBAR/CAP OR NAIL/WASHER STAMPED "CEC INC FIRM #0122"
ET	ELEC. LIGHT POLE, GROUND LIGHT, PULL BOX, POWER POLE, UTILITY POLE, GUY WIRE, ELEC. TRANSFORMER
	GAS VALVE, GAS METER, GAS LINE MARKER
	IRRIGATION CONTROL BOX, WATER VALVE, WATER METER, FIRE HYDRANT, P/V VALVE, FIRE DEPT. CONNECTION FIRE DEPT. CONNECTION ON BUILDING
E T	ELECTRIC MANHOLE, TELEPHONE PEDESTAL, TELEPHONE MANHOLE, FIBER OPTIC PULL BOX
D	BEEHIVE INLET, CURB INLET, RECESSED CURB INLET, DOWNSPOUT, SQUARE STORM INLET, CIRCULAR STORM INLET, DRAINAGE MANHOLE
M S	UNKNOWN MANHOLE, CLEANOUT, SANITARY MANHOLE, MONITORING WELL
FM HB SIGN AIR ADA	FLAG POLE, MAIL BOX, SIGN, AIR COND., ADA SYMBOL, BOLLARD
PM TR P	PARKING METER, TRAFFIC POLE, TRAFFIC MANHOLE, PARKING SPACE COUNT
	DECIDUOUS TREE, CONIFEROUS TREE, BUSH
(M) (P) (D) (C)	MEASURED, PLAT, DEED, CALCULATED
× 1082.40	EXISTING SPOT ELEVATION

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. INDIANA 811 ONE-CALL PUBLIC UTILITY LOCATE SERVICE TICKET NUMBERS 2005274290 AND 2005274365 WERE ISSUED FOR THIS SITE. BAKER UTILITY PARTNERS, A PRIVATE SUBSURFACE UTILITY LOCATING SERVICE, WAS CONTRACTED TO PERFORM THE PRIVATE UTILITY LOCATIONS FOR THE SUBJECT SITE. THE PRIVATE UTILITIES LOCATED AND DEPICTED HEREIN WERE EITHER OBSERVED FROM MARKINGS ON THE GROUND OR USING EXISTING PLANS PROVIDED BY THE SCHOOL.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

FLOOD NOTE:

THE PARCEL DESCRIBED AND SHOWN HEREIN LIES WITHIN ZONE "X" (UN-SHADED) AS SAID PARCEL PLOTS ON MAP NUMBERS 18011C0334E AND 18011C0335E (BOTH DATED JANUARY 18, 2012) OF THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

BENCHMARKS:

UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREON ARE BASED UPON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). IT IS MY OPINION THAT THE UNCERTAINTY IN THE ELEVATION OF THE PROJECT BENCHMARK DOES NOT EXCEED 0.10 FOOT.

TBM#1: CUT SQUARE ON SOUTH SIDE OF CONCRETE LIGHT BASE LOCTAED ON THE NORTH SIDE OF THE NORTH ENTRANCE TO THE TRANSPORTATION CENTER.

ELEV. = 907.69

TBM#2: CUT SQUARE ON NORTH SIDE OF CONCRETE LIGHT BASE BEING THE EASTERNMOST LIGHT ON THE SOUTH SIDE OF THE PARKING LOT.

ELEV. = 904.00

TBM#3: CUT SQUARE ON NORTH SIDE OF CONCRETE LIGHT BASE BEING THE FIRST LIGHT NORTH OF C.R. 600 S. ON THE EAST SIDE OF THE ENTRANCE ROAD.

ELEV. = 909.77

TBM#4: BOLT SPIKE IN SOUTH SIDE OF UTILITY POLE LOCATED ALONG THE EAST PROPERTY LINE. THIS TBM WAS SET BY OTHERS AND IS BASED ON U.S.G.S. BENCHMARK 79, 1946.

ELEV. = 909.39

TBM#5: MAG NAIL ±0.5 FOOT UP IN THE SOUTH SIDE OF UTILITY POLE LOCATED ON THE NORTH SIDE OF EAST 600 SOUTH AND ±590 FEET WEST OF THE CENTERLINE OF THE ENTRY DRIVE TO ZIONSVILLE MIDDLE SCHOOL.

ELEV. = 910.65

Survey Certification

I, the undersigned, hereby certify that to the best of my professional knowledge and belief the within plat represents a topographic survey of the real estate shown or described hereon. The nature, size and location of utilities shown on this plat are per plans and/or locations provided by the respective utility companies or their representatives together with field observation as further noted hereon. The topographic data was gathered using standard radial surveying techniques with an electronic total station and data collector and/or using a Global Positioning System (GPS). Contours are plotted based upon interpolation of spot elevations shown hereon and are accurate to generally within one half contour interval. The field work for this survey was performed on June 9, 2020.

The user of this topographic survey is cautioned to consider that all natural surfaces are subject to vertical movement due to the effects of environmental and mechanical factors on soil properties. The spot elevations and the interpolated contour lines depicted hereon are representative of the surface of the site on the date(s) the field survey was performed. Changes in surface elevations varying up to 0.5 feet after the date of the survey may be possible without any obvious visible indications. Therefore, it is recommended that the surface elevations of this site be verified prior to construction and that any significant discrepancies be reported to the engineer for evaluation. The surveyor is not responsible for estimating or accounting for any vertical variances caused by such environmental or mechanical influences.

Tyler J. Thompson
Registered Land Surveyor No. LS21400006
June 11, 2020
tthompson@cecinc.com
prepared by Tyler J. Thompson

TYLER J. THOMPSON REGISTERED No. 21400006 STATE OF INDIANA LAND SURVEYOR

UTILITY CONTACTS:

ELECTRIC:
BOONE COUNTY REMC
JEFF DICKERSON
PO BOX 563
LEBANON, IN 46052
PHONE: (800) 897 - 7362
JDICKERSON@BREMC.COM

ELECTRIC:
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390 N MAIN STREET
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WATER:
CITIZENS WATER
RICH NEWELL
2150 DR. MARTIN LUTHER
KING JR ST
INDIANAPOLIS, IN 46202
PHONE: (317) 927 - 4377
PHONE: (317) 927 - 6038
RNEWELL@CITIZENSENERGYGROUP.COM

SEWER:
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DENNIS MACKEY
855 STARKEY AVE
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PHONE: (317) 873 - 2332
ZWWTP@EARTHLINK.NET

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MATT SPINDLER
240 N. MERIDIAN ST., ROOM 1791
INDIANAPOLIS, IN 46204
PHONE: (317) 265 - 3050
MS4822@ATT.COM

TELEPHONE / FIBER / CABLE:
COMMUNICATIONS CORPORATION/TDS TELECOM
MIKE JOHNSON
16924 W. VICTOR RD
NEW BERLIN, WI 53151
PHONE: (262) 754 - 3052
MICHAEL.JOHNSON@TDSTELECOM.COM

TELEPHONE / FIBER / CABLE:
METRO FIBERNET, LLC
MARK DECKARD
3701 COMMUNICATIONS WAY
EVANSVILLE, IN 47715
PHONE: (812) 253 - 2196
RRHWYPERMITS@METRONETINC.COM

SCALE IN FEET
0 30 60

Indiana 811 Know what's below. Call before you dig.

NO	DATE	REVISION RECORD DESCRIPTION

Civil & Environmental Consultants, Inc.
530 E. Ohio Street · Suite G · Indianapolis, IN 46204
317-655-7777 · 877-748-0749
www.cecinc.com

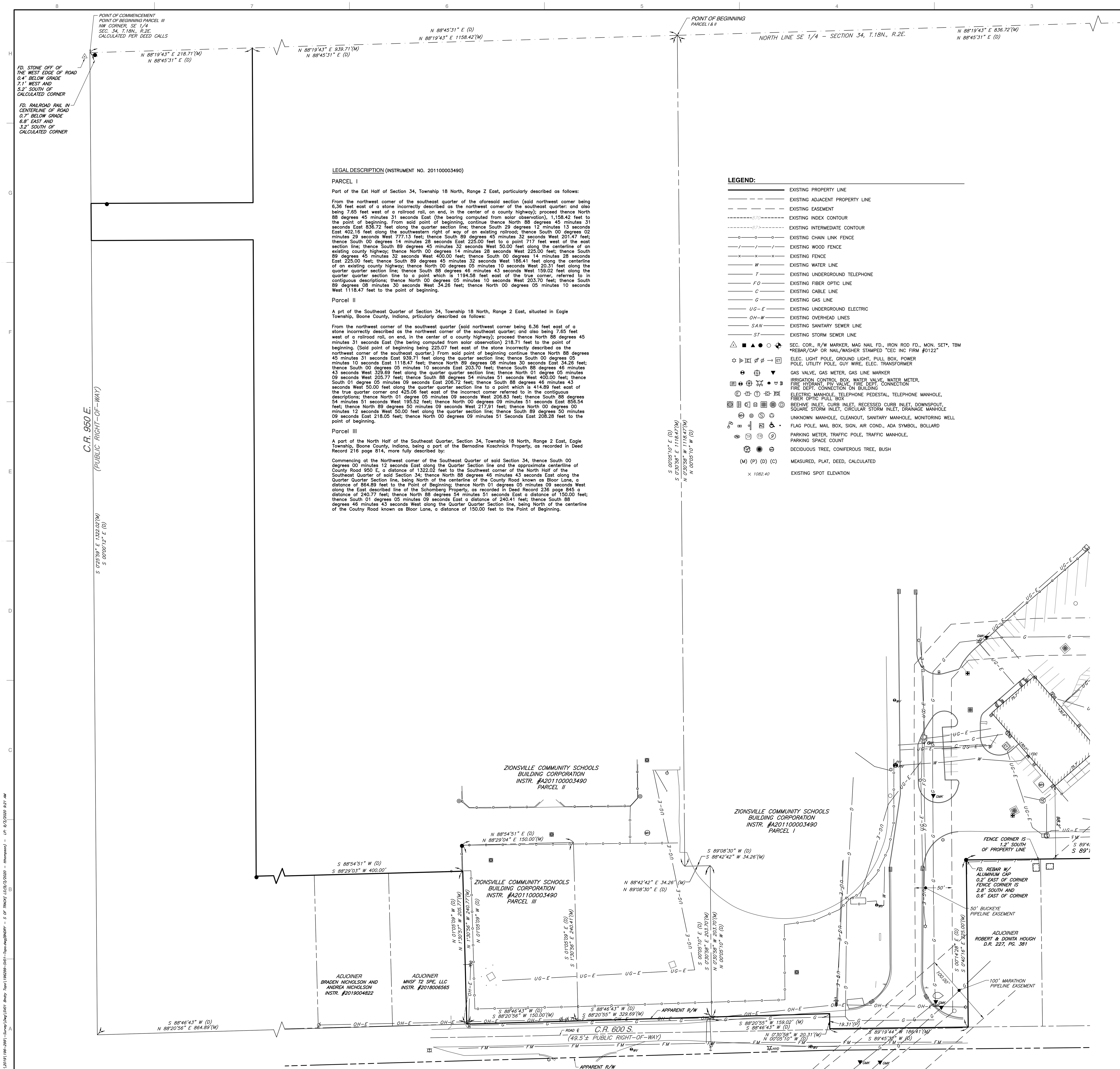
FANNING HOWEY ASSOCIATES, INC.
ZIONSVILLE COMMUNITY SCHOOLS
TRANSPORTATION CENTER
900 FORD ROAD
ZIONSVILLE, INDIANA

TOPOGRAPHIC SURVEY

DRAWN BY:	TJT/NRB
CHECKED BY:	ABS
PROJECT NO.	196-299
APPROVED BY:	TJT
DATE:	JUNE 11, 2020
DWG SCALE:	1" = 30'

DRAWING NO.: SV-1
SHEET 1 OF 2

P:\2019\196-299\1-Survey\Dwg\SV01 Body Topo\196299-SV01-Topo.dwg[TOPO - 1 OF TRACK] LS(6/3/2020 - mbompass) - LP: 6/3/2020 9:21 AM



LEGAL DESCRIPTION (INSTRUMENT NO. 201100003490)

PARCEL I

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LEGEND:

EXISTING PROPERTY LINE
EXISTING ADJACENT PROPERTY LINE
EXISTING EASEMENT
EXISTING INDEX CONTOUR (870)
EXISTING INTERMEDIATE CONTOUR (871)
EXISTING CHAIN LINK FENCE
EXISTING WOOD FENCE
EXISTING FENCE
W — EXISTING WATER LINE
T — EXISTING UNDERGROUND TELEPHONE
FO — EXISTING FIBER OPTIC LINE
C — EXISTING CABLE LINE
G — EXISTING GAS LINE
UG-E — EXISTING UNDERGROUND ELECTRIC
OH-W — EXISTING OVERHEAD LINES
SAN — EXISTING SANITARY SEWER LINE
ST — EXISTING STORM SEWER LINE
SEC. COR., R/W MARKER, MAG NAIL FD., IRON ROD FD., MON. SET*, TBM
*REBAR/CAP OR NAIL/WASHER STAMPED "CEC INC FIRM #0122"
ELEC. LIGHT POLE, GROUND LIGHT, PULL BOX, POWER POLE, UTILITY POLE, GUY WIRE, ELEC. TRANSFORMER
GAS VALVE, GAS METER, GAS LINE MARKER
IRRIGATION CONTROL BOX, WATER VALVE, WATER METER, FIRE HYDRANT, PIV VALVE, FIRE DEPT. CONNECTION FIRE DEPT. CONNECTION ON BUILDING
ELECTRIC MANHOLE, TELEPHONE PEDESTAL, TELEPHONE MANHOLE, FIBER OPTIC PULL BOX
BEEHIVE INLET, CURB INLET, RECESSED CURB INLET, DOWNSPOUT, SQUARE STORM INLET, CIRCULAR STORM INLET, DRAINAGE MANHOLE
UNKNOWN MANHOLE, CLEANOUT, SANITARY MANHOLE, MONITORING WELL
FLAG POLE, MAIL BOX, SIGN, AIR COND., ADA SYMBOL, BOLLARD
PARKING METER, TRAFFIC POLE, TRAFFIC MANHOLE, PARKING SPACE COUNT
DECIDUOUS TREE, CONIFEROUS TREE, BUSH
(M) (P) (D) (C) — MEASURED, PLAT, DEED, CALCULATED
× 1082.40 — EXISTING SPOT ELEVATION

SURVEYOR'S REPORT

1. In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established this survey as a result of uncertainties in reference monumentation; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement ("Relative Positional Accuracy"). There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines.

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be found survey markers near, but not precisely at, some boundary corners. In cases where the magnitude of these differences are less than the Relative Positional Accuracy stated below and less than the uncertainty identified for the reference monumentation (discussed below), the differences may be considered insignificant and are shown only for purposes of mathematical closure. Such differences that are greater than the Relative Positional Accuracy and the uncertainty in reference monumentation should be considered worthy of notice and are therefore further discussed below.

This survey and report are based in part upon opinions formed in accordance with an Indiana Land Surveyor's responsibility to conduct a survey in accordance with "law or a precedent" (865 IAC 1-12-11(5), Rules of the Indiana State Board of Registration for Land Surveyors). Since Indiana has no statutes addressing how to resolve boundary lines, a solution based on principles derived from common law precedent must be relied upon as the basis for a boundary resolution.

Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject tract. All survey monuments set or found this survey are flush with existing grade unless otherwise noted.

The Relative Positional Accuracy (due to random errors in measurement) of this survey is within the specifications for a Urban Class Survey (0.07 feet plus 50 ppm) as defined in IAC 865.

This survey was commissioned by the client to perform a Partial Retracement Boundary Survey of Parcels 1, 2, and 3 of the real estate conveyed to Zionsville Community Schools Building Corporation in Instrument Number 201100003490 as recorded in the Office of the Recorder of Boone County, Indiana. Said real estate is part of the Southeast Quarter of Section 34, Township 18 North, Range 2 East of the Second Principal Meridian, Eagle Township of Boone County, Indiana. The purpose of this survey is to provide a topographic survey of the track and field area of the Zionsville Middle School and to establish the boundary of said Parcels 1, 2, and 3 which lie along the south side of said track and field area.

Reference Surveys and Plats

1) An un-recorded Partial Boundary Retracement Survey by Civil & Environmental Consultants, Inc. dated January 7, 2020 and last revised March 20, 2020 as Project Number 196-299. This is a survey of the Transportation Center.

2) An un-recorded Boundary Retracement Survey by Wehie Engineers, Inc dated April 23, 1999 as Job No. 99-0237. This is a survey of the entire school property.

3) Secondary Plat for Village Walk Section 4 recorded in Plat Book 6 page 84 in said Recorder's office. This subdivision lies south of County Road 600 South. This plat was used to determine the right-of-way of County Road 600 South in the area south of the track. This plat is somewhat illegible.

4) Boone County Surveyor's Office (B.C.S.O.) Section Corner Tie Sheets.

Reference Monuments

1) The Northwest Corner of the Southeast Quarter of said Section 34 was calculated per record deed geometry. A stone was found off of the west edge of the road and a railroad rail was found beneath the centerline of the road. The subject description calls for this corner to be 6.36 feet east of the stone and 7.65 feet west of the railroad rail. The deed geometry, when holding local monuments and lines of occupation, places this corner 7.1 feet east and 5.2 feet north of the stone and 6.8 feet west and 3.2 feet north of the railroad rail.

2) A Boone County Survey Monument was found marking the Northeast Corner of the Southeast Quarter of said Section 34 per said tie sheets.

3) Several property corner monuments were found along the south property line being certified by this survey. These monuments fit well with record distances and were thereby held as controlling. By holding these monuments, in combination with the record geometry, the south and east property lines being certified by this survey fit very well with the existing lines of occupation.

Record Descriptions

The lines and corners of the subject tract were located hereon based on controlling calls contained in the record description or the record plat for the subject tract. Unless noted otherwise, the boundary lines of the subject tract are contiguous with the boundary lines of all adjoining parcels, adjoining streets, highways, rights-of-ways and easements, public or private along their common boundaries as described in their most recent respective legal descriptions of record.

1) Several descriptions within the quarter section reference incorrectly described or marked section corners. These discrepancies are generally in the east-west direction and are between 5.11 feet and 7.65 feet.

2) No documentation was found or provided for the easements associated with the Marathon and Buckeye gas pipelines. The easements shown on the within survey were taken from the above mentioned Weihe survey which also does not reference documentation for said easements.

3) The aforementioned plat of Village Walk Section 4 depicts the jog in the property line in the middle of County Road 600 South to be 19.31 feet. The school deed calls for this jog to be 20.31 feet.

4) Based on the aforementioned plat of Village Walk Section 4, the right-of-way width of County Road 600 South is 49.5± feet. The plat calls this road Cruse Road. East of the jog the south right-of-way is 30 feet south of and parallel with the road centerline as it existed then. West of the jog the the right-of-way goes north to the quarter-quarter section line and the south right-of-way line becomes parallel to said section line. The west end of the plat depicts this right-of-way width to be 49.32 feet.

Evidence of Occupation

1) A chain link fence lies up to 0.8 feet west of a north-south running portion of the the southerly line of Parcel II being also the westerly line of Parcel III.

2) A wood fence lies between 1.2 feet and 2.8 feet south of the west end of the south property line.

3) An asphalt drive crosses the south line of and then runs over and through Parcel I to provide vehicular traffic to the site.

4) Boone County GIS shows no evidence of right-of-way for County Road 600 South. Said County Road 600 South lies up to 25 feet north of the south line of Parcel I.

As a result of the above observations it is in my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to variances in Reference Monuments: Up to 0.3 feet
Due to discrepancies in the Record Descriptions: Up to 7.65 feet east-west and up to 5.2 feet north-south based on discrepancies in section corner locations.
Due to inconsistencies in Lines of Occupation: None along the south and east certified lines.

The horizontal data shown on this survey are based upon a positional solution derived from Global Positioning System (GPS) observations processed by National Geodetic Survey (NGS) utilizing their Online Positioning User Service (OPUS) software. The coordinate values shown are in the Indiana State Plane Coordinate System (West Zone) reference to the 1983 North American Datum utilizing the Continuously Operating Reference Stations (CORS) adjustment as determined by NGS (NAD 83 (2011)(EPOCH 2010.0000) with a reported overall root mean square (RMS) of 0.014 meters.

2. Ownership information indicated hereon is as identified in County or Township records or on title work provided by others.

3. The within plat and survey were prepared without benefit of current evidence of source of title for the subject tract or adjoiners and are therefore subject to any statement of facts revealed by examination of such documents.

Certificate of Survey

To the best of my knowledge and belief the within plat also represents a survey made under my supervision in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code. The field work for this survey was performed on June 9, 2020.

Tyler J. Thompson
Registered Land Surveyor No. LS21400006
June 11, 2020
tthompson@cecinc.com
prepared by Tyler J. Thompson

TYLER J. THOMPSON REGISTERED No. 21400006 STATE OF INDIANA LAND SURVEYOR

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. Tyler J. Thompson

FLOOD NOTE:

THE PARCEL DESCRIBED AND SHOWN HEREIN LIES WITHIN ZONE "X" (UN-SHADED) AS SAID PARCEL PLOTS ON MAP NUMBERS 18011C0334E AND 18011C0335E (BOTH DATED JANUARY 18, 2012) OF THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

Indiana 811 — Know what's below. Call before you dig.

REVISION RECORD

NO	DATE	DESCRIPTION
1	03/20/20	UPDATED WITH ADDITIONAL TOPOGRAPHIC SURVEY OF DETENTION POND

Civil & Environmental Consultants, Inc.
530 E. Ohio Street · Suite G - Indianapolis, IN 46204
317-655-7777 · 877-746-0749
www.cecinc.com

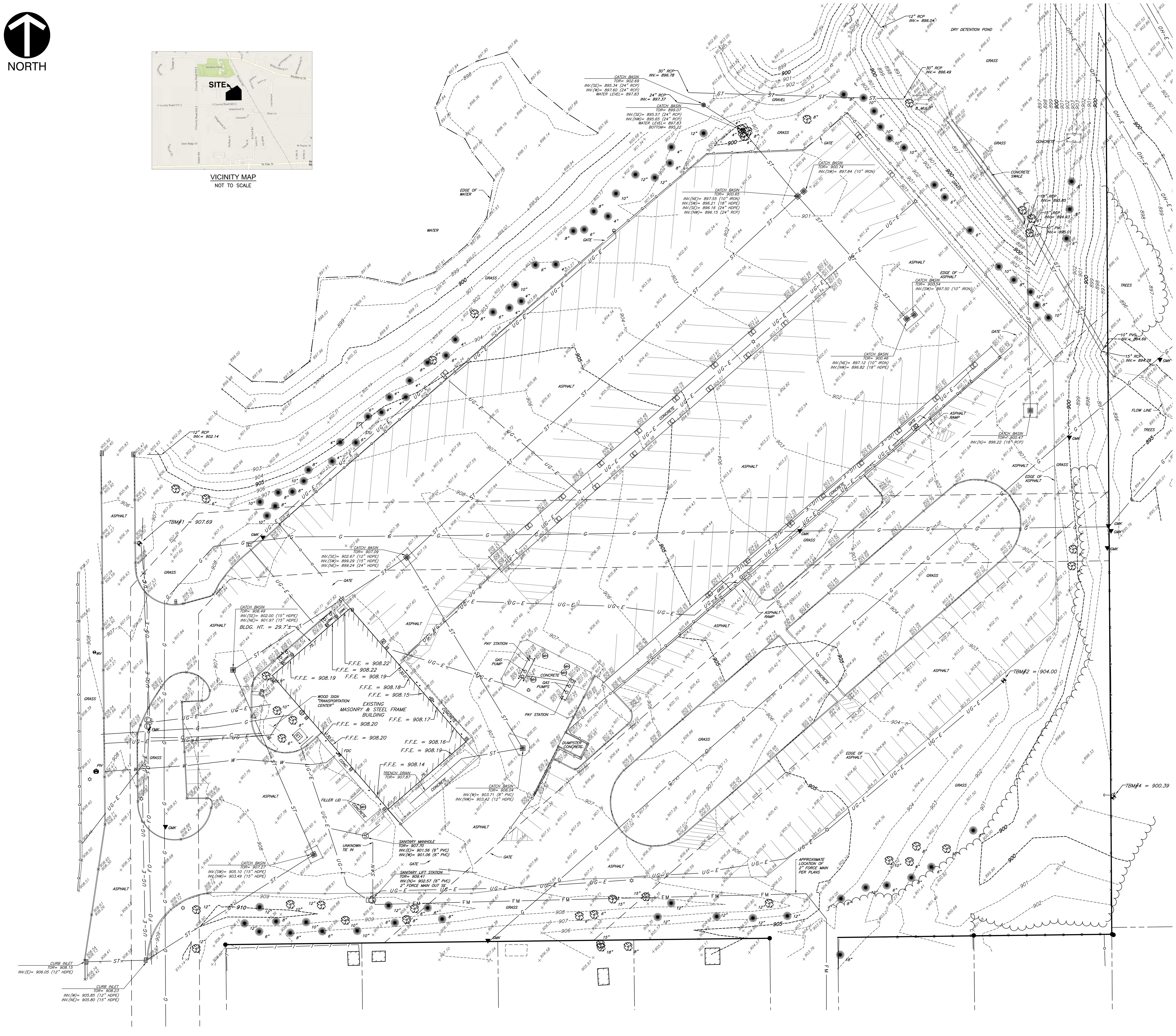
FANNING HOWEY ASSOCIATES, INC.
ZIONSVILLE COMMUNITY SCHOOLS
TRANSPORTATION CENTER
900 FORD ROAD
ZIONSVILLE, INDIANA

PARTIAL BOUNDARY RETRACEMENT SURVEY

DATE:	JUNE 11, 2020	DRAWN BY:	TJT/NRB
DWG SCALE:	1"=50'	CHECKED BY:	ABS
PROJECT NO:	196-299	APPROVED BY:	TJT

DRAWING NO.: SV-2

SHEET 2 OF 2



LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- 870 EXISTING INDEX CONTOUR
- 871 EXISTING INTERMEDIATE CONTOUR
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING FENCE
- W EXISTING WATER LINE
- T EXISTING UNDERGROUND TELEPHONE
- FO EXISTING FIBER OPTIC LINE
- C EXISTING CABLE LINE
- G EXISTING GAS LINE
- UG-E EXISTING UNDERGROUND ELECTRIC
- OH-W EXISTING OVERHEAD LINES
- SAN EXISTING SANITARY SEWER LINE
- ST EXISTING STORM SEWER LINE
- SEC. COR., R/W MARKER, MAG NAIL FD., IRON ROD FD., MON. SET*, TBM *REBAR/CAP OR NAIL/WASHER STAMPED "CEC INC FIRM #0122"
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- GAS VALVE, GAS METER, GAS LINE MARKER
- IRRIGATION CONTROL BOX, WATER VALVE, WATER METER, FIRE HYDRANT, PIV VALVE, FIRE DEPT. CONNECTION FIRE DEPT. CONNECTION ON BUILDING
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- UNKNOWN MANHOLE, CLEANOUT, SANITARY MANHOLE, MONITORING WELL
- FLAG POLE, MAIL BOX, SIGN, AIR COND., ADA SYMBOL, BOLLARD
- PARKING METER, TRAFFIC POLE, TRAFFIC MANHOLE, PARKING SPACE COUNT
- DECIDUOUS TREE, CONIFEROUS TREE, BUSH
- (M) (P) (D) (C) MEASURED, PLAT, DEED, CALCULATED
- × 1082.40 EXISTING SPOT ELEVATION

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. INDIANA 811 ONE-CALL PUBLIC UTILITY LOCATE SERVICE TICKET NUMBER 1912114546 WAS ISSUED FOR THIS SITE. BAKER UTILITY PARTNERS, A PRIVATE SUBSURFACE UTILITY LOCATING SERVICE, WAS CONTRACTED TO PERFORM THE PRIVATE UTILITY LOCATIONS FOR THE SUBJECT SITE. THE PRIVATE UTILITIES LOCATED AND DEPICTED HEREIN WERE EITHER OBSERVED FROM MARKINGS ON THE GROUND OR USING EXISTING PLANS PROVIDED BY THE SCHOOL.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

FLOOD NOTE:

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BENCHMARKS:

UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREON ARE BASED UPON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). IT IS MY OPINION THAT THE UNCERTAINTY IN THE ELEVATION OF THE PROJECT BENCHMARK DOES NOT EXCEED 0.10 FOOT.

TBM#1: CUT SQUARE ON SOUTH SIDE OF CONCRETE LIGHT BASE LOCTAED ON THE NORTH SIDE OF THE NORTH ENTRANCE TO THE TRANSPORTATION CENTER.

ELEV. = 907.69

TBM#2: CUT SQUARE ON NORTH SIDE OF CONCRETE LIGHT BASE BEING THE EASTERNMOST LIGHT ON THE SOUTH SIDE OF THE PARKING LOT.

ELEV. = 904.00

TBM#3: CUT SQUARE ON NORTH SIDE OF CONCRETE LIGHT BASE BEING THE FIRST LIGHT NORTH OF C.R. 600 S. ON THE EAST SIDE OF THE ENTRANCE ROAD.

ELEV. = 909.77

TBM#4: BOLT SPIKE IN SOUTH SIDE OF UTILITY POLE LOCATED ALONG THE EAST PROPERTY LINE. THIS TBM WAS SET BY OTHERS AND IS BASED ON U.S.G.S. BENCHMARK 79, 1946.

ELEV. = 909.39

Survey Certification

I, the undersigned, hereby certify that to the best of my professional knowledge and belief the within plat represents a topographic survey of the real estate shown or described hereon. The nature, size and location of utilities shown on this plat are per plans and/or locations provided by the respective utility companies or their representatives together with field observation as further noted hereon. The topographic data was gathered using standard radial surveying techniques with an electronic total station and data collector and/or using a Global Positioning System (GPS). Contours are plotted based upon interpolation of spot elevations shown hereon and are accurate to generally within one half contour interval. The field work for this survey was performed on January 6, 2020.

The user of this topographic survey is cautioned to consider that all natural surfaces are subject to vertical movement due to the effects of environmental and mechanical factors on soil properties. The spot elevations and the interpolated contour lines depicted hereon are representative of the surface of the site on the date(s) the field survey was performed. Changes in surface elevations varying up to 0.5 feet after the date of the survey may be possible without any obvious visible indications. Therefore, it is recommended that the surface elevations of this site be verified prior to construction and that any significant discrepancies be reported to the engineer for evaluation. The surveyor is not responsible for estimating or accounting for any vertical variances caused by such environmental or mechanical influences.

Tyler J. Thompson
Registered Land Surveyor No. LS21400006
January 7, 2020
tthompson@cecinc.com
prepared by Tyler J. Thompson

TYLER J. THOMPSON REGISTERED No. 21400006 STATE OF INDIANA LAND SURVEYOR

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RRHWYPERMITS@METRONETINC.COM

SCALE IN FEET
0 30 60

Indiana 811
Know what's below. Call before you dig.

REVISION RECORD

NO	DATE	DESCRIPTION
1	03/20/20	UPDATED WITH ADDITIONAL TOPOGRAPHIC SURVEY OF DETENTION POND

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ZIONSVILLE COMMUNITY SCHOOLS TRANSPORTATION CENTER
900 FORD ROAD
ZIONSVILLE, INDIANA

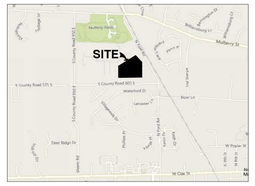
TOPOGRAPHIC SURVEY

DATE:	JANUARY 7, 2020	DRAWN BY:	TJT
DWG SCALE:	1"=30'	CHECKED BY:	ABS
PROJECT NO:	196-299	APPROVED BY:	TJT

DRAWING NO.: SV-1

SHEET 1 OF 3

NORTH



VICINITY MAP
NOT TO SCALE

FORD ROAD
(PUBLIC RIGHT-OF-WAY)

DRY DETENTION POND

TBM#1 = 907.69

TBM#2 = 904.00

TBM#3 = 909.77

TBM#4 = 900.39

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BENCHMARKS:

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TBM#1: CUT SQUARE ON SOUTH SIDE OF CONCRETE LIGHT BASE LOCTAED ON THE NORTH SIDE OF THE NORTH ENTRANCE TO THE TRANSPORTATION CENTER.

ELEV. = 907.69

TBM#2: CUT SQUARE ON NORTH SIDE OF CONCRETE LIGHT BASE BEING THE EASTERNMOST LIGHT ON THE SOUTH SIDE OF THE PARKING LOT.

ELEV. = 904.00

TBM#3: CUT SQUARE ON NORTH SIDE OF CONCRETE LIGHT BASE BEING THE FIRST LIGHT NORTH OF C.R. 600 S. ON THE EAST SIDE OF THE ENTRANCE ROAD.

ELEV. = 909.77

TBM#4: BOLT SPIKE IN SOUTH SIDE OF UTILITY POLE LOCATED ALONG THE EAST PROPERTY LINE. THIS TBM WAS SET BY OTHERS AND IS BASED ON U.S.G.S. BENCHMARK 79, 1946.

ELEV. = 909.39

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SCALE IN FEET
0 30 60

Know what's below. Call before you dig.

NO	DATE	DESCRIPTION
1	8/3/2020	UPDATED WITH ADDITIONAL TOPOGRAPHIC SURVEY OF RETENTION POND

REVISION RECORD

Civil & Environmental Consultants, Inc.
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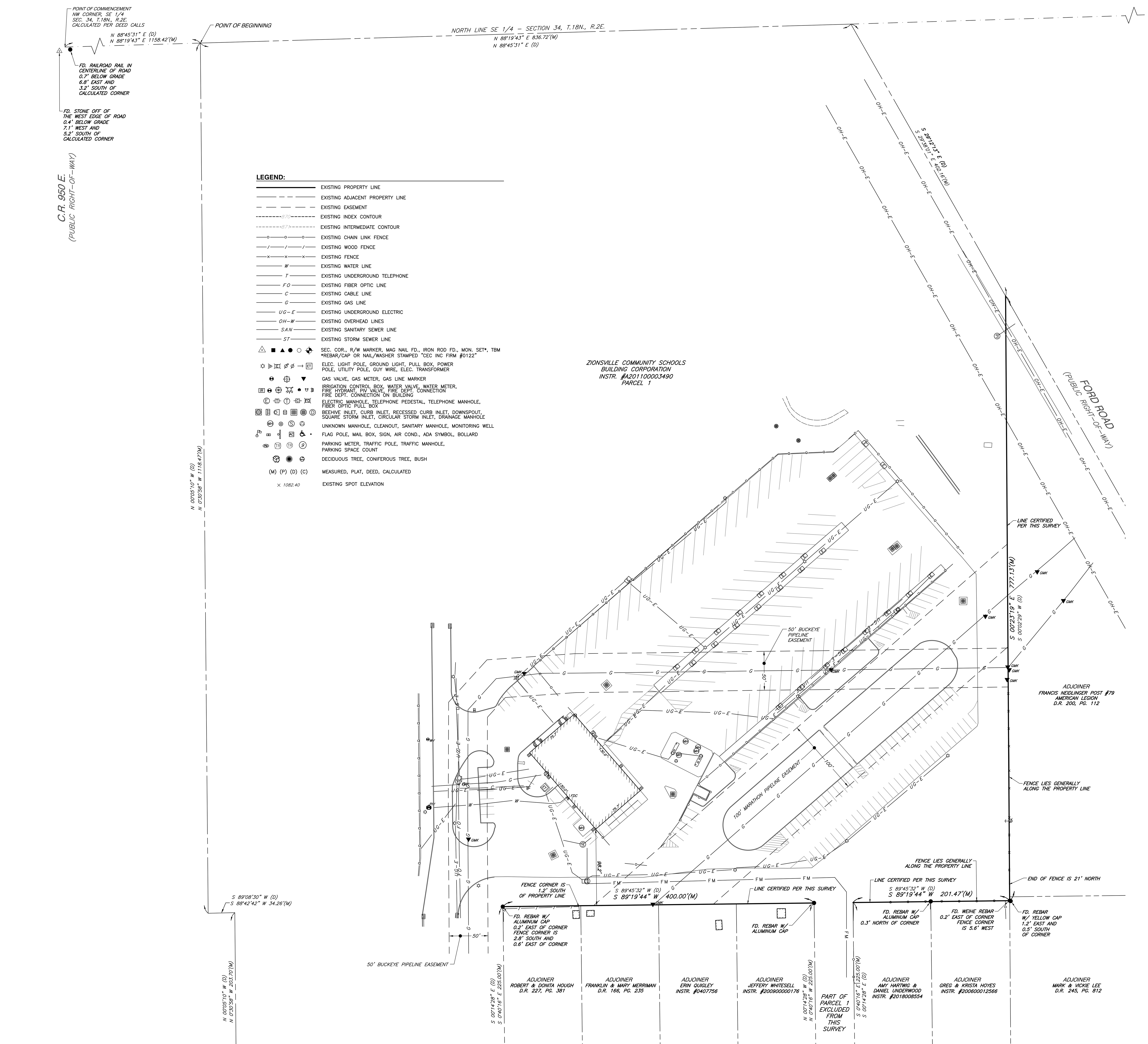
FANNING HOWEY ASSOCIATES, INC.
ZIONSVILLE COMMUNITY SCHOOLS
TRANSPORTATION CENTER
900 FORD ROAD
ZIONSVILLE, INDIANA

TOPOGRAPHIC SURVEY

DATE:	JANUARY 7, 2020
DWG SCALE:	1" = 30'
PROJECT NO:	196-299
DRAWN BY:	TJT
CHECKED BY:	ABS
APPROVED BY:	TJT

DRAWING NO : SV-2
SHEET 2 OF 3

P:\2019\196-299\-Survey\Dwg\SV01 Body Topo\196299-SV01-Topo.dwg(TOPO 2) (JS)(7/6/2020 - mhampton) - LN: 7/29/2020 4:23 PM



FLOOD NOTE:

THE PARCEL DESCRIBED AND SHOWN HEREIN LIES WITHIN ZONE "X" (UN-SHADED) AS SAID PARCEL PLOTS ON MAP NUMBERS 18011C0334E AND 18011C0335E (BOTH DATED JANUARY 18, 2012) OF THE FLOOD INSURANCE RATE MAPS FOR THE TOWN OF ZIONSVILLE, BOONE COUNTY, INDIANA. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

SURVEYOR'S REPORT

1. In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established this survey as a result of uncertainties in reference monumentation; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement ("Relative Positional Accuracy"). There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines.

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be found survey markers near, but not precisely at, some boundary corners. In cases where the magnitude of these differences are less than the Relative Positional Accuracy stated below and less than the uncertainty identified for the reference monumentation (discussed below), the differences may be considered insignificant and are shown only for purposes of mathematical closure. Such differences that are greater than the Relative Positional Accuracy and the uncertainty in reference monumentation should be considered worthy of notice and are therefore further discussed below.

This survey and report are based in part upon opinions formed in accordance with an Indiana Land Surveyor's responsibility to conduct a survey in accordance with "law or a precedent" (865 IAC 1–12–11(5), Rules of the Indiana State Board of Registration for Land Surveyors). Since Indiana has no statutes addressing how to resolve boundary lines, a solution based on principles derived from common law precedent must be relied upon as the basis for a boundary resolution.

Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject tract. All survey monuments set or found this survey are flush with existing grade unless otherwise noted.

The Relative Positional Accuracy (due to random errors in measurement) of this survey is within the specifications for a Urban Class Survey (0.07 feet plus 50 ppm) as defined in IAC 865.

This survey was commissioned by the client to perform a Partial Retracement Boundary Survey of Parcel 1 of the real estate conveyed to Zionsville Community Schools Building Corporation in Instrument Number 201100003490 as recorded in the Office of the Recorder of Boone County, Indiana. Said real estate is part of the Southeast Quarter of Section 34, Township 18 North, Range 2 East of the Second Principal Meridian, Eagle Township of Boone County, Indiana. The purpose of this survey is to provide a topographic survey of the Transportation Center and to establish the boundary of said Parcel 1 which lies along the south and east sides of the Transportation Center.

Reference Surveys and Plats

1) An un–recorded Boundary Retracement Survey by Wehie Engineers, Inc dated April 23, 1999 as Job No. 99–0237. This is a survey of the entire school property.

2) Boone County Surveyor's Office (B.C.S.O.) Section Corner Tie Sheets.

Reference Monuments

1) The Northwest Corner of the Southeast Quarter of said Section 34 was calculated per record deed geometry. A stone was found off of the west edge of the road and a railroad rail was found beneath the centerline of the road. The subject description calls for this corner to be 6.36' east of the stone and 7.65' west of the railroad rail. The deed geometry, when holding local monuments and lines of occupation, places this corner 7.1' east and 5.2' north of the stone and 6.8' west and 3.2' north of the railroad rail.

2) A Boone County Survey Monument was found marking the Northeast Corner of the Southeast Quarter of said Section 34 per said tie sheets.

3) Several property corner monuments were found along the south property line being certified by this survey. These monuments fit well with record distances and were thereby held as controlling. By holding these monuments, in combination with the record geometry, the south and east property lines being certified by this survey fit very well with the existing lines of occupation.

Record Descriptions

The lines and corners of the subject tract were located hereon based on controlling calls contained in the record description or the record plat for the subject tract. Unless noted otherwise, the boundary lines of the subject tract are contiguous with the boundary lines of all adjoining parcels, adjoining streets, highways, rights–of–ways and easements, public or private along their common boundaries as described in their most recent respective legal descriptions of record

1) Several descriptions within the quarter section reference incorrectly described or marked section corners. These discrepancies are generally in the east–west direction and are between 5.11' and 7.65'.

2) No documentation was found or provided for the easements associated with the Marathon and Buckeye gas pipelines. The easements shown on the within survey were taken from the above mentioned Weihe survey which also does not reference documentation for said easements.

Evidence of Occupation

1) An old farm fence lies generally along the east property line.

2) A chain link fence lies generally along the east end of the south property line.

2) A wood fence lies between 1.2' and 2.8' south of the west end of the south property line.

As a result of the above observations it is in my opinion that the uncertainties in the location of the lines and corners established on this survey are as follows:

Due to variances in Reference Monuments: Up to 0.3 feet
Due to discrepancies in the Record Descriptions: Up to 7.65 feet east–west and up to 5.2 feet north–south based on discrepancies in section corner locations.
Due to inconsistencies in Lines of Occupation: None along the south and east certified lines.

The horizontal data shown on this survey are based upon a positional solution derived from Global Positioning System (GPS) observations processed by National Geodetic Survey (NGS) utilizing their Online Positioning User Service (OPUS) software. The coordinate values shown are in the Indiana State Plane Coordinate System (West Zone) reference to the 1983 North American Datum utilizing the Continuously Operating Reference Stations (CORS) adjustment as determined by NGS (NAD 83 (2011)(EPOCH 2010.0000) with a reported overall root mean square (RMS) of 0.014 meters.

2. Ownership information indicated hereon is as identified in County or Township records or on title work provided by others.

3. The within plat and survey were prepared without benefit of current evidence of source of title for the subject tract or adjoiners and are therefore subject to any statement of facts revealed by examination of such documents.

Certificate of Survey

To the best of my knowledge and belief the within plat also represents a survey made under my supervision in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code. The field work for this survey was performed on January 6, 2020.

Tyler J. Thompson
Registered Land Surveyor No. LS21400006
January 7, 2020
tthompson@cecinc.com
prepared by Tyler J. Thompson

TYLER J. THOMPSON REGISTERED No. 21400006 STATE OF INDIANA LAND SURVEYOR

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. Tyler J. Thompson

LEGAL DESCRIPTION (INSTRUMENT NO. 201100003490)

PARCEL I

Part of the Est Half of Section 34, Township 18 North, Range Z East, particularly described as follows:

From the northwest comer of the southeast quarter of the aforesaid section (said northwest comer being 6,36 feet east of a stone incorrectly described as the northwest comer of the southeast quarter: and also being 7.65 feet west of a railroad rail, on end, in the center of a county highway); proceed thence North 88 degrees 45 minutes 31 seconds East (the bearing computed from solar observation), 1,158.42 feet to the point of beginning. From said point of beginning, continue thence North 88 degrees 45 minutes 31 seconds East 836.72 feet along the quarter sectiion line; thence South 29 degrees 12 minutes 13 seconds East 402.16 feet along the southwestern right of way of an existing railroad; thence South 00 degrees 02 minutes 29 seconds West 777.13 feet; thence South 89 degrees 45 minutes 32 seconds West 201.47 feet; thence South 00 degrees 14 minutes 28 seconds East 225.00 feet to a point 717 feet west of the east section line; thence South 89 degrees 45 minutes 32 seconds West 50.00 feet along the centerline of an existing county highway; thence North 00 degrees 14 minutes 28 seconds West 225.00 feet; thence South 89 degrees 45 minutes 32 seconds West 400.00 feet; thence South 00 degrees 14 minutes 28 seconds East 225.00 feet; thence South 89 degrees 45 minutes 32 seconds West 186.41 feet along the centerline of an existing county highway; thence North 00 degrees 05 minutes 10 seconds West 20.31 feet along the quarter quarter section line; thence South 88 degrees 46 minutes 43 seconds West 159.02 feet along the quarter quarter section tine to a point which is 1194.58 feet east of the true corner, referred to in contiguous descriptions; thence North 00 degrees 05 minutes 10 seconds West 203.70 feet; thence South 89 degrees 08 minutes 30 seconds West 34.26 feet; thence North 00 degrees 05 minutes 10 seconds West 1118.47 feet to the point of beginning.

REVISION RECORD

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FANNING HOWEY ASSOCIATES, INC.
ZIONSVILLE COMMUNITY SCHOOLS
TRANSPORTATION CENTER
900 FORD ROAD
ZIONSVILLE, INDIANA

PARTIAL BOUNDARY RETRACEMENT SURVEY

DATE: JANUARY 7, 2020 | DRAWN BY: ABS
DWG SCALE: 1"=50' | CHECKED BY: TJT
PROJECT NO: 196-299 | APPROVED BY: TJT

DRAWING NO.: SV-3
SHEET 3 OF 3

GENERAL NOTES

GENERAL

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL FEDERAL, STATE, COUNTY, CITY, AND LOCAL PERMITS FOR ANY AND ALL WORK REQUIRED UNLESS OTHERWISE NOTED. THIS SHALL INCLUDE ALL SUBMITTALS AS REQUIRED INCLUDING STORMWATER RUNOFF CONTROL (RULE 5). THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL REQUIRED PERMITS BY ANY OR ALL AGENCIES MENTIONED ABOVE UNLESS OTHERWISE NOTED BY THE CONTRACT OR SPECIFICATIONS.
3. CONTRACTOR SHALL VERIFY DATE OF PLANS WITH ENGINEER PRIOR TO CONSTRUCTION TO ENSURE USE OF CURRENT PLANS.
4. ALL QUANTITIES PROVIDED ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
5. ADDITIONAL INFORMATION CONCERNING EARTH MOVING MAY BE FOUND IN THE GEOTECHNICAL ENGINEERING INVESTIGATION BY ALT & WITZIG DATED AUGUST, 2020. ALL REQUIREMENTS OF THE GEOTECHNICAL ENGINEERING INVESTIGATION SHALL BE FOLLOWED. THE INFORMATION SHOWN IN THE GEOTECHNICAL ENGINEERING INVESTIGATION IS FOR INFORMATION ONLY AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL EXISTING CONDITIONS. IN CASE OF CONFLICT BETWEEN THE CONSTRUCTION DOCUMENTS AND THE GEOTECHNICAL ENGINEERING INVESTIGATION, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
6. PROPERTY ZONING IS SU-1.
7. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.

DEMOLITION

1. DEMOLITION PERMIT WILL BE PROCURED BY THE SUBCONTRACTOR AND COST SHALL BE INCLUDED AS PART OF THEIR WORK.
2. DURING DEMOLITION PROCESS, EROSION CONTROL MEASURES SHALL BE ESTABLISHED. THIS SHALL INCLUDE TREATMENT OF DUST AND POTENTIAL STORMWATER DISCHARGE. REFER TO EROSION CONTROL DRAWINGS.
3. REMOVAL OF THE EXISTING IMPROVEMENTS ARE AS NOTED ON THE PLANS OR AS REQUIRED BY THE PROJECT. THE MATERIALS REMOVED FROM THE SITE SHALL BE DISPOSED OF IN A PROPER AND LEGAL MANNER PER FEDERAL, STATE, AND OR LOCAL LAWS AND ORDINANCES.
4. EXISTING ITEMS TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. ANY DAMAGE DURING CONSTRUCTION SHALL BE RESTORED, RECONSTRUCTED OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE. ALL DAMAGES SHALL BE RESTORED OR REPLACED TO AT LEAST THEIR ORIGINAL CONDITION OR AS REQUIRED OR DICTATED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL REGULATIONS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL THE UTILITY COMPANIES AND DEPARTMENTS 72 HOURS BEFORE DEMOLITION IS TO START TO VERIFY ANY UTILITIES THAT MAY BE PRESENT ON SITE. ALL VERIFICATIONS, LOCATIONS, SIZE AND DEPTHS SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES OR DEPARTMENTS. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THE UTILITY MAY BE PRESENT DURING THE EXCAVATION TO INSTRUCT AND OBSERVE DURING THE EXCAVATION.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH EACH UTILITY COMPANY AND OR AGENT WHO IS RESPONSIBLE TO REMOVE OR RELOCATE EACH EXISTING UTILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BEAR THE COST FOR THE REMOVAL, TERMINATION OR RELOCATION OF UTILITIES IF THE RESPONSIBILITY IS NOT COVERED BY THE UTILITY COMPANY.
7. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP UTILITIES INDICATED TO BE REMOVED OR ABANDONED IN PLACE.
8. REMOVAL OF EXISTING CONCRETE OR OTHER PAVED AREAS INDICATED ON THE PLANS SHALL INCLUDE ALL AGGREGATE BASE MATERIALS. AREAS TO BE REMOVED SHALL BE SAW CUT CLEAN, NEAT AND TRUE TO LINE. REMOVE ALL NON-ORGANIC MATTER THAT WOULD INTERFERE WITH THE GROWTH OF TURF OR PLANT MATERIAL.
9. ALL CONTRACTORS MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. ACTUAL FIELD LOCATIONS OF ALL EXISTING UTILITIES ARE THE CONTRACTORS RESPONSIBILITY AND MUST BE LOCATED EITHER BY THE REPRESENTATIVE OF THE UTILITY COMPANY OR BY A PRIVATE UNDERGROUND UTILITY LOCATING COMPANY PRIOR TO THE START OF DEMOLITION ACTIVITIES.
10. SAW CUT THE EDGES OF PAVED AREAS CLEAN, NEAT AND TRUE TO LINE SO NO UNWANTED CHIPPING OR BREAKING OF EXISTING PAVEMENT TO REMAIN WILL OCCUR.
11. UNLESS EXISTING FULL-DEPTH JOINTS COINCIDE WITH LINE OF DEMOLITION, NEATLY SAW-CUT ALONG LINE OF EXISTING PAVEMENT TO REMAIN BEFORE REMOVING ADJACENT EXISTING PAVEMENT. SAW-CUT FACES VERTICALLY.
12. DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMOLITION TO ACCUMULATE ON THE JOB SITE FOR MORE THAN 48 HOURS. REMOVE AND DISPOSE OF IN A LEGAL MANNER.
13. GRIND DOWN STUMPS AND REMOVE ROOTS, OBSTRUCTIONS, AND DEBRIS TO A DEPTH OF 18 INCHES BELOW EXPOSED SUBGRADE.
14. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT EACH DAY AND REMOVE ALL MUD, DIRT, GRAVEL AND LOOSE MATERIALS TRACKED, DUMPED, SPILLED OR WIND BLOWN FROM THIS SITE ONTO OTHER SITES, RIGHT OF WAYS, PUBLIC OR PRIVATE STREETS OR ROADS, DRIVEWAYS, YARDS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN OR PICK UP DAILY IF NECESSARY. THE CONTRACTOR SHALL REDUCE THE AIRBORNE DUST DURING THE ENTIRE DEMOLITION SCHEDULE. WATER MAY BE USED AS A REDUCER.
16. THE CONTRACTOR SHALL DOCUMENT THE FINAL DISPOSITION OF ALL MATERIALS REMOVED FROM THE SITE.
17. DEMOLITION ITEMS INCLUDE BUT ARE NOT LIMITED TO DEMOLITION ITEMS INDICATED ON THESE DRAWINGS. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE OR RELOCATE ITEMS WHICH INTERFERE WITH NEW CONSTRUCTION.

SITE LAYOUT

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
2. DO NOT LOCATE OR STAKE BUILDING FROM SITE/CIVIL PLANS. USE ARCHITECTURAL AND STRUCTURAL PLANS. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, EXIT PORCHES, TRUCK DOCK, BUILDING DIMENSIONS AND BUILDING UTILITY ENTRANCE LOCATIONS.
3. DIMENSIONS SHOWN ARE TO FACE OF CURB AND TO FACE OF BUILDING UNLESS NOTED OTHERWISE.
4. RADII NOT DIMENSIONED ARE TO BE 5'.
5. ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
6. REFER TO APPROPRIATE SITE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
7. TAPER CURB HEIGHT TO 1" IN FINAL 2' OF ALL CURB ENDINGS.
8. EXACT LOCATION OF SIGNS TO BE COORDINATED WITH OWNER AND APPROVED PRIOR TO INSTALLATION.
9. SITE BOUNDARY, TOPOGRAPHY, UTILITY, STRUCTURES AND ROAD INFORMATION TAKEN FROM A SURVEY PREPARED BY CEC, DATED JUNE 11, 2020.

GRADING AND EARTHWORK

1. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. IN THE AFFECTED CONSTRUCTION AREA. EXISTING UTILITY STRUCTURES ARE SHOWN IN ACCORDANCE WITH AVAILABLE INFORMATION. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH THE APPLICABLE UTILITY COMPANY) IS THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
3. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTH MOVING OPERATIONS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUAINT HIMSELF WITH SUBSOIL CONDITIONS PRIOR TO BIDDING.
5. CONTRACTOR SHALL VERIFY WITH OWNER EXACT LOCATION AND DEPTH OF ALL PRIVATE/OWNER INSTALLED UTILITIES PRIOR TO CONSTRUCTION.
6. DETERMINE LOCATION OF UNDERGROUND UTILITIES AND PERFORM WORK IN A MANNER WHICH WILL AVOID POSSIBLE DAMAGE. HAND EXCAVATE AS REQUIRED.
7. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTOR AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
8. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATIONS, SIZE AND DEPTH) SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
9. EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. UNCLASSIFIED EXCAVATED MATERIALS MAY INCLUDE ROCK, SOIL MATERIALS, AND OBSTRUCTIONS.
10. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING THE PROJECT SITE AND SURROUNDING AREA. REROUTE SURFACE WATER RUNOFF AWAY FROM EXCAVATED AREAS. DO NOT ALLOW WATER TO ACCUMULATE IN EXCAVATIONS. DO NOT USE EXCAVATED TRENCHES AS TEMPORARY DRAINAGE DITCHES.
11. STOCKPILE BULK MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST AND EROSION BY WATER. DO NOT STORE WITHIN DRIP LINE OF TREES THAT WILL REMAIN.
12. CONTRACTOR SHALL INSTALL ALL SLEEVES/CONDUITS AS REQUIRED BY THE UTILITY COMPANIES. COORDINATE FINAL LOCATIONS WITH THE UTILITY COMPANIES.
13. THE CONTRACTOR SHALL PROVIDE AT LEAST 18" OF COVER OVER ALL STORM SEWERS, UNLESS OTHERWISE INDICATED BY PLANS.
14. PROVIDE COMPACTED "B" BORROW BACKFILL OVER ALL UTILITIES IN PAVED AREAS.
15. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
16. MAINTAIN GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON BY PARTIES CONCERNED.
17. ALL EXISTING MANHOLE AND CATCH BASIN CASTINGS, WATER OR GAS VALVE BOXES SHALL BE ADJUSTED TO NEW FINISH GRADE ELEVATION.
18. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING, IN ALL AREAS. AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, "BIRD BATH" CONDITIONS.
19. MAXIMUM LAWN SLOPE IS 3:1.
20. DURING FINISH GRADING, ELIMINATE RILLS AND GULLIES. REMOVE ALL STONES, RUBBLE, STICKS, WIRE, PLANT MASS AND DEBRIS OVER 1 INCH IN ANY DIMENSION, AS WELL AS OBVIOUS QUANTITIES OF SMALL STONE.
21. REPAIR AND REESTABLISH GRADES TO SPECIFIED TOLERANCES WHERE COMPLETED OR PARTIALLY COMPLETED SURFACES BECOME ERODED, RUTTED, SETTLED, OR WHERE COMPACTION IS LOST DUE TO SUBSEQUENT CONSTRUCTION OPERATIONS OR WEATHER CONDITIONS.
22. ADD ADDITIONAL TOPSOIL AND GRADE AS NECESSARY IN AREAS OF SETTLEMENT AND EROSION, AND AS REQUIRED TO MEET FINISH GRADE.

EROSION CONTROL

1. ALL EROSION CONTROL PLANNING AND IMPLEMENTATION OF PROTECTIVE MEASURES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND PROCEDURES OUTLINED IN THE IDEM "INDIANA STORM WATER QUALITY MANUAL".
2. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES DURING EARTHMOVING OPERATIONS.
3. DURING CONSTRUCTION KEEP PAVEMENTS AND SIDEWALKS CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. CLEAN WHEELS OF VEHICLES BEFORE LEAVING SITE TO AVOID TRACKING SOIL ONTO ROADS, WALKS, OR OTHER PAVED AREAS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL AND LIMIT THE TRACKING OF SILT AND SEDIMENT OFFSITE. THE CONTRACTOR SHALL BROOM AND COLLECT TRACKED SILT AND SEDIMENT IMMEDIATELY UPON DISCOVERY THE MATERIAL.
5. DO NOT COMMENCE SITE CLEARING OR EARTH MOVING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE.
6. DUST CONTROL IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL INCLUDE CONSTANT AND REPETITIVE APPLICATION OF WATERING AND STREET SWEEPING.
7. THE CONTRACTOR SHALL TEMPORARILY SEED ALL DISTURBED AREAS PLANNED FOR A PERIOD OF INACTIVITY EXCEEDING 15 DAYS.

SITE UTILITIES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE ENGINEER DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION MADE AVAILABLE. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. CONTRACTOR SHALL VERIFY EXISTING STORM SEWER AND SANITARY SEWER CONDITIONS, LOCATION AND DEPTH PRIOR TO ANY OTHER SITE CONSTRUCTION TO ENSURE THAT THE NEW SEWERS CAN BE CONSTRUCTED AS SHOWN ON THESE PLANS. REPORT ANY DISCREPANCIES TO THE ENGINEER.
3. CONSTRUCTION OF ALL STORM AND SANITARY SEWER LINES AND STRUCTURES SHALL BE IN ACCORDANCE WITH LOCAL AND STATE CODES, RULES AND REGULATIONS.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
5. EXISTING UTILITY STRUCTURES ARE SHOWN IN ACCORDANCE WITH AVAILABLE INFORMATION. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. IN THE AFFECTED CONSTRUCTION AREA. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR.
6. CONTRACTOR SHALL INSTALL ALL SLEEVES/CONDUITS AS REQUIRED BY THE UTILITY COMPANIES. COORDINATE FINAL LOCATIONS WITH THE UTILITY COMPANIES.
7. CONTRACTOR SHALL VERIFY WITH OWNER THE EXACT LOCATION AND DEPTH OF ALL PRIVATE/OWNER-INSTALLED UTILITIES PRIOR TO CONSTRUCTION.
8. SEE SITE ELECTRICAL PLANS FOR SITE LIGHTING, POWER AND TELECOM.
9. INSTALL PIPING BEGINNING AT LOW POINT, TRUE TO GRADES AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. PLACE BELL ENDS OF PIPING FACING UPSTREAM. INSTALL GASKETS, SEALS, SLEEVES, AND COUPLINGS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. REFER TO MANUFACTURER'S WRITTEN INSTRUCTIONS FOR USE OF LUBRICANTS, CEMENTS, AND OTHER INSTALLATION REQUIREMENTS.
10. INSTALL MANHOLES FOR CHANGES IN DIRECTION UNLESS FITTINGS ARE INDICATED. USE FITTINGS FOR BRANCH CONNECTIONS UNLESS DIRECT TAP INTO EXISTING SEWER IS INDICATED.
11. PVC AND HDPE STORM SEWER PIPE TO BE INSTALLED ONLY AT LOCATIONS INDICATED AND SHALL NOT BE SUBSTITUTED FOR LOCATIONS WHERE RCP PIPE IS SPECIFIED.
12. THE CONTRACTOR SHALL PROVIDE AT LEAST 18" OF COVER OVER ALL STORM SEWERS, UNLESS OTHERWISE INDICATED BY PLANS.
13. WATER LINES AND FIRE PROTECTION LINES SHALL BE INSTALLED WITH A MINIMUM BURY OF 5'-0" OR AS PER LOCAL UTILITY COMPANY REQUIREMENTS.
14. WHERE WATER LINES AND SEWERS CROSS AND THE WATER LINE CANNOT BE PLACED ABOVE OR BELOW THE SEWER WITH A MINIMUM OF 18" VERTICAL CLEARANCE, THE SEWER MUST BE CONSTRUCTED OF WATER WORKS GRADE DUCTILE IRON PIPE WITH MECHANICAL JOINTS OR PLASTIC PRESSURE (SDR 21) SEWER PIPE WITH GASKETED, COMPRESSION TYPE JOINTS WITHIN 10' OF THE WATER LINE. THE WATER LINES SHALL BE INSTALLED ABOVE THE SEWER WHEREVER POSSIBLE.
15. WHERE WATER LINES AND SEWERS RUN PARALLEL AND A MINIMUM SEPARATION DISTANCE OF 10' CANNOT BE MAINTAINED, THE SEWER MUST BE CONSTRUCTED OF WATER WORKS GRADE DUCTILE IRON PIPE WITH MECHANICAL JOINTS OR PLASTIC PRESSURE SEWER PIPE WITH GASKETED, COMPRESSION TYPE JOINTS.
16. ALL EXISTING MANHOLE AND CATCH BASIN CASTINGS, WATER OR GAS VALVE BOXES SHALL BE ADJUSTED TO NEW FINISH GRADE ELEVATION.
17. ANY STORM DRAIN, FIELD TILE, OR UTILITY ENCOUNTERED DURING CONSTRUCTION SHALL BE RELOCATED AND POSITIVE DRAINAGE MAINTAINED UNLESS OTHERWISE NOTED TO REMAIN. NOTIFY ENGINEER IF ANY DRAINS ARE ENCOUNTERED.
18. ALL PAVEMENT CUT DUE TO UTILITY INSTALLATION, CONSTRUCTION OF CURBS, ETC., OR DAMAGE TO EXISTING PAVEMENT DURING CONSTRUCTION SHALL BE PATCHED WITH A PAVEMENT SECTION WHICH MEETS OR EXCEEDS THE EXISTING SECTION.

LANDSCAPING

1. PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO THE UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
2. LANDSCAPE CONTRACTOR TO VERIFY EXISTING FIELD CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.
3. THE PLANT COUNTS INDICATED ON DRAWINGS ARE FOR LANDSCAPE ARCHITECT'S USE ONLY. LANDSCAPE CONTRACTOR SHALL MAKE THEIR OWN PLANT QUANTITY TAKEOFFS USING DRAWINGS, SPECIFICATIONS, AND PLANT SCHEDULE REQUIREMENTS (I.E., SPACING), UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR TO VERIFY BED MEASUREMENTS AND INSTALL APPROPRIATE QUANTITIES AS GOVERNED BY PLANT SPACING PER SCHEDULE. PLANT MATERIAL QUANTITIES SHOWN ON PLAN ARE MINIMUM QUANTITIES. ADDITIONAL MATERIAL MAY BE NEEDED TO MEET SPACING REQUIREMENTS AND FIELD CONDITIONS. IN CASE OF DISCREPANCIES BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL DICTATE.
4. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING.
5. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
6. PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED.
7. SUSPEND PLANTING OPERATIONS DURING PERIODS OF EXCESSIVE SOIL MOISTURE UNTIL THE MOISTURE CONTENT REACHES ACCEPTABLE LEVELS TO ATTAIN THE REQUIRED RESULTS.
8. UNIFORMLY MOISTEN EXCESSIVELY DRY SOIL THAT IS NOT WORKABLE OR WHICH IS DUSTY.
9. DURING CONSTRUCTION KEEP PAVEMENTS AND SIDEWALKS CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
10. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, TREES, SHRUBS, AND PLANTINGS FROM DAMAGE CAUSED BY PLANTING OPERATIONS AND FROM HYDROSEEDING AND HYDROMULCHING OVERSPRAY. PROMPTLY REPAIR ANY DAMAGE CAUSED BY PLANTING OPERATIONS.
11. ESTABLISH TREE PROTECTIONS ZONES AS REQUIRED BY SPECIFICATIONS.
12. EARTHWORK CONTRACTOR SHALL INSTALL 12" OF TOPSOIL IN ALL PROPOSED BED AREAS. CONTRACTOR SHALL COORDINATE QUANTITY AND PLACEMENT OF TOPSOIL. SUBCONTRACTOR SHALL VERIFY DEPTH OF TOPSOIL PRIOR TO PLANT INSTALLATION. REFER TO SPECIFICATIONS FOR TOPSOIL TESTING AND PLACEMENT REQUIREMENTS. REPLACEMENT SOIL SHALL BE COMPRISED OF 1 PART ORIGINAL, 2 PARTS HUMUS, 1 PART COMPOSTED CATTLE MANURE, 1 PART CLEAN COARSE CUT SAND, AND 1 POUND OF FERTILIZER (12-12-12 NPK BALANCED) PER 10 SQ. FT. - WORKED WELL INTO SOIL.
13. RECONDITION SOIL AND SEED/RE-SEED ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES THAT ARE NOT TO RECEIVE OTHER SURFACE TREATMENT (I.E., ASPHALT PAVEMENT, CONCRETE SLAB, PLANTING BED ETC.). ALL DISTURBED LAWN AREAS TO RECEIVE 4" OF TOPSOIL IN ADDITION TO SOIL AMENDMENTS AS PART OF RECONDITIONING.
14. ALL PLANTS & PLANTING AREAS TO RECEIVE 3" MINIMUM OF SHREDDED HARDWOOD BARK MULCH (UNLESS OTHERWISE NOTED). MULCH SHALL BE UNIFORM IN TEXTURE AND COLOR. NO PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
15. ALL DISTURBED AREAS SHALL BE SEEDED/SODDED PER SPECIFICATIONS.
16. ALL GRASS AND/OR LANDSCAPING DISTURBED BY NEW CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

MAINTENANCE OF TRAFFIC

1. THE MAINTENANCE OF TRAFFIC (MOT) EFFORTS CONDUCTED BY THE CONTRACTOR WILL INCLUDE PROVIDING, MANAGING AND MAINTAINING EQUIPMENT AND PERSONNEL NECESSARY FOR MAINTAINING SAFE TRAFFIC CONDITIONS AT ALL TIMES DURING THE PROJECT. TRAFFIC MAINTENANCE INCLUDES BOTH PROTECTING THE TRAVELING PUBLIC APPROACHING THE SITE AND INCORPORATING SAFE AND EFFICIENT CIRCULATION WITHIN THE CONSTRUCTION AREA.
2. THE CONTRACTOR SHALL FURNISH, ERECT, PLACE AND MAINTAIN TRAFFIC CONTROL SIGNS AND DEVICES DURING THE HOURS OF CONSTRUCTION OPERATIONS AND AT ALL OTHER TIMES IN ACCORDANCE WITH LOCAL AND INDOT STANDARDS. IN ADDITION TO THE LOCAL AND STATE STANDARDS, THE CONTRACTOR SHALL CONSULT THE U.S. DOT, FHA, AND MUTCD REGULATIONS REGARDING THE TYPE AND PLACEMENT OF TRAFFIC CONTROL DEVICES.
3. THE CONTRACTOR SHALL PROVIDE ALL DEVICES NECESSARY AND INSTALL TEMPORARY VEHICLE ROUTES, DETOURS AND RUNAROUNDS TO MAINTAIN THE OWNER'S ONGOING ACTIVITIES. MODIFICATIONS AND TEMPORARY SHUTDOWNS FOR THESE TRAFFIC ROUTES SHALL FIRST BE COORDINATED WITH THE OWNER.
4. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION.
5. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY OWNER OR AUTHORITIES HAVING JURISDICTION.
6. ALL SIDEWALK CLOSURES REQUIRE A SIGNED ALTERNATIVE ROUTE FOR PEDESTRIANS.
7. MAINTAIN FIRE, AMBULANCE AND POLICE VEHICLE ACCESS TO THE BUILDINGS AT ALL TIMES DURING CONSTRUCTION.
8. ALL REQUIRED COMMUNICATION, PERMITS OR NOTICES NEEDED BY THE LOCAL FIRE, POLICE AND CITY OFFICES WILL REMAIN THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL DETERMINE IF ANY LOCAL ROAD RESTRICTIONS ON WEIGHT OR OTHERWISE EXISTS BEFORE DIRECTING INCOMING AND OUTGOING CONSTRUCTION TRAFFIC.
9. SIGNS AND DEVICES SHOWN ON THE MAINTENANCE OF TRAFFIC PLAN REPRESENT THE MINIMUM STANDARDS. ADDITIONAL SIGNS AND ADJUSTMENTS TO LOCATION MAY BE REQUIRED TO ADDRESS CHANGING FIELD CONDITIONS.
10. PROMPTLY REMOVE TEMPORARY TRAFFIC CONTROL WHEN SIGNS AND DEVICES NO LONGER SERVE ANY PURPOSE.
11. TEMPORARY FACILITIES, INCLUDING REROUTING PEDESTRIAN PATHS AROUND THE WORK SITE ARE THE CONTRACTOR'S RESPONSIBILITY AND WILL BE BASED ON THE OWNER'S NEEDS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING SITE ACCESS AND PEDESTRIAN MOVEMENT AROUND THE CONSTRUCTION SITE PRIOR TO PLACING CONSTRUCTION FENCING, GATES AND EQUIPMENT OR MATERIALS ON SITE.
12. THE LOCATION OF CONSTRUCTION LAYDOWN AREAS MUST FIRST BE APPROVED BY THE OWNER. LAYDOWN AREAS SHALL BE FENCED AND PROTECTED FROM THE SURROUNDING PROPERTIES.
13. CONSTRUCTION ONSITE JOB TRAILERS SHALL BE COORDINATED WITH THE OWNER. FOR TRAILERS WITH PLUMBING, THE UNITS SHALL BE SERVED BY EITHER A PROPERLY PERMITTED SANITARY SEWER LATERAL OR TEMPORARY WASTE STORAGE REVIEWED AND APPROVED BY BOTH THE OWNER AND THE LOCAL AUTHORITIES.

LEGEND

SYMBOLS & ABBREVIATIONS

Symbol	Description
	INDICATES AREA OF CONCRETE REMOVAL
	INDICATES AREA OF ASPHALT REMOVAL
	PROPOSED ASPHALT
	PROPOSED BUILDING
	NEW CONCRETE PAVEMENT / SIDEWALK
	AREA TO BE SEEDED/SODDED/LANDSCAPED SEE LANDSCAPE PLAN
	EROSION CONTROL BLANKET
CW	CONCRETE WASHOUT AREA
SF — SF	SILT FENCE
	SEDIMENT BAG
T.C.	TOP OF CASTING (GUTTER LINE FOR CURB INLETS)
× 728.30	EXISTING SPOT ELEVATION
MEG	MATCH EXISTING GRADE
650.00	PROPOSED SPOT ELEVATION
600.50 TOP OF CURB ELEV. / 600.00 GUTTER ELEV.	PROPOSED SPOT ELEVATION
— 730 —	EXISTING CONTOUR W/ ELEVATION
— 650 —	PROPOSED CONTOUR W/ ELEVATION
	EXISTING CHAIN LINK FENCE
—x—x—	PROPOSED CHAIN LINK FENCE
C.O.	PROPOSED SEWER INLET STRUCTURES AND END SECTIONS
— > —	FLOWLINE OF SWALE
	PROPOSED STORM
	PROPERTY LINE (RIGHT-OF-WAY)
7 / PA	# OF PLANTS REQUIRED ABBREVIATION FROM PLANT SCHEDULE
	SIGN
	ADA PARKING SYMBOL
BOC	BACK OF CURB
	BENCHMARK
	DECIDUOUS TREE
	CONIFEROUS TREE

NOTE:
SEE TOPOGRAPHIC SURVEY FOR ADDITIONAL SYMBOLS AND ABBREVIATIONS

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PROJECT MANAGER: BNH
DRAWN BY: DBS
PROJECT NUMBER: 219124.00 / 2019.485
PROJECT ISSUE DATE: 08/13/2020

REV. NO.	DESCRIPTION	DATE

GENERAL NOTES AND LEGEND

GD0.1

Drawing Path: P:\2019\400\2019-485\CAD\Civil\Active\2 - 2019-485_GD0.1_General Notes and Legend.dwg
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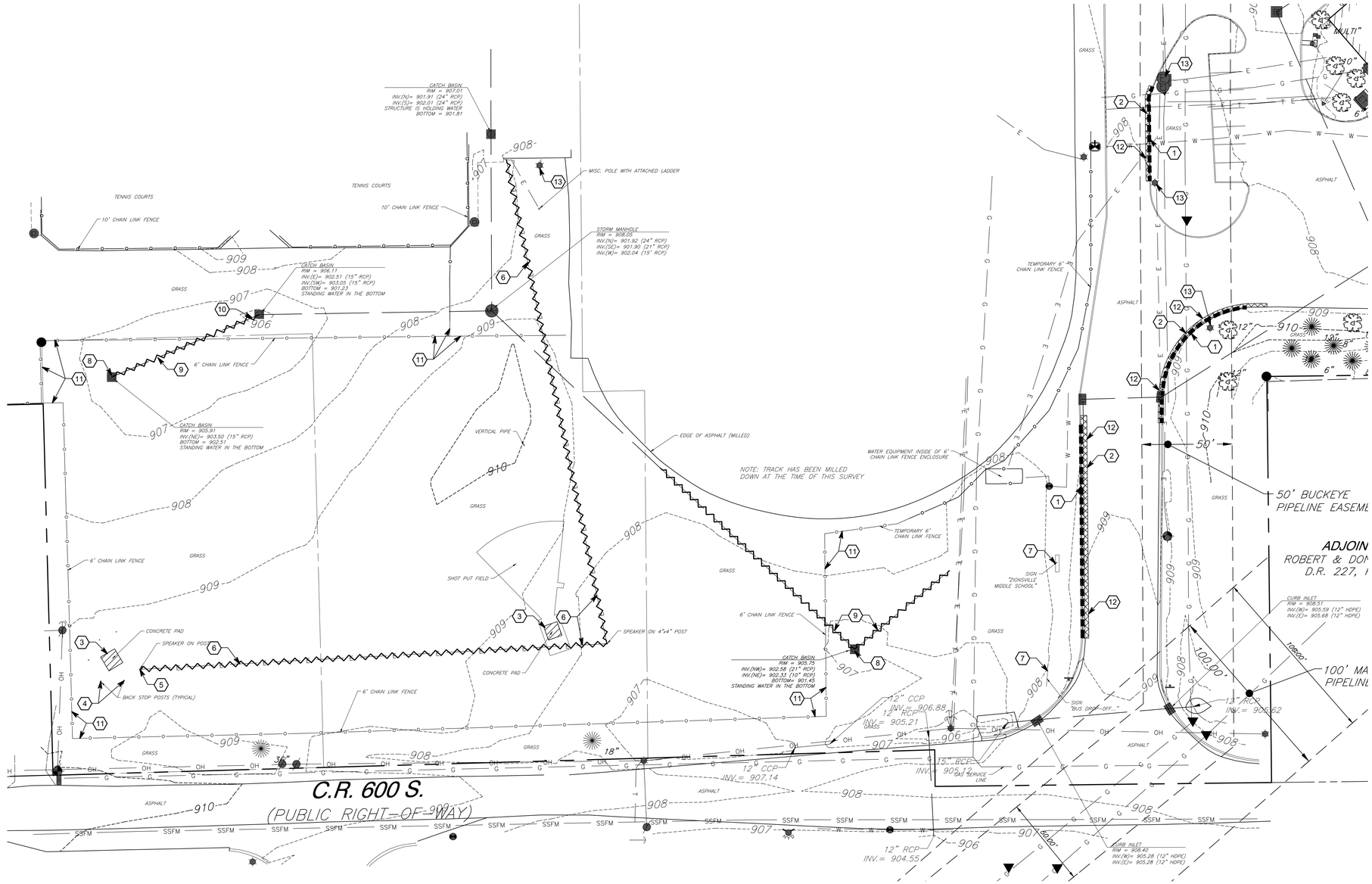

NORTH

40 0 40 80 120

GENERAL NOTES

1. SEE DRAWING GD0.1 FOR GENERAL NOTES AND ADDITIONAL LEGEND.
2. TOPOGRAPHIC CONDITIONS AND EXISTING UTILITIES SHOWN WERE PROVIDED BY THE SURVEYOR. THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
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DEMOLITION KEYNOTES

1. REMOVE EXISTING CURB
2. REMOVE EXISTING ASPHALT PAVEMENT
3. REMOVE EXISTING CONCRETE
4. REMOVE EXISTING BACKSTOP, POSTS & FOUNDATIONS
5. REMOVE EXISTING SPEAKER, POST & FOUNDATION
6. REMOVE EXISTING UNDERGROUND ELECTRIC LINE
7. REMOVE EXISTING SIGN
8. REMOVE EXISTING STORM STRUCTURE
9. REMOVE EXISTING STORM PIPE
10. CAP END OF EXISTING PIPE AT STRUCTURE
11. REMOVE EXISTING CHAIN LINK FENCE, POSTS & FOUNDATIONS
12. SAWCUT EXISTING PAVEMENT
13. PROTECT EXISTING UTILITIES TO REMAIN

DEMOLITION LEGEND

- APPROXIMATE LIMITS OF CONCRETE PAVEMENT REMOVAL
- APPROXIMATE LIMITS OF ASPHALT PAVEMENT REMOVAL
- TREE PROTECTION REQUIRED
- APPROXIMATE LIMITS OF UTILITY LINE REMOVAL
- APPROXIMATE LIMITS OF CURB REMOVAL

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REV. NO.	DESCRIPTION	DATE

DEMOLITION PLAN

GD1.0

Drawing Path: P:\2019\400\2019-485\CAD\Civil\Active\3 - 2019-485_GD1.0_Demolition Plan.dwg
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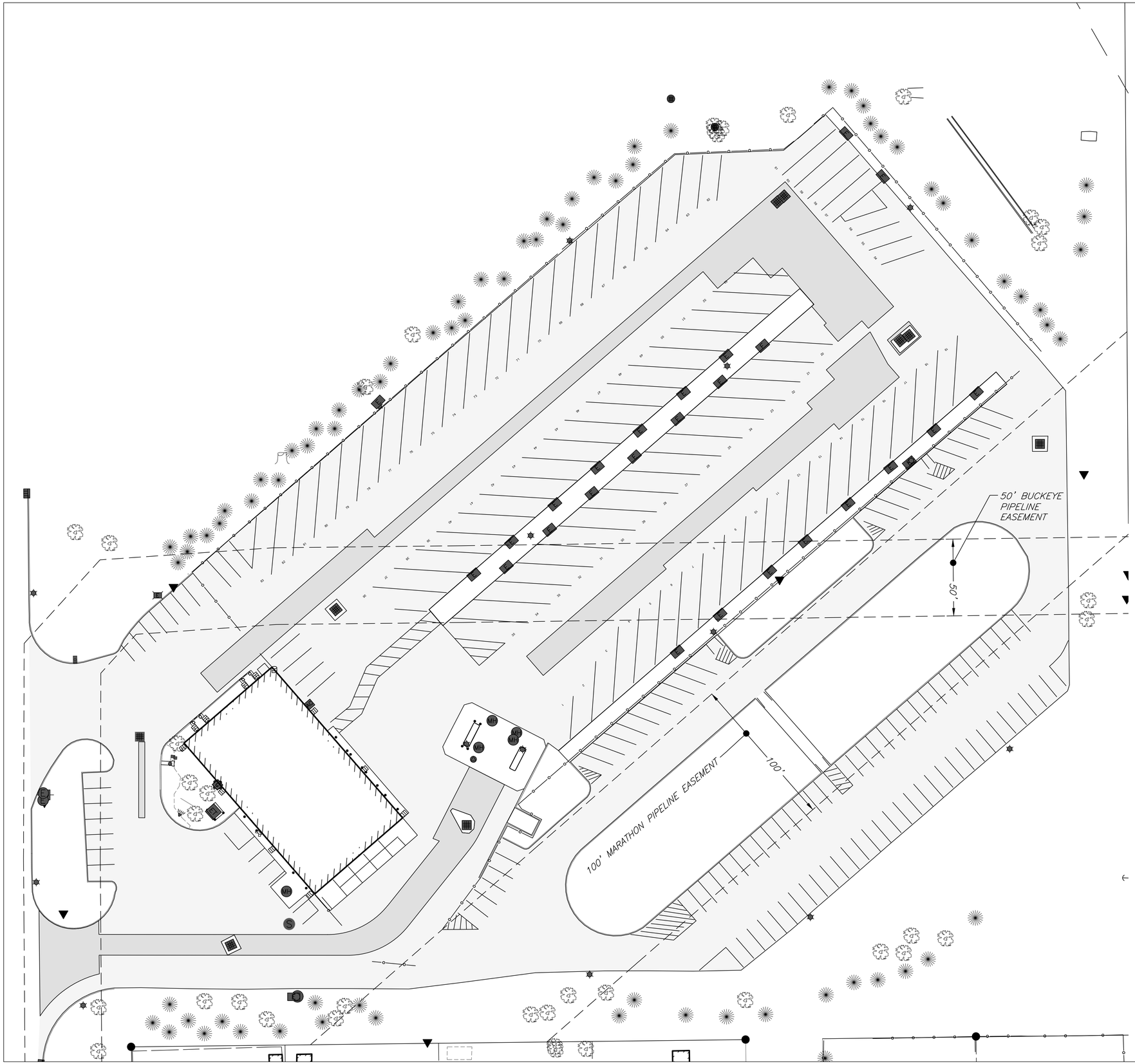

NORTH

30 0 30 60 90

EXISTING CONDITIONS LEGEND

EXISTING PAVEMENT

EXISTING REPLACED PAVEMENT (2 15)

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DRAWN BY: DBS

PROJECT NUMBER: 219124.00 / 2019.485

PROJECT ISSUE DATE: 08/13/2020

REV. NO.	DESCRIPTION	DATE

EXISTING TRANSPORTATION CENTER EXISTING CONDITIONS

GD1.1

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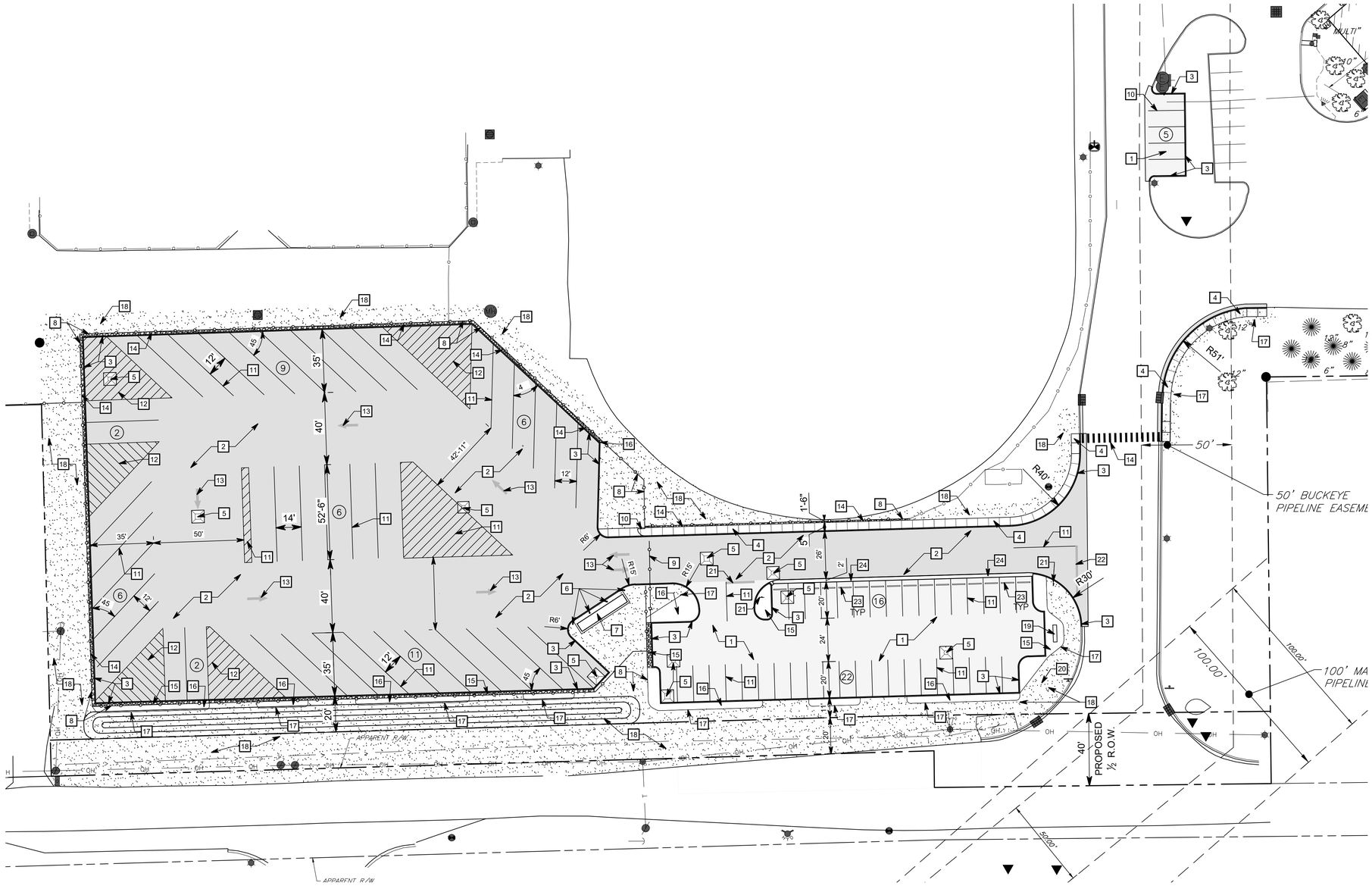

NORTH

30 0 30 60 90

GENERAL NOTES

1. SEE DRAWING GD0.1 FOR GENERAL NOTES AND ADDITIONAL LEGEND.
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☐ SITE KEYNOTES

1. STANDARD DUTY ASPHALT PAVEMENT - SEE DETAIL A/G3.0
2. HEAVY DUTY ASPHALT PAVEMENT - SEE DETAIL B/G3.0
3. CONCRETE CURB - SEE DETAIL F/G3.0
4. CONCRETE MONOLITHIC CURB & WALK - SEE DETAIL E/G3.0
5. CONCRETE COLLAR AROUND STORM STRUCTURE - SEE DETAIL J/G3.0
6. 6" DIA. STEEL PIPE CONCRETE FILLED BOLLARDS - SEE DETAIL E/G3.1
7. PROPANE TANK WITH CONCRETE PAD - SEE DETAIL K/G3.0
8. CHAIN LINK FENCE - MATCH EXISTING HEIGHT AND MATERIAL - SEE DETAIL A/G3.1
9. CHAIN LINK SLIDING GATE W/ OPERATOR - MATCH FENCE FABRIC & HEIGHT - SEE DETAIL C/G3.1
10. CHAIN LINK SWING GATE FOR PEDESTRIAN ACCESS W/ KEYPAD OR FOB ACCESS - MATCH EXISTING HEIGHT & MATERIAL - SEE DETAIL C/G3.1
11. 4" WIDE PAVEMENT STRIPING
12. 4" WIDE PAVEMENT STRIPING 3' O.C. 45 - SEE DETAIL G/G3.1
13. DIRECTIONAL ARROW - SEE DETAIL H/G3.1
14. CROSSWALK - SEE DETAIL D/G3.1
15. WASHED RIVER ROCK - REFER TO LANDSCAPE PLAN
16. WASHED RIVER ROCK LANDSCAPE BED - REFER TO LANDSCAPE PLAN
17. STEEL EDGING - REFER TO LANDSCAPE PLAN
18. SEEDED LAWN - REFER TO LANDSCAPE PLAN
19. NEW SCHOOL MONUMENT SIGN - SEE DETAIL F/G3.1
20. RELOCATED WAYFINDING SIGN
21. STOP SIGN - SEE DETAIL J/G3.1
22. STOP BAR
23. PARKING BUMPER - SEE DETAIL K/G3.1
24. CURB MEDIAN - SEE DETAIL L/G3.0

PROPOSED SITE LEGEND

- CONCRETE SIDEWALK/PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- MEDIUM DUTY ASPHALT PAVEMENT

PARKING SUMMARY

PROPOSED PARKING	
STANDARD PARKING SPACES (PARKING LOT)	38
STANDARD PARKING SPACES (ALONG DRIVE)	5
ADA PARKING SPACES	0
BUS PARKING SPACES	42
TOTAL PROPOSED PARKING SPACES	85

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DRAWN BY: DBS
PROJECT NUMBER: 219124.00 / 2019.485
PROJECT ISSUE DATE: 08/13/2020

REV. NO.△	DESCRIPTION	DATE
	REVISIONS PER TAC	09/04/20

SITE PLAN

G1.0

Drawing Path: P:\2019\400\2019-485\CAD\Civil\Active\4 - 2019-485_G1.0_Site Plan.dwg
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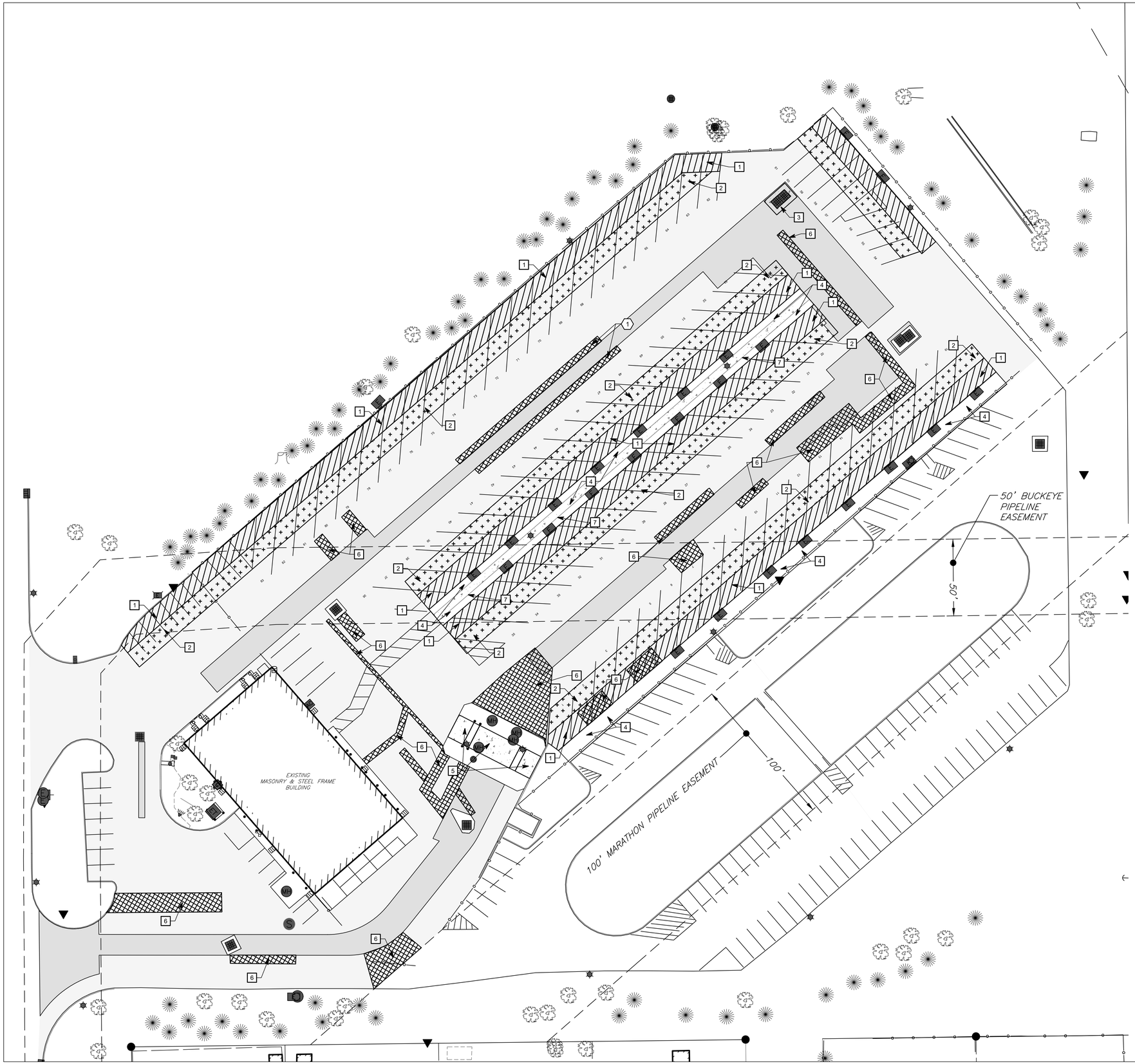

NORTH

30 0 30 60 90

SITE KEYNOTES

1. ALTERNATE #1 (6" - 8" CONCRETE PAD)
2. ALTERNATE #2 (6" - 8" CONCRETE PAD)
3. ADD CONCRETE COLLAR AROUND DRAINS
4. REDO CONTROL JOINTS
5. CONCRETE PAVEMENT
6. FULL DEPTH ASPHALT REPLACEMENT
7. CONCRETE SIDEWALK

SITE LEGEND

- EXISTING PAVEMENT - 1 1/2" MILL AND RESURFACE
- EXISTING REPLACED PAVEMENT (2 15) - 1 1/2" MILL AND RESURFACE
- ALTERNATE #1 (6" - 8" CONCRETE PAD)
- ALTERNATE #2 (6" - 8" CONCRETE PAD)
- CONCRETE
- FULL DEPTH ASPHALT REPLACEMENT

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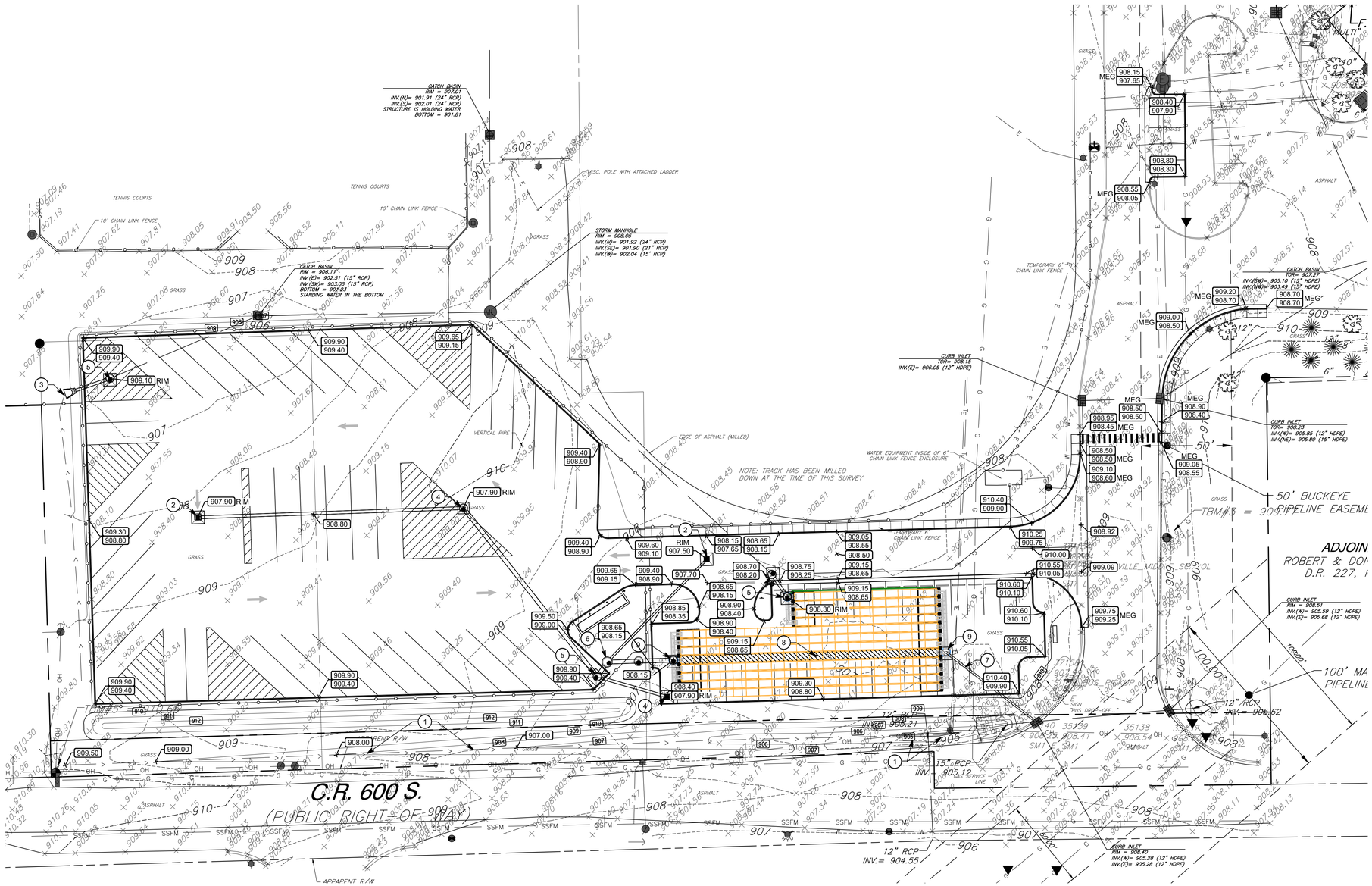
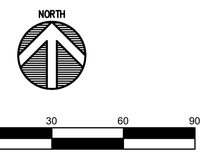
EXISTING TRANSPORTATION CENTER SITE PLAN

G1.1

Drawing Path: P:\2019\400\2019-485\CAD\Civil\Active\Pavement Rehab\C2.0 - Site Plan (Base Bid).dwg
Plotted By: dschnur Time of Plot: 8/18/20 - 1:42pm Last Edited: 8/12/20 - 3:26pm





GENERAL NOTES

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4. SEE STRUCTURE DATA TABLE ON SHEET SU1.0 FOR PIPE SIZES INVERTS AND MATERIAL

GRADING KEYNOTES

1. SWALE @ 1.00% MIN. SLOPE
2. 2' x 2' BOX STRUCTURE w/ 1' SUMP - SEE DETAIL ST-2/SU1.1
3. CONCRETE FLARED END SECTION w/ TRASH GUARD - SEE DETAILS C & D/SU1.1
4. INLET TYPE "C" STORM STRUCTURE - SEE DETAIL ST-1/SU1.1
5. MANHOLE TYPE "C" STORM STRUCTURE - SEE DETAIL ST-1/SU1.1
6. MANHOLE TYPE "J" STORM STRUCTURE - SEE DETAIL ST-1/SU1.1
7. NEW 12" HDPE PIPE TO TIE EXISTING CULVERT INTO UNDERGROUND DETENTION
8. UNDERGROUND DETENTION INSPECTION PORT
9. UNDERGROUND DETENTION MAINTENANCE/ACCESS MANHOLE

GRADING PLAN LEGEND

+725.30	EXISTING SPOT ELEVATION
MEG	MATCH EXISTING GRADE
TC	TOP OF CURB
BC	BOTTOM OF CURB
EP	EDGE OF PAVEMENT
RIM	TOP OF RIM
FL	FLOWLINE
730	EXISTING CONTOUR W/ ELEVATION
735	PROPOSED CONTOUR W/ ELEVATION
750.65	PROPOSED SPOT ELEVATION
TC / BC	PROPOSED CURB ELEVATION

USGS BENCHMARK INFORMATION

UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREON ARE BASED UPON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). IT IS MY OPINION THAT THE UNCERTAINTY IN THE ELEVATION OF THE PROJECT BENCHMARK DOES NOT EXCEED 0.10 FOOT.

TBM#1: CUT SQUARE ON SOUTH SIDE OF CONCRETE LIGHT BASE LOCATED ON THE NORTH SIDE OF THE NORTH ENTRANCE TO THE TRANSPORTATION CENTER.

ELEV. = 907.69

TBM#2: CUT SQUARE ON NORTH SIDE OF CONCRETE LIGHT BASE BEING THE EASTERNMOST LIGHT ON THE SOUTH SIDE OF THE PARKING LOT.

ELEV. = 904.00

TBM#3: CUT SQUARE ON NORTH SIDE OF CONCRETE LIGHT BASE BEING THE FIRST LIGHT NORTH OF C.R. 600 S. ON THE EAST SIDE OF THE ENTRANCE ROAD.

ELEV. = 909.77

TBM#4: BOLT SPIKE IN SOUTH SIDE OF UTILITY POLE LOCATED ALONG THE EAST PROPERTY LINE. THIS TBM WAS SET BY OTHERS AND IS BASED ON U.S.G.S. BENCHMARK 79, 1946.

ELEV. = 909.39

TBM#5: MAG NAIL ±0.5 FOOT UP IN THE SOUTH SIDE OF UTILITY POLE LOCATED ON THE NORTH SIDE OF EAST 600 SOUTH AND ±590 FEET WEST OF THE CENTERLINE OF THE ENTRY DRIVE TO ZIONSVILLE MIDDLE SCHOOL.

ELEV. = 910.65

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CAUTION

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

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ZIONSVILLE SCHOOLS TRANSPORTATION CENTER ANNEX

9770 EAST CR 600 SOUTH
Zionsville, IN 46077

ZIONSVILLE COMMUNITY SCHOOLS

ARCHITECT

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CIVIL ENGINEER

TLF
3901 W 86th Street, Suite 200
Indianapolis, IN 46268
Phone: 317-334-1500
www.tlf-engineers.com

NOT FOR CONSTRUCTION

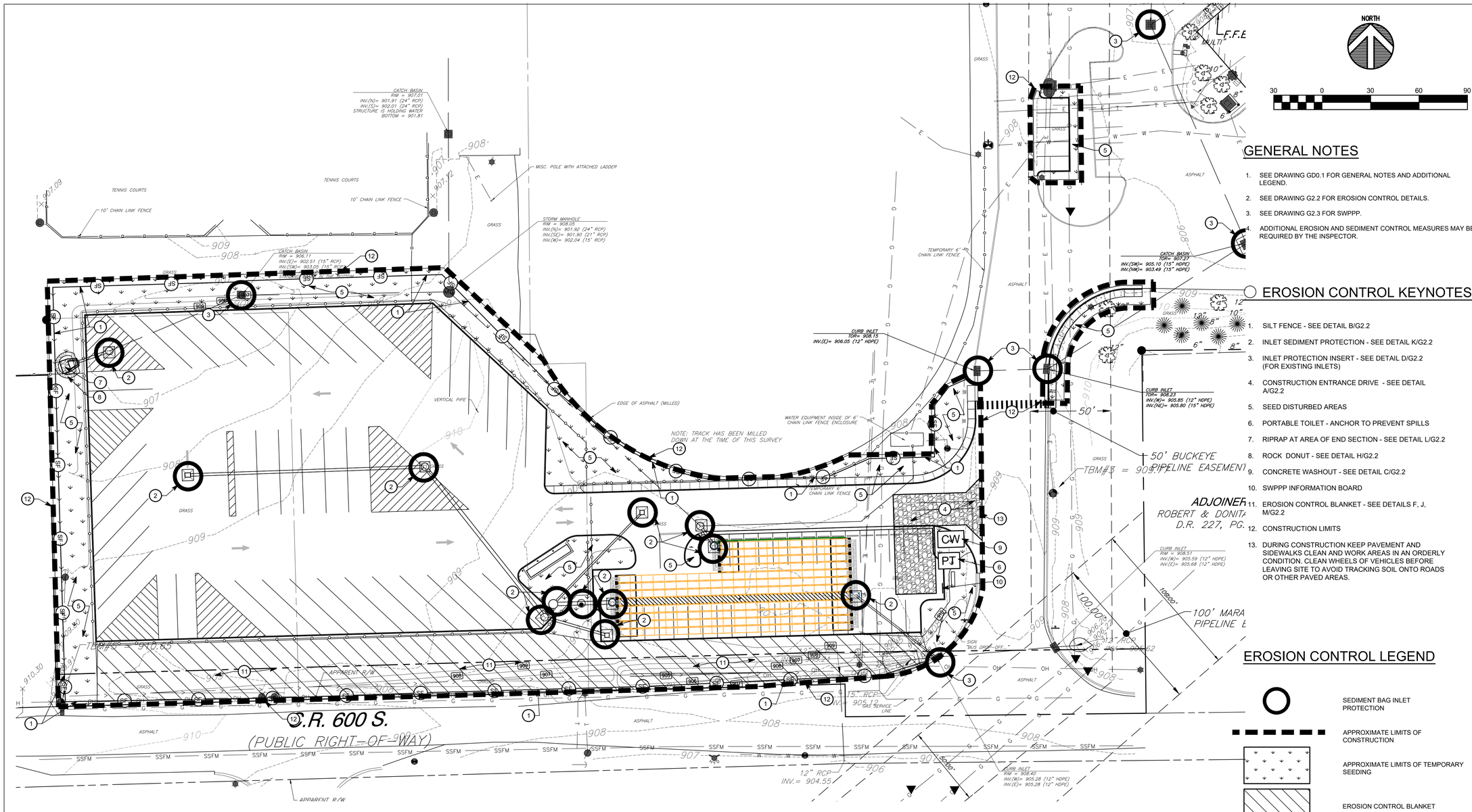
PROJECT MANAGER: BNH
DRAWN BY: DBS
PROJECT NUMBER: 219124.00 / 2019.485
PROJECT ISSUE DATE: 08/13/2020

REV. NO.	DESCRIPTION	DATE
	REVISIONS PER TAC	09/04/20

GRADING PLAN

G2.0

Drawing Path: P:\2019\485\2019-485\CAD\Civil\Active\5 - 2019-485_G2.0_Grading Plan.dwg
Plotted By: dschnur Time of Plot: 9/16/20 - 4:24pm Last Edited: 9/16/20 - 4:23pm



GENERAL NOTES

1. SEE DRAWING GD0.1 FOR GENERAL NOTES AND ADDITIONAL LEGEND.
2. SEE DRAWING G2.2 FOR EROSION CONTROL DETAILS.
3. SEE DRAWING G2.3 FOR SWPPP.
4. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE INSPECTOR.

EROSION CONTROL KEYNOTES

1. SILT FENCE - SEE DETAIL B/G2.2
2. INLET SEDIMENT PROTECTION - SEE DETAIL K/G2.2
3. INLET PROTECTION INSERT - SEE DETAIL D/G2.2 (FOR EXISTING INLETS)
4. CONSTRUCTION ENTRANCE DRIVE - SEE DETAIL A/G2.2
5. SEED DISTURBED AREAS
6. PORTABLE TOILET - ANCHOR TO PREVENT SPILLS
7. RIPRAP AT AREA OF END SECTION - SEE DETAIL L/G2.2
8. ROCK DONUT - SEE DETAIL H/G2.2
9. CONCRETE WASHOUT - SEE DETAIL C/G2.2
10. SWPPP INFORMATION BOARD
11. EROSION CONTROL BLANKET - SEE DETAILS F, J, M/G2.2
12. CONSTRUCTION LIMITS
13. DURING CONSTRUCTION KEEP PAVEMENT AND SIDEWALKS CLEAN AND WORK AREAS IN AN ORDERLY CONDITION. CLEAN WHEELS OF VEHICLES BEFORE LEAVING SITE TO AVOID TRACKING SOIL ONTO ROADS OR OTHER PAVED AREAS.

EROSION CONTROL LEGEND

- SEDIMENT BAG INLET PROTECTION
- APPROXIMATE LIMITS OF CONSTRUCTION
- APPROXIMATE LIMITS OF TEMPORARY SEEDING
- EROSION CONTROL BLANKET
- CW — INDICATES LOCATION OF CONCRETE WASHOUT
- PT — INDICATES LOCATION OF PORTABLE TOILETS
- SF — SILT FENCE

CAUTION

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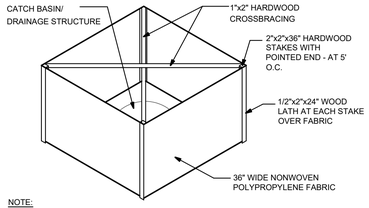
	REVISIONS PER TAC	09/04/20

EROSION CONTROL PLAN

G2.1

Drawing Path: P:\2019\400\2019-485\CAD\Civil\Active\6 - 2019-485_G2.1_Erosion Control Plan.dwg
Plotted By: asheller Time of Plot: 9/16/20 - 3:58pm Last Edited: 9/16/20 - 3:58pm

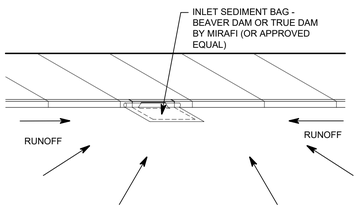


NOTE:
REFER TO SILT FENCE SECTION FOR EMBEDMENT DETAIL

MAINTENANCE:
1. INSPECT WEEKLY AND AFTER EACH STORM EVENT.
2. IF FABRIC IS TORN OR DETERIORATED, REPLACE SECTION IMMEDIATELY.
3. REMOVE SEDIMENT WHEN HEIGHT REACHES 1/3 OF THE HEIGHT OF THE FENCE OR IS CAUSING FABRIC TO BULGE.
4. TAKE CARE NOT TO UNDERMINE THE ENTRENCHED FABRIC.
5. AFTER DRAINAGE AREA IS STABILIZED, REMOVE FENCE AND SEDIMENT, BRINGING DISTURBED AREA TO GRADE AND STABILIZE IT.

SILT FENCE INLET PROTECTION - DETAIL K

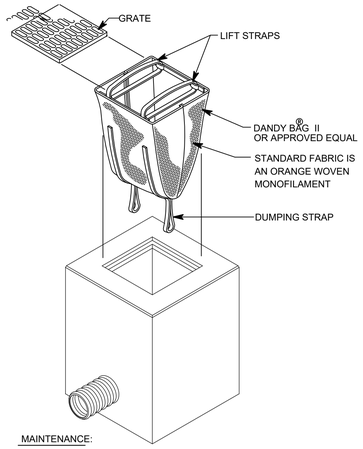
NO SCALE



MAINTENANCE:
1. INSPECT WEEKLY AND AFTER EACH STORM EVENT.
2. IF FABRIC IS TORN OR DETERIORATED, REPLACE IMMEDIATELY.
3. REMOVE SEDIMENT ON A REGULAR SCHEDULE
4. AFTER DRAINAGE AREA IS STABILIZED, REMOVE SEDIMENT BAG

CURB INLET SEDIMENT BAG - DETAIL G

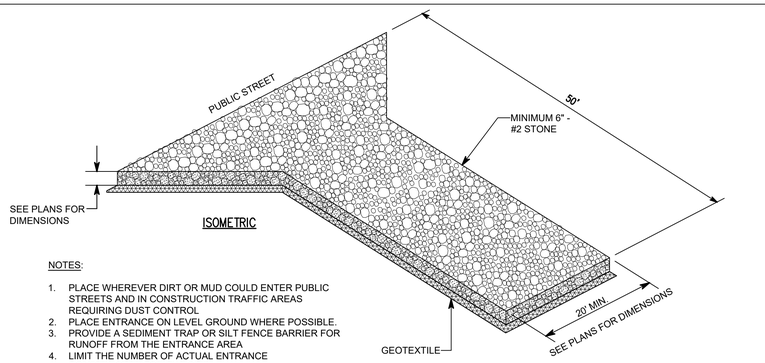
NO SCALE



MAINTENANCE:
1. INSPECT WEEKLY AND AFTER EACH STORM EVENT.
2. IF FABRIC IS TORN OR DETERIORATED, REPLACE IMMEDIATELY.
3. REMOVE SEDIMENT ON A REGULAR SCHEDULE
4. AFTER DRAINAGE AREA IS STABILIZED, REMOVE SEDIMENT BAG

INLET SEDIMENT BAG - DETAIL D

NO SCALE

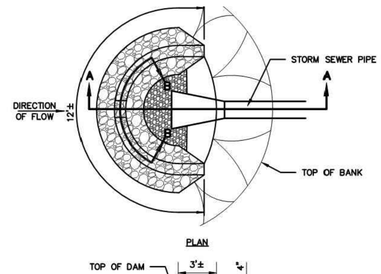


NOTES:
1. PLACE WHEREVER DIRT OR MUD COULD ENTER PUBLIC STREETS AND IN CONSTRUCTION TRAFFIC AREAS REQUIRING DUST CONTROL
2. PLACE ENTRANCE ON LEVEL GROUND WHERE POSSIBLE.
3. PROVIDE A SEDIMENT TRAP OR SILT FENCE BARRIER FOR RUNOFF FROM THE ENTRANCE AREA
4. LIMIT THE NUMBER OF ACTUAL ENTRANCE CONSTRUCTED FOR THE SITE

MAINTENANCE:
1. ENTRANCES REQUIRE PERIODIC TOP DRESSING OF STONE
2. PLACE NEW STONE IN SURFACE VOIDS
3. USE ENTRANCE IN CONJUCTION WITH STREET SWEEPING
4. REMOVE AGGREGATE AND SEPARATE SEDIMENT FOR DISPOSAL WHEN ENTRANCE BECOMES CLOGGED
5. REPAIR ANY PUBLIC ROAD PAVEMENT DAMAGE CAUSED BY CONTSTRUCTION TRAFFIC FROM THE SITE

CONSTRUCTION ENTRANCE - DETAIL A

NONE



RIPRAP AT END SECTION - DETAIL L

NO SCALE

MAINTENANCE
- INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE AND PROPERLY DISPOSE OF ANY UNSTABLE SEDIMENT AND CONSTRUCTION MATERIAL, AND RE-STABILIZE.

ROCK DONUT - DETAIL H

NO SCALE

SEASONAL SOIL PROTECTION CHART												
STABILIZATION PRACTICE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A		*		*			N		
DORMANT SEEDING	B									B		
TEMPORARY SEEDING			C		E		*		D			
SODDING			F	**			*					
MULCHING	G											

A = SEE SPECIFICATIONS FOR PERMANENT SEEDING REQUIREMENTS.

B = KENTUCKY BLUEGRASS 120 LBS/ACRE; CREEPING RED FESCUE 120 LBS/ACRE; PLUS 2 TONS STRAW MULCH/ACRE, OR ADD ANNUAL RYE GRASS 30 LBS/ACRE FERTILIZE AS RECOMMENDED BY SOIL TEST. IF TESTING IS NOT DONE, APPLY 400-600 LBS./ACRE OF 12-12-12 ANALYSIS, OR EQUIVALENT, FERTILIZER.

C = SPRING OATS 3 BUSHELS/ACRE. FERTILIZE AS RECOMMENDED BY SOIL TEST. IF TESTING IS NOT DONE, APPLY 400-600 LBS./ACRE OF 12-12-12 ANALYSIS, OR EQUIVALENT, FERTILIZER.

D = WHEAT OR RYE 2 BUSHELS/ACRE FERTILIZE AS RECOMMENDED BY SOIL TEST. IF TESTING IS NOT DONE, APPLY 400-600 LBS./ACRE OF 12-12-12 ANALYSIS, OR EQUIVALENT, FERTILIZER.

E = ANNUAL RYE GRASS 40 LBS/ACRE (1 LB/1000 SQ. FT.) FERTILIZE AS RECOMMENDED BY SOIL TEST. IF TESTING IS NOT DONE, APPLY 400-600 LBS./ACRE OF 12-12-12 ANALYSIS, OR EQUIVALENT, FERTILIZER.

F = SOD

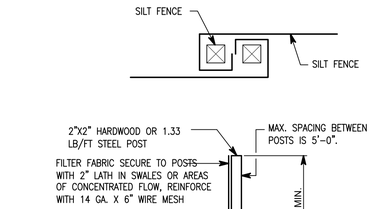
G = STRAW MULCH 2 TONS/ACRE

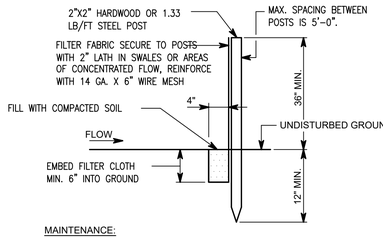
* /// * = IRRIGATION NEEDED DURING JUNE, JULY, AUGUST AND/OR SEPTEMBER

** = IRRIGATION NEEDED FOR 2 WEEKS AFTER SUPPLYING SOD

SEASONAL SOIL PROTECTION CHART

NONE

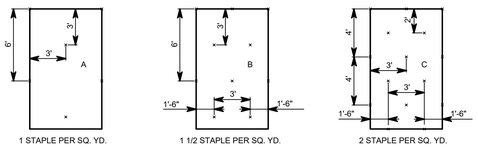




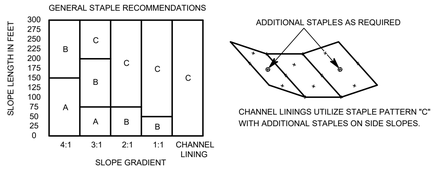
MAINTENANCE:
1. INSPECT WEEKLY AND AFTER EACH STORM EVENT.
2. IF FABRIC IS TORN OR DETERIORATED, REPLACE SECTION IMMEDIATELY.
3. REMOVE SEDIMENT WHEN HEIGHT REACHES 1/3 OF OF THE HEIGHT OF THE FENCE OR IS CAUSING FABRIC TO BULGE.
4. TAKE CARE NOT TO UNDERMINE THE ENTRENCHED FABRIC.
5. AFTER DRAINAGE AREA IS STABILIZED, REMOVE FENCE AND SEDIMENT, BRING DISTURBED AREA TO GRADE AND STABILIZE IT.

SILT FENCE - DETAIL B

NONE



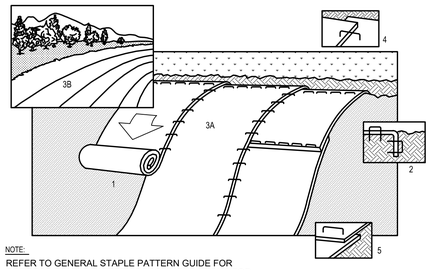
1 STAPLE PER SQ. YD. | 1 1/2 STAPLE PER SQ. YD. | 2 STAPLE PER SQ. YD.



NOTES:
1. STAPLE PATTERNS APPLY TO ALL NORTH AMERICAN GREEN EROSION BLANKETS.
2. STAPLE PATTERNS MAY VARY DEPENDING UPON SOIL TYPE AND AVERAGE ANNUAL RAINFALL.
3. AT SLOPE LENGTHS GREATER THAN 300 FEET OR WHERE DRAINAGE OVER LARGE AREAS IS DIRECTED ONTO BLANKETS, STAPLE PATTERN "C" SHALL BE UTILIZED.
4. CHANNEL LININGS REQUIRE A 2' (MIN.) OVERLAP AT LONGITUDINAL JOINTS AND SIDE SLOPES REQUIRE A 6" (MIN.) OVERLAP, WHERE OVERLAPS OCCUR, THE UPSTREAM BLANKET SHALL OVERLAP THE DOWNSTREAM.
5. IF OTHER THAN NORTH AMERICAN GREEN EROSION CONTROL BLANKETS ARE INSTALLED, FOLLOW THE INSTALLATION DIRECTIONS RECOMMENDED BY THAT MANUFACTURER.

EROSION CONTROL BLANKET STAPLE PATTERN - DETAIL M

NO SCALE

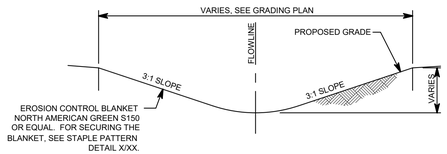


NOTE:
REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

EROSION CONTROL BLANKET SLOPE INSTALLATION - DETAIL J

NO SCALE

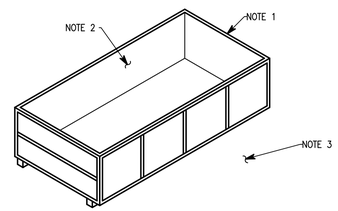


NOTES FOR INSTALLATION

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 5" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
5. FULL LENGTH OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED.
7. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP x 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

SWALE & DETENTION BASIN EROSION BLANKET - DETAIL F

NO SCALE



NOTES:
1. PROVIDE 10 YD. OR 15 YD. ROLL OFF DUMPSTER FOR STORAGE OF CONCRETE WASHOUT MATERIAL. SERVICE DUMPSTER WHEN APPROACHING 2/3 FULL USING CARE SO THAT GREY WATER IS NOT SPILLED OUT WHEN DUMPSTER IS MOVED.
2. PROVIDE LEAKPROOF (10 MIL MIN.) PLASTIC LINER.
3. LOCATE DUMPSTER IN DESIGNATED AND APPROVED LOCATION

CONCRETE WASHOUT - DETAIL C

NONE

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PROJECT MANAGER: BNH
DRAWN BY: DBS
PROJECT NUMBER: 219124.00 / 2019.485
PROJECT ISSUE DATE: 08/13/2020

REV. NO.:	DESCRIPTION	DATE

EROSION CONTROL DETAILS

G2.2

Drawing Path: P:\2019\400\2019-485\CAD\Civil\Active\7 - 2019-485_G2.2 - Erosion Control Details.dwg
Plotted By: dschnur Time of Plot: 8/18/20 - 1:43pm Last Edited: 8/12/20 - 11:40am

ASSESSMENT OF CONSTRUCTION PLAN ELEMENTS SECTION A

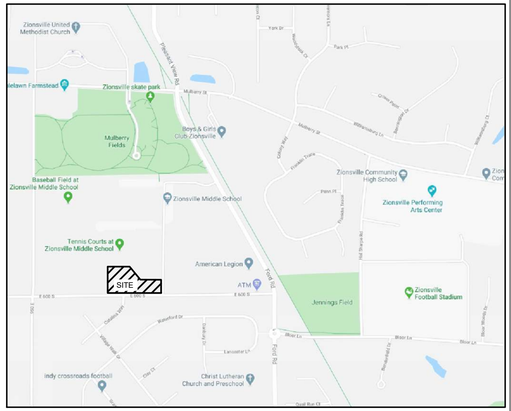
A2	**11 BY 17 INCH PLAT** REFER TO SITE PLAN
A3	**PROJECT NARRATIVE** THIS PROJECT INVOLVES THE CONSTRUCTION OF A NEW BUS PARKING FACILITY WITH PARKING LOT AND RELATED INFRASTRUCTURE.
A4	**VICINITY MAP** THE VICINITY MAP IS LOCATED ON THIS SHEET. LATITUDE N 39° 57' 30"; LONGITUDE W 86° 178' 05"
A5	**LEGAL DESCRIPTION** THE PROJECT PROPERTY IS LOCATED IN T18N, R2E, SECTION 34 IN EAGLE TOWNSHIP; BOONE COUNTY INDIANA. (SEE SURVEY SHEET FOR LEGAL DESCRIPTION)
A6	**LOCATION OF ALL LOTS AND PROPOSED SITE IMPROVEMENTS** THIS SITE WILL NOT BE SUBDIVIDED; THEREFORE, THERE ARE NO INDIVIDUAL LOTS ON THE PROPERTY. THE PROPOSED SITE IMPROVEMENTS ARE SHOWN ON THE PLANS.
A7	**HYDROLOGIC UNIT CODE** THE HYDROLOGIC UNIT CODE FOR THIS PROJECT IS: 05120201120050
A8	**STATE AND FEDERAL WATER QUALITY PERMITS** IDEM RULE 5 NOI IS REQUIRED
A9	**STORMWATER DISCHARGE** STORMWATER DISCHARGE WILL LEAVE THE SITE VIA NEW AND EXISTING STORM PIPING. THESE PIPES OUTLET INTO CROSS BRANCH AND EVENTUALLY OUTLET TO THE EAGLE CREEK RESERVOIR.
A10	**WETLANDS, LAKES AND WATER COURSES** THERE ARE NO WETLAND AREAS LOCATED WITHIN THE PROJECT SITE.
A11	**RECEIVING WATERS** THE RECEIVING WATER IS EAGLE CREEK LOCATED EAST OF THE PROJECT SITE.
A12	**POTENTIAL DISCHARGES TO GROUND WATER** STORM WATER FROM THE DEVELOPED AREA COULD POSSIBLY INTERACT WITH GROUND WATER SOURCES THROUGH NATURAL PERCOLATION PROCESS.
A13	**100 YR. FLOOD PLAINS, FLOODWAYS AND FLOODWAY FRINGES** THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD PLAIN.
A14	**PRE-CONSTRUCTION AND POST CONSTRUCTION PEAK DISCHARGE** Q PRE (10 YR.) = 3.96 cfs Q POST (10 YR.) = 3.36 cfs
A15	**ADJACENT LAND USE** WEST – RESIDENTIAL SOUTH – RESIDENTIAL EAST – RESIDENTIAL NORTH – INSTITUTIONAL
A16	**DISTURBED AREAS** DISTURBED AREAS ARE NOTED ON THE EROSION CONTROL PLAN. THE TOTAL OF DISTURBED AREA IS TO BE 2.66 ACRES.
A17	**EXISTING VEGETATIVE COVER** THE EXISTING SITE WAS PREVIOUSLY AN ATHLETIC FIELD AND CONSISTED OF MAINLY LAWN GRASS.
A18	**SOILS MAP AND SOIL DESCRIPTION** THE SOILS MAP AND SOIL DESCRIPTIONS CAN BE FOUND ON THIS SHEET.
A19	**PROPOSED STORMWATER SYSTEMS** THE PROPOSED STORMWATER SYSTEM INCLUDES STORM PIPING AND UNDERGROUND DETENTION FACILITY. SIZES AND DIMENSIONS ARE LOCATED ON THE SITE UTILITY AND GRADING PLANS.
A20	**OFF-SITE CONSTRUCTION ACTIVITIES** THERE ARE NO OFF-SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
A21	**SOIL STOCKPILES, BORROW/DISPOSAL AREAS** NO SOIL STOCKPILES WILL BE CREATED AS PART OF THIS PROJECT. ALL DEMOLITION MATERIALS WILL REMOVED FROM SITE AND DISPOSED OF AT AN APPROVED SITE.
A22	**EXISTING SITE TOPOGRAPHY** THE EXISTING SITE TOPOGRAPHY CAN BE FOUND ON THE SITE SURVEY.
A23	**PROPOSED SITE TOPOGRAPHY** THE PROPOSED SITE TOPOGRAPHY CAN BE FOUND ON THE GRADING PLANS AND EROSION CONTROL PLANS.

STORMWATER POLLUTION PREVENTION – DURING CONSTRUCTION SECTION B

B1	**POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION ACTVITIES** THERE IS A POTENTIAL FOR POLLUTANTS ASSOCIATED WITH CONSTRUCTION MACHINERY INCLUDING DIESEL FUEL, HYDRAULIC FLUID, ENGINE OILS AND LUBRICANTS, ANTIFREEZE AND OTHER PETROLEUM PRODUCTS. SOIL AND SEDIMENT DISTURBED DURING EARTHWORK ACTIVITIES COULD BE BECOME POLLUTANTS IF THE TRANSPORT OF THESE MATERIALS BY WIND AND/OR WATER IS NOT MEDIATED BY EROSION CONTROL MEASURES.
B2	**SEQUENCE OF STORMWATER QUALITY MEASURE IMPLEMENTATION** PRIOR TO MOBILIZING HEAVY EQUIPMENT, THE TEMPORARY STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED. IMMEDIATELY UPON MOBILIZING, THE CONTRACTOR SHALL POST THE NECESSARY PERMITS AND RULE 5 DOCUMENTATION. PRIOR TO STARTING EARTHWORK OPERATIONS OR ANY OTHER SOIL DISTURBING ACTIVITY, ALL THE SILT FENCE SHALL BE INSTALLED. ALONG WITH THE SILT FENCE INSTALLATION, ALL EXISTING INLETS SHALL BE PROTECTED AS INDICATED ON THE PLAN.TEMPORARY SEEDING, EROSION CONTROL BLANKET AND RIPRAP SHALL BE INSTALLED AS EARTHWORK IS IMPLEMENTED.
B3	**CONSTRUCTION ENTRANCE** THE CONSTRUCTION ENTRANCE SHALL BE LOCATED AT THE ENTRANCE TO THE PROJECT. THE PLANNED LOCATION CAN BE FOUND ON THE EROSION CONTROL PLAN.
B4	**SEDIMENT CONTROL MEASURES FOR SHEET FLOW** SILT FENCE SEDIMENT CONTROL MEASURES ARE SHOWN ON THE EROSION CONTROL PLANS. DETAILS CAN BE FOUND ON THE EROSION CONTROL PLAN.
B5	**SEDIMENT CONTROL MEASURES FOR CONCENTRATED FLOW** EROSION CONTROL BLANKET SERVES AS CONCENTRATED FLOW SEDIMENT CONTROL MEASURES. THESE MEASURES ARE SHOWN ON THE EROSION CONTROL PLANS. DETAILS CAN BE FOUND ON THE EROSION CONTROL DETAIL PLAN.
B6	**STORM SEWER INLET PROTECTION** STORMWATER INLET CONTROL MEASURES CONSISTING OF TEMPORARY SEDIMENT BAGS ARE SHOWN ON THE EROSION CONTROL PLANS. DETAILS CAN BE FOUND ON THE EROSION CONTROL PLAN.
B7	**RUNOFF CONTROL MEASURES** RUNOFF CONTROL MEASURES INCLUDE SILT FENCE WHICH IS SHOWN ON THE EROSION CONTROL PLANS. DETAILS CAN BE FOUND ON THE EROSION CONTROL PLAN.
B8	**STORMWATER OUTLET PROTECTION** STORM WATER OUTLETS ALL DISCHARGE DIRECTLY TO NEW STORM SEWER STRUCTURES. OUTLETS ARE SHOWN ON THE EROSION CONTROL PLANS.
B9	**GRADE STABILIZATION STRUCTURES** GRADE STABILIZATION MEASURES INCLUDE EROSION CONTROL BLANKETS WHICH ARE SHOWN ON THE EROSION CONTROL PLANS.
B10	**LOCATION, DIMENSION, SPECIFICATIONS AND DETAILS OF EACH STORMWATER QUALITY MEASURE** EACH STORMWATER QUALITY MEASURE IS SHOWN ON THE EROSION CONTROL PLANS. DETAILS CAN BE FOUND ON THE EROSION CONTROL PLAN.
B11	**TEMPORARY SURFACE STABILIZATION** TEMPORARY SURFACE STABILIZATION IS REQUIRED WHEN DISTURBED AREAS ARE EXPECTED TO REMAIN INACTIVE FOR A PERIOD EXCEEDING 15 DAYS. THESE AREAS ARE PLANNED FOR TEMPORARY SEEDING ACCORDING TO THE SEEDING TABLE PROVIDED ON THE EROSION CONTROL PLAN.
B12	**PERMANENT SURFACE STABILIZATION** ALL AREAS ARE PLANNED FOR PERMANENT SURFACE COVER INCLUDING PAVED AREAS, PAVED WALKS, OR VEGETATIVE COVER. WHEN SEASONAL VARIATIONS PREVENT THE INSTALLATION OF THESE SURFACE COVERS, THE CONTRACTOR SHALL INSTALL MULCHING OR EROSION CONTROL BLANKET OVER VULNERABLE DISTURBED AREAS.
B13	**MATERIAL HANDLING AND SPILL PREVENTION** SPILL PREVENTION SHALL BE ACCOMPLISHED BY UTILIZING SPILLGUARDS FOR EQUIPMENT FUELING AND SERVICING OPERATIONS. SPILLGUARDS SHALL BE 3'X3'X6" AND SHALL BE CONSTRUCTED OF A MATERIAL RESISTANT TO PETROLEUM PRODUCTS. ON-SITE FUEL STORAGE TANKS SHALL HAVE EMERGENCY STORAGE CAPACITY DIRECTLY BELOW THE TANK IN CASE OF RUPTURE. ANY HAZARDOUS MATERIAL SPILLAGE SHALL BE COLLECTED AND/OR CLEANED IMMEDIATELY BY A TRAINED INDIVIDUAL AND DISPOSED OF IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
B14	**MONITORING AND MAINTENANCE GUIDELINES** MONITORING AND MAINTENANCE GUIDELINES FOR EACH EROSION CONTROL BEST MANAGEMENT PRACTICE IS INCLUDED WITH THE DETAIL FOR THAT PRACTICE. EROSION CONTROL PRACTICE DETAILS ARE FOUND ON THE EROSION CONTROL PLAN. THE CONTRACTOR IS RESPONSIBLE FOR COMPLETING WEEKLY INSPECTION REPORTS FOR THE PURPOSE OF EVALUATING THE EFFECTIVENESS AND CONDITIONS OF THE INSTALLED PRACTICES. DAILY INSPECTIONS ARE REQUIRED DURING PERIODS OF RAINFALL EQUAL TO OR EXCEEDING 1/2".
B15	**EROSION AND SEDIMENT CONTROL MEASURES BUILDING LOTS** THERE ARE NO INDIVIDUAL BUILDING LOTS CREATED AS PART OF THIS PROJECT.

STORMWATER POLLUTION PREVENTION – POST CONSTRUCTION SECTON C

C1	**POTENTIAL POLLUTANTS ASSOCIATED WITH PROPOSED LAND USE** THE EXISTING AND FUTURE USE OF THE IMPROVED AREAS INVOLVES THE DRIVING AND PARKING OF PRIVATE VEHICLES ON ASPHALT PAVED SURFACES. CONTAMINANTS TYPICALLY FOUND IN PARKING AREAS AND ON ROADS INCLUDE THE FOLLOWING; 1. OIL & GREASE 2. ANTIFREEZE 3. BRAKE FLUID & BRAKE DUST 4. RUBBER FRAGMENTS 5. GASOLINE, DIESEL FUEL AND OTHER HYDROCARBONS 6. METALS FROM VEHICLES 7. GRIT AND SEDIMENT FROM WEARING OF THE ROAD SURFACE 8. MATERIAL FALLING OR WASHING OFF OF VEHICLES 9. TRASH AND OTHER BIOLOGICAL AGENTS CONTAINED IN THE TRASH
C2	**POST CONSTRUCTION STORMWATER QUALITY MEASURE IMPLEMENTATION** 1. THE UNDERGROUND DETENTION SYSTEM WILL REMAIN IN PLACE AS A PERMANENT FEATURE AFTER CONSTRUCTION IS COMPLETED. THE PURPOSE OF THIS MEASURE IS TO RESTRICT STORMWATER DISCHARGE AND PROVIDE A SEDIMENT REMOVAL FUNCTION. 2. BROOM CLEAN ALL PAVED AREAS PRIOR TO REMOVING INLET PROTECTION.
C3	**PROPOSED POST CONSTRUCTION STORMWATER QUALITY MEASURES** DETENTION SYSTEM DETENTION SYSTEM WILL TEMPORARILY HOLD, AND GRADUALLY RELEASE EXCESS STORMWATER FROM STORM EVENTS. DETENTION IS ACHIEVED THROUGH THE USE OF AN OUTLET STRUCTURE THAT REGULATES THE RATE OF STORMWATER OUTFLOW. THIS CONTROLLED RELEASE WILL THEN PASS INTO AND THROUGH THE OVERALL MASTERPLANNED DETENTION SYSTEM FOR THE MIDDLE SCHOOL PROPERTY. ISOLATOR ROW STORMWATER WILL INITIALLY BE DIRECTED INTO A ROW OF UNDERGROUND CHAMBERS WRAPPED WITH A FILTER FABRIC. WEIRS WILL INSURE THAT THE WATER QUALITY RAINFALL EVENT WILL BE ENTIRELY DIRECTED TO THE ISOLATOR ROW BEFORE ENTERING INTO THE REMAINDER OF THE SYSTEM GOOD HOUSE KEEPING MEASURES GOOD HOUSEKEEPING MEASURES SUCH AS REGULAR STREET SWEEPING, INSTALLATION OF TRASH RECEPTACLES, AND REDUCTION IN FERTILZER OVERSPRAY CAN BE INCORPORATED BY THE OWNER AND/OR OCCUPANT.
C4	**LOCATION, DIMENSION, SPECIFICATIONS AND DETAILS OF EACH STORMWATER QUALITY MEASURE** THE FOLLOWING ITEMS ARE STORMWATER QUALITY MEASURES THAT WILL BE INSTALLED DURING CONSTRUCTION. THESE ITEMS WILL REMAIN IN PLACE AFTER CONSTRUCTION IS COMPLETED AND ARE CONSIDERED TO SERVE AS INCIDENTAL FUNCTION AS POST-CONSTRUCTION STORMWATER QUALITY BMPs. **DETENTION SYSTEM** THE DETENTION SYSTEM IS LOCATED AT THE SOUTH END OF THE PROJECT SITE. **SEDIMENT SUMP** A SEDIMENT SUMP IS PROVIDED AT STORM STRUCTURES.
C5	**MAINTENANCE GUIDELINES OF POST CONSTRUCTION STORMWATER QUALITY MEASURES** MAINTENANCE REQUIREMENTS FOR THE STORMWATER QUALITY MEASURES WHICH WILL REMAIN IN PLACE AFTER CONSTRUCTION IS COMPLETE, ARE DESCRIBED BELOW. REFER TO THE BMP OPERATIONS AND MAINTENANCE MANUAL FOR MORE DETAILED MAINTENANCE REQUIREMENTS. **DETENTION SYSTEM** INSPECT PERIODICALLY AS NEEDED AFTER EACH MAJOR RAINFALL EVENT OR AT LEAST EVERY SIX MONTHS. ANY TRASH OR DEBRIS ACCUMULATED WITHIN THE SYSTEM SHOULD BE REMOVED IMMEDIATELY. THE ISOLATOR ROW WILL REQUIRED PERIODIC INSPECTION AND CLEANING WITH A WATER JET EQUIPPED VAC TRUCK. SEDIMENT AND TRASH DEBRIS SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH ALL APPLICABLE LAWS. **SEDIMENT SUMP** FREQUENT INSPECTION AND CLEANING IS CRITICAL FOR PREVENTING/REDUCING SEDIMENT FROM ENTERING THE UNDERGROUND DETENTION SYSTEM. RECOMMEND INSPECTING AFTER EACH MAJOR RAINFALL EVENT.



LOCATION MAP

CONSTRUCTION SOLID WASTE MANAGEMENT

1. PROVIDE CONTINUOUS SITE MONITORING AND CLEANUP. COLLECT TRASH ON A DAILY BASIS. PROVIDE AS MANY WASTE BINS AS NEEDED TO KEEP SITE CLEAN OF LITTER AND WASTE. DURING EXTENDED PERIODS OF RAINFALL, WASTE BINS MUST BE COVERED.
2. LOOSE MATERIALS RESULTING FROM THE CONSTRUCTION AND DEMOLITION SHALL BE PROMPTLY REMOVED FROM THE SITE BY THE CONTRACTOR. WHEN NECESSARY TO STORE CONSTRUCTION AND DEMOLITION DEBRIS ONSITE, THE MATERIALS SHALL BE CONCEALED IN COVERED DUMPSTERS OR STOCKPILED AND COVERED. LOCATE STOCK PILES SUFFICIENTLY FAR AWAY FROM DRAINAGE INLETS (50 FT MINIMUM SEPARATION).
3. SEGREGATE AND RECYCLE WASTE MATERIALS WHEN APPROPRIATE.
4. ARRANGE FOR REGULAR WASTE COLLECTION BY LICENSED TRASH HAULER.
5. PROVIDE SECONDARY CONTAINMENT FOR HAZARDOUS MATERIAL CONTAINERS.
6. COMPLY WITH ALL STATE AND LOCAL SOLID WASTE DISPOSAL AND NUISANCE REQUIREMENTS.
7. TRAIN EMPLOYEES AND SUBCONTRACTORS TO USE PROPER SOLID WASTE MANAGEMENT PRACTICES.

SANITARY WASTE MANAGEMENT

1. DO NOT PLACE TEMPORARY FACILITIES (PORT-O-LETS) ON PAVED AREAS. LOCATE TEMPORARY FACILITIES AT LEAST 50 FEET FROM STORM DRAINAGE INLETS.
2. UNTREATED RAW WASTEWATER MAY NOT BE DISCHARGED TO LAND, THE STORM DRAIN SYSTEM OR TO SURFACE WATER BODIES.
3. SANITARY/SEPTIC FACILITIES SHOULD BE MAINTAINED IN GOOD WORKING ORDER BY A LICENSED SERVICE PROVIDER.
4. ARRANGE REGULAR WASTE COLLECTION BY A LICENSED HAULER.

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NOT FOR CONSTRUCTION

PROJECT MANAGER: BNH
DRAWN BY: DBS
PROJECT NUMBER: 219124.00 / 2019.485
PROJECT ISSUE DATE: 08/13/2020

REV. NO.△	DESCRIPTION	DATE

STORMWATER POLLUTION PREVENTION PLAN

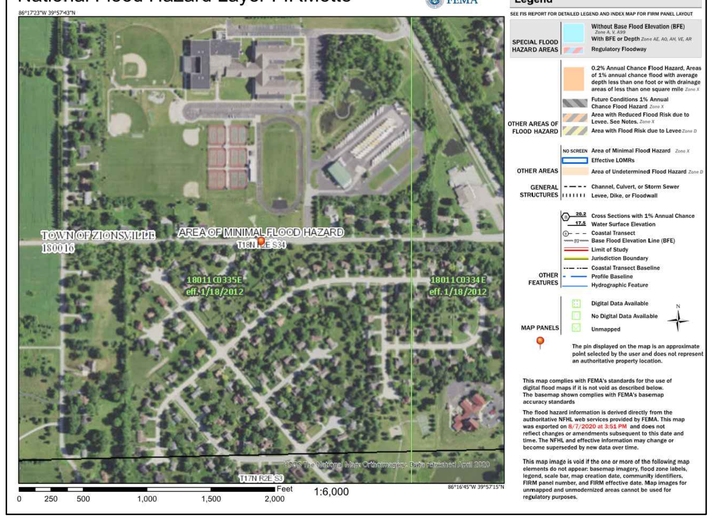
G2.3

811
Know what's **below.**
Call before you dig.
Call 811 or 1-800-382-5544 Before You Begin Any Digging Project.
Call 48 hours or 2 working days before you dig.
It's Fast, It's Easy and It's the Law in the state of Indiana.

CAUTION

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

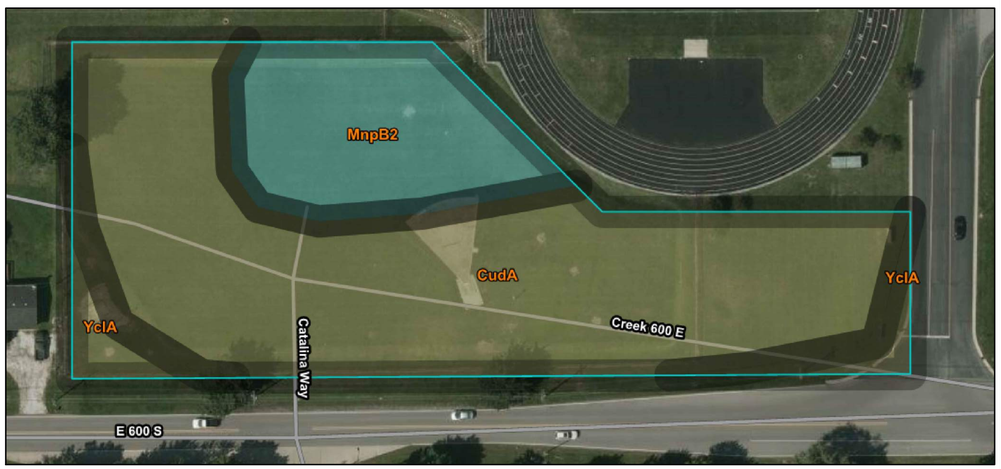
National Flood Hazard Layer FIRMette



FIRM

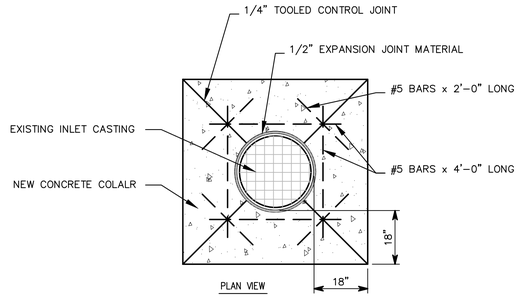
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CudA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	C/D	1.6	71.7%
MnpB2	Miami silt loam, 2 to 6 percent slopes, eroded	C	0.5	21.7%
YclA	Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes	C/D	0.1	6.6%
Totals for Area of Interest			**2.2**	**100.0%**

SOILS TYPES



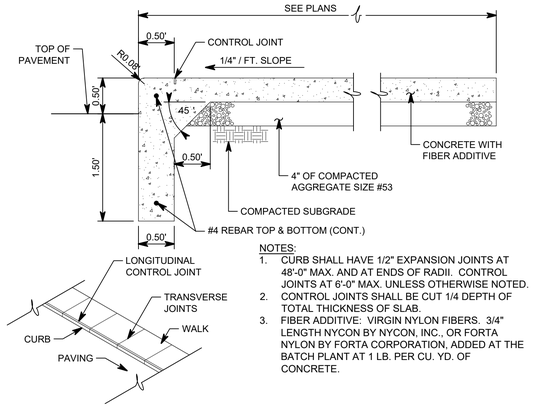
SOILS MAP

Drawing Path: P:\2019\400\2019-485\CAD\Civil\Active\8 - 2019-485_G2.3 - Stormwater Pollution Prevention Plan.dwg
Plotted By: dschnur Time of Plot: 8/18/20 - 1:43pm Last Edited: 8/17/20 - 10:07am



CONCRETE STORM INLET COLLAR - DETAIL J

NONE

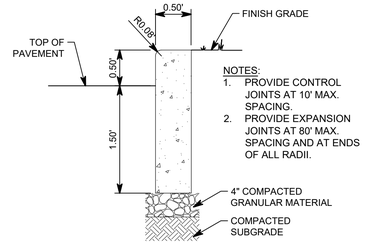


NOTES:

1. CURB SHALL HAVE 1/2" EXPANSION JOINTS AT 48'-0" MAX. AND AT ENDS OF RADII. CONTROL JOINTS AT 6'-0" MAX. UNLESS OTHERWISE NOTED.
2. CONTROL JOINTS SHALL BE CUT 1/4 DEPTH OF TOTAL THICKNESS OF SLAB.
3. FIBER ADDITIVE: VIRGIN NYLON FIBERS. 3/4" LENGTH NYCON BY NYCON, INC., OR FORTA NYLON BY FORTA CORPORATION, ADDED AT THE BATCH PLANT AT 1 LB. PER CU. YD. OF CONCRETE.

MONOLITHIC CURB AND WALK - DETAIL E

1" □ 1'-0" (18" CURB)

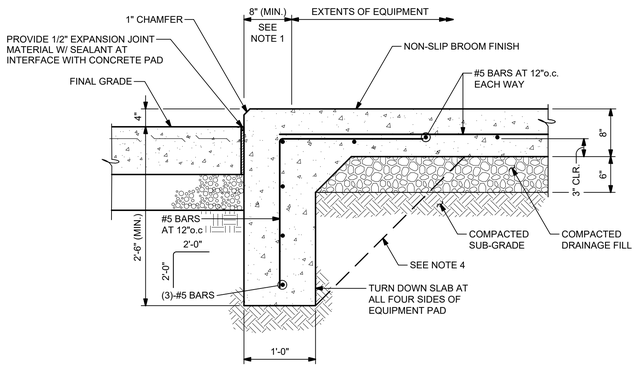


NOTES:

1. PROVIDE CONTROL JOINTS AT 10' MAX. SPACING.
2. PROVIDE EXPANSION JOINTS AT 80' MAX. SPACING AND AT ENDS OF ALL RADII.

STRAIGHT CURB - DETAIL F

1" □ 1'-0"

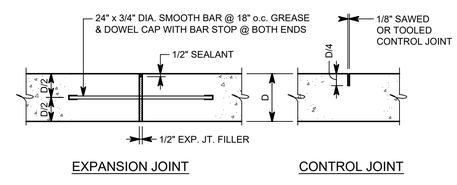


NOTES:

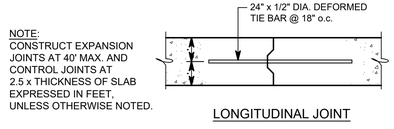
1. COORDINATE EQUIPMENT PAD SIZE WITH SUPPORTED EQUIPMENT. EXTEND PAD AT MAINTENANCE ACCESS PANELS AND WHERE PIPING, CONDUIT, DUCTWORK, OR PANELS MAY NEED TO BE SUPPORTED.
2. COORDINATE LOCATION OF AND INSTALL ANY UNDERGROUND UTILITIES CONNECTING TO THE BOTTOM OF SUPPORTED EQUIPMENT PRIOR TO POURING CONCRETE.
3. ANCHOR EQUIPMENT TO PAD IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S INSTRUCTIONS.
4. TURN DOWN SLAB EDGE MAY BE BANK POURED. ADJUST SLOPE TO MATCH EXISTING SOIL CONDITIONS.

TYPICAL EXTERIOR EQUIPMENT PAD - DETAIL K

1" □ 1'-0"



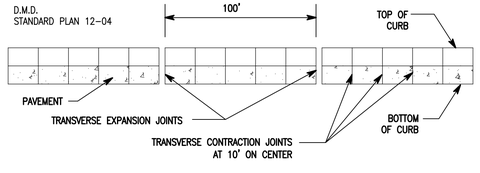
EXPANSION JOINT CONTROL JOINT



LONGITUDINAL JOINT

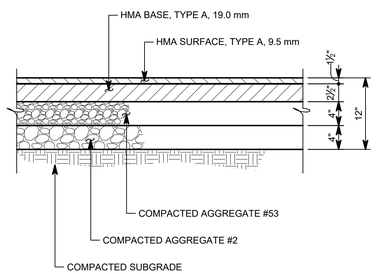
CONCRETE JOINTS - DETAIL G

1" □ 1'-0"



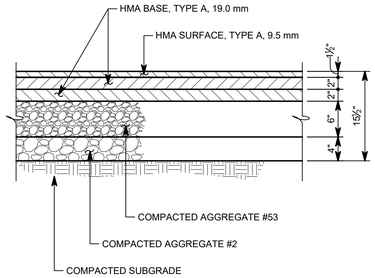
CURB JOINT - DETAIL H

NO SCALE



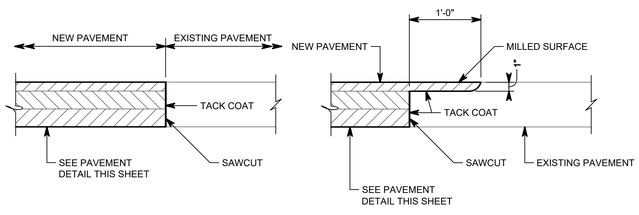
STANDARD DUTY H.A.C. PAVEMENT - DETAIL A

1" □ 1'-0"



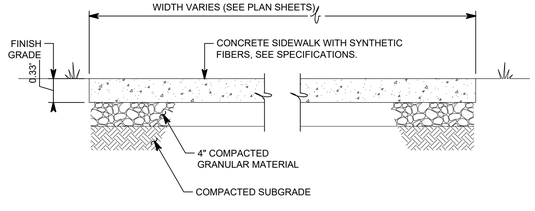
HEAVY DUTY H.A.C. PAVEMENT - DETAIL B

1" □ 1'-0"



PAVEMENT INTERFACE - DETAIL C

1" □ 1'-0"



NOTES:

1. CONTROL JOINTS, EXPANSION JOINTS AND EDGES OF SIDEWALK SHALL BE HAND-TOOLED AFTER EACH FINISHING OPERATION.
2. PROVIDE EXPANSION JOINT AT INTERSECTION WITH ANOTHER SIDEWALK, BETWEEN WALKS AND BUILDINGS AND AT SUCH OTHER POINTS AS INDICATED ON THE DRAWINGS.
3. SIDEWALK SHALL HAVE 1/2" EXP. JTS. @ 48' MAX. & CONTROL JOINTS @ 6' MAX.

CONCRETE SIDEWALK WITH FIBER - DETAIL D

1" □ 1'-0"

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NOT FOR CONSTRUCTION

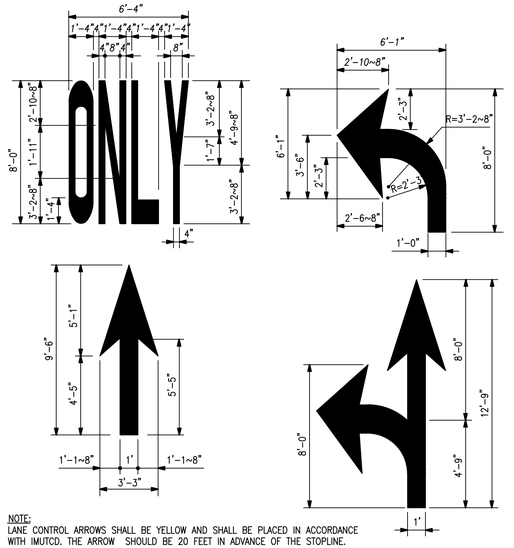
PROJECT MANAGER: BNH
DRAWN BY: DBS
PROJECT NUMBER: 219124.00 / 2019.485
PROJECT ISSUE DATE: 08/13/2020

REV. NO.	DESCRIPTION	DATE

SITE DETAILS

G3.0

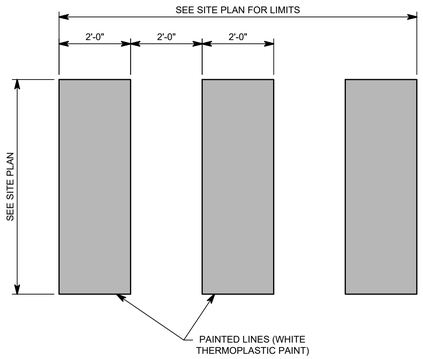
Drawing Path: P:\2019\400\2019-485\CAD\Civil\Active\9 - 2019-485_G3.0 and G3.1_Site Details.dwg
Plotted By: dschnur Time of Plot: 8/18/20 - 1:43pm Last Edited: 8/12/20 - 11:40am



NOTE:
LANE CONTROL ARROWS SHALL BE YELLOW AND SHALL BE PLACED IN ACCORDANCE WITH IMUTCD. THE ARROW SHOULD BE 20 FEET IN ADVANCE OF THE STOPLINE. THE WORD "ONLY" SHOULD BE LOCATED IN ADVANCE OF THE PAVEMENT ARROW.

TRAFFIC MARKINGS - DETAIL H

NO SCALE

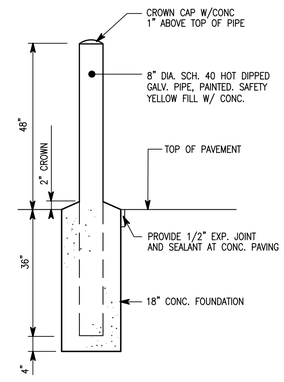


CROSSWALK STRIPE - DETAIL D

NOTE:
SIGN IS TO BE MOUNTED ON 3 LB/FT. GALV. U-POST PAINTED GREEN PER INDOT AND INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS

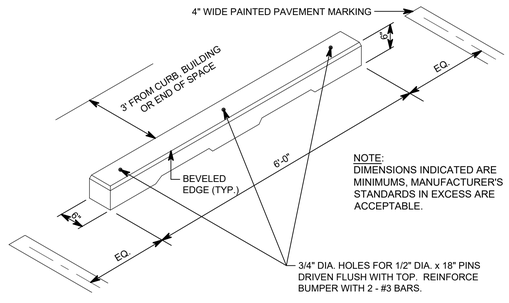
STOP SIGN (24"x24") - DETAIL E

NO SCALE



8" BARRIER POST - DETAIL J

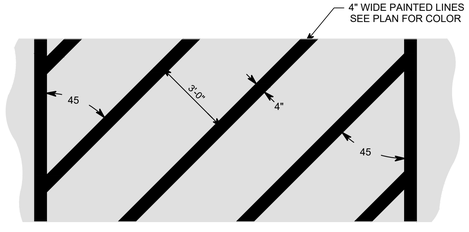
NO SCALE



NOTE:
DIMENSIONS INDICATED ARE MINIMUMS, MANUFACTURER'S STANDARDS IN EXCESS ARE ACCEPTABLE.

PARKING BUMPER - DETAIL F

NO SCALE



PAINTED PARKING ISLANDS - DETAIL G

NO SCALE

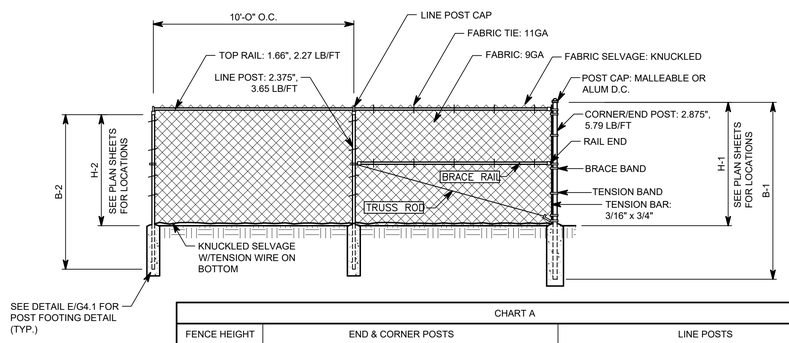
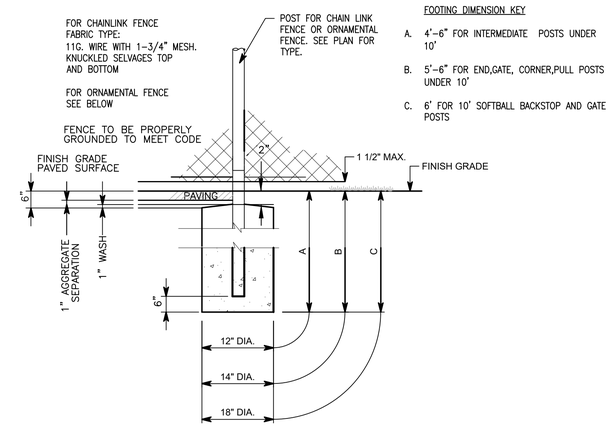


CHART A						
FENCE HEIGHT	END & CORNER POSTS			LINE POSTS		
NOMINAL HEIGHT	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GRADE	POST SIZE o.d. x wall thickness (min.)	B-2 BAR LENGTH	H-2 HEIGHT ABOVE GRADE	POST SIZE o.d. x wall thickness (min.)
4'-0"	8'-0"	4'-0 5/8"	2 3/8" x 0.154	6'-8"	3'-8 7/8"	2 3/8" x 0.154
6'-0"	10'-0"	6'-0 5/8"	2 3/8" x 0.154	8'-8"	5'-8 7/8"	2 3/8" x 0.154

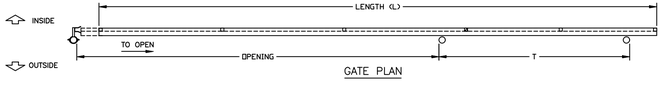
BLACK VINYL LINK FENCE - DETAIL A

NONE

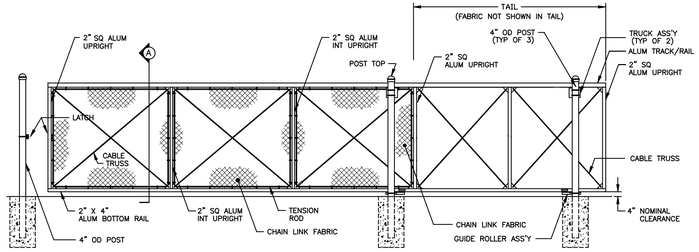


FENCE POST FOOTING - DETAIL B

NONE



GATE PLAN



NOMINAL HEIGHT	OPENING WIDTH
7'-0"	16'-0"
8'-0"	30'-0"

NOTES:
1. FOOTING WIDTH TO BE 4X POST WIDTH. MINIMUM DEPTH TO BE 36".
2. CHAIN LINK FABRIC TO BE BLACK AND VINYL COATED TO MATCH FENCE FABRIC.
3. RAILING, TRUSS, ECT TO MATCH FENCE FABRIC.

CANTILEVERED SLIDE GATE - DETAIL C

NONE

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ZIONSVILLE SCHOOLS TRANSPORTATION CENTER ANNEX

9770 EAST CR 600 SOUTH
Zionsville, IN 46077

ZIONSVILLE COMMUNITY SCHOOLS

ARCHITECT

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CIVIL ENGINEER

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3901 W 86th Street, Suite 200
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Phone: 317-334-1500
www.tlf-engineers.com

NOT FOR CONSTRUCTION

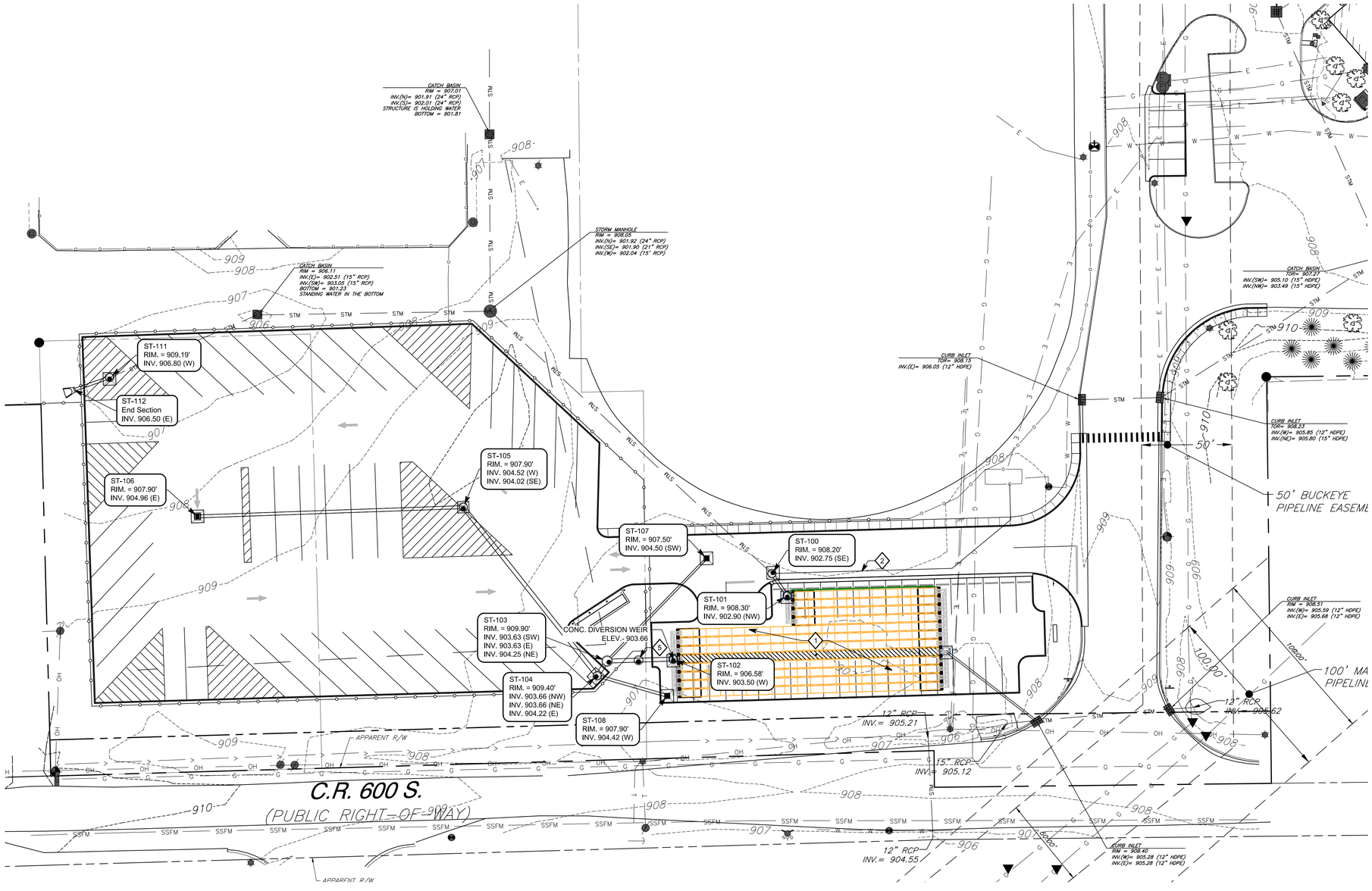
PROJECT MANAGER: BNH
DRAWN BY: DBS
PROJECT NUMBER: 219124.00 / 2019.485
PROJECT ISSUE DATE: 08/13/2020

REV. NO.	DESCRIPTION	DATE

SITE DETAILS

G3.1

Drawing Path: P:\2019\400\2019-485\CAD\Civil\Active\9 - 2019-485_G3.0 and G3.1_Site Details.dwg
Plotted By: dschnur Time of Plot: 8/18/20 - 1:44pm Last Edited: 8/12/20 - 11:40am



GENERAL NOTES

1. SEE DRAWING GD0.1 FOR GENERAL NOTES AND ADDITIONAL LEGEND.
2. TOPOGRAPHIC CONDITIONS AND EXISTING UTILITIES SHOWN WERE PROVIDED BY THE SURVEYOR. THE ENGINEER MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE PROJECT AREA INCLUDING UNDERGROUND UTILITY CONDITIONS, LOCATION AND DEPTH PRIOR TO ANY OTHER SITE CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER.

UTILITY KEYNOTES

1. PROPOSED UNDERGROUND DETENTION
2. PROPOSED 10" PVC SUMP DISCHARGE FROM EXIST WATER CONTROL EQUIPMENT
3. PROPOSED DATA LINES TO TRANSPORTATION CENTER BLDG.
4. PROPOSED UNDERGROUND ELECTRIC
5. PROPOSED MECHANICAL BMP STRUCTURE

UTILITY LEGEND

- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- PROPOSED TECHNOLOGY/COMM LINE
- EXISTING SANITARY FORCE MAIN
- EXISTING GAS LINE
- EXISTING STORM SEWER
- EXISTING WATER LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING FIBER OPTIC CABLE LINE
- EXISTING ELECTRICAL LINE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED LIGHT POLE (SEE SITE ELECTRICAL PLAN E2.01)

STORM STRUCTURE TABLE

STR. NO.	STRUCTURE	CASTING TYPE	RIM	INCOMING PIPE DATA (DIRECTION) □FROM STR□	OUTGOING PIPE DATA (DIRECTION) □TO STR□	OUTGOING PIPE L.F.	OUTGOING PIPE SIZE	OUTGOING GRADE	CONNECT TO STR.	REMARKS
100	Type "C" Manhole / R-1772	R-1772	908.20	15" HDPE Pipe 902.75 (SE) □101□						-
101	Type "C" Manhole / R-1772	R-1772	908.30		15" HDPE Pipe 902.90 (NW) □100□	15'	16"	1.00%	100	-
102	Type "C" Manhole / R-1772	R-1772	906.58	24" HDPE Pipe 903.50 (W) □103□						-
103	Type "J" Manhole / R-1772	R-1772	909.90	24" HDPE Pipe 903.63 (SW) □104□ 12" HDPE Pipe 904.25 (NE) □107□	24" HDPE Pipe 903.63 (E) □102□	37'	24"	0.35%	102	-
104	Type "C" Manhole / R-1772	R-1772	909.40	24" HDPE Pipe 903.66 (NW) □105□ 15" HDPE Pipe 904.22 (E) □108□	24" HDPE Pipe 903.66 (NE) □103□	10'	24"	0.31%	103	-
105	Type "C" Manhole / R-3405	R-3405	907.90	18" HDPE Pipe 904.52 (W) □106□	24" HDPE Pipe 904.02 (SE) □104□	119'	24"	0.30%	104	-
106	Inlet Type "M" / R-3455-C	R-3455-C	907.90		18" HDPE Pipe 904.96 (E) □105□	147'	18"	0.30%	105	-
107	Inlet Type "A" / R-3405	R-3405	907.50		12" HDPE Pipe 904.50 (SW) □103□	79'	12"	0.32%	103	-
108	Inlet Type "A" / R-3405	R-3405	907.90		15" HDPE Pipe 904.42 (W) □104□	40'	16"	0.50%	104	-
111	Type "C" Manhole / R-1772	R-1772	909.19		15" HDPE Pipe 906.80 (W) □112□	21'	16"	1.44%	112	-
112	15" Flared End Section		907.98	15" HDPE Pipe 906.50 (E) □111□						

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CAUTION

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

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ZIONSVILLE SCHOOLS TRANSPORTATION CENTER ANNEX

9770 EAST CR 600 SOUTH
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3901 W 86th Street, Suite 200
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www.tlf-engineers.com

NOT FOR CONSTRUCTION

PROJECT MANAGER: BNH
DRAWN BY: DBS
PROJECT NUMBER: 219124.00 / 2019.485
PROJECT ISSUE DATE: 08/13/2020

REV. NO.	DESCRIPTION	DATE
	REVISIONS PER TAC	09/04/20

SITE UTILITY PLAN

SU1.0

Drawing Path: P:\2019\400\2019-485\CAD\Civil\Active\10 - 2019-485_SU1.0_Site Utility Plan.dwg
Plotted By: dschnur Time of Plot: 9/16/20 - 3:42pm Last Edited: 9/11/20 - 11:54am

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PROJECT MANAGER: BNH
DRAWN BY: DBS
PROJECT NUMBER: 219124.00 / 2019.485
PROJECT ISSUE DATE: 08/13/2020

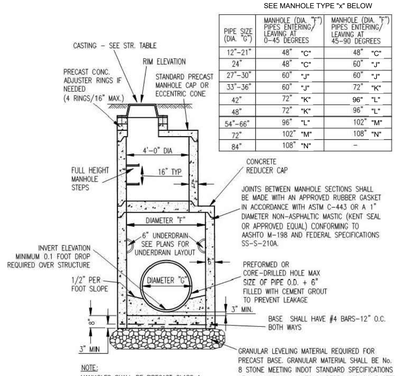
REV. NO.	DESCRIPTION	DATE

SITE UTILITY DETAILS

SU1.1

STRUCTURE SIZING CHART

INSIDE DIMENSIONS	INLET TYPE	COMMENTS
24" X 24"	"A"	18" MAX. STRAIGHT CONNECT 15" MAX. SKEW/CORNER
24" X 36"	"M"	18" MAX. SHORT WALL STRAIGHT CONNECT 27" MAX. LONG WALL STRAIGHT CONNECT 15" MAX. SHORT WALL/SKEW, CORNER 18" MAX. LONG WALL/SKEW, CORNER
30" X 30"	"F"	24" MAX. STRAIGHT CONNECT 15" MAX. SKEW/CORNER



PIPE SIZE (DIA. "D")	MANHOLE (DIA. "F") PIPES ENTERING/ LEAVING AT 0-45 DEGREES	MANHOLE (DIA. "F") PIPES ENTERING/ LEAVING AT 45-90 DEGREES
12"-21"	48" "C"	48" "C"
24"	48" "C"	60" "J"
27"-30"	60" "J"	60" "J"
33"-36"	60" "J"	72" "K"
42"	72" "K"	96" "L"
48"	72" "K"	96" "L"
54"-66"	96" "L"	102" "M"
72"	102" "M"	108" "N"
84"	108" "N"	-

NOTE: ALL STRUCTURE JOINTS SHALL BE SLICKED WITH NON-SHRINK GROUT.

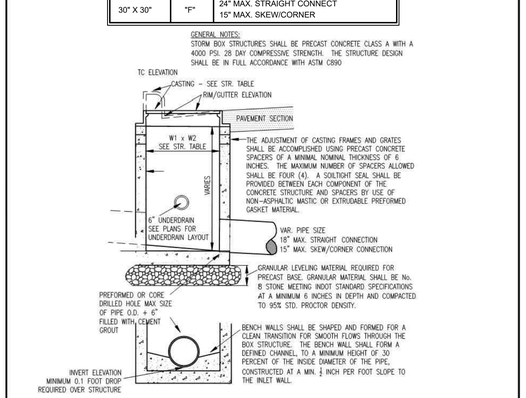
NOT TO SCALE

ZIONSVILLE FOR ALL THE RIGHT REASONS

STANDARD PRECAST MANHOLE
TOWN OF ZIONSVILLE, INDIANA
STANDARD DETAIL

PREPARED BY: BLN BEAM-LONGEST-NEFF
FIGURE NO. ST-1

ST-01.dwg Tuesday, November 08, 2016 10:53:41 AM



GENERAL NOTES:
STORM BOX STRUCTURES SHALL BE PRECAST CONCRETE CLASS A WITH A 4000 PSI, 28 DAY COMPRESSIVE STRENGTH. THE STRUCTURE DESIGN SHALL BE IN FULL ACCORDANCE WITH ASTM C890

THE ADJUSTMENT OF CASTING FRAMES AND GRATES SHALL BE ACCOMPLISHED USING PRECAST CONCRETE SPACERS OF A MINIMAL NOMINAL THICKNESS OF 6 INCHES. THE MAXIMUM NUMBER OF SPACERS ALLOWED SHALL BE FOUR (4). A SOILTIGHT SEAL SHALL BE PROVIDED BETWEEN EACH COMPONENT OF THE CONCRETE STRUCTURE AND SPACERS BY USE OF NON-ASPHALTIC MASTIC OR EXTRUDABLE PREFORMED GASKET MATERIAL.

NOT TO SCALE

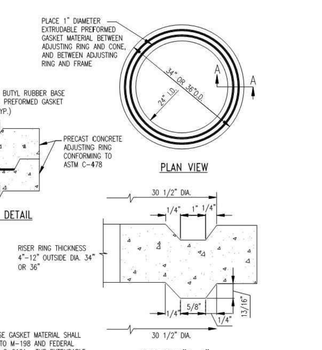
NOTE: ALL STRUCTURE JOINTS SHALL BE SLICKED WITH NON-SHRINK GROUT.

ZIONSVILLE FOR ALL THE RIGHT REASONS

STORM BOX STRUCTURE
TOWN OF ZIONSVILLE, INDIANA
STANDARD DETAIL

PREPARED BY: BLN BEAM-LONGEST-NEFF
FIGURE NO. ST-2

ST-02.dwg Tuesday, November 08, 2016 1:47:43 PM



GENERAL NOTES:
BUTYL RUBBER BASE GASKET MATERIAL SHALL CONFORM TO AASHTO M-198 AND FEDERAL SPECIFICATIONS SS-S-210A. THE EXTRUDABLE PREFORMED GASKET SHALL BE USED BETWEEN THE ADJUSTING RING AND CONE, AND BETWEEN THE ADJUSTING RING AND CASTING. THE GASKET MATERIAL SHALL BE AS MANUFACTURED BY HAMILTON KENT-SEAL OR APPROVED EQUAL

FOR RECTANGULAR/BOX STRUCTURES:
PRECAST CONCRETE SPACERS OF A MINIMAL NOMINAL THICKNESS OF 6 INCHES. THE MAXIMUM NUMBER OF SPACERS ALLOWED SHALL BE FOUR (4). A SOILTIGHT SEAL SHALL BE PROVIDED BETWEEN EACH COMPONENT OF THE CONCRETE STRUCTURE AND SPACERS BY USE OF NON-ASPHALTIC MASTIC OR EXTRUDABLE PREFORMED GASKET MATERIAL.

NOT TO SCALE

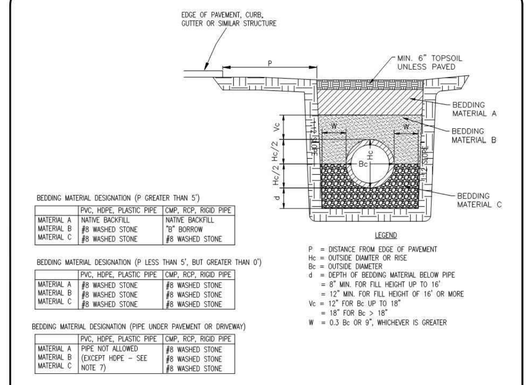
NOTE: ALL JOINTS SHALL BE SLICKED WITH NON-SHRINK GROUT.

ZIONSVILLE FOR ALL THE RIGHT REASONS

SPACER RINGS/RISER RINGS
TOWN OF ZIONSVILLE, INDIANA
STANDARD DETAIL

PREPARED BY: BLN BEAM-LONGEST-NEFF
FIGURE NO. ST-3

ST-03.dwg Tuesday, November 08, 2016 10:54:58 AM



BEDDING MATERIAL DESIGNATION (P GREATER THAN 5')

	PVC, HDPE, PLASTIC PIPE	CMP, RCP, RIGID PIPE
MATERIAL A	NATIVE BACKFILL	NATIVE BACKFILL
MATERIAL B	#8 WASHED STONE	"B" BORROW
MATERIAL C	#8 WASHED STONE	#8 WASHED STONE

BEDDING MATERIAL DESIGNATION (P LESS THAN 5', BUT GREATER THAN 0')

	PVC, HDPE, PLASTIC PIPE	CMP, RCP, RIGID PIPE
MATERIAL A	#8 WASHED STONE	#8 WASHED STONE
MATERIAL B	#8 WASHED STONE	#8 WASHED STONE
MATERIAL C	#8 WASHED STONE	#8 WASHED STONE

BEDDING MATERIAL DESIGNATION (PIPE UNDER PAVEMENT OR DRIVEWAY)

	PVC, HDPE, PLASTIC PIPE	CMP, RCP, RIGID PIPE
MATERIAL A	PIPE NOT ALLOWED	#8 WASHED STONE
MATERIAL B	(EXCEPT HDPE - SEE	#8 WASHED STONE
MATERIAL C	NOTE 7)	#8 WASHED STONE

NOTES:
1. INDOT TYPE 1 PIPE REQUIRED FOR STORM SEWERS/CULVERTS UNDER PAVEMENT
2. INDOT TYPE 2 PIPE REQUIRED FOR STORM SEWERS/CULVERTS OUTSIDE OF PAVEMENT.
3. ALL BEDDING SHALL BE INSTALLED IN 6" TO 12" BALANCED LIFTS
4. FOR BACKFILL PURPOSES, PAVED SHOULDERS, CURBS, GUTTERS, AND SIDEWALKS ARE CONSIDERED PAVEMENT.
5. FLOWABLE BACKFILL SHALL BE ENCASED BY A MINIMUM OF 2 FEET OF COMPACTED EARTH BACKFILL
6. PLASTIC PIPES FABRICATED ON HYDROSTATIC DESIGN BASES RATED RESINS CONSIDERED RIGID FOR BACKFILL PURPOSES
7. ZIONSVILLE ALLOWS HDPE PIPE UNDER PAVEMENT AS LONG AS IT IS A MANDREL TESTED TO 7.5%

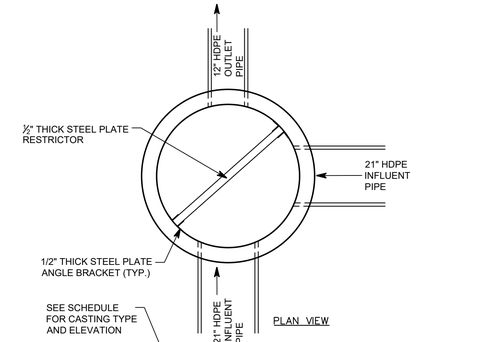
NOT TO SCALE

ZIONSVILLE FOR ALL THE RIGHT REASONS

BEDDING AND BACKFILL SECTION
TOWN OF ZIONSVILLE, INDIANA
STANDARD DETAIL

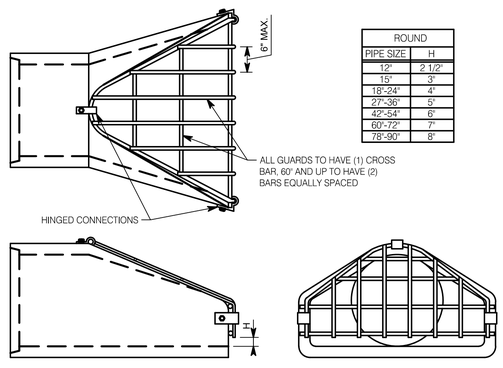
PREPARED BY: BLN BEAM-LONGEST-NEFF
FIGURE NO. ST-8

ST-08.dwg Wednesday, October 26, 2016 8:53:14 AM



OUTLET CONTROL STRUCTURE - DETAIL E

NOT TO SCALE



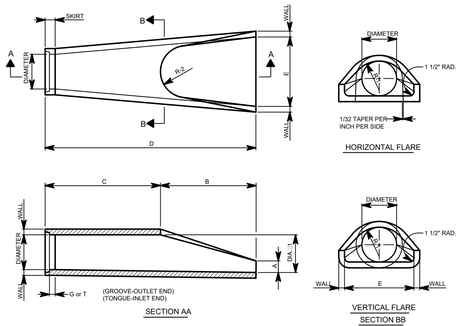
ROUND	
PIPE SIZE	H
12"	2 1/2"
15"	3"
18"-24"	4"
27"-36"	5"
42"-54"	6"
60"-72"	7"
78"-90"	8"

BAR SIZES							
STANDARD DESIGN				HEAVY DESIGN			
PIPE SIZE	HOLE DIA. REQ'D	BOLT DIA.	BAR SIZE	PIPE SIZE	HOLE DIA. REQ'D	BOLT DIA.	BAR SIZE
12"-24"	3/4"	5/8"	5/8"	12"-18"	3/4"	5/8"	3/4"
27"-48"	7/8"	3/4"	3/4"	21"-42"	7/8"	3/4"	1"
54"-90"	1 1/8"	1"	1"	48"-90"	1 1/8"	1"	1 1/4"
BOLT LENGTH = PIPE WALL THICKNESS + 2 1/2"							

Note:
Hot dip galvanized per ASTM A153.

TRASH GUARD FOR FLARED END SECTIONS - DETAIL D

NOT TO SCALE

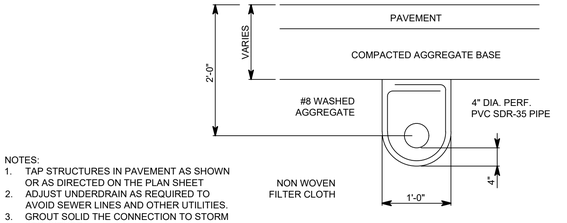


SIZE SCHEDULE												
DIA	WALL	G or T	WT. SEC	A	B	C	D	E	DIA. T	R-1	R-2	SKIRT
12	2	1½	530	4	24	48⅛	72⅛	24	13	10¼	9	3½
15	2¼	2	740	6	27	46	73	30	16	12½	11	3½
18	2½	2½	990	9	27	46	73	36	19	15½	12	4
21	2¾	2½	1280	9	35	38	73	42	22	16⅞	13	4
24	3	2½	1520	9½	43½	30	73⅛	48	25	18 5/16	14	4½
27	3¼	2½	1930	10½	48	25½	73⅛	54	28	17¾	14½	4½
30	3½	3	2190	12	54	19¾	73⅛	60	31	18⅝	15	5
33	3¾	3⅜	3150	13½	58½	39¼	97⅛	66	34	23¾	17½	5½
36	4	3½	4100	15	63	34½	97⅛	72	37	24¾	20	5½
42	4½	3¾	5380	21	63	35	98	78	43	27¼	22	5½
48	5	4¼	6550	24	72	26	98	84	49	28⅞	22	5¾
54	5½	4¾	8040	27	65	35	100	90	55	32⅜	24	6¼
60	6	5	8750	30	60	39	99	96	61	35⅞	24	6¾
66	6½	5½	10630	24	78	21	99	102	67	35 15/16	24	7¼
72	7	6	12520	34	78	21	99	108	73	38⅝	24	7¾
78	7½	6½	14430	24	78	21	99	114	79	41 15/16	24	8½
84	8	7	16350	24	78	21	99	120	85	44 15/16	24	9

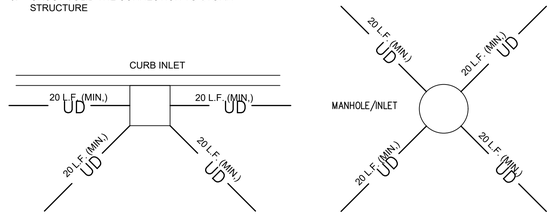
NOTE: MANUFACTURER OF END SECTION IS IN ACCORDANCE WITH APPLICABLE PORTIONS OF A.S.T.M. SPECIFICATION C76.

PRECAST FLARED END SECTION - DETAIL C

NO SCALE

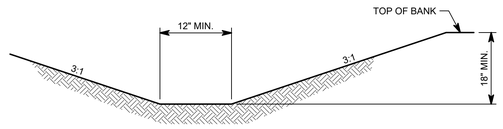


NOTES:
1. TAP STRUCTURES IN PAVEMENT AS SHOWN OR AS DIRECTED ON THE PLAN SHEET
2. ADJUST UNDERDRAIN AS REQUIRED TO AVOID SEWER LINES AND OTHER UTILITIES.
3. GROUT SOLID THE CONNECTION TO STORM STRUCTURE



UNDERDRAINS IN PAVEMENT - DETAIL A

NONE



TYPICAL SWALE SECTION - DETAIL B

NOT TO SCALE

Drawing Path: P:\2019\400\2019-485\CAD\Civil\Active\11 - 2019-485_SU1.1_Utility Details.dwg
Plotted By: dschnur Time of Plot: 8/18/20 - 1:44pm Last Edited: 8/18/20 - 1:25pm

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ZIONSVILLE SCHOOLS TRANSPORTATION CENTER ANNEX

9770 EAST CR 600 SOUTH
Zionsville, IN 46077

ZIONSVILLE COMMUNITY SCHOOLS

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

ADVANCED DRAINAGE SYSTEMS, INC.

SiteASSIST by StormTech — FOR STORMTECH INSTRUCTIONS, DOWNLOAD THE INSTALLATION APP

[illegible]
ZIONSVILLE, IN

SC-740 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH SC-740.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418-16a, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2 .
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73 F / 23 C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

2013 ADS, INC.

IMPORTANT NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-740 SYSTEM

1. STORMTECH SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-740 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

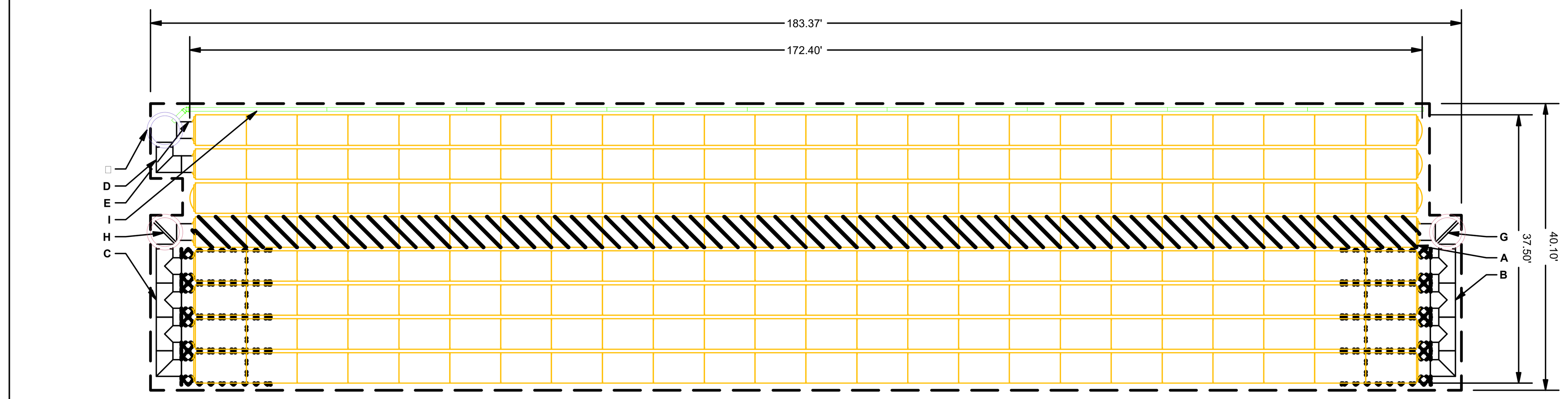
CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

[illegible]	
192	STORMTECH SC-740 CHAMBERS
16	STORMTECH SC-740 END CAPS
12	STONE ABOVE (in)
6	STONE BELOW (in)
40	STONE VOID
16910	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
7260	SYSTEM AREA (SF)
455.9	SYSTEM PERIMETER (ft)

[illegible]	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	914.00
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	908.00
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	907.50
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	907.50
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	907.50
TOP OF STONE:	907.50
TOP OF SC-740 CHAMBER:	906.00
24" x 24" BOTTOM MANIFOLD INVERT:	903.51
24" x 24" BOTTOM MANIFOLD INVERT:	903.51
24" x 24" BOTTOM MANIFOLD INVERT:	903.51
24" ISOLATOR ROW INVERT:	903.51
24" ISOLATOR ROW INVERT:	903.51
24" BOTTOM CONNECTION INVERT:	903.51
BOTTOM OF SC-740 CHAMBER:	903.50
UNDERDRAIN INVERT:	903.00
BOTTOM OF STONE:	903.00

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PREFABRICATED END CAP/TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR ROWS	0.10"	
MANIFOLD	B	24" x 24" BOTTOM MANIFOLD, ADS N-12	0.10"	
MANIFOLD	C	24" x 24" BOTTOM MANIFOLD, ADS N-12	0.10"	
MANIFOLD	D	24" x 24" BOTTOM MANIFOLD, ADS N-12	0.10"	
PIPE CONNECTION	E	24" BOTTOM CONNECTION	0.10"	
CONCRETE STRUCTURE	F	OCS (DESIGN BY ENGINEER / PROVIDED BY OTHERS)		14.0 CFS OUT
CONCRETE STRUCTURE W/WEIR	G	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		11.2 CFS IN
CONCRETE STRUCTURE W/WEIR	H	(DESIGN BY ENGINEER / PROVIDED BY OTHERS)		11.2 CFS IN
UNDERDRAIN	I	6" ADS N-12 DUAL WALL PERFORATED HDPE UNDERDRAIN		



ISOLATOR ROW (SEE DETAIL)

PLACE MINIMUM 12.50' OF ADS GEOSYNTHETICS 315WTK WOVEN GEOTEXTILE OVER BEDDING STONE AND UNDERNEATH CHAMBER FEET FOR SCOUR PROTECTION AT ALL CHAMBER INLET ROWS

BED LIMITS

NOTES

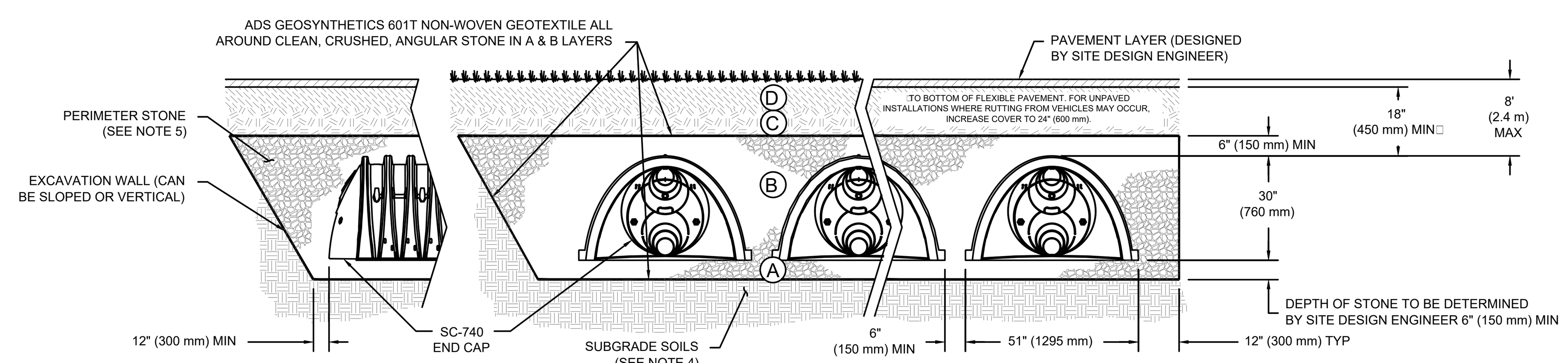
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- THIS CHAMBER SYSTEM WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON SOIL CONDITIONS OR BEARING CAPACITY. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE SUITABILITY OF THE SOIL AND PROVIDING THE BEARING CAPACITY OF THE INSITU SOILS. THE BASE STONE DEPTH MAY BE INCREASED OR DECREASED ONCE THIS INFORMATION IS PROVIDED.
- NOT FOR CONSTRUCTION: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

ZCS TRANSPORTATION CENTER 2 — ZIONSVILLE, IN — DRAWN: DS — CHECKED: N/A — SHEET 2 OF 5

ACCEPTABLE FILL MATERIALS: STORMTECH SC-740 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 18" (450 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 A-1, A-2-4, A-3 OR AASHTO M43 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.2,3

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES

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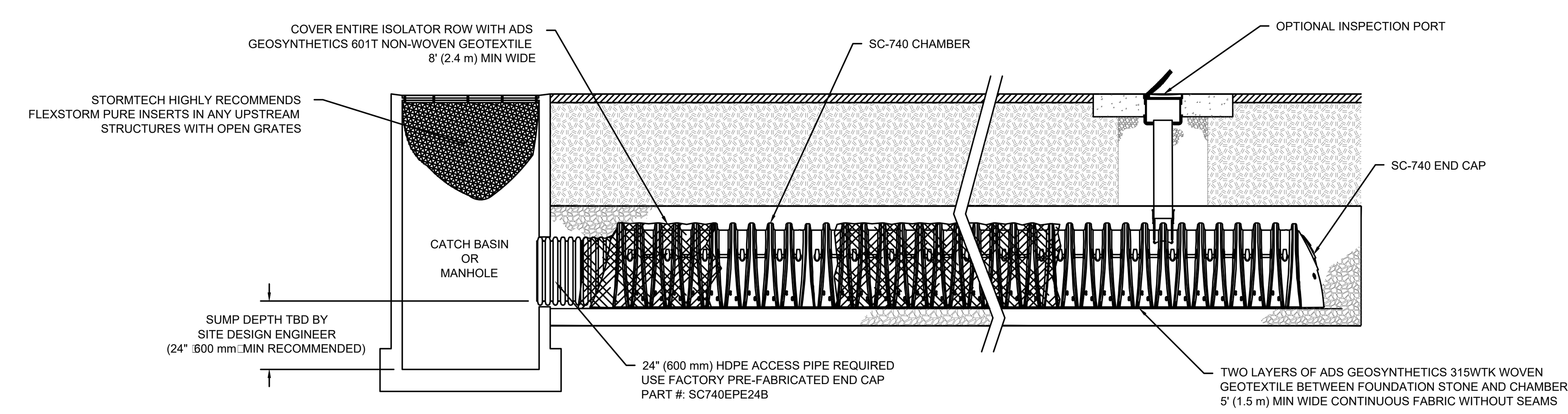
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 2 .
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 550 LBS/IN/IN. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73 F / 23 C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

ZCS TRANSPORTATION CENTER 2 — ZIONSVILLE, IN — DRAWN: DS — CHECKED: N/A — SHEET 3 OF 5

ADVANCED DRAINAGE SYSTEMS, INC. — 4640 TRUEMAN BLVD, HILLIARD, OH 43026 — 1-800-733-7473
StormTech — Detention · Retention · Water Quality — 520 CROMWELL AVENUE, ROCKY HILL, CT 06067 — 860-529-8188 | 888-892-2694 — WWW.STORMTECH.COM

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS UNDER THE DIRECTION OF THE SITE DESIGN ENGINEER OR OTHER PROJECT REPRESENTATIVE. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.



SC-740 ISOLATOR ROW DETAIL
NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

ZCS TRANSPORTATION CENTER 2 — ZIONSVILLE, IN — DRAWN: DS — CHECKED: N/A — SHEET 4 OF 5

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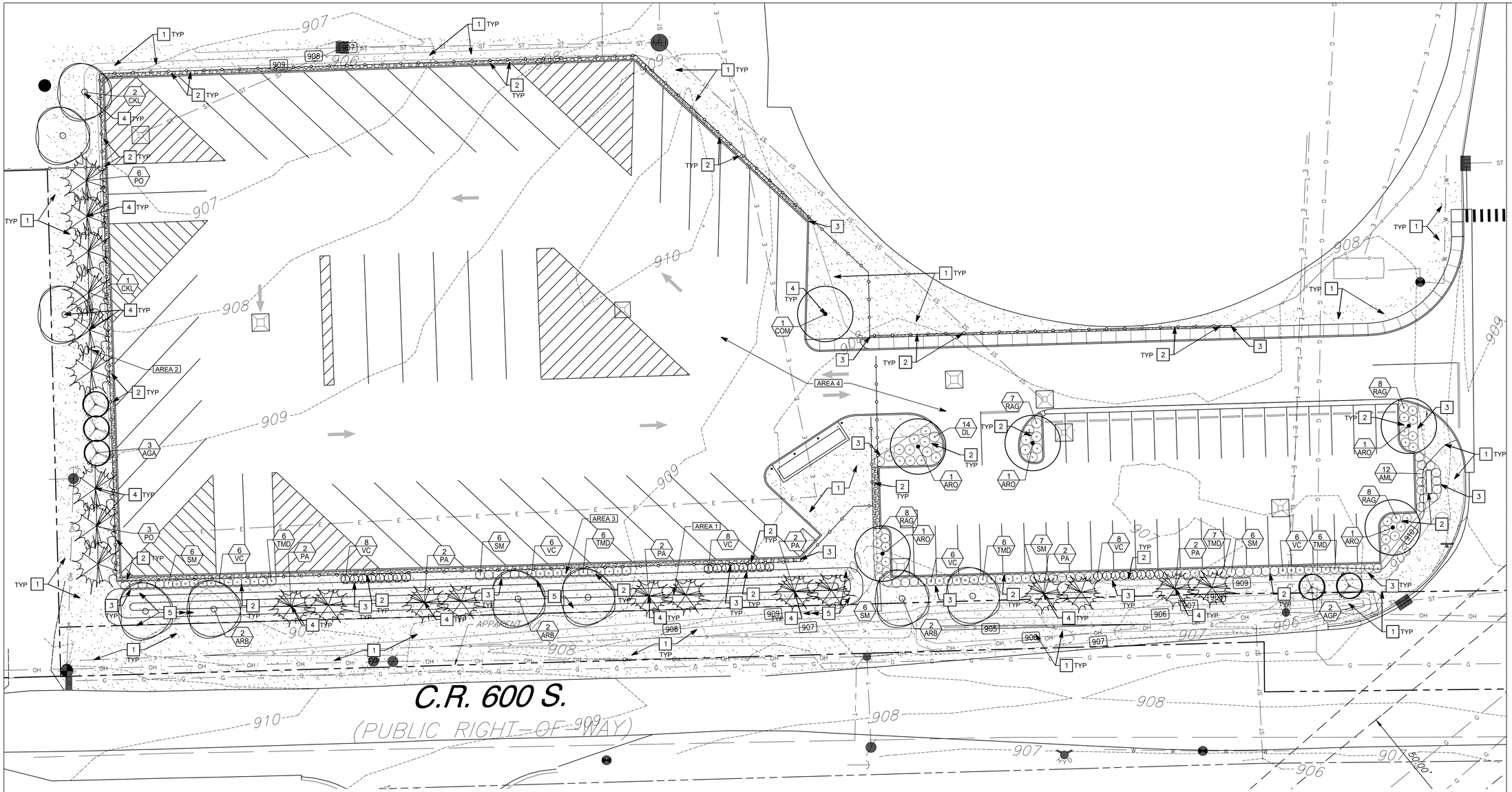
PROJECT MANAGER: BNH
DRAWN BY: DBS
PROJECT NUMBER: 219124.00 / 2019.485
PROJECT ISSUE DATE: 08/13/2020

REV. NO.	DESCRIPTION	DATE

UNDERGROUND DETENTION DETAILS

SU1.2

Drawing Path: P:\2019\400\2019-485\CAD\Civil\Active\14 - 2019-485_UGD Details.dwg Last Edited: 8/12/20 - 6:10pm
Plotted By: dschnur Time of Plot: 8/18/20 - 1:44pm



ZONING SUMMARY

AREA 1 - FRONT YARD (510 LF)
FRONT BUFFERYARD - LEVEL B BUFFERYARD
PUV OF 15.3 REQUIRED
6 DECIDIOUS TREES □ 3.0 PUV
12 EVERGREEN TREES □ 4.8 PUV
2 ORNAMENTAL TREES □ 0.8 PUV
96 SHRUBS □ 4.8 PUV
300 LF BERM □ 2.6 PUV
PUV 16.0 PROVIDED

AREA 2 - SIDE YARD (205 LF)
SIDE BUFFERYARD - LEVEL B BUFFERYARD
PUV OF 6 REQUIRED
3 DECIDIOUS TREES □ 1.5 PUV
9 EVERGREEN TREES □ 3.6 PUV
3 ORNAMENTAL TREES □ 1.2 PUV
PUV 6.3 PROVIDED

AREA 3 - PERIMETER PARKING LOT SCREENING (473' LENGTH)
PUV OF 7.095 REQUIRED
BERM □ 2.365 (0.5 X 4.73)
110 SHRUBS □ 5.5 PUV
PUV 7.865 PROVIDED

AREA 4 - PARKING LOT LANDSCAPE ISLAND (38 CAR SPACES & 42 BUS SPACES)
-1 SPACE (8'X18') & TREE PER 15 SPACES □ 6 SPACES & TREES
□□CAN'T PUT ISLANDS IN BUS LOT SINCE BUSES NEED ENTIRE LOT TO MANEUVER. ALL ISLAND AND TREES INSTALLED IN CAR PARKING AREA AND EAST SIDE OF BUS PARKING LOT.
-TREES PROVIDED □ 6

PROPOSED LANDSCAPE LEGEND

- PROPOSED 2 1/2" CAL. DECIDUOUS TREE
- PROPOSED 1 1/2" CAL. DEC. ORNAMENTAL TREE
- PROPOSED 6' HT. EVERGREEN TREE
- PROPOSED SHRUB (3 GAL. CONT./24" HT. B&B)
- SEEDED LAWN
- MINERAL MULCH BED
- PLANT QUANTITY
- PLANT TYPE ABBREVIATION, REFER TO PLANT SCHEDULE FOR FULL PLANT NAME AND ADDITIONAL REQUIREMENTS FOR EACH PLANT

GENERAL NOTES

1. SEE DRAWING GD0.1 FOR GENERAL NOTES AND ADDITIONAL LEGEND.
2. ALL TREES IN LAWN AREAS TO HAVE A SHREDDED HARDWOOD MULCH TREE RING PER DETAIL A/L1.2.
3. MINERAL MULCH BEDS THAT ABUT LAWN TO HAVE STEEL EDGING PER DETAIL F/L1.2.
4. SHREDDED HARDWOOD TREE RINGS THAT ABUT LAWNS TO HAVE TRENCHED BED EDGE PER DETAIL D/L1.2.
5. LANDSCAPE BEDS TO HAVE 4" DEEP WASHED RIVER ROCK PER SPECIFICATIONS & DETAIL E/L1.2.

KEYNOTES

1. SEEDED LAWN PER SPECIFICATIONS
2. 4" MINERAL MULCH LANDSCAPE BED - PER DETAIL E/L1.2
3. STEEL EDGING - PER DETAIL F/L1.2
4. TREE RING - SHREDDED HARDWOOD MULCHED - PER DETAIL A/L1.2
5. UP TO 3' HT. BERM TO BE INSTALLED IN FRONT OF BUS PARKING LOT

NORTH

20 0 20 40 60

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CAUTION

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

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ZIONSVILLE SCHOOLS TRANSPORTATION CENTER ANNEX

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ZIONSVILLE COMMUNITY SCHOOLS

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PROJECT ISSUE DATE: 08/13/2020

REV. NO.	DESCRIPTION	DATE
	REVISIONS PER TAC	09/04/20

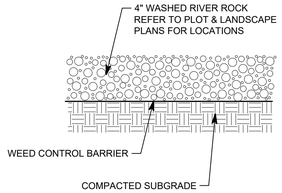
LANDSCAPE PLAN

L1.0

Drawing Path: P:\2019\400\2019-485\CAD\Civil\Active\12 - 2019-485_L1.0_Landscape Plan.dwg
Plotted By: asheller Time of Plot: 9/16/20 - 3:08pm Last Edited: 9/16/20 - 3:07pm

PLANT SCHEDULE

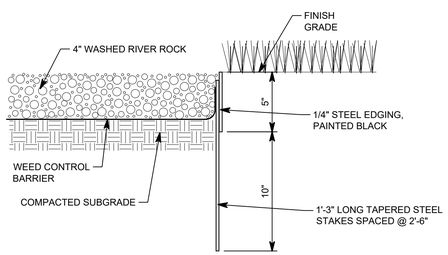
QUANTITY	ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
TREES							
10	ARB	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
5	ARO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
1	COM	CELTIS OCCIDENTALIS 'MAGNIFICA'	MAGNIFICA HACKBERRY	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
3	CKL	CLADRASTIS KENTUCKEA 'LUTEA'	AMERICAN YELLOWWOOD	2 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
EVERGREEN TREE							
18	PA	PICEA ABIES	NORWAY SPRUCE	6' HT.	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
9	PO	PICEA OMORIKA	SERBIAN SPRUCE	6' HT.	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
ORNAMENTAL TREE							
3	AGA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	6' HT.	B&B	AS SHOWN	MULTI-STEM
11	AGP	AMELANCHIER GRANDIFLORA 'PRINCESS DIANA' PP 6041	PRINCESS DIANA SERVICEBERRY	1 1/2"	B&B	AS SHOWN	DENSE BRANCHING, MATCHED
SHRUBS							
12	AML	ARONIA MELANOCARPA LOW SCAPE MOUND	LOW SCAPE MOUND CHOKEBERRY	#3	CONT.	AS SHOWN	24" HEIGHT & 24" WIDTH MIN.
14	DL	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#3	CONT.	AS SHOWN	24" HEIGHT & 24" WIDTH MIN.
29	RAG	RHUS AROMATICA 'GRO-LOW'	GROW LOW SUMAC	#3	CONT.	AS SHOWN	18" HEIGHT & 24" WIDTH MIN.
22	SM	SYRINGA MEYERI	DWARF KOREAN LILAC	#3	CONT.	AS SHOWN	24" HEIGHT & 24" WIDTH MIN.
24	TMD	TAXUS MEDIA DENSIFORMIS	DENSE YEW	#3	CONT.	AS SHOWN	24" HEIGHT & 24" WIDTH MIN.
42	VC	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	#3	CONT.	AS SHOWN	30" HEIGHT & 24" WIDTH MIN.



NOTES:
1. STEEL EDGING TO BE INSTALLED BETWEEN ALL WASHED RIVER ROCK BEDS AND LAWN AREAS.
2. WEED CONTROL BARRIER TO BE NONWOVEN GEOTEXTILE FILTER FABRIC PER SPECIFICATIONS.

WASHED RIVER ROCK BED - DETAIL E

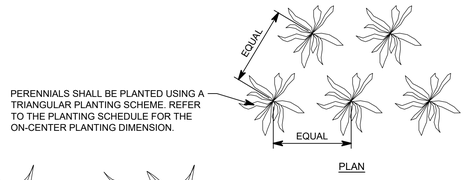
1" □ 6"

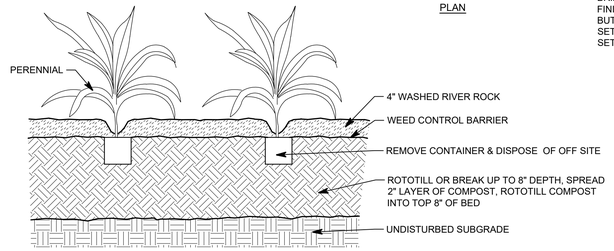


NOTES:
1. STEEL EDGING COLOR TO BE BLACK.
2. STEEL EDGING TO BE INSTALLED BETWEEN ALL WASHED RIVER ROCK BEDS AND LAWN AREAS.
3. STEEL EDGING TO BE INSTALLED FLUSH WITH ADJACENT FINISHED GRADE.
4. WEED CONTROL BARRIER TO BE NONWOVEN GEOTEXTILE FILTER FABRIC PER SPECIFICATIONS.

STEEL EDGING - DETAIL F

1" □ 6"

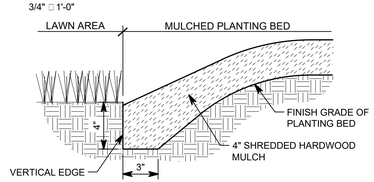




NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. IMMEDIATELY SOAK WITH WATER.
3. DO NOT USE PLANTS WITH BROKEN OR CRACKED ROOTBALL.
4. PERENNIALS OF THE SAME SPECIES SHALL BE MATCHED IN GROWTH CHARACTER AND UNIFORMITY.
5. IF HEAVY CLAY OR A RESTRICTIVE HARD PAN IS ENCOUNTERED AUGER 6" DIAMETER DRAINAGE HOLES,2'-0"APART, INTO FREE-DRAINING STRATA OR TO A DEPTH OF 10' WHICHEVER IS LESS TO PROVIDE FOR GOOD DRAINAGE.

PERENNIAL PLANTING - DETAIL C

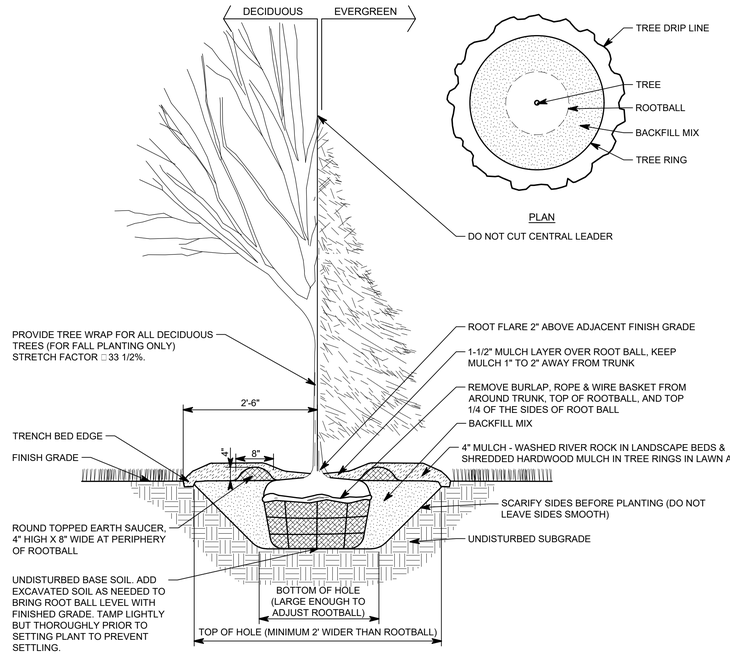
3/4" □ 1'-0"



NOTES:
1. TRENCH EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN MULCHED PLANTING BEDS & LAWN AREAS. THE EDGE SHALL CREATE A SMOOTH AND EVEN LINE AS SHOWN ON PLANS.
2. PLACE SOIL FROM TRENCH EDGE WITHIN BED.
3. TRENCH BED EDGE SHALL BE USED AT THE EDGES OF ALL MULCHED PLANTING BEDS THAT ABUT LAWN AREAS FOR CONTAINMENT.

TRENCH BED EDGE – DETAIL D

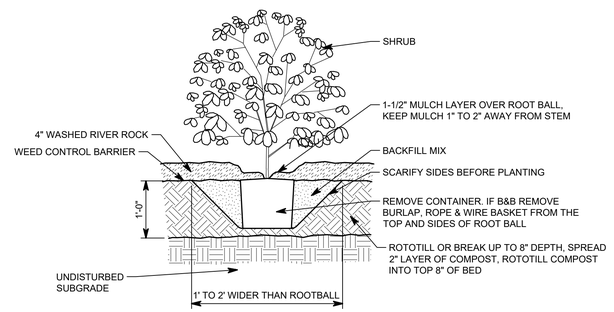
1" = 6"



NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. WATER THOROUGHLY AFTER PLANTING.
3. LIFT, CARRY AND SET THE TREE BY THE ROOTBALL ONLY. DO NOT LIFT USING THE TREE TRUNK OR USE TREE TRUNK AS A LEVER.
4. DO NOT USE TREE WITH BROKEN OR CRACKED ROOTBALL.
5. TREES OF THE SAME SPECIES SHALL BE MATCHED IN GROWTH CHARACTER AND UNIFORMITY.
6. IF HEAVY CLAY OR A RESTRICTIVE HARD PAN IS ENCOUNTERED, AUGER 6" DIAMETER DRAINAGE HOLES, 2'-0" APART, INTO FREE-DRAINING STRATA OR TO A DEPTH OF 3'-0" BELOW BOTTOM OF ROOTBALL HOLE.
7. BACKFILL MIX TO BE THE EXCAVATED NATIVE SOIL, UNLESS EXISTING SOIL IS UNSUITABLE. UNSUITABLE SOIL IS CLAY, SANDY, ROCKY OR COMPACTED SOIL. BACKFILL FOR UNSUITABLE SOIL SHALL BE 1 PART HUMUS TO 3 PARTS TOPSOIL.
8. REMOVE EXCESS EXCAVATED SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.

TREE PLANTING – DETAIL A

3/4" = 1'-0"



NOTES:
1. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
2. WATER THOROUGHLY AFTER PLANTING.
3. CARRY PLANT BY ROOTBALL OR CONTAINER. DO NOT CARRY BY STEM OR PLANT
4. DO NOT USE SHRUBS WITH BROKEN OR CRACKED ROOTBALL.
5. SHRUBS OF THE SAME SPECIES SHALL BE MATCHED IN GROWTH CHARACTER AND UNIFORMITY.
6. IF HEAVY CLAY OR A RESTRICTIVE HARD PAN IS ENCOUNTERED AUGER 6" DIAMETER DRAINAGE HOLES, 2'-0" APART, INTO FREE-DRAINING STRATA OR TO A DEPTH OF 3' WHICHEVER IS LESS TO PROVIDE FOR GOOD DRAINAGE.
7. SET ROOTBALL LEVEL WITH SOIL SURFACE.
8. IF CONTAINER GROWN PLANT, SLIDE PLANT OUT OF CONTAINER AND DISTURB ROOTS TO PREVENT CIRCLING ROOTS.
9. IF B&B GROWN PLANT, REMOVE BURLAP AND TWINE FROM TOP 1'-0" OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE TWINE FROM AROUND STEM.

SHRUB PLANTING – DETAIL B

3/4" = 1'-0"

Know what's **below.**
Call before you dig.
Call 811 or 1-800-382-5544 Before You Begin Any Digging Project.
Call 48 hours or 2 working days before you dig.
It's Fast, It's Easy and It's the Law in the state of Indiana□

CAUTION

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

Drawing Path: P:\2019\400\2019-485\CAD\Civil\Active\13 - 2019-485_L1.1_Landscape Details.dwg
Plotted By: astheller Time of Plot: 9/4/20 - 4:01pm Last Edited: 9/4/20 - 3:28pm

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PROJECT MANAGER: BNH
DRAWN BY: DBS
PROJECT NUMBER: 219124.00 / 2019.485
PROJECT ISSUE DATE: 08/13/2020

REV. NO.	DESCRIPTION	DATE
	REVISIONS PER TAC	09/04/20

LANDSCAPE DETAILS

L1.1

D-Series Size 2
LED Area Luminaire

d-series

Catalog Number	
Notes	ZCS Transportation Center Annex
Type	A, B, C

Hit Tab to navigate to next field. Hit Enter or Space to select an option in the field.

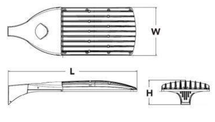
Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with typical energy savings of 73% and expected service life of over 100,000 hours.

Specifications

EPA: 0.98 ft² (0.09 m²)
Length: 40" (101.6 cm)
Width: 15" (38.1 cm)
Height: 7-1/2" (19.0 cm)
Weight (max): 39 lbs (17.7 kg)



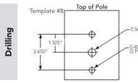
Ordering Information

EXAMPLE: DSX2 LED 1 120B70040K SR3 MVOLT SPA DDBXD

DSX2 LED	Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options	Finish (required)
	DSX2 LED	1 One engine (12K-25K)	530 mA options: 120B530K 3000K; 120B530K 4000K; 120B530K 5000K; 700 mA options: 120B700K 3000K; 120B700K 4000K; 120B700K 5000K	SR3 Type III; SR4 Type IV; SR5 Type V; FT Forward throw	MVOLT 1; 120 1; 208 1; 240 1; 277 1; 347 2; 480 2	Shipped included: SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket	Shipped installed: PER NEMA twist-lock receptacle only (no controls); DMG 0-10V dimming driver (no controls) 3; DCR Dimmable and controllable via ROAM® (no controls) 3; HS House-side shield 4; SF Single fuse (120, 277, 347V); DF Double fuse (208, 240, 480V) 5; WTB Utility terminal block; TLS Tool-less entry trigger latch; DS Dual switching 6,7; PIRH Motion sensor, 15-30' mounting height 8,9	DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

TYPE A; TYPE A,C; TYPE B; TYPE B; TYPE C; TYPE B

Drilling



DSX2 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single mid	DM28AS	3 at 90°
DM29AS	2 at 180°	DM39AS	3 at 90°
DM49AS	4 at 90°	DM28AS	3 at 120° *

Example: DSA 20 4C DM19AS DDBXD

Visit Lithonia Lightings POLES CATALYSTS to see our wide selection of poles, accessories and educational tools.

Accessories

Order accessories separately. Refer to Accessories for more information.

Controls & Shields

DSX1LWA 1 FUSE 3 — Photocell - DL twist-lock (120-277V) 4
RDS277-BBS1 U — ROAM® node (277V) 4
VLS — Shorting cap 4
DSX2HS U — House-side shield
SPA19/RBS2 DDBXD U — Square pole DM19 to DM19AS adapter (specify finish)
RPA19/RBS2 DDBXD U — Round pole DM19 to DM19AS adapter (specify finish)

For more control options, visit DTL and ROAM® online.

Tenon Mounting Slipfitter *

Tenon O.D.	Single: Ord.	1 at 180°: Ord.	2 at 90°: Ord.	2 at 180°: Ord.	3 at 90°: Ord.	4 at 90°: Ord.
2-3/8"	AST28-190	AST28-280	AST28-290	AST28-300	AST28-380	AST28-480
2-7/8"	AST28-190	AST28-280	AST28-290	AST28-300	AST28-380	AST28-480
4"	AST28-190	AST28-280	AST28-290	AST28-300	AST28-380	AST28-480

* For round pole mounting (RPA) only.

NOTES

1. Configured with 4000K (40K) provides the shortest lead times. Consult factory for 3000K (30K) and 5000K (50K) lead times.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
3. Not available with 347 or 480V.
4. Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM® deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net.
5. Also available as a separate accessory; see Accessories information at left.
6. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
7. Provides 50% dimming capability via two independent drivers, switched to operate the luminaire at half power. N/A with PER, DCR, DMG or WTB.
8. Requires an additional switched line.
9. Dimming driver standard. 120 or 277V only. Not available with DCR or WTB.
10. Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

LITHONIA LIGHTING
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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Contact factory for performance data on any configurations not shown here.

Light Engines	Drive Current (mA)	Performance Package	System Watts	Dist. Type	40K 4000K, 67 CRI: Lumens	B	U	G	30K 3000K, 67 CRI: Lumens	B	U	G
1 (1@530)	530	120B530-K	210W	SR2	17,353	3	0	3	15,485	3	0	3
				SR3	17,831	3	0	3	15,186	3	0	3
				SR4	16,514	3	0	3	14,727	3	0	3
				SR5	16,708	3	0	3	14,900	3	0	3
				FT	17,831	3	0	3	15,900	3	0	3
	700	120B700-K	288W	SR2	24,437	3	0	4	21,795	3	0	4
				SR3	25,109	3	0	4	22,394	3	0	4
				SR4	23,256	3	0	4	20,739	3	0	4
				SR5	23,527	3	0	4	20,980	3	0	4
				FT	25,109	3	0	4	22,394	3	0	4

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	**77°F**	**1.00**
30°C	86°F	1.00
40°C	104°F	0.99
50°C	122°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSX2 LED 1 120B700** operated at **40°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate L87, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.92	0.87

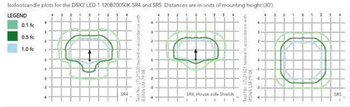
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A) 120	208	240	277	347	480
1	530	210W	1.94	1.12	0.97	0.84	0.67	0.49
	700	288W	2.67	1.54	1.33	1.16	0.92	0.67

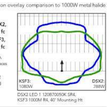
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 2 homepage.

Isofootcandle plots for the DSX2 LED 1 120B70050K SR4 and SR5. Distances are in units of mounting height (30').



Distribution overlay comparison to 1000W metal halide:



FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Area Size 2 reflects the embedded high performance LED technology. It is ideal for applications like car dealerships and large parking lots adjacent to malls, transit stations, grocery stores, home centers, and other big-box retailers.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.98 ft) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A highly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engine is available in standard 4000K (67 CRI) or optional 3000K (80 CRI) or 5000K (67 CRI) configurations. The D-Series Size 2 has zero uplight and qualifies as a Nightsense Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of 120 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L87/100,000 hrs at 40°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 2 to withstand up to a 2.0 G vibration load rating per ANSI C136.31. The D-Series Size 2 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. and international patents pending.

WARRANTY
Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Specifications subject to change without notice.

LITHONIA LIGHTING
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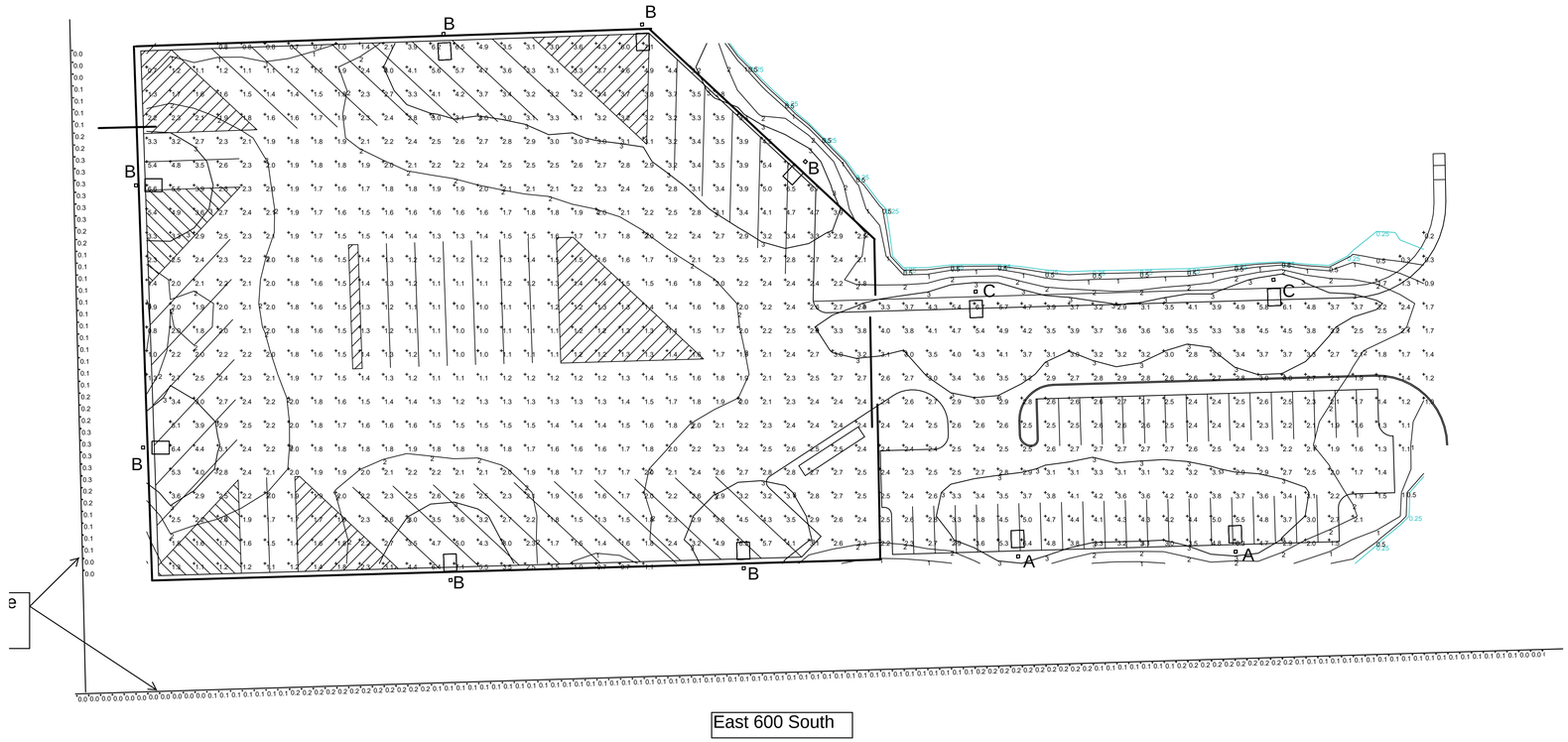
Rev. 09/24/12

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Wattage	Height
	A	2	Lithonia Lighting	DSX2 LED P3 40K T3M MVOLT	DSX2 LED P3 40K T3M MVOLT	LED	1	27446	217	20' pole on 3' base
	B	7	Lithonia Lighting	DSX2 LED P4 40K TFTM MVOLT HS	DSX2 LED P4 40K TFTM MVOLT with houseside shield	LED	1	26068	270	
	C	2	Lithonia Lighting	DSX2 LED P3 40K T2M MVOLT	DSX2 LED P3 40K T2M MVOLT	LED	1	28195	217	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LOT AREA	+	2.5 fc	7.1 fc	0.2 fc	35.5:1	12.5:1
SOUTH PROPERTY LINE	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
WEST PROPERTY LINE	+	0.2 fc	0.3 fc	0.0 fc	N/A	N/A



PHOTOMETRIC SITE PLAN

1" = 30'-0"

NORTH

30 0 30 60 90

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DRAWN BY: ISD
PROJECT NUMBER: 219133.00
PROJECT ISSUE DATE: 08/18/2020

REV. NO.	DESCRIPTION	DATE

PHOTOMETRIC SITE PLAN

E2.02

Drawing Path: J:\219133.00\Production\Electrical\E2-02 - Photometric Site Lighting_NEW.dwg
Plotted By: ahermann Time of Plot: 8/17/20 - 5:01pm Last Edited: 8/17/20 - 2:25pm

ZIONSVILLE
FOR ALL THE RIGHT REASONS

Petition Number:	2020-30-DP
Project Address:	175 S. Main Street
Project Name:	Brick Street Inn - Building Addition and Exterior Renovations
Petitioner:	Brick Street, LLC
Representative:	Matthew Price Dentons Bingham Greenebaum LLP
Request:	Petition for Development Plan approval to provide for a building addition and exterior improvements to an existing boutique/hotel, restaurant/bar, and event space in the (VBD) Village Business Zoning District. The Petitioner owns adjacent parcels and has a master plan for the redevelopment of these other parcels through additional phases, however this Petition is only for items identified as Phase 1.
Current Zoning:	Village Business Zoning District (VBD)
Current Land Use:	Existing boutique/hotel and restaurant/bar
Approximate Acreage:	0.20± acres
Related Petitions:	2003-17-DP
Exhibits:	Exhibit 1 – Staff Report Exhibit 2 – Aerial Location Map Exhibit 3 – Current Zoning Map Exhibit 4 – Development Plan Drawings (includes Demolition Plan, Site Plan, Landscaping Plan, Site Photometric, Lighting Fixture Cut Sheets, Building Elevations, and Building Renderings) Exhibit 5 – Town Engineer's TAC Review Memo (dated August 28, 2020) Exhibit 6 – Petitioner's Response to TAC Comments Exhibit 7 – Petitioner's Findings of Fact for Development Plan Approval
Staff Presenter:	Wayne DeLong, AICP, CPM

PETITION HISTORY

This Petition is scheduled to receive its initial public hearing at the September 21, 2020, Plan Commission meeting. A Development Plan (Docket #2003-17-DP) to permit the expansion and remodeling to an existing commercial building (Brick Street Inn) was heard and approved, subject to Commitments, by the Zionsville Plan Commission on October 20, 2003.

This Petition was reviewed by the Technical Advisory Committee ("TAC") on August 27, 2020. The Town's Engineer compiled the TAC Comments and issued a Review Memo the following day (Exhibit 5). The Petitioner responded to the Review Memo with a letter dated September 4, 2020 (Exhibit 7). Revised drawings for the project, incorporating responses to the TAC Review Memo, were received on September 15, 2020, and have not yet been fully reviewed by TAC Members. These most recent drawings are presented in Exhibit 4 and are the basis for this Staff Report.

PROPERTY LOCATION, ZONING CLASSIFICATION & PROJECT DESCRIPTION

The subject site is generally located on the east side of Main Street, between Pine Street and Oak Street and is addressed as 175 S. Main Street. The subject site is 0.2± acres and it, along with all surrounding parcels, is zoned Village Business District (VBD). The subject site is bordered on all sides by developed parcels containing a mix of land uses.

The Petitioner proposes to construct a building addition and exterior improvements to an existing boutique/hotel, restaurant/bar, and event space. The building addition would be located on the south side of the existing structure and provide additional seating for the restaurant. The exterior building improvements include the following:

- The existing outdoor dining area is to be regraded and landscaped.
- A retractable fabric awning, mounted on the west-facing wall of the existing building, to cover the existing bricked patio area in front of the building. Currently, tables and seats in this patio area are covered with umbrellas. This awning would extend from the building's face approximately 15' - 6" and be 30' - 8" in width.
- The retractable awning is designed to accommodate the addition of temporary walls along the remaining three sides to provide a "three-season" dining area. These walls would be of the same fabric as the awning with sections of clear vinyl serving as windows.
- A "performance area" (as noted on the landscape plans) would be located adjacent to the south side of the existing bricked patio area and covered with an umbrella. This is the same location of a recently established wooden platform.
- A brick garden wall, with wrought iron gates and accents and concrete coping, is to be added adjacent to the public sidewalk replacing the existing white picket fence and wrapping around the northern and southern property lines. The height of this wall, including the accents, is 3' - 6".
- The existing kitchen hood and exhaust, located on the south side of the building, are to be rerouted through the roof and the existing condenser units are to be relocated from the south side of the building to the north side.
- A significant amount of new landscaping is to be installed along the building's foundation and patio area.

ANALYSIS

The Petitioner requests approval for the building addition and exterior improvements to an existing boutique/hotel, restaurant/bar, and event space.

DEVELOPMENT PLAN REVIEW

Zoning Ordinance:
Approval of a Development Plan by the Plan Commission is required for "…new development or major additions…" within the Village Business Zoning District (VBD).

Architectural Design Requirements:
The subject site is within the Village Business Zoning District (VBD) and is therefore subject to the Zoning Ordinance's requirement (§194.062(D)(1)(a)) of "Buildings shall be designed to incorporate the salient features of and be consistent with or complementary to the Zionsville theme, incorporating the architecture, design and overall aesthetic exterior character of a building consistent with the Georgian, Federal, Greek Revival or Victorian architectural styles."

Staff's opinion is that the existing building, the proposed building addition, and the proposed exterior renovations are consistent with the Zionsville theme. The siding on the existing building is to remain and the materials and colors of the building addition and awning will complement the existing structure. Color building elevations, with the exterior building materials noted, are attached to this report (within Exhibit 4). As filed, Staff is supportive of the proposed architecture and color palette.

Landscaping:
The proposed Landscape Plan identifies existing trees to remain and notes areas of new plantings to include:

- Foundation plantings and landscape beds along the front of the existing building.
- Vines to be planted along the base of the new garden wall.
- New brick pavers to be installed south of the existing patio area (this area is identified as the "performance area" and the adjacent area to the south).

Staff is supportive of the proposed foundation plantings, landscape plantings, and the vines for the garden wall. However, Staff is concerned with the addition of additional paver areas. This could be considered an intensification of the existing use subject to approval of the Board of Zoning Appeals. The "performance area" suggests the occurrence of outdoor operations which are not permitted by right in the Village Business Zoning District (VBD). As a part of the public hearing process, the Petitioner should clarify the proposed use for this performance area.

Lighting:
The proposed lighting for the renovation consists of wall lights, bollard lights, and tree down lighting. Cut sheets of the proposed lighting fixtures and a photometric plan have been filed (within Exhibit 4). As filed, Staff is supportive of the lighting plan.

Signage:
The existing business uses (hotel and restaurant) have two existing signs on the property which are to remain: a freestanding ground sign and a wall sign. Both of these existing signs are permitted and are compliant with the signage standards. Petitioner is proposing to add a wall-mounted light above the existing wall sign to provide illumination. This form of lighting is permitted.

Petitioner proposes an additional sign as a part of the wrought iron arbor to be located over the northern pedestrian entry onto the site. This type of sign would be considered a freestanding ground sign and is not permitted due to the following factors from Section 194.165 of the Zoning Ordinance:

- This Section limits the number of freestanding ground signs to one for each street frontage of a lot. By keeping the existing freestanding ground sign, a second ground sign is not permitted.
- This Section states "When a lot has more than one street frontage and qualifies for an additional freestanding identification sign, the minimum separation between freestanding identification signs on the lot, regardless of the orientation of the freestanding identification signs, shall be 50 feet." The location of the proposed arbor entry feature is less than 50 feet from the existing freestanding ground sign.
- This Section states "The maximum height of a freestanding identification sign shall not exceed four feet in height above grade." The proposed arbor entry feature is greater than four feet in height.

Staff is supportive of the filed signage plan with the removal of the second freestanding ground sign. The Petitioner would need to secure a Variance of Development Standards for this second freestanding ground sign. If a Variance would be granted, Staff would be supportive of the filed signage plan.

Storm Water / Drainage:
The Town's Street / Storm Water Department and Town Engineer have reviewed the proposed storm water drainage plan and determined that the plans are acceptable with a few minor revisions or clarifications to be addressed in the final construction plans (review comments are contained in Exhibit 6).

Utility Access:
Adequate access to utilities is available to facilitate the project. No issues are known at this time.

Vehicle Parking:
The aspect of the proposed building addition resulting in additional capacity to facilitate indoor dining will require the operation to secure additional off-site parking or gain approval of the Board of Zoning Appeals of a variance supporting a deviation from the Town's parking standards.

FINDINGS

The Plan Commission shall hear, and approve or deny, Development Plans based on Findings of the Building Commissioner or Plan Commission. Per Section 194.127 of the Ordinance the Plan Commission finds:

1. The Development Plan **is** compatible with surrounding land uses because:
2. The Development Plan **does** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:
3. The Development Plan **does** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:
4. The Development Plan **does** utilize building materials and building style compatible with the Zionsville theme because:
5. The Development Plan **does** provide for the calculation of storm water runoff because:
6. The Development Plan **does** provide for current and future right-of-way dedications because:
7. The Development Plan **does** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

The Petitioner's Proposed Findings are attached as Exhibit 7 for the Plan Commission's consideration.

STAFF RECOMMENDATION

Staff recommends approval of the Development Plan Petition, subject to the following items:

- Resolution of outstanding review items identified by the Town Engineer (Exhibit 6).
- Clarification from the Petitioner regarding the proposed use of the "performance area" and a determination by the Plan Commission as to if this proposed use is an intensification of the existing use subject to approval of the Board of Zoning Appeals.
- Appropriate Zoning Ordinance variances are secured related to any contemplated development standards deviations.

RECOMMENDED MOTION

I move that Docket #2020-30-DP to allow Development Plan Approval for a building addition and exterior improvements to an existing boutique/hotel, restaurant/bar, and event space in the (VBD) Village Business Zoning District be Approved based on the findings in the Staff report, Staff recommendation, and submitted findings of fact / Denied/ Continued) as presented and subject to resolution of outstanding review items identified by the Town Engineer in Exhibit 6 of the Staff Report.

PROCEDURAL NOTE

An Improvement Location Permit will be required to be obtained from the Town prior to the commencement of any site work and/or building construction.

N
W E
S

0 50 100

1" – 50ft

2020-30-DP: Location Map - Exhibit 2

1 DEMO - SITE PLAN

0 4 8 16 32

Exhibit 4

BOOTH HANSEN

Architecture Interiors Planning
333 South Des Plaines Street
Chicago, Illinois 60661

NO. DESCRIPTION DATE

JULY 02, 2020

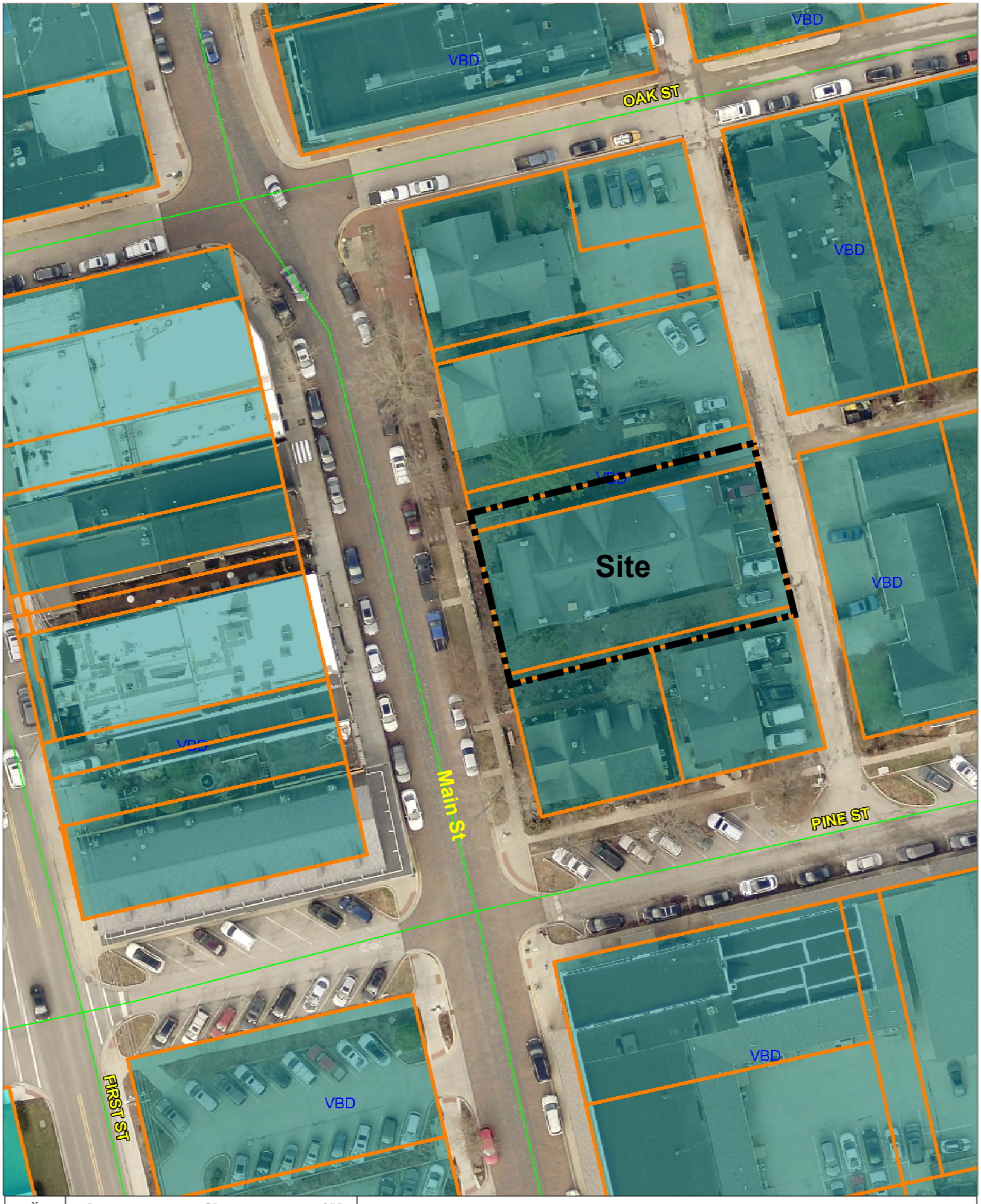
PROJECT NUMBER 1812.01

Brick Street Inn Addition
175 S. Main Street
Zionsville, IN 46077

ARCH. DEMO PLAN - SITE

AD001

M:\Projects\1812 Brick Street Inn Addition\01 Drawings\02 Local\1812 Brick St Inn Addition_phase I_2020_cstota.rvt

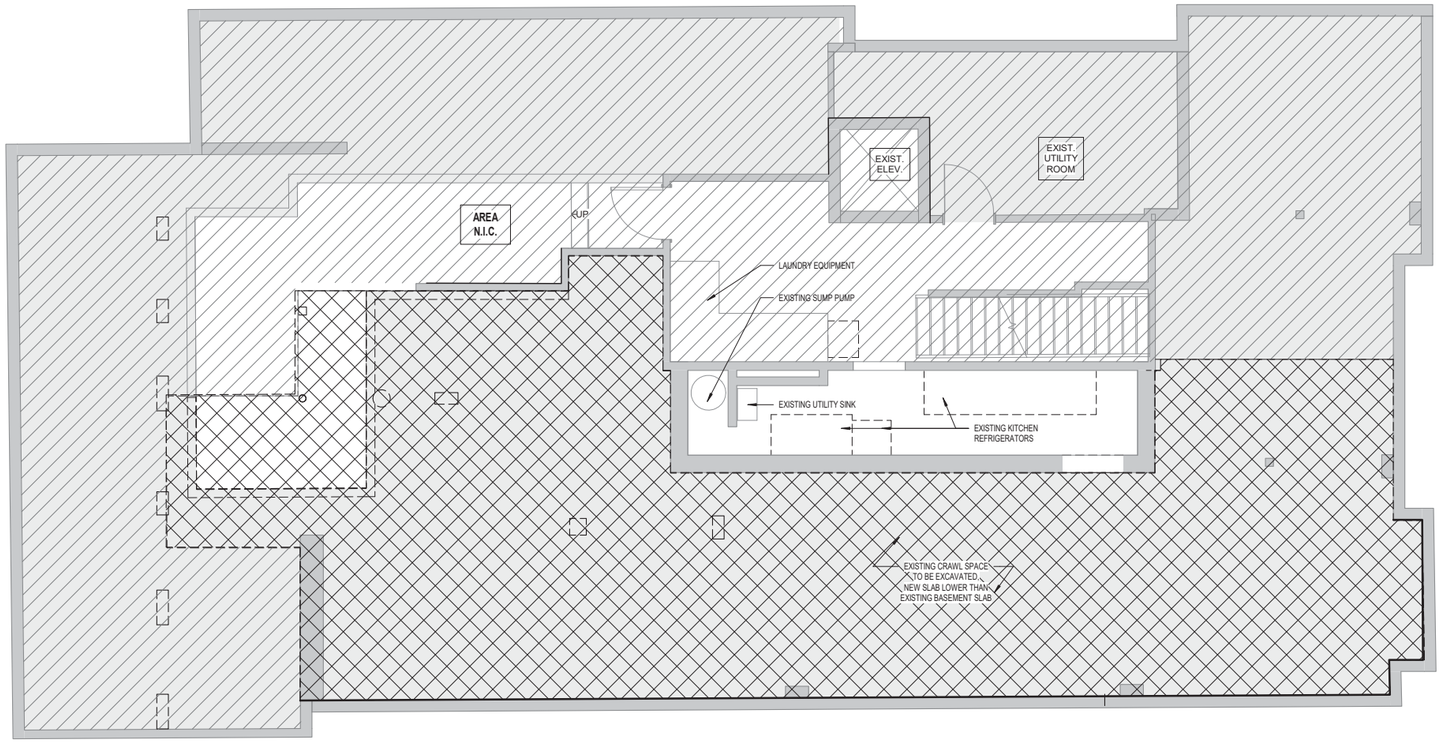


N
W E
S

0 50 100

1" – 50ft

2020-30-DP: Zoning Map - Exhibit 3



1 DEMO. PLAN - BASEMENT

0 4'

Exhibit 4

BOOTH HANSEN

Architecture Interiors Planning
333 South Des Plaines Street
Chicago, Illinois 60661

DEMO PLAN LEGEND

- DEMOLISH
- EXISTING TO REMAIN
- EXISTING CRAWL SPACE
- DEMOLISH AREA
- AREA N.I.C.

NO.	DESCRIPTION	DATE

JULY 02, 2020

PROJECT NUMBER 1812.01

Brick Street Inn Addition
175 S. Main Street
Zionsville, IN 46077

ARCH. DEMO PLAN - BASEMENT

AD100

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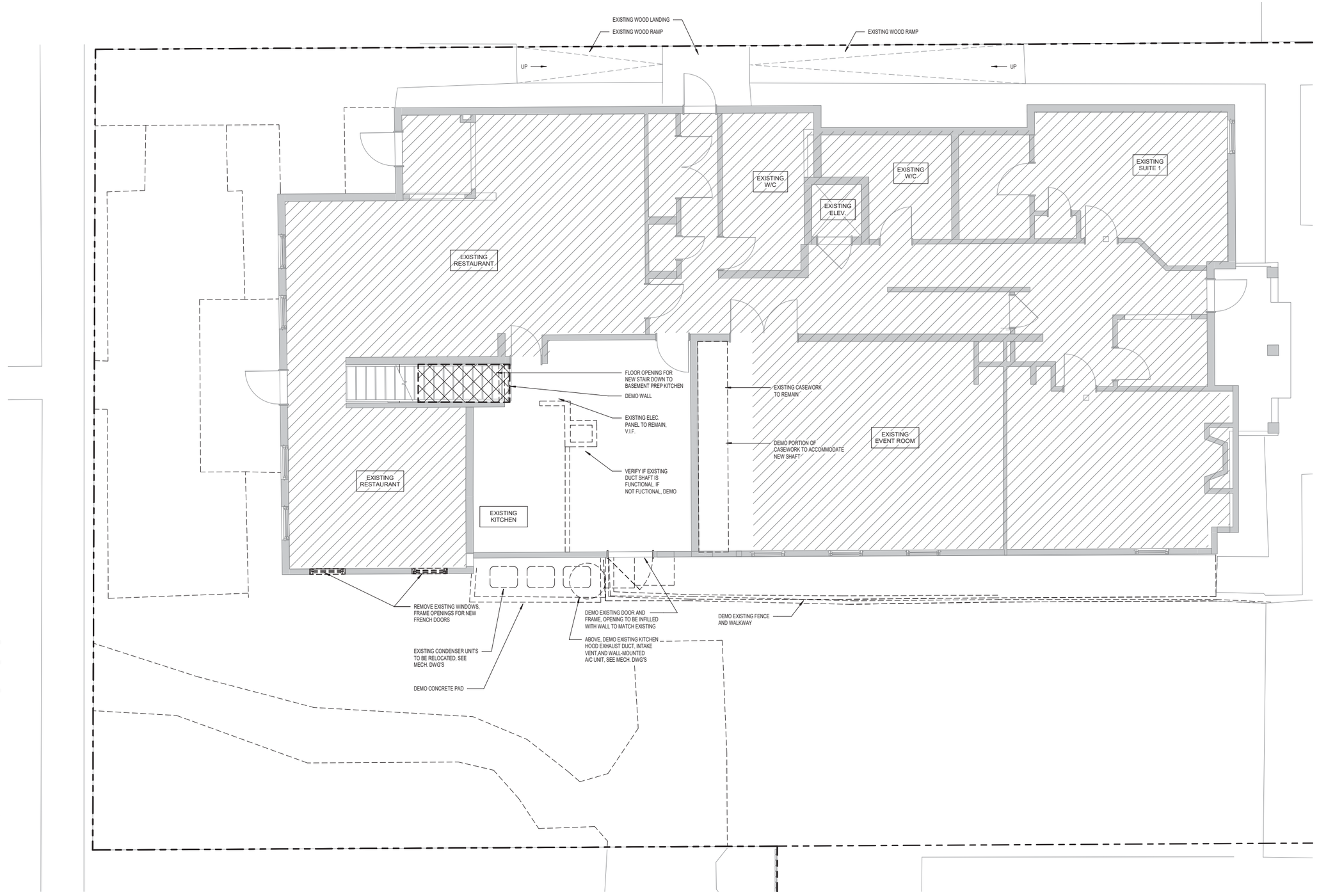


1 DEMO - 01 LEVEL 1

0 1 2 4 8

Exhibit 4

M:\Projects\1812 Brick Street Inn Addition\01 Drawings\02 Local\1812 Brick St Inn Addition_phase 1_2020_cslotta.rvt

BOOTH HANSEN

Architecture Interiors Planning
333 South Des Plaines Street
Chicago, Illinois 60661

DEMO PLAN LEGEND

- DEMOLISH
- EXISTING TO REMAIN
- EXISTING CRAWL SPACE
- DEMOLISH AREA
- AREA N.I.C.

NO.	DESCRIPTION	DATE

JULY 02, 2020

PROJECT NUMBER 1812.01

Brick Street Inn Addition
175 S. Main Street
Zionsville, IN 46077

ARCH. DEMO PLAN - LEVEL 1

AD101

Exhibit 4

BOOTH HANSEN

ZONING MAP

Brick Street Inn Addition
175 S. Main St.
1812.01

THIS SUBMISSION TO THE PLANNING COMMISSION IS FOR PHASE 1 OF DEVELOPMENT.

PHASE 1 IS TO INCLUDE A SMALL ADDITION TO THE AUBERGE RESTAURANT, LANDSCAPING AND REGRADING OF THE EXISTING PATIO AND RELOCATION OF EXTERIOR HVAC EQUIPMENT AS NOTED.

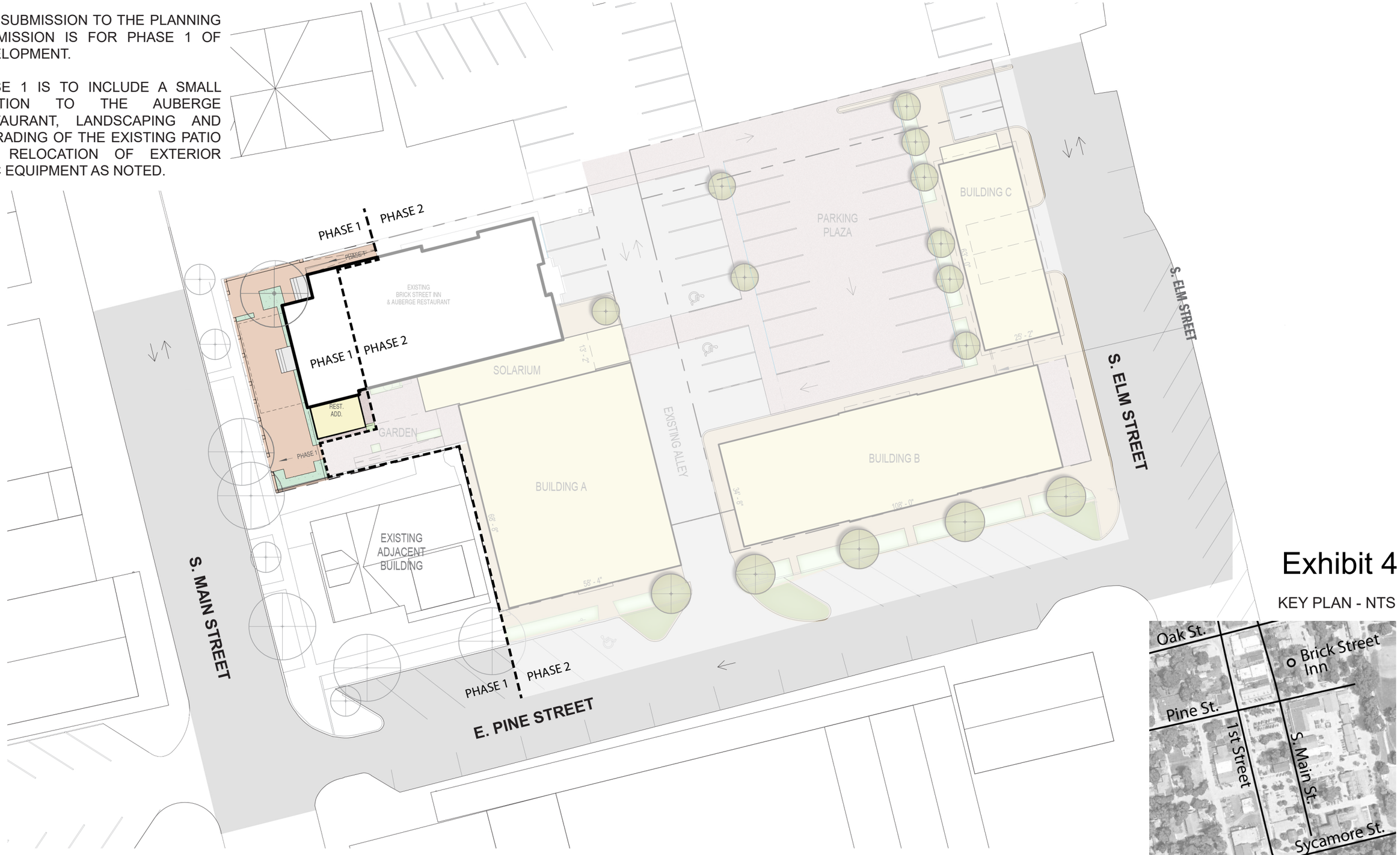


Exhibit 4

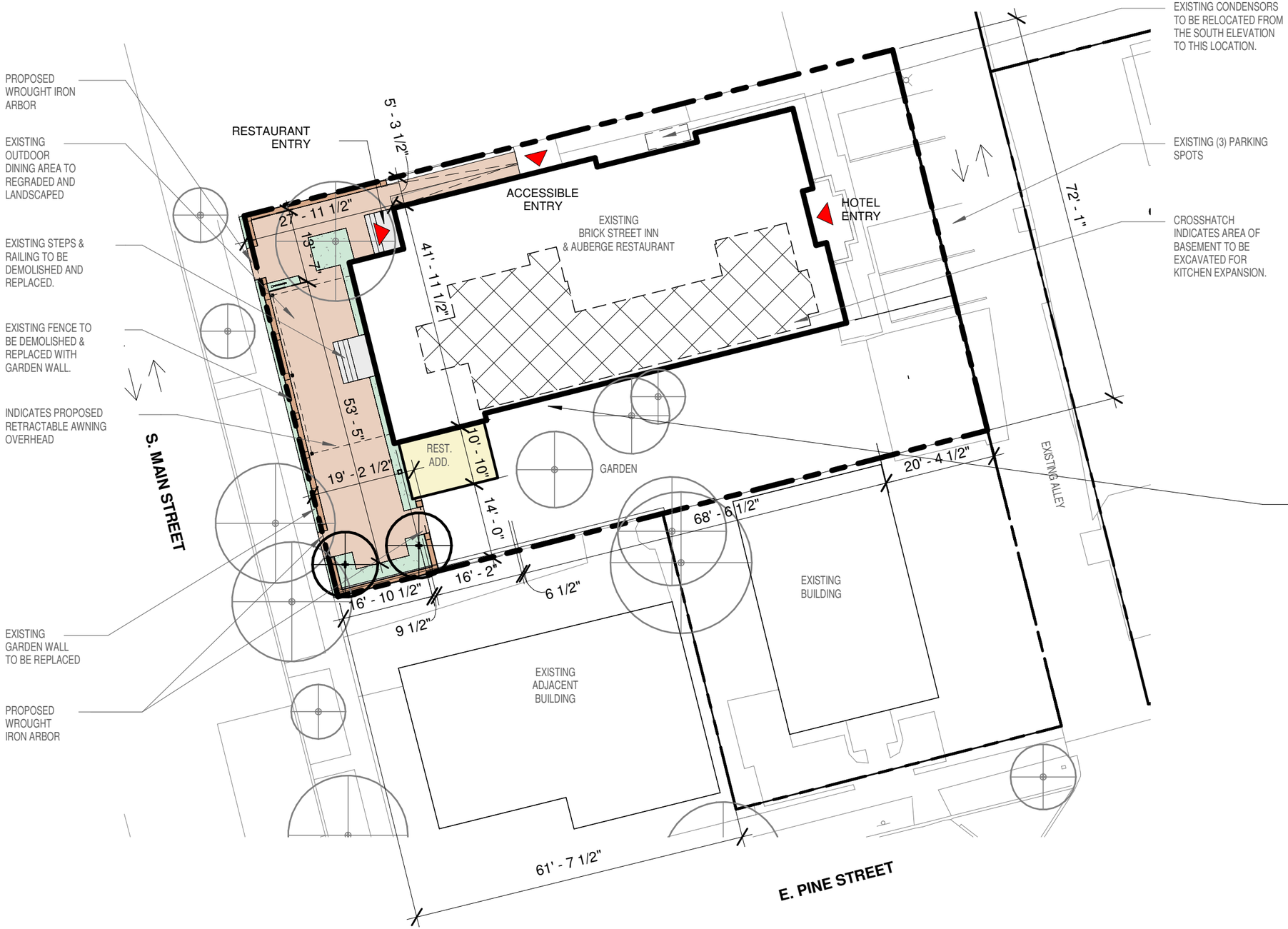
KEY PLAN - NTS

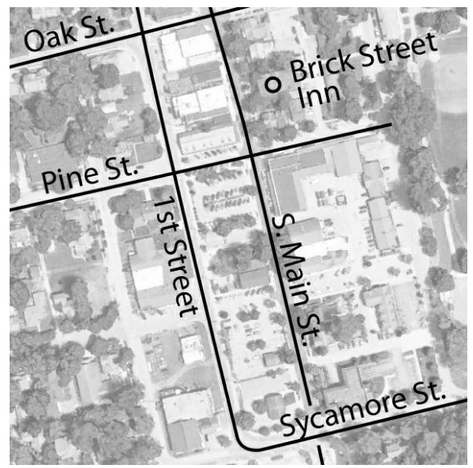
BOOTH HANSEN

OVERALL PLAN

Brick Street Inn Addition
175 S. Main St.
1812.01

ZONING DISTRICT: VBD - URBAN VILLAGE BUSINESS DISTRICT
SETBACKS (FRONT, SIDE, REAR) = 0' - 0"





KEY PLAN - NTS

Exhibit 4

BOOTH HANSEN

SITE PLAN

SCALE : 1" = 20'

0 5 10 20 40

N

Brick Street Inn Addition
175 S. Main St.
1812.01

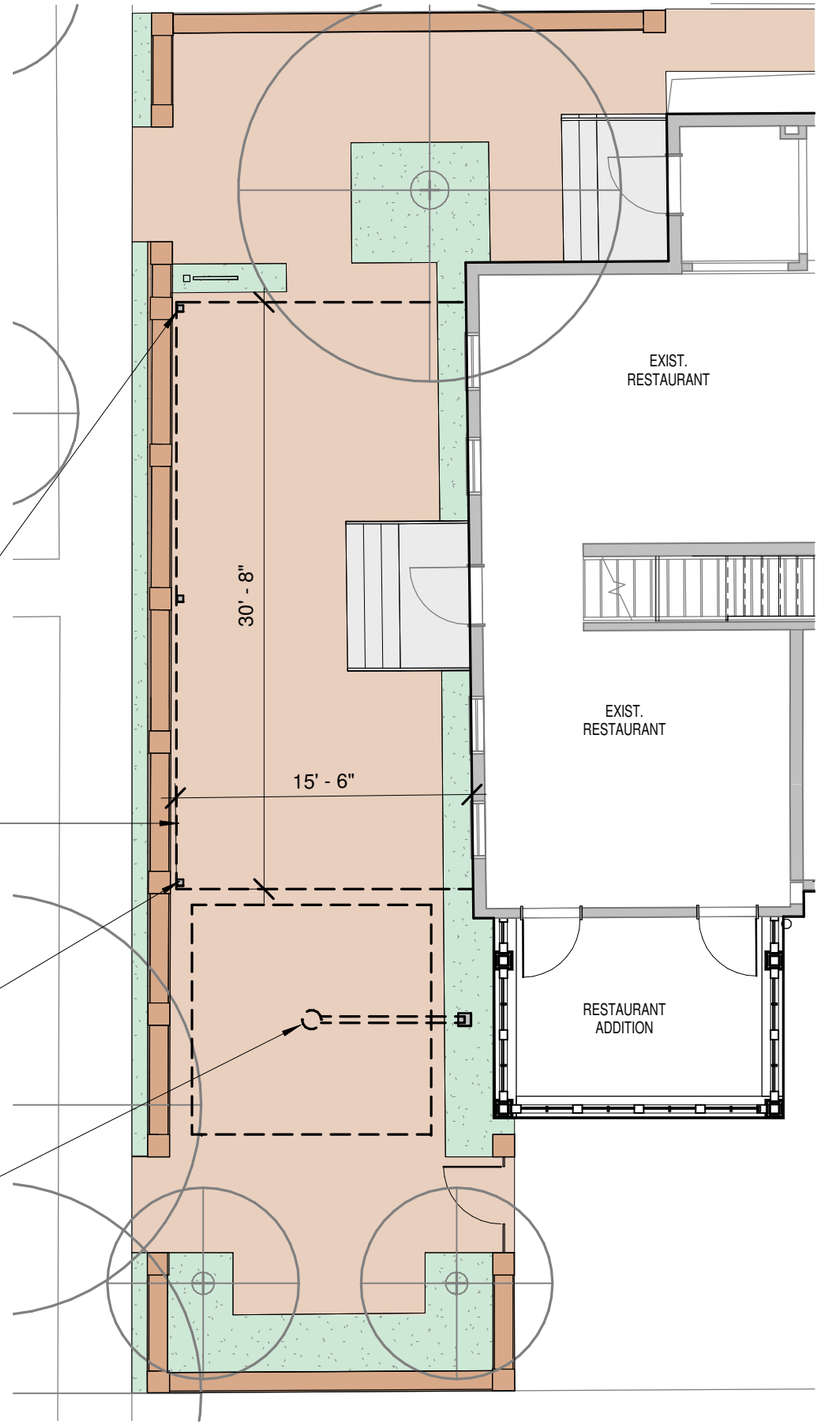
PRECEDENT IMAGE

STRUCTURAL SUPPORT FOR AWNING - FINISH TO BE STANDARD BLACK.

EXTENT OF RETRACTABLE AWNING OVERHEAD. AWNING TO BE BEIGE FABRIC.

STRUCTURAL SUPPORT FOR AWNING - FINISH TO BE STANDARD BLACK.

UMBRELLA OEVRHEAD - UMBRELLA FABRIC TO MATCH AWNING.



RETRACTABLE AWNING

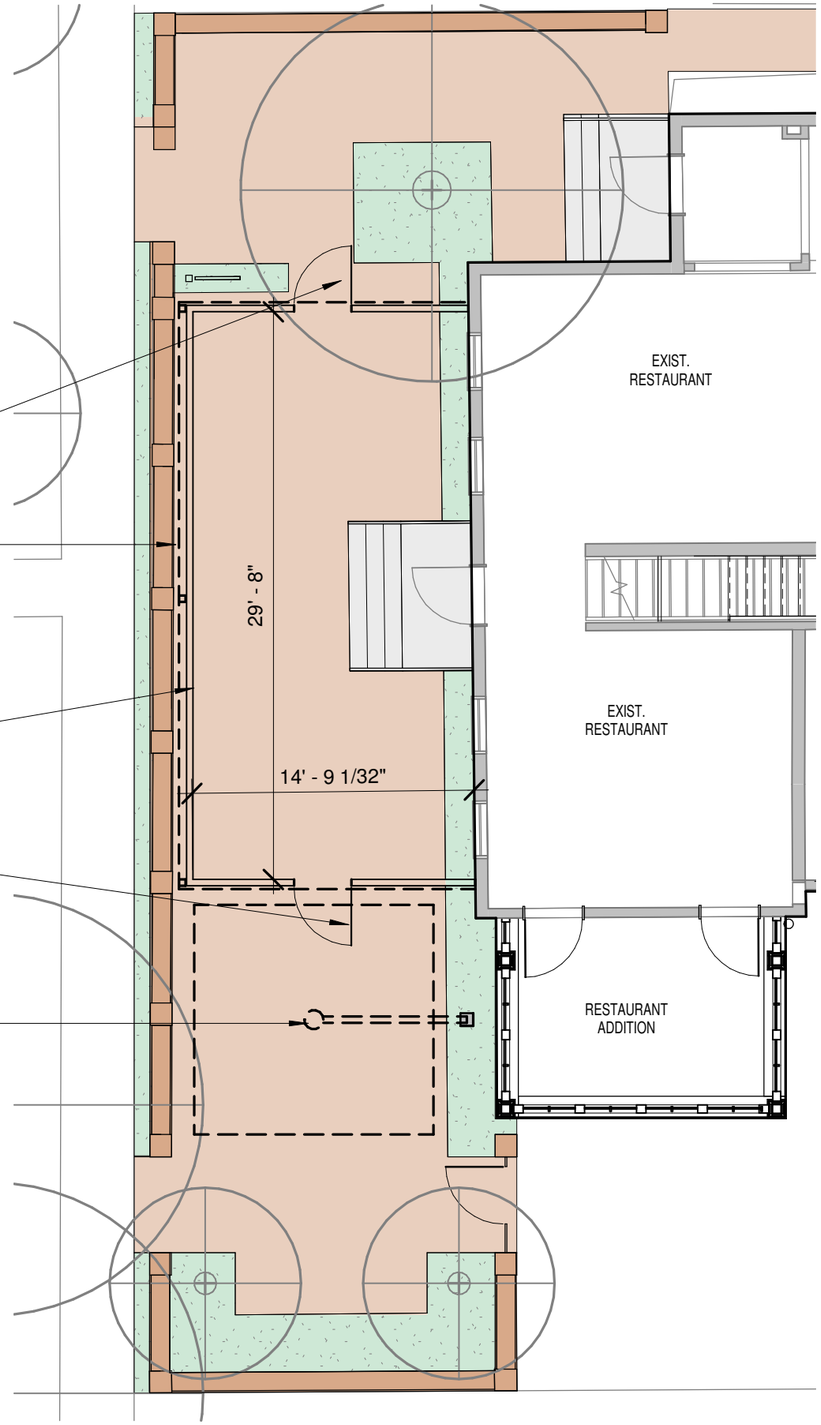
SWING DOOR FOR EXITING

EXTENT OF AWNING OVERHEAD

TEMPORARY WEATHER ENCLOSURE - MATERIAL TO MATCH COLOR OF ADDITION.

SWING DOOR FOR EXITING

UMBRELLA OVERHEAD



RETRACTABLE AWNING + SEASONAL ENCLOSURE

Exhibit 4

BOOTH HANSEN

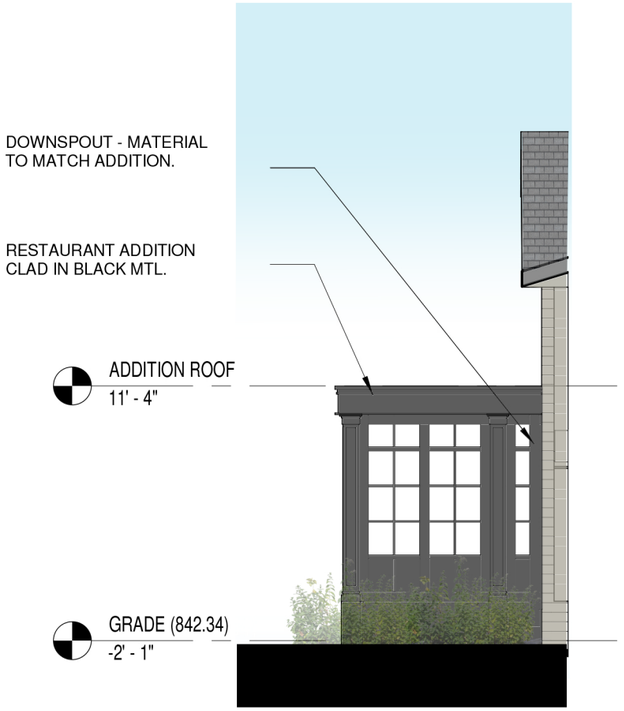
AWNING & ENCLOSURE PLAN

SCALE : 1/8" = 1'-0"

0 8 16 32 64

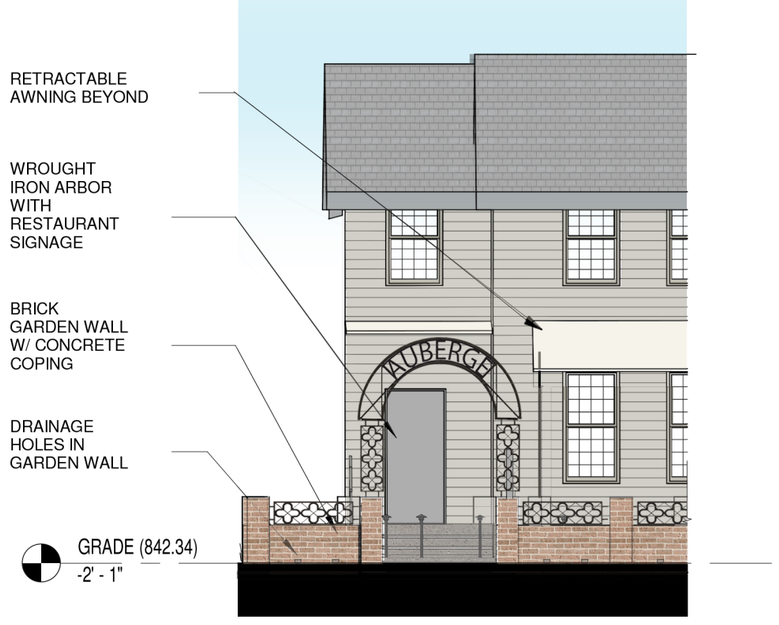
N

Brick Street Inn Addition
175 S. Main St.
1812.01



EAST ELEVATION

SOUTH ELEVATION



WEST ELEVATION - PARTIAL GARDEN WALL ELEVATION

WEST ELEVATION

Exhibit 4

BOOTH HANSEN

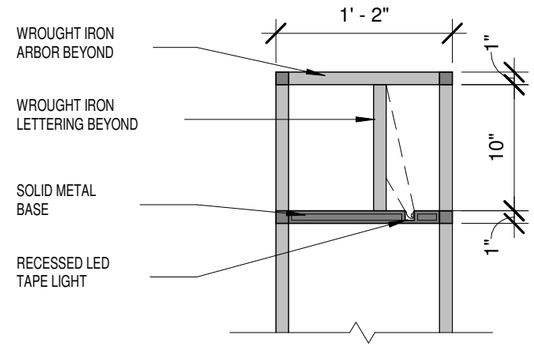
BUILDING ELEVATIONS

SCALE : 1/8" = 1'-0"

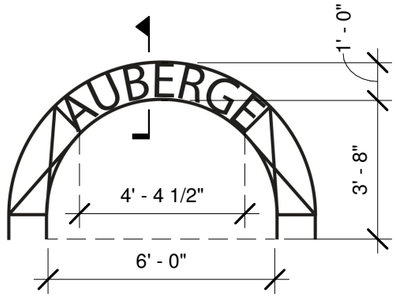
0 1 2 4 8

Brick Street Inn Addition
175 S. Main St.
1812.01

ALLOWABLE SIGNAGE
TOTAL FACADE AREA : 620.3 SF
SIGNAGE MAX. 5% : 31 SF
PROPOSED TOTAL SIGNAGE : 24.8 SF



SECTION - ARBOR LIGHTING
1" = 1'-0"



AREA : 4.3 SF

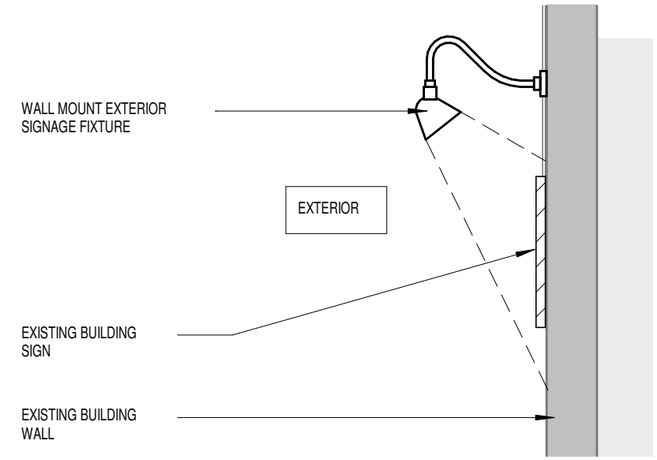
RESTAURANT SIGNAGE TO BE ADDED TO NEW WROUGHT IRON ARBOR. FLEXIBLE STRIP LIGHTING TO BE INTEGRATED FOR ILLUMINATION.

APPROX. AREA : 4 SF

EXISTING FREESTANDING SIGN TO REMAIN

APPROX. AREA : 16.5 SF

EXISTING BUILDING IDENTIFICATION SIGN ABOVE DOOR TO REMAIN. PROPOSED ILLUMINATION TO BE WALL MOUNTED FIXTURE.



EXISTING BLDG SIGN LIGHTING
1/2" = 1'-0"

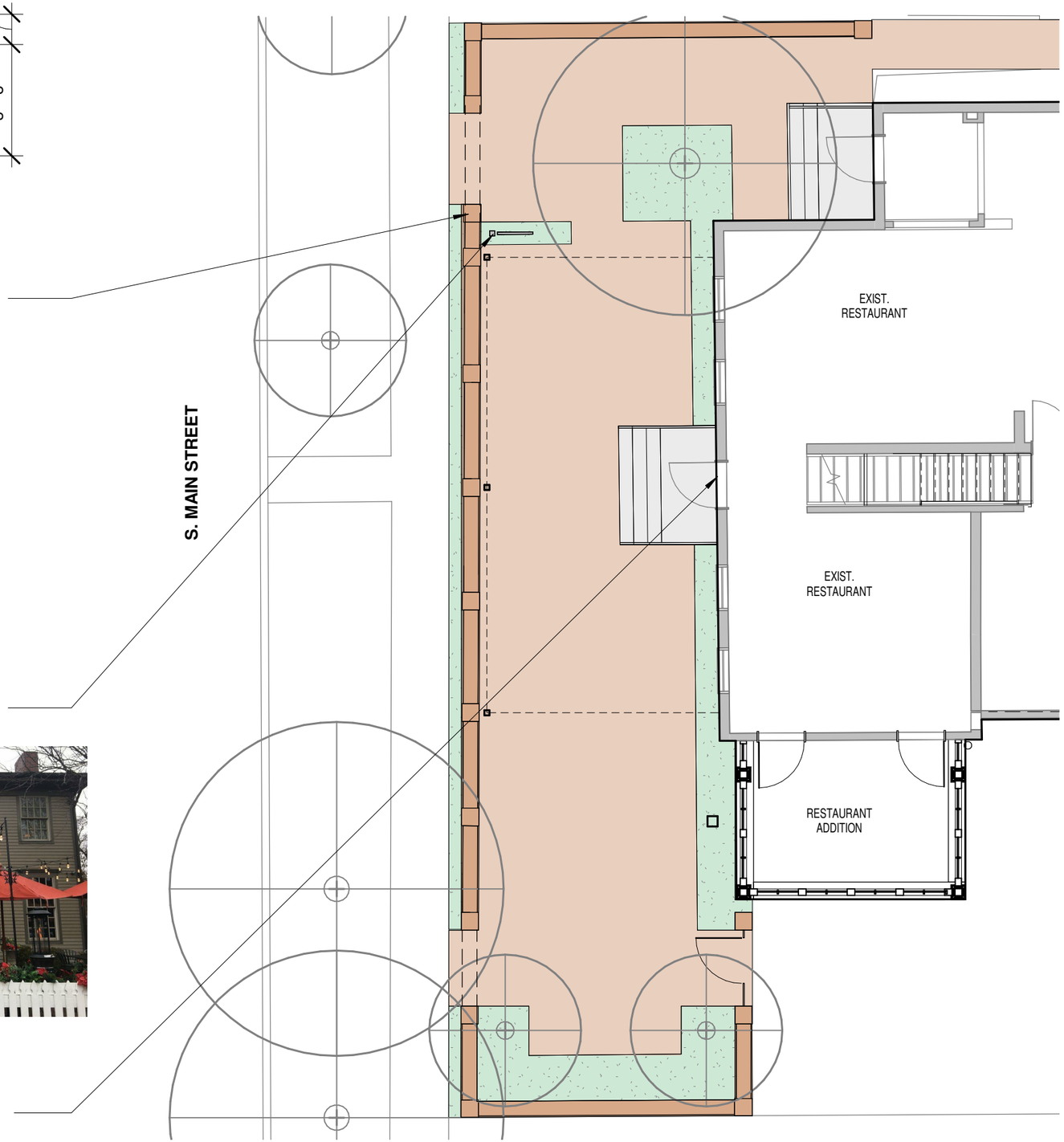


Exhibit 4

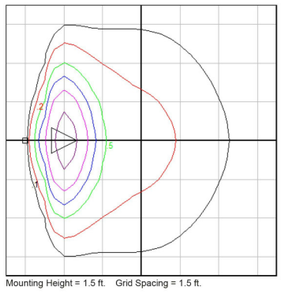
BOOTH HANSEN

SIGNAGE PLAN

SCALE : 1/8" = 1'-0"
0 8 16 32 64

N

Brick Street Inn Addition
175 S. Main St.
1812.01



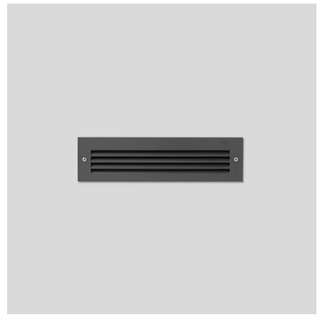
BEGA 33018 WALL SCONCE

LED recessed wall luminaires · unshielded location luminaires

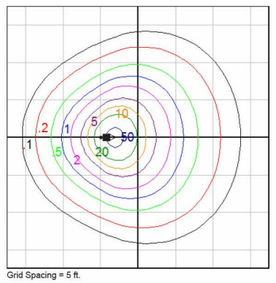
	LED	A	B	C
33018	2.7 W	10 ⅛	2¾	5

Mounting Height = 1.5 ft. Grid Spacing = 1.5 ft.

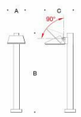
TREE DOWNLIGHT



LF - 01 : WALL LIGHT



BEGA 88556 BOLLARD LIGHT



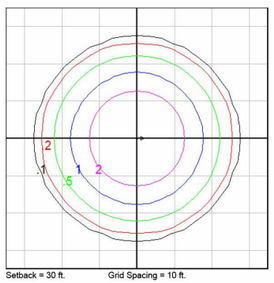
Bollard · surface washer

	LED	A	B	C	Anchorage
88556	26.0 W	10¼	47¼	12½	**79817**

Grid Spacing = 5 ft.

LF - 02 : BOLLARD LIGHT

EXISTING SCONCES TO REMAIN.

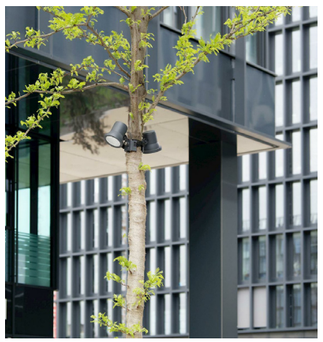


BEGA 84362 FLOOD LIGHT

Compact floodlight · RGBW

	LED	β	A	B	C	D
84362	45.4 W	48°	9⅛	13⅞	9	9⅜

Setback = 30 ft. Grid Spacing = 10 ft.



LF - 03 : TREE DOWNLIGHT

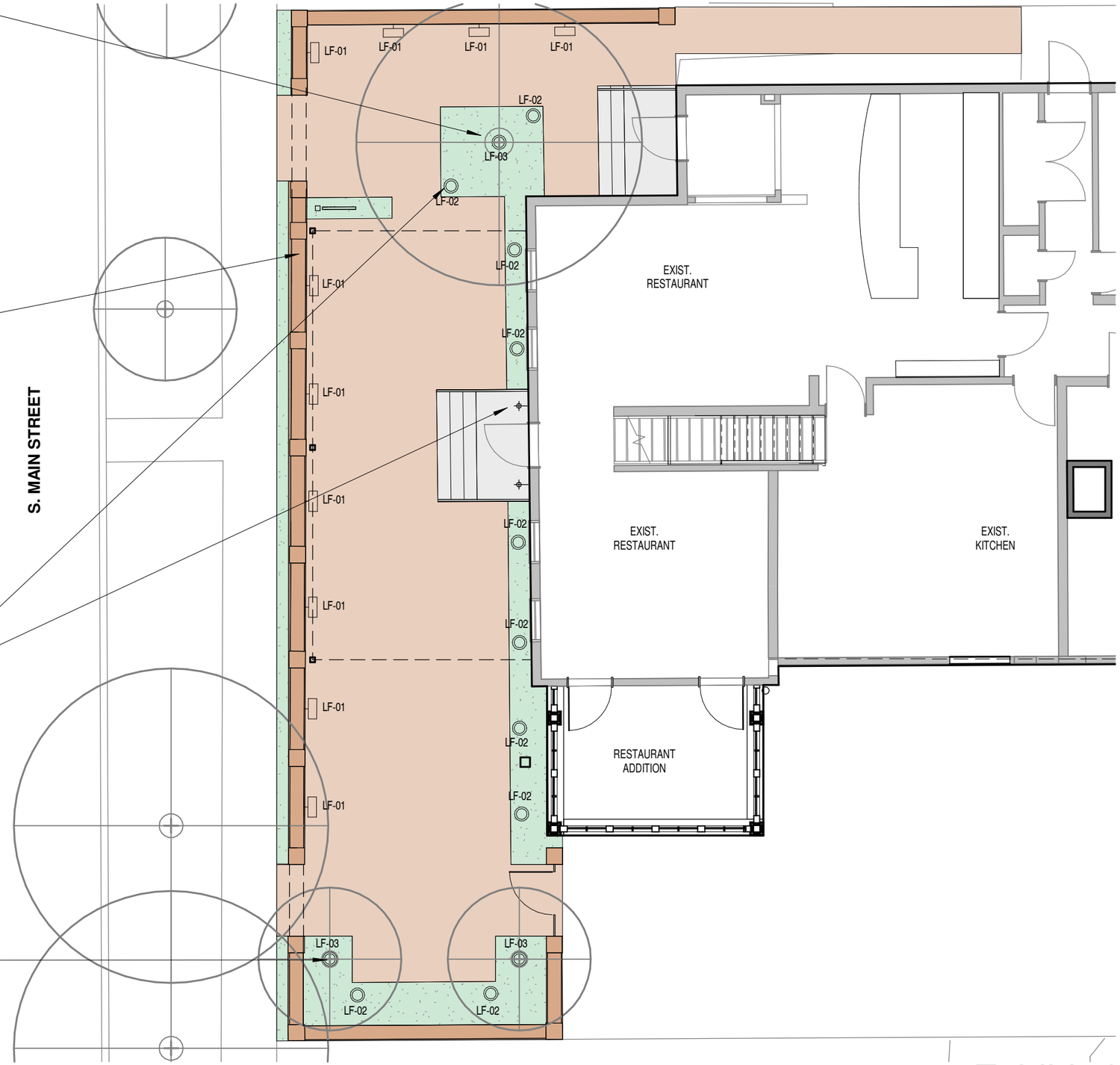


Exhibit 4

BOOTH HANSEN

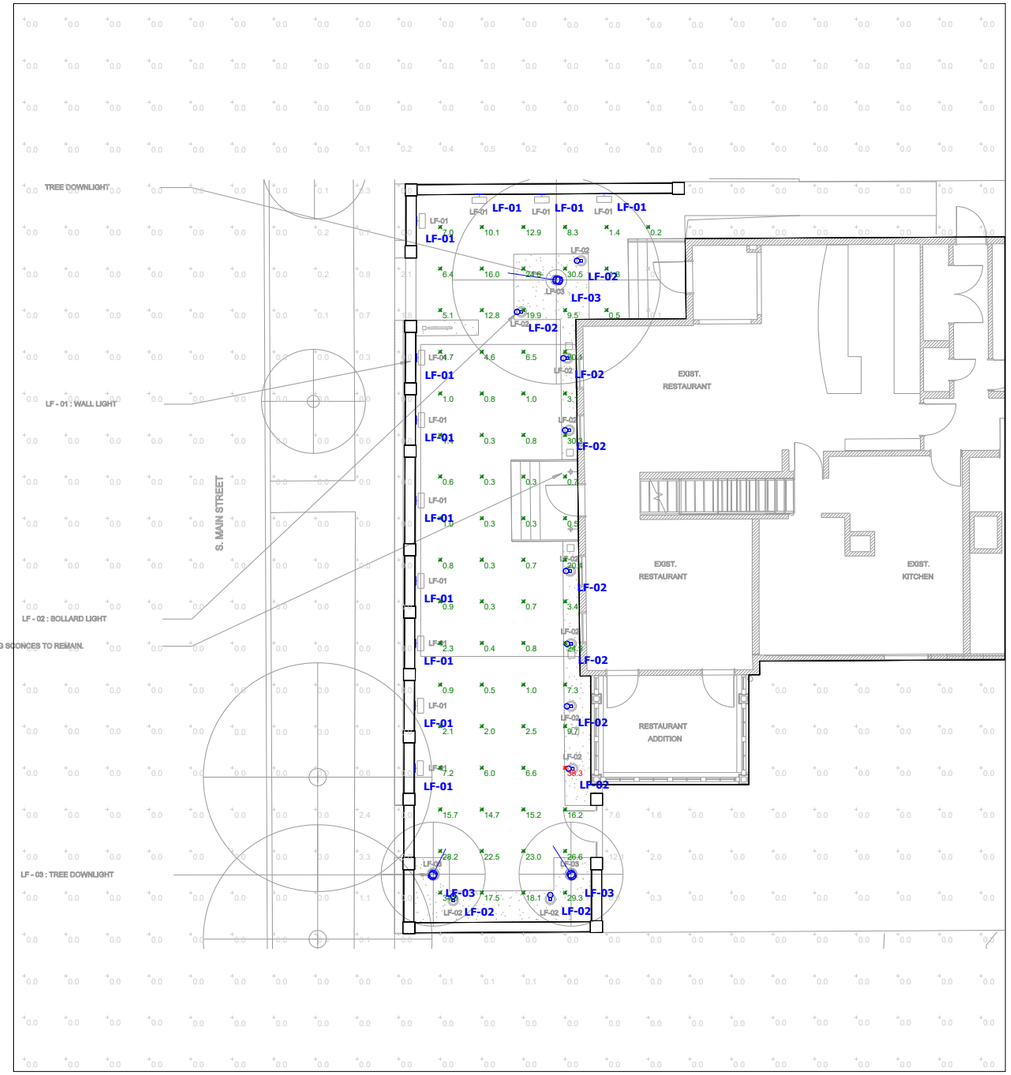
LIGHTING PLAN

SCALE : 1/8" = 1'-0"

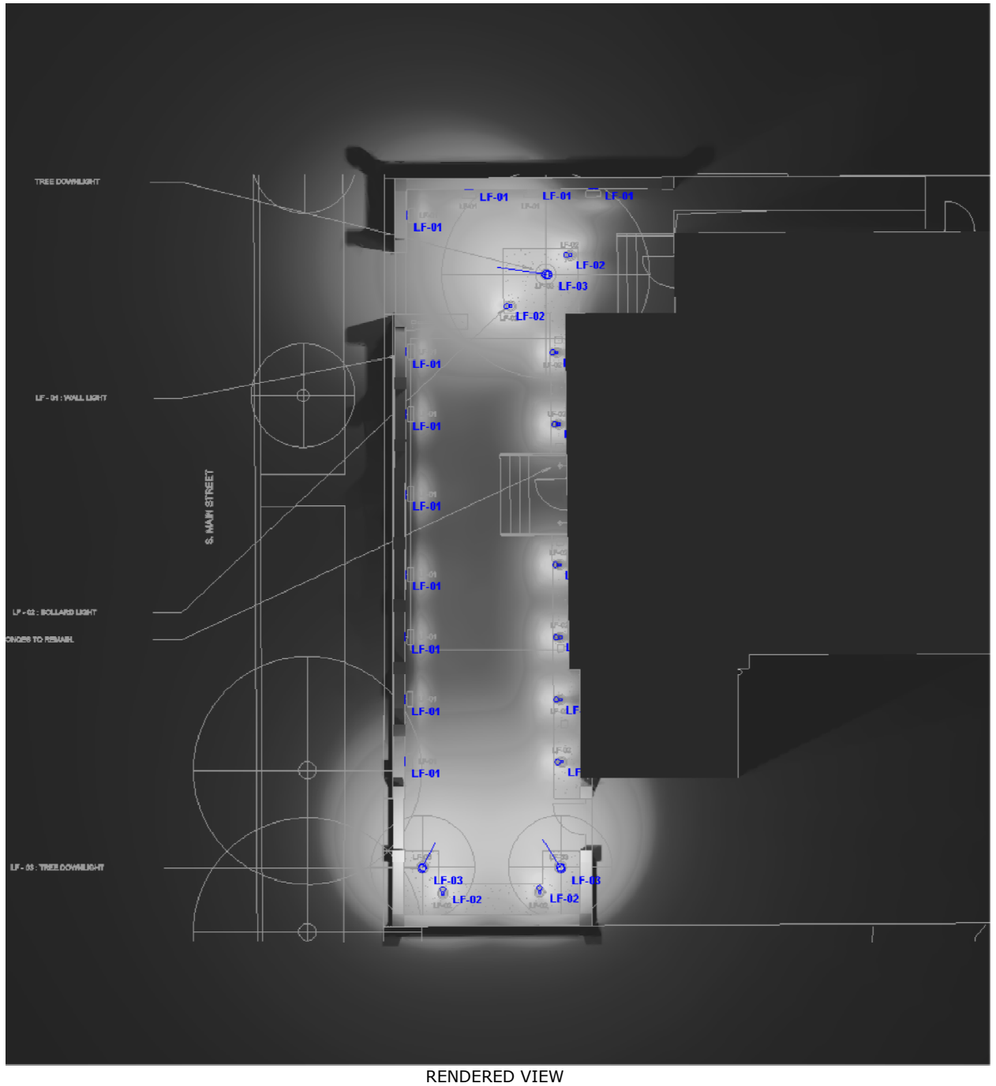
0 8 16 32 64

N

Brick Street Inn Addition
175 S. Main St.
1812.01



Plan View
Scale - 3/16" = 1ft



RENDERED VIEW

Schedule

Symbol	Label	QTY	Manufacturer	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	LF-01	11	BEGA Converted by LUMCat V 25.08.2015 / H.R.	33018K3	LED 2,7W	1	44	0.93	5
	LF-02	10	BEGA Converted by LUMCat V 04.12.2013 / H.R.	77 218	LED 6,4W	1	350	0.93	9
	LF-03	3	BEGA Converted by LUMCat V 17.05.2017 / H.R.	84362	LED 45,4W	1	2919	0.93	58

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1. PATIO AREA - GRADE LEVEL	+	8.9 fc	38.3 fc	0.1 fc	383.0:1	89.0:1
2. ALL CALC POINTS	+	1.4 fc	38.3 fc	0.0 fc	N/A	N/A

NOTES:

1. CALCULATION POINT WORK PLANE: GRADE LEVEL

2. FIXTURE MOUNTING HEIGHTS

   LF-01: 18" ABOVE GRADE
   LF-02: 27" ABOVE GRADE
   LF-03: 12'-0" ABOVE GRADE

3. CACULATIONS PROVIDED ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.**

Exhibit 4

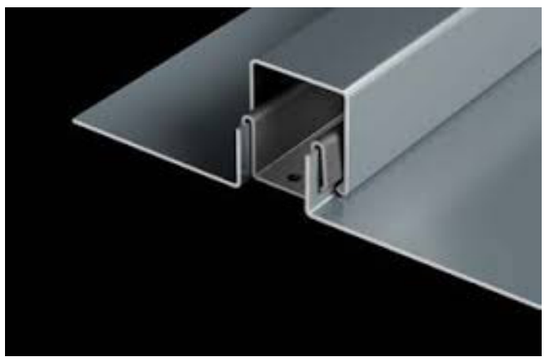
**This document contains confidential and proprietary information of KSA Lighting & Controls. This document may only be used by or for the benefit of KSA Lighting & Controls representatives and customers. This lighting layout is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. KSA Lighting & Controls is not responsible for specifying the light fixtures or illumination requirements for any specific project, nor is it responsible for meeting municipal or building code requirements. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting layout meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. Field verification is recommended when calculations are based on end-user or customer-provided information. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting layout. In no event will KSA Lighting & Controls be responsible for any loss resulting from any use of this drawing.

KSA LIGHTING & CONTROLS

BRICK STREET INN

Designer RD
Date 8/26/2020
Scale Not to Scale
Drawing No. 001
Summary

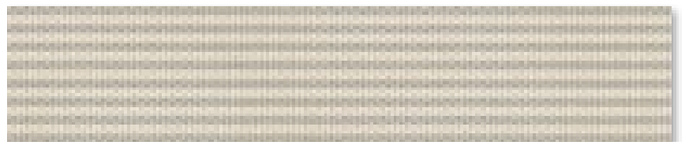
Patio paving | Existing brick to be reused as much as possible. New brick is to match color of existing.



Restaurant addition | Metal cladding

Restaurant addition | Metal color

Awning | Benchmark image
- Markilux Pergola system



Awning | markilux perla FR fire resistant awning fabric

Enclosure | Benchmark image
- rigid vinyl vision panels
- fire-resistant black fabric

Awning | markilux awning structure color

AWNING RETRACTED - VISIBLE STRUCTURE

AWNING FULLY EXTENDED

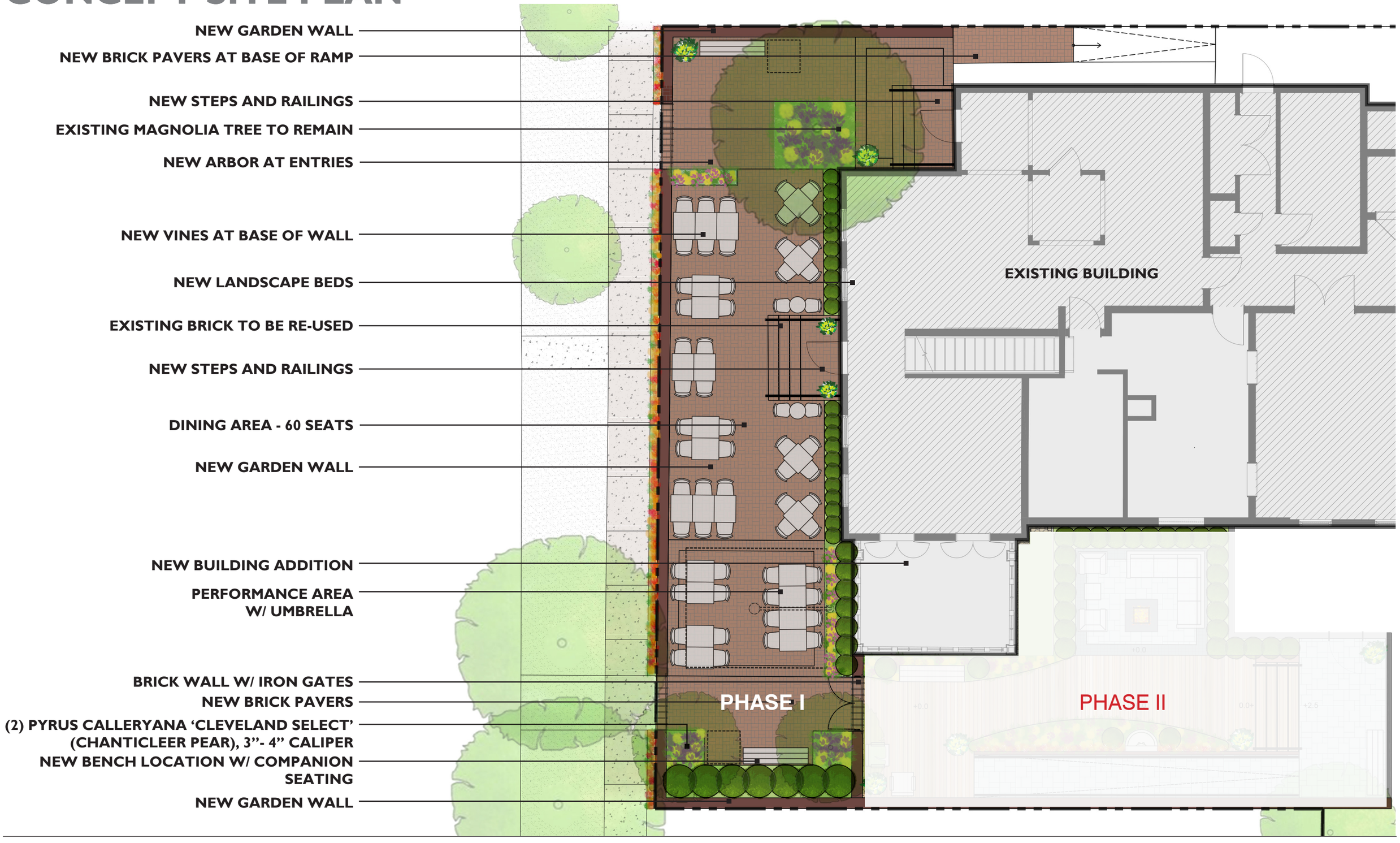
AWNING + SIDES OF SEASONAL ENCLOSURE

AWNING + FULL SEASONAL ENCLOSURE

VIEW FROM MAIN STREET - MAIN ENTRY

VIEW FROM MAIN STREET - GARDEN ENTRY

CONCEPT SITE PLAN



BOOTH HANSEN CONFLUENCE

LANDSCAPE PLAN

0 1' 2' 4' 8' 16'

NORTH

Brick Street Inn Addition
175 S. Main St.
1812.01

Exhibit 4

IN-GROUND UMBRELLA

ROUND PLANTERS WITH SCULPTURAL TOPIARY

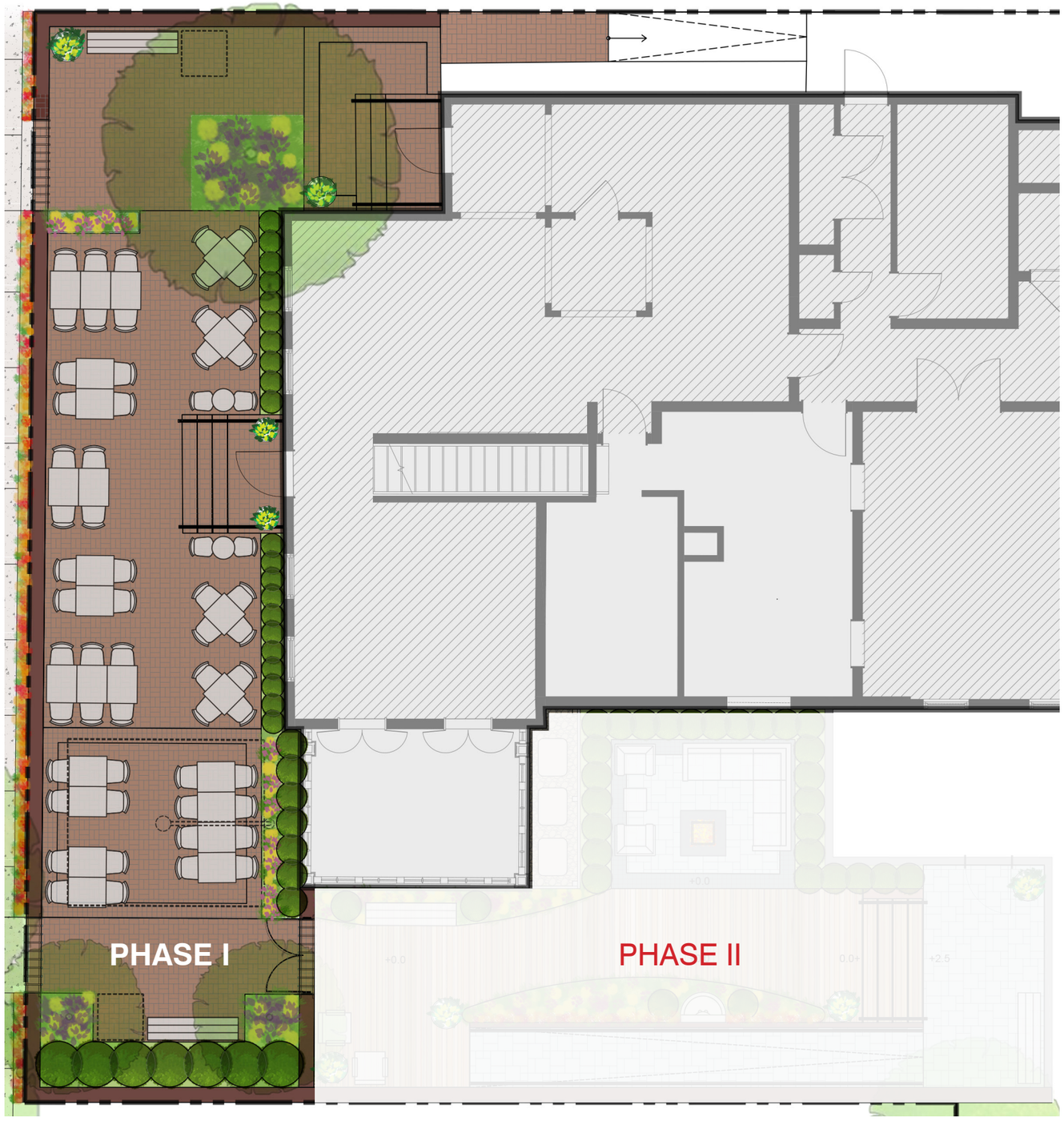
VINES AT GARDEN WALL: TRUMPET VINE, CLIMBING HYDRANGEA, VIRGINIA CREEPER

BRICK WALL WITH IRON GATES

CHANTICLEER PEAR - FALL

BENCH FRAMED WITH PLANTINGS

CHANTICLEER PEAR - SPRING



BOOTH HANSEN CONFLUENCE

LANDSCAPE PLAN

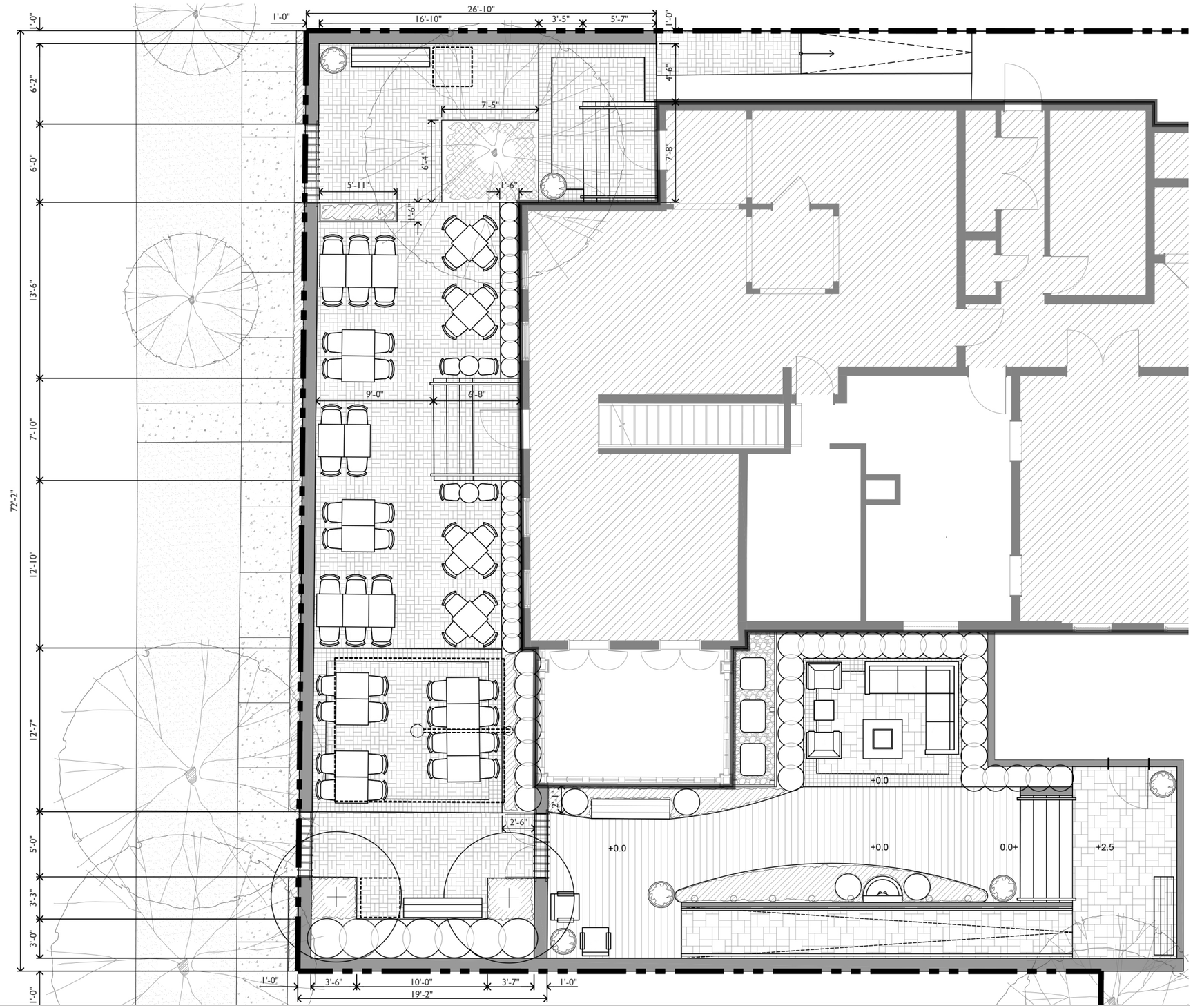
0 1' 2' 4' 8' 16'

NORTH

Brick Street Inn Addition
175 S. Main St.
1812.01

Exhibit 4

CONCEPT SITE PLAN



BOOTH HANSEN CONFLUENCE

LANDSCAPE PLAN

Exhibit 4

0 1' 2' 4' 8' 16'

NORTH

Brick Street Inn Addition
175 S. Main St.
1812.01

ZIONSVILLE
FOR ALL THE RIGHT REASONS

To: Wayne DeLong, Director of Planning and Economic Development
From: Beam, Longest & Neff, LLC., Town Engineer
Renee Goff, P.E.
Date: August 28, 2020

PROJECT DESCRIPTION

Project	Name	Brick Street Inn	
	Location	175 S Main St. Zionsville, Indiana 46077	
	Petitioner	Matthew M. Price	
	Submittal	Submittal #1	
Documents Reviewed		Document Name	Documents Transmitted
		Development Plan Submittal	August 18, 2020
Zoning	Current	VBD	
	Proposed	VBD	
Land Use	Current	Boutique hotel, restaurant/bar, event space	
	Proposed	Boutique hotel, restaurant/bar, event space	
Requested Variances		N/A	

A review was completed on the most recent submittal for the project. The following comments were noted.

I. DEVELOPMENT PLAN

A. During TAC meeting, a basement expansion for a prep kitchen was discussed. Please add information to the site plan regarding where the expansion is to occur.

B. Is there currently sanitary service in the existing basement?

C. We recommend a follow up meeting with Town Wastewater and Engineering staff once information has been received regarding the location and connection of the proposed prep kitchen. We want to be proactive in identifying an potential concerns early in the project development phase.

Exhibit 5

D. Grease trap will be required for the prep kitchen. (Advisory Comment)

E. Please provide information for the up direction building sign lighting referenced on the signage plan.

F. Make the boundary line of the project more noticeable on the site plan.

G. Clarify and show connection to existing sanitary utilities for the proposed basement expansion.

H. Clearly identify any demolition that will be required for the proposed Phase 1 project.

I. Clarify tree size for trees shown on landscape plan. Include tree species and sizes and landscaping feature dimensions for landscaping plan

BOOTH HANSEN

September 4, 2020

Renee Goff, P.E.
Beam, Longest & Neff, LLC., Town Engineer
8320 Craig Street
Indianapolis, IN 46250

Re: Brick Street Inn - TAC Meeting Review Letter – Submittal #1

Dear Renee,

Thank you for your comments on the Brick Street Inn Submission to the Plan Commission.
We offer the following responses to the comments noted in the TAC Meeting Review Letter issued to us on August 28, 2020.

A. During TAC meeting, a basement expansion for a prep kitchen was discussed. Please add information to the site plan regarding where the expansion is to occur.

Extents of prep kitchen expansion will be shown on the site plan in the Final Submission.

B. Is there currently sanitary service in the existing basement?

Yes, the building currently has a sanitary service.

C. We recommend a follow up meeting with Town Wastewater and Engineering staff once information has been received regarding the location and connection of the proposed prep kitchen. We want to be proactive in identifying any potential concerns early in the project development phase.

The Architect and MEP FP Engineer will schedule a meeting with the Town Wastewater and Engineering staff.

D. Grease trap will be required for the prep kitchen. (Advisory Comment)

A Grease trap will be designed to serve the new kitchen expansion. IPC will be used in order to determine size.

E. Please provide information for the up direction building sign lighting referenced on the signage plan.

Additional information on the up direction building lighting will be provided.

Exhibit 6

F. Make the boundary line of the project more noticeable on the site plan.

The boundary line will be adjusted to be more noticeable on the site plan.

G. Clarify and show connection to existing sanitary utilities for the proposed basement expansion.

The sanitary sewer will be located as design of the grease trap is complete. This will potentially dictate the sanitary sewer design and location.

H. Clearly identify any demolition that will be required for the proposed Phase 1 project.

Demolition plans will be provided for Phase 1 of this project.

I. Clarify tree size for trees shown on landscape plan. Include tree species and sizes and landscaping feature dimensions for landscaping plan

Tree species and sizes will be indicated on the landscaping plan.

Sincerely,

BOOTH HANSEN

Caroline Slota, AIA
Associate Principal

TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA

PETITION FOR PLAN COMMISSION APPROVAL
OF A DEVELOPMENT PLAN / MODIFICATION OF DEVELOPMENT PLAN

FINDINGS

1. The Development Plan/Modification of Development Plan **(is/is not)** compatible with surrounding land uses because:

The proposed improvements are for an existing and long-standing boutique hotel, restaurant/bar, and event space. Additionally, the improvements do not require variances from development standards which would potentially impact the surrounding land uses.

2. The Development Plan/Modification of Development Plan **(does/does not)** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:

The improvements are for an existing and long-standing development located in the Village.

3. The Development Plan/Modification of Development Plan **(does/does not)** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:

The improvements do not require parking deviations or other significant traffic and/or access alterations.

4. The Development Plan/ Modification of Development Plan **(does/does not)** utilize building materials and building style compatible with the Zionsville theme because:

The improvements are consistent with the building materials and style of both the existing building, and the Village generally.

5. The Development Plan/Modification of Development Plan **(does/ does not)** provide for the calculation of storm water runoff because:

The improvements are compatible with the existing drainage systems, and do not provide for additional drainage runoff.

6. The Development Plan/Modification of Development Plan **(does/does not)** provide for current and future right-of-way dedications because:

The improvements do not impact right-of-way issues, as the site is located within the heart of the Village Business District.

7. The Development Plan/Modification of Development Plan **(does/**<u>does</u> **not)** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

The improvements are contained within the parameters of the existing VBD zoning, and provide for adequate separation of buildings, vehicle and pedestrian circulation, and parking. Additionally, the improvements include detailed and thoughtful landscaping areas and on-site lighting amenities.

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED / DENIED.**

Adopted this _____ day of _____, 20____.

_____ _____ _____

_____ _____ _____

_____

Office Use Only
Petition No.: _____
Hearing Date: _____
Recommendation: _____

Town of Zionsville

Petition for Plan Commission Approval

1. SITE INFORMATION:

Address of Property: 175 S. Main Street

Existing Use of Property: boutique hotel, restaurant/bar, event space

Proposed Use of Property: same

Current Zoning: VBD Area in acres: 0.2

2. PETITIONER/PROPERTY OWNER

Petitioner:

Name: Brick Street LLC

Address: P.O. Box 20064

Charlotte, NC 28210

Phone:

Fax:

E-Mail:

Owner (If different from Petitioner):

Name:

Address:

Phone:

Fax:

E-Mail:

3. PETITIONER'S ATTORNEY/CONTACT PERSON AND PROJECT ENGINEER (IF ANY):

Attorney / Contact Person:

Name: Matthew M. Price

Address: Dentons Bingham Greenebaum LLP

10 W. Market St., Suite 2700, Indy 46204

Phone: 317-686-5225

Fax:

E-Mail: matt.price@dentons.com

Project Engineer / Architect:

Name: Caroline Slota, AIA

Address: Booth Hansen

333 S. Desplaines St., Suite 100, Chicago, IL 60661

Phone: 312-869-5000

Fax:

E-Mail: cslota@boothhansen.com

4. DETAILED DESCRIPTION OF REQUEST (Check all that apply)
(Describe reason(s) for request / attach additional pages if necessary):

☒ Development Plan ☐ Modification of Development Plan ☐ Waiver of Development Requirement(s)

☐ Termination of Development Plan ☐ Modification of Commitments ☐ Termination of Commitments

Requesting a Development Plan approval to provide for a building addition and exterior improvements for an existing boutique hotel, restaurant/bar, and event space, including a new awning sign, archway sign, landscaping and lighting.

5. ATTACHMENTS:

☐ Legal description of property
☐ Owner's Authorization (if petitioner is not the owner)
☐ Statement of Proposed Modification or Termination Of Commitments
☐ Proposed Findings (if a Development Plan)
☐ Road Impact Calculation Form
☐ Proof of Ownership (copy of Warranty Deed)
☐ Copies of the Site Plan (if applicable)
☐ Proposed Development Plan / Proposed Modification of Development Plan / Statement of Termination of Development Plan

The undersigned, having been duly sworn on oath states the above information is true and correct as (s) he is informed and believes. Further, the applicant understands that this project may be assigned Engineering review fees, which are payable upon invoicing. Road Impact Fees are payable upon Improvement Location Permit release.

Signature of Owner or Attorney for Owner: Matthew M. Price

Date: August 18, 2020

State of Indiana **)**

County of Boone **) SS:**

Subscribed and sworn to before me this day of August 18, 2020 , .

Raegan Aldarondo / Raegan Aldarondo

Notary Public Signature / Notary Public Printed

My commission expires 10/02/21

My county of residence is Hamilton County.

My Commission No. is 647880

PROCEDURES AND REQUIREMENTS:

1. A complete Petition for Plan Commission Approval ("petition") must be submitted by **3:00 PM** a minimum of **31 days** prior to the initial hearing before the Plan Commission.

2. **Only complete Petitions will be placed on the agenda for the next Plan Commission meeting.** If a Petition is incomplete 31 days prior to the next Plan Commission meeting, the Petition will not be placed on an agenda until the Petitioner submits a complete Petition.

3. **Fifteen sets** of the following information must be submitted, with the notarized Petition, for internal staff review:
   - ☐ Legal description of property (Metes and bounds description must include a perimeter survey, drawn to scale – or – recorded subdivision legal description must include lot number, section number, subdivision name, either the plat book number of the recorded instrument number and a copy of the plat map.)
   - ☐ Proof of Ownership (copy of deed)
   - ☐ Owner's Authorization (if Petitioner is not the owner)
   - ☐ Site Plan (if applicable)
   - ☐ Proposed findings (if a Development Plan)
   - ☐ Statement of Modification or Termination of Commitments (if proposed)
   - ☐ Proposed Development Plan / Proposed Modification of Development Plan (if proposed)
   - ☐ Draft of Proposed Legal Notice
   - ☐ Application Fee: $_____(Checks should be payable to *Town of Zionsville*)

PUBLIC HEARING NOTIFICATION:

Notice of Public Hearing for Plan Commission Approval is to be completed as set forth in the Zoning Ordinance and Rules of Procedure for the Plan Commission. The procedures relating to notification of public hearings that are contained in this Packet are provided for convenience purposes only.

OWNER'S AUTHORIZATION

The undersigned, Paul M. Vezolles, Brick Street LLC, being the owner of the property commonly known as 175 S. Main Street, hereby authorize(s) Matthew M. Price, Dentons Bingham Greenebaum LLP to file a Petition for (zone map change / variance / special exception / subdivision plat approval / other) for the aforementioned property.

Brick Street LLC
(company name)

By: Paul M. Vezolles
(authorized signature)

Paul M. Vezolles
(printed name)

Member
(title)

- or -

Paul Vezolles
(owner signature)

Paul Vezolles
(print owner name)

State of North Carolina
County of Mecklenburg) SS:

Subscribed and sworn to before me this 17 day of August 2020

Josephine A. Baychuk
Notary Public Signature

Josephine A. Baychuk
Notary Public Printed

My commission expires 7/21/2023

My county of residence is Union County.

JOSEPHINE A BAYCHUK
Notary Public - North Carolina
Union County
My Commission Expires Jul 21, 2023

16.00
+1NON

Instrument PG 1 OF 1
201000008476

201000008476
Filed for Record in
BOONE COUNTY, INDIANA
MARY ALICE "SAM" BALDWIN, RECORDER
09-08-2010 At 02:09 pm.
DEED 17.00

Meridian
1020706CA

Tax ID No. 06-04-02-001-010.082-006

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Rynco, LLC

CONVEY(S) AND WARRANT(S) TO

Brick Street LLC, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Boone County, in the State of Indiana, to wit:

42.45 feet by parallel lines off the North side of Lot 5, Block 1 of the Original Plat of the Town of Zionsville, Boone County, Indiana, the plat of which is recorded in Plat Book 2, page 57, in the Office of the Recorder of Boone County, Indiana. And also including one half of the vacated alley along the North Boundary of Lot No. 5.

Subject to taxes for the year 2010, due and payable in 2011, and taxes for all subsequent years.

Subject to covenants, restrictions and easements of record.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of Grantor's members to execute and deliver this deed.

IN WITNESS WHEREOF, the Grantor has executed this deed this 31 day of August, 2010.

Rynco, LLC

By: Colleen Fanning

Printed: Colleen Fanning

Title: Treasurer

State of Indiana, County of Marion ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Colleen Fanning, Treasurer who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 31 day of August, 2010.

My Commission Expires: _____

Signature of Notary Public

Printed Name of Notary Public

Notary Public County and State of Residence

JASON M. SKENE
MY COMMISSION EXPIRES
March 31, 2016
NOTARY SEAL
HAMILTON COUNTY
NOTARY PUBLIC, STATE OF INDIANA

This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110
Carmel, IN 46032
1020706CA

DULY ENTERED FOR TAXATION
9-08-10
Melody Price
SUBJECT TO FINAL ACCEPTANCE
AUDITOR, BOONE COUNTY

Property Address:
175 S. Main Street
Zionsville, IN 46077

Grantee's Address and Mail Tax Statements to:
6357 Sharon Hills Rd
Charlotte, NC 28210

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.

[Name] Andrew R. Drake
NOTE: The individual's name in affirmation statement may be typed or printed.

(3) 25.00 Meridian Title Corp

2018004892 DEED $25.00
06/05/2018 10:59:52A 3 PGS
Nicole K. (Nikki) Baldwin
Boone County Recorder IN
Recorded as Presented

Tax ID No.
019-07290-00
06-04-02-001.010.068-006

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Nickjack Properties, L.L.C., an Indiana limited liability company

CONVEY(S) AND WARRANT(S) TO

Brick Street LLC, an Indiana limited liability company, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Boone County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The undersigned person(s) executing this deed on behalf of the Limited Liability Company represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company members to execute and deliver this deed.

IN WITNESS WHEREOF, the Grantor has executed this deed this 1st day of June, 2018.

Nickjack Properties LLC, an Indiana limited liability company

By: **Mark E. Mancere**
Title: **Sole Member**

MTC File No.: 18-14157 (LLCWD)

DULY ENTERED FOR TAXATION
06.05.2018
SUBJECT TO FINAL ACCEPTANCE
AUDITOR, BOONE COUNTY

State of Indiana, County of Boone ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Mark E. Maucere, Sole Member of Nickjack Properties LLC, an Indiana limited liability company** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 1st day of June, 2018.

My Commission Expires: _____

Signature of Notary Public

_____
Printed Name of Notary Public

_____
Notary Public County and State of Residence

This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Property Address:
40 East Pine Street
Zionsville, IN 46077

Grantee's Address and Mail Tax Statements To:
175 S. Main St
Zionsville IN 46077

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. Andrew R. Drake

EXHIBIT A

The East Half of uniform width off the following described real estate, to-wit: Lot No. 6 in Block No. 1 in the Original Plat of the Town of Zionsville, Boone County, Indiana, except a strip of uniform width 4 feet wide off the entire North side of said lot.

Brick Street Inn Legal Description

The East Half of uniform width off the following described real estate, to-wit: Lot No. 6 in Block No. 1 in the Original Plat of the Town of Zionsville, Boone County, Indiana, except a strip of uniform width 4 feet wide off the entire North side of said lot.

Also,

42.45 feet by parallel lines off the North side of Lot 5, Block 1 of the Original Plat of the Town of Zionsville, Boone County, Indiana, the plat of which is recorded in Plat Book 2, page 57, in the Office of the Recorder of Boone County, Indiana. And also including one half of the vacated alley along the North Boundary of Lot No. 5.

TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA

PETITION FOR PLAN COMMISSION APPROVAL
OF A DEVELOPMENT PLAN / MODIFICATION OF DEVELOPMENT PLAN

FINDINGS

1. The Development Plan/Modification of Development Plan **(is/is not)** compatible with surrounding land uses because:

The proposed improvements are for an existing and long-standing boutique hotel, restaurant/bar, and event space. Additionally, the improvements do not require variances from development standards which would potentially impact the surrounding land uses.

2. The Development Plan/Modification of Development Plan **(does/does not)** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:

The improvements are for an existing and long-standing development located in the Village.

3. The Development Plan/Modification of Development Plan **(does/does not)** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:

The improvements do not require parking deviations or other significant traffic and/or access alterations.

4. The Development Plan/ Modification of Development Plan **(does/does not)** utilize building materials and building style compatible with the Zionsville theme because:

The improvements are consistent with the building materials and style of both the existing building, and the Village generally.

5. The Development Plan/Modification of Development Plan **(does/ does not)** provide for the calculation of storm water runoff because:

The improvements are compatible with the existing drainage systems, and do not provide for additional drainage runoff.

6. The Development Plan/Modification of Development Plan **(does/does not)** provide for current and future right-of-way dedications because:

The improvements do not impact right-of-way issues, as the site is located within the heart of the Village Business District.

7. The Development Plan/Modification of Development Plan **(does/**<u>does</u> **not)** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

The improvements are contained within the parameters of the existing VBD zoning, and provide for adequate separation of buildings, vehicle and pedestrian circulation, and parking. Additionally, the improvements include detailed and thoughtful landscaping areas and on-site lighting amenities.

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED / DENIED.**

Adopted this _____ day of _____, 20___.

_____ _____ _____

_____ _____ _____

_____

AFFIDAVIT OF NOTICE OF PUBLIC HEARING
OF THE TOWN OF ZIONSVILLE PLAN COMMISSION

STATE OF INDIANA)
COUNTY OF MARION) SS:

I, Gregory J. Ewing, DO HEREBY CERTIFY THAT LEGAL NOTICE TO INTERESTED PARTIES OF THE PUBLIC HEARING TO BE HELD BY THE TOWN OF ZIONSVILLE PLAN COMMISSION, to consider the Petition of: Brick Street LLC, by Matthew M. Price

Requesting: Petition 2020-30-DP -- Building addition and exterior improvements to the Brick Street Inn.
(PROJECT DESCRIPTION)

For property located at: 175 S. Main Street

Was sent by FIRST CLASS MAIL, to the last known address of each of the following entities at the following addresses:

OWNERS ADDRESS

See attached List of Adjoiners

And that said Legal Notices were sent by First Class Mailed on or before the 3rd day of September, 2020, being at least ten (10) days prior to the date of the Public Hearing.

And that said Legal Notice was published in a newspaper of general circulation at least ten (10) days prior to the date of Public Hearing (Proof of Publication attached).

Gregory J. Ewing
Name of person mailing letters

Signature

State of Indiana)

County of Marion) **SS:**

Subscribed and sworn to before me this 4th day of September, 2020.

Cathy McQueen
Notary Public Signature

Notary Public Printed

My Commission No:

My Commission Expires:

My County of Residence is Hancock County

Cathy McQueen
My Comm. Expires 01/04/2027
Comm. #NP0623315
NOTARY PUBLIC SEAL
HANCOCK COUNTY
STATE OF INDIANA

Greg Merrell
6584 Regents Park Dr.
Zionsville, IN 46077

Burrus Properties LLC
410 W. Oak St.
Zionsville 46077

Shiloh Springs Enterprises
95 E. Oak St.
Zionsville 46077

Zionsville Lions Park Inc.
410 W. Oak St.
Zionsville 46077

HNK LLC
8021 N. Illinois St.
Indy 46260

Robert Bender L.P.
7555 S. Ford Rd.
Zionsville, IN 46077

Town of Zionsville
1100 W. Oak St.
Zionsville 46077

McCall Properties LLC
193 S. 1st St.
Zionsville 46077

Kogan Warren TOD Trust
7915 Fishback Rd.
Zionsville 46077

Drew Kogan & Drew Kogan Trust
195 S. Main St.
Zionsville 46077

Solise Enterprises LLC
6589 Braemar Av. S.
Noblesville, IN 46062

Main Street Partners
120 Leeds Ct.
Zionsville, IN 46077

Brian & Christina Wright
650 Terrace Dr.
Zionsville 46077

Patricia Collier
447 Palm Ct.
Naples, FL 34108

Chuck Percival Credit Trust
104 S. Main St.
Zionsville, IN 46077

AFFIDAVIT OF PUBLICATION

STATE OF INDIANA
County of Boone

City of Lebanon

ISSUED:

The subscriber, being duly sworn, deposes and says that

he (she) is the said Annette Burcharts of THE LEBANON REPORTER

and that the foregoing notice for

GREG EWING

was published in said newspaper in one editions

of said newspaper issued between 09/08/2020 and 09/08/2020

Cost: 62.15

SUBSCRIBED AND SWORN BEFORE ME THIS 8th day of September, A.D

Jaime Hensley

Notary Public Seal, State of Indiana

JAIME HENSLEY
Notary Public, State of Indiana
Commission Number NP0725337
My Commission Expires
February 20, 2028

NOTICE OF PUBLIC HEARING BY THE TOWN OF ZIONSVILLE PLAN COMMISSION

Notice is hereby given of a Public Hearing to be held by the Town of Zionsville Plan Commission on, Monday, September 21, 2020 at 7:00 p.m. in the Zionsville Town Hall, 1100 West Oak Street Zionsville, Indiana 46077 to consider the following Petition:

2020-30-DP, Brick Street LLC, by Matthew M. Price Requests:

PLAN COMMISSION APPROVAL for a Development Plan to allow for:

Development Plan approval to provide for a building addition and exterior improvements for the Brick Street Inn, an existing boutique hotel, restaurant/bar and event space, including a new awning sign, archway sign, landscaping and lighting.

The properties involved are more commonly known as: 175 S. Main Street and is legally described as:

The East Half of uniform width off the following described real estate, to-wit: Lot No. 6 in Block No. 1 in the Original Plat of the Town of Zionsville, Boone County, Indiana, except a strip of uniform width 4 feet wide off the entire North side of said lot.

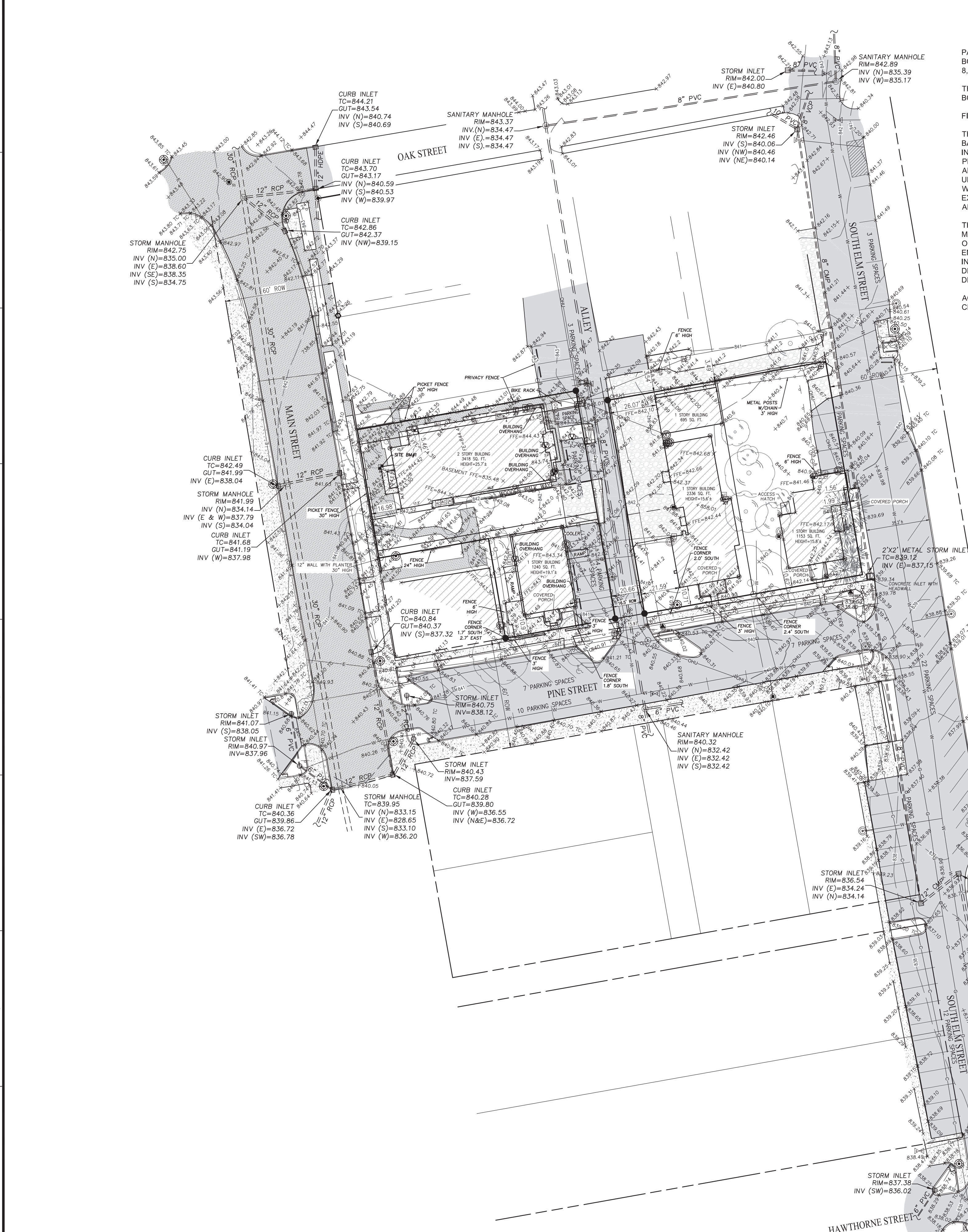
Also, 42.45 feet by parallel lines off the North side of Lot 5, Block 1 of the Original Plat of the Town of Zionsville, Boone County, Indiana, the plat of which is recorded in Plat Book 2, page 57, in the Office of the Recorder of Boone County, Indiana. And also including one half of the vacated alley along the North Boundary of Lot No. 5.

A copy of the Petition, and all plans pertaining thereto are on file and may be examined prior to the Public Hearing at Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 or at: http://www.zionsville-in.gov/231/Planning-Economic-Development. Written comments in support of or in opposition to the Petition are filed with the Secretary of the Town of Zionsville Plan Commission prior to the Public Hearing will be considered. The Public Hearing is open to the public. Oral comments to the Petition will be heard at the Public Hearing. The Public Hearing may be continued from time to time as may be found necessary.

Further, and if supported by Executive Order and/or the Laws of the State of Indiana, members of the public will be afforded the opportunity to attend the Plan Commission Public Meetings via a form(s) of electronic communication IF indicated in the Agenda (as amended from time to time) associated with the Plan Commission Meeting.

Additionally, upon request, the Town of Zionsville will provide auxiliary aids and services in association with meetings and hearings occurring in-person. Please provide advance notification to Wayne DeLong, at wdelong@zionsville-in.gov or 317-873-5108, to ensure the proper accommodations are made prior to the meeting.

Dave Franz (President)
Wayne DeLong, AICP, CPM (Secretary)
TLR-548 9/8 hspaxlp 1664003



GENERAL NOTES

PARCEL AND BOUNDARY LINE INFORMATION SHOWN HEREON ARE TAKEN FROM THE BOUNDARY RETRACEMENT SURVEY PREPARED BY WEIHE ENGINEERS, INC, DATED MARCH 8, 2019 UNDER PROJECT NUMBER W180464.

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FIELD WORK WAS COMPLETED ON DECEMBER 7, 2019.

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND/OR MARKS MADE UPON THE GROUND BY INDIANA UNDERGROUND PLANT PROTECTION SERVICE AND GPRS, INC., (A PRIVATE UTILITY LOCATING COMPANY) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION OF PLANNED IMPROVEMENTS ON OR NEAR THE PROPERTY.

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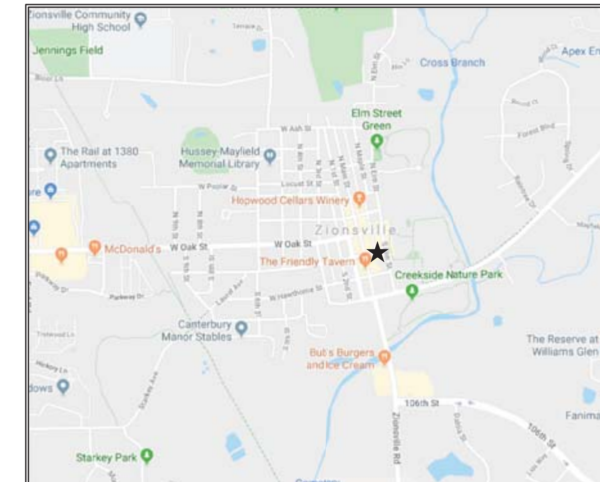
ACCORDING TO THE BOONE COUNTY GIS, THERE ARE NO REGULATED DRAINS THAT CROSS THE SURVEYED REAL ESTATE.



VICINITY MAP
NOT TO SCALE
★ - PROJECT LOCATION

LEGEND

SYMBOLS

REBAR FOUND
5/8" Ø REBAR WITH YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 0012" SET
HARRISON MONUMENT FOUND
PK OR MAG NAIL FOUND
MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012" SET
CUT 'X' FOUND/SET
BENCH MARK
WATER VALVE
FIRE HYDRANT
WATER METER
SPIGOT
GAS METER
GAS VALVE
GAS MANHOLE
UTILITY POLE
GUY ANCHOR
TRANSFORMER
ELECTRICAL RISER
ELECTRIC JUNCTION BOX
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FIBER OPTIC MARKER
STORM MANHOLE
CURB INLET
SANITARY SEWER MANHOLE
SIGN
BOLLARD
PARKING WHEEL STOP
ACCESSIBLE SPACE
GATE POST
AIR CONDITIONER
DECIDUOUS TREE
CONIFEROUS TREE

ABBREVIATIONS

(M)	MEASURED DIMENSION
(P)	PLATTED DIMENSION
(R)	RECORD DIMENSION
AG	ABOVE GROUND
BG	BELOW GROUND
ROW	RIGHT OF WAY
CMP	CORRUGATED METAL PIPE
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PVC	POLYVINYL CHLORIDE PIPE
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FFE	FINISH FLOOR ELEVATION
TC	TOP OF CURB
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HATCH PATTERNS

ASPHALT
CONCRETE
STONE
BRICK

LINE TYPES

UNDERGROUND GAS
UNDERGROUND WATER
UNDERGROUND ELECTRIC
UNDERGROUND COMMUNICATIONS
UNDERGROUND FIBER OPTIC CABLE
MIXED OR UNIDENTIFIED OVERHEAD UTILITY
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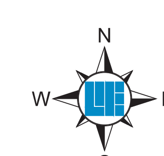
SANITARY SEWER
STORM SEWER
RIGHT OF WAY LINE
CHAIN LINK FENCE
BOARD FENCE
HAND RAIL
BOUNDARY LINE
FLOW LINE
SECTION LINE
INDEX CONTOUR
INTERMEDIATE CONTOUR

PROJECT BM

KA0205
DESCRIBED BY COAST AND GEODETIC SURVEY 1946 AT ZIONSVILLE.
AT ZIONSVILLE, SET VERTICALLY IN THE WEST FACE OF THE SOUTHWEST CORNER OF THE FARMERS STATE BANK BUILDING, AT THE CORNER OF SOUTH FIRST STREET AND WEST OAK STREET, 1.6 FOOT NORTH OF THE CORNER AND 4.2 FEET ABOVE THE GROUND. A STANDARD DISK, STAMPED U 79 1946.
ELEV. 848.19 (NAVD 88)

SITE BM

A CUT SQUARE ON THE BOTTOM LEFT HAND SIDE OF THE CONCRETE STEPS LEADING INTO THE ENTRANCE OF THE BRICK STREET AT 175 SOUTH MAIN STREET, ZIONSVILLE, INDIANA.
ELEV. 843.17 (NAVD 88)



SCALE: 1" = 30'
0 15 30 60

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24 Hours a Day, 7 Days a Week.

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WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

PROJECT NO.:	W180464
DWG NAME:	W180464sv ALTA.dwg
FIELD BY:	ES
DRAWN BY:	RWW/SMR
CHECKED BY:	KLS
DATE:	DECEMBER 11, 2019

REVISIONS AND ISSUES | DATE | BY

PREPARED FOR:
BRICK STREET INN
175 SOUTH MAIN STREET, ZIONSVILLE, INDIANA

EXISTING CONDITIONS
BRICK STREET INN ADDITION

SHEET NO. 1 OF 2

PROJECT NO. W180464

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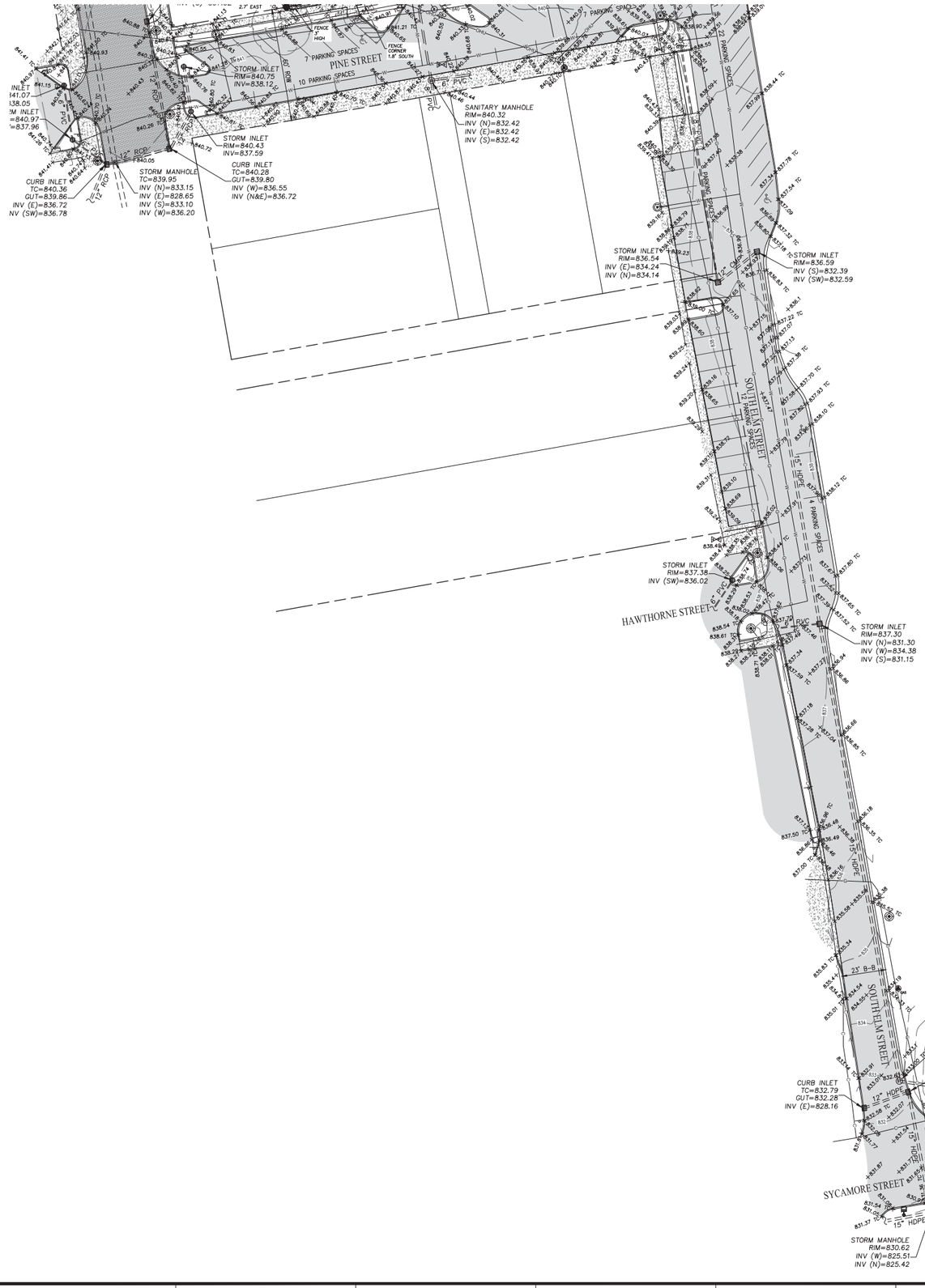

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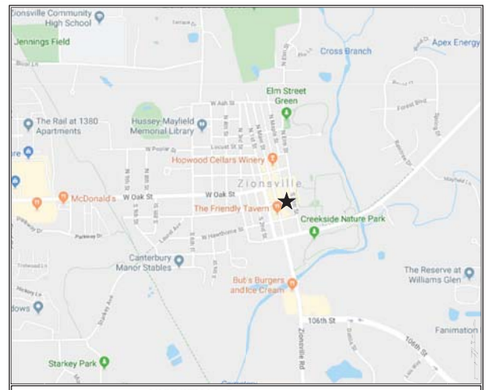

VICINITY MAP
NOT TO SCALE
★ - PROJECT LOCATION

LEGEND

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WEIHE ENGINEERS
Land Surveying | Civil Engineering
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REVISIONS AND NOTES	DATE	BY

PROJECT NO: W180464
DWG NAME: W180464sv-ALTA.dwg
FIELD BY: ES
DRAWN BY: RWW/SMR
CHECKED BY: RLS
DATE: DECEMBER 11, 2019

PREPARED FOR:
BRICK STREET INN
175 SOUTH MAIN STREET, ZIONSVILLE, INDIANA

EXISTING CONDITIONS
BRICK STREET INN ADDITION

SHEET NO. 2 OF 2
PROJECT NO. W180464

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LOCATION: H:\2019\W180464\Survey\W180464 sv -xref.dwg
LAYOUT: Layout1 (2)
PLOTTED ON: December 20, 2019 - 10:20am
PLOTTED BY: Sullivan

1 DEMO - SITE PLAN

0 4 8 16 32

Exhibit 4

BOOTH HANSEN

Architecture Interiors Planning
333 South Des Plaines Street
Chicago, Illinois 60661

NO. DESCRIPTION DATE

JULY 02, 2020

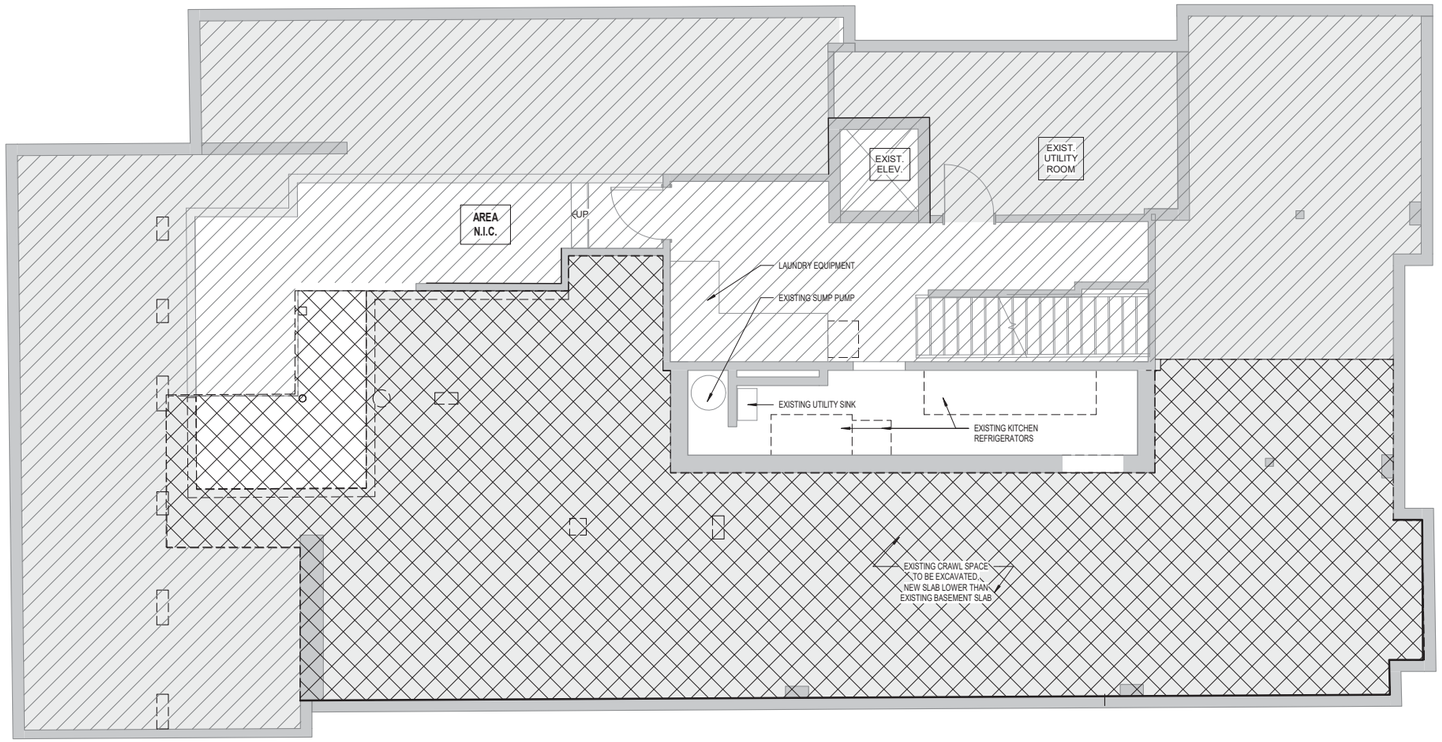
PROJECT NUMBER 1812.01

Brick Street Inn Addition
175 S. Main Street
Zionsville, IN 46077

ARCH. DEMO PLAN - SITE

AD001

M:\Projects\1812 Brick Street Inn Addition\01 Drawings\02 Local\1812 Brick St Inn Addition_phase I_2020_cstota.rvt



1 DEMO. PLAN - BASEMENT

0 4'

Exhibit 4

BOOTH HANSEN

Architecture Interiors Planning
333 South Des Plaines Street
Chicago, Illinois 60661

DEMO PLAN LEGEND

- DEMOLISH
- EXISTING TO REMAIN
- EXISTING CRAWL SPACE
- DEMOLISH AREA
- AREA N.I.C.

NO.	DESCRIPTION	DATE

JULY 02, 2020

PROJECT NUMBER 1812.01

Brick Street Inn Addition
175 S. Main Street
Zionsville, IN 46077

ARCH. DEMO PLAN - BASEMENT

AD100

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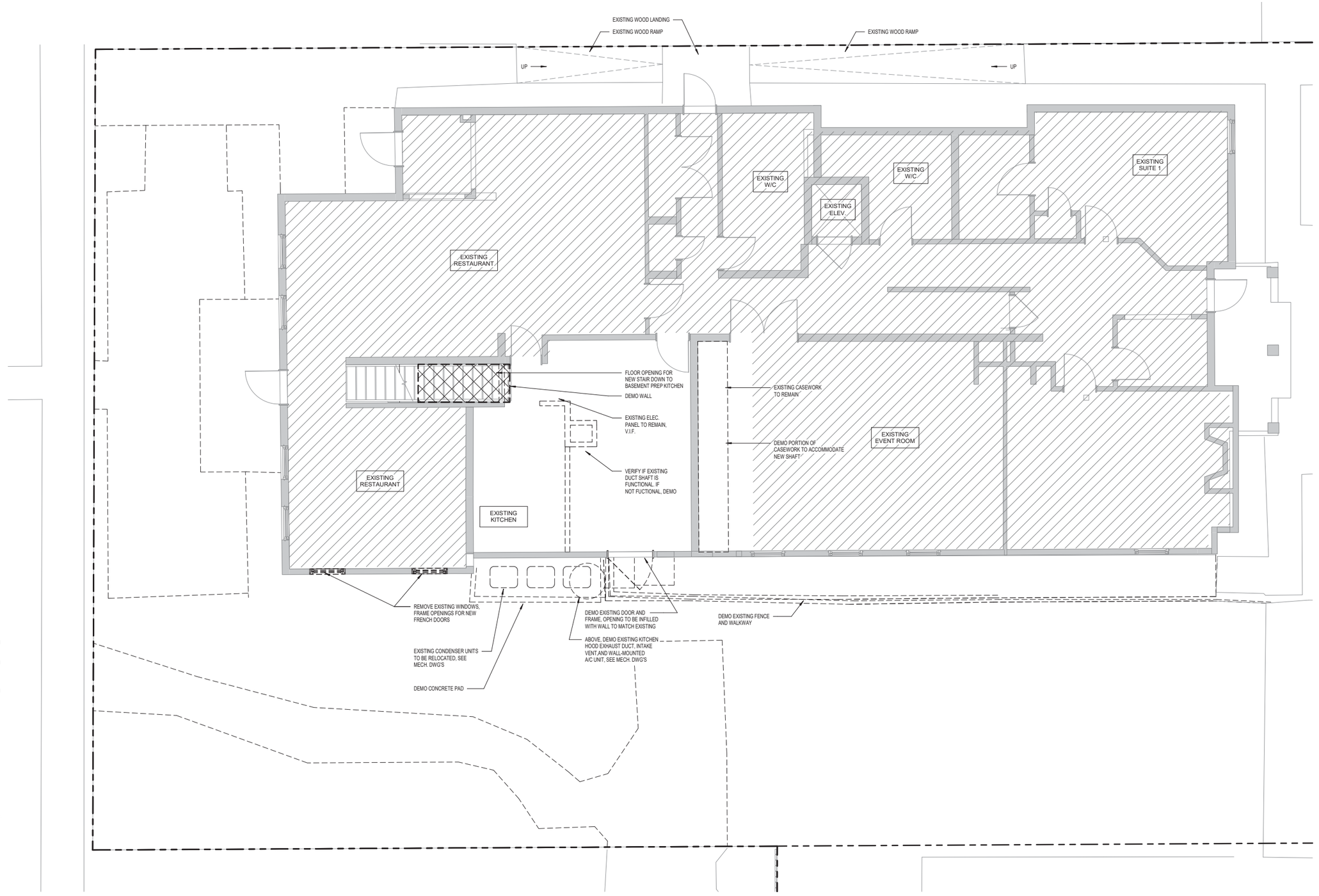

1 DEMO - 01 LEVEL 1

0 1 2 4 8

Exhibit 4

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BOOTH HANSEN

Architecture Interiors Planning
333 South Des Plaines Street
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NO.	DESCRIPTION	DATE

JULY 02, 2020

PROJECT NUMBER 1812.01

Brick Street Inn Addition
175 S. Main Street
Zionsville, IN 46077

ARCH. DEMO PLAN - LEVEL 1

AD101

Exhibit 4

BOOTH HANSEN

ZONING MAP

Brick Street Inn Addition
175 S. Main St.
1812.01

THIS SUBMISSION TO THE PLANNING COMMISSION IS FOR PHASE 1 OF DEVELOPMENT.

PHASE 1 IS TO INCLUDE A SMALL ADDITION TO THE AUBERGE RESTAURANT, LANDSCAPING AND REGRADING OF THE EXISTING PATIO AND RELOCATION OF EXTERIOR HVAC EQUIPMENT AS NOTED.

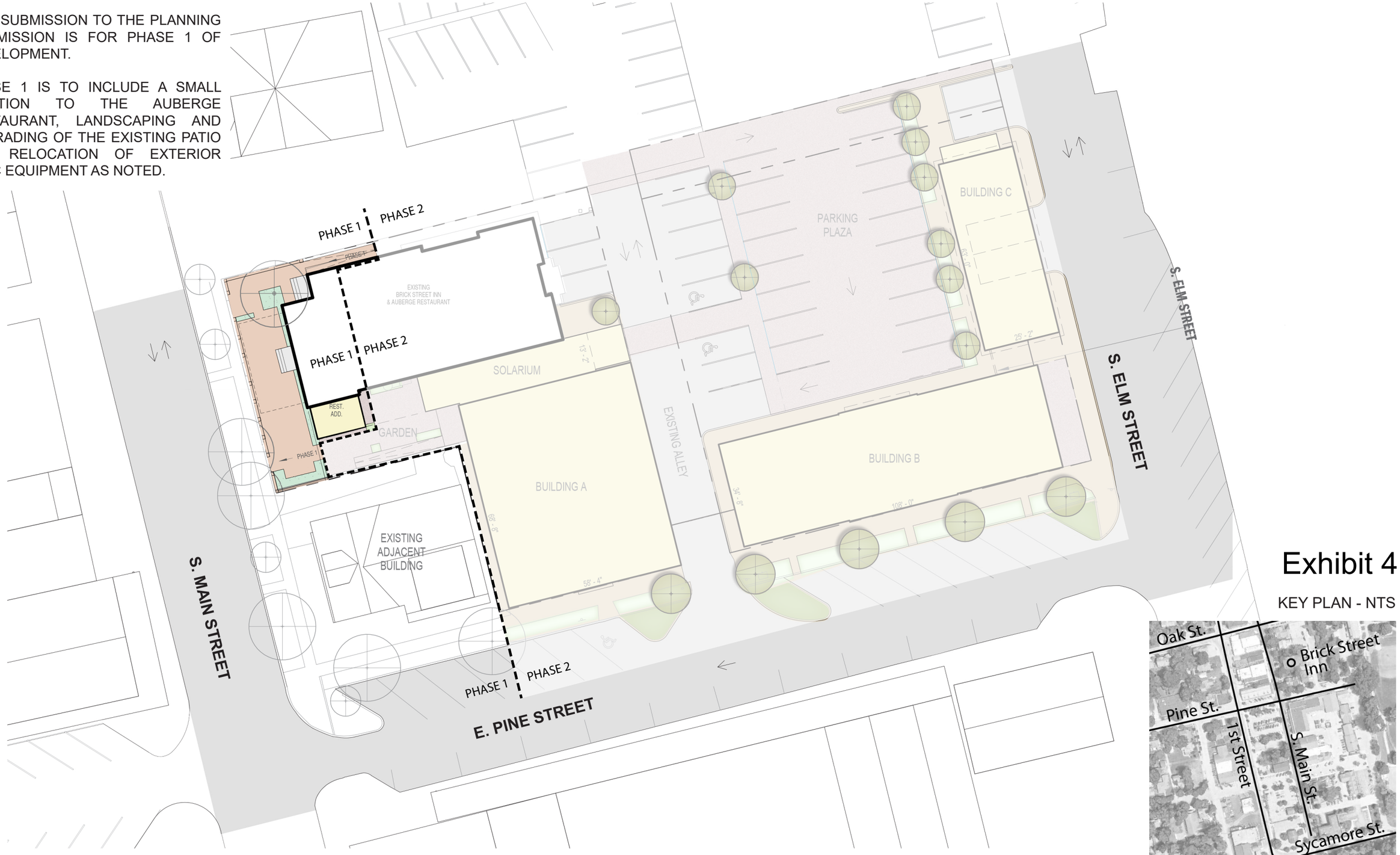


Exhibit 4

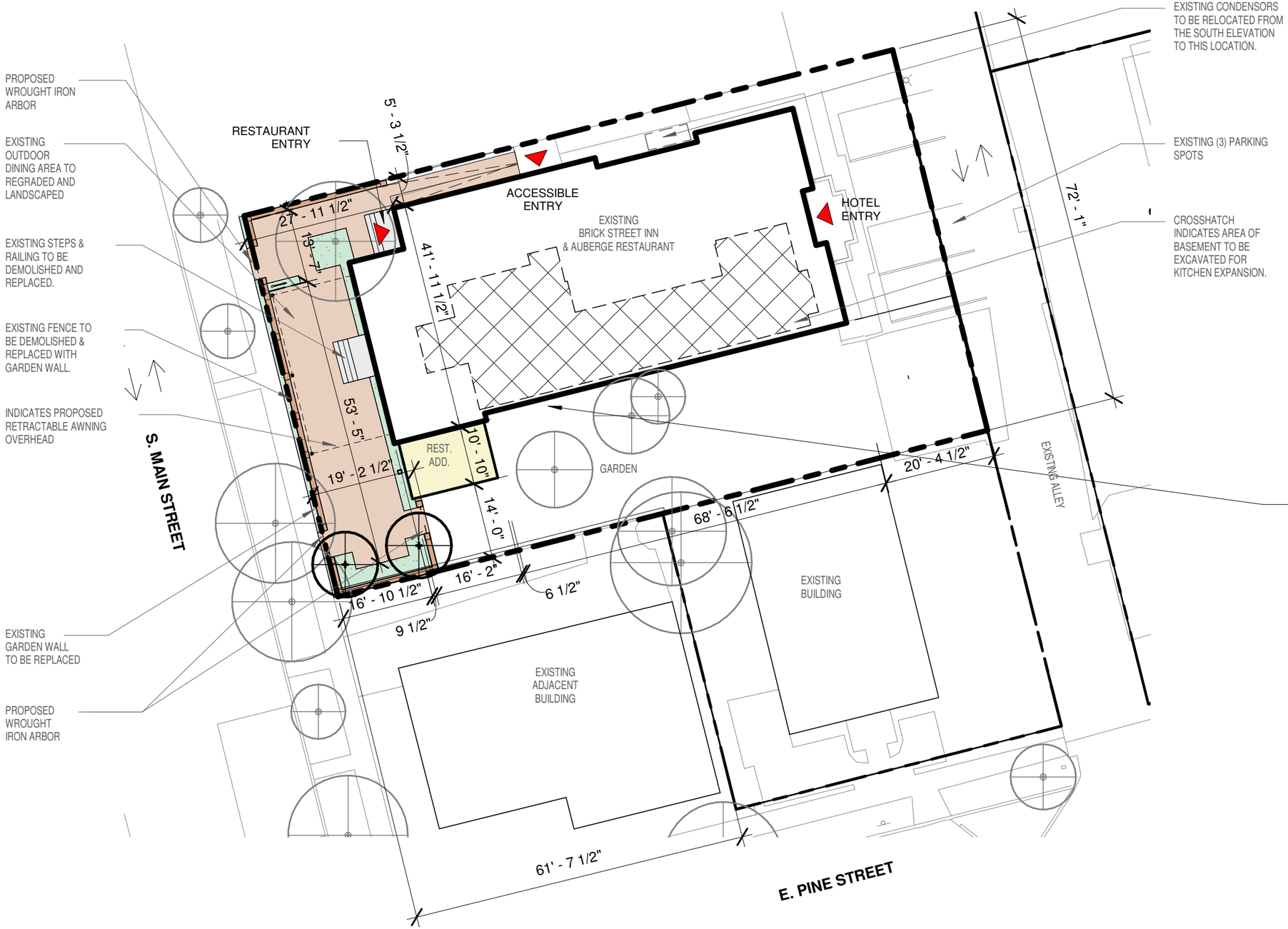
KEY PLAN - NTS

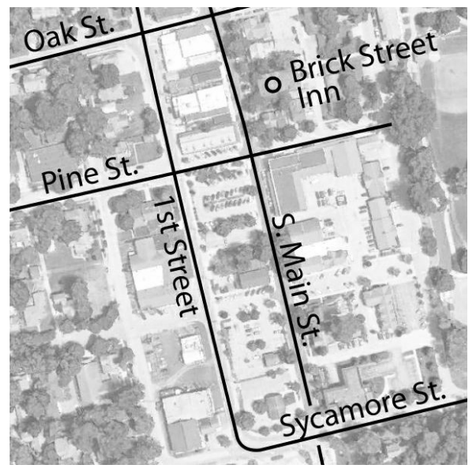
BOOTH HANSEN

OVERALL PLAN

Brick Street Inn Addition
175 S. Main St.
1812.01

ZONING DISTRICT: VBD - URBAN VILLAGE BUSINESS DISTRICT
SETBACKS (FRONT, SIDE, REAR) = 0' - 0"





KEY PLAN - NTS

Exhibit 4

BOOTH HANSEN

SITE PLAN

SCALE : 1" = 20'

0 5 10 20 40

N

Brick Street Inn Addition
175 S. Main St.
1812.01

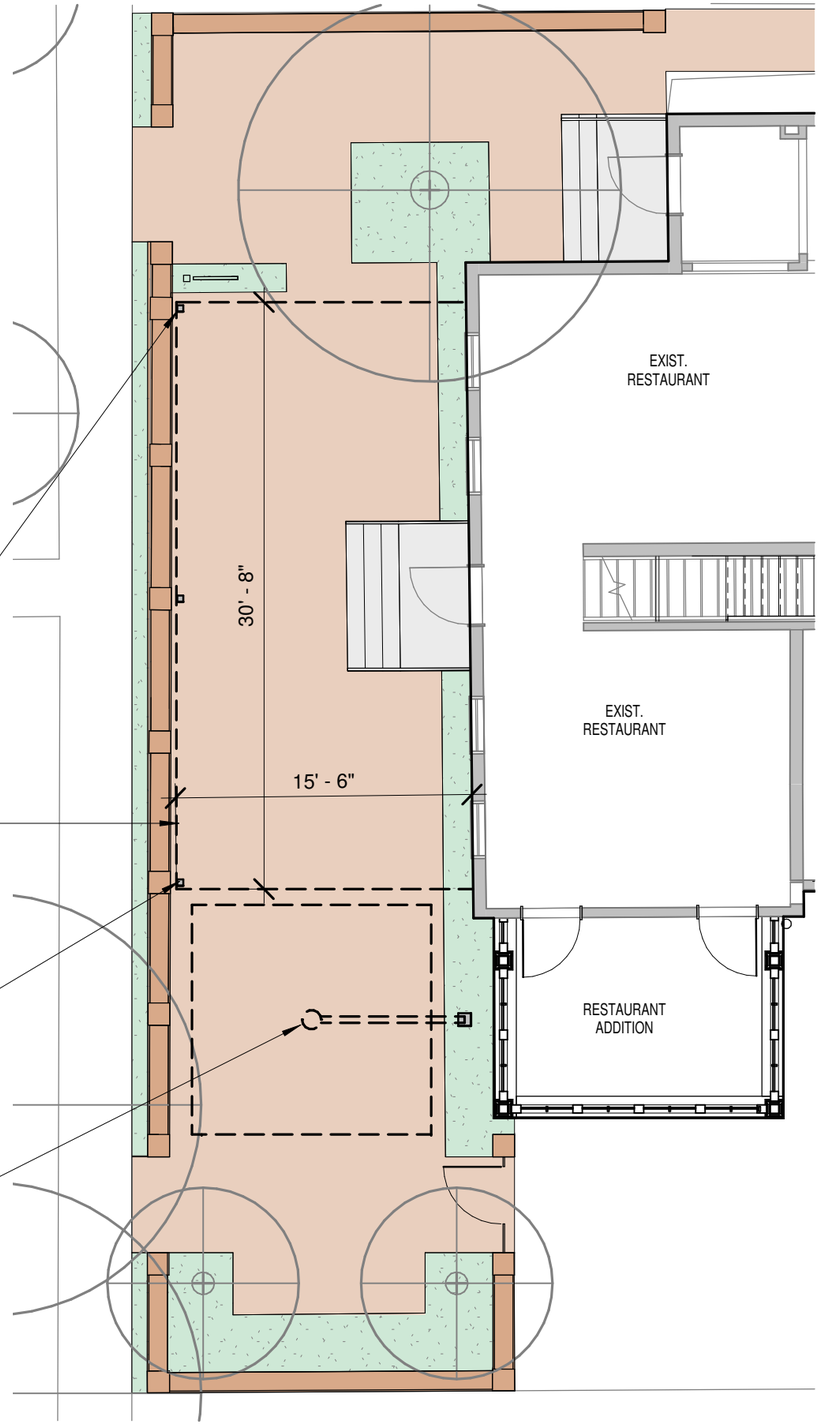
PRECEDENT IMAGE

STRUCTURAL SUPPORT FOR AWNING - FINISH TO BE STANDARD BLACK.

EXTENT OF RETRACTABLE AWNING OVERHEAD. AWNING TO BE BEIGE FABRIC.

STRUCTURAL SUPPORT FOR AWNING - FINISH TO BE STANDARD BLACK.

UMBRELLA OEVRHEAD - UMBRELLA FABRIC TO MATCH AWNING.



RETRACTABLE AWNING

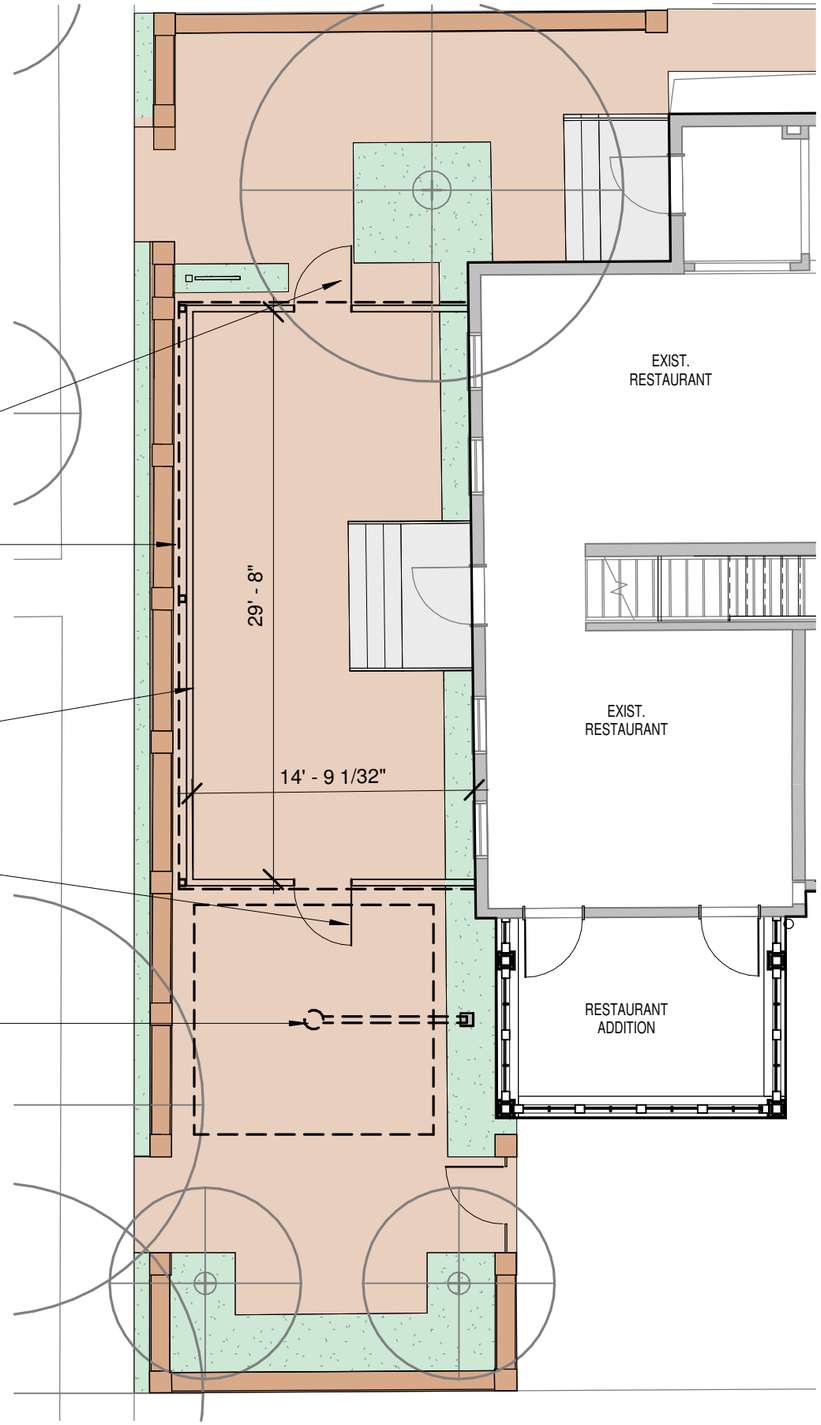
SWING DOOR FOR EXITING

EXTENT OF AWNING OVERHEAD

TEMPORARY WEATHER ENCLOSURE - MATERIAL TO MATCH COLOR OF ADDITION.

SWING DOOR FOR EXITING

UMBRELLA OVERHEAD



RETRACTABLE AWNING + SEASONAL ENCLOSURE

Exhibit 4

BOOTH HANSEN

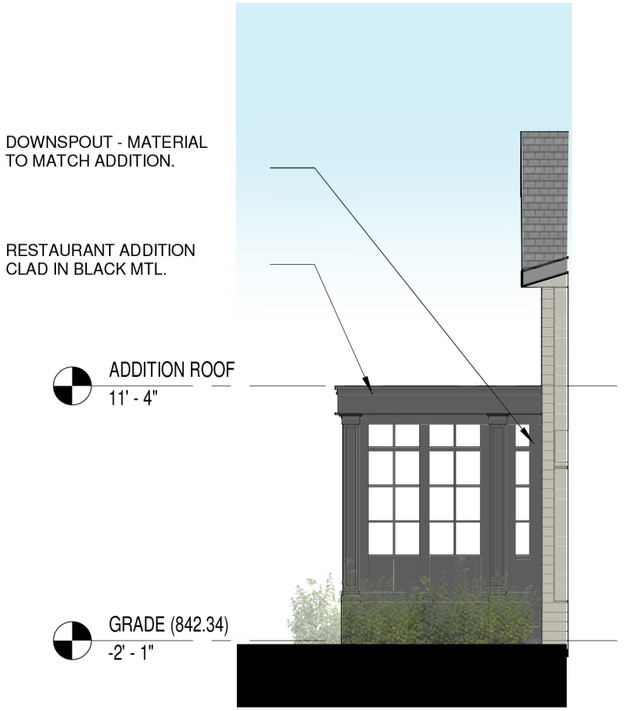
AWNING & ENCLOSURE PLAN

SCALE : 1/8" = 1'-0"

0 8 16 32 64

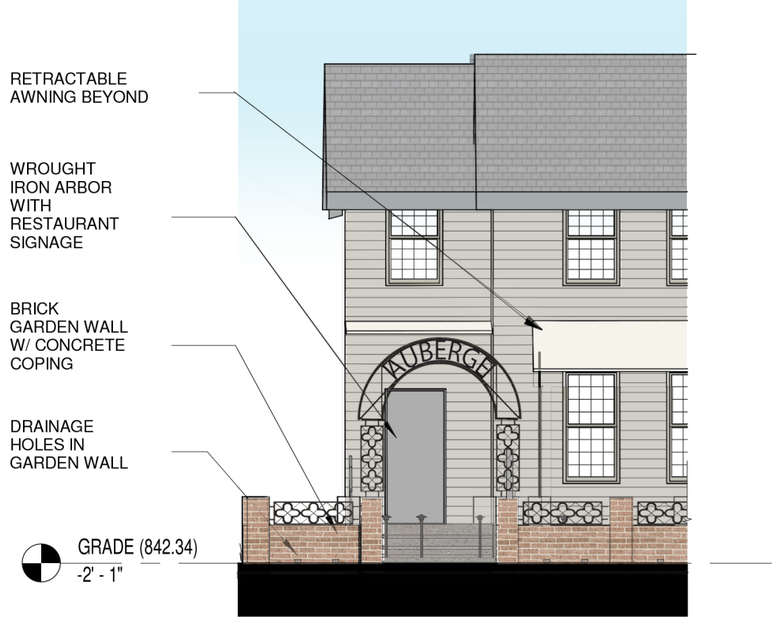
N

Brick Street Inn Addition
175 S. Main St.
1812.01



EAST ELEVATION

SOUTH ELEVATION



WEST ELEVATION - PARTIAL GARDEN WALL ELEVATION

WEST ELEVATION

Exhibit 4

BOOTH HANSEN

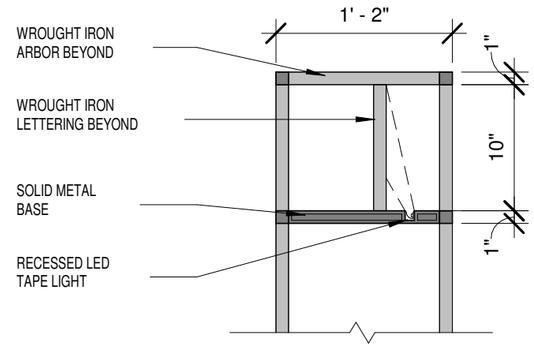
BUILDING ELEVATIONS

SCALE : 1/8" = 1'-0"

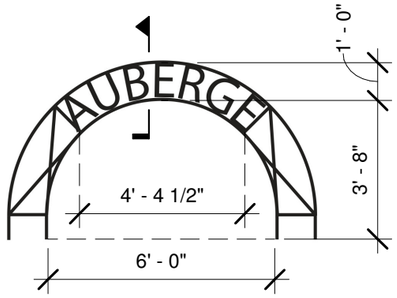
0 1 2 4 8

Brick Street Inn Addition
175 S. Main St.
1812.01

ALLOWABLE SIGNAGE
TOTAL FACADE AREA : 620.3 SF
SIGNAGE MAX. 5% : 31 SF
PROPOSED TOTAL SIGNAGE : 24.8 SF



SECTION - ARBOR LIGHTING
1" = 1'-0"



AREA : 4.3 SF

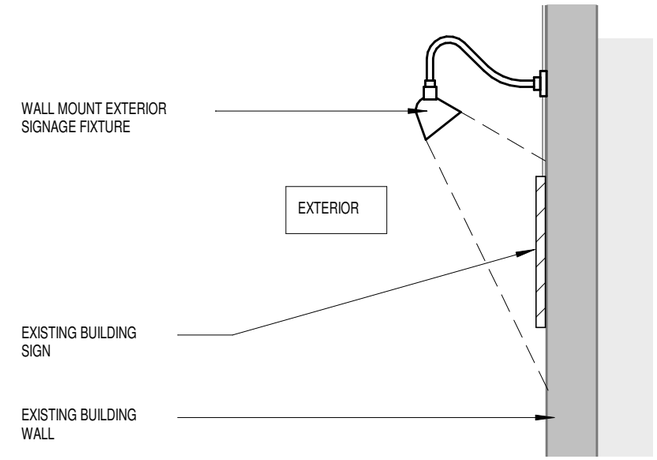
RESTAURANT SIGNAGE TO BE ADDED TO NEW WROUGHT IRON ARBOR. FLEXIBLE STRIP LIGHTING TO BE INTEGRATED FOR ILLUMINATION.

APPROX. AREA : 4 SF

EXISTING FREESTANDING SIGN TO REMAIN

APPROX. AREA : 16.5 SF

EXISTING BUILDING IDENTIFICATION SIGN ABOVE DOOR TO REMAIN. PROPOSED ILLUMINATION TO BE WALL MOUNTED FIXTURE.



EXISTING BLDG SIGN LIGHTING
1/2" = 1'-0"

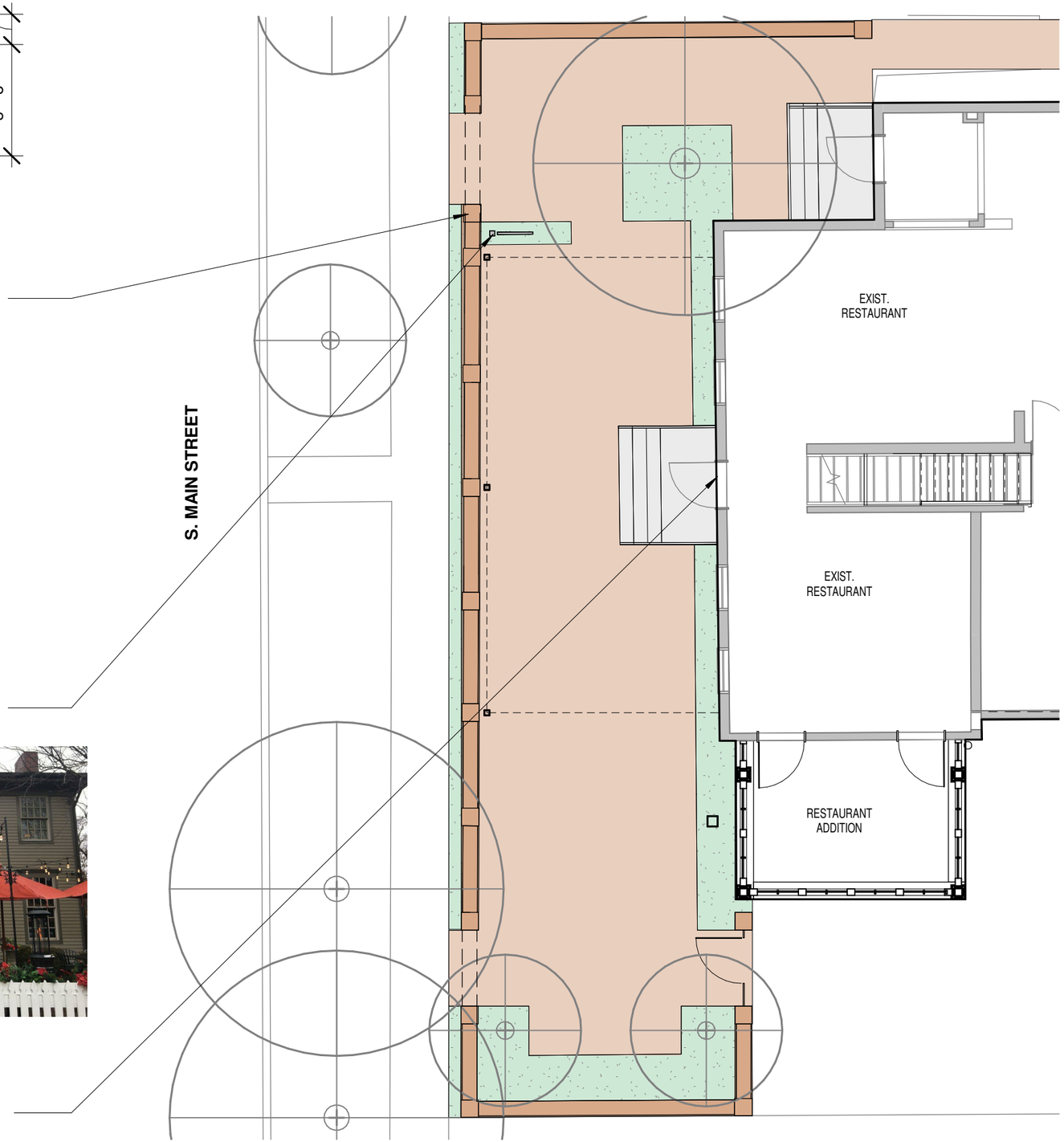


Exhibit 4

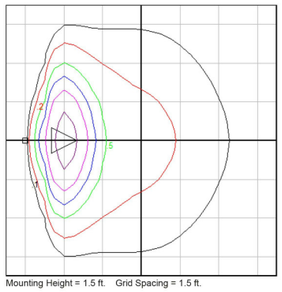
BOOTH HANSEN

SIGNAGE PLAN

SCALE : 1/8" = 1'-0"
0 8 16 32 64

N

Brick Street Inn Addition
175 S. Main St.
1812.01



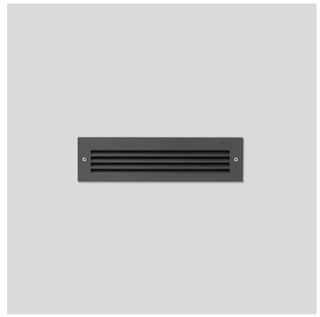
BEGA 33018 WALL SCONCE

LED recessed wall luminaires · unshielded location luminaires

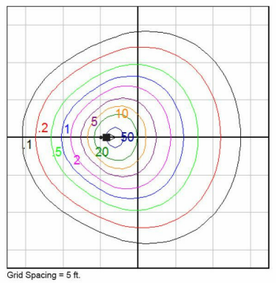
	LED	A	B	C
33018	2.7 W	10 ⅛	2¾	5

Mounting Height = 1.5 ft. Grid Spacing = 1.5 ft.

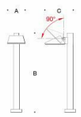
TREE DOWNLIGHT



LF - 01 : WALL LIGHT



BEGA 88556 BOLLARD LIGHT



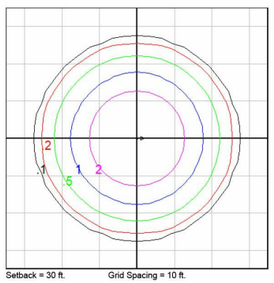
Bollard · surface washer

	LED	A	B	C	Anchorage
88556	26.0 W	10¼	47¼	12½	**79817**

Grid Spacing = 5 ft.

LF - 02 : BOLLARD LIGHT

EXISTING SCONCES TO REMAIN.

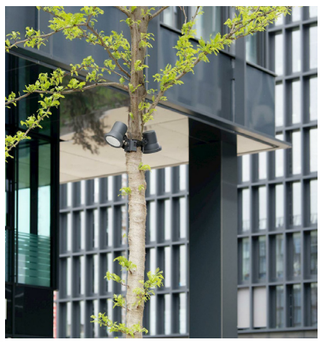


BEGA 84362 FLOOD LIGHT

Compact floodlight · RGBW

	LED	β	A	B	C	D
84362	45.4 W	48°	9⅛	13⅞	9	9⅜

Setback = 30 ft. Grid Spacing = 10 ft.



LF - 03 : TREE DOWNLIGHT

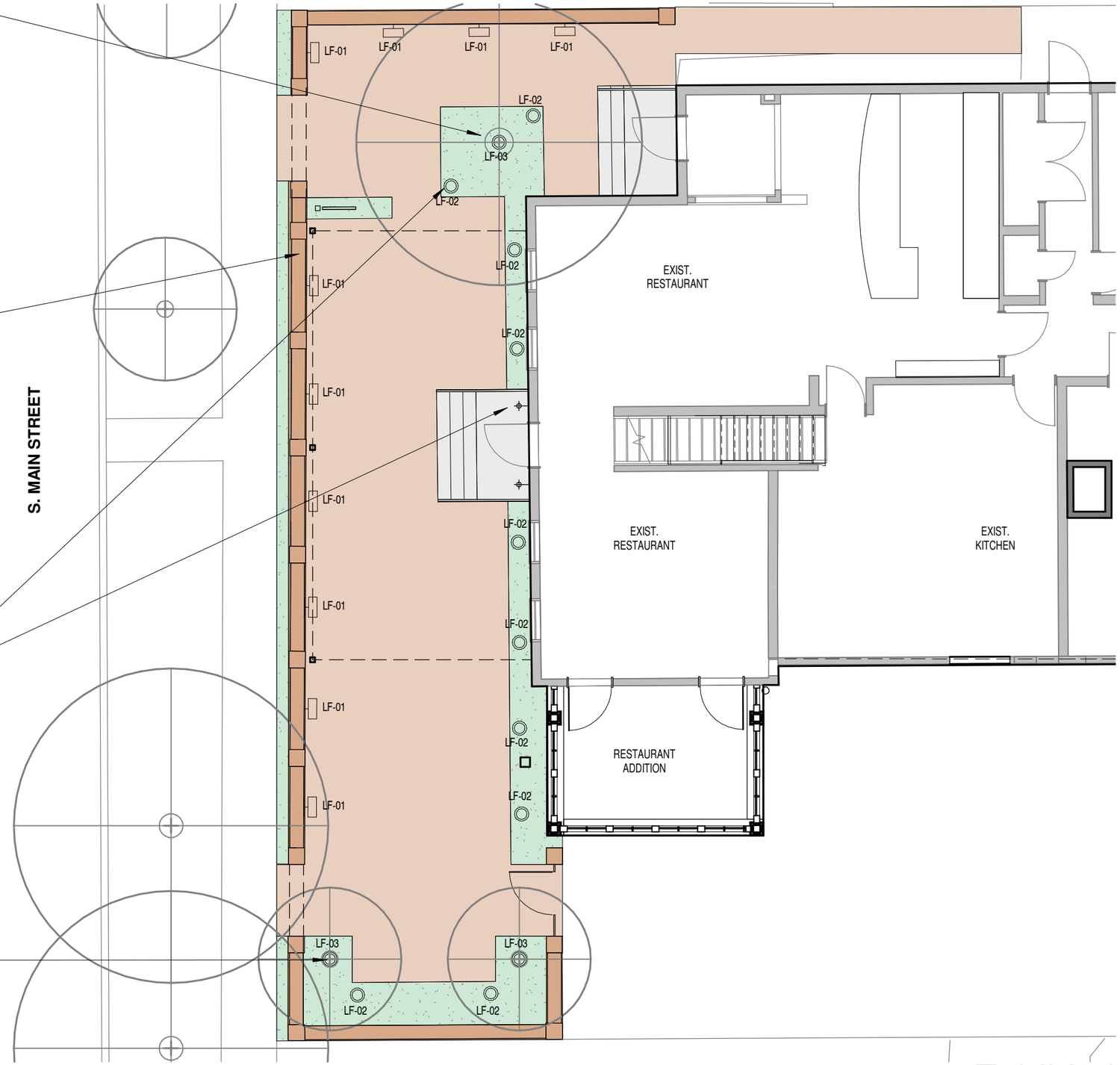


Exhibit 4

BOOTH HANSEN

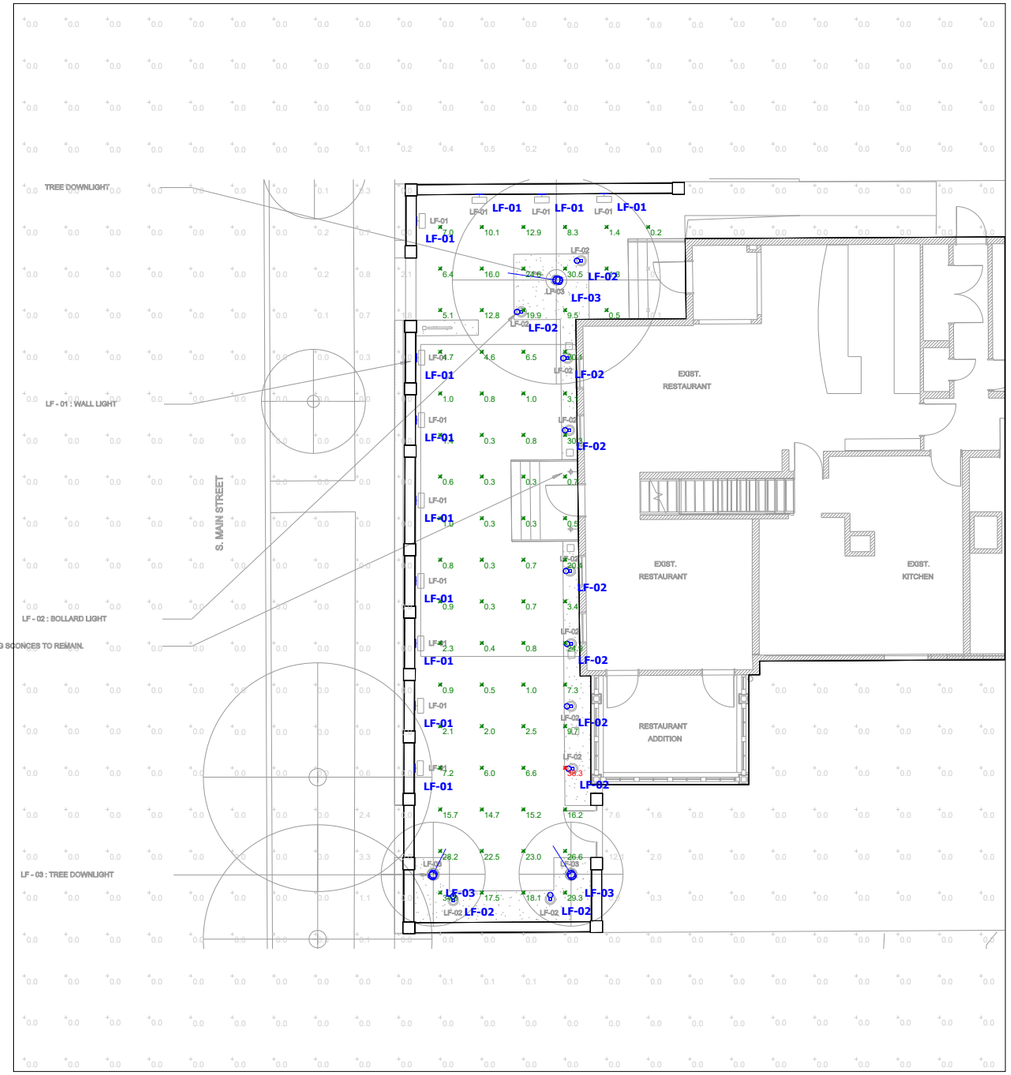
LIGHTING PLAN

SCALE : 1/8" = 1'-0"

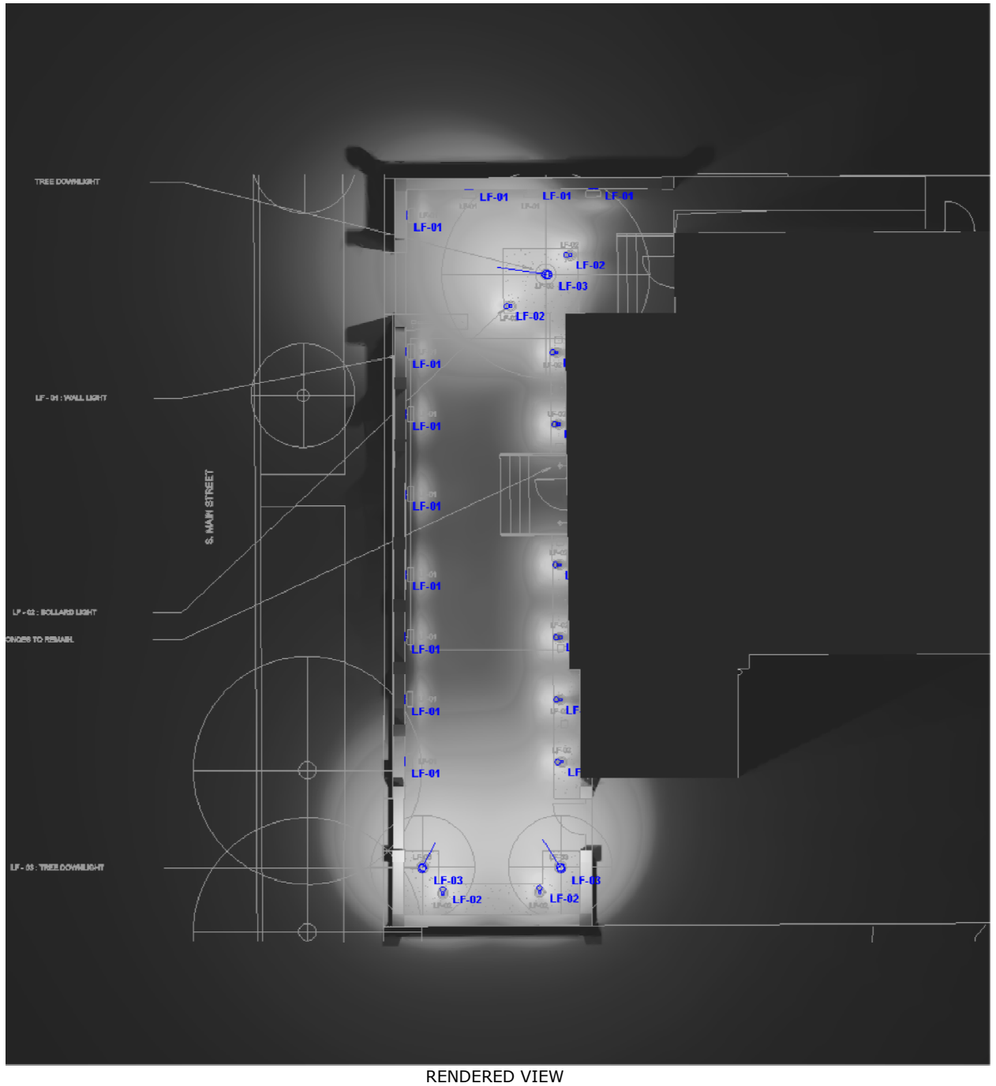
0 8 16 32 64

N

Brick Street Inn Addition
175 S. Main St.
1812.01



Plan View
Scale - 3/16" = 1ft



RENDERED VIEW

Schedule

Symbol	Label	QTY	Manufacturer	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	LF-01	11	BEGA Converted by LUMCat V 25.08.2015 / H.R.	33018K3	LED 2,7W	1	44	0.93	5
	LF-02	10	BEGA Converted by LUMCat V 04.12.2013 / H.R.	77 218	LED 6,4W	1	350	0.93	9
	LF-03	3	BEGA Converted by LUMCat V 17.05.2017 / H.R.	84362	LED 45,4W	1	2919	0.93	58

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1. PATIO AREA - GRADE LEVEL	+	8.9 fc	38.3 fc	0.1 fc	383.0:1	89.0:1
2. ALL CALC POINTS	+	1.4 fc	38.3 fc	0.0 fc	N/A	N/A

NOTES:

1. CALCULATION POINT WORK PLANE: GRADE LEVEL

2. FIXTURE MOUNTING HEIGHTS

   LF-01: 18" ABOVE GRADE
   LF-02: 27" ABOVE GRADE
   LF-03: 12'-0" ABOVE GRADE

3. CACULATIONS PROVIDED ARE NOT A GUARANTEE OF PERFORMANCE. ACTUAL LIGHT LEVELS MAY VARY.**

Exhibit 4

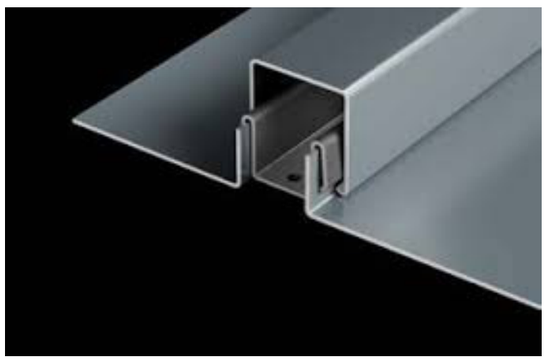
**This document contains confidential and proprietary information of KSA Lighting & Controls. This document may only be used by or for the benefit of KSA Lighting & Controls representatives and customers. This lighting layout is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. KSA Lighting & Controls is not responsible for specifying the light fixtures or illumination requirements for any specific project, nor is it responsible for meeting municipal or building code requirements. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting layout meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. Field verification is recommended when calculations are based on end-user or customer-provided information. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting layout. In no event will KSA Lighting & Controls be responsible for any loss resulting from any use of this drawing.

KSA LIGHTING & CONTROLS

BRICK STREET INN

Designer RD
Date 8/26/2020
Scale Not to Scale
Drawing No. 001
Summary

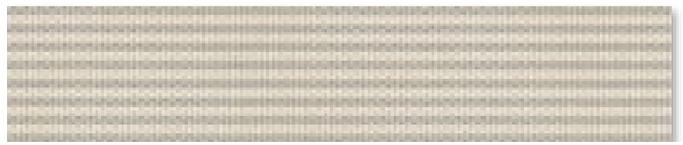
Patio paving | Existing brick to be reused as much as possible. New brick is to match color of existing.



Restaurant addition | Metal cladding

Restaurant addition | Metal color

Awning | Benchmark image
- Markilux Pergola system



Awning | markilux perla FR fire resistant awning fabric

Enclosure | Benchmark image
- rigid vinyl vision panels
- fire-resistant black fabric

Awning | markilux awning structure color

AWNING RETRACTED - VISIBLE STRUCTURE

AWNING FULLY EXTENDED

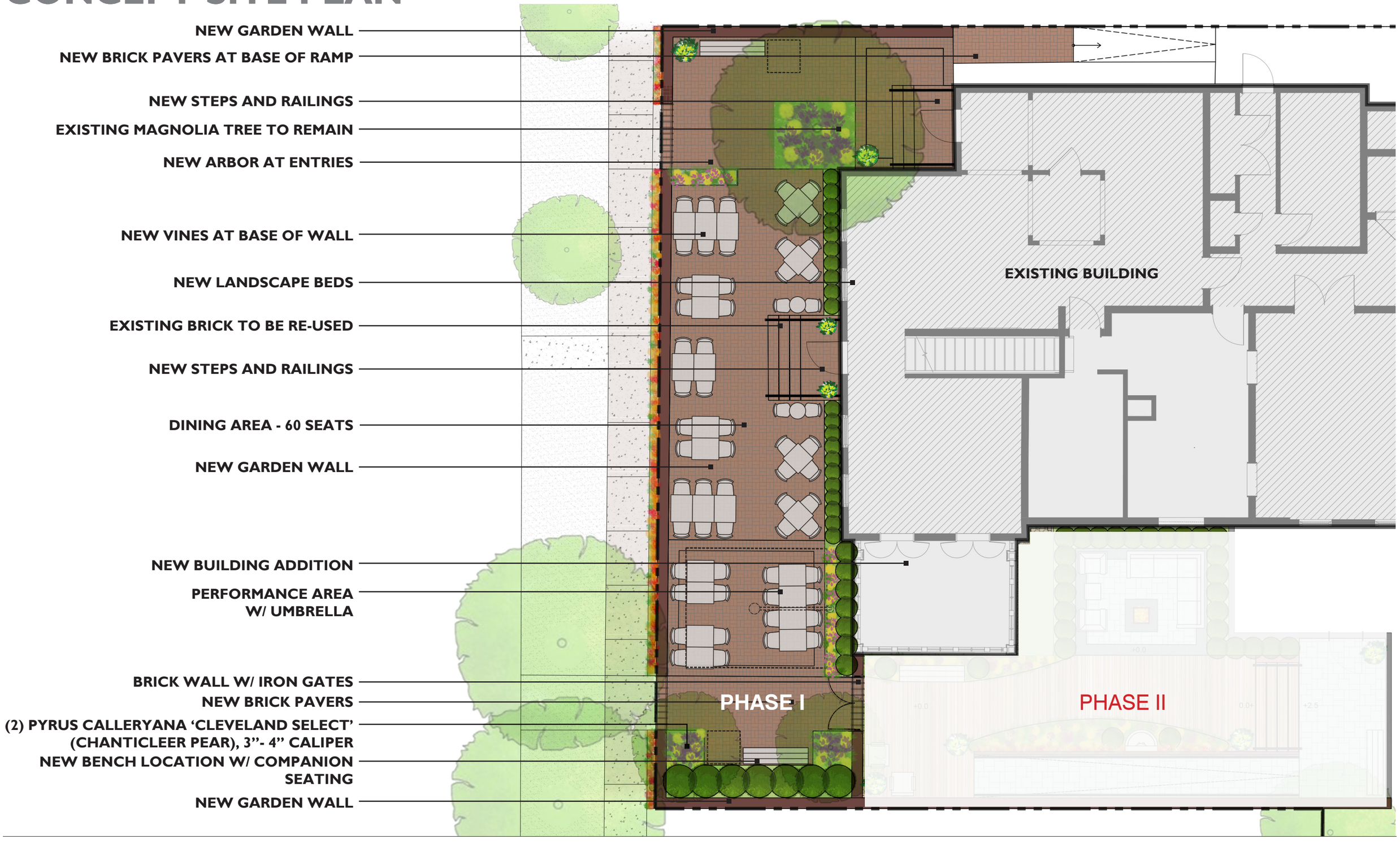
AWNING + SIDES OF SEASONAL ENCLOSURE

AWNING + FULL SEASONAL ENCLOSURE

VIEW FROM MAIN STREET - MAIN ENTRY

VIEW FROM MAIN STREET - GARDEN ENTRY

CONCEPT SITE PLAN



BOOTH HANSEN CONFLUENCE

LANDSCAPE PLAN

0 1' 2' 4' 8' 16'

NORTH

Brick Street Inn Addition
175 S. Main St.
1812.01

Exhibit 4

IN-GROUND UMBRELLA

ROUND PLANTERS WITH SCULPTURAL TOPIARY

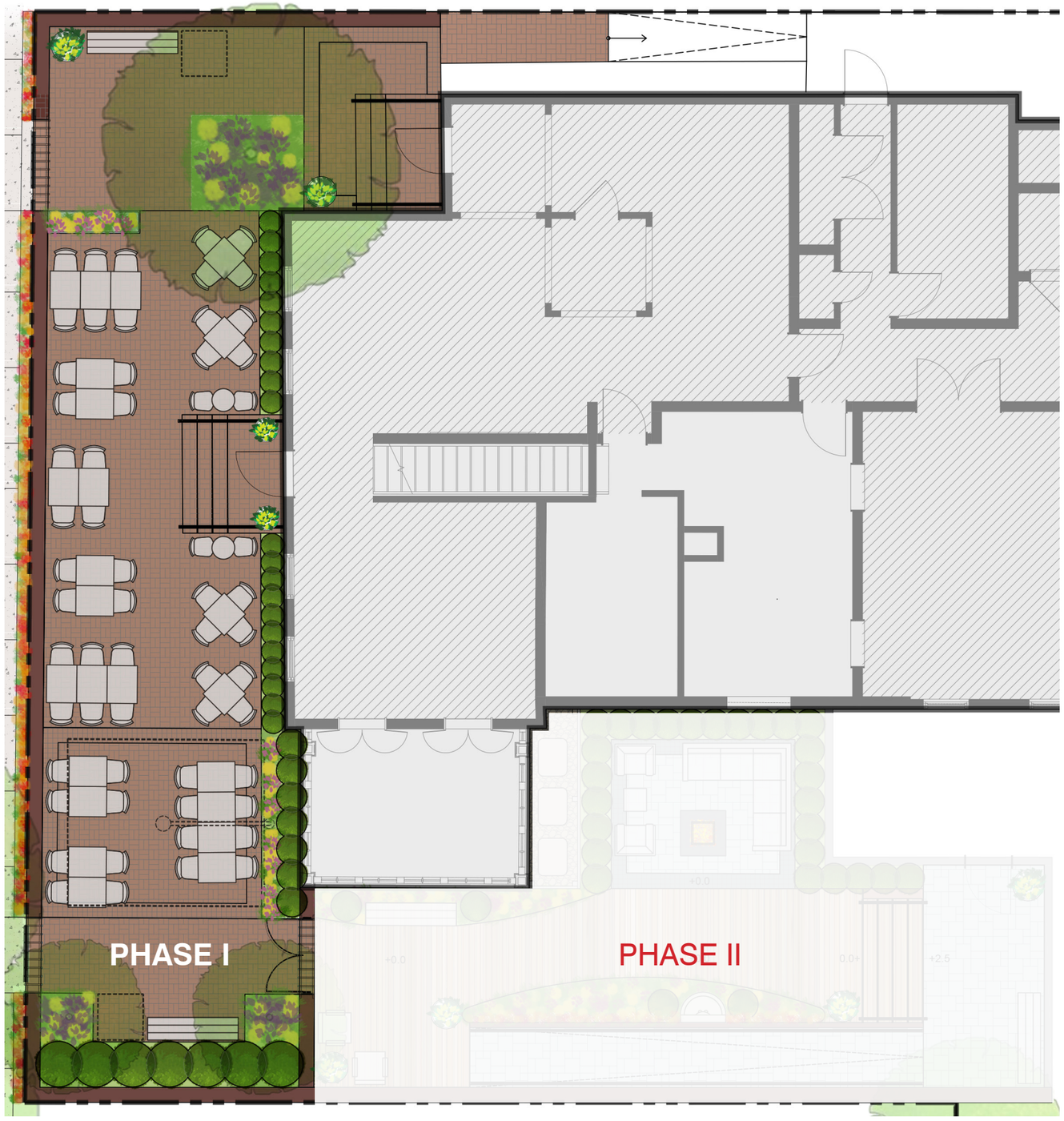
VINES AT GARDEN WALL: TRUMPET VINE, CLIMBING HYDRANGEA, VIRGINIA CREEPER

BRICK WALL WITH IRON GATES

CHANTICLEER PEAR - FALL

BENCH FRAMED WITH PLANTINGS

CHANTICLEER PEAR - SPRING



BOOTH HANSEN CONFLUENCE

LANDSCAPE PLAN

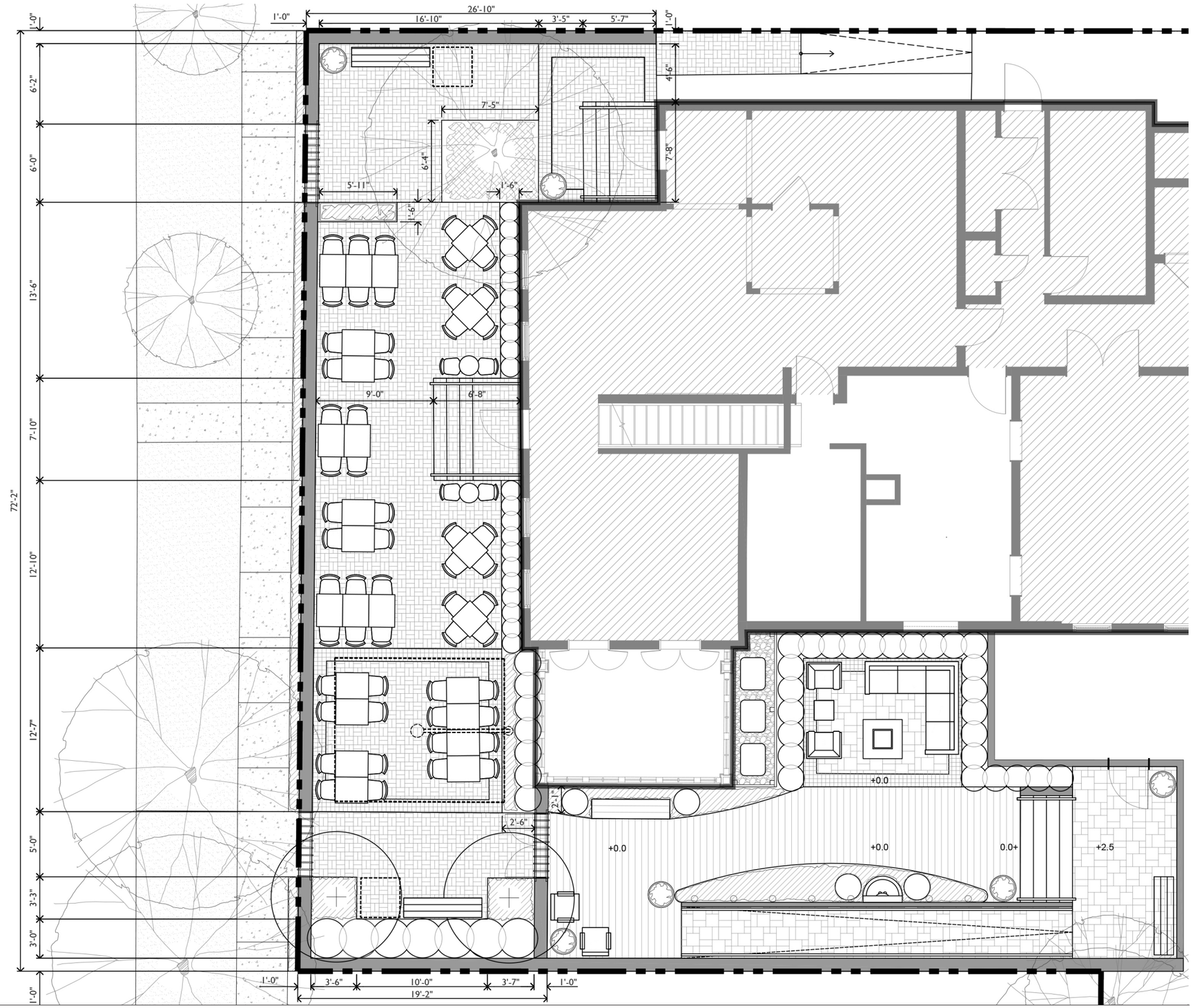
0 1' 2' 4' 8' 16'

NORTH

Brick Street Inn Addition
175 S. Main St.
1812.01

Exhibit 4

CONCEPT SITE PLAN



BOOTH HANSEN CONFLUENCE

LANDSCAPE PLAN

Exhibit 4

0 1' 2' 4' 8' 16'

NORTH

Brick Street Inn Addition
175 S. Main St.
1812.01

ZIONSVILLE
FOR ALL THE RIGHT REASONS

Petition Number:	2020-37-DP
Project Address:	8050 S. County Road 875 East
Petitioner:	Zionsville Park Board and Recreation
Representative:	Mindy Murdock, CHI, Interim Director of Parks & Recreation
Request:	Petition for Development Plan Approval to allow for installation of fencing for a dog park, additional surface parking space, and additional public amenities in the (R1) Rural Residential Zoning District
Current Zoning:	(R-1) Rural Residential
Current Land Use:	Public Park
Approximate Acreage:	13.2 +/- acres
Related Petitions:	None at this time
Exhibits:	Exhibit 1 - Staff Report Exhibit 2 - Aerial Location Map Exhibit 3 - Petitioner Overall Site Plan Exhibit 4 - Petitioner's Findings of Fact
Staff Presenter:	Wayne DeLong, AICP, CPM

PETITION HISTORY

This Petition will receive a Public hearing at the September 21, 2020 Plan Commission meeting. As the public park was originally constructed prior to the year 2015 Zoning Ordinance amendment which requires Development Plan review by the Plan Commission for facilities located in the rural district, no prior Petition history has been established. Further, and while the public park has the ability to continue to utilize the 2013 exception due to Indiana's laws specific to vested rights, the current Petition was filed in the spirit of continuing the public dialog related to the contemplated improvements to the existing public park funded in part by a grant from the Indiana Department of Natural Resources.

PROJECT LOCATION

The subject site is located to the East of County Road 875 South, and South of County Road 400 South and is currently the northern mist trailhead on the Zionsville portions of the Big-4 Rail Trail.

ANALYSIS

The Petitioner requests approval to allow for the installation of fencing for a dog park, additional surface parking space with area to turn around, shelters, age appropriate playgrounds, a potential croquet court, bocce and basketball courts, and extensions of walking trails and pedestrian pathways.

DEVELOPMENT PLAN REVIEW

Zoning Ordinance

A publicly owned Park is an approved use in the (R1) Rural Residential Zoning District.

Architecture

The architectural design of the contemplated improvements is, in the opinion of Staff, compatible with the character of the site and is not introducing new characteristics to the area.

Landscaping & Setback

No structures are located within building setbacks. The site is currently enhanced with landscaping plantings and native prairie plantings throughout the site, the entranceway, and specifically along the frontage of County Road 875 East.

Lighting

Should the applicant intend to submit a lighting package, a final sign design(s) will be reviewed by the Town Staff at the time the Petitioner seeks permits associated with the proposed improvements.

Signage

Should the applicant intend to submit for signage, a final sign design(s) will be reviewed by the Town Staff at the time the Petitioner seeks sign permits associated with the proposed improvements.

Stormwater / Drainage

Storm drainage as created by potential fencing, parking, and playground equipment are intended to be detained on site through overland flow and infiltration.

Utility Access

No issues are known at this time should the project require future need of utilities to facilitate the project.

Vehicle and Sidewalks

There will be no additional vehicular circulation patterns within the park except for the extension of the parking area accessed from County Road 875 East which is intended to include up to 45 total spaces.

FINDINGS

The Plan Commission shall hear, and approve or deny, Development Plans based on Findings of the Building Commissioner or Plan Commission. Per Section 194.127 of the Ordinance the Plan Commission finds:

1. The Development Plan **is** compatible with surrounding land uses because:

2. The Development Plan **does** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:

3. The Development Plan **does** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:

4. The Development Plan **does** utilize building materials and building style compatible with the Zionsville theme because:

5. The Development Plan **does** provide for the calculation of storm water runoff because:

6. The Development Plan **does** provide for current and future right-of-way dedications because:

7. The Development Plan **does** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

The Petitioner's Proposed Findings are attached as Exhibit 4 for the Plan Commission's consideration.

STAFF RECOMMENDATION

Staff recommends approval of Docket # 2020-37-DP Heritage Trails Park Phase II.

RECOMMENDED MOTIONS

I move that Docket #2020-37-DP to allow for allow for installation of fencing for a dog park, additional surface parking space, and additional public amenities in the (R1) Rural Residential Zoning District be approved based on the findings in the staff report, staff recommendation, and submitted findings of fact / Denied/ Continued) as presented.

PROCEDURAL NOTE

An Improvement Location Permit will be required to be obtained from the Town prior to the commencement of any site work and/or building construction.

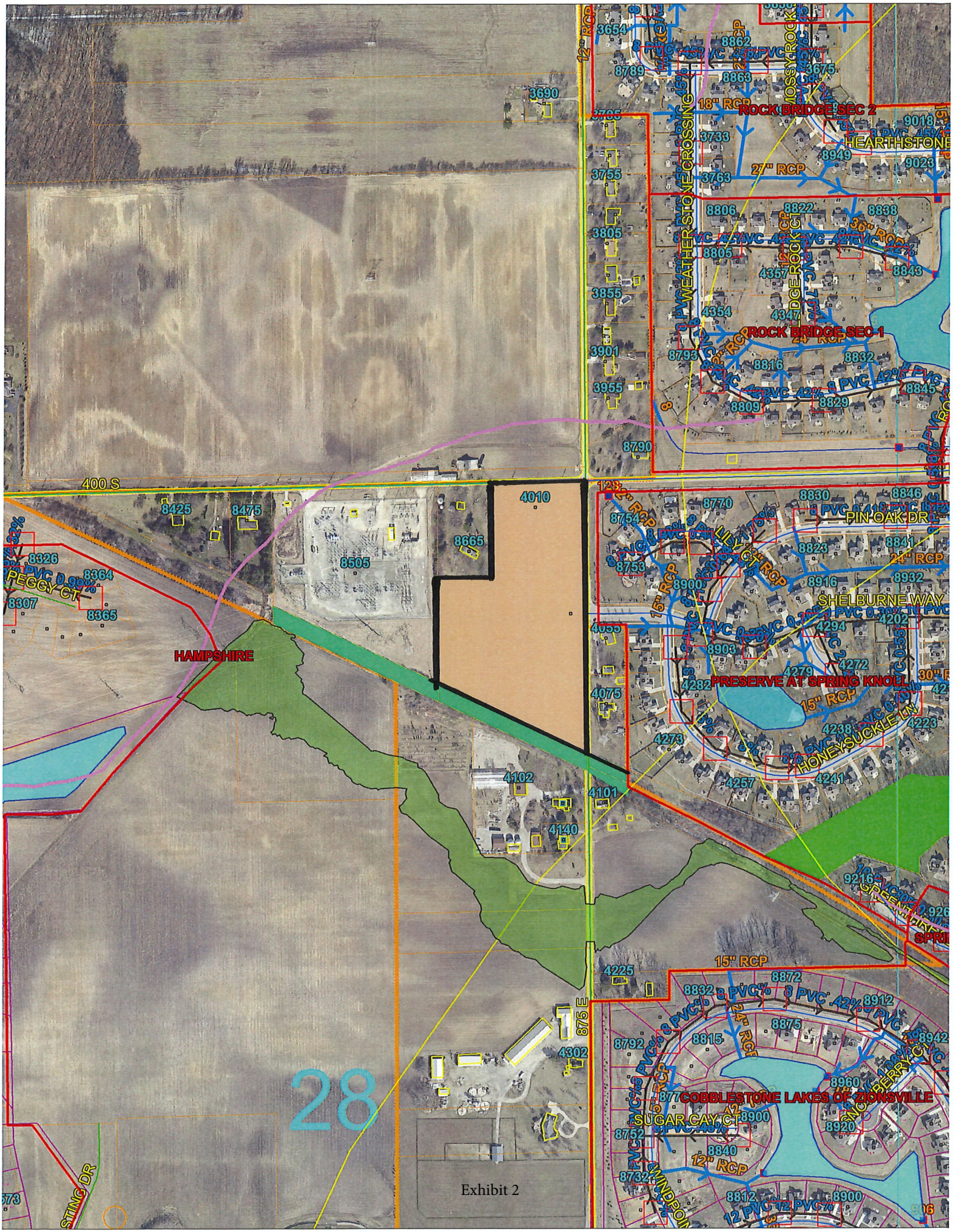

400 S
4010
HAMPSHIRE
ROCK BRIDGE SEC 2
ROCK BRIDGE SEC 1
PIN OAK DR
SHELBURNE WAY
PRESERVE AT SPRING KNOLL
HONEYSUCKLE LN
PEGGY CT
SUGAR CAY CT
COBBLESTONE LAKES OF ZIONSVILLE
HEARTHSTONE
875 E
28

Exhibit 2

SKYWAYS 14' x 22' TWO POST SHADE SAIL WITH BENCHES

EXAMPLE PLAYGROUND (6-12 YEARS)

DOUBLE GATE ENTRY

EXAMPLE PLAYGROUND (6-12 YEARS)

BLACK COATED CHAIN-LINK DOG FENCE

Heritage Trail Park Phase II

August 2020

Exhibit 3

RUNDELL ERNSTBERGER ASSOCIATES
URBAN DESIGN + LANDSCAPE ARCHITECTURE | www.reasite.com

ZIONSVILLE
FOR ALL THE RIGHT REASONS

TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA

PETITION FOR PLAN COMMISSION APPROVAL
OF A DEVELOPMENT PLAN / MODIFICATION OF DEVELOPMENT PLAN

FINDINGS

1. The Development Plan/Modification of Development Plan (**is**/is not) compatible with surrounding land uses because:
   As an established and existing Park Facility the Town of Zionsville seeks to improve the Park with additional amenities for the enjoyment of the public

2. The Development Plan/Modification of Development Plan **(does/does not)** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:
   The Park facilities were designed to be operated and maintained without water, sanitary sewer and other utility services. Storm drainage is detained on site.

3. The Development Plan/Modification of Development Plan **(does/does not)** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:
   There will be no vehicular traffic except for the parking area accessed from 875 East.

4. The Development Plan/ Modification of Development Plan **(does/does not)** utilize building materials and building style compatible with the Zionsville theme because:
   Consideration of proposed amenities will be compatible with the natural settings of the Park.

5. The Development Plan/Modification of Development Plan **(does/ does not)** provide for the calculation of storm water runoff because:
   Storm drainage as created by potential fencing, parking, and playground equipment are intended to be detained on site through overland flow and infiltration.

6. The Development Plan/Modification of Development Plan **(does/does not)** provide for current and future right-of-way dedications because:
   The Park will be compliant to Right of Way requirements as required by the Town of Zionsville.

7. The Development Plan/Modification of Development Plan **(does/**does **not)** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:
   No structures will be located within building setbacks. No vehicular traffic will take place within the Park with the expectation of a parking area. Additional utilities are not requested within this proposal.

DECISION

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED / DENIED.**

Adopted this _____ day of _____, 20___.

_____ _____ _____

_____ _____ _____

_____

Town of Zionsville

Petition for Development Plan Approval

Application Packet
And
General Instructions

Office Use Only

Petition No.: 2020-37-DP

Hearing Date: _____

Recommendation: _____

Town of Zionsville

Petition for Plan Commission Approval

1. SITE INFORMATION:

Address of Property: 8050 S 875 East

Existing Use of Property: Public Park

Proposed Use of Property: Public Park

Current Zoning: R-1 Area in acres: 13.2

2. PETITIONER/PROPERTY OWNER

Petitioner:

Name: Town of Zionsville

Address: 1100 West Oak Street

Zionsville, IN 46077

Phone: _____

Fax: _____

E-Mail: _____

Owner (If different from Petitioner):

Name: Parks & Recreation

Address: _____

_____

Phone: _____

Fax: _____

E-Mail: _____

3. PETITIONER'S ATTORNEY/CONTACT PERSON AND PROJECT ENGINEER (IF ANY):

Attorney / Contact Person:

Name: Wayne DeLong

Address: 1100 W Oak Street

Zionsville, IN 46077

Phone: 317-873-5108

Fax: _____

E-Mail: wdelong@zionsville-in.gov

Project Engineer / Architect:

Name: _____

Address: _____

_____

Phone: _____

Fax: _____

E-Mail: _____

4. DETAILED DESCRIPTION OF REQUEST (Check all that apply)

(Describe reason(s) for request / attach additional pages if necessary):

X Development Plan ☐ Modification of Development Plan ☐ Termination of Development Plan

☐ Modification of Commitments ☐ Termination of Commitments ☐ Waiver

Petition for Development Plan Approval to allow for the installation of fencing for a dog park, additional surfacing parking space, and additional public amenities

5. ATTACHMENTS:

☐ Legal description of property

☐ Owner's Authorization (if petitioner is not the owner)

☐ Statement of Proposed Modification or Termination Of Commitments

☐ Proposed Findings (if a Development Plan)

☐ Road Impact Calculation Form

☐ Proof of Ownership (copy of Warranty Deed)

☐ Copies of the Site Plan (if applicable)

☐ Proposed Development Plan / Proposed Modification of Development Plan / Statement of Termination of Development Plan

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes. Further, the applicant understands that this project may be assigned Engineering review fees, which are payable upon invoicing. Road Impact Fees are payable upon Improvement Location Permit release.

Signature of Petitioner or Attorney for Petitioner: Mindy Murdock
Mindy Murdock

Date: 9/3/2020

State of Indiana)
County of Boone) **SS:**

Subscribed and sworn to before me this 3rd day of September, 2020.

Doris Denise Preyer / Doris Denise Preyer
Notary Public Signature / Notary Public Printed

My commission expires 09/15/2023

My county of residence is Marion County.

DORIS DENISE PREYER
Notary Public, State of Indiana
Marion County
Commission Number 672987
My Commission Expires
September 15, 2023

PROCEDURES AND REQUIREMENTS:

1. A complete Petition for Plan Commission Approval ("petition") must be submitted by **3:00 PM** a minimum of **31 days** prior to the initial hearing before the Plan Commission.

2. **Only complete Petitions will be placed on the agenda for the next Plan Commission meeting.** If a Petition is incomplete 31 days prior to the next Plan Commission meeting, the Petition will not be placed on an agenda until the Petitioner submits a complete Petition.

3. **Fifteen sets** of the following information must be submitted, with the notarized Petition, for internal staff review:
   - ☐ Legal description of property (Metes and bounds description must include a perimeter survey, drawn to scale – or – recorded subdivision legal description must include lot number, section number, subdivision name, either the plat book number of the recorded instrument number and a copy of the plat map.)
   - ☐ Proof of Ownership (copy of deed)
   - ☐ Owner's Authorization (if Petitioner is not the owner)
   - ☐ Site Plan (if applicable)
   - ☐ Proposed findings (if a Development Plan)
   - ☐ Statement of Modification or Termination of Commitments (if proposed)
   - ☐ Proposed Development Plan / Proposed Modification of Development Plan (if proposed)
   - ☐ Draft of Proposed Legal Notice
   - ☐ Application Fee: $_____(Checks should be payable to *Town of Zionsville*)

PUBLIC HEARING NOTIFICATION:

Notice of Public Hearing for Plan Commission Approval is to be completed as set forth in the Zoning Ordinance and Rules of Procedure for the Plan Commission. The procedures relating to notification of public hearings that are contained in this Packet are provided for convenience purposes only.

1. Approval of Notice: The Petitioner shall submit a proposed Notice of Public Hearing with its petition for review and approval by the Secretary of the Plan Commission.

2. Notice by Publication: Petitioner shall submit the approved Notice of Public Hearing to the Zionsville Times Sentinel to be **published at least 10 days prior** to the Public Hearing. **The petitioner shall bear the cost of publishing the Legal Notice.** The Secretary of the Plan Commission will provide the Petitioner with the filing and publication deadlines for the Legal Notice.

3. Notice by Mailing: The Petitioner is to send the approved Notice of Public Hearing to each interested party via certified mail with return receipt requested at least ten (10) days prior to the Public Hearing. Generally, all owners of adjoining parcels to a depth of one (1) ownership surrounding the perimeter of the area described in the Petition, and any owners of property within the area included in the Petition who are not Petitioners are to be notified. Please review the Rules of Procedure of the Plan Commission to ensure proper notification is given. The names and addresses of Interested Parties should be obtained from the Boone County Auditor's Office.

4. Affidavit of Notice: At least three (3) days prior to the Public Hearing, an Affidavit of Notice of Public Hearing must be completed and submitted to the Secretary of the Plan Commission. Copies of all "Receipt for Certified Mail" (white slips) shall be filed with the Affidavit of Notice of Public Hearing. The originals of the "Domestic Return Receipts" (green cards) shall be filed with the Secretary upon the later of: the public hearing or receipt by the Petitioner.

PETITION REVIEW PROCEDURES

1. An Internal Review Meeting is typically held the second Tuesday of the month, after the filing deadline, to evaluate the technical aspects of the project and completeness of the petition. Petitioner/applicant may need to attend these Internal Review meetings; meeting times will be assigned to each project/petitioner on the filing deadline date.

2. Once the Petition is complete, it will be placed on the next available Plan Commission agenda. The petitioner shall be responsible for delivering the Legal Notice (after it has been approved) to the Zionsville Times Sentinel for publication and for sending the Legal Notice to all Interested Parties.

3. The Petition and all supporting documentation will be forwarded to the Plan Commission members. *Please supply ten (10) packets of the supporting documentation for this distribution.*

4. The Secretary, members of the Plan Commission's staff or advisors to the Plan Commission may submit a written report, stating any facts concerning the physical characteristics of the area involved in the Petition, together with a recital of surrounding land use and public facilities available to service the area, or other pertinent facts. A copy of such statement shall be made available to the Petitioner and all remonstrators of record, if any.

5. The Plan Commission typically meets on the third Monday or each month at 7:00 p.m. in the Town Hall located at 1100 West Oak Street, Zionsville, Indiana 46077.

6. The Petitioner or remonstrators may request continuation of the Public Hearing at or one week prior to the Plan Commission meeting.

7. The Petitioner, Petitioner's attorney, or someone authorized by the Petitioner must be present at the Public Hearing to make a presentation of the Petition to the Plan Commission.

8. At the Public Hearing, the Plan Commission may continue the Public Hearing or may approve or deny the Petition.

Land and Water Conservation Fund Application Form

Organization: ZIONSVILLE BOARD OF PARKS & RECREATION	Address: 1075 PARKWAY DR.
Contact Person: ELLEN BUTZ, PRESIDENT	City, Zip: ZIONSVILLE, IN 46077
Employer Identification Number: 35-6001250 (assigned by the Internal Revenue Service)	Phone/ Fax: (317) 733-2273
	Email: MDICKEY@ZIONSVILLE-IN.GOV

Name and Brief Description of Project: This includes the acquisition of at least 10 acres of parkland (via the waiver of retroactivity process). The development of an extension of the Rail Trail Park & Trailhead Parking, a playground, a picnic shelter, garden plots, dog park, and other features. Necessary engineering will be handled separately from other fiscal sources.

COST CLASSIFICATION

		$
1. Preliminary expenses		N/A
2. Land, structures, and rights-of-way	(10 ACRES Via Waiver of Retroactivity)	$230,000
3. Architectural and engineering basic fees		N/A
4. Relocation expenses		N/A
5. Construction and equipment		$379,808
6. TOTAL (lines 1 through 5)		$609,808
7. Less program income		N/A
8. Net project amount (line 6 minus line 7)		$609,808
9. Add contingencies (not to exceed 10%)	(IF REQUIRED)	$60,000
10. TOTAL PROJECT AMOUNT		$669,808
11. Grant request inline 10 (50%)	(CUPPED AT $200,000)	$200,000
12. Applicant's share of line 10 (50%)		$469,808

METHOD OF FINANCING APPLICANT'S SHARE

1. Appropriations (by applicant) (LAND AMOUNT ALREADY EXPENDED)	$464,808
2. Bonds	
3. Tax levies	
4. Donations	
a. land	
b. cash	$5,000
c. labor	
d. equipment	
e. materials	
5. Federal source (specify below)	
6. Force account (specify below)	
7. Other (specify below)	
8. TOTAL APPLICANTS SHARE	$469,808

Remarks:

To the best of my knowledge, information in this application is true and correct, the grant application has been duly authorized by the applicant and it will comply with all conditions of the program if funding is approved.

Signed _____ Date 6/1/10

Printed name, title ELLEN BUTZ, PARK BOARD PRESIDENT

Note: Property acquired or developed with assistance from the Land and Water Conservation Fund must be retained and used for public outdoor recreation in perpetuity. Any property so acquired or developed shall not be wholly or partly converted to other than public outdoor uses without the approval of the Secretary of the Interior.

Zionsville Parks & Recreation Department
1075 Parkway Drive • Zionsville, IN 46077
(317) 733-2273 FAX (317) 733-2275

5-28-10

Town of Zionsville
Office of the Clerk Treasurer

To whom it may concern:

Within the last year the Town and the Park Board had become increasingly aware that the Goodwin Family was very actively pursuing the sale of 84 acres of the family farmstead. The southern portion of that property encompassed the next logical extension of our Rail-Trail Park whose current asphalt surface stops just across the adjacent County Road 875 East.

The Town Council through its Pathways Committee, whose trail plan the Town Council formally approves, has long identified the entire Rail Trail throughout the Town limits as a vital spine in the Town's larger, overall Trail Plan. As the Town Council and the Park Board felt it was critical to protect this next piece of rail corridor, they both took formal action to target and use funds from the Non-Reverting Capital Fund so that a portion of 84 acres, that piece of property encompassing the rail corridor, could be protected from development and preserved for general park, trailhead, and trail use.

Accordingly, 10 acres of parkland have been purchased in accordance the DNR's wavier of retroactivity process. As per any purchase, appraisals were gathered. The value assessed (and the money paid) for this 10 acres of park parcel exceeds the $200,000 needed to match the maximum grant amount we hope to acquire from this Land & Water Conservation application.

I hope you will consider our application in the most favorable light possible.

Sincerely,

John Yeo
Clerk-Treasurer
Town of Zionsville

KEY NOTE LEGEND
1 Greensward or Dog Park with Low-Mow Turf
2 Native Prairie Plantings
3 Prairie Mound and Education Node
4 Community Garden Plots (40 Plots)
5 Buffer Plantings
6 8'Asphalt Trail
7 Bio-Retention and Native Plantings
8 Croquet Court or Formal Lawn
9 Bocce Ball Court
10 Basketball Court
11 Entrance Drive with Signage and Plantings
12 Trail Head Plaza with Shelter
13 Shelter Plaza
14 2-5 Year Old Playground
15 5-15 Year Old Playground
16 Sun Shelter
17 Dog Park Entrance
18 Rail-Trail Extension
19 Picnic Grove
20 Gravel Trail
21 Turn-A-Round
22 Parking (45 Spaces)
Future Fire Station
Future Rail-Trail
E. 875 E.

Dog Park Concept

Legend

1. Conceptual Entrance Road
2. Conceptual Rail Trail
3. Conceptual Neighborhood

Dog Park Play Equipment

Double Gate Entry

Recommendations

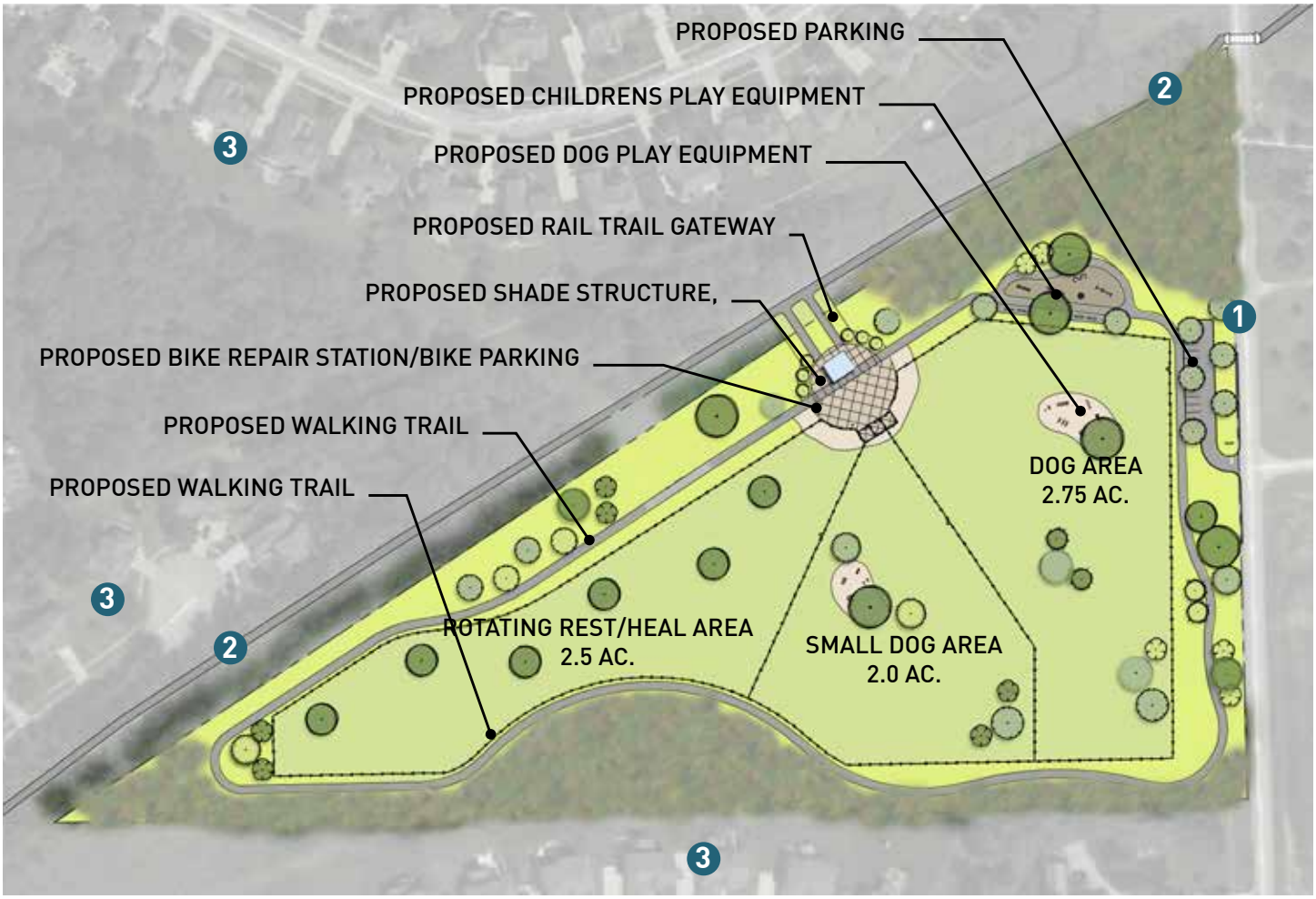
A dog park was mentioned in all forms of public input as an amenity that is missing from the Zionsville Parks system. Although Zionsville was historically more rural, growth over recent years is developing a more suburban footprint for the town creating the need for a dog park. Many residents reported traveling outside of the town to find dog parks.

The conceptual plan presented shows a typical layout for a dog park with two active areas, one for smaller dogs and one for all other dogs, and a passive space for the grass to heal. The areas are rotated to keep the park clean and give grass a chance to recharge. The conceptual plan shows both dog play equipment and a playground for children. This could provide additional play equipment for the town while also providing an activity for families visiting with their dogs.

Although this is a fictional piece of land, it is desirous for the town to locate the dog park along the Big-4 Rail Trail if property can be acquired. The Rail Trail is used heavily by dog owners. The walking trail around the dog park could create a smaller loop for users of the rail trail. A shelter, bike parking and a bike repair station are also suggested as potential amenities for this type of park.

Fenced Dog Park

Dog Park Concept



Legend

1. Conceptual Entrance Road
2. Conceptual Rail Trail
3. Conceptual Neighborhood

SKYWAYS 14' x 22' TWO POST SHADE SAIL WITH BENCHES

EXAMPLE PLAYGROUND (6-12 YEARS)

DOUBLE GATE ENTRY

EXAMPLE PLAYGROUND (6-12 YEARS)

BLACK COATED CHAIN-LINK DOG FENCE

Heritage Trail Park Phase II

August 2020

RUNDELL ERNSTBERGER ASSOCIATES
URBAN DESIGN + LANDSCAPE ARCHITECTURE | www.reasite.com

ZIONSVILLE
FOR ALL THE RIGHT REASONS

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL
DOG PARK CONCEPT				
Demolition/Erosion/ Earthwork	1	LS	$ 40,000.00	$ 40,000.00
Asphalt parking area (10 spaces)	5,381	SF	$ 5.00	$ 26,905.00
New playground	1	LS	$ 50,000.00	$ 50,000.00
Shade Structure	1	LS	$ 35,000.00	$ 35,000.00
Bike Rack	1	EA	$ 400.00	$ 400.00
Bike Repair Station	1	EA	$ 1,500.00	$ 1,500.00
Signage	2	EA	$ 2,500.00	$ 5,000.00
6' Chainlink Fence	3,875	LF	$ 30.00	$ 116,250.00
Dog play equipment	1	LS	$ 10,000.00	$ 10,000.00
Water/dog water fountain	2	EA	$ 4,500.00	$ 9,000.00
Dog Waste Trash Receptacle	2	EA	$ 750.00	$ 1,500.00
Concrete wayside	8,820	SF	$ 6.00	$ 52,920.00
Path around dog park (10' wide)	32,176	SF	$ 5.00	$ 160,880.00
Benches	3	EA	$ 4,000.00	$ 12,000.00
Concrete pad for benches	3	EA	$ 200.00	$ 600.00
Trash Receptacle	1	EA	$ 2,000.00	$ 2,000.00
Planting	1	LS	$ 5,000.00	$ 5,000.00
SUBTOTAL				***$ 528,955.00***
General Conditions (10%)				$ 52,895.50
Mobilization/Demobilization (5%)				$ 26,447.75
Contingency (20%)				$ 105,791.00
DOG PARK Construction TOTAL				**$ 714,089.25**
Professional Fees (Design Dev. & Detailing, Construction Drawings & Specs, Construction Admin. & Observation)				$ 71,408.93
Land Acquisition Estimate (1 property with structures)				$ 135,000.00
DOG PARK TOTAL				**$ 920,498.18**

BIG-4 RAIL TRAIL RESURFACE AND WIDENING				
Demolition/Erosion/Earthwork	181,500	SF	$ 2.50	$ 453,750.00
Drainage Improvements	1	LS	$ 30,000.00	$ 30,000.00
Widen trail to 10' width - Starkey Ave. bridge to Mulberry Tunnel (new 10' width x 7500' long asphalt trail)	75,000	SF	$ 5.00	$ 375,000.00
Widen trail to 12' width - Mulberry Tunnel to 875 (new 12' width x 8050' long asphalt trail)	96,600	SF	$ 5.00	$ 483,000.00
Widen trail to 15' width - Heritage Trail Park (new 15' width x 660' long asphalt trail)	9,900	SF	$ 5.00	$ 49,500.00
Lawn (seed)	162,100	SF	$ 0.30	$ 48,630.00
SUBTOTAL				***$ 1,439,880.00***
General Conditions (10%)				$ 143,988.00
Mobilization/Demobilization (5%)				$ 71,994.00
Contingency (20%)				$ 287,976.00
BIG-4 RAIL TRAIL WIDENING Construction TOTAL				**$ 1,943,838.00**
Professional Fees (Design Dev. & Detailing, Construction Drawings & Specs, Construction Admin. & Observation)				$ 194,383.80
BIG-4 RAIL TRAIL RESURFACE & WIDENING TOTAL				**$ 2,138,221.80**

TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA

PETITION FOR PLAN COMMISSION APPROVAL
OF A DEVELOPMENT PLAN / MODIFICATION OF DEVELOPMENT PLAN

FINDINGS

1. The Development Plan/Modification of Development Plan (**is**/is not) compatible with surrounding land uses because:
   As an established and existing Park Facility the Town of Zionsville seeks to improve the Park with additional amenities for the enjoyment of the public

2. The Development Plan/Modification of Development Plan **(does/does not)** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:
   The Park facilities were designed to be operated and maintained without water, sanitary sewer and other utility services. Storm drainage is detained on site.

3. The Development Plan/Modification of Development Plan **(does/does not)** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:
   There will be no vehicular traffic except for the parking area accessed from 875 East.

4. The Development Plan/ Modification of Development Plan **(does/does not)** utilize building materials and building style compatible with the Zionsville theme because:
   Consideration of proposed amenities will be compatible with the natural settings of the Park.

5. The Development Plan/Modification of Development Plan **(does/ does not)** provide for the calculation of storm water runoff because:
   Storm drainage as created by potential fencing, parking, and playground equipment are intended to be detained on site through overland flow and infiltration.

6. The Development Plan/Modification of Development Plan **(does/does not)** provide for current and future right-of-way dedications because:
   The Park will be compliant to Right of Way requirements as required by the Town of Zionsville.

7. The Development Plan/Modification of Development Plan **(does/**<u>does</u> **not)** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:
   No structures will be located within building setbacks. No vehicular traffic will take place within the Park with the expectation of a parking area. Additional utilities are not requested within this proposal.

DECISION

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED / DENIED.**

Adopted this _____ day of _____, 20___.

_____ _____ _____

_____ _____ _____

_____

ZIONSVILLE
FOR ALL THE RIGHT REASONS

Petition Number:	2020-36-VAC
Project Address:	3900 S. U.S. 421 (12 lots bearing the same address) and 4480 Willow Road (8 lots bearing the same address)
Project Name:	Vacation of platted items for a portion of the Town of Hamilton (formerly Clarkstown)
Petitioner:	Henke Development Group, LLP
Representative:	Phil Sundling
Request:	Petition for the Vacation of all platted lots, all private easements, and all Covenants, Conditions, or Restrictions within or applicable to a portion of the platted Town of Hamilton (formerly Clarkstown), Boone County, Indiana, to allow for said area to be incorporated into Section 4 of The Club at Holliday Farms without previously recorded encumbrances.
Current Zoning:	The subject area of this Vacation Request is a part of the Holliday Farms PUD (2018-12-Z).
Current Land Use:	One unoccupied residential structure, developing to be incorporated into the Holliday Farms Development.
Approximate Acreage:	4.545± Acres
Related Petitions:	A request to Vacate all Public streets and alleys within the same portion of the Town of Hamilton (formerly Clarkstown) is scheduled to be heard by the Zionsville Town Council on September 21, 2020. 2020-33-PP: Primary Plat for Section 4 of Holliday Farms 2020-34-DP: Development Plan Approval for Section 4 of Holliday Farms 2020-35-SP: Secondary Plat for Section 4 of Holliday Farms
Exhibits:	Exhibit 1 – Staff Report Exhibit 2 – Aerial Location Map Exhibit 3 – Zoning Map Exhibit 4 – Original Town of Hamilton (formerly Clarkstown) Plat with the area to be Vacated Identified Exhibit 5 – Petitioner's Findings of Fact regarding Vacation
Staff Presenter:	Wayne DeLong, AICP, CPM

PETITION HISTORY

This Petition will receive its initial public hearing at the September 21, 2020, Plan Commission Meeting. A related Petition for the Vacation of public streets and alleys within the same portion of the Town of Hamilton (formerly Clarkstown) is to be heard by the Zionsville Town Council on September 21, 2020.

PROPERTY LOCATION, ZONING CLASSIFICATION & PROJECT DESCRIPTION

The subject area involved in the Vacation request is generally located on the northwest corner of the intersection of U.S 421 (Michigan Road) and Willow Road, Zionsville, Indiana, (see Exhibit 2) and more commonly known as: 3900 S. U.S. 421 (12 lots bearing the same address) and 4480 Willow Road (8 lots bearing the same address). The subject area is 4.545± acres and is to be platted as a portion of Holliday Farms - Section 4. The subject area is bordered:

- On the north and west by other property which is to be platted as a portion of Holliday Farms - Section 4;
- On the east by U.S 421 (Michigan Road;
- On the south by Willow Road.

The subject area of this Vacation Request is a part of the Holliday Farms PUD (2018-12-Z) and is within the Rural Michigan Road Overlay (MRO) (see Exhibit 3).

This Vacation request is directly related to the development of Holiday Farms. The developers of Holliday Farms have submitted Primary Plat, Secondary Plat, and Development Plan Approval Petitions for Section 4 of the Holliday Farms to be heard by the Plan Commission. A portion of Section 4 overlaps a portion of an area that was platted in 1837 as the Town of Hamilton (formerly Clarkstown). This area of mutual overlap is located on the northwest corner of U.S. 421 (Michigan Road) and Willow Road. Attached as Exhibit 4, you will find a copy of the original Plat for the Town of Hamilton with the area to be vacated outlined in red. The Vacation of the public streets and alleys must be done by the Town Council. The Vacation of the platted lots and any Covenants, Conditions, and/or Restrictions must be done by the Plan Commission.

ANALYSIS

The Petitioner requests approval for the Vacation of all platted lots, all private easements, and all Covenants, Conditions, or Restrictions within or applicable to a portion of the platted Town of Hamilton (formerly Clarkstown), Boone County, Indiana, in order to allow this property to be incorporated into Section 4 of Holliday Farms with no previously recorded encumbrances.

The subject area was originally recorded as a portion of the Town of Hamilton (formerly Clarkstown) on February 23, 1838, and most recently re-recorded in June, 1938. The subject area of this Vacation Petition is the only remaining portion of the Town of Hamilton which has not been Vacated. All other portions (areas to the east and south) have been developed.

FINDING

The Plan Commission shall hear, and approve or deny, the requested Vacation of Platted Items based on Finding of the Building Commissioner or Plan Commission. Per Section 193.090 of the Ordinance the Plan Commission finds:

1. The proposed Vacation **is** in the Public Interest.

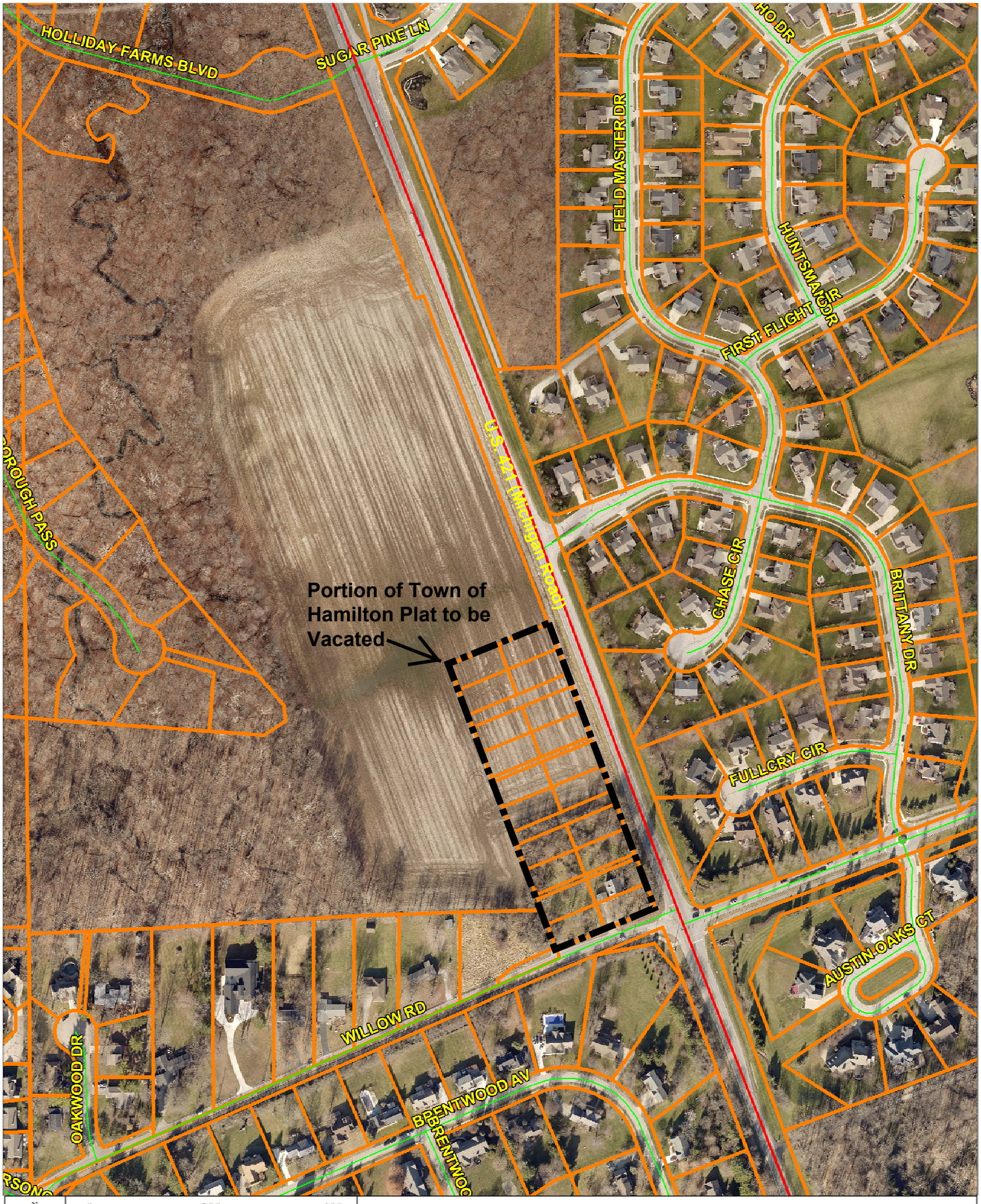
The Petitioner's Proposed Findings are attached as Exhibit 5 for the Plan Commission's consideration.

STAFF RECOMMENDATION

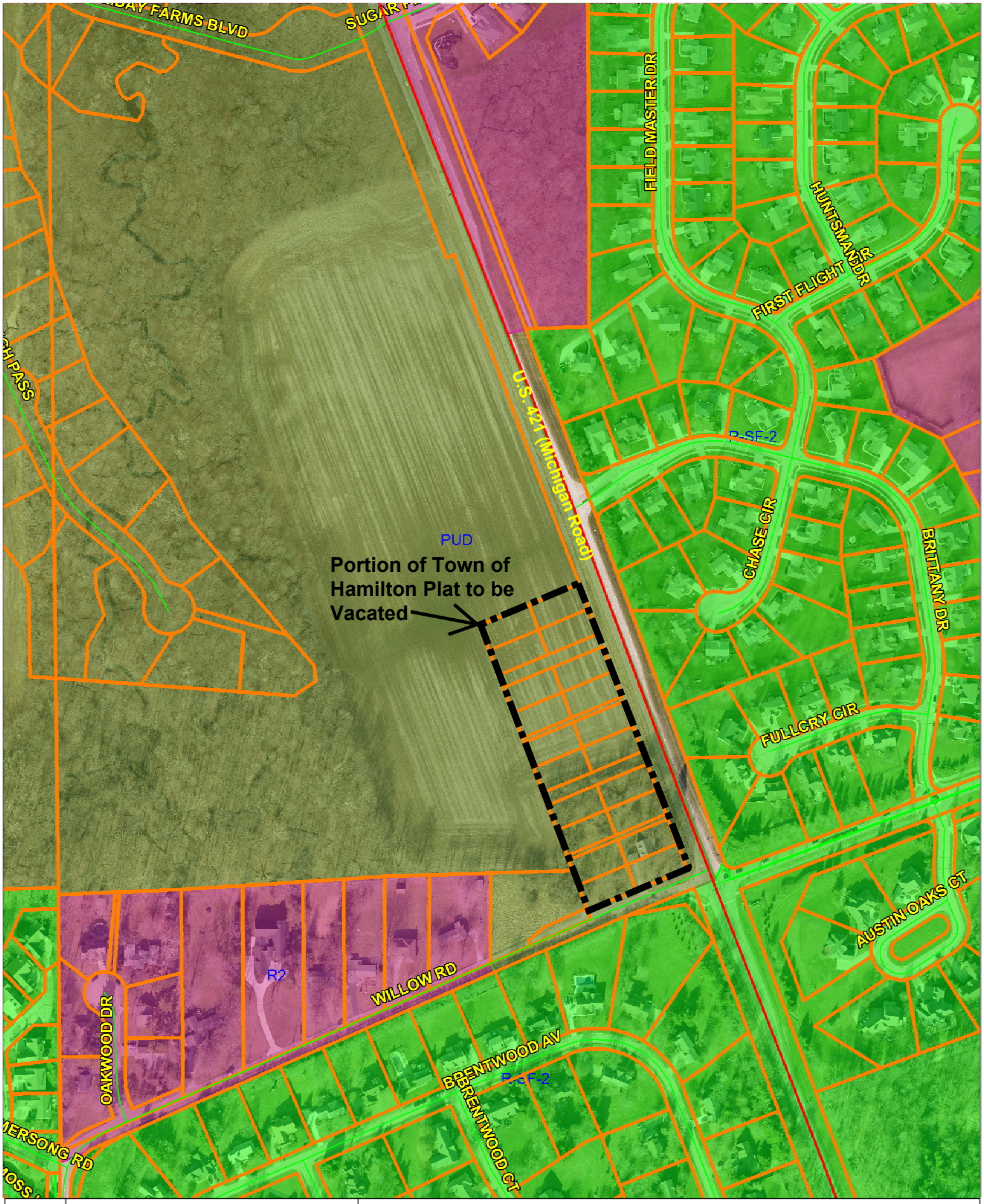
Staff recommends approval of Vacation of all platted lots, all private easements, and all Covenants, Conditions, or Restrictions within or applicable to a portion of the platted Town of Hamilton (formerly Clarkstown), Boone County, Indiana, identified on Exhibit 4.

RECOMMENDED MOTIONS

I move that Docket #2020-36-VAC to allow for the Vacation of all platted lots, all private easements, and all Covenants, Conditions, or Restrictions within or applicable to a portion of the platted Town of Hamilton (formerly Clarkstown), Boone County, Indiana, identified on Exhibit 4 of this Staff Report be Approved based on the findings in the Staff report, Staff recommendation, and submitted findings of fact / Denied/ Continued) as presented.



2020-36-VAC: Location Map - Exhibit 2



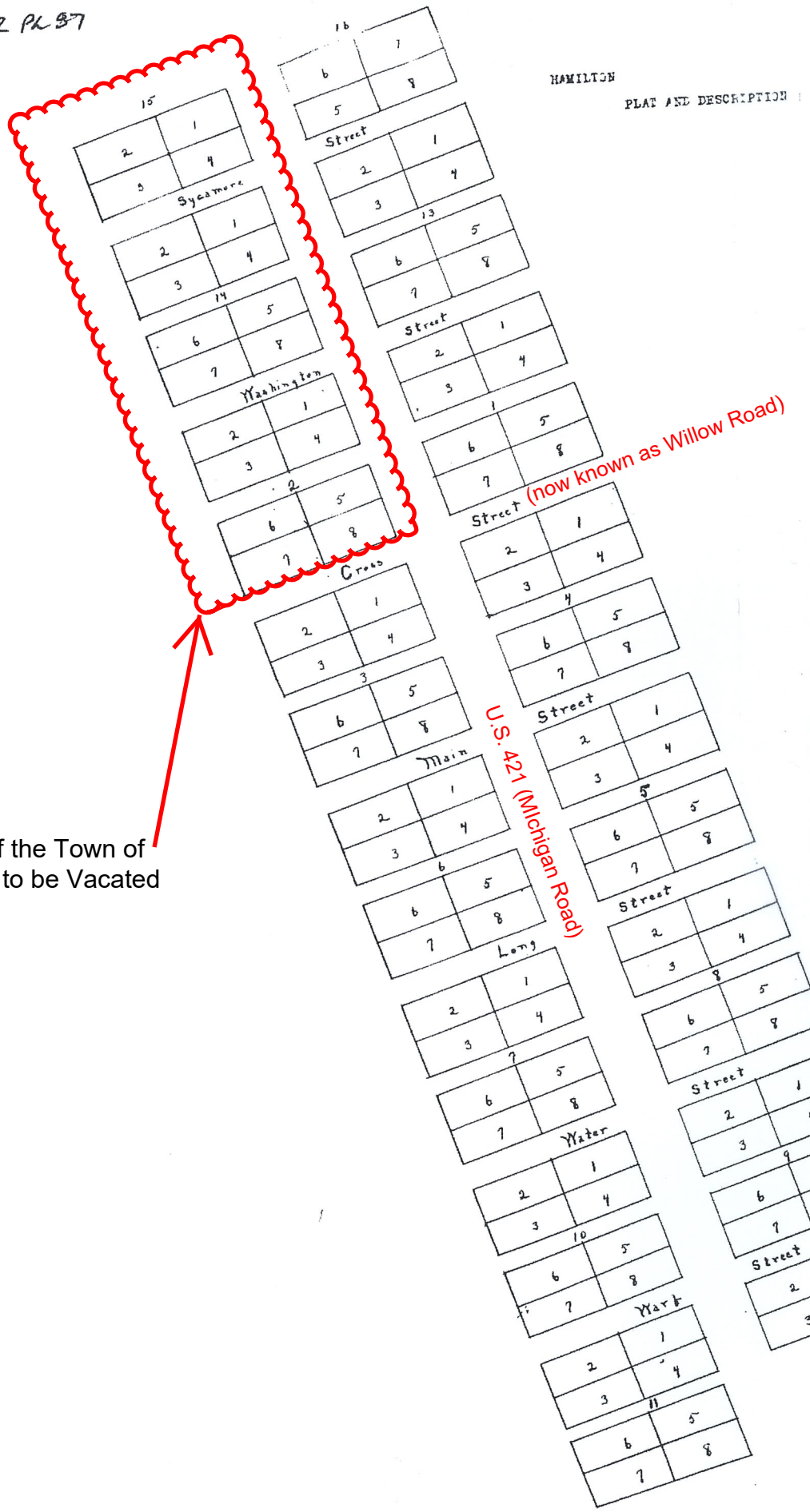
N W E S

0 300 600

1" – 300ft

2020-36-VAC: Zoning Map - Exhibit 3

PB2 PG 37



Portion of the Town of Hamilton to be Vacated

HAMILTON

PLAT AND DESCRIPTION

A correct plat of Hamilton (formerly Clarkstown) lying on the Michigan Road in S. 25, T. 18 N. R. 2 East, containing an area of 32 acres and 22 poles.

Michigan Street 97 feet.
Cross Street 49½ feet the other
Streets are 33 feet.
Lots 66 by 132 feet.
Alleys 12 feet.

The N.E corner of the west ½ of the S.W. quarter of said section stands in lot No. 6, Block No. 2. The S.E. corner of said town lot bears from corner of land above mentioned N. 77° E. 107 links, distant, and the S.W corner of said lot bears S. 64° W. 95 links, distant.

Surveyed by me March 31st, 1837.

J. E. Hacker,
Co. Surveyer.

State of Indiana }
}Set:
Boone County

Before me, Thomas Thompson a Justice of the Peace in and for said County Jacob Hoover and Benjamin Cox acknowledged the within town plat to be their voluntary act for the purposes therein mentioned.

Given under my hand and seal this 27th day of November 1837.

Thomas Thompson (Seal)

Endorsed: Rec'd for record Feb. 13th, 1838 and recorded Feb. 23rd 1838 in Deed Book 3 page 364.

James McCann,
R.B.C.

Re-recorded Sept. 8, 1857

Thomas P. Miller,
Recorder B. Co.

Transcribed and hereon recorded March 29th, 1867 by order of the Board of Commissioners of said County at their March Term 1867.

John Thomas,
R.B. C.

Re-recorded by order of the Board of Commissioners at their June Term 1892.

John S. Masters,
R. B. C.

Re-recorded by order of the Board of County Commissioners at their June Term 1938.

Nora West
R. B. C.

N

Exhibit 4

TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA

FINDINGS OF FACT

The Zionsville Plan Commission, after a Public Hearing held on September 21st, 20 20, has determined that the proposed Vacation of the Town of Hamilton (formerly Clarkstown) **is / is not** in the Public Interest because: The original Town of Hamilton plat included multiple direct access points to US 421 which presumably would not be desired from the Town nor INDOT. Additionally, This entire southeast corner can be developed in a safer, masterplanned and more cohesive way in accordance with the Holliday Farms PUD.

DECISION

IT IS THEREFORE the decision of this body that this VACATION PETITION is APPROVED, subject to any Conditions stated in the minutes (which Conditions are incorporated herein by reference and made a part of this decision).

ZIONSVILLE PLAN COMMISSION

The Vacation was APPROVED / DENIED on the __ day of _____, 20_____, subject to any conditions agreed to at the public hearing.

_____
President, _____

ZIONSVILLE
FOR ALL THE RIGHT REASONS

Town of Zionsville

Petition for a Vacation of Plat-related items by the Plan Commission

Plat-related items consisting of all or parts of Recorded Plats, including recorded Covenants or Commitments.

Application Packet
And
General Instructions

Office Use Only
Petition No.:
Hearing Date:
Recommendation:

Town of Zionsville

Petition for Plan Commission Approval

1. VACATION INFORMATION:

General location and description of area to be Vacated: Northwest corner of US 421 and Willow Road (southeast portion of Holliday Farms Section 4)

Reasons for and circumstances prompting the request: Looking for a replat in order to develop ground per the Holliday Farms PUD

2. PETITIONER / PROPERTY OWNER

Name: Henke Development Group, LLC

Address: 1415 E. 196th Street, Westfield, IN 46074

Phone: 317-517-1945 E-Mail: phil.sundling@henkedevelopment.com

3. PETITIONER'S ATTORNEY / CONTACT PERSON AND PROJECT ENGINEER:

Attorney / Contact Person:

Name: Phil Sundling

Address: 1415 E. 196th Street, Westfield, IN 46074

Phone: 317-517-1945

E-Mail: phil.sundling@henkedevelopment.com

Engineer who prepared the Legal Description and Drawing Exhibit:

Name: Paul Klodzen (Cripe)

Address: 3939 Priority Way South Drive, Suite 200
Indianapolis, IN 46240

Phone: 317-706-6467

E-Mail: pklodzen@cripe.biz

4. Recorded Plat and/or Name of Private Right-of-Way(s) affected by the Vacation:

Town of Hamilton Plat

5. Request for the Vacation of (check all that apply):

By the Plan Commission:

☒ Private Street Right-of-way
☒ Private Alley Right-of-way
☐ Easement(s)
☒ All or parts of a Recorded Plat
☐ Recorded Covenant and/or Commitment

6. Required Attachments for all Vacation Petitions:

☒ Survey and Legal description of property/area to be Vacated
☒ Copy of recorded Plat and/or recorded Covenants/Commitments
☒ Proof of Ownership (copy of deed) from all Petitioners
N/A ☒ List of Property Owners*
☒ Owner Consent Form(s) from all Adjoining Property Owners who are not co-Petitioners
☐ Statement of Commitments (if proposed)
☒ Draft of Proposed Legal Notice
☒ Findings of Fact

**If the request is for the Vacation of Platted Lots, Covenant or Commitment, and/or Private Streets, a list of all property owners of property within the affected recorded Plat must be provided at the time of application.*

The undersigned, having been duly sworn on oath states the above information is true and correct as (s) he is informed and believes. Further, the applicant understands that this project may be assigned Engineering review fees, which are payable upon invoicing.

Signature of Owner or Attorney for Owner: _____

Date: 8-20-20

State of Indiana)
County of Boone) **SS:**

Subscribed and sworn to before me this 20th day of August, 2020.

DOUGLAS LEE-FLEENOR NOTARY PUBLIC STATE OF INDIANA

_____ Douglas Fleenor
Notary Public Signature Notary Public Printed

My Commission expires: 4-8-2023 My Commission No.: _____

My county of residence is Boone County.

PROCEDURES AND REQUIREMENTS:

1. A complete Vacation Petition ("Petition") must be submitted by **3:00 PM** a minimum of **31 days** prior to the hearing before the Plan Commission. Should a Petition require approvals from both the Town Council and the Plan Commission, those Vacation items applicable to the Town Council's approval must be heard first. Those Vacation items applicable to the Plan Commission's approval would be heard following the Town Council's hearing.

2. **Only <u>complete</u> Petitions will be placed on the agenda for the Plan Commission meeting.** If a Petition is incomplete 31 days prior to the next Plan Commission meeting, the Petition will not be placed on an agenda until the Petitioner submits a complete Petition.

3. **Fifteen (15) sets** of the following information must be submitted, with the notarized Petition, for internal staff review (an electronic copy of all submitted documents is also required):

   ☐ Survey and Legal description of property/area to be Vacated
   ☐ Copy of recorded Plat and/or recorded Covenants/Commitments
   ☐ Proof of Ownership (copy of deed) from all Petitioners
   ☐ List of Property Owners*
   ☐ Owner Consent Form(s) from all Adjoining Property Owners who are not co-Petitioners
   ☐ Statement of Commitments (if proposed)
   ☐ Draft of Proposed Legal Notice
   ☐ Findings of Fact

PUBLIC HEARING NOTIFICATION:

Notice of Public Hearing for a Vacation is to be completed as set forth in the Zoning Ordinance and Rules of Procedure for the Plan Commission. Should a Petition require approvals from both the Town Council and the Plan Commission, a separate Notice of Public Hearing is required for each of the Public Hearings. The procedures relating to notification of public hearings that are contained in this Packet are provided for convenience purposes only.

1. Approval of Notice: The Petitioner shall submit a proposed Notice of Public Hearing by the Plan Commission with its petition for review and approval by the Secretary of the Plan Commission.

2. Notice by Publication: Petitioner shall submit the approved Notice of Public Hearing by the Plan Commission to the Lebanon Reporter to be **published at least 10 days prior** to the respective Public Hearing. **The petitioner shall bear the cost of publishing the Legal Notice.** The Secretary of the Plan Commission will provide the Petitioner with the filing and publication deadlines for the Legal Notice.

3. Notice by Mailing: The Petitioner is to send the approved Notice of Public Hearing to each interested party via certified mail with return receipt requested at least ten (10) days prior to the Public Hearing. Generally, all owners of adjoining parcels to a depth of one (1) ownership surrounding the perimeter of the area described in the Petition, and any owners of property within the area included in the Petition who are not Petitioners are to be notified. Please review the Rules of Procedure of the Plan Commission to ensure proper notification is given. The names and addresses of Interested Parties should be obtained from the Boone County Auditor's Office.

4. Affidavit of Notice: At least three (3) days prior to the Public Hearing, an Affidavit of Notice of Public Hearing must be completed and submitted to the Secretary of the Plan Commission. Copies of all "Receipt for Certified Mail" (white slips) shall be filed with the Affidavit of Notice of Public Hearing. The originals of the "Domestic Return Receipts" (green cards) shall be filed with the Secretary upon the later of: the public hearing or receipt by the Petitioner.

PETITION REVIEW PROCEDURES

1. A Technical Advisory Committee ("TAC") Meeting is typically held the fourth Thursday of the month, to evaluate the technical aspects of the project and completeness of the petition. Petitioner/Applicant may need to attend these TAC meetings; meeting times will be assigned to each project/petitioner on the filing deadline date.

2. Once the Petition is complete, it will be placed on the next available Plan Commission agenda. The petitioner shall be responsible for delivering the Legal Notice (after it has been approved) to the Lebanon Reporter for publication and for sending the Legal Notice to all Interested Parties.

3. The Petition and all supporting documentation will be forwarded to the Plan Commission members. *Please supply fifteen (15) packets of the supporting documentation for this distribution.*

4. The Secretary, members of the Plan Commission's staff, or advisors to the Plan Commission may submit a written report, stating any facts concerning the physical characteristics of the area involved in the Petition, together with a recital of surrounding land use and public facilities available to service the area, or other pertinent facts. A copy of such statement shall be made available to the Petitioner and all remonstrators of record, if any.

5. The Plan Commission typically meets on the third Monday of each month at 7:00 p.m. Meetings are typically held in the Town Hall located at 1100 West Oak Street, Zionsville, Indiana 46077. Please refer to the Town's website to confirm filing deadlines and hearing dates.

6. The Petitioner or remonstrators may request continuation of the Public Hearing at or one week prior to the Plan Commission meeting.

7. The Petitioner, Petitioner's attorney, or someone authorized by the Petitioner must be present at the Public Hearing(s) to make a presentation of the Petition to the Plan Commission.

8. At the Public Hearing, the Plan Commission may continue the Public Hearing or make a determination on the requested Vacation Petition.

OWNER'S CONSENT
(Adjoining Property Owner)

The undersigned, Elizabeth K. Garfield, being the owner of the property commonly known as Holliday Farms | Town of Hamilton is aware of the Vacation Petition filed by Holliday Farms and consents to the Vacation of the Town of Hamilton Plat _____ related to the aforementioned property.

The Club at Holliday Farms, LLP
(Company name) - or - _____ (Owner signature)

By: _____ _____
(Authorized signature) (printed Owner name)

Elizabeth K. Garfield _____
(printed name) (Owner signature)

partner _____
(Title) (printed Owner name)

State of Indiana)
County of Boone) **SS:**

Subscribed and sworn to before me this 20th day of August, 20 20.

_____ Douglas Fleenor
Notary Public Signature Notary Public Printed

My commission expires 4-8-2027

My county of residence is Boone County.

My Commission No. is _____

OWNER'S AUTHORIZATION

The undersigned, Mary Holliday Rogers, being the owner of the property commonly known as The Club at Holliday Farms - Section 4, hereby authorize(s) Cripe, Chris Wiseman to file a Petition for (zone map change / variance / special exception / subdivision plat approval / other) for the aforementioned property.

_____ Mary Holliday Rogers
(company name) (owner signature)

By: _____ Mary Holliday Rogers
(authorized signature) - or - (print owner name)

_____
(printed name)

_____
(title)

State of Indiana)
County of Marion) SS:

Subscribed and sworn to before me this 13 day of August, 2020.

Erica L. Bailey / Erica L. Bailey
Notary Public Signature Notary Public Printed

My commission expires _____

My county of residence is _____ County.

My Commission No. is _____

Erica L. Bailey
Notary Public
SEAL
Hancock County, State of Indiana
Commission Expires: November 15, 2025
Commission Number 705598

TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA

FINDINGS OF FACT

The Zionsville Plan Commission, after a Public Hearing held on September 21st, 20 20, has determined that the proposed Vacation of the Town of Hamilton (formerly Clarkstown) **is / is not** in the Public Interest because: The original Town of Hamilton plat included multiple direct access points to US 421 which presumably would not be desired from the Town nor INDOT. Additionally, This entire southeast corner can be developed in a safer, masterplanned and more cohesive way in accordance with the Holliday Farms PUD.

DECISION

IT IS THEREFORE the decision of this body that this VACATION PETITION is APPROVED, subject to any Conditions stated in the minutes (which Conditions are incorporated herein by reference and made a part of this decision).

ZIONSVILLE PLAN COMMISSION

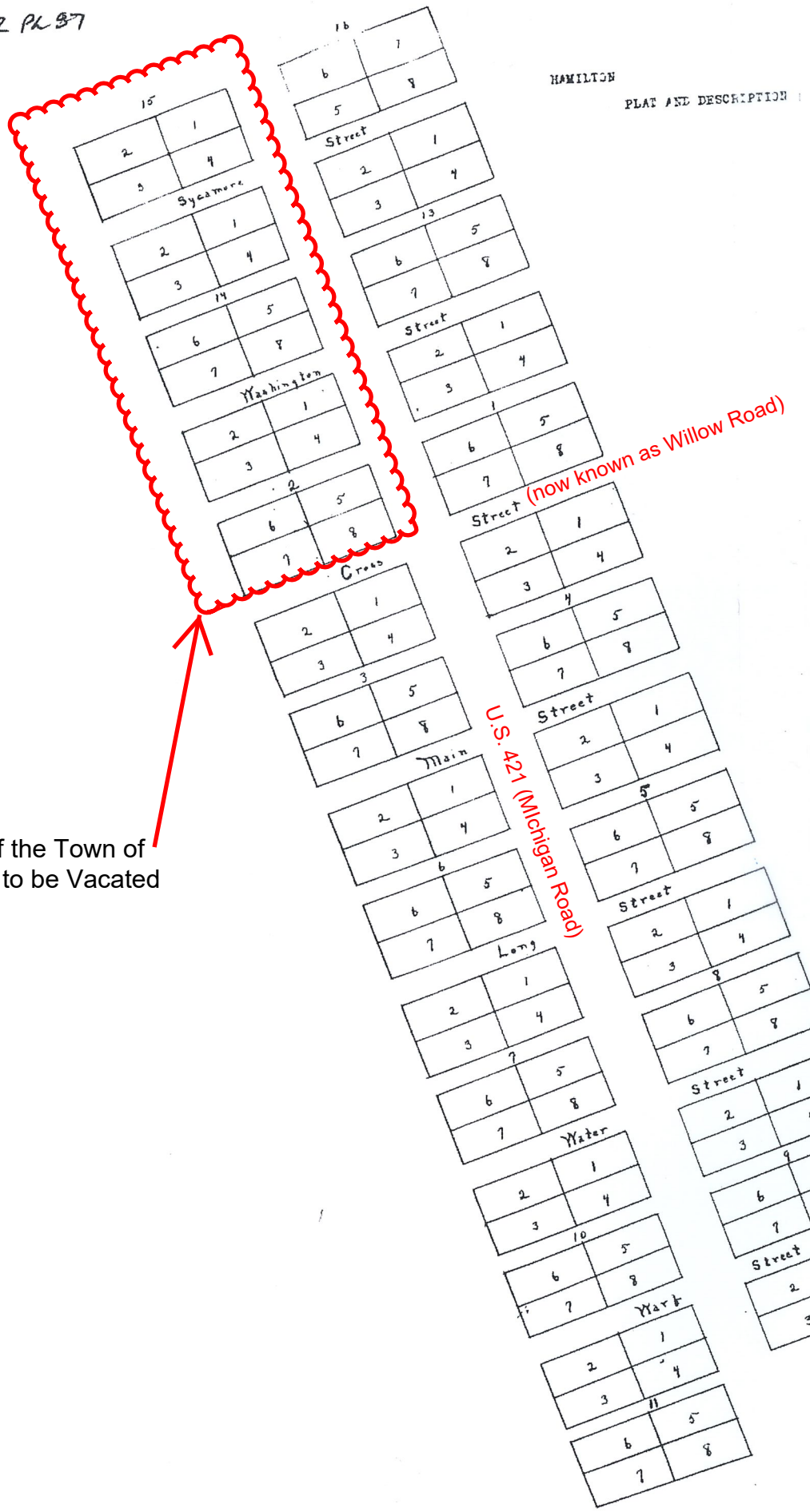
The Vacation was APPROVED / DENIED on the __ day of _____, 20_____, subject to any conditions agreed to at the public hearing.

_____
President, _____

Part of the Plat of Clarkstown (now Hamilton) recorded in Deed Record 3, Page 364 and re-recorded in Plat Book 1, Page 41 in the Office of the Recorder of Boone County, Indiana and being a part of the Northwest and Southwest Quarters of Section 25, Township 18 North, Range 2 East more particularly described as follows:

Beginning at the Southeast corner of Lot 8 in Block 2 of said Plat; thence along the southern boundary of Lot 8 and Lot 7 of said Block 2 South 69 degrees 12 minutes 03 seconds West 264.00 feet to the Southwest corner of said Lot 7; thence along the western boundary of Blocks 2, 14, and 15 of said Plat North 20 degrees 47 minutes 57 seconds West 750.00 feet to the Northwest corner of Lot 2 in said Block 15; thence along the northern boundary of Lot 2 and Lot 1 of said block 15 North 69 degrees 12 minutes 03 seconds East 264.00 feet to the Northeast corner of said Lot 1; thence along the eastern boundary of said Blocks 15, 14, and 2 South 20 degrees 47 minutes 57 seconds East 750.00 feet to the Point of Beginning containing 4.545 acres, more or less.

PB2 PG 37



Portion of the Town of Hamilton to be Vacated

HAMILTON

PLAT AND DESCRIPTION

A correct plat of Hamilton (formerly Clarkstown) lying on the Michigan Road in S. 25, T. 18 N. R. 2 East, containing an area of 32 acres and 22 poles.

Michigan Street 97 feet.
Cross Street 49½ feet the other
Streets are 33 feet.
Lots 66 by 132 feet.
Alleys 12 feet.

The N.E corner of the west ½ of the S.W. quarter of said section stands in lot No. 6, Block No. 2. The S.E. corner of said town lot bears from corner of land above mentioned N. 77° E. 107 links, distant, and the S.W corner of said lot bears S. 64° W. 95 links, distant.

Surveyed by me March 31st, 1837.

J. E. Hacker,
Co. Surveyer.

State of Indiana }
}Set:
Boone County

Before me, Thomas Thompson a Justice of the Peace in and for said County Jacob Hoover and Benjamin Cox acknowledged the within town plat to be their voluntary act for the purposes therein mentioned.

Given under my hand and seal this 27th day of November 1837.

Thomas Thompson (Seal)

Endorsed: Rec'd for record Feb. 13th, 1838 and recorded Feb. 23rd 1838 in Deed Book 3 page 364.

James McCann,
R.B.C.

Re-recorded Sept. 8, 1857

Thomas P. Miller,
Recorder B. Co.

Transcribed and hereon recorded March 29th, 1867 by order of the Board of Commissioners of said County at their March Term 1867.

John Thomas,
R.B. C.

Re-recorded by order of the Board of Commissioners at their June Term 1892.

John S. Masters,
R. B. C.

Re-recorded by order of the Board of County Commissioners at their June Term 1938.

Nora West
R. B. C.

N

Exhibit 4

AFFIDAVIT OF NOTICE OF PUBLIC HEARING
OF THE TOWN OF ZIONSVILLE PLAN COMMISSION

STATE OF Indiana)
COUNTY OF Marion) SS:

I, Sherri L Wilson, DO HEREBY CERTIFY THAT LEGAL NOTICE TO
(NAME OF PERSON MAILING LETTERS)

INTERESTED PARTIES OF THE PUBLIC HEARING TO BE HELD BY THE TOWN OF ZIONSVILLE PLAN COMMISSION, to consider the Petition of: Henke Development Group LLC
(NAME OF PERSON ON PETITION)

Requesting: Vacation Petition, Docket #2020-36-VAC, of all platted lots, all private easements, and all Covenants, Conditions, or Restrictions within or applicable to a portion of the platted Town of Hamilton (formerly Clarkstown), Boone County, Indiana, to allow for said area to be incorporated into Section 4 of The Club at Holliday Farms without previously recorded encumbrances.
(PROJECT DESCRIPTION)

For property located at: 3900 S US Hwy 421

Was sent by FIRST CLASS MAIL, to the last known address of each of the following entities at the following addresses:

OWNERS ADDRESS

See attached List of Adjoiners

And that said Legal Notices were sent by First Class Mailed on or before the 9th day of September, 20 20, being at least ten (10) days prior to the date of the Public Hearing (Copies of "First Class Mail" attached).

And that said Legal Notice was published in a newspaper of general circulation at least ten (10) days prior to the date of Public Hearing (Proof of Publication attached).

Sherri L Wilson
Name of person mailing letters

Sherri L. Wilson
Signature

State of Indiana **)**

County of Marion **) SS:**

Subscribed and sworn to before me this 15th day of September, 20 20.

Celia J. Hemsley
Notary Public Signature

Celia J. Hemsley
Notary Public Printed

My Commission No: NP0658001

My Commission Expires: 9-25-2022

NOTARY PUBLIC SEAL INDIANA

My County of Residence is Marion County

Holliday Farms - Section 4
Adjoiner Mailing List

NAME	ADDRESS	CITY STATE ZIP
ABRAMS JEFFREY A & LYNN J	9766 SUMMERLAKES DRIVE	CARMEL, IN 46032
AMERICAN HOMES 4 RENT PROPERTI	30601 AGOURA RD STE 200	AGOURA HILLS, CA 91301
ANDERSON GREGG W & THERESA A	11132 BRENTWOOD AVE	ZIONSVILLE, IN 46077
ANDERSON STEPHEN A III & NADIN	11234 BRENTWOOD AVE	ZIONSVILLE, IN 46077
ANDLRSON KEVIN L & SUE-ELLEN	4020 SUGAR PINE LANE	ZIONSVILLE, IN 46077
ANDRUS MICHAEL E & DONNA M NOB	4602 SUMMERSONG RD	ZIONSVILLE, IN 46077
ANTIOCH PRIMITIVE BAPTIST CHUR	1100 W OAK ST	ZIONSVILLE, IN 46077
ATTEBERRY DESNEIGE & GEORGE	10465 FOX TRACE	ZIONSVILLE,IN 46077
AUSTIN OAKS HOMEOWNERS ASSOC	P O BOX 44127	INDIANAPOLIS, IN 46244
BARNES KAREN M	11162 BRENTWOOD AVE	ZIONSVILLE, IN 46077
BARNHART TUCKER JACKSON & SIER	2485 STILL CREEK DR	ZIONSVILLE, IN 46077
BARTH GREGG A & PATRICIA N	4606 SUMMERSONG RD	ZIONSVILLE, IN 46077
BAUGH MICHAEL E & JANICE M	4210 FIELD MASTER DR	ZIONSVILLE, IN 46080
BELL ROBERT C II	10239 WILDWOOD DR	ZIONSVILLE, IN 46077
BERGER JEFFREY L & CANDACE L	4647 WINTERSTILL RD	ZIONSVILLE, IN 46077
BERRY GILBERT I III	4230 FIELD MASTER DR	ZIONSVILLE, IN 46077
BOMBERGER LIZABETH F	4655 WINTERSTILL RD	ZIONSVILLE, IN 46077
BOTTORFF CHRISTOPHER K & AMBER	4040 SUGAR PINE LANE	ZIONSVILLE, IN 46077
BRADLEY ERIC & JULIE	4855 COTTONWOOD DR	ZIONSVILLE, IN 46077
BREEN LAWRENCE H & MELISSA M	4515 OAKWOOD DR	ZIONSVILLE, IN 46077
BRENNAN MICHAEL J & CAROLYN	11192 BRENTWOOD AVE	ZIONSVILLE, IN 46077
BRIDGEWATER MASTERS LLC	4630 LISBORN DR	CARMEL, IN 46033
BROWN GINGER L & ANTHONY L EDG	4270 FIELD MASTER DR	ZIONSVILLE, IN 46077
BROWN MARY M	10501 E 400 S	ZIONSVILLE,IN 46077
BROWN RYAN A & JENNIFER L	4330 BRITTANY DR	2IONSVILLE, IN 46077
BRUMAGIN DAVID P & CASSANDRA J	10410 WILDWOOD DR	ZIONSVILLE, IN 46077
BYERS CLARENCE MICHAEL & PATRI	4656 WINTERSTILL RD	ZIONSVILLE, IN 46077
BYRD SCOTT & KIMBERLY	9135 TIMBERWOLF LN	ZIONSVILLE, IN 46077
BYRUM JEFFREY J & LYNNISA R	4200 FIELD MASTER DR	ZIONSVILLE, IN 46077
C T REAL ESTATE INVESTMENTS LL	780 CHATHAM HILLS BLVD	WESTFIELD, IN 46074
C&C HOMES AT CHATHAM LLC	6302 WEST FOSTER BRANCH DRIVE	PENDLETON, IN 46064
CANIFF CHRISTOPHER M & ANDREA	9302 IRISHMANS RUN LN	ZIONSVILLE, IN 46077
CARMICHAEL KIMBERLY J & JONAH	4321 CHASE CIRCLE	ZIONSVILLE, IN 46077
CARNELL JOHN E & SUZANNE I	10474 OAK RIDGE DR	ZIONSVILLE, IN 46077
CARR DAVID J & SANDRA S	1940 MULSANNE DR	ZIONSVILLE, IN 46077
CARRINGTON HOMES INC	8250 N 600 WEST, SUITE G	MCCORDSVILLE, IN 46055
CARTER JLRROD T & JOAN H	10346 WILDWOOD DR	ZIONSVILLE, IN 46077
CHINSKY ROBERT E & LINDA O	9832 SUMMERLAKES DR	CARMEL, IN 46032
CHRISTOPHER SCOTT INC	736 HANOVER PLACE, STE l00F	CARMEL, IN 46032
CLARETTO BRADLEY J & MARY ANN	10400 HICKORY RIDGE CT	ZIONSVILLE, IN 46077
CLAYTON JERRIT L & MELINDA L	PO BOX 152	ZIONSVILLE,IN 46077
CLINE TIFFANY	4140 FIELD MASTER DR	ZIONSVILLE, IN 46077
COLTRAIN KYLE	12043 EAGLETREE CT	ZIONSVILLE, IN 46077
COUDRON BRENT A & LORI J ARNOL	9277 WINDRIFT WAY	ZIONSVILLE, IN 46077

Holliday Farms - Section 4
Adjoiner Mailing List

NAME	ADDRESS	CITY STATE ZIP
COVELE MATTHEW B & TIFFANY S	4241 FIELD MASTER DR	ZIONSVILLE, IN 46077
COX CARL K & GAYLE J	4553 SUMMERSONG RD	ZIONSVILLE, IN 46077
COX JAMES & ELIZABETH GRASEE A	3231 HUDDERSFIELD LN	ZIONSVILLE, IN 46077
DALL TIMOTHY J & DEANNE C	10448 OAK RIDGE DR	ZIONSVILLE, IN 46077
DALTON STEPHEN V & LYDIA A	4460 FULLCRY CIR	ZIONSVILLE, IN 46077
DARKO RICHARD J & BETTY J	4644 SUMMERSONG ROAD	ZIONSVILLE, IN 46077
DARNELL JOHN E & SUZANNE I	10474 OAK RIDGE DR	ZIONSVILLE, IN 46077
DAY CHRISTOPHER	9775 E 200 S	ZIONSVILLE,IN 46077
DOLACK ROBERT F & JENNIFER A	10398 LAKEWOOD DR	ZIONSVILLE, IN 46077
DONAHUE MICHAEL G & RACHEL B	4550 OAKWOOD	ZIONSVILLE, IN 46077
DONNAR TIMOTHY R & KATHRINE W	10157 HICKORY RIDGE DR	ZIONSVILLE, IN 46077
DOROSH ROBERT MICHAEL	4125 SUGAR PINE LANE	ZIONSVILLE, IN 46077
DURRETT DEAN	12620 TROUPE ST	CARMEL, IN 46032
EDWARDS DAVID M & MISCHELLE L	10409 HICKORY RIDGE DR	ZIONSVILLE, IN 46077
EXECUTIVE HOMES CONSTRUCTION I	1010 3RD AVE SW STE 202	CARMEL, IN 46032
FEDCHAK PAUL M & JACLYN ASHLEY	5254 N DELAWARE ST	INDIANAPOLIS, IN 46220
FIX SAMUEL V	4520 WILLOW RD	ZIONSVILLE, IN 46077
FLYNN JUSTIN T & MARIBETH O	700 ROUND CT	ZIONSVILLE, IN 46077
FORMAN ALEXANDER & ELIZABETH	4338 ASH CT	ZIONSVILLE, IN 46077
FOUNTAIN MERRY	4558 SUMMERSONG RD	ZIONSVILLE, IN 46077
FOWLER RICHARD M	4321 BRITTANY DR	ZIONSVILLE, IN 46077
FRITSCH SHERRI	10381 HIGH GROVE DRIVE	CARMEL, IN 46032
FROEHLE THOMAS C JR & JENNIFER	6564 BERGESON WAY	INDIANAPOLIS, IN 46278
GALLAGHER SCOTT & JESSICA	8050 BAY BROOK DR	INDIANAPOLIS, IN 46256
GALLAGHER SIMON N & ANDREA L	11080 BRENTWOOD AVE	ZIONSVILLE, IN 46077
GALLARDO SANTOS JOSE N RECINOS	4301 BRTTANY DR	ZIONSVILLE, IN 46077
GBC DEVELOPMENT II LLC	6330 EAST 75TH STREET, SUITE 15	INDIANAPOLIS, IN 46250
GEE JAYSON & MARNIE	4461 FULLCRY CIR	ZIONSVILLE, IN 46077
GEHRES KYLE S & FENNY P	748 PINE CREST DR, APT 200	PLAINFIELD, IN 46168
GELHAUSEN DAVID L & LINDA A	10368 WILDWOOD DR	ZIONSVILLE, IN 46077
GIESE MATTHEW S & ADRIAN R	10400WILDWOOD DR	ZIONSVILLE, IN 46077
GORDON DANIEL D & ELISA	4301 CHASE CIRCLE	ZIONSVILLE, IN 46077
GORDON PHILIP C & MARY M	4451 FULLCRY CIR	ZIONSVILLE, IN 46077
GORUP SHARON R TRUSTEE	4613 SUMMERSONG ROAD	ZIONSVILLE, IN 46077
GRAHAM KEITH H & KIMBERLY S	10309 HICKORY RIDGE DR	ZIONSVILLE, IN 46077
GREEN ROBERT D & PATRICIA A	4505 AUSTIN OAKS CT	ZIONSVILLE, IN 46077
GRUNINGER MARK & NANCYS	4079 WILD WOOD COURT	ZIONSVILLE,IN 46077
HAAS STEPHEN J & MOLLY N	4191 FIELD MASTER DR	ZIONSVILLE,IN 46077
HAMPTON ROBERTSON A & REBECCA	11254 BRENTWOOD AVE	ZIONSVILLE, IN 46077
HARDY STEPHEN L & JANET K	10256 WILDWOOD DR	ZIONSVILLE, IN 46077
HAROLDSON STEPHANIE J 5 MICHAE	979 LOCUST LANE	BROWNSBURG, IN 46112
HARRIS ROBERT T & CHRISTINE OS	4340 BRITTANY DR	ZIONSVILLE, IN 46077
HATCHER JOHN W & JULIE A	4638 SUMMERSONG RD	ZIONSVILLE, IN 46077
HATLELI LANCE & KARON	4560 WILLOW RD	ZIONSVILLE, IN 46077
HAYDON TODD B & ANNETTE E	4542 SUMMERSONG RD	ZIONSVILLE, IN 46077

NAME	ADDRESS	CITY STATE ZIP
HEATH STEPHEN P & EVA M	4341 CHASE CIR	ZIONSVILLE, IN 46077
HEIN CHARLES J & JODI L	10382 WILDWOOD DR	ZIONSVILLE, IN 46077
HENDRICKSON STEVEN P & JANE A	4561 SUMMERSONG RD	ZIONSVILLE, IN 46077
HEYERLY LANDON N & MARIA A HEY	4B11 BRITTANY DR	ZIONSVILLE, IN 46077
HOBBS MONTINIKE	4075 SUGAR PINE LN	ZIONSVILLE, IN 46077
HODGES STEPHANIE	4180 FIELD MASTER DR	ZIONSVILLE, IN 46077
HOMES BY DESIGN INC	4239 W 96th ST	INDIANAPOLIS, IN 46268
HOMES BY MCKENZIE INC	4631 LISBORN DR	CARMEL, IN 46033
HOPEWELL MARK J & EMILY	10376 LAKEWOOD DR	ZIONSVILLE, IN 46077
HOPPE PAUL M & PAMELA A REV TR	10295 WILDWOOD DR	ZIONSVILLE, IN 46077
HORNADAY JERRY & JUDITH A	11284 BRENTWOOD AVE	ZIONSVILLE, IN 46077
HORTON SAMUEL & HOLLY	11108 FONTAINE WAY	ZIONSVILLE, IN 46077
HOVERMALE RICHARD & EDLA	4550 WILLOW RD	ZIONSVILLE, IN 46077
HOVYADINOV SERHIY & NATALYA HO	4560 BRENTWOOD CT	ZIONSVILLE, IN 46077
IHNEN TRAVIS & CHERIE	8993 SPRING VIOLET PLACE	ZIONSVILLE, IN 46077
ILLING ANTHONY C & ELISA A	144 WEST HAMPTON DR	INDIANAPOLIS, IN 46208
INDEPENDENT TRUST COMPANY OF A	1301 WEST OMAHA STREET, SUITE	RAPID CITY, SD 57701
INTERACTIVE ACADEMY INC	3795 S US 421	ZIONSVILLE, IN 46077
IRWIN STEPHEN L & DEBORAH C	481 REDBUD LANE	ZIONSVILLE, IN 46077
J & R EQUITY CORP	8649 E 520 S	ZIONSVILLE, IN 46077
J &R EQUITY CORP	3083 S INDIANAPOLIS ROAD	LEBANON, IN 46052
JAHNS IVAN J & MARGARET	4626 SUMMERSONG RD	ZIONSVILLE, IN 46077
JENKINS LOUIS	4651 WINTERSTILL RD	ZIONSVILLE, IN 46077
JESSUP BILLY F & JUDITH ANN	4175 TURKEY FOOT RD	ZIONSVILLE,IN 46077
JONES ANDREW A & DARA R	10238 WILDWOOD DR	ZIONSVILLE, IN 46077
KARR DANIEL & STACIE	9191 IRIS LN	ZIONSVILLE, IN 46077
KEMPSON DEIRDRE M & STEPHEN A	4629 SUMMERSONG RD	ZIONSVILLE, IN 46077
KENDALL JOSEPH R & JENNIFER S	520 W SYCAMORE ST	ZIONSVILLE, IN 46077
KESLER DAVID LEE & JENNIFER L	4091 SUGAR PINE LN	ZIONSVILLE, IN 46077
KIM SONHUI	4150 FIELD MASTER DR	ZIONSVILLE, IN 46077
KING ROBERT D & MARGARET M TEN	4671 ST JOHN CIRCLE	ZIONSVILLE, IN 46077
KING WALTER L & TERRY E	4535 OAKWOOD DR	ZIONSVILLE, IN 46077
KIRK JEREMY A & GINA R	10371 HICKORY RIDGE DR	ZIONSVILLE, IN 46077
KLEIN SANDRA L	4625 SUMMERSONG RD	ZIONSVILLE, IN 46077
LAMBERT VINCE W & WHITNEY A	3891 ROCK BRIDGE DR	ZIONSVILLE, IN 46077
LANDSCHULZ WILLIAM H & KATHERINE	10435 HICKORY RIDGE CT	ZIONSVILLE, IN 46077
LAREW ROBERT & BRENDA JURICH L	729 LAGRANGE ST	WEST LAFAYETTE, IN 47906
LARSEN DONALD H & CORY M L	4311 CHASE CIRCLE	ZIONSVILLE, IN 46077
LEHMAN COURTNEY TRUSTEE OF THE	11555 BENT TREE CT	ZIONSVILLE, IN 46077
LEONARD WILLIAM T & ELIZBETH A	2410 LONDONBERRY BLVD	CARMEL, IN 46032
LEWIS NATHAN A & JILL L	480 DANNY ROAD	ZIONSVILLE, IN 46077
LINGEMAN JAMES & RITA	7110 ANDRE CT	NEW AGUSTA, IN 46278
LIU JOHN ZHAO & YAN YAN CHEN	4507 AUSTIN OAKS CT	ZIONSVILLE, IN 46077
LLADNAR LLC	201 INDIAN HARBOR RD	VERO BEACH, FL 32963
LODICS JOHN A & TAMARA S HANNO	4450 FULLCRY CIR	ZIONSVILLE, IN 46077

Holliday Farms - Section 4
Adjoiner Mailing List

NAME	ADDRESS	CITY STATE ZIP
MACDONALD DAVID S & JENNA N FR	4917 BROADWAY ST	INDIANAPOLIS, IN 46205
MARINE THOMAS J & LAURA E	4160 FIELDMASTER DR	ZIONSVILLE, IN 46077
MARIO THOMAS A & VICKIE L	10409 WILDWOOD DR	ZIONSVILLE, IN 46077
MAROSKY JOHN E & LISA D	4633 SUMMERSONG RD	ZIONSVILLE, IN 46077
MARVEL JEFFREY L & ANDREA L	4300 CHASE CIRCLE	ZIONSVILLE, IN 46077
MASTERSON TIMOTHY & KELLY	6648 WESTMINISTER DR	ZIONSVILLE, IN 46077
MAURER WILLIAM CLAY & SHELBY L	4815 COTTONWOOD DR	ZIONSVILLE, IN 46077
MCBURNEY WENDELL F & JEAN W ET	4648 WINTERSTILL RD	ZIONSVILLE, IN 46077
MCCANDLESS ANNA & DEFOREST GRA	11225 BRENTWOOD AVE	ZIONSVILLE, IN 46077
MCCLOSKEY DANIEL J & ANGELA	10355 WILDWOOD DR	ZIONSVILLE, IN 46077
MCDANIEL RYAN M & KARISSA K	1523 W ALTGELD ST	CHICAGO, IL 60657
MCDERMOTT BRIAN L & DOROTHY D	6702 BERKLEY COURT	ZIONSVILLE, IN 46077
MCDONALD SHAUN & CAROLYN	10919 HOLLIDAY FARMS BLVD	ZIONSVILLE, IN 46077
MCGARVEY MARK & CYNTHIA CO-TRU	10332 LAKEWOOD DR	ZIONSVILLE, IN 46077
MCKINZIE JOHN L & JENNIFER A	4350 CHASE CR	ZIONSVILLE, IN 46077
MEANS DAVID F & ROSEMARY S	4637 SUMMERSONG RD	ZIONSVILLE, IN 46077
MEDVESCEK JOSHUA R & NICHOLE M	4330 CHASE CIRCLE	ZIONSVILLE, IN 46077
MEHTA KAPIL & ZANKRUTI	11816 EAGLEVIEW DR	ZIONSVILLE, IN 46077
MEIER DAVID H & BAMBI L	4555 OAKWOOD DR	ZIONSVILLE, IN 46077
MICHALAK WILLIAM JOSEPH & MARY	4055 SUGAR PINE LANE	ZIONSVILLE, IN 46077
MILLARD MARSHALL KENT, TRUSTEE	4630 SUMMER SONG RD	ZIONSVILLE, IN 46077
MILLER CHARLES L & BEVERLY A T	11060 BRENTWOOD AVE	ZIONSVILLE, IN 46077
MILLER CURTIS & MARY K	4538 SUMMERSONG RD	ZIONSVILLE, IN 46077
MILLER RYAN L & LINDSEY MILLER	4620 FIELDMASTER DR	ZIONSVILLE, IN 46077
MILLS DAVID H & MARY DIANE	4610 SUMMERSONG ROAD	ZIONSVILLE, IN 46077
MIMMS GREGORY J & DENISE G	4845 COTTONWOOD DR	ZIONSVILLE, IN 46077
MISAMORE GARY W & MARLA L	10430 HICKORY RIDGE CT	ZIONSVILLE, IN 46077
MITCHENER GARY R & JOANNE R	4401 RIVER BIRCH RUN	ZIONSVILLE, IN 46077
MOOSEY JEANNE L	4554 SUMMERSONG RD	ZIONSVILLE, IN 46077
MORRISON ANDREW & MEGAN	4351 CHASE CIR	ZIONSVILLE, IN 46077
MORSON MITCHELL L & JILL M	480 REDBUD LN	ZIONSVILLE, IN 46077
MYER DAVID & KRISTEN	6705 E STONEGATE DR	ZIONSVILLE, IN 46077
NEEDHAM JAMES M & SARAH B	10308 WILDWOOD DR	ZIONSVILLE, IN 46077
NEFF SALLY M TRUSTEE	2485 TURNING LEAF LN	CARMEL, IN 46032
NICOSON MATTHEW S & BROOKLYN G	2783 W HIGH GROVE CIRCLE	ZIONSVILLE, IN 46077
NOLAN THOMAS D & MARIE A	4440 FULLCRY CIR	ZIONSVILLE, IN 46077
NYHART ELDON H JR	10322 WILDWOOD DR	ZIONSVILLE, IN 46077
OAK RIDGE EST HOMEOWNERS ASSOC	PO BOX 258	ZIONSVILLE, IN 46077
O'CONNOR A JOSEPH	PO BOX 2381	AVILA BEACH, CA 93424
PAGANO TORI CATHERINE	11274 BRENTWOOD AVE	ZIONSVILLE, IN 46077
PATEL GAUTAM & SANGITA	13256 MINK LN	CARMEL, IN 46032
PATTON DENNIS P & REBECCA L	10396 WILDWOOD DR	ZIONSVILLE, IN 46077
PAUL MARCO K & CRYSTAL G	2995 STONE CREEK DR	ZIONSVILLE, IN 46077
PEDERSEN ROBERT G & CHRISTINE	11255 BRENTWOOD AVE	ZIONSVILLE, IN 46077
PETERS JAMES M & HEATHER M KAU	11224 BRENTWOOD AVE	ZIONSVILLE, IN 46077

Holliday Farms - Section 4
Adjoiner Mailing List

NAME	ADDRESS	CITY STATE ZIP
PRICKETT MARK D	4300 BRITTANY DR	ZIONSVILLE, IN 46077
PRIDE JOHN M & DENIECE J	4560 OAKWOOD DR	ZIONSVILLE, IN 46077
PROCTER WILLIAM F JR & MARGARET	4540 OAKWOOD DR	ZIONSVILLE, IN 46077
PULTE HOMES OF INDIANA LLC	11590 N MERIDIAN ST STE 530	CARMEL, IN 46032
QUALKINBUSH JEFFERY J & JULIE	4747 MADRAS CT	ZIONSVILLE, IN 46077
QUINN JOHN J & JOALENN	4677 BAYBERRY LANE	ZIONSVILLE, IN 46077
RADOVICH MILAN & BETSY A	1846 CORNICHE DR	ZIONSVILLE, IN 46077
RAMEY DON THOMAS & LORA B	4609 SUMMERSONG RD	ZIONSVILLE, IN 46077
RAVINIA HOMEOWNERS ASSOC INC	7050 E 116TH ST	FISHERS, IN 46038
RAVINIA HOMEOWNERS ASSOCIATION	9225 HUNT CLUB RD	ZIONSVILLE, IN 46077
REEVES CHARLES R & CAROLE S	4614 SUMMERSONG RD	ZIONSVILLE, IN 46077
RICE JAMES M & JUDITH A	10555 E 400 S	ZIONSVILLE,IN 46077
RITMAN JENNIFER A TRUSTEE	4825 COTTONWOOD DRIVE	ZIONSVILLE, IN 46077
ROGERS SCOTT & EMILY	4190 FIELD MASTER DR	ZIONSVILLE, IN 46077
ROLLER RUSSELL K & SUSAN C TRU	4562 SUMMERSONG RD	ZIONSVILLE, IN 46077
ROSIELLO MICHAEL & PATRICIA	4622 SUMMERSONG RD	ZIONSVILLE, IN 46077
ROWLAND DARLENE M	4470 FULLCRY CIR	ZIONSVILLE, IN 46077
SALLAY PETER I & LAUREN J	10387 CHARTER OAKS	CARMEL, IN 46032
SALLEE FRANK D & JUANITA E	4530 WILLOW RD	ZIONSVILLE, IN 46077
SANDERS JEFFREY A & ROBIN M	11214 BRENTWOOD AVE	ZIONSVILLE, IN 46077
SCHENBERG COURNEY & BRIAN	10360 COTTONWOOD CT	ZIONSVILLE, IN 46077
SCHLEGEL RICK D & MARY JEAN VO	11070 BRENTWOOD AVE	ZIONSVILLE, IN 46077
SCHMIDT WILLIAM G & CARA C	11244 BRENTWOOD AVE	ZIONSVILLE, IN 46077
SCHMIEDT PATRICK S & JILLIAN K	2429 N DELAWARE ST	INDIANAPOLIS, IN 46205
SCHNEIDER BRYAN P & KIM S	11621 WILLOW SPRINGS DR	ZIONSVILLE, IN 46077
SCHULTZ CHRISTOPHER J & JENNIFER	4211 FIELD MASTER DR	ZIONSVILLE,IN 46077
SCOTT ZACHARY & JENNIL SALAZAR	1789 MILFORD ST	CARMEL, IN 46032
SHAIKH SAEED R & ASIMA YUNUS	13258 W SHERBERN DR	CARMEL, IN 46032
SHORT JAMES T & JENNY R FAMILY	4557 SUMMERSONG RD	ZIONSVILLE, IN 46077
SIEVERS SUSAN E	4634 SUMMERSONG RD	ZIONSVILLE, IN 46077
SMITH ANDREW J	8555 N RIVER ROAD, SUITE 200	INDIANAPOLIS, IN 46240
SMITH CHRISTA C	4561 BRENTWOOD CT	ZIONSVILLE, IN 46077
SMITH JOSEPH P & JULIE LEIENDE	4652 WINTERSTILL RD	ZIONSVILLE, IN 46077
SMITH JUSTIN M & HEATHER J	2719 BENMORE COURT	ZIONSVILLE, IN 46077
SMITH LARRY W	10316 WILDWOOD DR	ZIONSVILLE, IN 46077
SMITH LUKE & JENNIFER	3510 LANNON CASTLE DR	ZIONSVILLE, IN 46077
SOBBE KENNETH C & JUDY M TYRRE	4605 SUMMERSONG RD	ZIONSVILLE, IN 46077
SPILLANE SEAN D & JACLYN K	10201 WILDWOOD DR	ZIONSVILLE, IN 46077
SPOHN ERIC R & LISA L	11505 WILLOW RIDGE DR	ZIONSVILLE, IN 46077
SPRAETZ DARREN & JULIE	5780 KINGFISHER PL	CARMEL, IN 46033
STAMATIS STEPHEN & KRISTINA HU	4250 FIELD MASTER DR	ZIONSVILLE, IN 46077
STERLEY DIRK A & SALLY ANN	4660 WINTERSTILL RD	ZIONSVILLE, IN 46077
STONER BYRON J & HEATHER E	11090 BRENTWOOD AVE	ZIONSVILLE, IN 46077
STONER TIFFANY & TIMOTHY AS TR	11909 CREEKSTONE WAY	ZIONSVILLE, IN 46077
SWAYZE MARK D & KATHLEEN	4331 CHASE CIRCLE	ZIONSVILLE, IN 46077

Holliday Farms - Section 4
Adjoiner Mailing List

NAME	ADDRESS	CITY STATE ZIP
SWINGLE LYNN H & ROBERT S II	4640 SUMMERSONG RD	ZIONSVILLE, IN 46077
TALER DAVID & NATALIE MERCHO	10529 TITAN RUN	CARMEL, IN 46032
THE OLD TOWN DESIGN GROUP LLC	1132 S RANGELINE RD, STE 200	CARMEL, IN 46032
THE REVOCABLE TRUST OF JOHN W	26737 MCLAUGHLIN BLVD	BONITA SPRINGS, FL 34134
THE SUSAN L MOORE 1995 TRUST	1029 LAURELWOOD	CARMEL, IN 46032
THEOBOLD DALE E & LINDA C	4546 SUMMERSONG RD	ZIONSVILLE, IN 46077
THORNBERRY DENISE K TRUSTEE	4621 SUMMERSONG RD	ZIONSVILLE, IN 46077
TIBBETTS MARY DANIEL & BOBBY G	4550 SUMMERSONG RD	ZIONSVILLE, IN 46077
TILLER S M RITCHIE & JULIE P T	10436 OAK RIDGE DRIVE	ZIONSVILLE, IN 46077
TOWN OF ZIONSVILLE	1100 W OAK ST	WESTFIELD, IN 46074
TRAFELET FRANCES	4510 WILLOW RD	ZIONSVILLE, IN 46077
TRUITT GARY R & KATHLEEN A S	4310 CHASE CIR	ZIONSVILLE, IN 46077
TRUPE THOMAS S & RACHEL	4181 FIELD MASTER DR	ZIONSVILLE,IN 46077
TWENTY JOHN D & M RUTH TWENTY	795 FOREST BLVD	ZIONSVILLE, IN 46077
VAN GELDER GILBERT & ELIZABETH	10354 LAKEWOOD DR	ZIONSVILLE, IN 46077
VAWTER BRAD A & ANN K STEPHENS	4471 FULLCRY CIR	ZIONSVILLE, IN 46077
VITALE LOUIS A & MONICA M	4170 FIELD MASTER DR	ZIONSVILLE, IN 46077
WALKER STAFFORD C & MARGARET C	4530 SUMMERSONG RD	ZIONSVILLE, IN 46077
WATSON W H & JOAN K	4540 WILLOW RD	ZIONSVILLE, IN 46077
WEAVER ROBERT V	4130 FIELD MASTER DR	ZIONSVILLE, IN 46077
WEBER BRADLEY J & REBECCA E	2992 TOPAZ LANE	CARMEL, IN 46032
WEDGEWOOD BUILDING CO	32 1ST STREET NE	CARMEL, IN 46032
WEIDNER MICHAEL A & SARAH E	9220 ROCKY CAY COURT	ZIONSVILLE, IN 46077
WELLING JESSE ROBERT & MANAMI	4320 BRITTANY DR	ZIONSVILLE, IN 46077
WENDT JAMES D & KELLY A	10368 HICKORY RIDGE CT	ZIONSVILLE, IN 46077
WILDERN JOHN M AS TRUSTEE OF T	13482 ABERCORN ST	CARMEL, IN 46032
WILLIAMS BRIAN & LAURA	7110 BEAUMONT CT	ZIONSVILLE, IN 46077
WILLIAMS M DOUGLAS & EILEEN O	4618 SUMMERSONG RD	ZIONSVILLE, IN 46077
WILSON ANTHONY B & CHRISTA E	4310 BRITTANY DR	ZIONSVILLE, IN 46077
WOODEN BRYCE A & NANCY L	4340 CHASE CIR	ZIONSVILLE, IN 46077
WOOLEY SUSAN M TRUSTEE	4115 SUGAR PINE LN	ZIONSVILLE, IN 46077
WOTHKE DEBORAH L TRUST	4641 SUMMERSONG RD	ZIONSVILLE, IN 46077
WRIGHT BARBARA L & E RANDALL	4664 WINTERSTILL RD	ZIONSVILLE, IN 46077
ZHANG JACK & ERICA	4088 SUGAR PINE LN	ZIONSVILLE, IN 46077
ZIONSVILLE PARK AND RECREATION	1075 PARKWAY DR	ZIONSVILLE, IN 46077

AFFIDAVIT OF PUBLICATION

STATE OF INDIANA
County of Boone City of Lebanon

ISSUED:

The subscriber, being duly sworn, deposes and says that

he (she) is the said Annette Burcharts of THE LEBANON REPORTER

and that the foregoing notice for

SHERRI WILSON

was published in said newspaper in one editions

of said newspaper issued between 09/10/2020 and 09/10/2020

Cost: 62.15

SUBSCRIBED AND SWORN BEFORE ME THIS 10th day of September, A.D. 2020

Jaime Hensley

Notary Public Seal, State of Indiana

JAIME HENSLEY
Notary Public, State of Indiana
Commission Number NP0725337
My Commission Expires
February 20, 2028

NOTICE OF PUBLIC HEARING BY THE TOWN OF ZIONSVILLE PLAN COMMISSION

Notice is hereby given of a Public Hearing to be held by the Zionsville Plan Commission on September 21, 2020, at 7:00 p.m. in the Zionsville Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 to consider the Vacation Petition, Docket #2020-36-VAC, of all platted lots, all private easements, and all Covenants, Conditions, or Restrictions within or applicable to a portion of the platted Town of Hamilton (formerly Clarkstown), Boone County, Indiana, to allow for said area to be incorporated into Section 4 of The Club at Holliday Farms without previously recorded encumbrances.

The property involved is generally located on the northwest corner of the intersection of U.S 421 (Michigan Road) and Willow Road, Zionsville, Indiana, and more commonly known as: 3900 S. U.S. 421 (12 lots bearing the same address) and 4480 Willow Road (8 lots bearing the same address); and is legally described as:

Part of the Plat of Clarkstown (now Hamilton) recorded in Deed Record 3, Page 364 and re-recorded in Plat Book 1, Page 41 in the Office of the Recorder of Boone County, Indiana and being a part of the Northwest and Southwest Quarters of Section 25, Township 18 North, Range 2 East more particularly described as follows:

Beginning at the Southeast corner of Lot 8 in Block 2 of said Plat; thence along the southern boundary of Lot 8 and Lot 7 of said Block 2 South 69 degrees 12 minutes 03 seconds West 264.00 feet to the Southwest corner of said Lot 7; thence along the western boundary of Blocks 2, 14, and 15 of said Plat North 20 degrees 47 minutes 57 seconds West 750.00 feet to the Northwest corner of Lot 2 in said Block 15; thence along the northern boundary of Lot 2 and Lot 1 of said block 15 North 69 degrees 12 minutes 03 seconds East 264.00 feet to the Northeast corner of said Lot 1; thence along the eastern boundary of said Blocks 15, 14, and 2 South 20 degrees 47 minutes 57 seconds East 750.00 feet to the Point of Beginning containing 4.545 acres, more or less.

A copy of the Vacation Petition, and all plans pertaining thereto are on file and may be examined prior to the Public Hearing at Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 or at: http://www.zionsville-in.gov/231/Planning-Economic-Development. Written comments in support of or in opposition to the Petition are filed with the Secretary of the Town of Zionsville Plan Commission prior to the Public Hearing will be considered. The Public Hearing is open to the public. Oral comments to the Vacation Petition will be heard at the Public Hearing. The Public Hearing may be continued from time to time as may be found necessary.

Further, and if supported by Executive Order and/or the Laws of the State of Indiana, members of the public will be afforded the opportunity to attend the Plan Commission Public Meetings via a form(s) of electronic communication IF indicated in the Agenda (as amended from time to time) associated with the Plan Commission Meeting.

Additionally, upon request, the Town of Zionsville will provide auxiliary aids and services in association with meetings and hearings occurring in-person. Please provide advance notification to Wayne DeLong, at wdelong@zionsville-in.gov or 317-873-5108, to ensure the proper accommodations are made prior to the meeting.

Dave Franz (President)
Wayne DeLong, AICP, CPM (Secretary)

TLR-553 9/10 hspaxlp 1664270

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NOTICE OF PUBLIC HEARING BY THE TOWN OF ZIONSVILLE PLAN COMMISSION

Notice is hereby given of a Public Hearing to be held by the Zionsville Plan Commission on September 21, 2020, at 7:00 p.m. in the Zionsville Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 to consider the Vacation Petition, Docket #2020-36-VAC, of all platted lots, all private easements, and all Covenants, Conditions, or Restrictions within or applicable to a portion of the platted Town of Hamilton (formerly Clarkstown), Boone County, Indiana, to allow for said area to be incorporated into Section 4 of The Club at Holliday Farms without previously recorded encumbrances.

The property involved is generally located on the northwest corner of the intersection of U.S 421 (Michigan Road) and Willow Road, Zionsville, Indiana, and more commonly known as: 3900 S. U.S. 421 (12 lots bearing the same address) and 4480 Willow Road (8 lots bearing the same address); and is legally described as:

Part of the Plat of Clarkstown (now Hamilton) recorded in Deed Record 3, Page 364 and re-recorded in Plat Book 1, Page 41 in the Office of the Recorder of Boone County, Indiana and being a part of the Northwest and Southwest Quarters of Section 25, Township 18 North, Range 2 East more particularly described as follows:

Beginning at the Southeast corner of Lot 8 in Block 2 of said Plat; thence along the southern boundary of Lot 8 and Lot 7 of said Block 2 South 69 degrees 12 minutes 03 seconds West 264.00 feet to the Southwest corner of said Lot 7; thence along the western boundary of Blocks 2, 14, and 15 of said Plat North 20 degrees 47 minutes 57 seconds West 750.00 feet to the Northwest corner of Lot 2 in said Block 15; thence along the northern boundary of Lot 2 and Lot 1 of said block 15 North 69 degrees 12 minutes 03 seconds East 264.00 feet to the Northeast corner of said Lot 1; thence along the eastern boundary of said Blocks 15, 14, and 2 South 20 degrees 47 minutes 57 seconds East 750.00 feet to the Point of Beginning containing 4.545 acres, more or less.

A copy of the Vacation Petition, and all plans pertaining thereto are on file and may be examined prior to the Public Hearing at Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 or at: http://www.zionsville-in.gov/231/Planning-Economic-Development. Written comments in support of or in opposition to the Petition are filed with the Secretary of the Town of Zionsville Plan Commission prior to the Public Hearing will be considered. The Public Hearing is open to the public. Oral comments to the Vacation Petition will be heard at the Public Hearing. The Public Hearing may be continued from time to time as may be found necessary.

Further, and if supported by Executive Order and/or the Laws of the State of Indiana, members of the public will be afforded the opportunity to attend the Plan Commission Public Meetings via a form(s) of electronic communication IF indicated in the Agenda (as amended from time to time) associated with the Plan Commission Meeting.

Additionally, upon request, the Town of Zionsville will provide auxiliary aids and services in association with meetings and hearings occurring in-person. Please provide advance notification to Wayne DeLong, at wdelong@zionsville-in.gov or 317-873-5108, to ensure the proper accommodations are made prior to the meeting.

Dave Franz (President)
Wayne DeLong, AICP, CPM
(Secretary)
TLR-553 9/10 hspaxlp 1664270

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NOTICE OF PUBLIC HEARING BY THE TOWN COUNCIL OF ZIONSVILLE, INDIANA

Notice is hereby given of a Public Hearing to be held by the Zionsville Town Council on September 21, 2020, at 7:30 a.m. in the Zionsville Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 to consider the Vacation of all public streets and alleys within a portion of the platted Town of Hamilton (formerly Clarkstown), Boone County, Indiana, to allow for said area to be incorporated into Section 4 of The Club at Holliday Farms without previously recorded encumbrances. A related Petition to Vacate all platted lots within this same portion of the platted Town of Hamilton (formerly Clarkstown) is scheduled to be heard by the Zionsville Plan Commission on September 21, 2020, at 7:00 p.m.

The property involved is generally located on the northwest corner of the intersection of U.S 421 (Michigan Road) and Willow Road, Zionsville, Indiana, and more commonly known as: 3900 S. U.S. 421 (12 lots bearing the same address) and 4480 Willow Road (8 lots bearing the same address); and the portion of the platted Town of Hamilton (formerly Clarkstown) involved in this Vacation is legally described as:

Part of the Plat of Clarkstown (now Hamilton) recorded in Deed Record 3, Page 364 and re-recorded in Plat Book 1, Page 41 in the Office of the Recorder of Boone County, Indiana and being a part of the Northwest and Southwest Quarters of Section 25, Township 18 North, Range 2 East more particularly described as follows:

Beginning at the Southeast corner of Lot 8 in Block 2 of said Plat; thence along the southern boundary of Lot 8 and Lot 7 of said Block 2 South 69 degrees 12 minutes 03 seconds West 264.00 feet to the Southwest corner of said Lot 7; thence along the western boundary of Blocks 2, 14, and 15 of said Plat North 20 degrees 47 minutes 57 seconds West 750.00 feet to the Northwest corner of Lot 2 in said Block 15; thence along the northern boundary of Lot 2 and Lot 1 of said block 15 North 69 degrees 12 minutes 03 seconds East 264.00 feet to the Northeast corner of said Lot 1; thence along the eastern boundary of said Blocks 15, 14, and 2 South 20 degrees 47 minutes 57 seconds East 750.00 feet to the Point of Beginning containing 4.545 acres, more or less.

A copy of the Petition for Vacation, and all filed documents pertaining thereto are on file and may be examined prior to the Public Hearing at Zionsville Town Hall, 1100 West Oak Street, Zionsville, Indiana, or at https://www.zionsville-in.gov/548/Public-Notices. Written comments in support of or in opposition to the Petition for Vacation are filed with the Department of Planning & Economic Development (rkilmer@zionsville-in.gov or 317-690-6539). The Public Hearing is open to the public. Oral comments to the Petition for Vacation will be heard at the Public Hearing.

Further and as supported by Executive Order and/or the Laws of the State of Indiana, members of the Public will be afforded the opportunity to attend the Town Council Public Meeting via a form(s) of electronic communication as indicated in the Agenda (as amended from time to time) associated with the Town Council Meeting.

If a member of the public needs technical assistance in logging into the web event as indicated on the Agenda, please contact Joe Rust at jrust@zionsville-in.gov or 317-727-2647.

Josh Garrett
Town Council President
Amelia Anne Lacy
Director of Finance & Records
TLR-555 9/10 hspaxlp 1664314

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NOTICE OF PUBLIC HEARING BY THE TOWN OF ZIONSVILLE PLAN COMMISSION

Notice is hereby given of a Public Hearing to be held by the Town of Zionsville Plan Commission On Monday, September 21, 2020 at 7:00 p.m. in the Zionsville Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 to consider the following:

Docket Number 2020-37-DP: PLAN COMMISSION APPROVAL for a Development Plan to allow for: the installation of fencing for a dog park, additional surface parking space, and additional public amenities.

The property involved commonly known as: 4050 S. County Road 875 East, is currently zoned to the R-1 zoning district, and is legally described as:

Part of the Northeast Quarter of Section 28, Township 18 North, Range 2 East, Eagle Township, Boone County, Indiana, more fully described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 28; thence along the approximate center line of County Road 400 South and the Section line, North 88°39'35" East (assumed bearing) 940.34 feet to the Point of Beginning; thence continue along the approximate center line of County Road 400 South and the Section line, North 88°39'35" East 405.03 feet; thence along the approximate center line of County Road 875 East and the Quarter Quarter Section line, South 00° 39'05" East 1213.07 feet; thence along the center line of the former Cleveland, Cincinnati, Chicago & St. Louis Railway, North 64°27'54" West 706.93 feet; thence along part of an East described line of the Wabash Valley Power Association, Inc. property as described in Deed Record 217, Pages 135-151, Boone County Recorder's Office, North 00° 17'55" West 494.87 feet; thence along the South described line of the Mark E. Goodwin and Diana L. Goodwin property recorded as instrument #0503068, North 88° 39'35" East 231.13 feet; thence along the East described line of said Goodwin Property, North 01°20'18" West 398.62 feet to the Point of Beginning, containing 13.201 Acres, more or less, subject to the right of way for County Road 400 South on and along the North boundary and subject to the right of way for County Road 875 East on and along the East boundary.

A copy of the Petition for Development Plan Approval, and all plans pertaining thereto are on file and may be examined prior to the Public Hearing at Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 or at: http://www.zionsville-in.gov/231/Planning-Economic-Development. Written comments in support of or in opposition to the Petition filed with the Secretary of the Town of Zionsville Plan Commission prior to the Public Hearing will be considered. The Public Hearing is open to the public. Oral comments to the Petition will be heard at the Public Hearing. The Public Hearing may be continued from time to time as may be found necessary.

Further, and if supported by Executive Order and/or the Laws of the State of Indiana, members of the public will be afforded the opportunity to attend the Plan Commission Public Meetings via a form(s) of electronic communication IF indicated in the Agenda (as amended from time to time) associated with the Plan Commission Meeting.

Additionally, upon request, the Town of Zionsville will provide auxiliary aids and services in association with meetings and hearings occurring in-person. Please provide advance notification to Wayne DeLong, at wdelong@zionsville-in.gov or 317-873-5108, to ensure the proper accommodations are made prior to the meeting.

Dave Franz (President)
Wayne DeLong (Secretary)
TLR-550 9/10 hspaxlp 1664152

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SAT. SEPT. 12, 2020 AT 10:00 A.M.
Pictures on Auctionzip.com auctioneer #20602.
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ZIONSVILLE
FOR ALL THE RIGHT REASONS

Petition Number: 2020-33-PP

Subject Site Address: 3900 South U.S. 421

Petitioner: The Club At Holliday Farms, LLP-(Section Four)

Representative: Phil Sundling

Request: Petition for Primary Plat Approval to provide for 75 Lots in the (PUD) Planned Unit Development

Current Zoning: (PUD) Planned Unit Development

Current Land Use: Undeveloped / Residential

Approximate Acreage: 35.988 acres

Related Petitions:
2018-12-Z (Received a favorable recommendation to the Town Council)
2019-04-PP Section 1-(approved)
2019-05-DP Section 1-(approved)
2019-42-PP Section 2-(approved)
2019-43-DP Section 2-(approved)
2020-26-PP Section 3-(approved)
2020-27-DP Section 3-(approved)
2020-34-DP Section 4-(pending)
2020-36-VAC (pending)

Exhibit 1 - Staff Report
Exhibit 2 - Aerial Location Map
Exhibit 3 - Petitioner Section Exhibit
Exhibit 4 - Primary Plat Plan
Exhibit 5 - Map Sheet
Exhibit 6 - Overall Primary Plat
Exhibit 7 - Town Engineer's Letter (dated September 11, 2020)
Exhibit 8 - Primary Plat Findings of Fact

Staff Presenter: Wayne DeLong, AICP, CPM

PROJECT OVERVIEW

Petition History

Plan Commission Petition # 2018-12-Z, a Petition for Zone Map change to rezone approximately 597 acres from the Rural R2 (Residential) Zoning District to a (PUD) Planned Unit Development, was given a favorable recommendation to the Plan Commission on June 18, 2018.

The Primary Plat Petition 2019-04-PP and Development Plan Petition 2019-05-DP were heard and continued from the March 18, 2019 Plan Commission meeting to the April 15, 2019 meeting when they were approved. Subsequently the Secondary Plat for Section 1 (Petition # 2019-11-SP) was reviewed, approved and recorded on June 12, 2019.

The Primary Plat Petition 2019-42-PP and Development Plan Petition 2019-43-DP were heard and approved at the October 21, 2019 Plan Commission meeting. Subsequently the Secondary Plat for Section 2 (Petition # 2019-49-SP) was reviewed, approved and recorded on February 27, 2020.

The Primary Plat Petition 2020-26-PP and Development Plan Petition 2020-27-DP were heard and approved at the August 17, 2020 Plan Commission meeting. Staff is in review of the Secondary Plat and Construction plans for Section 3 (Petition # 2020-28-SP). Approval of the plans is required prior to recordation.

The Primary Plat and Development Plan Petitions for Section 4 will be heard at the September 21, 2020 Plan Commission meeting

Property History / Location

The property is located North of Willow Road, West of South U.S. 421, South of County Road 300 South and East of County Road 975 East. The overall subject site is in progress as both the site work for the Golf Course, Section 1 (approved by the Plan Commission at the regularly scheduled meeting April 15, 2019) has been completed and Section 2 (approved by the Plan Commission at the regularly scheduled meeting October 21, 2019) is underway.

PRIMARY PLAT REVIEW

Subdivision Control Ordinance

Review of the Primary Plat (for which Plan Commission Approval is required), vs a Secondary Plat approval (which is an administrative action) has been focused upon. Using the standards of the Zionsville Subdivision Control Ordinance (SCO) the Primary Plat was found to be generally in compliance with the Town's Ordinance with the exceptions as noted in the Town Engineer review (as detailed in Exhibit 7). The Petitioner continues to respond to staff comments in order to ensure compliance to the ordinance.

Zoning Ordinance

The primary plat has been reviewed using the standards of the Zionsville Zoning Ordinance and found to be in generally in compliance.

Street and Highway Access
The overall proposed development is intended to gain access from both South U.S. 421 and an internal network of streets. Section 4 of the development will derive access from an internal network of streets connected to Sugar Pine Lane and direct access from Willow Road.

Stormwater Management
The projects storm water management plan has been reviewed by Town staff and the Town Engineer. Review of the drainage information is currently ongoing requiring further review and internal discussion.

Utility Capacity / Utility Easements
Staff is unaware of any concerns regarding capacity of utilities which would service the area (as utilities are currently being expanded upon to facilitate the construction of the development).

PUBLIC POLICY

Comprehensive Plan
The Proposed Land Use Map in the Zionsville Comprehensive Plan identifies the property for single-family residential uses. The proposed subdivision is residential, and as such, is an appropriate land use consistent with the policies in the Comprehensive Plan.

Transportation Plan
The overall proposed development is intended to gain access from both South U.S. 421 and an internal network of streets connected to Sugar Pine Lane. Section 4 of the development will also derive direct access to Willow Road.

Water and Sewer
Staff is unaware of any concerns regarding capacity of utilities which would service the area (as utilities are currently being expanded upon to facilitate the construction of the development).

Primary Plat

The *Plan Commission* may approve a Primary Plat upon finding that:

(a) Adequate provisions have been made for regulation of minimum lot depth and minimum lot area;

(b) Adequate provisions have been made for the widths, grades, curves and coordination of subdivision public ways with current and planned public ways; and

(c) Adequate provisions have been made for the extension of water, sewer, and other municipal services.

Findings as submitted by the Petitioner are attached as a part of this report.

STAFF COMMENTS
Staff recommends approval of the petition 2020-33-PP.

RECOMMENDED MOTION-PRELIMINARY PLAT

I move that Docket 2020-33-PP Petition for Primary Plat Approval to provide for 75 Lots in the (PUD) Planned Unit Development be (Approved based on the findings of fact / Denied / Continued) as presented.

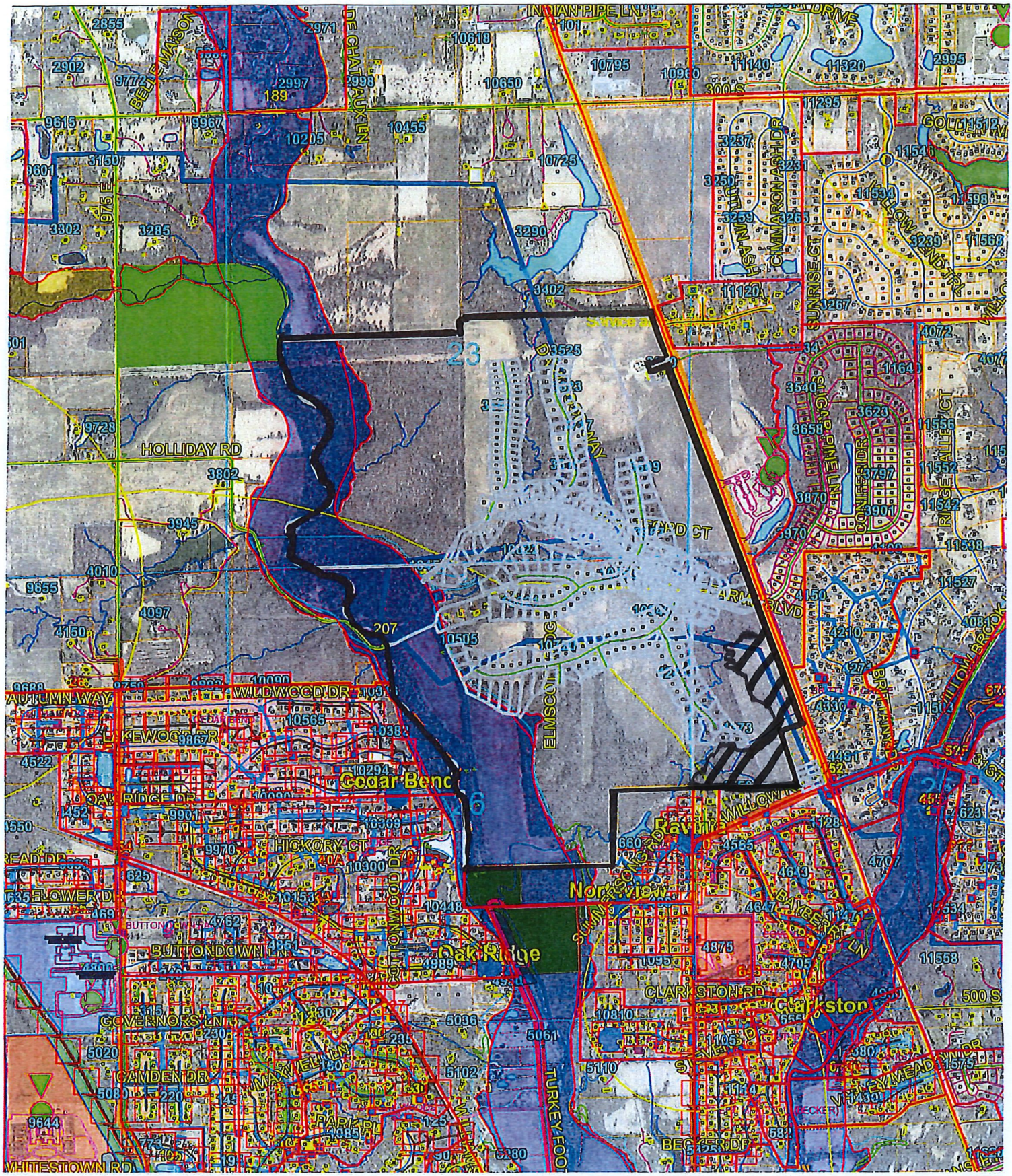
HOLLIDAY RD
Cedar Benc
Oak Ridge
Norview
Clarkston
HICKORY CT
BUTTONDOWN LN
CAMDEN DR
CLARKSTON RD
WHITESTOWN RD
ELMSCOTT
TURKEYFOOT
WILDWOOD DR
SUNRISE CT
23
6

Exhibit 2

HOLLIDAY FARMS OVERVIEW MAP

PRIMARY PLAT FOR THE CLUB AT HOLLIDAY FARMS SECTION 4

MUNICIPALITY:

ZIONSVILLE
FOR ALL THE RIGHT REASONS

1100 W. OAK STREET
ZIONSVILLE, IN 46077
(317) 873-5410

DEVELOPER:

HOLLIDAY FARMS

1100 CHATHAM HILL BLVD
WESTFIELD, INDIANA 46074
(317) 439-8803

ENGINEER/SURVEYOR:

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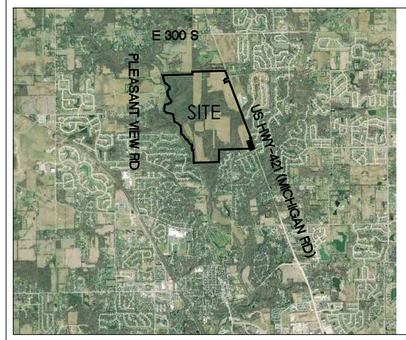
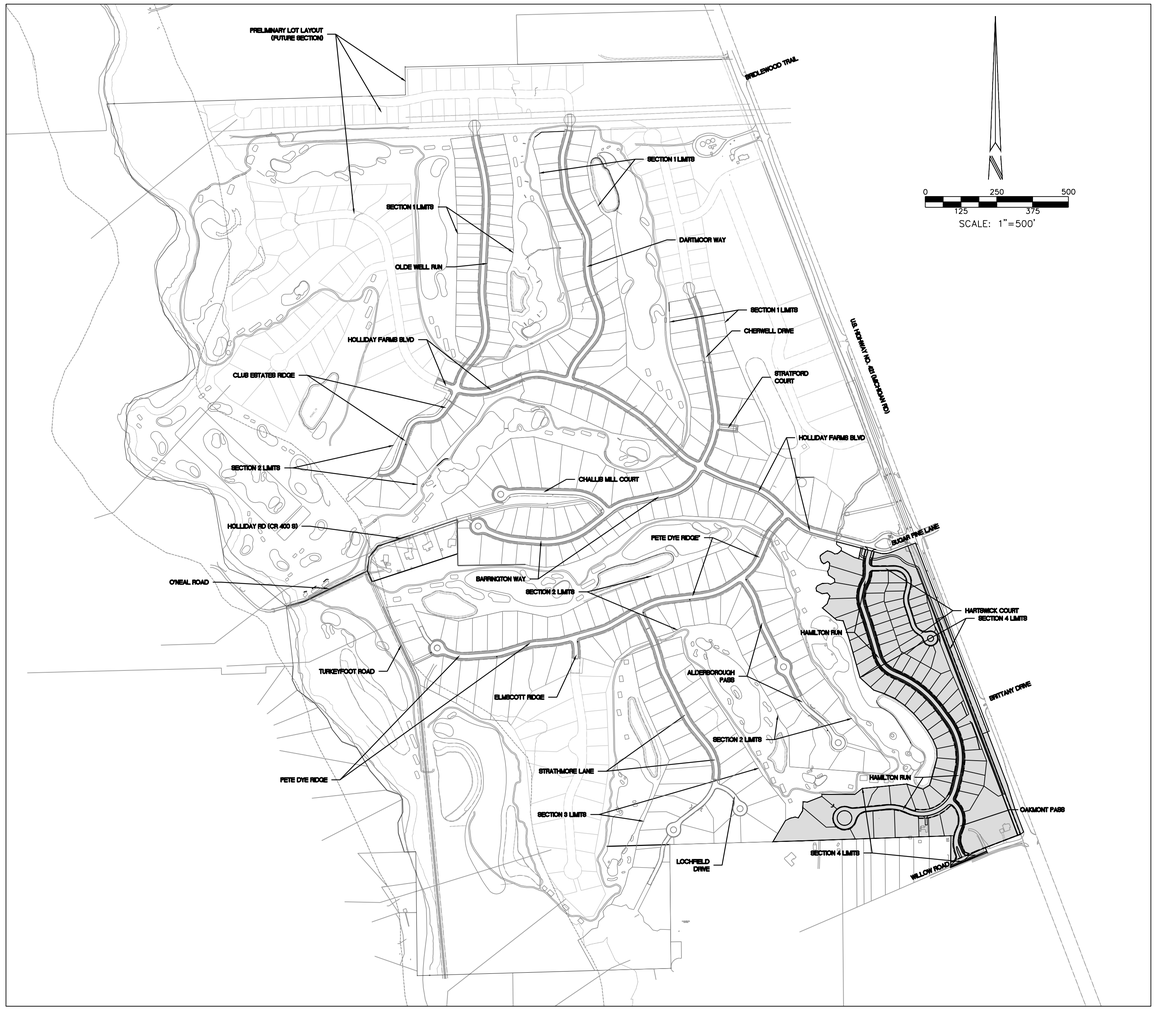
LOCATION MAP:



VICINITY MAP:



DEVELOPMENT STANDARDS MATRIX

BLOCK SUBAREA	MINIMUM LOTS			MINIMUM SETBACKS			MAX. BLDG. HEIGHT (FT)	MAXIMUM PRECENTAGE OF DWELLING UNITS IN SUBAREA
	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR		
◯ A	150'	30'	20,000	25'	10'	30'	45'	NO MAXIMUM
⊗ B	120'	30'	15,000	25'	8'	30'	45'	NO MAXIMUM
● C	110'	30'	12,500	25'	8'	30'	45'	NO MAXIMUM
○ D	105'	30'	12,500	25'	8'	30'	45'	NO MAXIMUM
⊗ E	90'	30'	10,000	25'	8'	25'	40'	TOTAL LOTS E THROUGH G SHALL NOT EXCEED 40% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%
● F	80'	25'	10,000	25'	8'	25'	40'	
□ G	70'	20'	7,750	20'	5'	10'	35'	
⊠ H	65'	20'	7,750	20'	5'	10'	35'	TOTAL LOTS H THROUGH J SHALL NOT EXCEED 30% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%
■ I	60'	20'	7,750	20'	5'	10'	35'	
△ J	50'	18'	7,250	20'	4'	10'	35'	

PROJECT DATA:

ADDRESS – 3900 S US 421
ZONING – HOLLIDAY FARMS PUD
SCHOOL SYSTEM – ZIONSVILLE SCHOOLS
SECTION 4 LOTS – 75

SECTION 4 PLATTED ACREAGE	35.988 AC
PRIVATE STREET (COMMON AREA A) ACREAGE	5.342 AC
COMMON AREA B–F ACREAGE	2.610 AC
BLOCK 1 ACREAGE	2.653 AC
RESIDENTIAL LOT ACREAGE	25.383 AC
CONSTRUCTION LIMITS ACREAGE	26.5± AC

SHEET INDEX:

SHEET	DESCRIPTION
P001	PRIMARY PLAT COVER SHEET
C001	MAP SHEET
P100	OVERALL PRIMARY PLAT
P101-P104	PRIMARY PLAT
C401-C404	STORMWATER POLLUTION PREVENTION PLAN
C405-C406	STORMWATER POLLUTION PREVENTION DETAILS
C407	STORMWATER POLLUTION PREVENTION NOTES
L101-L103	LANDSCAPE PLAN

Exhibit 4

BENCHMARKS:

REFERENCE BENCHMARK: BOO 54 - INDIANA DEPARTMENT OF NATURAL RESOURCES BRASS TABLET (STAMPED "BOO 54 1989") SET IN THE TOP OF A CONCRETE POST, FLUSH WITH THE GROUND, LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF WEST 121ST STREET AND DAUGHERTY DRIVE.

ELEV.=900.76 (NAVD 88)

SITE T.B.M.: P 78 - COAST AND GEODETIC STANDARD DISK (STAMPED "P 78 1946") SET IN THE TOP OF THE OF THE CENTER OF THE NORTHEAST HEADWALL OF A 6-FOOT CONCRETE BOX CULVERT, LOCATED APPROXIMATELY 200 FEET NORTH OF HOLLIDAY ROAD AND 20 FEET NORTHEAST OF THE CENTER LINE OF U.S. HIGHWAY 421 AND LEVEL WITH THE HIGHWAY.

ELEV.=877.39 (MEASURED ELEVATION) (NGS POSTED ELEVATION = 877.41)

AGENCY & UTILITY INFO:

AGENCY/UTILITY	PHONE NUMBER
ZIONSVILLE PLANNING & ECONOMIC DEVELOPMENT	317-873-8247
ZIONSVILLE STREET & STORMWATER DEPARTMENT	317-873-4544
ZIONSVILLE FIRE DEPARTMENT	317-733-3020
ZIONSVILLE WASTEWATER DEPARTMENT	317-873-2332
BOONE COUNTY SURVEYOR'S OFFICE	765-483-4444
ELECTRIC - BOONE COUNTY REMC	765-894-1084
ELECTRIC - DUKE ENERGY	317-896-6711
GAS - CENTERPOINT (VECTREN)	317-260-5315
PHONE/CABLE/INTERNET - METRONET	317-263-1404
PHONE/CABLE/INTERNET - TDS TELECOM	317-769-1111
WATER - CITIZENS ENERGY GROUP/CWA AUTHORITY, INC. 2150 DR. MARTIN LUTHER KING JR. ST. INDIANAPOLIS, IN 46202 BRAD HOSTETLER	317-927-4351

CAUTION

LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CRIPE TEAM:

PROJECT MANAGER	CHRIS WISEMAN, PE	317-706-6429
PROJECT ENGINEER	STEV PIERRE, PE/JARED SVALDI, EI	317-706-6329 (6394)
PROJECT ENGINEER	JACLYN HENSEL, EI/SUSAN NORRIS, EI	317-706-6364 (6347)
QUALITY ASSURANCE	DAVID LACH, PE	317-706-6361

Revisions

Mark	Date	Description

ARCHITECTURE + INTERIORS
CIVIL ENGINEERING
SURVEY + 3D LASER SCANNING
ENERGY + FACILITIES
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PRIMARY PLAT COVER SHEET
THE CLUB AT HOLLIDAY FARMS - SECTION 4
THE CLUB AT HOLLIDAY FARMS, LLP
1100 CHATHAM HILLS BLVD.
WESTFIELD, INDIANA 46074

CERTIFIED BY: Chris M. Wiseman

CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Date 09-03-2020

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Checked By: S. PIERRE, PE/ J. HENSEL, EI
Quality Assurance: C. WISEMAN, PE

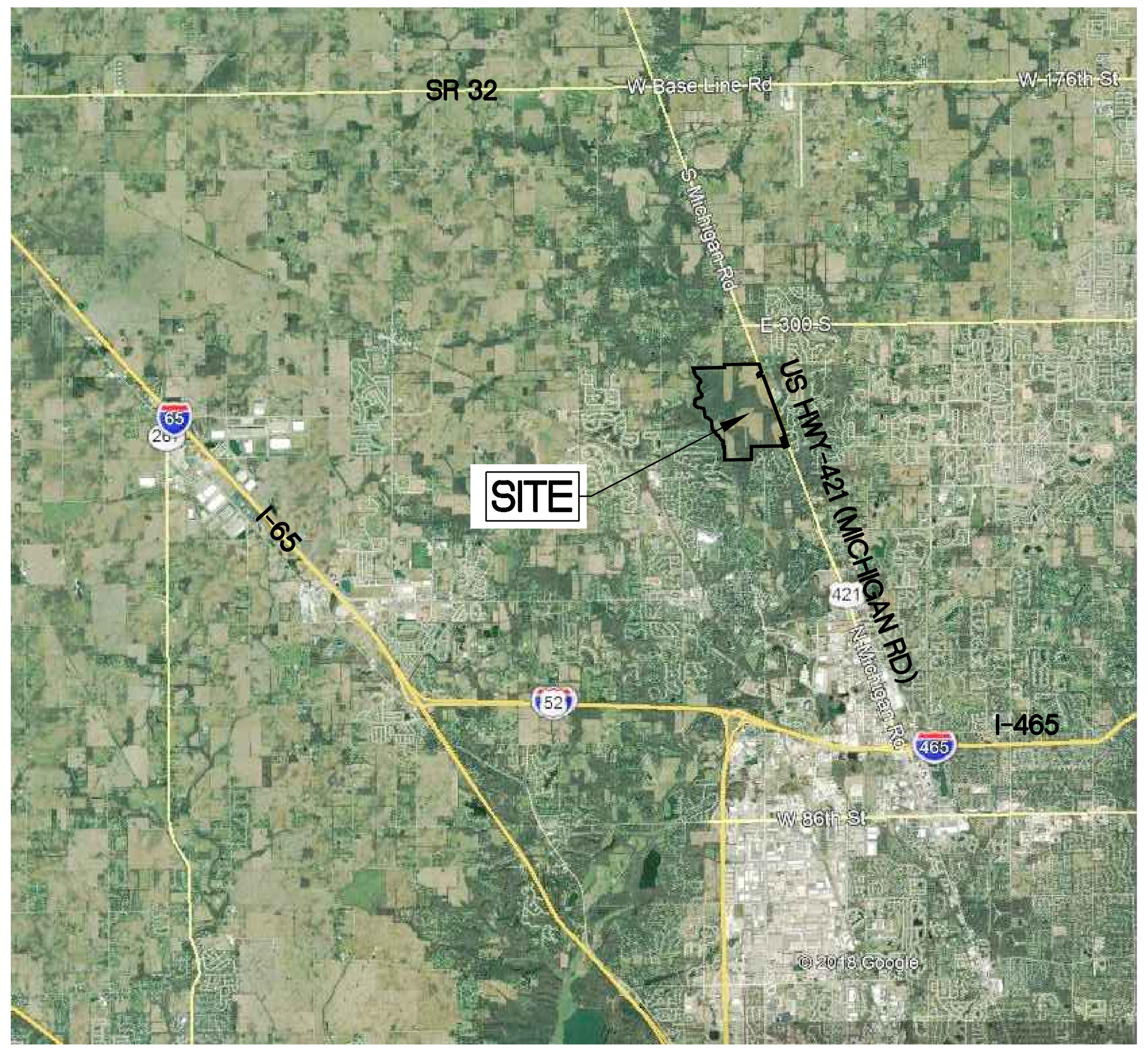
Scale: 1" = NA

Sheet P001

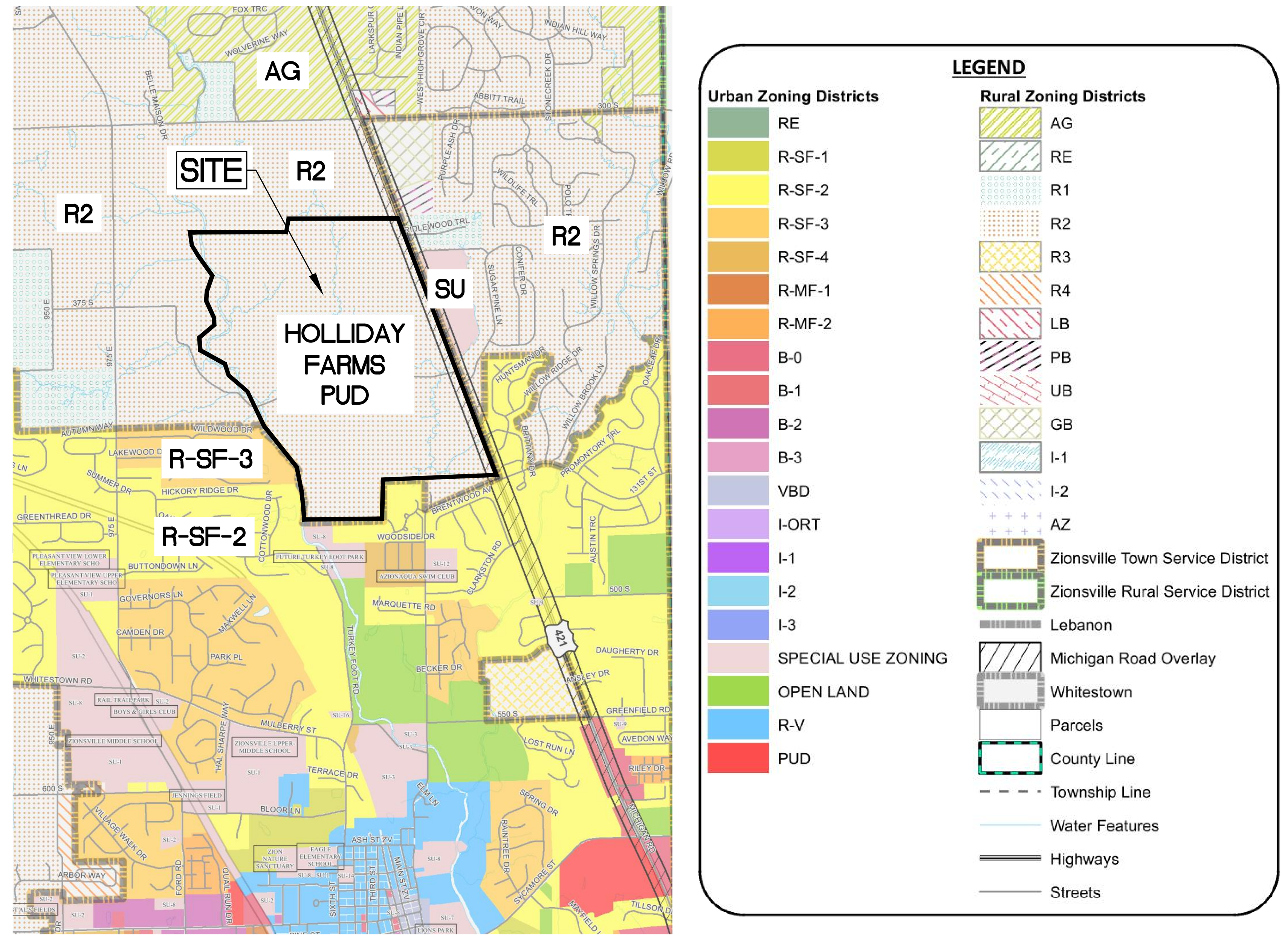
Date 09-03-2020

Project Number 170447-20130

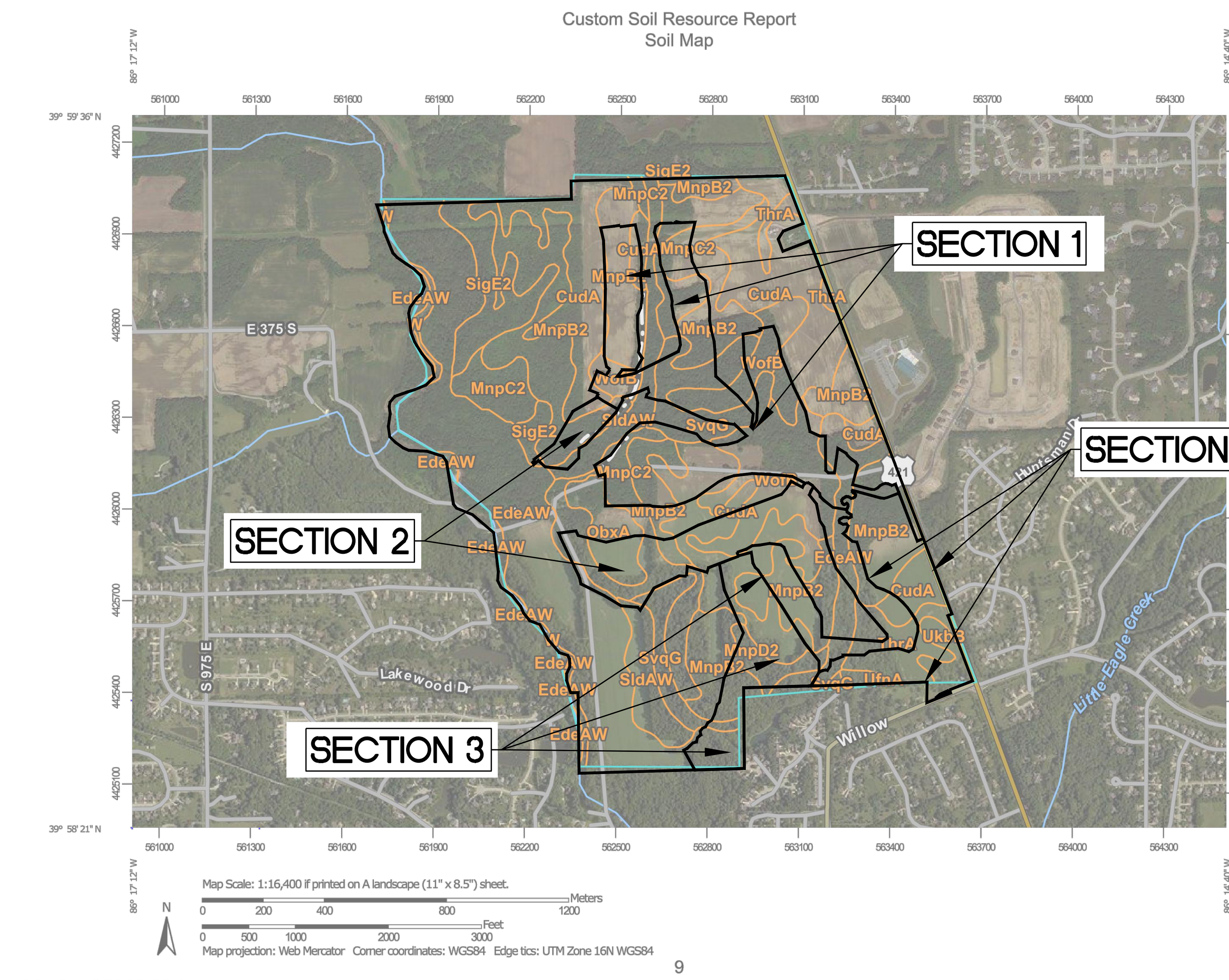
O:\2017\170447\20130\Cad\Engr\DP and PP_PP & DD_Cover Sheet.dwg, September 3, 2020 6:00 PM, SUSAN NORRIS, © Paul I. Cripe, Inc.



VICINITY MAP



ZONING MAP



SOILS DESCRIPTION

CudA – Crosby silt loam
Fine–loamy subsoil, 0 to 2 percent slopes

EdeAW – Eel and Beckville soils
0 to 2 percent slopes, occasionally flooded, very brief duration

MnpB2 – Miami silt loam
2 to 6 percent slopes, eroded

MnpC2 – Miami silt loam
6 to 12 percent slopes, eroded

MnpD2 – Miami silt loam
12 to 18 percent slopes, eroded

ObxA – Ockley silt loam
0 to 2 percent slopes

SigE2 – Senachwine silt loam
18 to 25 percent slopes, eroded

SldAW – Shoals silt loam
0 to 2 percent slopes, occasionally flooded, very brief duration

SvgG – Strawn loam
25 to 70 percent slopes

ThrA – Treaty silty clay loam
0 to 1 percent slopes

UfnA – Urban land–Crosby–Treaty Complex
Fine loamy, subsoil, 0 to 2 percent slopes

UkbB – Urban land – Miami complex
2 to 6 percent sloes

W – water

WofB – Williamstown–Crosby silt looms
2 to 4 percent slopes

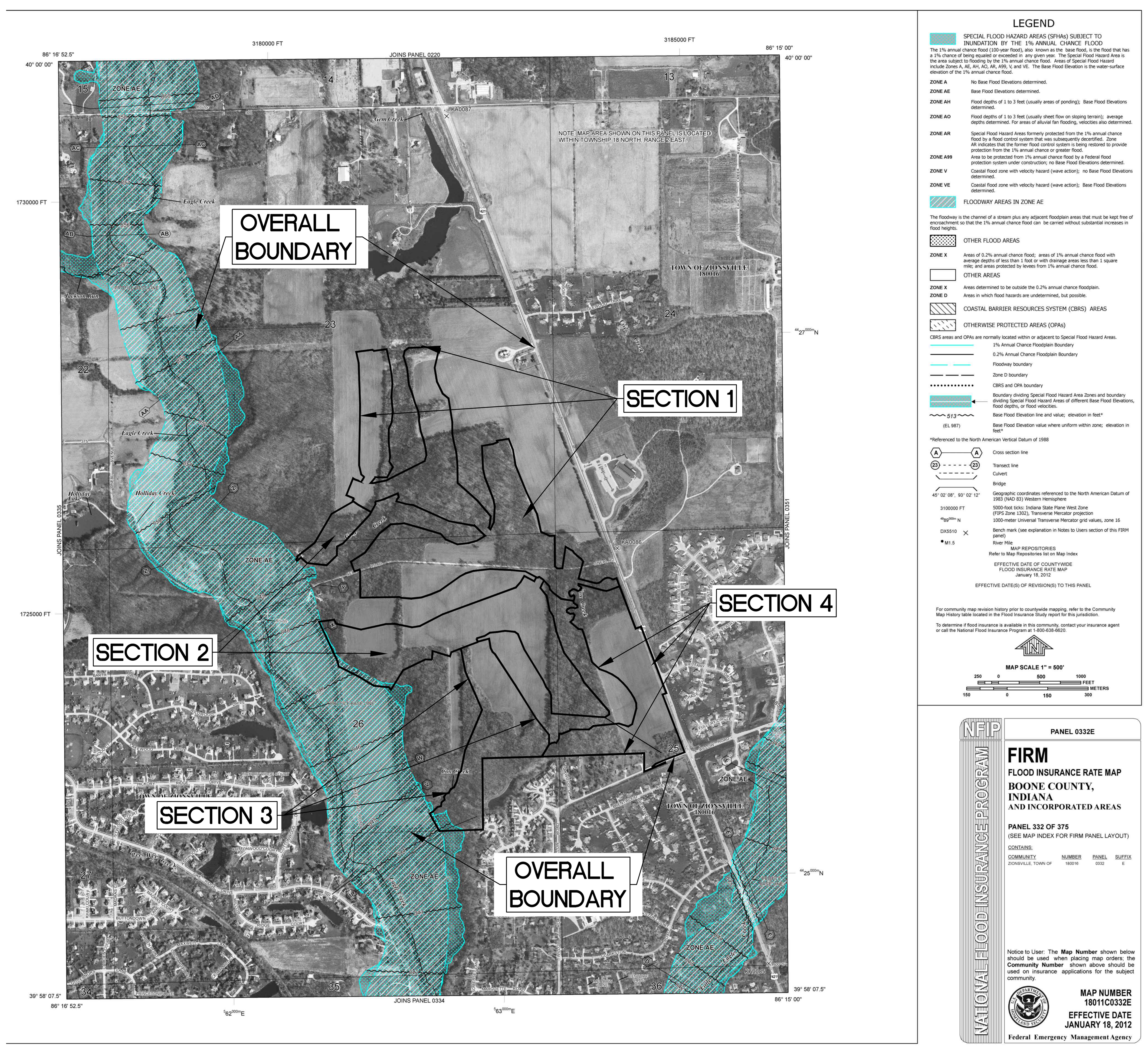
SOILS MAP

THE CLUB AT HOLLIDAY FARMS – SECTION FOUR

THIS DESCRIPTION ORIGINATED AS PART OF AN ORIGINAL SURVEY THE TAKEDOWN SURVEY FOR THE CLUB AT HOLLIDAY FARMS SECTION 4 PERFORMED BY CRIPE, AND CERTIFIED BY CLAUDE M. QUILLEN, L.S. #20200002, ON THE SURVEY DATED _____ __, 2020, UNDER PROJECT NUMBER 170447–39000, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 26, AND PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 2 EAST, IN EAGLE TOWNSHIP, BOONE COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 26, THENCE SOUTH 88 DEGREES 24 MINUTES 16 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 180.89 FEET TO A SOUTHEAST CORNER OF THE 29.174 ACRE PARCEL AS DESCRIBED IN THE ORIGINAL SURVEY (TAKEDOWN SURVEY FOR HOLLIDAY SECTION THREE) PERFORMED BY CRIPE, AND CERTIFIED BY CLAUDE M. QUILLEN, L.S. #20200002, ON THE SURVEY DATED JUNE 20, 2020, UNDER PROJECT NUMBER 170477–39000 (SHOULD BE 170447–39000) AND A POINT IN COX CREEK, THE NEXT (9) NINE COURSES ARE ALONG COX CREEK; (1) THENCE NORTH 30 DEGREES 44 MINUTES 57 SECONDS EAST 172.33 FEET ALONG THE SOUTHEAST LINE OF SAID 29.174 ACRE PARCEL; (2) THENCE NORTH 64 DEGREES 18 MINUTES 01 SECONDS EAST 38.83 FEET;(3) THENCE NORTH 77 DEGREES 32 MINUTES 50 SECONDS EAST 33.81 FEET; (4) THENCE SOUTH 73 DEGREES 55 MINUTES 50 SECONDS EAST 21.42 FEET; (5) THENCE NORTH 31 DEGREES 53 MINUTES 01 SECONDS EAST 57.16 FEET; (6) THENCE NORTH 03 DEGREES 27 MINUTES 42 SECONDS EAST 65.35 FEET; (7) THENCE SOUTH 83 DEGREES 19 MINUTES 55 SECONDS EAST 29.61 FEET; (8) THENCE NORTH 68 DEGREES 37 MINUTES 52 SECONDS EAST 109.59 FEET; (9) THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 13.94 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 230.12 FEET; THENCE NORTH 51 DEGREES 43 MINUTES 50 SECONDS EAST 67.29 FEET; THENCE NORTH 84 DEGREES 19 MINUTES 26 SECONDS EAST 311.78 FEET; THENCE SOUTH 72 DEGREES 30 MINUTES 10 SECONDS EAST 118.98 FEET; THENCE NORTH 59 DEGREES 24 MINUTES 08 SECONDS EAST 53.78 FEET; THENCE NORTH 15 DEGREES 17 MINUTES 51 SECONDS EAST 198.15 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 32 SECONDS WEST 63.66 FEET; THENCE NORTH 22 DEGREES 10 MINUTES 16 SECONDS WEST 68.74 FEET; THENCE NORTH 31 DEGREES 42 MINUTES 02 SECONDS WEST 74.36 FEET; THENCE NORTH 36 DEGREES 22 MINUTES 09 SECONDS WEST 80.00 FEET; THENCE NORTH 41 DEGREES 31 MINUTES 46 SECONDS WEST 74.27 FEET; THENCE NORTH 47 DEGREES 29 MINUTES 29 SECONDS WEST 82.23 FEET; THENCE NORTH 56 DEGREES 10 MINUTES 59 SECONDS WEST 85.11 FEET; THENCE NORTH 64 DEGREES 58 MINUTES 02 SECONDS WEST 81.64 FEET; THENCE NORTH 70 DEGREES 38 MINUTES 02 SECONDS WEST 78.83 FEET; THENCE NORTH 47 DEGREES 34 MINUTES 19 SECONDS WEST 128.68 FEET; THENCE NORTH 15 DEGREES 39 MINUTES 59 SECONDS WEST 289.37 FEET; THENCE NORTH 18 DEGREES 24 MINUTES 41 SECONDS WEST 124.49 FEET TO THE CENTER OF COX CREEK, THE NEXT (16) SIXTEEN COURSES ARE ALONG THE CENTER OF COX CREEK: (1) THENCE NORTH 82 DEGREES 52 MINUTES 43 SECONDS WEST 47.78 FEET; (2) THENCE NORTH 49 DEGREES 21 MINUTES 20 SECONDS WEST 128.69 FEET; (3) THENCE NORTH 48 DEGREES 42 MINUTES 11 SECONDS EAST 43.51 FEET; (4) THENCE NORTH 20 DEGREES 03 MINUTES 05 SECONDS EAST 57.60 FEET; (5) THENCE NORTH 38 DEGREES 42 MINUTES 19 SECONDS WEST 27.81 FEET; (6) THENCE SOUTH 82 DEGREES 16 MINUTES 59 SECONDS WEST 37.87 FEET; (7) THENCE NORTH 63 DEGREES 21 MINUTES 10 SECONDS WEST 43.01 FEET; (8) THENCE NORTH 11 DEGREES 02 MINUTES 27 SECONDS WEST 21.55 FEET; (9) THENCE NORTH 32 DEGREES 59 MINUTES 10 SECONDS EAST 17.69 FEET; (10) THENCE NORTH 64 DEGREES 46 MINUTES 58 SECONDS EAST 40.69 FEET; (11) THENCE NORTH 89 DEGREES 27 MINUTES 24 SECONDS EAST 37.65 FEET; (12) THENCE SOUTH 67 DEGREES 50 MINUTES 44 SECONDS EAST 18.51 FEET; (13) THENCE NORTH 65 DEGREES 09 MINUTES 40 SECONDS EAST 33.36 FEET; (14) THENCE NORTH 04 DEGREES 51 MINUTES 14 SECONDS WEST 22.35 FEET; (15) THENCE NORTH 55 DEGREES 51 MINUTES 38 SECONDS WEST 51.12 FEET; (16) THENCE NORTH 13 DEGREES 30 MINUTES 22 SECONDS WEST 26.88 FEET TO THE SOUTHEAST CORNER OF (LOT A38) THE CLUB AT HOLLIDAY FARMS, SECTION 1 AS RECORDED IN INSTRUMENT NUMBER 2019–005103 [PLAT BOOK 27, PAGES 15 TO 26] IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA, THE NEXT (31) THIRTY–ONE COURSES ARE ALONG THE SOUTHEASTERLY LINES OF SAID SECTION 1 SUBDIVISION [THE NEXT (28) TWENTY–EIGHT COURSES ARE ALONG THE CENTER OF COX CREEK]: (1) THENCE NORTH 31 DEGREES 17 MINUTES 29 SECONDS EAST 19.37 FEET; (2) THENCE NORTH 09 DEGREES 14 MINUTES 47 SECONDS EAST 18.25 FEET; (3) THENCE NORTH 01 DEGREES 30 MINUTES 33 SECONDS EAST 19.38 FEET; (4) THENCE NORTH 28 DEGREES 02 MINUTES 22 SECONDS WEST 10.87 FEET; (5) THENCE NORTH 59 DEGREES 46 MINUTES 05 SECONDS WEST 9.18 FEET; (6) THENCE SOUTH 57 DEGREES 58 MINUTES 03 SECONDS WEST 23.81 FEET; (7) THENCE SOUTH 71 DEGREES 48 MINUTES 03 SECONDS WEST 6.98 FEET; (8) THENCE NORTH 56 DEGREES 30 MINUTES 50 SECONDS WEST 12.68 FEET; (9) THENCE NORTH 36 DEGREES 32 MINUTES 20 SECONDS WEST 12.89 FEET; (10) THENCE NORTH 18 DEGREES 15 MINUTES 11 SECONDS WEST 23.63 FEET; (11) THENCE NORTH 01 DEGREES 28 MINUTES 03 SECONDS EAST 9.84 FEET; (12) THENCE NORTH 28 DEGREES 32 MINUTES 05 SECONDS EAST 9.91 FEET; (13) THENCE NORTH 51 DEGREES 32 MINUTES 33 SECONDS EAST 12.71 FEET; (14) THENCE NORTH 56 DEGREES 06 MINUTES 45 SECONDS EAST 31.38 FEET; (15) THENCE NORTH 61 DEGREES 13 MINUTES 15 SECONDS EAST 10.35 FEET; (16) THENCE SOUTH 80 DEGREES 12 MINUTES 38 SECONDS EAST 18.30 FEET; (17) THENCE SOUTH 66 DEGREES 19 MINUTES 53 SECONDS EAST 16.69 FEET; (18) THENCE SOUTH 59 DEGREES 19 MINUTES 54 SECONDS EAST 21.53 FEET; (19) THENCE NORTH 84 DEGREES 54 MINUTES 57 SECONDS EAST 18.70 FEET; (20) THENCE NORTH 55 DEGREES 07 MINUTES 36 SECONDS EAST 18.51 FEET; (21) THENCE NORTH 43 DEGREES 51 MINUTES 32 SECONDS EAST 13.84 FEET; (22) THENCE NORTH 22 DEGREES 51 MINUTES 01 SECONDS EAST 10.52 FEET;(23) THENCE NORTH 09 DEGREES 21 MINUTES 42 SECONDS WEST 10.52 FEET; (24) THENCE NORTH 49 DEGREES 19 MINUTES 38 SECONDS WEST 14.24 FEET; (25) THENCE NORTH 63 DEGREES 26 MINUTES 22 SECONDS WEST 14.28 FEET; (26) THENCE NORTH 39 DEGREES 02 MINUTES 16 SECONDS WEST 15.90 FEET; (27) THENCE NORTH 02 DEGREES 44 MINUTES 39 SECONDS EAST 12.51 FEET; (28) THENCE NORTH 17 DEGREES 11 MINUTES 07 SECONDS EAST 2.55 FEET TO THE SOUTHERLY RIGHT–OF–WAY OF HOLLIDAY FARMS BOULEVARD; (29) THENCE SOUTH 75 DEGREES 07 MINUTES 51 SECONDS EAST 313.59 FEET ALONG SAID RIGHT–OF–WAY TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 14 DEGREES 52 MINUTES 09 SECONDS EAST; (30) THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 71.79 FEET TO A POINT WHICH BEARS SOUTH 20 DEGREES 53 MINUTES 57 SECONDS EAST FROM SAID RADIUS POINT; (31) THENCE NORTH 69 DEGREES 06 MINUTES 03 SECONDS EAST 133.14 FEET ALONG THE SOUTHERLY RIGHT–OF–WAY LINE OF SAID STREET TO THE SOUTHWESTERLY RIGHT–OF–WAY LINE OF U.S. HIGHWAY #421 (A.K.A. MICHIGAN ROAD); THENCE SOUTH 20 DEGREES 47 MINUTES 57 SECONDS EAST 549.98 FEET ALONG SAID RIGHT–OF–WAY LINE; THENCE NORTH 69 DEGREES 12 MINUTES 03 SECONDS EAST 70.00 FEET TO THE CENTERLINE AS ESTABLISHED BY INDIANA STATE HIGHWAY COMMISSION (I.S.H.C.) PLANS FOR PROJECT NUMBER 221 SECTION A, DATED SEPTEMBER 23, 1930; THENCE SOUTH 20 DEGREES 47 MINUTES 57 SECONDS EAST 862.74 FEET ALONG SAID CENTERLINE; THENCE SOUTH 69 DEGREES 12 MINUTES 03 SECONDS WEST 48.50 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 15 ON THE RECORD PLAT OF HAMILTON (FORMERLY CLARKSTOWN) RECORDED IN DEED RECORD 3, PAGE 364 AND RERECORDED IN PLAT BOOK 1, PAGE 41 IN SAID RECORDER'S OFFICE; THENCE SOUTH 20 DEGREES 47 MINUTES 57 SECONDS EAST ALONG THE EASTERLY LINE OF SAID PLAT 750.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 8, BLOCK 2 IN SAID SUBDIVISION; THENCE SOUTH 69 DEGREES 12 MINUTES 03 SECONDS WEST 264.00 FEET ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 2; THENCE SOUTH 20 DEGREES 47 MINUTES 57 SECONDS EAST 1.17 FEET TO THE NORTHEASTERLY CORNER OF A 0.98 ACRE PARCEL OWNED BY THE TOWN OF ZIONSVILLE PER INSTRUMENT NUMBER 2007–001110 AS RECORDED IN SAID RECORDER'S OFFICE, THE NEXT (4) FOUR COURSES ARE ALONG THE BOUNDARY OF SAID 0.98 ACRE+/– PARCEL: (1) THENCE SOUTH 66 DEGREES 05 MINUTES 14 SECONDS WEST 113.74 FEET; (2) THENCE SOUTH 48 DEGREES 38 MINUTES 36 SECONDS WEST 52.41 FEET; (3) THENCE SOUTH 23 DEGREES 42 MINUTES 36 SECONDS EAST 12.54 FEET; (4) THENCE NORTH 66 DEGREES 17 MINUTES 24 SECONDS EAST 162.22 FEET TO THE EAST LINE OF THE 1.12 ACRE TRACT, THE NEXT (3) THREE COURSES ARE ALONG THE BOUNDARY OF SAID 1.12 ACRE TRACT; (1) THENCE SOUTH 20 DEGREES 47 MINUTES 57 SECONDS EAST 7.07 FEET; (2) THENCE NORTH 67 DEGREES 34 MINUTES 54 SECONDS EAST 276.67 FEET; (3) THENCE NORTH 00 DEGREES 16 MINUTES 41 SECONDS EAST 222.70 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 88 DEGREES 01 MINUTES 46 SECONDS WEST 1063.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING 35.988 ACRES MORE OR LESS.

LEGAL DESCRIPTION



FLOOD INSURANCE RATE MAP

Exhibit 5

MAP SHEET

THE CLUB AT HOLLIDAY FARMS - SECTION 4

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CERTIFIED BY
CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF INDIANA
PROFESSIONAL ENGINEER
Date 09-03-2020

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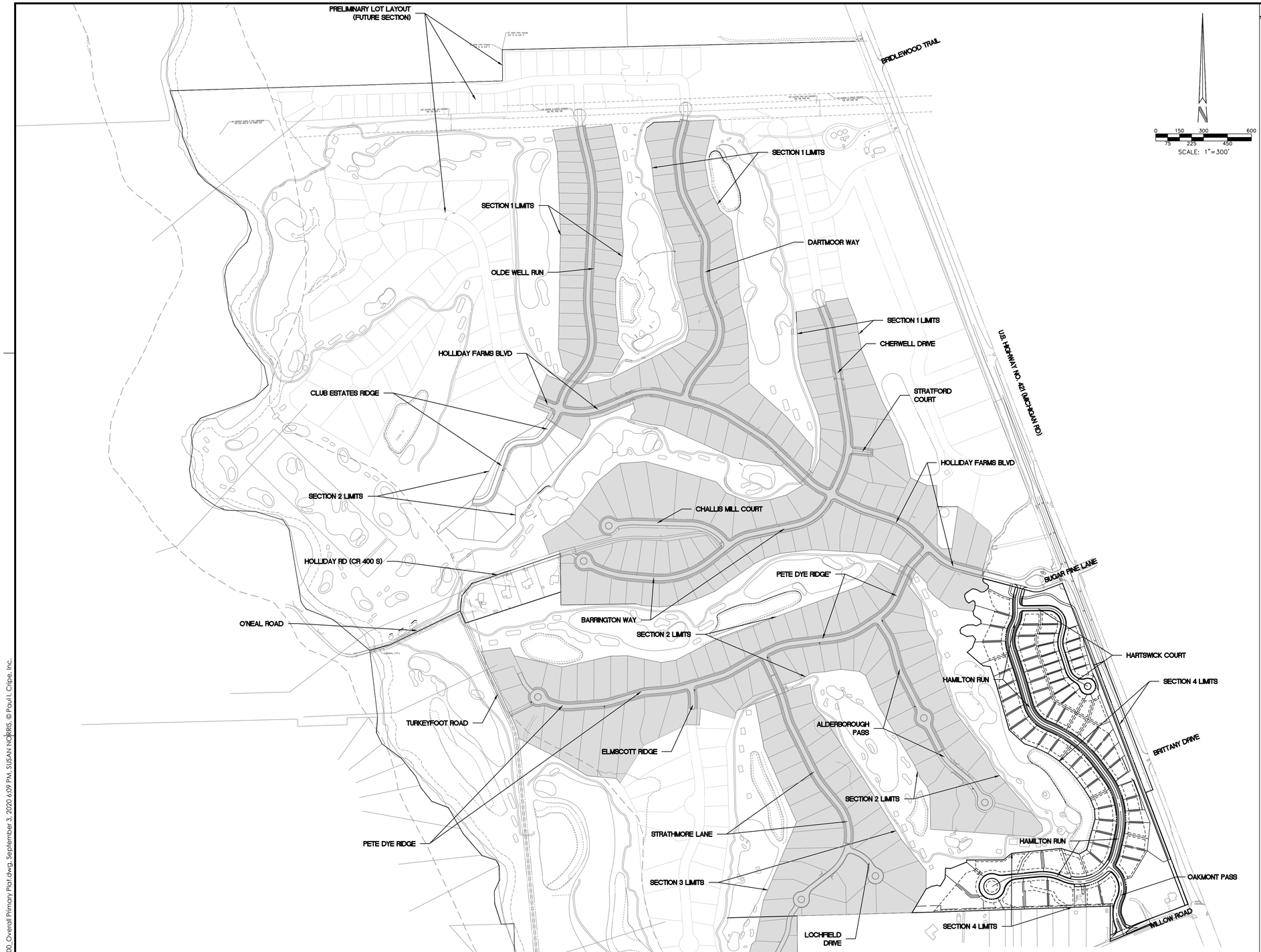
Drawn By: S. NORRIS, EI
Checked By: S. PIERRE, PE/ J. HENSEL, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = NA
Sheet C001
Date 09-03-2020
Project Number 170447-20130

O:\2017\170447\20130\Cad\Engr\CDs\C001_Map Sheet.dwg, September 3, 2020 6:00 PM, SUSAN NORRIS, © Paul I. Cripe, Inc.

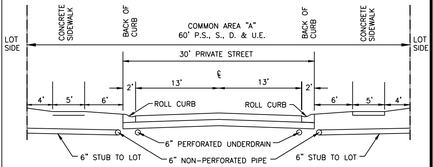


0 150 300 600
75 225 450
SCALE: 1"=300'

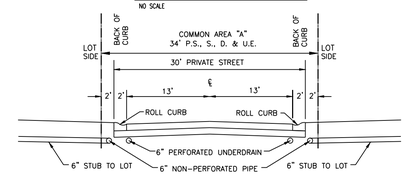
LEGEND

- LOT LINE
- SECTION 4 LIMITS
- EASEMENT LINE
- RIGHT-OF-WAY/PRIVATE ROAD LIMITS
- BUILDING SETBACK LINE
- CENTERLINE STREET
- EXISTING SWALE, CREEK, STREAMS TO REMAIN
- POND NORMAL POOL
- FLOODWAY LIMITS
- FLOODPLAIN LIMITS
- GUARDRAIL
- CONSTRUCTION LIMITS
- STORM SEWER, MANHOLE, CURB INLET, END SECTION
- SANITARY SEWER, MANHOLE
- WATER LINE
- BURIED ELECTRIC
- GAS LINE
- WETLAND TO REMAIN
- SECTION 1, 2 AND 3 LIMITS
- K2 LOT NUMBER
- LOT SYMBOL (REFER TO DEVELOPMENT STANDARDS MATRIX ON SHEET D100)
- STREET LIGHT
- STREET SIGN
- COMBINED STREET LIGHT AND SIGN
- STOP OR SPEED LIMIT SIGN
- ACCESSIBLE RAMP
- FIRE HYDRANT ASSEMBLY

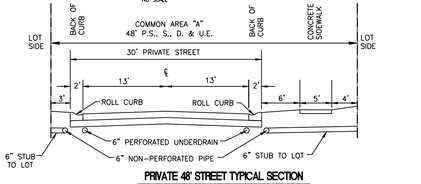
P.S., S., D. & U.E.	PRIVATE STREET – INGRESS, EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
U.E.	UTILITY EASEMENT
C.E.	CONSERVATION EASEMENT
A.E.	ACCESS EASEMENT
B.S.L.	BUILDING SETBACK LINE
TRAIL ESMT.	TRAIL EASEMENT



PRIVATE 60' STREET TYPICAL SECTION
NO SCALE



PRIVATE 34' STREET TYPICAL SECTION
NO SCALE



PRIVATE 48' STREET TYPICAL SECTION
NO SCALE

LINE	BEARING	DISTANCE
L1	N 48°42'11" E	43.51'
L2	N 20°03'05" E	57.60'
L3	N 38°42'19" W	27.81'
L4	S 82°18'59" W	37.87'
L5	N 63°21'10" W	43.01'
L6	N 11°02'27" W	21.55'
L7	N 32°59'10" E	17.69'
L8	N 64°46'58" E	40.69'
L9	N 89°27'24" E	37.65'
L10	S 67°50'44" E	18.51'
L11	N 65°09'40" E	13.36'
L12	N 04°51'14" W	22.35'
L13	N 55°51'38" W	51.12'
L14	N 13°30'22" W	26.88'
L15	N 31°17'29" E	19.37'
L16	N 09°14'47" E	18.25'
L17	N 01°30'33" E	19.38'
L18	N 28°02'22" W	10.87'
L19	N 59°46'05" W	9.18'
L20	S 57°58'03" W	23.81'
L21	S 71°48'03" W	6.98'
L22	N 56°30'50" W	12.68'
L23	N 36°32'20" W	12.89'
L24	N 18°15'11" W	23.63'
L25	N 01°28'03" E	9.84'
L26	N 28°32'05" E	9.91'
L27	N 51°32'33" E	12.71'
L28	N 58°06'45" E	31.38'
L29	N 61°13'15" E	10.35'
L30	S 80°12'38" E	18.30'
L31	S 66°19'53" E	16.69'
L32	S 59°19'54" E	21.53'
L33	N 84°54'57" E	18.70'
L34	N 55°07'56" E	18.51'
L35	N 43°51'32" E	13.84'
L36	N 22°51'01" E	10.52'
L37	N 09°21'42" W	10.52'
L38	N 49°19'38" W	14.24'
L39	N 63°26'22" W	14.28'
L40	N 39°02'16" W	15.90'
L41	N 02°44'59" E	12.51'
L42	N 17°11'02" E	2.55'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	54.60'	54.43'	N 07°02'53" E	15°38'32"
C2	170.00'	46.41'	46.27'	N 07°02'53" E	15°38'32"
C3	230.00'	62.79'	62.60'	N 07°02'53" E	15°38'32"
C4	10.00'	15.71'	14.14'	N 45°46'23" W	90°00'00"
C5	10.00'	15.60'	14.07'	N 44°31'43" E	89°23'49"
C6	150.00'	79.27'	78.35'	N 14°21'59" E	30°16'44"
C7	120.00'	63.42'	62.68'	S 14°21'59" W	30°16'44"
C8	180.00'	93.23'	92.19'	S 14°40'05" W	29°40'32"
C9	200.00'	167.26'	162.43'	N 05°32'50" E	47°55'02"
C10	170.00'	142.17'	138.07'	S 05°32'50" W	47°55'02"
C11	230.00'	192.35'	186.79'	S 05°32'50" W	47°55'02"
C12	2000.00'	95.82'	95.81'	S 17°02'20" E	2°44'42"
C13	1970.00'	94.38'	94.37'	S 17°02'20" E	2°44'42"
C14	2030.00'	97.25'	97.24'	N 17°02'20" W	2°44'42"
C15	200.00'	185.78'	179.17'	S 42°16'37" E	53°13'16"
C16	170.00'	157.91'	152.29'	S 42°16'37" E	53°13'16"
C17	230.00'	213.64'	206.04'	S 42°16'37" E	53°13'16"
C18	700.00'	397.29'	391.97'	S 52°37'42" E	32°31'06"
C19	670.00'	380.26'	375.18'	S 52°37'42" E	32°31'06"
C20	730.00'	414.31'	408.77'	S 52°37'42" E	32°31'06"
C21	450.00'	388.57'	376.61'	S 11°37'56" E	49°28'26"
C22	420.00'	362.66'	351.50'	S 11°37'56" E	49°28'26"
C23	480.00'	414.47'	401.72'	S 11°37'56" E	49°28'26"
C24	210.00'	325.73'	294.04'	N 57°32'24" E	88°52'13"
C25	223.00'	49.17'	49.07'	S 71°42'31" E	12°37'57"
C26	223.00'	73.93'	73.70'	N 20°56'58" E	15°41'20"
C27	270.00'	247.01'	238.48'	N 69°00'04" E	52°23'00"
C28	270.00'	247.01'	238.48'	N 69°00'04" E	52°23'00"
C29	10.00'	13.72'	12.67'	S 15°31'23" E	78°38'01"
C30	10.00'	15.67'	14.12'	S 87°42'11" W	89°47'36"
C31	257.00'	86.95'	86.53'	N 75°05'04" W	19°23'04"
C32	300.00'	158.57'	156.73'	S 80°32'03" E	30°17'02"
C33	283.00'	149.58'	147.85'	N 80°32'03" W	30°17'02"
C34	317.00'	167.55'	165.61'	N 80°32'03" W	30°17'02"
C35	200.00'	78.20'	77.71'	N 13°07'19" E	22°24'12"
C36	83.00'	103.49'	96.92'	S 48°36'08" W	71°26'34"
C37	83.00'	38.59'	38.24'	N 82°21'29" W	26°38'10"
C38	82.00'	397.98'	107.51'	N 28°04'43" W	278°04'45"
C39	150.00'	204.10'	188.72'	N 14°04'28" W	77°57'38"
C40	132.00'	170.76'	159.10'	N 10°20'26" W	74°07'10"
C41	180.00'	234.82'	218.52'	S 12°28'01" E	74°44'44"
C42	200.00'	169.38'	164.36'	N 00°38'37" E	48°31'27"
C43	170.00'	63.79'	63.41'	N 14°09'23" E	21°29'55"
C44	83.00'	39.15'	38.79'	S 17°06'20" E	27°01'32"
C45	221.00'	194.16'	187.98'	N 01°33'02" E	50°20'16"
C46	100.00'	182.24'	158.05'	N 38°33'56" W	104°24'53"
C47	83.00'	151.26'	131.18'	S 38°33'56" E	104°24'53"
C48	117.00'	213.22'	184.91'	S 38°33'56" E	104°24'53"
C49	150.00'	83.91'	82.82'	S 02°23'05" E	32°03'11"
C50	133.00'	74.40'	73.44'	S 02°23'05" E	32°03'11"
C51	167.00'	93.43'	92.21'	N 02°23'05" W	32°03'11"
C52	2297.00'	94.27'	94.26'	S 17°14'08" E	2°21'05"
C53	2280.00'	93.57'	93.56'	S 17°14'08" E	2°21'05"
C54	2314.00'	94.97'	94.96'	S 17°14'08" E	2°21'05"
C55	100.00'	78.89'	76.86'	S 38°39'13" E	45°11'55"
C56	83.00'	65.48'	63.79'	N 38°39'13" W	45°11'55"
C57	117.00'	92.30'	89.92'	S 38°39'13" E	45°11'55"
C58	58.00'	47.59'	46.27'	S 84°45'56" E	47°00'51"
C59	58.00'	47.59'	46.27'	N 37°45'05" W	47°00'51"
C60	52.00'	248.70'	70.91'	S 28°44'29" W	274°01'42"

DEVELOPMENT STANDARDS MATRIX

BLOCK SUBAREA	MINIMUM LOTS			MINIMUM SETBACKS			MAX. BLDG. HEIGHT (FT)	MAXIMUM PRECENTAGE OF DWELLING UNITS IN SUBAREA
	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR		
◯ A	150'	30'	20,000	25'	10'	30'	45'	NO MAXIMUM
⊛ B	120'	30'	15,000	25'	8'	30'	45'	NO MAXIMUM
⬢ C	110'	30'	12,500	25'	8'	30'	45'	NO MAXIMUM
○ D	105'	30'	12,500	25'	8'	30'	45'	NO MAXIMUM
⊗ E	90'	30'	10,000	25'	8'	25'	40'	TOTAL LOTS E THROUGH G SHALL NOT EXCEED 40% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%
● F	80'	25'	10,000	25'	8'	25'	40'	
□ G	70'	20'	7,750	20'	5'	10'	35'	
⊠ H	65'	20'	7,750	20'	5'	10'	35'	TOTAL LOTS H THROUGH J SHALL NOT EXCEED 30% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%
■ I	60'	20'	7,750	20'	5'	10'	35'	
△ J	50'	18'	7,250	20'	4'	10'	35'	

Exhibit 6

Revisions	Mark	Date	Description

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1100 CHATHAM HILLS BLVD.
WESTFIELD, INDIANA 46074

CERTIFIED BY: Christopher M. Wiseman

CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Date: 09-03-2020

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Quality Assurance: C. WISEMAN, PE
Scale: 1" = 300'
Sheet: P100
Date: 09-03-2020
Project Number: 170447-20130

O:\2017\170447\20130\Cad\Engr\LDP and PPL\P100_Overall Primary Plat.dwg, September 3, 2020, 6:09 PM, SUSAN NORRIS, © Paul I. Cripe, Inc.

ZIONSVILLE
FOR ALL THE RIGHT REASONS

To: Wayne DeLong, Director of Planning and Economic Development
From: Beam, Longest & Neff, LLC., Town Engineer
Renee Goff, P.E.
Date: September 11, 2020

PROJECT DESCRIPTION

Project	Name	The Club at Holliday Farms – Section 4	
	Location	3650 South US 421, Zionsville, Indiana 46077	
	Petitioner	Christopher Wiseman, P.E.	
	Submittal	Submittal #2	
Documents Reviewed		Document Name	Documents Transmitted
		Primary Plat Submittal	September 3, 2020
		Development Plan Submittal	September 3, 2020
		Primary Plat Application	September 3, 2020
		Development Plan Applica-tion	September 3, 2020
		Secondary Plat Application	September 3, 2020
Zoning	Current	PUD	
	Proposed	PUD	
Land Use	Current	Agricultural	
	Proposed	Single Family Residential	
Requested Variances		DP Waivers 1 - 5	

A review was completed on the most recent submittal for the project. All previous comments that have not been addressed still apply. New and updated comments are bolded for clarity purposes. Items addresses or partially addressed are commented upon in *italicized* text.

I. GENERAL

A. The notarization for all Owner's Authorizations and applications is not complete. The notary seal was added but the commission number is still

missing from all notarizations by Mr. Fleenor. Per Indiana (IN) Code § 33-42-10-2 (2017), the notarial seal must contain the notary's commission number. If the commission number is not present in the seal, it must be written in on the appropriate line of the document. Mr. Fleenor's commission number does not appear to be part of his seal, so the commission number should be written on the line provided. This applies to the following documents:

1. **Primary Plat Application pages 3, 5, and 6**
2. **Development Plan Application pages 3, 5, and 6**
3. **Secondary Plat Application pages 5, 7, and 8**

II. PRIMARY PLAT

A. The cul-de-sac on Hartswick Court appears to be closer than 50 feet to edge of the subdivision.

1. This item is no longer valid. This requirement appears to only be included in the Subdivision Control Ordinance (SCO) and not within any current technical standards outside of the SCO. As the Holliday Farms development is a Planned Unit Development (PUD) and by Town Ordinance 2010-04 approved PUDs are not required to obtain variances from items within the SCO.

B. This item has been addressed.

C. *This item has been addressed.*

D. *This item has been addressed.*

E. *This item has been addressed.*

III. DEVELOPMENT PLANS

A. This item has been addressed.

B. This item has been addressed.

IV. DRAINAGE REPORT

A. Not submitted for review. All previous comments apply.

V. O&M MANUAL

A. There were no previous comments regarding the submitted O&M Manual. Please note that the O&M Manual may require updated and resubmittal if any pending updates to the Construction Plans necessitate updates.

VI. CONSTRUCTION PLANS

A. This item has been addressed.

B. Add the contact information for Zionsville Wastewater in the Agency and Utility Table on Sheet CS of the Construction Documents. There is coordination required on this Section with the Town owned sanitary force main.

1. It is noted that this item has been updated in the plans but will need to be verified with the future submittal.

C. *This item has been addressed.*

D. Label all stockpile locations on Stormwater Pollution Prevention Plans, Sheets C401 through C404. Sheet C102 indicates at least two structural fill stockpiles. Even existing stockpiles must be protected with silt fence and temporary vegetation if left untouched for 14 days. Temporary protection via straw or erosion control mat must begin on day 15.

1. This item has been addressed on the appropriate sheets of the Development Plan set. Updates to the Construction Plans will be verified with a future review.

E. Previous Comment E will be addressed in a future submittal.

F. Previous Comment F will be addressed in a future submittal.

G. There does not appear to be adequate information on how lots N1, N2, P1, and P2 will drain based on the grading plans. In addition, there no rear or side yard swales in the area in which these are grouped together. Please review and adjust accordingly.

1. This item has been addressed on the appropriate sheets of the Development Plan set. Updates to the Construction Plans will be verified with a future review.

H. Previous Comment H will be addressed in a future submittal.

I. For Class 1 River Cobble, please provide gradation and depth of installation for all locations that have been added to the Construction Documents.

1. This item has been addressed on the appropriate sheets of the Development Plan set. Updates to the Construction Plans will be verified with a future review.

J. Previous Comment J will be addressed in a future submittal.

K. Previous Comment K will be addressed in a future submittal.

L. Previous Comment L will be addressed in a future submittal.

M. Previous Comment M will be addressed in a future submittal.

N. Label the wetlands that are to remain in the round-a-bout on Hamilton Run.
   1. ***This item has been addressed on the appropriate sheets of the Development Plan set and the Primary Plat. Updates to the Construction Plans will be verified with a future review.***

O. Lots M7 and M8, please review the natural conveyance on these lots to verify adequate space for building footprints on these lots.
   1. ***This item has been addressed on the appropriate sheets of the Development Plan set and Primary Plat. Updates to the Construction Plans will be verified with a future review.***

P. Proposed plats given the natural conveyance at the west property line of M5 please add a 20' DE at the east property line.
   1. ***This item has been addressed on the appropriate sheets of the Development Plan set and Primary Plat. Updates to the Construction Plans will be verified with a future review.***

Q. Previous Comment Q will be addressed in a future submittal.

R. If the force main from the lift station shown on D103 crosses any of the land contained within this submittal, show the force main on the appropriate sheets within the Construction Plans. This force main was previously approved with Section 2 reviews.

VII. SECONDARY PLAT

A. Previous comments A through E are still outstanding until verified. Developer's Engineer indicates that updates have been made and that an updated copy of the Secondary Plat will be submitted for review and verification with the future Construction Plans submittal.

TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA

FINDINGS OF FACT

The Town of Zionsville Plan Commission (the "Commission"), after a Public Hearing held on Monday September 21, 2020 has determined that the Primary Plat **is/is not** in full compliance with all terms and provisions of the Town of Zionsville Subdivision Control Ordinance and the Town of Zionsville Zoning Ordinance.

The Town of Zionsville Plan Commission finds that:

a. Adequate provisions have been made for regulation of minimum lot depth and minimum lot area;

b. Adequate provisions have been made for the widths, grades, curves and coordination of subdivision public ways with current and planned public ways; and,

c. Adequate provisions have been made for the extension of water, sewer, and other municipal services.

TOWN OF ZIONSVILLE PLAN COMMISSION

The Primary Plat was APPROVED/DENIED on the _____ day of _____, 20_____, subject to any conditions agreed to at the public hearing and listed in the Letter of Grant.

_____ _____

President, Town of Zionsville Plan Commission

_____ _____

_____ _____

_____

Town of Zionsville
Petition for Subdivision Plat Approval

Application Packet
And
General Instructions

Office Use Only

Petition No.: 2020-33-PP

Hearing Date: 9/21/2020

Recommendation: _____

Town of Zionsville

Petition for Plan Commission Approval

1. SITE INFORMATION:

Address of Property: 3900 S US 421

Existing Use of Property: Agriculture

Current Zoning: PUD Name of Subdivision: The Club at Holliday Farms - Section 4

Area in acres: 35.988 Number of lots: 75

2. PETITIONER/PROPERTY OWNER

Petitioner:

Name: Henke Development Group LLC

Address: 1415 E 196th Street
Westfield, IN 46074

Phone: 317-439-8803

Fax: _____

E-Mail: phil.sundling@henkedevelopment.com

Owner (If different from Petitioner):

Name: The Club at Holliday Farms LLP

Address: 3650 S US 421
Zionsville, IN 46077

Phone: 317-517-1945

Fax: _____

E-Mail: phil.sundling@henkedevelopment.com

3. PETITIONER'S ATTORNEY/CONTACT PERSON AND PROJECT ENGINEER (IF ANY):

Attorney / Contact Person:

Name: Phil Sundling

Address: 1415 East 196th Street
Westfield, IN 46074

Phone: 317-517-1945

Fax: _____

E-Mail: phil.sundling@henkedevelopment.com

Project Engineer / Architect:

Name: Chris Wiseman, Cripe

Address: 3939 Priority Way S Drive, Suite 200
Indianapolis, IN 46240

Phone: 317-706-6429

Fax: _____

E-Mail: cwiseman@cripe.biz

4. APPROVALS REQUESTED:

☒ **Primary Plat** ☐ **Secondary Plat** ☐ Waivers of Subdivision Control Ordinance Requirements *(Describe specific waivers being requested and reasons for the request. Attach additional pages if necessary):*

☐ **Minor Plat** ☐ **RePlat**

5. ATTACHMENTS:

☒ Legal description of property
☒ Owner's Authorization (if petitioner is not the owner)
☐ Copy of Covenants (if proposed)
☒ Application Fee
☒ Proof of Ownership (copy of Warranty Deed)
☒ Copies of the Proposed Plat
☒ Draft of Proposed Legal Notice
☐ Road Impact Calculation Form

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes. Further, the applicant understands that this project may be assigned Engineering and Stormwater review fees, which are payable upon invoicing. Road Impact Fees are payable upon Improvement Location Permit release.

Signature of Owner or Attorney for Owner: _____

Date: 8/14/20

State of Indiana)

SS

County of Boone)

Subscribed and sworn to before me this 14th day of August, 2020.

_____ / Douglas Hamor
Notary Public Signature / Notary Public Printed

My commission expires 4-8-2023

My county of residence is Boone County.

My Commission No. is NE0666463

DOUGLAS E. HAMOR NOTARY PUBLIC SEAL STATE OF INDIANA

PETITION FOR SUBDIVISION PLAT APPROVAL PROCEDURES AND REQUIREMENTS:

SUBMISSION OF PETITION FOR SUBDIVISION PLAT APPROVAL:

1. A complete Petition for Subdivision Plat Approval ("petition") must be submitted by **3:00 PM** a minimum of **45 days for a minor plat and 60 day for a major plat** prior to the initial hearing before the Plan Commission.

2. **Only complete Petitions will be docketed for the next Plan Commission meeting.** If a Petition is incomplete by filing deadline, the Petition will not be docketed until the Petitioner submits a complete Petition.

3. Ten sets of the following information must be submitted with the notarized Petition:

   ☐ Legal description of property (Metes and bounds description must include a perimeter survey, drawn to scale – or– recorded subdivision legal description must include lot number, section number, subdivision name, either the plat book number of the recorded instrument number and a copy of the plat map.)

   ☐ Proof of Ownership (copy of deed)

   ☐ Owner's Authorization (if Petitioner is not the owner)

   ☐ Proposed Plat

   ☐ Covenants (if proposed)

   ☐ Draft of proposed Legal Notice (Primary Plats only)

   ☐ Application Fee (Make checks payable to the Town of Zionsville)

PUBLIC HEARING NOTIFICATION:

Notice of Public Hearing for Primary Plat is to be completed as set forth in the Zoning Ordinance and Rules of Procedure for the Plan Commission. The procedures relating to notification of public hearings that are contained in this Packet are provided for convenience purposes only.

1. Approval of Notice: The Petitioner shall submit a proposed Notice of Public Hearing with its petition for review and approval by the Secretary of the Plan Commission.

2. Notice by Publication: Petitioner shall submit the approved Notice of Public Hearing to the Zionsville Times Sentinel to be **published at least 10 days prior** to the Public Hearing. The petitioner shall bear the cost of publishing the Legal Notice. The Secretary of the Plan Commission will provide the Petitioner with the filing and publication deadlines for the Legal Notice.

3. Notice by Mailing: The Petitioner is to send the approved Notice of Public Hearing to each interested party via certified mail with return receipt requested at least ten(10) days prior to the Public Hearing. Generally, all owners of adjoining parcels to a depth of one (1) ownership surrounding the perimeter of the area described in the Petition, and any owners of property within the area included in the Petition who are not Petitioners are to be notified. Please review the Rules of Procedure of the Plan Commission to ensure proper notification is given. The names and addresses of Interested Parties should be obtained from the Boone County Auditor's Office.

4. Affidavit of Notice: At least three (3) days prior to the Public Hearing, an Affidavit of Notice of Public Hearing must be completed and submitted to the Secretary of the Plan Commission. Copies of all "Receipt for Certified Mail" (white slips) shall be filed with the Affidavit of Notice of Public Hearing. The originals of the "Domestic Return Receipts" (green cards) shall be filed with the Secretary upon the later of: the public hearing or receipt by the Petitioner.

PETITION REVIEW PROCEDURES

1. Prior to acceptance, the Petition will be reviewed for completeness.

2. Once complete, the Petition will be docketed for the next Plan Commission meeting. The petitioner shall be responsible for delivering the Legal Notice (after it has been approved) to the Zionsville Times Sentinel for publication and for sending the Legal Notice to all Interested Parties.

3. The Petition and all supporting documentation will be forwarded to the Plan Commission members.

4. The Secretary, members of the Plan Commission's staff or advisors to the Plan Commission may submit a written report, stating any facts concerning the physical characteristics of the area involved in the Petition, together with a recital of surrounding land use and public facilities available to service the area, or other pertinent facts. A copy of such statement shall be made available to the Petitioner and all remonstrators of record, if any.

5. The Plan Commission typically meets on the third Monday or each month at 7:00 p.m. in the Town Hall located at 1100 West Oak Street, Zionsville, Indiana 46077.

6. The Petitioner or remonstrators may request continuation of the Public Hearing at or one week prior to the Plan Commission meeting.

7. The Petitioner, Petitioner's attorney, or someone authorized by the Petitioner must be present at the Public Hearing to make a presentation of the Petition to the Plan Commission.

8. At the Public Hearing, the Plan Commission may continue the Public Hearing or may approve or deny the plat.

OWNER'S AUTHORIZATION

The undersigned, Elizabeth K. Garfield, being the owner of the property commonly known as The Club at Holliday Farms - Section 4, hereby authorize(s) Cripe, Chris Wiseman to file a Petition for (zone map change / variance / special exception / ~~subdivision plat approval~~ / other) for the aforementioned property.

Henke Development

By: _____
(Authorized signature)

_____
(Printed name)

_____
(Title)

- or -

Elizabeth K. Garfield
(print owner name)

Managing Member

State of Indiana)

County of Boone) SS:

Subscribed and sworn to before me this 27th day of August, 2020.

_____
Notary Public Signature

Douglas Fleenor
Notary Public Printed

DOUGLAS LEE FLEENOR NOTARY PUBLIC SEAL STATE OF INDIANA

My commission expires 4-2-2023

My county of residence is Boone County.

My Commission No. is NE0666463

OWNER'S AUTHORIZATION
(Corporate Ownership)

The undersigned, Bradley S. Henke, as the Member of The Club at Holliday Farms LLP, being the owner of the property commonly known as 3900 S. U.S. 421, hereby authorize(s) Henke Development Group, LLC to file a Petition for (Zone Map Change / Variance / Special Exception / Subdivision Plat Approval / Development Plan Approval / Other) for the aforementioned property.

Holliday Farms, LLP
(company name)

By: Bradley S Henke

Bradley S Henke
(printed name)

Partner
(title)

State of Indiana)
County of Boone) **SS:**

Subscribed and sworn to before me this 15th day of September, 2020.

Douglas Alan Fleenor DOUG FLEENOR
Notary Public Signature Notary Public Printed

My commission expires 4-8-2023

My county of residence is Boone County.

My Commission No. is NE0666463

OWNER'S AUTHORIZATION

The undersigned, Mary Holliday Rogers, being the owner of the property commonly known as The Club at Holliday Farms - Section 4, hereby authorize(s) Cripe, Chris Wiseman to file a Petition for (zone map change / variance / special exception / subdivision plat approval / other) for the aforementioned property.

_____ Mary Holliday Rogers

By: _____ - or - Mary Holliday Rogers
(Authorized signature) (print owner name)

_____
(Printed name)

_____
(Title)

State of Indiana)

County of Marion) SS:

Subscribed and sworn to before me this day of August 13, 2020.

Erica L. Bailey Erica L. Bailey
Notary Public Signature Notary Public Printed

My commission expires _____

My county of residence is _____ County.

My Commission No. is _____

Erica L. Bailey
Notary Public
SEAL
Hancock County, State of Indiana
Commission Expires: November 15, 2025
Commission Number 705598

AUGUST 18, 2020

EXECUTIVE SUMMARY

SECTION 4 FILING

PHIL A. SUNDLING, P.E.
HENKE DEVELOPMENT
1415 E. 196TH STREET
WESTFIELD, IN 46074

CHRIS WISEMAN, P.E.
CRIPE
3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, IN 46240

EXECUTIVE SUMMARY

FILING OVERVIEW

Practice:	Name
Developer	The Club at Holliday Farms, LLP
Engineer	Cripe
Zoning	Holliday Farms PUD *(Approved in July of 2018)*
Filing	Development Plan and Primary Plat for Section 4
Original Filing Date	August 18, 2020

FILING DETAILS

Request for Development Plan and Primary Plat approval for 75 lots in the Holliday Farms PUD in Zionsville, Indiana.

PROJECT DESCRIPTION

Featuring trails, parks, and numerous amenities for active lifestyles, including a Championship 18-Hole Golf Course and 9-Hole Executive Course designed by world-renowned architect, Pete Dye, and clubhouse that will feature fitness, swimming, dining, social events, tennis and more. All interwoven into this beautiful setting where nature trails meander along Eagle Creek. A place where all ages and families can enjoy together and a variety of residential settings and choices.

PROJECT TIMELINE

With the golf course construction wrapping up, Section 1 completed and Section 2 under way and Section 3 preparing to start construction in the coming months, our plan is to start Section 4 construction as early as this winter with the goal of completion by early fall of 2021.

DEVELOPMENT TEAM CONTACT INFORMATION

Team Member	Role	Company
Steve Henke	Project Owner	Henke Development
Brad Henke	Project Owner	Henke Development
Doug Fleenor	Project Owner	Henke Development
Betsy Garfield	Project Owner	Henke Development

Team Member	Role	Company
Phil A. Sundling, PE	Development Director	Henke Development
Chris Wiseman, PE	Project Manager - Civil	Cripe
Ben Harvey	Project Manager – Environmental	Cardno

EXAMPLE HOME ELEVATIONS

Below are examples of homes built in Chatham Hills which will be similar in size and features to those that will be built in Holliday Farms.

HOLLIDAY FARMS OVERVIEW MAP

The Club at Holliday Farms - Section Four, dated: 8/25/2020

This description originated as part of an Original Survey the Takedown Survey for The Club at Holliday Farms Section 4 performed by Cripe, and certified by Claude M. Quillen, L.S. #20200002, on the survey under Project Number 170447-39000, being a part of the Northeast Quarter of Section 26, and part of the Northwest Quarter and the Southwest Quarter of Section 25, Township 18 North, Range 2 East, in Eagle Township, Boone County, Indiana more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of said Section 26, thence South 88 degrees 24 minutes 16 seconds West (assumed bearing) along the South line of said Northeast Quarter 180.89 feet to a southeast corner of the 29.174 Acre parcel as described in the Original Survey (Takedown Survey for Holliday Section Three) performed by Cripe, and certified by Claude M. Quillen, L.S. #20200002, on the survey dated June 20, 2020, under Project Number 170477-39000 (should be 170447-39000) and a point in Cox Creek, the next (9) nine courses are along Cox Creek; (1) thence North 30 degrees 44 minutes 57 seconds East 172.33 feet along the Southeast line of said 29.174 Acre parcel; (2) thence North 64 degrees 18 minutes 01 seconds East 38.83 feet;(3) thence North 77 degrees 32 minutes 50 seconds East 33.81 feet; (4) thence South 73 degrees 55 minutes 50 seconds East 21.42 feet; (5) thence North 31 degrees 53 minutes 01 seconds East 57.16 feet; (6) thence North 03 degrees 27 minutes 42 seconds East 65.35 feet; (7) thence South 83 degrees 19 minutes 55 seconds East 29.61 feet; (8) thence North 68 degrees 37 minutes 52 seconds East 109.59 feet; (9) thence North 00 degrees 00 minutes 00 seconds West 13.94 feet; thence North 90 degrees 00 minutes 00 seconds East 230.12 feet; thence North 51 degrees 43 minutes 50 seconds East 67.29 feet; thence North 84 degrees 19 minutes 26 seconds East 311.78 feet; thence South 72 degrees 30 minutes 10 seconds East 118.98 feet; thence North 59 degrees 24 minutes 08 seconds East 53.78 feet; thence North 15 degrees 17 minutes 51 seconds East 198.15 feet; thence North 02 degrees 24 minutes 32 seconds West 63.66 feet; thence North 22 degrees 10 minutes 16 seconds West 68.74 feet; thence North 31 degrees 42 minutes 02 seconds West 74.36 feet; thence North 36 degrees 22 minutes 09 seconds West 80.00 feet; thence North 41 degrees 31 minutes 46 seconds West 74.27 feet; thence North 47 degrees 29 minutes 29 seconds West 82.23 feet; thence North 56 degrees 10 minutes 59 seconds West 85.11 feet; thence North 64 degrees 58 minutes 02 seconds West 81.64 feet; thence North 70 degrees 38 minutes 02 seconds West 78.83 feet; thence North 47 degrees 34 minutes 19 seconds West 128.68 feet; thence North 15 degrees 39 minutes 59 seconds West 289.37 feet; thence North 18 degrees 24 minutes 41 seconds West 124.49 feet to the center of Cox Creek, the next (16) sixteen courses are along the center of Cox Creek: (1) thence North 82 degrees 52 minutes 43 seconds West 47.78 feet; (2) thence North 49 degrees 21 minutes 20 seconds West 128.69 feet; (3) thence North 48 degrees 42 minutes 11 seconds East 43.51 feet; (4) thence North 20 degrees 03 minutes 05 seconds East 57.60 feet; (5) thence North 38 degrees 42 minutes 19 seconds West 27.81 feet; (6) thence South 82 degrees 16 minutes 59 seconds West 37.87 feet; (7) thence North 63 degrees 21 minutes 10 seconds West 43.01 feet; (8) thence North 11 degrees 02 minutes 27 seconds West 21.55 feet; (9) thence North 32 degrees 59 minutes 10 seconds East 17.69 feet; (10) thence North 64 degrees 46 minutes 58 seconds East 40.69 feet; (11) thence North 89 degrees 27 minutes 24 seconds East 37.65 feet; (12) thence South 67 degrees 50 minutes 44 seconds East 18.51 feet; (13) thence North 65 degrees 09 minutes 40 seconds East 33.36 feet; (14) thence North 04 degrees 51 minutes 14 seconds West 22.35 feet; (15) thence

North 55 degrees 51 minutes 38 seconds West 51.12 feet; (16) thence North 13 degrees 30 minutes 22 seconds West 26.88 feet to the Southeast corner of (Lot A38) The Club at Holliday Farms, Section 1 as recorded in Instrument Number 2019-005103 [Plat Book 27, Pages 15 to 26] in the Office of the Recorder of Boone County, Indiana, the next (31) thirty-one courses are along the southeasterly lines of said Section 1 subdivision [the next (28) twenty-eight courses are along the center of Cox Creek]: (1) thence North 31 degrees 17 minutes 29 seconds East 19.37 feet; (2) thence North 09 degrees 14 minutes 47 seconds East 18.25 feet; (3) thence North 01 degrees 30 minutes 33 seconds East 19.38 feet; (4) thence North 28 degrees 02 minutes 22 seconds West 10.87 feet; (5) thence North 59 degrees 46 minutes 05 seconds West 9.18 feet; (6) thence South 57 degrees 58 minutes 03 seconds West 23.81 feet; (7) thence South 71 degrees 48 minutes 03 seconds West 6.98 feet; (8) thence North 56 degrees 30 minutes 50 seconds West 12.68 feet; (9) thence North 36 degrees 32 minutes 20 seconds West 12.89 feet; (10) thence North 18 degrees 15 minutes 11 seconds West 23.63 feet; (11) thence North 01 degrees 28 minutes 03 seconds East 9.84 feet; (12) thence North 28 degrees 32 minutes 05 seconds East 9.91 feet; (13) thence North 51 degrees 32 minutes 33 seconds East 12.71 feet; (14) thence North 56 degrees 06 minutes 45 seconds East 31.38 feet; (15) thence North 61 degrees 13 minutes 15 seconds East 10.35 feet; (16) thence South 80 degrees 12 minutes 38 seconds East 18.30 feet; (17) thence South 66 degrees 19 minutes 53 seconds East 16.69 feet; (18) thence South 59 degrees 19 minutes 54 seconds East 21.53 feet; (19) thence North 84 degrees 54 minutes 57 seconds East 18.70 feet; (20) thence North 55 degrees 07 minutes 36 seconds East 18.51 feet; (21) thence North 43 degrees 51 minutes 32 seconds East 13.84 feet; (22) thence North 22 degrees 51 minutes 01 seconds East 10.52 feet;(23) thence North 09 degrees 21 minutes 42 seconds West 10.52 feet; (24) thence North 49 degrees 19 minutes 38 seconds West 14.24 feet; (25) thence North 63 degrees 26 minutes 22 seconds West 14.28 feet; (26) thence North 39 degrees 02 minutes 16 seconds West 15.90 feet; (27) thence North 02 degrees 44 minutes 39 seconds East 12.51 feet; (28) thence North 17 degrees 11 minutes 07 seconds East 2.55 feet to the southerly Right-of-way of Holliday Farms Boulevard; (29) thence South 75 degrees 07 minutes 51 seconds East 313.59 feet along said right-of-way to a point on a curve to the left having a radius of 115.00 feet, the radius point of which bears North 14 degrees 52 minutes 09 seconds East; (30) thence southwesterly along said curve, an arc distance of 71.79 feet to a point which bears South 20 degrees 53 minutes 57 seconds East from said radius point; (31) thence North 69 degrees 06 minutes 03 seconds East 133.14 feet along the southerly right-of-way line of said street to the southwesterly right-of-way line of U.S. Highway #421 (a.k.a. Michigan Road); thence South 20 degrees 47 minutes 57 seconds East 549.98 feet along said right-of-way line; thence North 69 degrees 12 minutes 03 seconds East 70.00 feet to the centerline as established by Indiana State Highway Commission (I.S.H.C.) plans for Project Number 221 Section A, dated September 23, 1930; thence South 20 degrees 47 minutes 57 seconds East 862.74 feet along said centerline; thence South 69 degrees 12 minutes 03 seconds West 48.50 feet to the Northeast corner of Lot 1, Block 15 on the record plat of Hamilton (formerly Clarkstown) recorded in Deed Record 3, Page 364 and Rerecorded in Plat Book 1, Page 41 in said Recorder's Office; thence South 20 degrees 47 minutes 57 seconds East along the Easterly line of said plat 750.00 feet to the southeasterly corner of Lot 8, Block 2 in said subdivision; thence South 69 degrees 12 minutes 03 seconds West 264.00 feet along the southeasterly line of said Block 2; thence South 20 degrees 47 minutes 57 seconds East 1.17 feet to the northeasterly corner of a 0.98 acre parcel owned by the Town of

Zionsville per Instrument Number 2007-001110 as recorded in said Recorder's Office, the next (4) four courses are along the boundary of said 0.98 acre+/- parcel: (1) thence South 66 degrees 05 minutes 14 seconds West 113.74 feet; (2) thence South 48 degrees 38 minutes 36 seconds West 52.41 feet; (3) thence South 23 degrees 42 minutes 36 seconds East 12.54 feet; (4) thence North 66 degrees 17 minutes 24 seconds East 162.22 feet to the East line of the 1.12 acre Tract, the next (3) three courses are along the boundary of said 1.12 acre Tract; (1) thence South 20 degrees 47 minutes 57 seconds East 7.07 feet; (2) thence North 67 degrees 34 minutes 54 seconds East 276.67 feet; (3) thence North 00 degrees 16 minutes 41 seconds East 222.70 feet to the South line of the Northwest Quarter of said Section 26; thence South 88 degrees 01 minutes 46 seconds West 1063.00 feet along said South line to the point of beginning, containing 35.988 acres more or less.

Requested By: ist 03/30/2017

13.00

c/ Ice Miller Donadio & Ryan

LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH: That John H. Holliday ("Grantor"), BARGAINS, SELLS AND CONVEYS to Mary Holliday Rogers ("Grantee"), for the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the real estate located in Boone County, in the State of Indiana, as further described on Exhibit A attached hereto and made a part hereof.

Subject to (i) all easements, highways, liens, rights-of-way, covenants, conditions, restrictions and other limitations, apparent or of record; (ii) all current, non-delinquent real estate taxes and assessments; and (iii) all matters which would be disclosed by an accurate survey and physical inspection of said real estate.

Grantor, for itself and its successors and assigns, covenants with Grantee, and its successors and assigns, that the premises hereby conveyed are free from all encumbrances made or suffered by it except as aforesaid, and that it will, and that its successors and assigns shall, warrant and defend the same to the said Grantee and its successors and assigns against the lawful claims and demands of all persons claiming by, through or under it, but against none other. There is no Indiana gross income tax due on the transfer made by this conveyance.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 11 day of Sept, 1990.

John H. Holliday

STATE OF INDIANA)
) SS:
COUNTY OF Marion)

Before me, a Notary Public in and for said County and State, personally appeared John H. Holliday, who acknowledged execution of the foregoing deed, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 11th day of September, 1990.

Vicki A Kenney
(signature)

Vicki A Kenney
(printed name) Notary Public

My Commission Expires:
11-30-91

County of Residence:
Boone

Send tax statements to and Grantee's mailing address is:

525 Forest Boulevard
Indianapolis, Indiana 46240

This instrument was prepared by Gordon D. Wishard, ICE MILLER DONADIO & RYAN, One American Square, Box 82001, Indianapolis, Indiana 46282; Telephone (317) 236-2100.

6421
SEP 20 10 52 AM '90
MARY ALICE BALDWIN
RECORDER OF BOONE COUNTY
LEBANON, INDIANA 46052
Deed BK 237 PG 601

601

DULY ENTERED FOR TAXATION
Sept 20 1990
AUDITOR BOONE COUNTY

Requested By: ist 03/30/2017

PARCEL B:

Part of the Northwest Quarter of Section 25, and part of the Northeast Quarter of Section 26 all in Township 18 North, Range 2 East in Eagle Township, Boone County, Indiana, being more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of Section 26, Township 18 North, Range 2 East; thence South 89 degrees 08 minutes 59 seconds West (assumed bearing) on the South line of said Northeast Quarter 1342.19 feet; thence North 00 degrees 04 minutes 52 seconds West along a fence line 1310.94 feet to an iron pin at a fence corner; thence South 88 degrees 52 minutes 18 seconds West along a fence line 544.17 feet to an iron pin at a fence corner; thence North 00 degrees 19 minutes 00 seconds West along a fence line and the prolongation thereof to a point on the centerline of County Road 400 South which is on a line which bears North 86 degrees 37 minutes 48 seconds West from a point on the East line on said Northeast Quarter which is 382.82 feet South 00 degrees 07 minutes 41 seconds East of the Northwest corner of Section 25, Township 18 North, Range 2 East; thence South 86 degrees 37 minutes 48 seconds East on said centerline 1892.25 feet to the aforesaid point on said East line, being also on the West line of the Northwest Quarter of said Section 25; thence North 88 degrees 09 minutes 03 seconds East on said centerline 186.04 feet to the point of curvature of a curve to the left having a radius of 1150.00 feet; thence Northeasterly curving to the left on said centerline an arc distance of 199.04 feet to the point of tangency of said curve; thence North 78 degrees 14 minutes 01 seconds East tangent with said curve and on said centerline 368.32 feet to the centerline of U.S. Highway No. 421 (Michigan Road) as now located and established; thence South 20 degrees 29 minutes 08 seconds East on said U.S. Highway centerline 296.32 feet; thence South 20 degrees 21 minutes 32 seconds East on said centerline 1426.05 feet to the Northerly line of the Town of Hamilton, as layed out in the Plat of Clark's Town (now Hamilton) recorded February 23, 1838 in Deed Record 3, page 364 and re-recorded September 8, 1857 in Plat Book 1, page 41 in the Office of the Recorder of Boone County, Indiana; thence South 69 degrees 38 minutes 28 seconds West on said Northerly line 313.57 feet to the Northwest corner of said Plat; thence South 20 degrees 21 minutes 32 seconds East on the Westerly line of said Plat 656.45 feet to the South line of the Northwest Quarter of said Section 25; thence South 88 degrees 19 minutes 05 seconds West on said South line 1273.61 feet to the place of beginning, containing 142.43 acres, more or less.

Subject to the right-of-way for U.S. Highway No. 421 (Michigan Road) as established by I.S.H.C. plans dated September 23, 1930 for Project 221, Section "A" along the Easterly side thereof and to the right-of-way for County Road 400 South along the Northerly side thereof.

Subject to all other legal easements and rights-of-way.

PARCEL C:

Part of Section 26, Township 18 North, Range 2 East in Eagle Township, Boone County, Indiana, more particularly described as follows:

Beginning on the North line of the Southeast Quarter of Section 26, Township 18 North, Range 2 East 901.44 feet South 89 degrees 08 minutes 59 seconds West (assumed bearing) from the Northeast corner of said Southeast Quarter; thence South 89 degrees 08 minutes 59 seconds West on said North line 440.75 feet; thence North 00 degrees 04 minutes 52 seconds West along a fence line

602

Requested By: ist 03/30/2017

1310.94 feet to an iron pin at a fence corner; thence South 88 degrees 52 minutes 18 seconds West along a fence line 544.17 feet to an iron pin at a fence corner; thence North 00 degrees 19 minutes 00 seconds West along a fence line and the prolongation thereof 1102.73 feet to a point on the centerline of County Road 400 South, which is on a line which bears North 86 degrees 37 minutes 48 seconds West from a point on the East line of the Northeast Quarter of said Section 26, which is 382.82 feet South 00 degrees 07 minutes 41 seconds East from the Northeast corner of said Northeast Quarter; thence South 84 degrees 09 minutes 01 seconds West on said centerline 104.00 feet; thence South 75 degrees 39 minutes 01 seconds West on said centerline 383.50 feet to the Northeast corner of real estate described in a Warranty Deed recorded in Deed Record 202, page 81 in the Office of the Recorder of Boone County, Indiana; thence South 00 degrees 22 minutes 01 seconds East on the East line of said real estate 239.80 feet to an iron pipe marking the Southeast corner of said real estate; thence South 72 degrees 21 minutes 01 seconds West on the Southerly line of said real estate and the prolongation thereof being the Southerly line of real estate described in Warranty Deeds recorded in Deed Record 201, page 96 and Deed Record 204, page 666 and Deed Record 207, page 852 in said Office a distance of 628.30 feet to the centerline of Turkey Foot Road; thence North 23 degrees 46 minutes 59 seconds West on said centerline and the Westerly line of the real estate described in the Warranty Deed recorded on page 852 of the aforesaid Deed Record 207, a distance of 81.60 feet to its intersection with the centerline of O'Neal Road; thence South 64 degrees 49 minutes 01 seconds West on the centerline of said O'Neal Road 491.40 feet; thence South 74 degrees 39 minutes 01 seconds West on said centerline 128 feet, more or less to the approximate centerline of Eagle Creek; [the following sixteen courses and distances are chord bearings and lengths along the approximate centerline of said Eagle Creek and are included for computation purposes only, the actual boundary of the within described real estate follows the meandering of said centerline] 1.) thence South 06 degrees 10 minutes 58 seconds East 423.36 feet; 2.) thence South 04 degrees 35 minutes 57 seconds West 94.50 feet; 3.) thence South 25 degrees 24 minutes 01 seconds East 78.00 feet; 4.) thence South 52 degrees 44 minutes 01 seconds East 152.50 feet; 5.) thence South 38 degrees 14 minutes 01 seconds East 146.00 feet; 6.) thence South 23 degrees 44 minutes 01 seconds East 78.00 feet; 7.) thence South 38 degrees 04 minutes 01 seconds East 108.00 feet; 8.) thence South 68 degrees 34 minutes 01 seconds East 112.00 feet; 9.) thence South 29 degrees 19 minutes 01 seconds East 187.00 feet; 10.) thence South 40 degrees 04 minutes 01 seconds East 182.00 feet; 11.) thence South 71 degrees 34 minutes 01 seconds East 92.00 feet; 12.) thence South 29 degrees 34 minutes 01 seconds East 42.00 feet; 13.) thence South 01 degrees 04 minutes 01 seconds East 88.00 feet; 14.) thence South 25 degrees 55 minutes 59 seconds West 80.00 feet; 15.) thence South 01 degrees 44 minutes 01 seconds East 75.00 feet; 16.) thence South 17 degrees 18 minutes 48 seconds East 134.02 feet to the South line of the Northwest Quarter of said Section 26; thence North 88 degrees 43 minutes 34 seconds East on said South line 126 feet, more or less to the West line of the East Half of said Section 26; thence South 01 degrees 22 minutes 11 seconds East 855.41 feet to a point 456.40 feet North 01 degrees 22 minutes 11 seconds West of the South line of the North Half of the Southeast Quarter of said Section 26; thence North 89 degrees 10 minutes 33 seconds East parallel with the South line of said North Half 1709.55 feet to a point 901.44 feet South 89 degrees 08 minutes 59 seconds West of the East line of said Southeast Quarter; thence North 00 degrees 03 minutes 14 seconds West parallel with said East line 856.23 feet to the place of beginning, containing 114.14 acres, more or less.

603

EXHIBIT "A"
PAGE 2 OF 3

Requested By: ist 03/30/2017

Subject to the rights-of-way for O'Neal Road and County Road 400 South along a portion of the Northerly side thereof and to the right-of-way for Turkey Foot Road traversing across the above described real estate in a Northerly and Southerly direction near the Westerly line thereof.

Subject to all other legal easements and rights-of-way.

604

EXHIBIT "A"
PAGE 3 OF 3

BOOK 237 PAGE 604

2 18.00 + 2.00 Enterprise Title

2017005262 DEED $20.00
06/12/2017 12:49:59P 2 PGS
Nicole K. (Nikki) Baldwin
Boone County Recorder IN
Recorded as Presented

File No.: 201737411
Parcel Number: 003-11660-00
State ID: 06-08-25-000-004.000-005

WARRANTY DEED

THIS INDENTURE WITNESSETH, That ***Stephen M. Blair*** (Grantor) of Boone County, in the State of Indiana, CONVEYS AND WARRANTS to ***Henke Development Group, LLC*** (Grantee) of Boone County, in the State of Indiana, for the sum of Ten & 00/100 Dollars ($10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Boone County, in the State of Indiana:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to real estate taxes due and payable subsequent to closing and all taxes payable thereafter.

Subject to any and all easements, agreements and restrictions of record.

The address of such real estate is commonly known as 4480 Willow Rd., Zionsville, IN 46077.

IN WITNESS WHEREOF, Grantor has executed this deed this 8th day of June, 2017.

Stephen M. Blair

State of Indiana)
)ss. ACKNOWLEDGEMENT
County of Marion)

Before me, a Notary Public in and for the said County and State, personally appeared Stephen M. Blair, who acknowledged the execution of the foregoing Instrument, and who, having been duly swom, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 8th day of June, 2017.

My commission expires: October 24, 2022

RACHEL R. FITZWATER
Notary Public, State of Indiana
Hamilton County
Commission # 659056
My Commission Expires
October 24, 2022

Rachel R. Fitzwater
Notary Public
Residing in Hamilton

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. Michael J. Curry, Attorney

This instrument prepared by: Michael J. Curry, Attorney at Law, #3888-49

Grantee's address and send tax bills to: ~~4480 Willow Rd., Zionsville, IN 46077~~
20298 Tomlinson Road
Westfield, IN 46074

DULY ENTERED FOR TAXATION
06. 12. 2017
SUBJECT TO FINAL ACCEPTANCE
AUDITOR, BOONE COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

A part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 18 North, Range 2 East of the Second Principal Meridian in Boone County, Indiana, more particularly described as follows:

Beginning at a point 1063 feet East of the Northwest corner of said Quarter Quarter Section and run thence East 205 feet, more or less, to a point on the Southwest line of Lot 6 in Block 2 in the Town of Hamilton, Boone County, Indiana, thence South 20 degrees East 2 chains 2 1/2 links (132.99 feet) to the center of the public road, thence South 67 degrees 55 minutes West 276 feet 8 inches following centerline of the public road, thence North 222.70 feet, more or less, to the place of beginning, containing 1.12 acres, more or less.

EXCEPT:
A part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 18 North Range 2 East, Boone County, Indiana, and more particularly described as follows:

Commencing at the Northwest corner of said Quarter Quarter Section, said Northwest corner being described as point "203" on said plat; thence North 89 degrees 23 minutes 43 seconds East 1268.00 feet (deduced from Instrument No. 9706256) along the North line of said Quarter Quarter Section to the Western boundary of the Plat of the Town of Hamilton recorded in Miscellaneous Plat Book, page 41 in the Office of the Recorder of Boone County, Indiana; thence South 20 degrees 36 minutes 17 seconds East 89.78 feet along said Western boundary to point "825" designated on said plat and the point of beginning of this description; thence South 20 degrees 36 minutes 17 seconds East 28.84 feet along said Western boundary and along the prolonged Western boundary of the Plat of the Town of Hamilton to the centerline of Willow Road; thence South 67 degrees 51 minutes 50 seconds West 162.22 feet along said centerline; thence North 22 degrees 08 minutes 10 seconds West 12.54 feet to point "823" designated on said plat, which point is on the Northwestern boundary of said Willow Road; thence North 50 degrees 13 minutes 02 seconds East 52.41 feet to point "824" designated on said plat; thence North 67 degrees 39 minutes 40 seconds East 113.05 feet to the point of beginning, containing 0.098 acres, more or less.

2018007971
Electronic Filing
From: ATA - IN ATA Natl T
Thru: Simplifile

2018007971 DEED $25.00
08/31/2018 12:27:56PM 3 PGS
Nicole K. (Nikki) Baldwin
Boone County Recorder IN
Recorded as Presented

File Number: 18607128-IND
State Tax ID: 06-08-25-002-001.001-005

WARRANTY DEED

THIS INDENTURE WITNESSETH That Eric Allen Morrison, (Grantor), of Boone County, in the State of Indiana, CONVEYS AND WARRANTS to The Club at Holliday Farms, LLP (Grantee), a limited liability partnership, of Boone County, in the State of Indiana, for valuable consideration the following described real estate in Boone County, State of Indiana:

SEE EXHIBIT A

Commonly known as 4480 Willow Road, Zionsville, IN 46077.

This conveyance is subject to:

1. All taxes due and payable in 2018, and thereafter.

2. All general and special assessments and all other governmental, municipal and public dues, charges and impositions not delinquent; all easements, restrictions, agreements, covenants and other matters of record.

DULY ENTERED
SUBJECT TO FINAL ACCEPTANCE
AUDITOR
BOONE COUNTY, INDIANA
Heather R. Myers
HEATHER R. MYERS
Aug 31 2018 - MM

IN WITNESS WHEREOF, Grantors have executed this deed this 29th day of August , 2018.

GRANTOR:

Eric Allen Morrison

State of Indiana)
)SS. ACKNOWLEDGMENT
County of Marion)

Before me, a Notary Public in and for said County and State, personally appeared Eric Allen Morrison who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 29th day of August, 2018.

RACHEL R. FITZWATER
Notary Public, State of Indiana
Hamilton County
Commission # 659056
My Commission Expires
October 24, 2022

(Signature of Notary Public)
Printed _____
County of Residence: _____
Commission #: _____
Commission Exp: _____

Send tax bills to Grantee @ Grantee's address: The Club at Holliday Farms, LLC, 20298 Tomlinson Road, Westfield, IN 46074

After Recording return to: ATA National Title Group of Indiana, LLC, 8335 Keystone Crossing, Ste. 104 Indianapolis, IN 46240.

This instrument prepared by: Kassandra Green, Attorney at Law #28258-29, The Green Law Firm, LLC, PO BOX 20283, Indianapolis, IN 46220.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Kassandra Green.

EXHIBIT "A"

Land situated in the County of Boone, State of Indiana

Lot Number 2 in Block Number 2 of the town of Hamilton, Boone County, Indiana, being a Lot 66 feet by 132 feet, more or less

ALSO: That Part of the West Half of the Southwest Quarter of Section 25, Township 18 North, Range 2 East, that is situated North of the center line of the Amster P. Moore Gravel Road, to wit: Lot Number 1 in Block Number 2 of the town of Hamilton, Boone County, Indiana, being a Lot 66 feet by 132 feet, more or less.

ALSO: That part of the West Half of the Southwest Quarter of Section 25, Township 18 North, Range 2 East, that is situated North of the center line of the Amster P. Moore Gravel Road, to-wit:

Lots No. 3, 4, 5, 6, 7 and 8 in Block No. 2 of the Town of Hamilton, Boone County, Indiana and situated North of the center line of said Amster P. Moore Gravel Road, particularly described as follows, to-wit: Commencing 99 links West of the Northeast corner of the West Half of the Southwest Quarter of Section 25, Township and Range aforesaid, and run thence North 20 degrees West 1 chain and 71 links, thence North 70 degrees East 4 chains, thence South 20 degrees East 3 chains and 59 links to the center of the Amster P. Moore Gravel Road, thence South 68 degrees and 4 minutes West along the center line of said highway 4 chains and 1 2/3 links, thence North 20 degrees West 2 chains and 1 1/2 links to the place of beginning, containing 1.463 acres, more or less.

Commonly Known as: 4480 Willow Road
Tax Parcel ID: 003-11670-00 State Parcel ID: 06-08-25-002-001.001-005

Requested By: ist 03/30/2017

(3)
20.00
Jr Miller

Instrument PG 1 OF 3
201200003691

201200003691
Filed for Record in
BOONE COUNTY, INDIANA
MARY ALICE "SAM" BALDWIN, RECORDER
04-12-2012 At 02:49 pm.
DEED 20.00

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that JOHN H. HOLLIDAY, a resident of Indian River County, Florida (**"Grantor"**), QUITCLAIMS to MARY HOLLIDAY ROGERS, a resident of Indiana River County, Florida, for the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the real estate in Boone County, in the State of Indiana legally described in Exhibit A attached hereto and incorporated herein by this reference (the **"Real Estate"**).

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 11th day of February, 2012.

"GRANTOR":

John H. Holliday

DULY ENTERED FOR TAXATION
4-12-2012
SUBJECT TO FINAL ACCEPTANCE
AUDITOR, BOONE COUNTY

Requested By: ist 03/30/2017

STATE OF Florida)
)SS:
COUNTY OF Indian River)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared John H. Holliday, who acknowledged execution of the foregoing Quitclaim Deed this 11 day of February, 2012.

My Commission Expires:
Sept. 7, 2012
My County of Residence:
Indian River

Notary Public
Michelle M. Robinson
Printed Name

MICHELLE M. ROBINSON
Comm# DD0820437
Expires 9/7/2012
Florida Notary Assn., Inc

Mail Tax Statements To:
John H. Holliday
3945 South 975 E
Zionsville, IN 46077

This instrument was prepared by and after recordation should be returned to Kenneth B. Chigges, Esq., Ice Miller LLP, One American Square, Suite 2900, Indianapolis, IN 46282-0200; Telephone: (317) 236-2100.

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. - - Kenneth B. Chigges

Requested By: ist 03/30/2017

Exhibit A

Legal Description of Real Estate

All lots in Block 14 and Block 15 of the Original Plat of the Town of Hamilton, Boone County, Indiana, situated in the West half of the Northwest quarter of Section 25, Township 18 North, Range 2 East.

NOTICE OF PUBLIC HEARING
BY THE TOWN OF ZIONSVILLE PLAN COMMISSION

Notice is hereby given of a Public Hearing to be held by the Town of Zionsville Plan Commission

On, Monday, September 21 at 7:00 p.m. in the Zionsville Town Hall, 1100 West Oak Street Zionsville,

Indiana 46077 to consider the following:

PLAN COMMISSION APPROVAL for Docket Numbers: 2020-33-PP and 2020-347-DP, Primary Plat and Development Plan to allow for: **Request for approval of Primary Plat and Development Plan for 75 lots on 35.988 acres in the Holliday Farms PUD for Section 4 of the development. Request includes waivers for Path and Trail Pavement Standards (16.08); Design Speed Standards (16.03); Maximum Vertical Grade Standards (16.03); Street Blade Standards (13.16); Typical Residential Cross Section (16.03).**

The properties involved are more commonly known as: 3900 S US 421 is currently zoned Holliday Farms PUD zoning district, and is legally described as:

The Club at Holliday Farms - Section Four, dated: 8/25/2020

This description originated as part of an Original Survey the Takedown Survey for The Club at Holliday Farms Section 4 performed by Cripe, and certified by Claude M. Quillen, L.S. #20200002 under Project Number 170447-39000, being a part of the Northeast Quarter of Section 26, and part of the Northwest Quarter and the Southwest Quarter of Section 25, Township 18 North, Range 2 East, in Eagle Township, Boone County, Indiana more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of said Section 26, thence South 88 degrees 24 minutes 16 seconds West (assumed bearing) along the South line of said Northeast Quarter 180.89 feet to a southeast corner of the 29.174 Acre parcel as described in the Original Survey (Takedown Survey for Holliday Section Three) performed by Cripe, and certified by Claude M. Quillen, L.S. #20200002, on the survey dated June 20, 2020, under Project Number 170477-39000 (should be 170447-39000) and a point in Cox Creek, the next (9) nine courses are along Cox Creek; (1) thence North 30 degrees 44 minutes 57 seconds East 172.33 feet along the Southeast line of said 29.174 Acre parcel; (2) thence North 64 degrees 18 minutes 01 seconds East 38.83 feet;(3) thence North 77 degrees 32 minutes 50 seconds East 33.81 feet; (4) thence South 73 degrees 55 minutes 50 seconds East 21.42 feet; (5) thence North 31 degrees 53 minutes 01 seconds East 57.16 feet; (6) thence North 03 degrees 27 minutes 42 seconds East 65.35 feet; (7) thence South 83 degrees 19 minutes 55 seconds East 29.61 feet; (8) thence North 68 degrees 37 minutes 52 seconds East 109.59 feet; (9) thence North 00 degrees 00 minutes 00 seconds West 13.94 feet; thence North 90 degrees 00 minutes 00 seconds East 230.12 feet; thence North 51 degrees 43 minutes 50 seconds East 67.29 feet; thence North 84 degrees 19 minutes 26 seconds East 311.78 feet; thence South 72 degrees 30 minutes 10 seconds East 118.98 feet; thence North 59 degrees 24 minutes 08 seconds East 53.78 feet; thence North 15 degrees 17 minutes 51 seconds East 198.15 feet; thence North 02 degrees 24 minutes 32 seconds West 63.66 feet; thence North 22 degrees 10 minutes 16 seconds West 68.74 feet; thence North 31 degrees 42 minutes 02 seconds West 74.36 feet; thence North 36 degrees 22 minutes 09 seconds West 80.00 feet; thence North 41 degrees 31 minutes 46 seconds West 74.27 feet; thence North 47 degrees 29 minutes 29 seconds West 82.23 feet; thence North 56 degrees 10 minutes 59 seconds West 85.11 feet; thence North 64 degrees 58 minutes 02 seconds West 81.64 feet; thence North 70 degrees 38 minutes 02 seconds West 78.83 feet; thence North 47 degrees 34 minutes 19 seconds West 128.68 feet; thence North 15 degrees 39 minutes 59 seconds West 289.37 feet; thence North 18 degrees 24 minutes 41 seconds West 124.49 feet to the center of Cox Creek, the next (16) sixteen courses are along the center of Cox Creek: (1) thence North 82 degrees 52 minutes 43 seconds West 47.78 feet; (2) thence North 49 degrees 21 minutes 20 seconds West 128.69 feet; (3) thence North 48 degrees 42 minutes 11 seconds East 43.51 feet; (4) thence North 20 degrees 03 minutes 05 seconds East 57.60 feet; (5) thence North 38 degrees 42 minutes 19 seconds West 27.81 feet; (6) thence South 82 degrees 16 minutes 59 seconds West 37.87 feet; (7) thence North 63 degrees 21 minutes 10 seconds West 43.01 feet; (8) thence North 11 degrees 02 minutes 27 seconds West 21.55 feet; (9) thence North 32 degrees 59 minutes 10 seconds East 17.69 feet;

(10) thence North 64 degrees 46 minutes 58 seconds East 40.69 feet; (11) thence North 89 degrees 27 minutes 24 seconds East 37.65 feet; (12) thence South 67 degrees 50 minutes 44 seconds East 18.51 feet; (13) thence North 65 degrees 09 minutes 40 seconds East 33.36 feet; (14) thence North 04 degrees 51 minutes 14 seconds West 22.35 feet; (15) thence North 55 degrees 51 minutes 38 seconds West 51.12 feet; (16) thence North 13 degrees 30 minutes 22 seconds West 26.88 feet to the Southeast corner of (Lot A38) The Club at Holliday Farms, Section 1 as recorded in Instrument Number 2019-005103 [Plat Book 27, Pages 15 to 26] in the Office of the Recorder of Boone County, Indiana, the next (31) thirty-one courses are along the southeasterly lines of said Section 1 subdivision [the next (28) twenty-eight courses are along the center of Cox Creek]: (1) thence North 31 degrees 17 minutes 29 seconds East 19.37 feet; (2) thence North 09 degrees 14 minutes 47 seconds East 18.25 feet; (3) thence North 01 degrees 30 minutes 33 seconds East 19.38 feet; (4) thence North 28 degrees 02 minutes 22 seconds West 10.87 feet; (5) thence North 59 degrees 46 minutes 05 seconds West 9.18 feet; (6) thence South 57 degrees 58 minutes 03 seconds West 23.81 feet; (7) thence South 71 degrees 48 minutes 03 seconds West 6.98 feet; (8) thence North 56 degrees 30 minutes 50 seconds West 12.68 feet; (9) thence North 36 degrees 32 minutes 20 seconds West 12.89 feet; (10) thence North 18 degrees 15 minutes 11 seconds West 23.63 feet; (11) thence North 01 degrees 28 minutes 03 seconds East 9.84 feet; (12) thence North 28 degrees 32 minutes 05 seconds East 9.91 feet; (13) thence North 51 degrees 32 minutes 33 seconds East 12.71 feet; (14) thence North 56 degrees 06 minutes 45 seconds East 31.38 feet; (15) thence North 61 degrees 13 minutes 15 seconds East 10.35 feet; (16) thence South 80 degrees 12 minutes 38 seconds East 18.30 feet; (17) thence South 66 degrees 19 minutes 53 seconds East 16.69 feet; (18) thence South 59 degrees 19 minutes 54 seconds East 21.53 feet; (19) thence North 84 degrees 54 minutes 57 seconds East 18.70 feet; (20) thence North 55 degrees 07 minutes 36 seconds East 18.51 feet; (21) thence North 43 degrees 51 minutes 32 seconds East 13.84 feet; (22) thence North 22 degrees 51 minutes 01 seconds East 10.52 feet;(23) thence North 09 degrees 21 minutes 42 seconds West 10.52 feet; (24) thence North 49 degrees 19 minutes 38 seconds West 14.24 feet; (25) thence North 63 degrees 26 minutes 22 seconds West 14.28 feet; (26) thence North 39 degrees 02 minutes 16 seconds West 15.90 feet; (27) thence North 02 degrees 44 minutes 39 seconds East 12.51 feet; (28) thence North 17 degrees 11 minutes 07 seconds East 2.55 feet to the southerly Right-of-way of Holliday Farms Boulevard; (29) thence South 75 degrees 07 minutes 51 seconds East 313.59 feet along said right-of-way to a point on a curve to the left having a radius of 115.00 feet, the radius point of which bears North 14 degrees 52 minutes 09 seconds East; (30) thence southwesterly along said curve, an arc distance of 71.79 feet to a point which bears South 20 degrees 53 minutes 57 seconds East from said radius point; (31) thence North 69 degrees 06 minutes 03 seconds East 133.14 feet along the southerly right-of-way line of said street to the southwesterly right-of-way line of U.S. Highway #421 (a.k.a. Michigan Road); thence South 20 degrees 47 minutes 57 seconds East 549.98 feet along said right-of-way line; thence North 69 degrees 12 minutes 03 seconds East 70.00 feet to the centerline as established by Indiana State Highway Commission (I.S.H.C.) plans for Project Number 221 Section A, dated September 23, 1930; thence South 20 degrees 47 minutes 57 seconds East 862.74 feet along said centerline; thence South 69 degrees 12 minutes 03 seconds West 48.50 feet to the Northeast corner of Lot 1, Block 15 on the record plat of Hamilton (formerly Clarkstown) recorded in Deed Record 3, Page 364 and Rerecorded in Plat Book 1, Page 41 in said Recorder's Office; thence South 20 degrees 47 minutes 57 seconds East along the Easterly line of said plat 750.00 feet to the southeasterly corner of Lot 8, Block 2 in said subdivision; thence South 69 degrees 12 minutes 03 seconds West 264.00 feet along the southeasterly line of said Block 2; thence South 20 degrees 47 minutes 57 seconds East 1.17 feet to the northeasterly corner of a 0.98 acre parcel owned by the Town of Zionsville per Instrument Number 2007-001110 as recorded in said Recorder's Office, the next (4) four courses are along the boundary of said 0.98 acre+/- parcel: (1) thence South 66 degrees 05 minutes 14 seconds West 113.74 feet; (2) thence South 48 degrees 38 minutes 36 seconds West 52.41 feet; (3) thence South 23 degrees 42 minutes 36 seconds East 12.54 feet; (4) thence North 66 degrees 17 minutes 24 seconds East 162.22 feet to the East line of the 1.12 acre Tract, the next (3) three courses are along the boundary of said 1.12 acre Tract; (1) thence South 20 degrees 47 minutes 57 seconds East 7.07 feet; (2) thence North 67 degrees 34 minutes 54 seconds East 276.67 feet; (3) thence North 00 degrees 16 minutes 41 seconds East 222.70 feet to the South line of the Northwest Quarter of said Section 26; thence South 88 degrees 01 minutes 46 seconds West 1063.00 feet along said South line to the point of beginning, containing 35.988 acres more or less.

A copy of the Petition, and all plans pertaining thereto are on file and may be examined prior to the Public Hearing at Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 or at: http://www.zionsville-in.gov/231/Planning-Economic-Development. Written comments in support of or in opposition to the Petition are filed with the Secretary of the Town of Zionsville Plan Commission prior to the Public Hearing will be considered. The Public Hearing is open to the public. Oral comments to the Petition will be heard at the Public Hearing. The Public Hearing may be continued from time to time as may be found necessary.

Further, and if supported by Executive Order and/or the Laws of the State of Indiana, members of the public will be afforded the opportunity to attend the Plan Commission Public Meetings via a form(s) of electronic

communication IF indicated in the Agenda (as amended from time to time) associated with the Plan Commission Meeting.

Additionally, upon request, the Town of Zionsville will provide auxiliary aids and services in association with meetings and hearings occurring in-person. Please provide advance notification to Wayne DeLong, at wdelong@zionsville-in.gov or 317-873-5108, to ensure the proper accommodations are made prior to the meeting.

Dave Franz
(President)
Wayne DeLong, AICP, CPM
(Secretary)

PUBLISH:

AFFIDAVIT OF NOTICE OF PUBLIC HEARING
OF THE TOWN OF ZIONSVILLE PLAN COMMISSION

STATE OF Indiana)
COUNTY OF Marion) SS:

I, Sherri L Wilson, DO HEREBY CERTIFY THAT LEGAL NOTICE TO
(NAME OF PERSON MAILING LETTERS)

INTERESTED PARTIES OF THE PUBLIC HEARING TO BE HELD BY THE TOWN OF ZIONSVILLE

PLAN COMMISSION, to consider the Petition of: Henke Development Group LLC
(NAME OF PERSON ON PETITION)

Requesting: Primary Plat and Development Plan approval for 75 lots on 35.988 acres in the Holliday Farms PUD for Section 4 of the development. Request includes waivers for Path and Trail Pavement Standards (16.08); Design Speed Standards (16.03); Maximum Vertical Grade Standards (16.03); Street Blade Standards (13.16); Typical Residential Cross Section (16.03).
(PROJECT DESCRIPTION)

For property located at: 3900 S US Hwy 421

Was sent by FIRST CLASS MAIL, to the last known address of each of the following entities at the following addresses:

OWNERS ADDRESS

See attached List of Adjoiners

And that said Legal Notices were sent by First Class Mailed on or before the 9th day of September, 20 20, being at least ten (10) days prior to the date of the Public Hearing (Copies of "First Class Mail" attached).

And that said Legal Notice was published in a newspaper of general circulation at least ten (10) days prior to the date of Public Hearing (Proof of Publication attached).

Sherri L Wilson
Name of person mailing letters

Sherri L. Wilson
Signature

State of Indiana **)**

County of Marion **) SS:**

Subscribed and sworn to before me this 15th day of September, 20 20.

Celia J. Hemsley
Notary Public Signature

Celia J. Hemsley
Notary Public Printed

My Commission No: NP065001

My Commission Expires: 9-25-2022

My County of Residence is Marion County

Holliday Farms - Section 4
Adjoiner Mailing List

NAME	ADDRESS	CITY STATE ZIP
ABRAMS JEFFREY A & LYNN J	9766 SUMMERLAKES DRIVE	CARMEL, IN 46032
AMERICAN HOMES 4 RENT PROPERTI	30601 AGOURA RD STE 200	AGOURA HILLS, CA 91301
ANDERSON GREGG W & THERESA A	11132 BRENTWOOD AVE	ZIONSVILLE, IN 46077
ANDERSON STEPHEN A III & NADIN	11234 BRENTWOOD AVE	ZIONSVILLE, IN 46077
ANDLRSON KEVIN L & SUE-ELLEN	4020 SUGAR PINE LANE	ZIONSVILLE, IN 46077
ANDRUS MICHAEL E & DONNA M NOB	4602 SUMMERSONG RD	ZIONSVILLE, IN 46077
ANTIOCH PRIMITIVE BAPTIST CHUR	1100 W OAK ST	ZIONSVILLE, IN 46077
ATTEBERRY DESNEIGE & GEORGE	10465 FOX TRACE	ZIONSVILLE,IN 46077
AUSTIN OAKS HOMEOWNERS ASSOC	P O BOX 44127	INDIANAPOLIS, IN 46244
BARNES KAREN M	11162 BRENTWOOD AVE	ZIONSVILLE, IN 46077
BARNHART TUCKER JACKSON & SIER	2485 STILL CREEK DR	ZIONSVILLE, IN 46077
BARTH GREGG A & PATRICIA N	4606 SUMMERSONG RD	ZIONSVILLE, IN 46077
BAUGH MICHAEL E & JANICE M	4210 FIELD MASTER DR	ZIONSVILLE, IN 46080
BELL ROBERT C II	10239 WILDWOOD DR	ZIONSVILLE, IN 46077
BERGER JEFFREY L & CANDACE L	4647 WINTERSTILL RD	ZIONSVILLE, IN 46077
BERRY GILBERT I III	4230 FIELD MASTER DR	ZIONSVILLE, IN 46077
BOMBERGER LIZABETH F	4655 WINTERSTILL RD	ZIONSVILLE, IN 46077
BOTTORFF CHRISTOPHER K & AMBER	4040 SUGAR PINE LANE	ZIONSVILLE, IN 46077
BRADLEY ERIC & JULIE	4855 COTTONWOOD DR	ZIONSVILLE, IN 46077
BREEN LAWRENCE H & MELISSA M	4515 OAKWOOD DR	ZIONSVILLE, IN 46077
BRENNAN MICHAEL J & CAROLYN	11192 BRENTWOOD AVE	ZIONSVILLE, IN 46077
BRIDGEWATER MASTERS LLC	4630 LISBORN DR	CARMEL, IN 46033
BROWN GINGER L & ANTHONY L EDG	4270 FIELD MASTER DR	ZIONSVILLE, IN 46077
BROWN MARY M	10501 E 400 S	ZIONSVILLE,IN 46077
BROWN RYAN A & JENNIFER L	4330 BRITTANY DR	2IONSVILLE, IN 46077
BRUMAGIN DAVID P & CASSANDRA J	10410 WILDWOOD DR	ZIONSVILLE, IN 46077
BYERS CLARENCE MICHAEL & PATRI	4656 WINTERSTILL RD	ZIONSVILLE, IN 46077
BYRD SCOTT & KIMBERLY	9135 TIMBERWOLF LN	ZIONSVILLE, IN 46077
BYRUM JEFFREY J & LYNNISA R	4200 FIELD MASTER DR	ZIONSVILLE, IN 46077
C T REAL ESTATE INVESTMENTS LL	780 CHATHAM HILLS BLVD	WESTFIELD, IN 46074
C&C HOMES AT CHATHAM LLC	6302 WEST FOSTER BRANCH DRIVE	PENDLETON, IN 46064
CANIFF CHRISTOPHER M & ANDREA	9302 IRISHMANS RUN LN	ZIONSVILLE, IN 46077
CARMICHAEL KIMBERLY J & JONAH	4321 CHASE CIRCLE	ZIONSVILLE, IN 46077
CARNELL JOHN E & SUZANNE I	10474 OAK RIDGE DR	ZIONSVILLE, IN 46077
CARR DAVID J & SANDRA S	1940 MULSANNE DR	ZIONSVILLE, IN 46077
CARRINGTON HOMES INC	8250 N 600 WEST, SUITE G	MCCORDSVILLE, IN 46055
CARTER JLRROD T & JOAN H	10346 WILDWOOD DR	ZIONSVILLE, IN 46077
CHINSKY ROBERT E & LINDA O	9832 SUMMERLAKES DR	CARMEL, IN 46032
CHRISTOPHER SCOTT INC	736 HANOVER PLACE, STE l00F	CARMEL, IN 46032
CLARETTO BRADLEY J & MARY ANN	10400 HICKORY RIDGE CT	ZIONSVILLE, IN 46077
CLAYTON JERRIT L & MELINDA L	PO BOX 152	ZIONSVILLE,IN 46077
CLINE TIFFANY	4140 FIELD MASTER DR	ZIONSVILLE, IN 46077
COLTRAIN KYLE	12043 EAGLETREE CT	ZIONSVILLE, IN 46077
COUDRON BRENT A & LORI J ARNOL	9277 WINDRIFT WAY	ZIONSVILLE, IN 46077

Holliday Farms - Section 4
Adjoiner Mailing List

NAME	ADDRESS	CITY STATE ZIP
COVELE MATTHEW B & TIFFANY S	4241 FIELD MASTER DR	ZIONSVILLE, IN 46077
COX CARL K & GAYLE J	4553 SUMMERSONG RD	ZIONSVILLE, IN 46077
COX JAMES & ELIZABETH GRASEE A	3231 HUDDERSFIELD LN	ZIONSVILLE, IN 46077
DALL TIMOTHY J & DEANNE C	10448 OAK RIDGE DR	ZIONSVILLE, IN 46077
DALTON STEPHEN V & LYDIA A	4460 FULLCRY CIR	ZIONSVILLE, IN 46077
DARKO RICHARD J & BETTY J	4644 SUMMERSONG ROAD	ZIONSVILLE, IN 46077
DARNELL JOHN E & SUZANNE I	10474 OAK RIDGE DR	ZIONSVILLE, IN 46077
DAY CHRISTOPHER	9775 E 200 S	ZIONSVILLE,IN 46077
DOLACK ROBERT F & JENNIFER A	10398 LAKEWOOD DR	ZIONSVILLE, IN 46077
DONAHUE MICHAEL G & RACHEL B	4550 OAKWOOD	ZIONSVILLE, IN 46077
DONNAR TIMOTHY R & KATHRINE W	10157 HICKORY RIDGE DR	ZIONSVILLE, IN 46077
DOROSH ROBERT MICHAEL	4125 SUGAR PINE LANE	ZIONSVILLE, IN 46077
DURRETT DEAN	12620 TROUPE ST	CARMEL, IN 46032
EDWARDS DAVID M & MISCHELLE L	10409 HICKORY RIDGE DR	ZIONSVILLE, IN 46077
EXECUTIVE HOMES CONSTRUCTION I	1010 3RD AVE SW STE 202	CARMEL, IN 46032
FEDCHAK PAUL M & JACLYN ASHLEY	5254 N DELAWARE ST	INDIANAPOLIS, IN 46220
FIX SAMUEL V	4520 WILLOW RD	ZIONSVILLE, IN 46077
FLYNN JUSTIN T & MARIBETH O	700 ROUND CT	ZIONSVILLE, IN 46077
FORMAN ALEXANDER & ELIZABETH	4338 ASH CT	ZIONSVILLE, IN 46077
FOUNTAIN MERRY	4558 SUMMERSONG RD	ZIONSVILLE, IN 46077
FOWLER RICHARD M	4321 BRITTANY DR	ZIONSVILLE, IN 46077
FRITSCH SHERRI	10381 HIGH GROVE DRIVE	CARMEL, IN 46032
FROEHLE THOMAS C JR & JENNIFER	6564 BERGESON WAY	INDIANAPOLIS, IN 46278
GALLAGHER SCOTT & JESSICA	8050 BAY BROOK DR	INDIANAPOLIS, IN 46256
GALLAGHER SIMON N & ANDREA L	11080 BRENTWOOD AVE	ZIONSVILLE, IN 46077
GALLARDO SANTOS JOSE N RECINOS	4301 BRTTANY DR	ZIONSVILLE, IN 46077
GBC DEVELOPMENT II LLC	6330 EAST 75TH STREET, SUITE 15	INDIANAPOLIS, IN 46250
GEE JAYSON & MARNIE	4461 FULLCRY CIR	ZIONSVILLE, IN 46077
GEHRES KYLE S & FENNY P	748 PINE CREST DR, APT 200	PLAINFIELD, IN 46168
GELHAUSEN DAVID L & LINDA A	10368 WILDWOOD DR	ZIONSVILLE, IN 46077
GIESE MATTHEW S & ADRIAN R	10400WILDWOOD DR	ZIONSVILLE, IN 46077
GORDON DANIEL D & ELISA	4301 CHASE CIRCLE	ZIONSVILLE, IN 46077
GORDON PHILIP C & MARY M	4451 FULLCRY CIR	ZIONSVILLE, IN 46077
GORUP SHARON R TRUSTEE	4613 SUMMERSONG ROAD	ZIONSVILLE, IN 46077
GRAHAM KEITH H & KIMBERLY S	10309 HICKORY RIDGE DR	ZIONSVILLE, IN 46077
GREEN ROBERT D & PATRICIA A	4505 AUSTIN OAKS CT	ZIONSVILLE, IN 46077
GRUNINGER MARK & NANCYS	4079 WILD WOOD COURT	ZIONSVILLE,IN 46077
HAAS STEPHEN J & MOLLY N	4191 FIELD MASTER DR	ZIONSVILLE,IN 46077
HAMPTON ROBERTSON A & REBECCA	11254 BRENTWOOD AVE	ZIONSVILLE, IN 46077
HARDY STEPHEN L & JANET K	10256 WILDWOOD DR	ZIONSVILLE, IN 46077
HAROLDSON STEPHANIE J 5 MICHAE	979 LOCUST LANE	BROWNSBURG, IN 46112
HARRIS ROBERT T & CHRISTINE OS	4340 BRITTANY DR	ZIONSVILLE, IN 46077
HATCHER JOHN W & JULIE A	4638 SUMMERSONG RD	ZIONSVILLE, IN 46077
HATLELI LANCE & KARON	4560 WILLOW RD	ZIONSVILLE, IN 46077
HAYDON TODD B & ANNETTE E	4542 SUMMERSONG RD	ZIONSVILLE, IN 46077

Holliday Farms - Section 4
Adjoiner Mailing List

NAME	ADDRESS	CITY STATE ZIP
HEATH STEPHEN P & EVA M	4341 CHASE CIR	ZIONSVILLE, IN 46077
HEIN CHARLES J & JODI L	10382 WILDWOOD DR	ZIONSVILLE, IN 46077
HENDRICKSON STEVEN P & JANE A	4561 SUMMERSONG RD	ZIONSVILLE, IN 46077
HEYERLY LANDON N & MARIA A HEY	4B11 BRITTANY DR	ZIONSVILLE, IN 46077
HOBBS MONTINIKE	4075 SUGAR PINE LN	ZIONSVILLE, IN 46077
HODGES STEPHANIE	4180 FIELD MASTER DR	ZIONSVILLE, IN 46077
HOMES BY DESIGN INC	4239 W 96th ST	INDIANAPOLIS, IN 46268
HOMES BY MCKENZIE INC	4631 LISBORN DR	CARMEL, IN 46033
HOPEWELL MARK J & EMILY	10376 LAKEWOOD DR	ZIONSVILLE, IN 46077
HOPPE PAUL M & PAMELA A REV TR	10295 WILDWOOD DR	ZIONSVILLE, IN 46077
HORNADAY JERRY & JUDITH A	11284 BRENTWOOD AVE	ZIONSVILLE, IN 46077
HORTON SAMUEL & HOLLY	11108 FONTAINE WAY	ZIONSVILLE, IN 46077
HOVERMALE RICHARD & EDLA	4550 WILLOW RD	ZIONSVILLE, IN 46077
HOVYADINOV SERHIY & NATALYA HO	4560 BRENTWOOD CT	ZIONSVILLE, IN 46077
IHNEN TRAVIS & CHERIE	8993 SPRING VIOLET PLACE	ZIONSVILLE, IN 46077
ILLING ANTHONY C & ELISA A	144 WEST HAMPTON DR	INDIANAPOLIS, IN 46208
INDEPENDENT TRUST COMPANY OF A	1301 WEST OMAHA STREET, SUITE	RAPID CITY, SD 57701
INTERACTIVE ACADEMY INC	3795 S US 421	ZIONSVILLE, IN 46077
IRWIN STEPHEN L & DEBORAH C	481 REDBUD LANE	ZIONSVILLE, IN 46077
J & R EQUITY CORP	8649 E 520 S	ZIONSVILLE, IN 46077
J &R EQUITY CORP	3083 S INDIANAPOLIS ROAD	LEBANON, IN 46052
JAHNS IVAN J & MARGARET	4626 SUMMERSONG RD	ZIONSVILLE, IN 46077
JENKINS LOUIS	4651 WINTERSTILL RD	ZIONSVILLE, IN 46077
JESSUP BILLY F & JUDITH ANN	4175 TURKEY FOOT RD	ZIONSVILLE,IN 46077
JONES ANDREW A & DARA R	10238 WILDWOOD DR	ZIONSVILLE, IN 46077
KARR DANIEL & STACIE	9191 IRIS LN	ZIONSVILLE, IN 46077
KEMPSON DEIRDRE M & STEPHEN A	4629 SUMMERSONG RD	ZIONSVILLE, IN 46077
KENDALL JOSEPH R & JENNIFER S	520 W SYCAMORE ST	ZIONSVILLE, IN 46077
KESLER DAVID LEE & JENNIFER L	4091 SUGAR PINE LN	ZIONSVILLE, IN 46077
KIM SONHUI	4150 FIELD MASTER DR	ZIONSVILLE, IN 46077
KING ROBERT D & MARGARET M TEN	4671 ST JOHN CIRCLE	ZIONSVILLE, IN 46077
KING WALTER L & TERRY E	4535 OAKWOOD DR	ZIONSVILLE, IN 46077
KIRK JEREMY A & GINA R	10371 HICKORY RIDGE DR	ZIONSVILLE, IN 46077
KLEIN SANDRA L	4625 SUMMERSONG RD	ZIONSVILLE, IN 46077
LAMBERT VINCE W & WHITNEY A	3891 ROCK BRIDGE DR	ZIONSVILLE, IN 46077
LANDSCHULZ WILLIAM H & KATHERINE	10435 HICKORY RIDGE CT	ZIONSVILLE, IN 46077
LAREW ROBERT & BRENDA JURICH L	729 LAGRANGE ST	WEST LAFAYETTE, IN 47906
LARSEN DONALD H & CORY M L	4311 CHASE CIRCLE	ZIONSVILLE, IN 46077
LEHMAN COURTNEY TRUSTEE OF THE	11555 BENT TREE CT	ZIONSVILLE, IN 46077
LEONARD WILLIAM T & ELIZBETH A	2410 LONDONBERRY BLVD	CARMEL, IN 46032
LEWIS NATHAN A & JILL L	480 DANNY ROAD	ZIONSVILLE, IN 46077
LINGEMAN JAMES & RITA	7110 ANDRE CT	NEW AGUSTA, IN 46278
LIU JOHN ZHAO & YAN YAN CHEN	4507 AUSTIN OAKS CT	ZIONSVILLE, IN 46077
LLADNAR LLC	201 INDIAN HARBOR RD	VERO BEACH, FL 32963
LODICS JOHN A & TAMARA S HANNO	4450 FULLCRY CIR	ZIONSVILLE, IN 46077

Holliday Farms - Section 4
Adjoiner Mailing List

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MACDONALD DAVID S & JENNA N FR	4917 BROADWAY ST	INDIANAPOLIS, IN 46205
MARINE THOMAS J & LAURA E	4160 FIELDMASTER DR	ZIONSVILLE, IN 46077
MARIO THOMAS A & VICKIE L	10409 WILDWOOD DR	ZIONSVILLE, IN 46077
MAROSKY JOHN E & LISA D	4633 SUMMERSONG RD	ZIONSVILLE, IN 46077
MARVEL JEFFREY L & ANDREA L	4300 CHASE CIRCLE	ZIONSVILLE, IN 46077
MASTERSON TIMOTHY & KELLY	6648 WESTMINISTER DR	ZIONSVILLE, IN 46077
MAURER WILLIAM CLAY & SHELBY L	4815 COTTONWOOD DR	ZIONSVILLE, IN 46077
MCBURNEY WENDELL F & JEAN W ET	4648 WINTERSTILL RD	ZIONSVILLE, IN 46077
MCCANDLESS ANNA & DEFOREST GRA	11225 BRENTWOOD AVE	ZIONSVILLE, IN 46077
MCCLOSKEY DANIEL J & ANGELA	10355 WILDWOOD DR	ZIONSVILLE, IN 46077
MCDANIEL RYAN M & KARISSA K	1523 W ALTGELD ST	CHICAGO, IL 60657
MCDERMOTT BRIAN L & DOROTHY D	6702 BERKLEY COURT	ZIONSVILLE, IN 46077
MCDONALD SHAUN & CAROLYN	10919 HOLLIDAY FARMS BLVD	ZIONSVILLE, IN 46077
MCGARVEY MARK & CYNTHIA CO-TRU	10332 LAKEWOOD DR	ZIONSVILLE, IN 46077
MCKINZIE JOHN L & JENNIFER A	4350 CHASE CR	ZIONSVILLE, IN 46077
MEANS DAVID F & ROSEMARY S	4637 SUMMERSONG RD	ZIONSVILLE, IN 46077
MEDVESCEK JOSHUA R & NICHOLE M	4330 CHASE CIRCLE	ZIONSVILLE, IN 46077
MEHTA KAPIL & ZANKRUTI	11816 EAGLEVIEW DR	ZIONSVILLE, IN 46077
MEIER DAVID H & BAMBI L	4555 OAKWOOD DR	ZIONSVILLE, IN 46077
MICHALAK WILLIAM JOSEPH & MARY	4055 SUGAR PINE LANE	ZIONSVILLE, IN 46077
MILLARD MARSHALL KENT, TRUSTEE	4630 SUMMER SONG RD	ZIONSVILLE, IN 46077
MILLER CHARLES L & BEVERLY A T	11060 BRENTWOOD AVE	ZIONSVILLE, IN 46077
MILLER CURTIS & MARY K	4538 SUMMERSONG RD	ZIONSVILLE, IN 46077
MILLER RYAN L & LINDSEY MILLER	4620 FIELDMASTER DR	ZIONSVILLE, IN 46077
MILLS DAVID H & MARY DIANE	4610 SUMMERSONG ROAD	ZIONSVILLE, IN 46077
MIMMS GREGORY J & DENISE G	4845 COTTONWOOD DR	ZIONSVILLE, IN 46077
MISAMORE GARY W & MARLA L	10430 HICKORY RIDGE CT	ZIONSVILLE, IN 46077
MITCHENER GARY R & JOANNE R	4401 RIVER BIRCH RUN	ZIONSVILLE, IN 46077
MOOSEY JEANNE L	4554 SUMMERSONG RD	ZIONSVILLE, IN 46077
MORRISON ANDREW & MEGAN	4351 CHASE CIR	ZIONSVILLE, IN 46077
MORSON MITCHELL L & JILL M	480 REDBUD LN	ZIONSVILLE, IN 46077
MYER DAVID & KRISTEN	6705 E STONEGATE DR	ZIONSVILLE, IN 46077
NEEDHAM JAMES M & SARAH B	10308 WILDWOOD DR	ZIONSVILLE, IN 46077
NEFF SALLY M TRUSTEE	2485 TURNING LEAF LN	CARMEL, IN 46032
NICOSON MATTHEW S & BROOKLYN G	2783 W HIGH GROVE CIRCLE	ZIONSVILLE, IN 46077
NOLAN THOMAS D & MARIE A	4440 FULLCRY CIR	ZIONSVILLE, IN 46077
NYHART ELDON H JR	10322 WILDWOOD DR	ZIONSVILLE, IN 46077
OAK RIDGE EST HOMEOWNERS ASSOC	PO BOX 258	ZIONSVILLE, IN 46077
O'CONNOR A JOSEPH	PO BOX 2381	AVILA BEACH, CA 93424
PAGANO TORI CATHERINE	11274 BRENTWOOD AVE	ZIONSVILLE, IN 46077
PATEL GAUTAM & SANGITA	13256 MINK LN	CARMEL, IN 46032
PATTON DENNIS P & REBECCA L	10396 WILDWOOD DR	ZIONSVILLE, IN 46077
PAUL MARCO K & CRYSTAL G	2995 STONE CREEK DR	ZIONSVILLE, IN 46077
PEDERSEN ROBERT G & CHRISTINE	11255 BRENTWOOD AVE	ZIONSVILLE, IN 46077
PETERS JAMES M & HEATHER M KAU	11224 BRENTWOOD AVE	ZIONSVILLE, IN 46077

Holliday Farms - Section 4
Adjoiner Mailing List

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PRICKETT MARK D	4300 BRITTANY DR	ZIONSVILLE, IN 46077
PRIDE JOHN M & DENIECE J	4560 OAKWOOD DR	ZIONSVILLE, IN 46077
PROCTER WILLIAM F JR & MARGARET	4540 OAKWOOD DR	ZIONSVILLE, IN 46077
PULTE HOMES OF INDIANA LLC	11590 N MERIDIAN ST STE 530	CARMEL, IN 46032
QUALKINBUSH JEFFERY J & JULIE	4747 MADRAS CT	ZIONSVILLE, IN 46077
QUINN JOHN J & JOALENN	4677 BAYBERRY LANE	ZIONSVILLE, IN 46077
RADOVICH MILAN & BETSY A	1846 CORNICHE DR	ZIONSVILLE, IN 46077
RAMEY DON THOMAS & LORA B	4609 SUMMERSONG RD	ZIONSVILLE, IN 46077
RAVINIA HOMEOWNERS ASSOC INC	7050 E 116TH ST	FISHERS, IN 46038
RAVINIA HOMEOWNERS ASSOCIATION	9225 HUNT CLUB RD	ZIONSVILLE, IN 46077
REEVES CHARLES R & CAROLE S	4614 SUMMERSONG RD	ZIONSVILLE, IN 46077
RICE JAMES M & JUDITH A	10555 E 400 S	ZIONSVILLE,IN 46077
RITMAN JENNIFER A TRUSTEE	4825 COTTONWOOD DRIVE	ZIONSVILLE, IN 46077
ROGERS SCOTT & EMILY	4190 FIELD MASTER DR	ZIONSVILLE, IN 46077
ROLLER RUSSELL K & SUSAN C TRU	4562 SUMMERSONG RD	ZIONSVILLE, IN 46077
ROSIELLO MICHAEL & PATRICIA	4622 SUMMERSONG RD	ZIONSVILLE, IN 46077
ROWLAND DARLENE M	4470 FULLCRY CIR	ZIONSVILLE, IN 46077
SALLAY PETER I & LAUREN J	10387 CHARTER OAKS	CARMEL, IN 46032
SALLEE FRANK D & JUANITA E	4530 WILLOW RD	ZIONSVILLE, IN 46077
SANDERS JEFFREY A & ROBIN M	11214 BRENTWOOD AVE	ZIONSVILLE, IN 46077
SCHENBERG COURNEY & BRIAN	10360 COTTONWOOD CT	ZIONSVILLE, IN 46077
SCHLEGEL RICK D & MARY JEAN VO	11070 BRENTWOOD AVE	ZIONSVILLE, IN 46077
SCHMIDT WILLIAM G & CARA C	11244 BRENTWOOD AVE	ZIONSVILLE, IN 46077
SCHMIEDT PATRICK S & JILLIAN K	2429 N DELAWARE ST	INDIANAPOLIS, IN 46205
SCHNEIDER BRYAN P & KIM S	11621 WILLOW SPRINGS DR	ZIONSVILLE, IN 46077
SCHULTZ CHRISTOPHER J & JENNIFER	4211 FIELD MASTER DR	ZIONSVILLE,IN 46077
SCOTT ZACHARY & JENNIL SALAZAR	1789 MILFORD ST	CARMEL, IN 46032
SHAIKH SAEED R & ASIMA YUNUS	13258 W SHERBERN DR	CARMEL, IN 46032
SHORT JAMES T & JENNY R FAMILY	4557 SUMMERSONG RD	ZIONSVILLE, IN 46077
SIEVERS SUSAN E	4634 SUMMERSONG RD	ZIONSVILLE, IN 46077
SMITH ANDREW J	8555 N RIVER ROAD, SUITE 200	INDIANAPOLIS, IN 46240
SMITH CHRISTA C	4561 BRENTWOOD CT	ZIONSVILLE, IN 46077
SMITH JOSEPH P & JULIE LEIENDE	4652 WINTERSTILL RD	ZIONSVILLE, IN 46077
SMITH JUSTIN M & HEATHER J	2719 BENMORE COURT	ZIONSVILLE, IN 46077
SMITH LARRY W	10316 WILDWOOD DR	ZIONSVILLE, IN 46077
SMITH LUKE & JENNIFER	3510 LANNON CASTLE DR	ZIONSVILLE, IN 46077
SOBBE KENNETH C & JUDY M TYRRE	4605 SUMMERSONG RD	ZIONSVILLE, IN 46077
SPILLANE SEAN D & JACLYN K	10201 WILDWOOD DR	ZIONSVILLE, IN 46077
SPOHN ERIC R & LISA L	11505 WILLOW RIDGE DR	ZIONSVILLE, IN 46077
SPRAETZ DARREN & JULIE	5780 KINGFISHER PL	CARMEL, IN 46033
STAMATIS STEPHEN & KRISTINA HU	4250 FIELD MASTER DR	ZIONSVILLE, IN 46077
STERLEY DIRK A & SALLY ANN	4660 WINTERSTILL RD	ZIONSVILLE, IN 46077
STONER BYRON J & HEATHER E	11090 BRENTWOOD AVE	ZIONSVILLE, IN 46077
STONER TIFFANY & TIMOTHY AS TR	11909 CREEKSTONE WAY	ZIONSVILLE, IN 46077
SWAYZE MARK D & KATHLEEN	4331 CHASE CIRCLE	ZIONSVILLE, IN 46077

Holliday Farms - Section 4
Adjoiner Mailing List

NAME	ADDRESS	CITY STATE ZIP
SWINGLE LYNN H & ROBERT S II	4640 SUMMERSONG RD	ZIONSVILLE, IN 46077
TALER DAVID & NATALIE MERCHO	10529 TITAN RUN	CARMEL, IN 46032
THE OLD TOWN DESIGN GROUP LLC	1132 S RANGELINE RD, STE 200	CARMEL, IN 46032
THE REVOCABLE TRUST OF JOHN W	26737 MCLAUGHLIN BLVD	BONITA SPRINGS, FL 34134
THE SUSAN L MOORE 1995 TRUST	1029 LAURELWOOD	CARMEL, IN 46032
THEOBOLD DALE E & LINDA C	4546 SUMMERSONG RD	ZIONSVILLE, IN 46077
THORNBERRY DENISE K TRUSTEE	4621 SUMMERSONG RD	ZIONSVILLE, IN 46077
TIBBETTS MARY DANIEL & BOBBY G	4550 SUMMERSONG RD	ZIONSVILLE, IN 46077
TILLER S M RITCHIE & JULIE P T	10436 OAK RIDGE DRIVE	ZIONSVILLE, IN 46077
TOWN OF ZIONSVILLE	1100 W OAK ST	WESTFIELD, IN 46074
TRAFELET FRANCES	4510 WILLOW RD	ZIONSVILLE, IN 46077
TRUITT GARY R & KATHLEEN A S	4310 CHASE CIR	ZIONSVILLE, IN 46077
TRUPE THOMAS S & RACHEL	4181 FIELD MASTER DR	ZIONSVILLE,IN 46077
TWENTY JOHN D & M RUTH TWENTY	795 FOREST BLVD	ZIONSVILLE, IN 46077
VAN GELDER GILBERT & ELIZABETH	10354 LAKEWOOD DR	ZIONSVILLE, IN 46077
VAWTER BRAD A & ANN K STEPHENS	4471 FULLCRY CIR	ZIONSVILLE, IN 46077
VITALE LOUIS A & MONICA M	4170 FIELD MASTER DR	ZIONSVILLE, IN 46077
WALKER STAFFORD C & MARGARET C	4530 SUMMERSONG RD	ZIONSVILLE, IN 46077
WATSON W H & JOAN K	4540 WILLOW RD	ZIONSVILLE, IN 46077
WEAVER ROBERT V	4130 FIELD MASTER DR	ZIONSVILLE, IN 46077
WEBER BRADLEY J & REBECCA E	2992 TOPAZ LANE	CARMEL, IN 46032
WEDGEWOOD BUILDING CO	32 1ST STREET NE	CARMEL, IN 46032
WEIDNER MICHAEL A & SARAH E	9220 ROCKY CAY COURT	ZIONSVILLE, IN 46077
WELLING JESSE ROBERT & MANAMI	4320 BRITTANY DR	ZIONSVILLE, IN 46077
WENDT JAMES D & KELLY A	10368 HICKORY RIDGE CT	ZIONSVILLE, IN 46077
WILDERN JOHN M AS TRUSTEE OF T	13482 ABERCORN ST	CARMEL, IN 46032
WILLIAMS BRIAN & LAURA	7110 BEAUMONT CT	ZIONSVILLE, IN 46077
WILLIAMS M DOUGLAS & EILEEN O	4618 SUMMERSONG RD	ZIONSVILLE, IN 46077
WILSON ANTHONY B & CHRISTA E	4310 BRITTANY DR	ZIONSVILLE, IN 46077
WOODEN BRYCE A & NANCY L	4340 CHASE CIR	ZIONSVILLE, IN 46077
WOOLEY SUSAN M TRUSTEE	4115 SUGAR PINE LN	ZIONSVILLE, IN 46077
WOTHKE DEBORAH L TRUST	4641 SUMMERSONG RD	ZIONSVILLE, IN 46077
WRIGHT BARBARA L & E RANDALL	4664 WINTERSTILL RD	ZIONSVILLE, IN 46077
ZHANG JACK & ERICA	4088 SUGAR PINE LN	ZIONSVILLE, IN 46077
ZIONSVILLE PARK AND RECREATION	1075 PARKWAY DR	ZIONSVILLE, IN 46077

TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA

FINDINGS OF FACT

The Town of Zionsville Plan Commission (the "Commission"), after a Public Hearing held on Monday September 21, 2020 has determined that the Primary Plat **is/is not** in full compliance with all terms and provisions of the Town of Zionsville Subdivision Control Ordinance and the Town of Zionsville Zoning Ordinance.

The Town of Zionsville Plan Commission finds that:

a. Adequate provisions have been made for regulation of minimum lot depth and minimum lot area;

b. Adequate provisions have been made for the widths, grades, curves and coordination of subdivision public ways with current and planned public ways; and,

c. Adequate provisions have been made for the extension of water, sewer, and other municipal services.

TOWN OF ZIONSVILLE PLAN COMMISSION

The Primary Plat was APPROVED/DENIED on the _____ day of _____, 20_____, subject to any conditions agreed to at the public hearing and listed in the Letter of Grant.

_____ _____

President, Town of Zionsville Plan Commission

_____ _____

_____ _____

_____

PRIMARY PLAT
FOR
THE CLUB AT HOLLIDAY FARMS
SECTION 4

MUNICIPALITY:

ZIONSVILLE
FOR ALL THE RIGHT REASONS

1100 W. OAK STREET
ZIONSVILLE, IN 46077
(317) 873-5410

DEVELOPER:

HOLLIDAY FARMS

1100 CHATHAM HILL BLVD
WESTFIELD, INDIANA 46074
(317) 439-8803

ENGINEER/SURVEYOR:

Cripe

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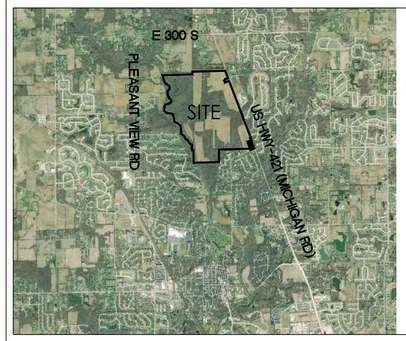
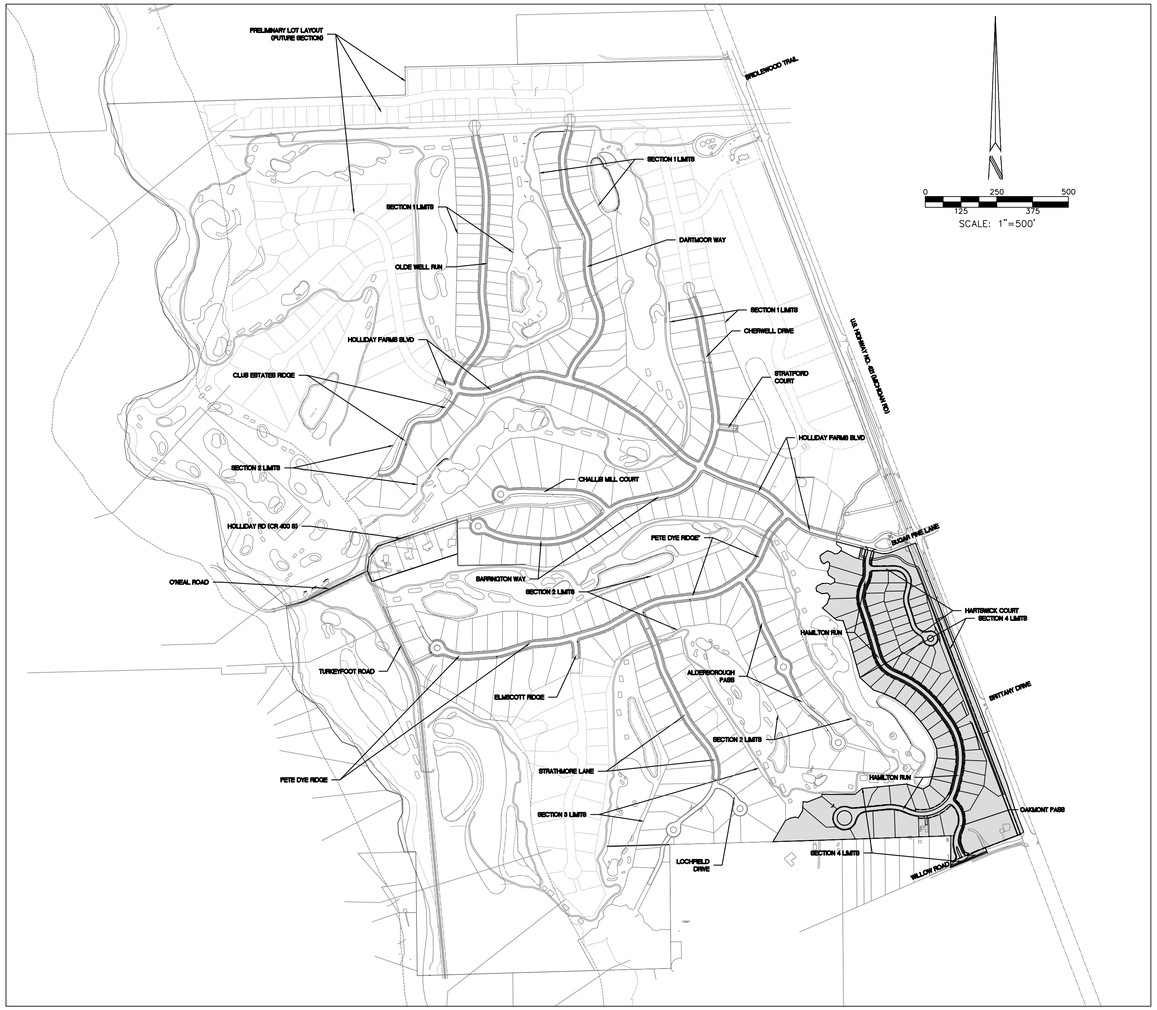
3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777
www.cripe.biz

LOCATION MAP:



VICINITY MAP:



DEVELOPMENT STANDARDS MATRIX

BLOCK SUBAREA	MINIMUM LOTS			MINIMUM SETBACKS			MAX. BLDG. HEIGHT (FT)	MAXIMUM PRECENTAGE OF DWELLING UNITS IN SUBAREA
	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR		
◯ A	150'	30'	20,000	25'	10'	30'	45'	NO MAXIMUM
⊗ B	120'	30'	15,000	25'	8'	30'	45'	NO MAXIMUM
● C	110'	30'	12,500	25'	8'	30'	45'	NO MAXIMUM
○ D	105'	30'	12,500	25'	8'	30'	45'	NO MAXIMUM
⊗ E	90'	30'	10,000	25'	8'	25'	40'	TOTAL LOTS E THROUGH G SHALL NOT EXCEED 40% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%
● F	80'	25'	10,000	25'	8'	25'	40'	
□ G	70'	20'	7,750	20'	5'	10'	35'	
⊠ H	65'	20'	7,750	20'	5'	10'	35'	TOTAL LOTS H THROUGH J SHALL NOT EXCEED 30% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%
■ I	60'	20'	7,750	20'	5'	10'	35'	
△ J	50'	18'	7,250	20'	4'	10'	35'	

PROJECT DATA:

ADDRESS – 3900 S US 421
ZONING – HOLLIDAY FARMS PUD
SCHOOL SYSTEM – ZIONSVILLE SCHOOLS
SECTION 4 LOTS – 75

SECTION 4 PLATTED ACREAGE	35.988 AC
PRIVATE STREET (COMMON AREA A) ACREAGE	5.342 AC
COMMON AREA B–F ACREAGE	2.610 AC
BLOCK 1 ACREAGE	2.653 AC
RESIDENTIAL LOT ACREAGE	25.383 AC
CONSTRUCTION LIMITS ACREAGE	26.5± AC

SHEET INDEX:

SHEET	DESCRIPTION
P001	PRIMARY PLAT COVER SHEET
C001	MAP SHEET
P100	OVERALL PRIMARY PLAT
P101-P104	PRIMARY PLAT
C401-C404	STORMWATER POLLUTION PREVENTION PLAN
C405-C406	STORMWATER POLLUTION PREVENTION DETAILS
C407	STORMWATER POLLUTION PREVENTION NOTES
L101-L103	LANDSCAPE PLAN

BENCHMARKS:

REFERENCE BENCHMARK: BOO 54 - INDIANA DEPARTMENT OF NATURAL RESOURCES BRASS TABLET (STAMPED "BOO 54 1989") SET IN THE TOP OF A CONCRETE POST, FLUSH WITH THE GROUND, LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF WEST 121ST STREET AND DAUGHERTY DRIVE.

ELEV.=900.76 (NAVD 88)

SITE T.B.M.: P 78 - COAST AND GEODETIC STANDARD DISK (STAMPED "P 78 1946") SET IN THE TOP OF THE OF THE CENTER OF THE NORTHEAST HEADWALL OF A 6-FOOT CONCRETE BOX CULVERT, LOCATED APPROXIMATELY 200 FEET NORTH OF HOLLIDAY ROAD AND 20 FEET NORTHEAST OF THE CENTER LINE OF U.S. HIGHWAY 421 AND LEVEL WITH THE HIGHWAY.

ELEV.=877.39 (MEASURED ELEVATION) (NGS POSTED ELEVATION = 877.41)

AGENCY & UTILITY INFO:

AGENCY/UTILITY	PHONE NUMBER
ZIONSVILLE PLANNING & ECONOMIC DEVELOPMENT	317-873-8247
ZIONSVILLE STREET & STORMWATER DEPARTMENT	317-873-4544
ZIONSVILLE FIRE DEPARTMENT	317-733-3020
ZIONSVILLE WASTEWATER DEPARTMENT	317-873-2332
BOONE COUNTY SURVEYOR'S OFFICE	765-483-4444
ELECTRIC - BOONE COUNTY REMC	765-894-1084
ELECTRIC - DUKE ENERGY	317-896-6711
GAS - CENTERPOINT (VECTREN)	317-260-5315
PHONE/CABLE/INTERNET - METRONET	317-263-1404
PHONE/CABLE/INTERNET - TDS TELECOM	317-769-1111
WATER - CITIZENS ENERGY GROUP/CWA AUTHORITY, INC. 2150 DR. MARTIN LUTHER KING JR. ST. INDIANAPOLIS, IN 46202 BRAD HOSTETLER	317-927-4351

CAUTION

LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CRIPE TEAM:

PROJECT MANAGER	CHRIS WISEMAN, PE	317-706-6429
PROJECT ENGINEER	STEV PIERRE, PE/JARED SVALDI, EI	317-706-6329 (6394)
PROJECT ENGINEER	JACLYN HENSEL, EI/SUSAN NORRIS, EI	317-706-6364 (6347)
QUALITY ASSURANCE	DAVID LACH, PE	317-706-6361

Revisions

Mark	Date	Description

ARCHITECTURE + INTERIORS
CIVIL ENGINEERING
SURVEY + 3D LASER SCANNING
ENERGY + FACILITIES
PLANNING + ZONING
REAL ESTATE SERVICES

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INDIANAPOLIS, INDIANA 46240
(317) 844-6777
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PRIMARY PLAT COVER SHEET
THE CLUB AT HOLLIDAY FARMS - SECTION 4
THE CLUB AT HOLLIDAY FARMS, LLP
1100 CHATHAM HILLS BLVD.
WESTFIELD, INDIANA 46074

CERTIFIED BY: Chris M. Wiseman

CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Date 09-03-2020

PRELIMINARY
NOT FOR
CONSTRUCTION

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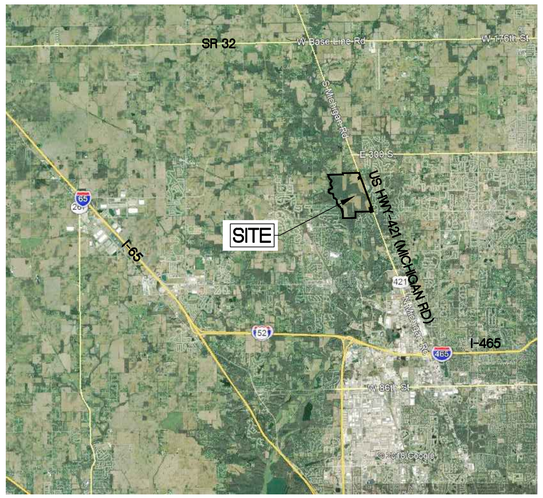
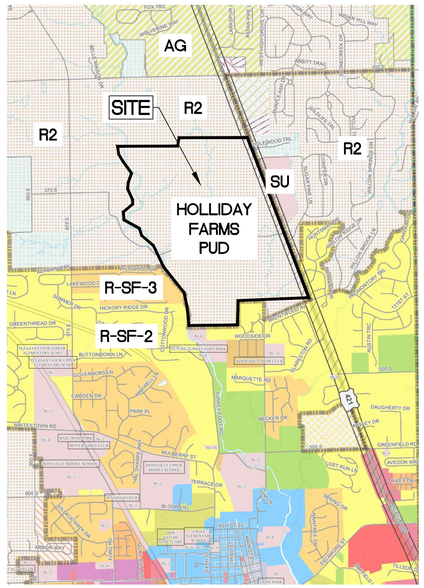
1-800-382-5544 CALL TOLL FREE

Drawn By: S. NORRIS, EI
Checked By: S. PIERRE, PE/ J. HENSEL, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = NA
Sheet P001
Date 09-03-2020
Project Number 170447-20130

O:\2017\170447\20130\Cad\Engr\DP and PP_PP & DD_Cover Sheet.dwg, September 3, 2020 6:00 PM, SUSAN NORRIS, © Paul I. Cripe, Inc.



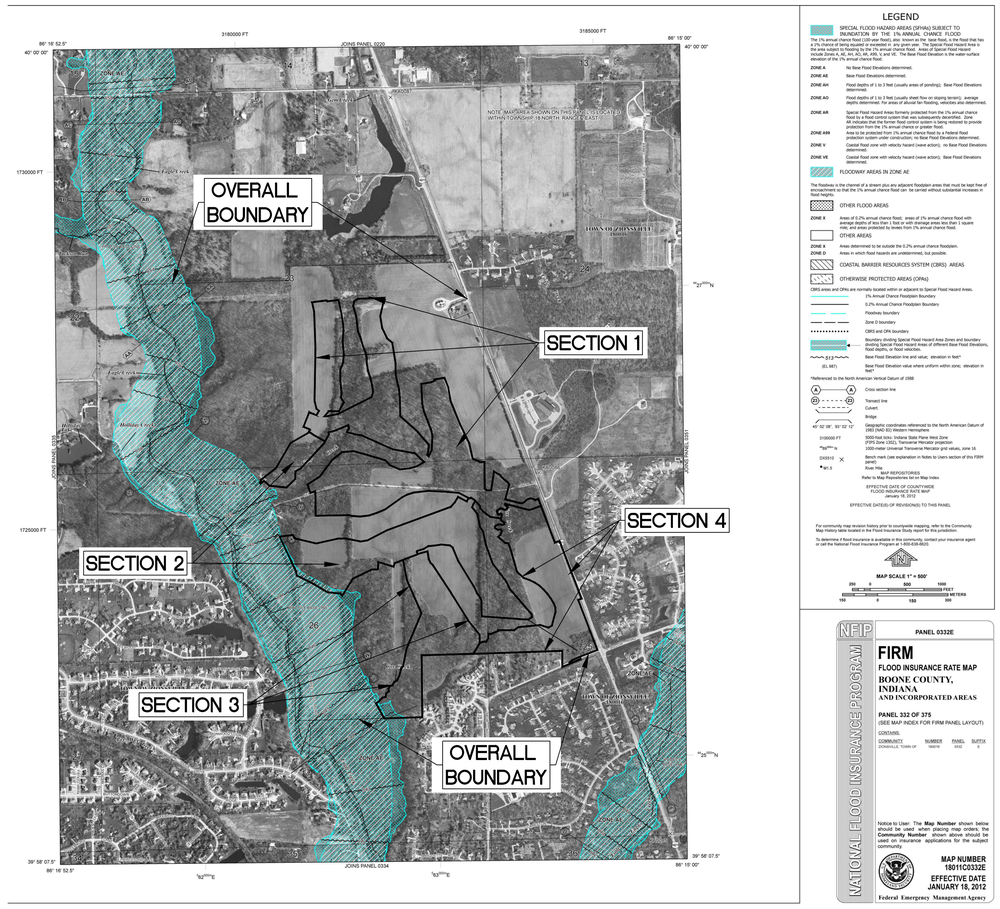
VICINITY MAP



ZONING MAP

LEGEND

Urban Zoning Districts	Rural Zoning Districts
RE	AG
R-SF-1	RE
R-SF-2	R1
R-SF-3	R2
R-SF-4	R3
R-MF-1	R4
R-MF-2	LB
B-0	PB
B-1	UB
B-2	GB
B-3	I-1
VBD	I-2
I-ORT	AZ
I-1	Zionsville Town Service District
I-2	Zionsville Rural Service District
I-3	Lebanon
SPECIAL USE ZONING	Michigan Road Overlay
OPEN LAND	Whitestown
R-V	Parcels
PUD	County Line
	Township Line
	Water Features
	Highways
	Streets



FLOOD INSURANCE RATE MAP

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% or greater chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A — No Base Flood Elevations determined.
ZONE AE — Base Flood Elevations determined.
ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR — Special Flood Hazard Areas formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99 — Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE — Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE
The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS
ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS
ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
OTHERWISE PROTECTED AREAS (OPAs)
CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% Annual Chance Floodplain Boundary
0.2% Annual Chance Floodplain Boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.
513 — Base Flood Elevation line and value; elevation in feet*
(EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*
*Referenced to the North American Vertical Datum of 1988

Cross section line
Transect line
Culvert
Bridge
40° 02' 08", 83° 02' 12" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere
3180000 FT — 5000-foot ticks: Indiana State Plane West Zone (FIPS Zone 1302), Transverse Mercator projection
1000-meter Universal Transverse Mercator grid values, zone 16
5159 — Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5 — River Mile
MAP REPOSITORIES
Refer to Map Repositories list on Map Index
EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
January 19, 2012
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
125 0 150 300 METERS

NFIP — NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0332E

FIRM
FLOOD INSURANCE RATE MAP
BOONE COUNTY, INDIANA
AND INCORPORATED AREAS

PANEL 332 OF 375
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

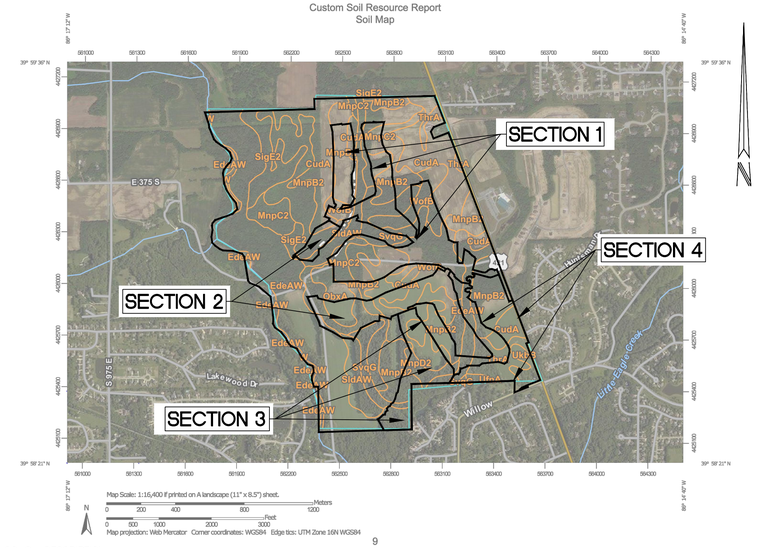
CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ZIONSVILLE, TOWN OF	180018	0332	E

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
18011C0332E
EFFECTIVE DATE
JANUARY 19, 2012

Federal Emergency Management Agency



9

SOILS DESCRIPTION

CudA – Crosby silt loam
Fine-loamy subsoil, 0 to 2 percent slopes

EdeAW – Eel and Beckville soils
0 to 2 percent slopes, occasionally flooded, very brief duration

MnpB2 – Miami silt loam
2 to 6 percent slopes, eroded

MnpC2 – Miami silt loam
6 to 12 percent slopes, eroded

MnpD2 – Miami silt loam
12 to 18 percent slopes, eroded

ObxA – Ockley silt loam
0 to 2 percent slopes

SigE2 – Senachwine silt loam
18 to 25 percent slopes, eroded

SldAW – Shoals silt loam
0 to 2 percent slopes, occasionally flooded, very brief duration

SvqG – Strawn loam
25 to 70 percent slopes

ThrA – Treaty silty clay loam
0 to 1 percent slopes

UfnA – Urban land-Crosby-Treaty Complex
Fine loamy, subsoil, 0 to 2 percent slopes

UkbB – Urban land – Miami complex
2 to 6 percent sloes

W – water

WofB – Williamstown-Crosby silt looms
2 to 4 percent slopes

SOILS MAP

THE CLUB AT HOLLIDAY FARMS – SECTION FOUR

THIS DESCRIPTION ORIGINATED AS PART OF AN ORIGINAL SURVEY THE TAKEDOWN SURVEY FOR THE CLUB AT HOLLIDAY FARMS SECTION 4 PERFORMED BY CRIPE, AND CERTIFIED BY CLAUDE M. QUILLEN, L.S. #20200002, ON THE SURVEY DATED _____ __, 2020, UNDER PROJECT NUMBER 170447–39000, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 26, AND PART OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 18 NORTH, RANGE 2 EAST, IN EAGLE TOWNSHIP, BOONE COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 26, THENCE SOUTH 88 DEGREES 24 MINUTES 16 SECONDS WEST (ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 180.89 FEET TO A SOUTHEAST CORNER OF THE 29.174 ACRE PARCEL AS DESCRIBED IN THE ORIGINAL SURVEY (TAKEDOWN SURVEY FOR HOLLIDAY SECTION THREE) PERFORMED BY CRIPE, AND CERTIFIED BY CLAUDE M. QUILLEN, L.S. #20200002, ON THE SURVEY DATED JUNE 20, 2020, UNDER PROJECT NUMBER 170447–39000 (SHOULD BE 170447–39000) AND A POINT IN COX CREEK, THE NEXT (9) NINE COURSES ARE ALONG COX CREEK; (1) THENCE NORTH 30 DEGREES 44 MINUTES 57 SECONDS EAST 172.33 FEET ALONG THE SOUTHEAST LINE OF SAID 29.174 ACRE PARCEL; (2) THENCE NORTH 64 DEGREES 18 MINUTES 01 SECONDS EAST 38.83 FEET;(3) THENCE NORTH 77 DEGREES 32 MINUTES 50 SECONDS EAST 33.81 FEET; (4) THENCE SOUTH 73 DEGREES 55 MINUTES 50 SECONDS EAST 21.42 FEET; (5) THENCE NORTH 31 DEGREES 53 MINUTES 01 SECONDS EAST 57.16 FEET; (6) THENCE NORTH 03 DEGREES 27 MINUTES 42 SECONDS EAST 65.35 FEET; (7) THENCE SOUTH 83 DEGREES 19 MINUTES 55 SECONDS EAST 29.61 FEET; (8) THENCE NORTH 68 DEGREES 37 MINUTES 52 SECONDS EAST 109.59 FEET; (9) THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 13.94 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 230.12 FEET; THENCE NORTH 51 DEGREES 43 MINUTES 50 SECONDS EAST 67.29 FEET; THENCE NORTH 84 DEGREES 19 MINUTES 26 SECONDS EAST 311.78 FEET; THENCE SOUTH 72 DEGREES 30 MINUTES 10 SECONDS EAST 118.98 FEET; THENCE NORTH 59 DEGREES 24 MINUTES 08 SECONDS EAST 53.78 FEET; THENCE NORTH 15 DEGREES 17 MINUTES 51 SECONDS EAST 198.15 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 32 SECONDS WEST 63.66 FEET; THENCE NORTH 22 DEGREES 10 MINUTES 16 SECONDS WEST 68.74 FEET; THENCE NORTH 31 DEGREES 42 MINUTES 02 SECONDS WEST 74.36 FEET; THENCE NORTH 36 DEGREES 22 MINUTES 09 SECONDS WEST 80.00 FEET; THENCE NORTH 41 DEGREES 31 MINUTES 46 SECONDS WEST 74.27 FEET; THENCE NORTH 47 DEGREES 29 MINUTES 29 SECONDS WEST 82.23 FEET; THENCE NORTH 56 DEGREES 10 MINUTES 59 SECONDS WEST 85.11 FEET; THENCE NORTH 64 DEGREES 58 MINUTES 02 SECONDS WEST 81.64 FEET; THENCE NORTH 70 DEGREES 38 MINUTES 02 SECONDS WEST 78.83 FEET; THENCE NORTH 47 DEGREES 34 MINUTES 19 SECONDS WEST 128.68 FEET; THENCE NORTH 15 DEGREES 39 MINUTES 59 SECONDS WEST 289.37 FEET; THENCE NORTH 18 DEGREES 24 MINUTES 41 SECONDS WEST 124.49 FEET TO THE CENTER OF COX CREEK, THE NEXT (16) SIXTEEN COURSES ARE ALONG THE CENTER OF COX CREEK: (1) THENCE NORTH 82 DEGREES 52 MINUTES 43 SECONDS WEST 47.78 FEET; (2) THENCE NORTH 49 DEGREES 21 MINUTES 20 SECONDS WEST 128.69 FEET; (3) THENCE NORTH 48 DEGREES 42 MINUTES 11 SECONDS EAST 43.51 FEET; (4) THENCE NORTH 20 DEGREES 03 MINUTES 05 SECONDS EAST 57.60 FEET; (5) THENCE NORTH 38 DEGREES 42 MINUTES 19 SECONDS WEST 27.81 FEET; (6) THENCE SOUTH 82 DEGREES 16 MINUTES 59 SECONDS WEST 37.87 FEET; (7) THENCE NORTH 63 DEGREES 21 MINUTES 10 SECONDS WEST 43.01 FEET; (8) THENCE NORTH 11 DEGREES 02 MINUTES 27 SECONDS WEST 21.55 FEET; (9) THENCE NORTH 32 DEGREES 59 MINUTES 10 SECONDS EAST 17.69 FEET; (10) THENCE NORTH 64 DEGREES 46 MINUTES 58 SECONDS EAST 40.69 FEET; (11) THENCE NORTH 89 DEGREES 27 MINUTES 24 SECONDS EAST 37.65 FEET; (12) THENCE SOUTH 67 DEGREES 50 MINUTES 44 SECONDS EAST 18.51 FEET; (13) THENCE NORTH 65 DEGREES 09 MINUTES 40 SECONDS EAST 33.36 FEET; (14) THENCE NORTH 04 DEGREES 51 MINUTES 14 SECONDS WEST 22.35 FEET; (15) THENCE NORTH 55 DEGREES 51 MINUTES 38 SECONDS WEST 51.12 FEET; (16) THENCE NORTH 13 DEGREES 30 MINUTES 22 SECONDS WEST 26.88 FEET TO THE SOUTHEAST CORNER OF (LOT A38) THE CLUB AT HOLLIDAY FARMS, SECTION 1 AS RECORDED IN INSTRUMENT NUMBER 2019–005103 [PLAT BOOK 27, PAGES 15 TO 26] IN THE OFFICE OF THE RECORDER OF BOONE COUNTY, INDIANA, THE NEXT (31) THIRTY–ONE COURSES ARE ALONG THE SOUTHEASTERLY LINES OF SAID SECTION 1 SUBDIVISION [THE NEXT (28) TWENTY–EIGHT COURSES ARE ALONG THE CENTER OF COX CREEK]: (1) THENCE NORTH 31 DEGREES 17 MINUTES 29 SECONDS EAST 19.37 FEET; (2) THENCE NORTH 09 DEGREES 14 MINUTES 47 SECONDS EAST 18.25 FEET; (3) THENCE NORTH 01 DEGREES 30 MINUTES 33 SECONDS EAST 19.38 FEET; (4) THENCE NORTH 28 DEGREES 02 MINUTES 22 SECONDS WEST 10.87 FEET; (5) THENCE NORTH 59 DEGREES 46 MINUTES 05 SECONDS WEST 9.18 FEET; (6) THENCE SOUTH 57 DEGREES 58 MINUTES 03 SECONDS WEST 23.81 FEET; (7) THENCE SOUTH 71 DEGREES 48 MINUTES 03 SECONDS WEST 6.98 FEET; (8) THENCE NORTH 56 DEGREES 30 MINUTES 50 SECONDS WEST 12.68 FEET; (9) THENCE NORTH 36 DEGREES 32 MINUTES 20 SECONDS WEST 12.89 FEET; (10) THENCE NORTH 18 DEGREES 15 MINUTES 11 SECONDS WEST 23.63 FEET; (11) THENCE NORTH 01 DEGREES 28 MINUTES 03 SECONDS EAST 9.84 FEET; (12) THENCE NORTH 28 DEGREES 32 MINUTES 05 SECONDS EAST 9.91 FEET; (13) THENCE NORTH 51 DEGREES 32 MINUTES 33 SECONDS EAST 12.71 FEET; (14) THENCE NORTH 56 DEGREES 06 MINUTES 45 SECONDS EAST 31.38 FEET; (15) THENCE NORTH 61 DEGREES 13 MINUTES 15 SECONDS EAST 10.35 FEET; (16) THENCE SOUTH 80 DEGREES 12 MINUTES 38 SECONDS EAST 18.30 FEET; (17) THENCE SOUTH 66 DEGREES 19 MINUTES 53 SECONDS EAST 16.69 FEET; (18) THENCE SOUTH 59 DEGREES 19 MINUTES 54 SECONDS EAST 21.53 FEET; (19) THENCE NORTH 84 DEGREES 54 MINUTES 57 SECONDS EAST 18.70 FEET; (20) THENCE NORTH 55 DEGREES 07 MINUTES 36 SECONDS EAST 18.51 FEET; (21) THENCE NORTH 43 DEGREES 51 MINUTES 32 SECONDS EAST 13.84 FEET; (22) THENCE NORTH 22 DEGREES 51 MINUTES 01 SECONDS EAST 10.52 FEET;(23) THENCE NORTH 09 DEGREES 21 MINUTES 42 SECONDS WEST 10.52 FEET; (24) THENCE NORTH 49 DEGREES 19 MINUTES 38 SECONDS WEST 14.24 FEET; (25) THENCE NORTH 63 DEGREES 26 MINUTES 22 SECONDS WEST 14.28 FEET; (26) THENCE NORTH 39 DEGREES 02 MINUTES 16 SECONDS WEST 15.90 FEET; (27) THENCE NORTH 02 DEGREES 44 MINUTES 39 SECONDS EAST 12.51 FEET; (28) THENCE NORTH 17 DEGREES 11 MINUTES 07 SECONDS EAST 2.55 FEET TO THE SOUTHERLY RIGHT–OF–WAY OF HOLLIDAY FARMS BOULEVARD; (29) THENCE SOUTH 75 DEGREES 07 MINUTES 51 SECONDS EAST 313.59 FEET ALONG SAID RIGHT–OF–WAY TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 115.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 14 DEGREES 52 MINUTES 09 SECONDS EAST; (30) THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 71.79 FEET TO A POINT WHICH BEARS SOUTH 20 DEGREES 53 MINUTES 57 SECONDS EAST FROM SAID RADIUS POINT; (31) THENCE NORTH 69 DEGREES 06 MINUTES 03 SECONDS EAST 133.14 FEET ALONG THE SOUTHERLY RIGHT–OF–WAY LINE OF SAID STREET TO THE SOUTHWESTERLY RIGHT–OF–WAY LINE OF U.S. HIGHWAY #421 (A.K.A. MICHIGAN ROAD); THENCE SOUTH 20 DEGREES 47 MINUTES 57 SECONDS EAST 549.98 FEET ALONG SAID RIGHT–OF–WAY LINE; THENCE NORTH 69 DEGREES 12 MINUTES 03 SECONDS EAST 70.00 FEET TO THE CENTERLINE AS ESTABLISHED BY INDIANA STATE HIGHWAY COMMISSION (I.S.H.C.) PLANS FOR PROJECT NUMBER 221 SECTION A, DATED SEPTEMBER 23, 1930; THENCE SOUTH 20 DEGREES 47 MINUTES 57 SECONDS EAST 862.74 FEET ALONG SAID CENTERLINE; THENCE SOUTH 69 DEGREES 12 MINUTES 03 SECONDS WEST 48.50 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 15 ON THE RECORD PLAT OF HAMILTON (FORMERLY CLARKSTOWN) RECORDED IN DEED RECORD 3, PAGE 364 AND RERECORDED IN PLAT BOOK 1, PAGE 41 IN SAID RECORDER'S OFFICE; THENCE SOUTH 20 DEGREES 47 MINUTES 57 SECONDS EAST ALONG THE EASTERLY LINE OF SAID PLAT 750.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 8, BLOCK 2 IN SAID SUBDIVISION; THENCE SOUTH 69 DEGREES 12 MINUTES 03 SECONDS WEST 264.00 FEET ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 2; THENCE SOUTH 20 DEGREES 47 MINUTES 57 SECONDS EAST 1.17 FEET TO THE NORTHEASTERLY CORNER OF A 0.98 ACRE PARCEL OWNED BY THE TOWN OF ZIONSVILLE PER INSTRUMENT NUMBER 2007–001110 AS RECORDED IN SAID RECORDER'S OFFICE, THE NEXT (4) FOUR COURSES ARE ALONG THE BOUNDARY OF SAID 0.98 ACRE+/– PARCEL: (1) THENCE SOUTH 66 DEGREES 05 MINUTES 14 SECONDS WEST 113.74 FEET; (2) THENCE SOUTH 48 DEGREES 38 MINUTES 36 SECONDS WEST 52.41 FEET; (3) THENCE SOUTH 23 DEGREES 42 MINUTES 36 SECONDS EAST 12.54 FEET; (4) THENCE NORTH 66 DEGREES 17 MINUTES 24 SECONDS EAST 162.22 FEET TO THE EAST LINE OF THE 1.12 ACRE TRACT, THE NEXT (3) THREE COURSES ARE ALONG THE BOUNDARY OF SAID 1.12 ACRE TRACT; (1) THENCE SOUTH 20 DEGREES 47 MINUTES 57 SECONDS EAST 7.07 FEET; (2) THENCE NORTH 67 DEGREES 34 MINUTES 54 SECONDS EAST 276.67 FEET; (3) THENCE NORTH 00 DEGREES 16 MINUTES 41 SECONDS EAST 222.70 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 88 DEGREES 01 MINUTES 46 SECONDS WEST 1063.00 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING 35.988 ACRES MORE OR LESS.

LEGAL DESCRIPTION

Revisions	Mark	Date	Description

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MAP SHEET
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THE CLUB AT HOLLIDAY FARMS, LLP
1100 CHATHAM HILLS BLVD.
WESTFIELD, INDIANA 46074

CERTIFIED BY: Claude M. Quillen

CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF INDIANA
PROFESSIONAL ENGINEER

Date 09-03-2020

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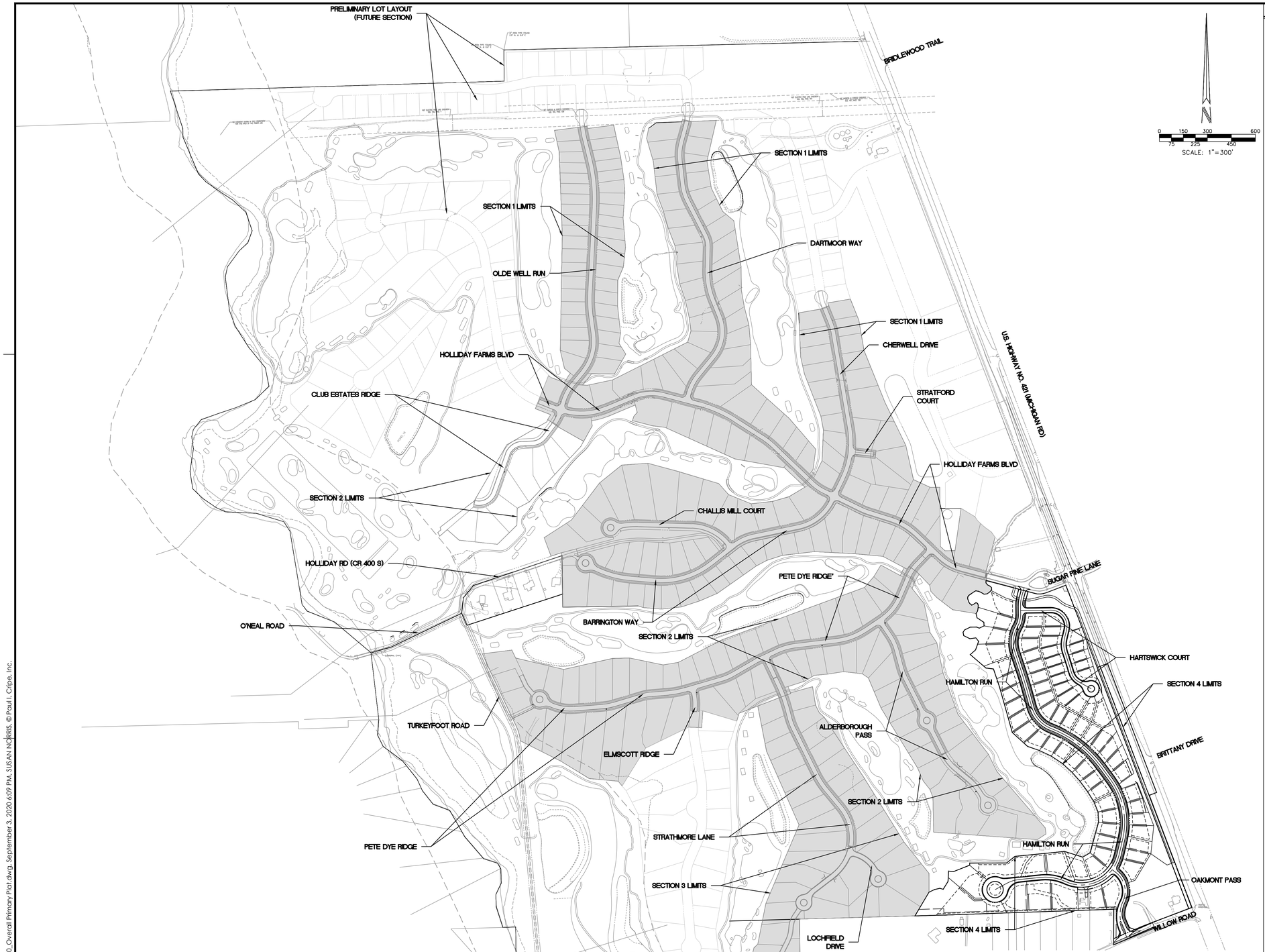
Checked By: S. PIERRE, PE/ J. HENSEL, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = NA

Sheet C001
Date 09-03-2020
Project Number 170447-20130

O:\2017\170447-20130\Civil\Engr\CDs\C001_Map Sheet.dwg, September 3, 2020 6:00 PM, SUSAN NORRIS, © Paul I. Cripe, Inc.



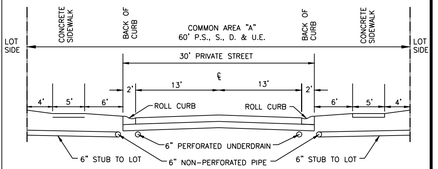
0 150 300 600
75 225 450
SCALE: 1"=300'

LEGEND

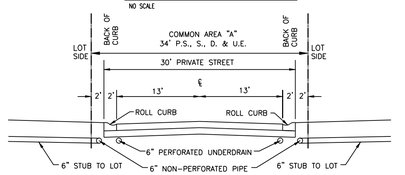
- LOT LINE
- SECTION 4 LIMITS
- EASEMENT LINE
- RIGHT-OF-WAY/PRIVATE ROAD LIMITS
- BUILDING SETBACK LINE
- CENTERLINE STREET
- EXISTING SWALE, CREEK, STREAMS TO REMAIN
- POND NORMAL POOL
- FLOODWAY LIMITS
- FLOODPLAIN LIMITS
- GUARDRAIL
- CONSTRUCTION LIMITS
- STORM SEWER, MANHOLE, CURB INLET, END SECTION
- SANITARY SEWER, MANHOLE
- WATER LINE
- BURIED ELECTRIC
- GAS LINE
- WETLAND TO REMAIN
- SECTION 1, 2 AND 3 LIMITS

- K2 LOT NUMBER
- LOT SYMBOL (REFER TO DEVELOPMENT STANDARDS MATRIX ON SHEET D100)
- STREET LIGHT
- STREET SIGN
- COMBINED STREET LIGHT AND SIGN
- STOP OR SPEED LIMIT SIGN
- ACCESSIBLE RAMP
- FIRE HYDRANT ASSEMBLY

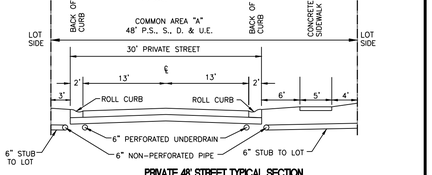
P.S., S., D. & U.E.	PRIVATE STREET – INGRESS, EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
U.E.	UTILITY EASEMENT
C.E.	CONSERVATION EASEMENT
A.E.	ACCESS EASEMENT
B.S.L.	BUILDING SETBACK LINE
TRAIL ESMT.	TRAIL EASEMENT



PRIVATE 60' STREET TYPICAL SECTION
NO SCALE



PRIVATE 34' STREET TYPICAL SECTION
NO SCALE



PRIVATE 48' STREET TYPICAL SECTION
NO SCALE

LINE	BEARING	DISTANCE
L1	N 48°42'11" E	43.51'
L2	N 20°03'05" E	57.60'
L3	N 38°42'19" W	27.81'
L4	S 82°18'59" W	37.87'
L5	N 63°21'10" W	43.01'
L6	N 11°02'27" W	21.55'
L7	N 32°59'16" E	17.69'
L8	N 64°46'58" E	40.69'
L9	N 89°27'24" E	37.65'
L10	S 67°50'44" E	18.51'
L11	N 65°09'40" E	13.36'
L12	N 04°51'14" W	22.35'
L13	N 55°51'38" W	51.12'
L14	N 13°30'22" W	26.88'
L15	N 31°17'29" E	19.37'
L16	N 09°14'47" E	18.25'
L17	N 01°30'33" E	19.38'
L18	N 28°02'22" W	10.87'
L19	N 59°46'05" W	9.18'
L20	S 57°58'03" W	23.81'
L21	S 71°48'03" W	6.98'
L22	N 56°30'50" W	12.68'
L23	N 36°32'20" W	12.89'
L24	N 18°15'11" W	23.63'
L25	N 01°28'03" E	9.84'
L26	N 28°32'05" E	9.91'
L27	N 51°32'33" E	12.71'
L28	N 58°06'45" E	31.38'
L29	N 61°13'15" E	10.35'
L30	S 80°12'38" E	18.30'
L31	S 66°19'53" E	16.69'
L32	S 59°19'54" E	21.53'
L33	N 84°54'57" E	18.70'
L34	N 55°07'56" E	18.51'
L35	N 43°51'32" E	13.84'
L36	N 22°51'01" E	10.52'
L37	N 09°21'42" W	10.52'
L38	N 49°19'38" W	14.24'
L39	N 63°26'22" W	14.28'
L40	N 39°02'16" W	15.90'
L41	N 02°44'39" E	12.51'
L42	N 17°11'07" E	2.55'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	54.60'	54.43'	N 07°02'53" E	15°38'32"
C2	170.00'	46.41'	46.27'	N 07°02'53" E	15°38'32"
C3	230.00'	62.79'	62.60'	N 07°02'53" E	15°38'32"
C4	10.00'	15.71'	14.14'	N 45°46'23" W	90°00'00"
C5	10.00'	15.60'	14.07'	N 44°31'43" E	89°23'49"
C6	150.00'	79.27'	78.35'	N 14°21'59" E	30°16'44"
C7	120.00'	63.42'	62.68'	S 14°21'59" W	30°16'44"
C8	180.00'	93.23'	92.19'	S 14°40'05" W	29°40'32"
C9	200.00'	167.26'	162.43'	N 05°32'50" W	47°55'02"
C10	170.00'	142.17'	138.07'	S 05°32'50" W	47°55'02"
C11	230.00'	192.35'	186.79'	S 05°32'50" W	47°55'02"
C12	2000.00'	95.82'	95.81'	S 17°02'20" E	2°44'42"
C13	1970.00'	94.38'	94.37'	S 17°02'20" E	2°44'42"
C14	2030.00'	97.25'	97.24'	N 17°02'20" W	2°44'42"
C15	200.00'	185.78'	179.17'	S 42°16'37" E	53°13'16"
C16	170.00'	157.91'	152.29'	S 42°16'37" E	53°13'16"
C17	230.00'	213.64'	206.04'	S 42°16'37" E	53°13'16"
C18	700.00'	397.29'	391.97'	S 52°37'42" E	32°31'06"
C19	670.00'	380.26'	375.18'	S 52°37'42" E	32°31'06"
C20	730.00'	414.31'	408.77'	S 52°37'42" E	32°31'06"
C21	450.00'	388.57'	376.61'	S 11°37'56" E	49°28'26"
C22	420.00'	362.66'	351.50'	S 11°37'56" E	49°28'26"
C23	480.00'	414.47'	401.72'	S 11°37'56" E	49°28'26"
C24	210.00'	325.73'	294.04'	N 57°32'24" E	88°52'13"
C25	223.00'	49.17'	49.07'	S 71°42'31" E	12°37'57"
C26	223.00'	73.93'	73.70'	N 20°56'58" E	15°41'20"
C27	270.00'	247.01'	238.48'	N 69°00'04" E	52°23'00"
C28	270.00'	12.67'	12.67'	S 15°31'23" E	2°41'08"
C29	10.00'	13.72'	12.67'	S 15°31'23" E	78°38'01"
C30	10.00'	15.67'	14.12'	S 87°42'11" W	89°47'36"
C31	257.00'	86.95'	86.53'	N 75°05'04" W	19°23'04"
C32	300.00'	158.57'	156.73'	S 80°32'03" E	30°17'02"
C33	283.00'	149.58'	147.85'	N 80°32'03" W	30°17'02"
C34	317.00'	167.55'	165.61'	N 80°32'03" W	30°17'02"
C35	200.00'	78.20'	77.71'	N 17°07'19" E	22°24'12"
C36	83.00'	103.49'	96.92'	S 48°36'08" W	71°26'34"
C37	83.00'	38.59'	38.24'	N 82°21'29" W	26°38'10"
C38	82.00'	397.98'	107.51'	N 28°04'43" W	278°04'45"
C39	150.00'	204.10'	188.72'	N 14°04'28" W	77°57'38"
C40	132.00'	170.76'	159.10'	N 10°20'26" W	74°07'10"
C41	180.00'	234.82'	218.52'	S 12°28'01" E	74°44'44"
C42	200.00'	169.38'	164.36'	N 00°38'37" E	48°31'27"
C43	170.00'	63.79'	63.41'	N 14°09'23" E	21°29'55"
C44	83.00'	39.15'	38.79'	S 17°06'20" E	27°01.32"
C45	221.00'	194.16'	187.98'	N 01°33'02" E	50°20'16"
C46	100.00'	182.24'	158.05'	N 38°33'56" W	104°24'53"
C47	83.00'	151.26'	131.18'	S 38°33'56" E	104°24'53"
C48	117.00'	213.22'	184.91'	S 38°33'56" E	104°24'53"
C49	150.00'	83.91'	82.82'	S 02°23'05" E	32°03'11"
C50	133.00'	74.40'	73.44'	S 02°23'05" E	32°03'11"
C51	167.00'	93.43'	92.21'	N 02°23'05" W	32°03'11"
C52	2297.00'	94.27'	94.26'	S 17°14'08" E	2°21'05"
C53	2280.00'	93.57'	93.56'	S 17°14'08" E	2°21'05"
C54	2314.00'	94.97'	94.96'	S 17°14'08" E	2°21'05"
C55	100.00'	78.89'	76.86'	S 38°39'13" E	45°11'55"
C56	83.00'	65.48'	63.79'	N 38°39'13" W	45°11'55"
C57	117.00'	92.30'	89.92'	S 38°39'13" E	45°11'55"
C58	58.00'	47.59'	46.27'	S 84°45'56" E	47°00'51"
C59	58.00'	47.59'	46.27'	N 37°45'05" W	47°00'51"
C60	52.00'	248.70'	70.91'	S 28°44'29" W	274°01'42"

DEVELOPMENT STANDARDS MATRIX

BLOCK SUBAREA	MINIMUM LOTS WIDTH	MINIMUM LOTS LOT FRONTAGE	MINIMUM LOTS AREA (SF)	MINIMUM SETBACKS FRONT	MINIMUM SETBACKS SIDE	MINIMUM SETBACKS REAR	MAX. BLDG. HEIGHT (FT)	MAXIMUM PRECENTAGE OF DWELLING UNITS IN SUBAREA
◯ A	150'	30'	20,000	25'	10'	30'	45'	NO MAXIMUM
⊛ B	120'	30'	15,000	25'	8'	30'	45'	NO MAXIMUM
⬢ C	110'	30'	12,500	25'	8'	30'	45'	NO MAXIMUM
○ D	105'	30'	12,500	25'	8'	30'	45'	NO MAXIMUM
⊗ E	90'	30'	10,000	25'	8'	25'	40'	TOTAL LOTS E THROUGH G SHALL NOT EXCEED 40% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%
● F	80'	25'	10,000	25'	8'	25'	40'	
□ G	70'	20'	7,750	20'	5'	10'	35'	
⊠ H	65'	20'	7,750	20'	5'	10'	35'	TOTAL LOTS H THROUGH J SHALL NOT EXCEED 30% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%
■ I	60'	20'	7,750	20'	5'	10'	35'	
△ J	50'	18'	7,250	20'	4'	10'	35'	

Revisions	Mark	Date	Description

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WESTFIELD, INDIANA 46074

CERTIFIED BY
Christopher M. Wiseman

CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF
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Date 09-03-2020

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Quality Assurance: C. WISEMAN, PE
Scale: 1" = 300'
Sheet P100
Date 09-03-2020
Project Number 170447-20130

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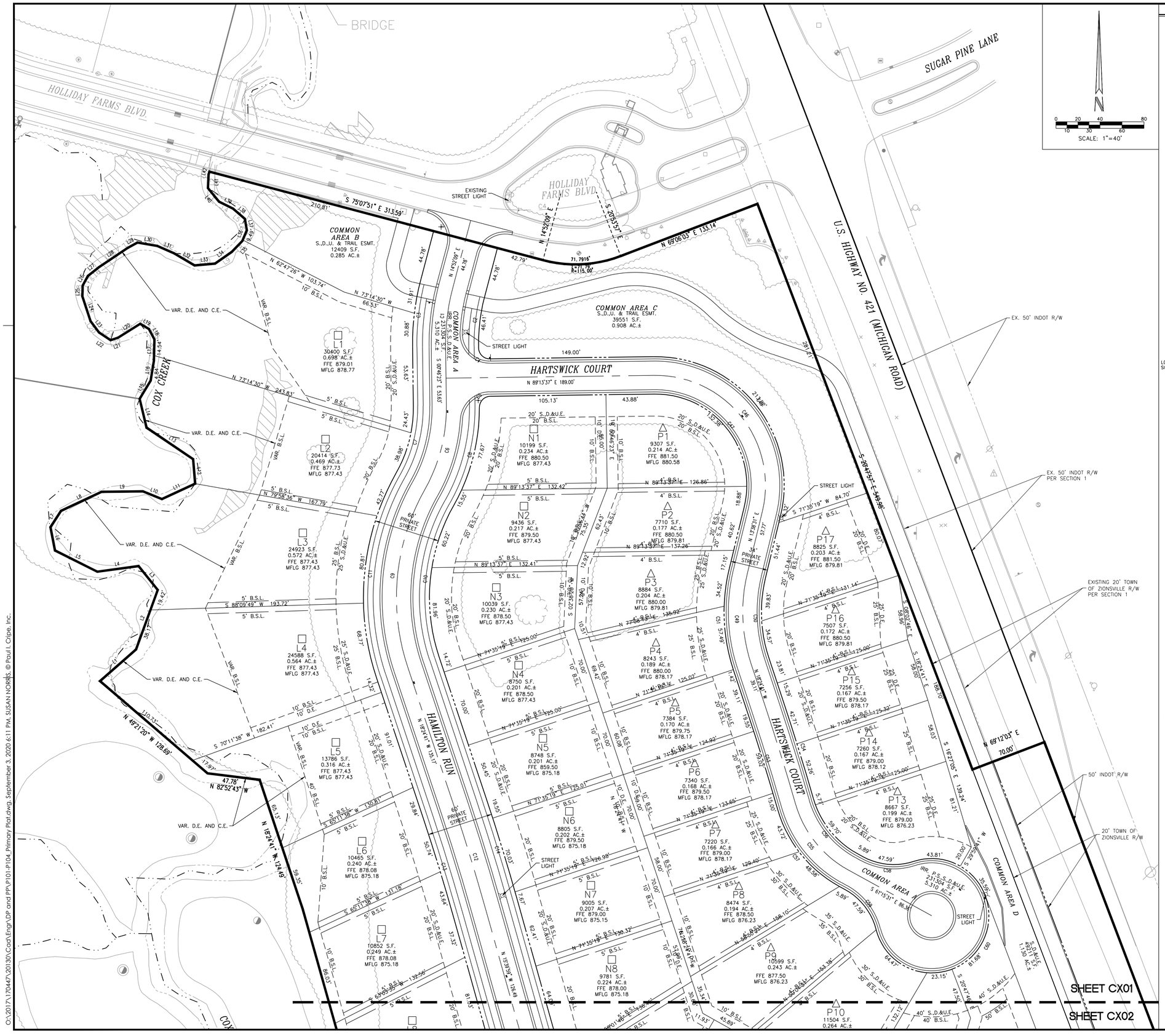

LEGEND

- LOT LINE
- SECTION 3 LIMITS
- EASEMENT LINE
- RIGHT-OF-WAY/PRIVATE ROAD LIMITS
- BUILDING SETBACK LINE
- CENTERLINE STREET
- MATCH LINE
- EXISTING SWALE, CREEK, STREAMS TO REMAIN
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- GAS LINE
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- K2 LOT NUMBER
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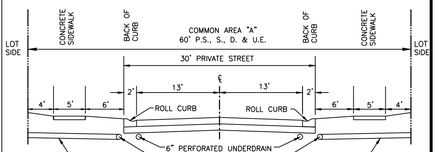
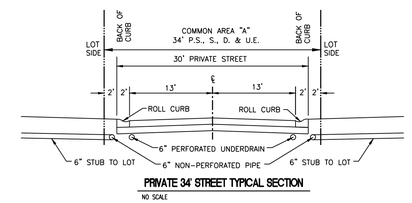
- STREET LIGHT
- STREET SIGN
- COMBINED STREET LIGHT AND SIGN
- STOP OR SPEED LIMIT SIGN
- ACCESSIBLE RAMP
- FIRE HYDRANT ASSEMBLY

P.S., S., D. & U.E.	PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
S.D.&U.E.	SANITARY, DRAINAGE AND UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
C.E.	CONSERVATION EASEMENT
S.E.	SANITARY EASEMENT
A.E.	ACCESS EASEMENT
B.S.L.	BUILDING SETBACK LINE
S.Y.S.L.	SIDEYARD SETBACK LINE
TRAIL ESMT.	TRAIL EASEMENT

0 20 40 80
10 30 60
SCALE: 1"=40'



PRIVATE 60' STREET TYPICAL SECTION
NO SCALE



PRIVATE 34' STREET TYPICAL SECTION
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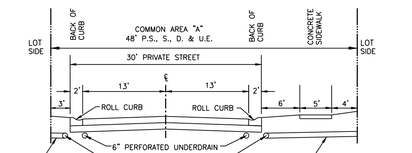

PRIVATE 48' STREET TYPICAL SECTION
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1100 CHATHAM HILLS BLVD.
WESTFIELD, INDIANA 46074

CERTIFIED BY: Christopher M. Wiseman

CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF INDIANA
PROFESSIONAL ENGINEER

Date 09-03-2020

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Quality Assurance: C. WISEMAN, PE
Scale: 1" = 40'
Sheet P101
Date 09-03-2020
Project Number 170447-20130

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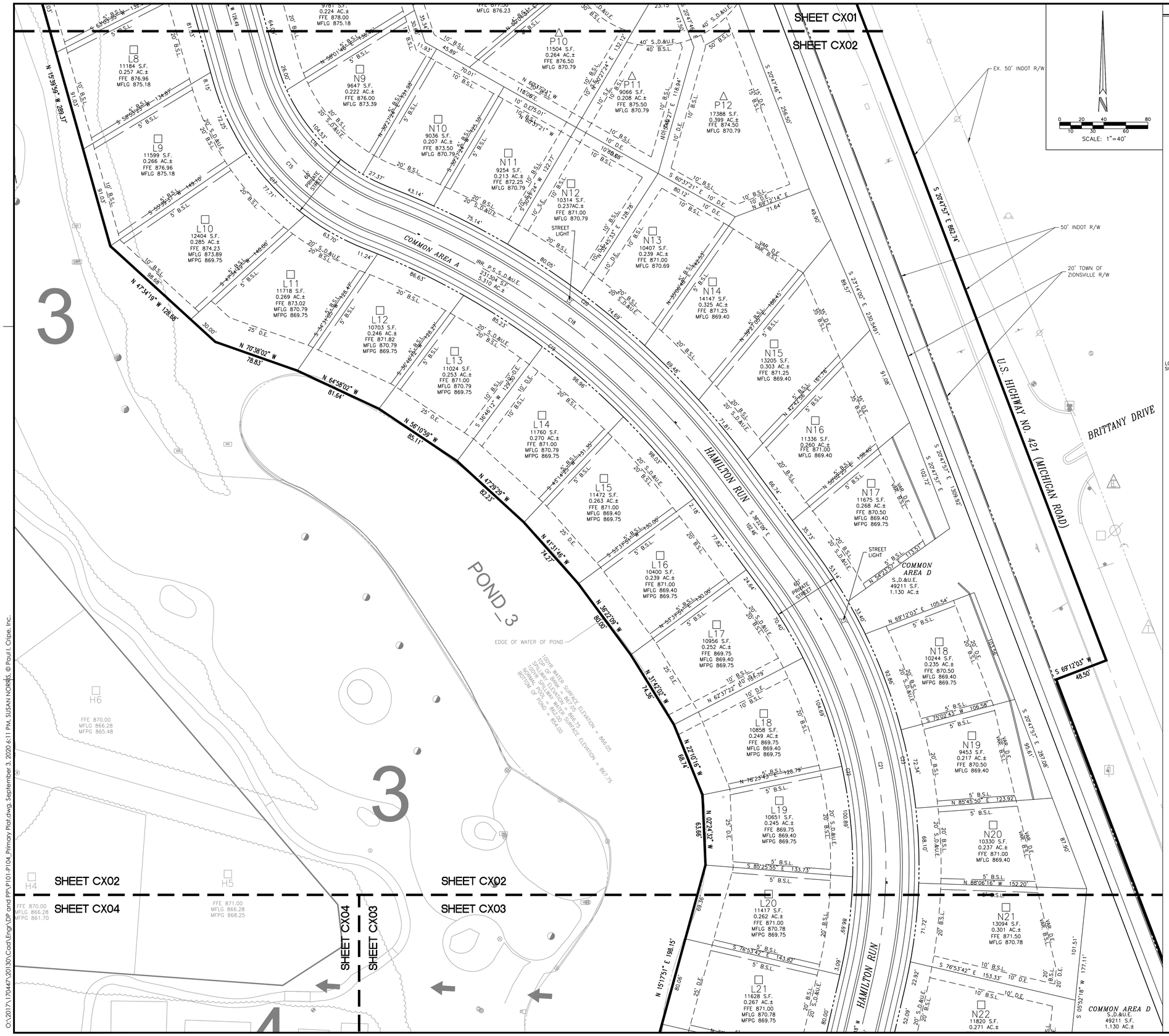

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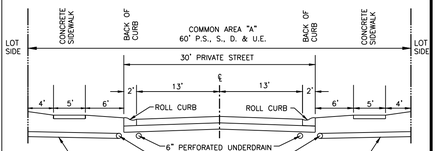
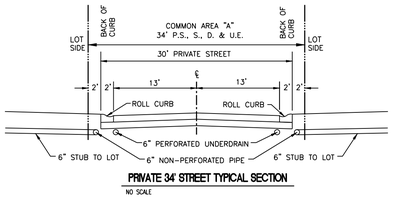
- STREET SIGN
- COMBINED STREET LIGHT AND SIGN
- STOP OR SPEED LIMIT SIGN
- ACCESSIBLE RAMP
- FIRE HYDRANT ASSEMBLY

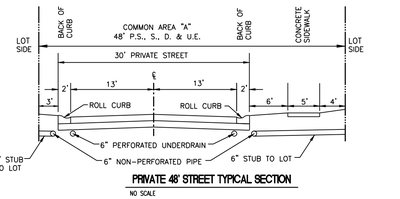
P.S., S., D. & U.E.	PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
S.D.&U.E.	SANITARY, DRAINAGE AND UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
C.E.	CONSERVATION EASEMENT
S.E.	SANITARY EASEMENT
A.E.	ACCESS EASEMENT
B.S.L.	BUILDING SETBACK LINE
S.Y.S.L.	SIDEYARD SETBACK LINE
TRAIL ESMT.	TRAIL EASEMENT



PRIVATE 60' STREET TYPICAL SECTION
NO SCALE



PRIVATE 34' STREET TYPICAL SECTION
NO SCALE



PRIVATE 48' STREET TYPICAL SECTION
NO SCALE

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Revisions	Mark	Date	Description

PRIMARY PLAT

THE CLUB AT HOLLIDAY FARMS - SECTION 4

THE CLUB AT HOLLIDAY FARMS, LLP
1100 CHATHAM HILLS BLVD.
WESTFIELD, INDIANA 46074

CERTIFIED BY

CHRISTOPHER M. WISEMAN • REGISTERED • PE 10504920 STATE OF INDIANA • PROFESSIONAL ENGINEER •

Date 09-03-2020

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Drawn By: S. NORRIS, EI
Checked By: S. PIERRE, PE/ J. HENSEL, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = 40'
Sheet P102
Date 09-03-2020
Project Number 170447-20130

O:\20171\170447\20130\Cad\Engr\DP and PP\P101-P104 Primary Plat.dwg, September 3, 2020 6:11 PM, SUSAN NORRIS, © Paul I. Cripe, Inc.

SHEET CX02

SHEET CX04

SHEET CX03

SHEET CX03

SHEET CX04

L20
11417 S.F.
0.262 AC.±
FFE 871.00
MFLG 870.78
MFPG 869.75

L21
11628 S.F.
0.267 AC.±
FFE 871.00
MFLG 870.78
MFPG 869.75

L22
12223 S.F.
0.281 AC.±
FFE 871.92
MFLG 871.92
MFPG 869.75

L23
13542 S.F.
0.311 AC.±
FFE 871.00
MFLG 869.66
MFPG 869.75

L24
16133 S.F.
0.370 AC.±
FFE 869.75
MFLG 869.66
MFPG 869.75

L25
13324 S.F.
0.306 AC.±
FFE 870.50
MFLG 869.66

L26
19590 S.F.
0.450 AC.±
FFE 871.50
MFLG 869.66

M1
22751 S.F.
0.522 AC.±
FFE 869.75
MFLG 867.82
MFPG 869.75

M8
28049 S.F.
0.644 AC.±
FFE 870.00
MFLG 867.82

N21
13094 S.F.
0.301 AC.±
FFE 871.50
MFLG 870.78

N22
11820 S.F.
0.271 AC.±
FFE 872.00
MFLG 870.78

N23
10583 S.F.
0.243 AC.±
FFE 872.50
MFLG 871.92

N24
13622 S.F.
0.313 AC.±
FFE 872.50
MFLG 871.92

COMMON AREA A
P.S., S., D. &U.E.
23,004 S.F.
5.310 AC.±

COMMON AREA D
S.D.&U.E.
49211 S.F.
1.130 AC.±

COMMON AREA E
S.,D.&U.E.
9017 S.F.
0.207 AC.±

COMMON AREA F
S.,D.&U.E.
4129 S.F.
0.095 AC.±

BLOCK 1
114760 S.F.
2.634 AC.±

HAMILTON RUN

OAKMONT PASS

U.S. HIGHWAY NO. 421 (MICHIGAN ROAD)

WILLOW ROAD

WILLOW ROAD

EX. 48.5' HALF R/W PER PLAT

50' TOTAL INDOT R/W

1.5' INDOT R/W

20' TOWN OF ZIONSVILLE R/W

PRIVATE STREET

STREET LIGHT

N 15°17'51" E 198.15'

S 72°30'10" E 118.98'

N 59°24'08" E

S 20°47'57" E 750.00'

S 05°52'18" W 177.11'

S 55°07'33" E 123.24'

S 69°12'03" W 30.00'

S 69°12'03" W 264.00'

S 20°47'57" E 1.17'

S 20°47'57" E 7.07'

S 66°05'14" W 113.74'

N 69°17'24" E 162.22'

S 67°34'54" W 276.67'

S 23°42'36" E 12.54'

N 00°16'41" E 222.70'

S 17°08'18" W

S 30°46'30" W 193.85'

N 72°00'04" E

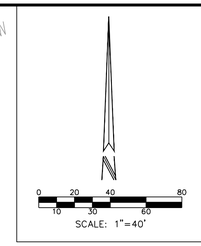
N 57°01'17" W

S 49°26'28" E

N 76°53'42" W

S 76°53'42" E

N 88°06'16" W 152.20'



LEGEND

- LOT LINE
- SECTION 3 LIMITS
- EASEMENT LINE
- RIGHT-OF-WAY/PRIVATE ROAD LIMITS
- BUILDING SETBACK LINE
- CENTERLINE STREET
- MATCH LINE
- EXISTING SWALE, CREEK, STREAMS TO REMAIN
- POND NORMAL POOL
- FLOODWAY LIMITS
- FLOODPLAIN LIMITS
- GUARDRAIL
- CONSTRUCTION LIMITS
- STORM SEWER, MANHOLE, CURB INLET, END SECTION
- SANITARY SEWER, MANHOLE
- WATER LINE
- BURIED ELECTRIC
- GAS LINE
- WETLAND TO REMAIN
- K2 LOT NUMBER
- LOT SYMBOL (REFER TO DEVELOPMENT STANDARDS MATRIX ON SHEET D100)
- STREET LIGHT
- STREET SIGN
- COMBINED STREET LIGHT AND SIGN
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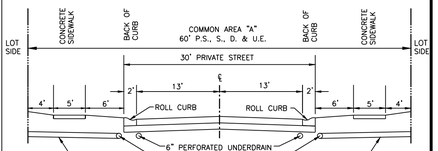
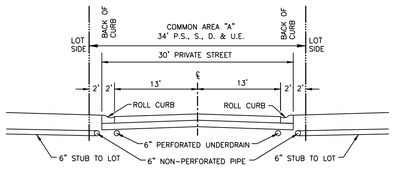


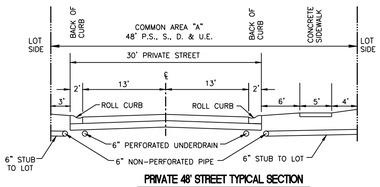
PRIVATE 60' STREET TYPICAL SECTION

NO SCALE



PRIVATE 34' STREET TYPICAL SECTION

NO SCALE



PRIVATE 48' STREET TYPICAL SECTION

NO SCALE

Revisions	Mark	Date	Description
	Mark	Date	Description
	Mark	Date	Description

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PRIMARY PLAT

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CERTIFIED BY

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REGISTERED
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STATE OF
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PROFESSIONAL ENGINEER

Date 09-03-2020

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Checked By: S. PIERRE, PE/ J. HENSEL, EI

Quality Assurance: C. WISEMAN, PE

Scale: 1" = 40'

Sheet P103

Date 09-03-2020

Project Number 170447-20130

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SHEET CX02

SHEET CX04

SHEET CX04

SHEET CX03

SCALE: 1"=40'

LEGEND

- LOT LINE
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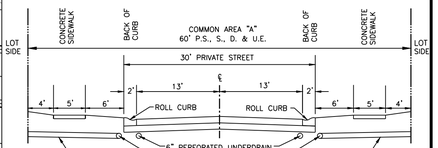

PRIVATE 60' STREET TYPICAL SECTION

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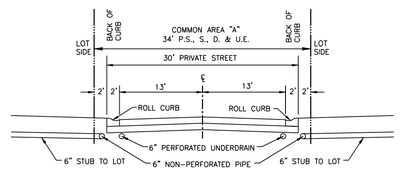

PRIVATE 34' STREET TYPICAL SECTION

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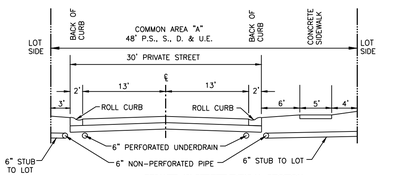

PRIVATE 48' STREET TYPICAL SECTION

NO SCALE

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Revisions					
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PRIMARY PLAT

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THE CLUB AT HOLLIDAY FARMS, LLP

1100 CHATHAM HILLS BLVD.
WESTFIELD, INDIANA 46074

CERTIFIED BY:

CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Date 09-03-2020

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Checked By: S. PIERRE, PE/ J. HENSEL, EI

Quality Assurance: C. WISEMAN, PE

Scale: 1" = 40'

Sheet P104

Date 09-03-2020

Project Number 170447-20130

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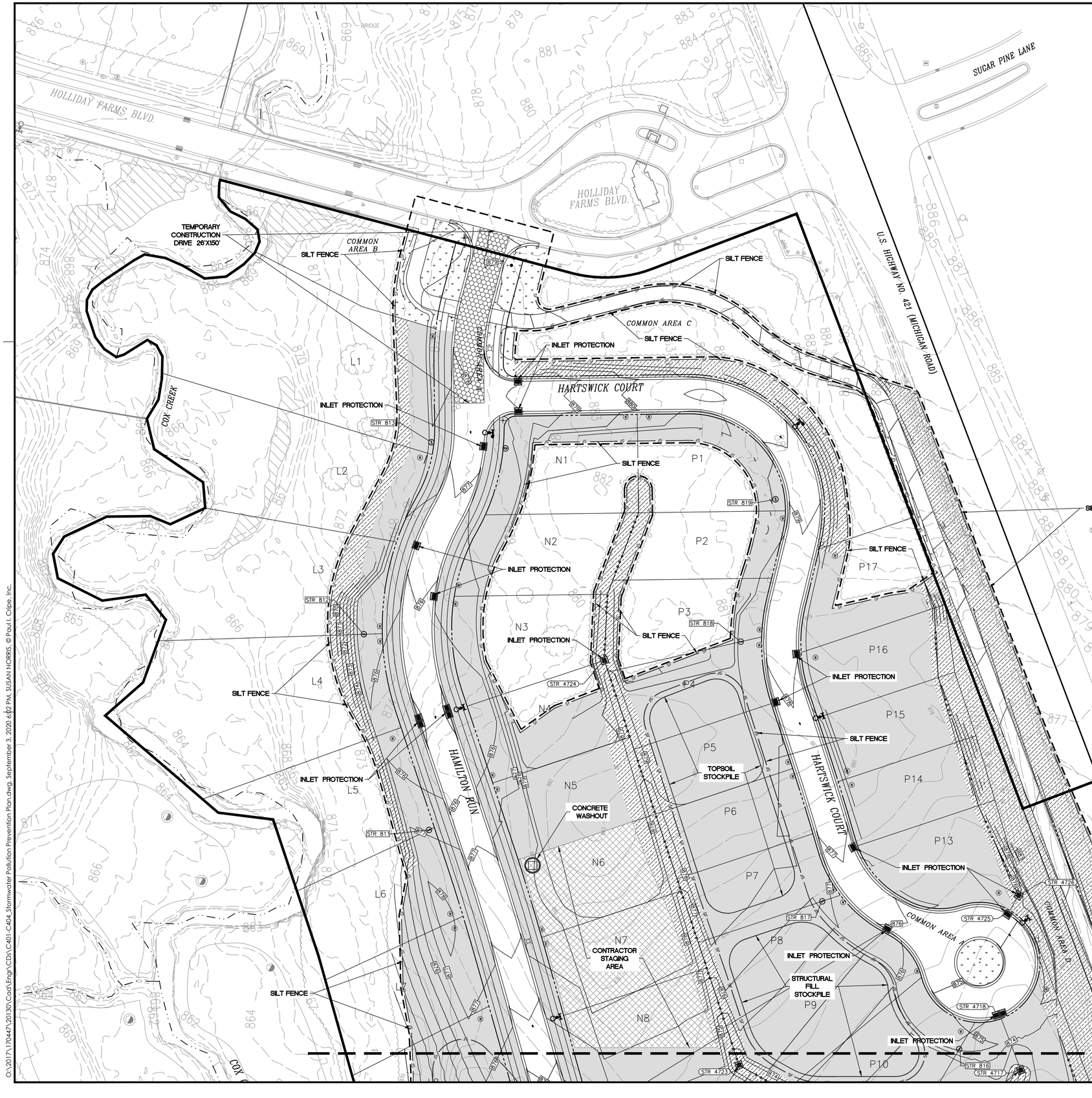
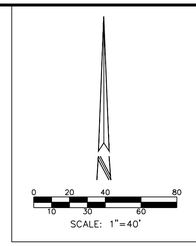




STORMWATER POLLUTION PREVENTION PLAN LEGEND

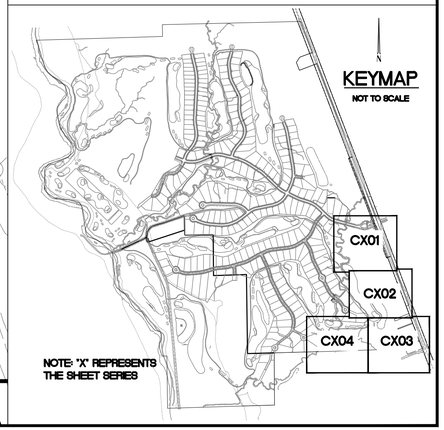
- MATCHLINE
- SF SF SF — SILT FENCE BARRIER INSTALLATION
- CONSTRUCTION LIMITS
- STREAM TO REMAIN
- PERMANENT SEEDING (REFER TO GOLF COURSE DESIGNER SEED MIX)
- PERMANENT SEEDING WITH EROSION CONTROL BLANKET (FUTERRA F4 NETLESS OR ENGINEERED EQUAL) (REFER TO GOLF COURSE DESIGNER SEED MIX)
- TEMPORARY SEEDING
- CONCRETE WASHOUT
- INSERT (BAG) INLET PROTECTION
- INLET/OUTLET PROTECTION
- ROCK CHECK DAM
- TEMPORARY CONSTRUCTION DRIVE
- CONTRACTOR STAGING AREA
- WETLAND TO REMAIN
- FLOOD ROUTE OVER LAND PATH
- FLOOD ROUTE IN PIPE PATH
- FLOOD ROUTE FROM STORM SEWER

STORMWATER POLLUTION PREVENTION PLAN NOTES

1. REFER TO SHEET C406 FOR SOILS MAP AND SOIL CHARACTERISTICS.
2. REFER TO SHEET C405-C406 FOR STORMWATER POLLUTION PREVENTION DETAILS.
3. SILT FENCE BARRIER AND TREE PROTECTION TO BE INSTALLED PRIOR TO ANY TREE REMOVAL AND OR TO CONSTRUCTION.
4. EROSION CONTROL MEASURES TO BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
5. REFER TO THE EROSION CONTROL PLAN SEQUENCE ON THIS SHEET FOR ALL EROSION CONTROL MEASURES, SCHEDULES, AND SEQUENCES.
6. CONTRACTOR TO PROVIDE A STABLE TEMPORARY CONSTRUCTION DRIVE CONDITION FROM THE CONSTRUCTION SITE TO KEEP MUD AND SEDIMENT OFF PUBLIC ROADS.
7. EROSION CONTROL MAINTENANCE – SITE TO BE INSPECTED AT LEAST ONCE A WEEK AND MAKE REPAIRS IMMEDIATELY AFTER PERIODS OF 1/2" RAINFALL OR GREATER.
8. STORMWATER DISCHARGE WILL NOT ENTER THE GROUNDWATER FOR THIS PROJECT.
9. THE 100 YEAR FLOODPLAIN AND FLOODWAYS ARE PRESENT AND LABELED ON THIS SITE.
10. PRESENCE OF HYDRIC SOILS: SEE SOIL MAP AND LIST ON SHEET C406.
11. CONTRACTOR SHALL PROVIDE THE TOWN OF ZIONSVILLE WITH A NARRATIVE DESCRIBING THE CONSTRUCTION SEQUENCE, INCLUDING START DATES FOR EACH LAND DISTURBING ACTIVITY.
12. THE ACTUAL PERSON RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL SHALL BE DETERMINED DURING THE BIDDING PROCESS. THE AWARD WINNING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. ONCE DETERMINED, CONTRACTOR SHALL COORDINATE WITH THE TOWN.
13. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

SWPPP SEQUENCE AND IMPLEMENTATION

1. POST THE NOI AND CONTACT INFORMATION FOR THE PERSON WITH ONSITE RESPONSIBILITIES.
2. INSTALL TEMPORARY CONSTRUCTION DRIVE OFF STRATHMORE LANE.
3. INSTALL SILT FENCING (SEE DETAIL ON SHEET C405-C406). PRIOR TO CLEARING OWNER OR OWNER REPRESENTATIVE SHALL REVIEW THE STAKED LIMITS PRIOR TO CONTRACTOR REMOVING ANY TREES. DUST SHALL BE KEPT TO A MINIMUM BY UTILIZING SPRINKLING WATER OR OTHER APPROVED METHODS.
4. IDENTIFY CONTRACTOR STAGING AREA, CONCRETE WASHOUT AREAS, MATERIAL STORAGE AND TOPSOIL STOCKPILE AREAS. EACH AREA SHALL BE PROPERLY PROTECTED AND DELINEATED PRIOR TO CONSTRUCTION.
5. IDEM AND THE TOWN OF ZIONSVILLE MUST BE NOTIFIED WITHIN 48 HOURS OF COMMENCING CONSTRUCTION.
6. CONTACT INDIANA UNDERGROUND PLANNED PROTECTION SYSTEMS, INC. FOR UNDERGROUND UTILITY LOCATIONS. (1-800-382-5544).
7. BEFORE OPENING UP THE SITE, FIRST EVALUATE, MARK AND PROTECT IMPORTANT TREES AND ASSOCIATED ROOT ZONES, UNIQUE AREAS TO BE PRESERVED (I.E. WETLANDS), OR EXISTING VEGETATION SUITABLE FOR USE AS FILTER STRIPS (ESPECIALLY IN PERIMETER AREAS).
8. AFTER CLEARING AND STUMP REMOVAL, STRIP STOCKPILE TOPSOIL ON-SITE. TOPSOIL TO BE RE-SPREAD ON LOTS AFTER STRUCTURAL FILL HAS BEEN PLACED.
9. BEGIN MASS EARTHWORK FOR PRELIMINARY GRADING. SEE "GENERAL SEEDING AND SURFACE STABILIZATION PROCEDURES" FOR TEMPORARY SEEDING GUIDELINES ON SHEET C407.
10. REPAIR ANY SILT FENCING IF DAMAGED. IF SILT FENCE IS 1/3 HEIGHT OF FABRIC, REMOVE SILT AND REPLACE TO ORIGINAL CONDITION. SEE DETAIL ON SHEET C405-C406.
11. IMMEDIATELY AFTER GRADING, APPLY SURFACE STABILIZATION PRACTICES ON ALL GRADED AREAS, USING PERMANENT MEASURES IN ACCORDANCE WITH THE EROSION CONTROL PLAN. HOWEVER, IF WEATHER DELAYS PERMANENT STABILIZATION, TEMPORARY SEEDING AND/OR MULCHING MAY BE NECESSARY AS A PROVISIONAL MEASURE. ALSO STABILIZE (USING TEMPORARY SEEDING/MULCHING OR OTHER SUITABLE MEANS) ANY DISTURBED AREA WHERE ACTIVE CONSTRUCTION WILL NOT TAKE PLACE FOR 15 WORKING DAYS.
12. INSTALL POST CONSTRUCTION BMP MEASURES, INCLUDES FINAL GRADING AND STABILIZATION. IF ANY OF THESE AREAS WERE USED AS TEMPORARY SEDIMENT CONTROL DEVICES DURING CONSTRUCTION, REMOVE AND RESTABILIZE FOR POST CONSTRUCTION USE.
13. AFTER CONSTRUCTION AND FINAL GRADING, LANDSCAPE AND PERMANENTLY STABILIZE ALL DISTURBED AREAS, INCLUDING BORROW AND DISPOSAL AREAS. ALSO REMOVE TEMPORARY RUNOFF CONTROL STRUCTURES AND ANY UNSTABLE SEDIMENT AROUND THEM, AND STABILIZE THOSE AREAS WITH PERMANENT SEEDING AND EROSION CONTROL BLANKET IF NECESSARY.
14. MAINTAIN ALL EROSION AND SEDIMENT CONTROL PRACTICES UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED.



NOTE: 'X' REPRESENTS THE SHEET SERIES

Revisions						
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CERTIFIED BY: Christopher M. Wiseman

CHRISTOPHER M. WISEMAN
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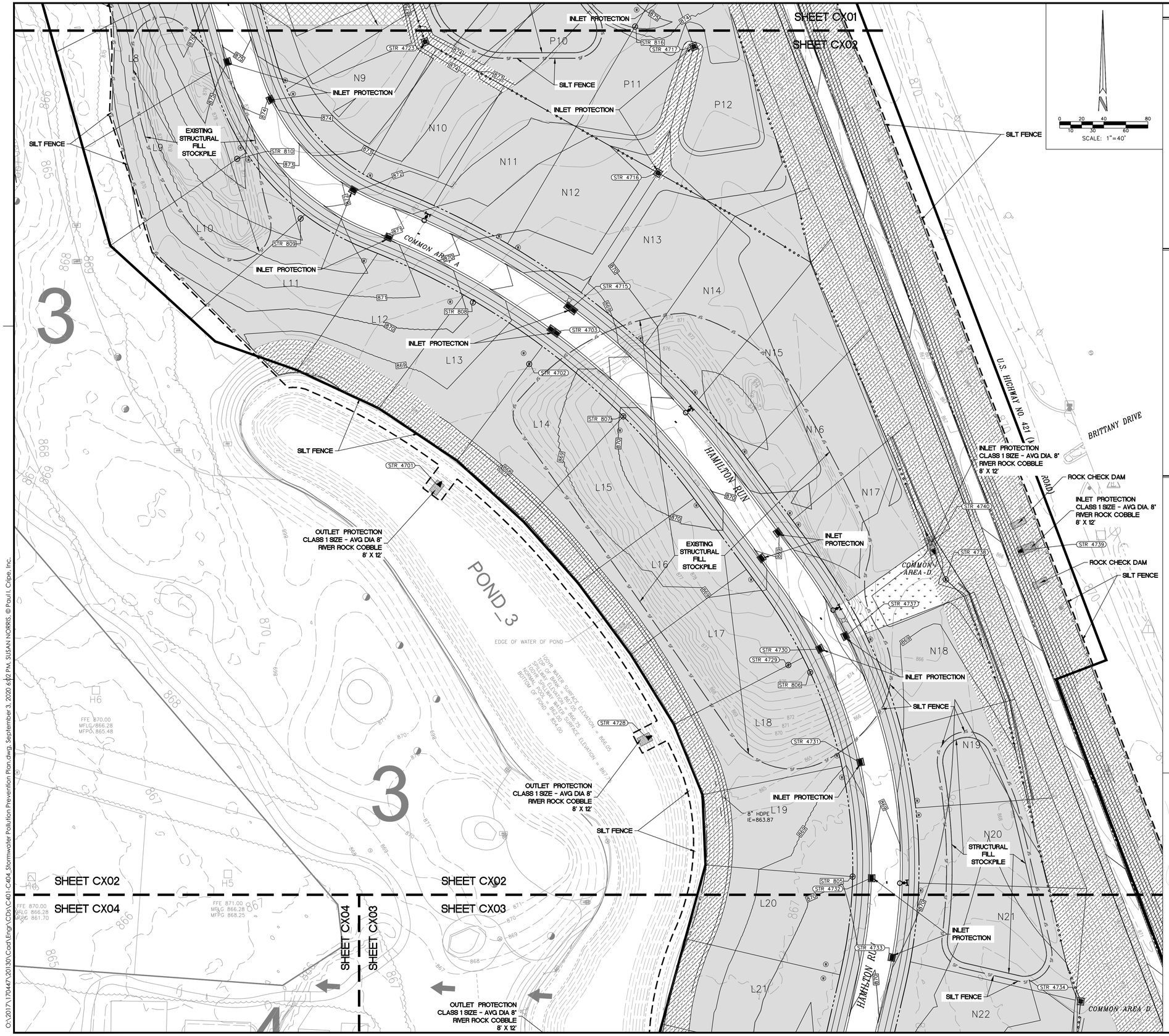
Quality Assurance: C. WISEMAN, PE
Scale: 1"= 40'
Sheet: C401
Date: 09-03-2020
Project Number: 170447-20130

O:\2017\170447\20130\Cad\Engr\CDs\C401-C404 Stormwater Pollution Prevention Plan.dwg, September 3, 2020 4:52 PM, SUSAN NORRIS, © Paul I. Cripe, Inc.



STORMWATER POLLUTION PREVENTION PLAN LEGEND

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- CONTRACTOR STAGING AREA
- WETLAND TO REMAIN
- FLOOD ROUTE OVER LAND PATH
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STORMWATER POLLUTION PREVENTION PLAN NOTES

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2. REFER TO SHEET C405-C406 FOR STORMWATER POLLUTION PREVENTION DETAILS.
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4. EROSION CONTROL MEASURES TO BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
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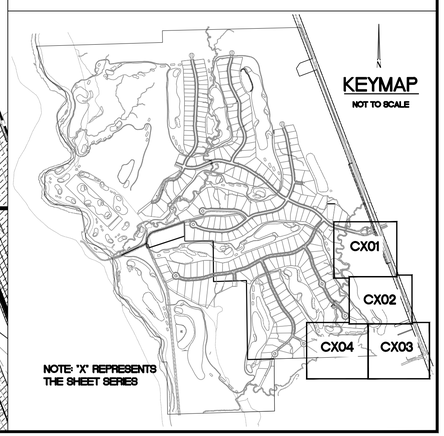

NOTE: "X" REPRESENTS THE SHEET SERIES

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THE CLUB AT HOLLIDAY FARMS - SECTION 4
THE CLUB AT HOLLIDAY FARMS, LLP
1100 CHATHAM HILLS BLVD.
WESTFIELD, INDIANA 46074

CERTIFIED BY

CHRISTOPHER W. WISEMAN • REGISTERED • PE 10504920 • STATE OF INDIANA • PROFESSIONAL ENGINEER •

Date 09-03-2020

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Checked By: S. PIERRE, PE/ J. HENSEL, EI
Quality Assurance: C. WISEMAN, PE
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Sheet C402
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Project Number 170447-20130

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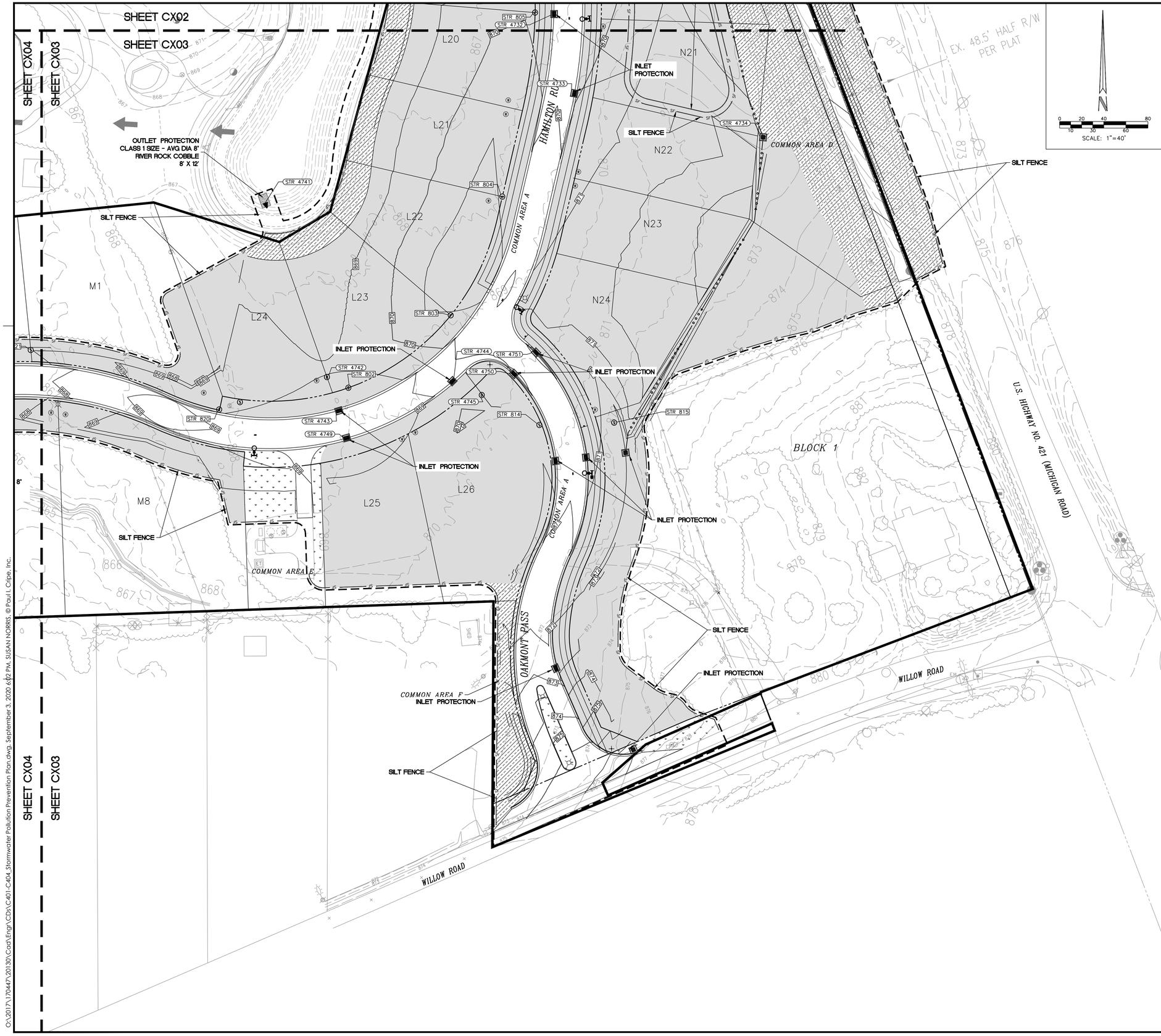

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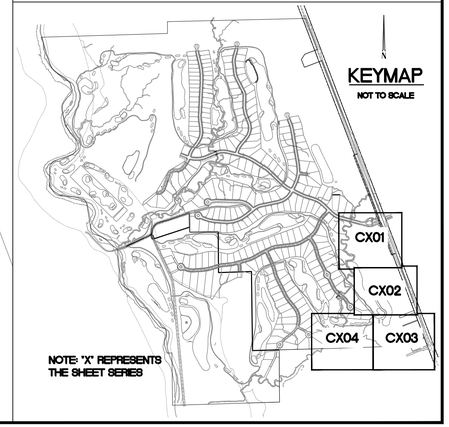

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WESTFIELD, INDIANA 46074

CERTIFIED BY:

CHRISTOPHER M. WISEMAN
REGISTERED
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PROFESSIONAL ENGINEER

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Quality Assurance: C. WISEMAN, PE
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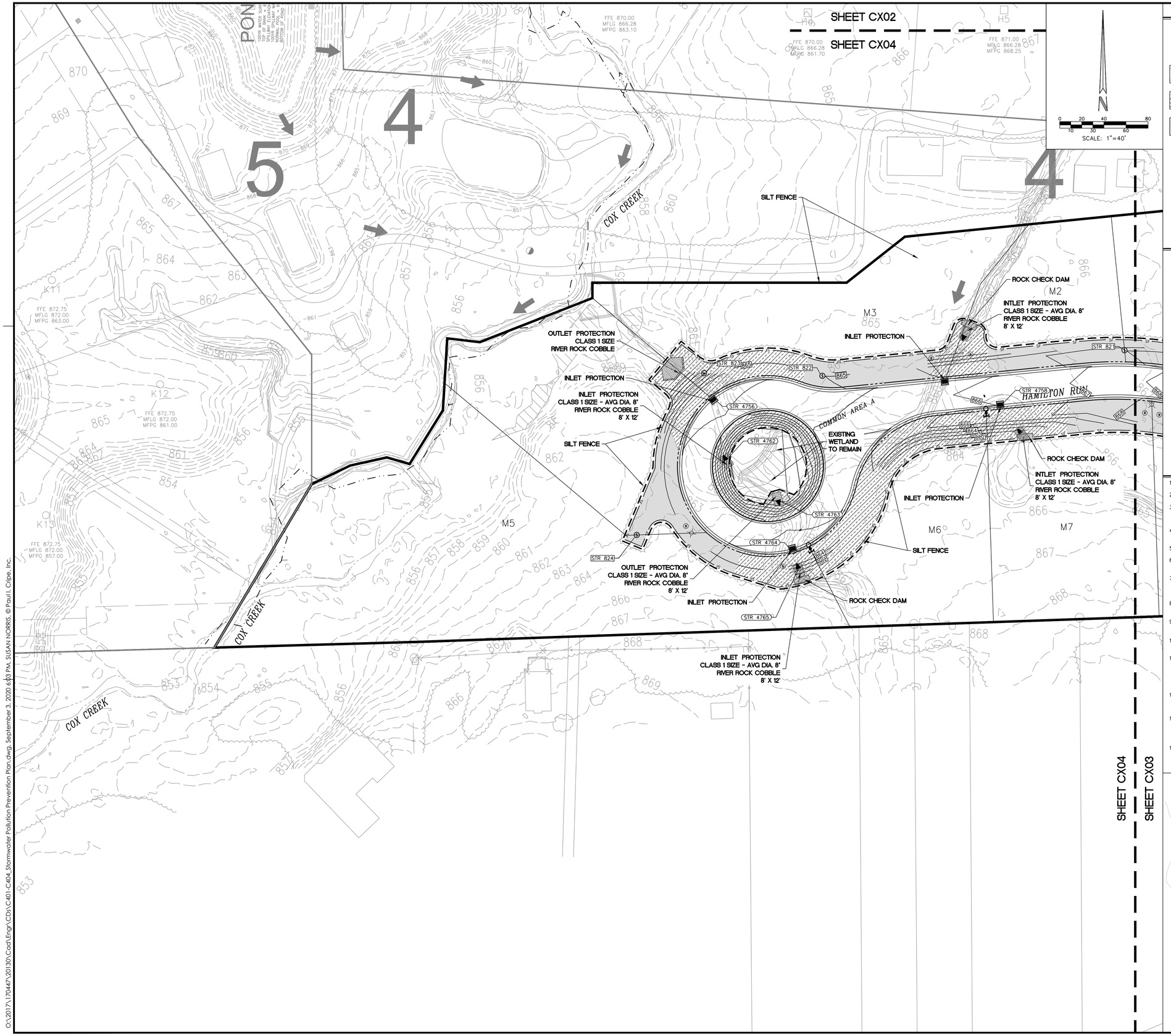

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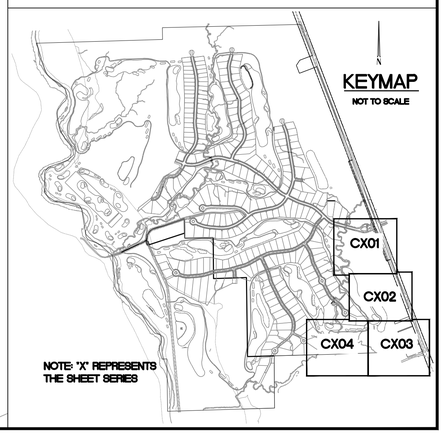

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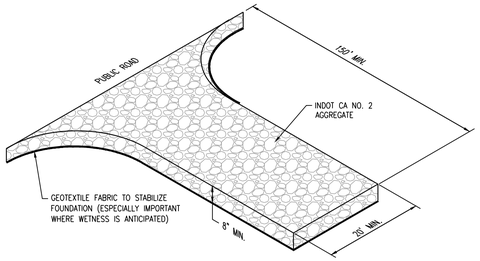
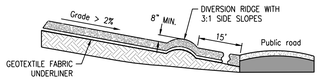




DIVERSION RIDGE CROSS-SECTION

INSTALLATION

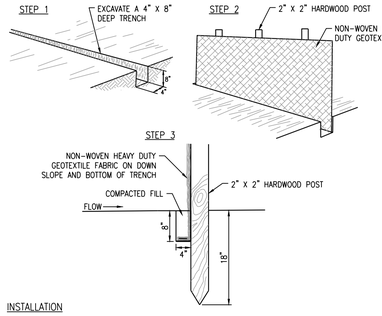
1. REMOVE ALL VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA.
2. GRADE FOUNDATION AND CROWN FOR POSITIVE DRAINAGE. IF THE SLOPE OF THE CONSTRUCTION ENTRANCE IS TOWARD A PUBLIC ROAD AND EXCEEDS TWO PERCENT, CONSTRUCT AN EIGHT INCH HIGH DIVERSION RIDGE WITH A RATIO OF 3-TO-1 SIDE SLOPES ACROSS THE FOUNDATION AREA ABOUT 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE ROAD.
3. INSTALL A CULVERT PIPE UNDER THE PAD IF NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.
4. IF WET CONDITIONS ARE ANTICIPATED, PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO IMPROVE STABILITY.
5. PLACE AGGREGATE (INDOT CA NO. 2) TO THE DIMENSIONS AND GRADE SHOWN IN THE CONSTRUCTION PLANS, LEAVING THE SURFACE SMOOTH AND SLOPED FOR DRAINAGE.
6. TOP-DRESS THE FIRST 50 FEET ADJACENT TO THE PUBLIC ROADWAY WITH TWO TO THREE INCHES OF WASHED AGGREGATE (INDOT CA NO. 53) [OPTIONAL, USED PRIMARILY WHERE THE PURPOSED OF THE PAD IS KEEP SOIL FROM ADHERING TO VEHICLE TIRES]
7. WHERE POSSIBLE, DIVERT ALL STORM WATER RUNOFF AND DRAINAGE FROM THE INGRESS/EGRESS PAD TO A SEDIMENT TRAP OR BASIN.

MAINTENANCE

- INSPECT DAILY.
- RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
- TOP DRESS WITH CLEAN AGGREGATE AS NEEDED.
- IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS.
- FLUSHING SHOULD ONLY BE USED IF THE WATER CAN BE CONVEYED INTO A SEDIMENT TRAP OR BASIN.

TEMPORARY CONSTRUCTION DRIVE

NOT TO SCALE



INSTALLATION

1. LAY OUT THE LOCATION OF THE FENCE SO THAT IT IS PARALLEL TO THE CONTOUR OF THE SLOPE AND AT LEAST 10 FEET BEYOND THE TOE OF THE SLOPE TO PROVIDE A SEDIMENT STORAGE AREA. TURN THE ENDS OF THE FENCE UP SLOPE SUCH THAT THE POINT OF CONTACT BETWEEN THE GROUND AND THE BOTTOM OF THE FENCE END TERMINATES AT A HIGHER ELEVATION THAN THE TOP OF THE FENCE AT ITS LOWEST POINT.
2. EXCAVATE AN EIGHT-INCH DEEP BY FOUR-INCH WIDE TRENCH ALONG THE ENTIRE LENGTH OF THE FENCE LINE. INSTALLATION BY PLOWING IS ALSO ACCEPTABLE
3. INSTALL THE SILT FENCE WITH THE FILTER FABRIC LOCATED ON THE UP-SLOPE SIDE OF THE EXCAVATED TRENCH AND THE SUPPORT POSTS ON THE DOWN-SLOPE SIDE OF THE TRENCH.
4. DRIVE THE SUPPORT POSTS AT LEAST 18 INCHES INTO THE GROUND, TIGHTLY STRETCHING THE FABRIC BETWEEN THE POSTS AS EACH IS DRIVEN INTO THE SOIL. A MINIMUM OF 12 INCHES OF THE FILTER FABRIC SHOULD EXTEND INTO THE TRENCH.
5. LAY THE LOWER FOUR INCHES OF FILTER FABRIC ON THE BOTTOM OF THE TRENCH AND EXTEND IT TOWARD THE UP-SLOPE SIDE OF THE TRENCH.
6. BACKFILL THE TRENCH WITH SOIL MATERIAL AND COMPACT IT IN PLACE.

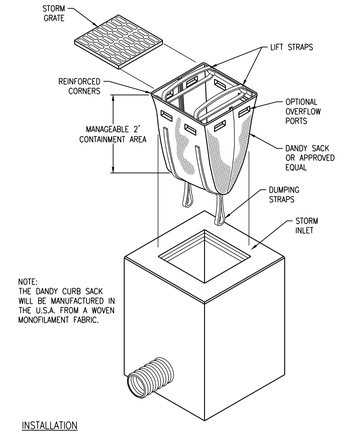
   NOTE: IF THE SILT FENCE IS BEING CONSTRUCTED ON-SITE, ATTACH THE FILTER FABRIC TO THE SUPPORT POSTS AND ATTACH WOODEN LATHE TO SECURE THE FABRIC TO THE POSTS. ALLOW FOR AT LEAST 12 INCHES OF FABRIC BELOW GROUND LEVEL. COMPLETE THE SILT FENCE INSTALLATION, FOLLOWING STEPS 1 THROUGH 6 ABOVE.

MAINTENANCE

- INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- IF FENCE FABRIC TEARS, STARTS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY. NOTE; ALL REPAIRS SHOULD MEET SPECIFICATIONS AS OUTLINED WITHIN THIS MEASURE.
- REMOVE DEPOSITED SEDIMENT WHEN IT IS CAUSING THE FILTER FABRIC TO BULGE OR WHEN IT REACHES ONE-HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT. WHEN CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE THE FENCE AND SEDIMENT DEPOSITS, GRADE THE SITE TO BLEND WITH THE SURROUNDING AREA, AND STABILIZE.

SILT FENCE BARRIER INSTALLATION

NOT TO SCALE



NOTE:
THE DANDY CURB SACK WILL BE MANUFACTURED IN THE U.S.A. FROM A WOVEN MONOFILAMENT FABRIC.

INSTALLATION

1. REMOVE THE GRATE FROM THE CATCH BASIN.
2. IF USING OPTION OIL ABSORBENTS, PLACE ABSORBENT PILLOW IN UNIT.
3. STAND THE GRATE ON END, MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS.
4. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

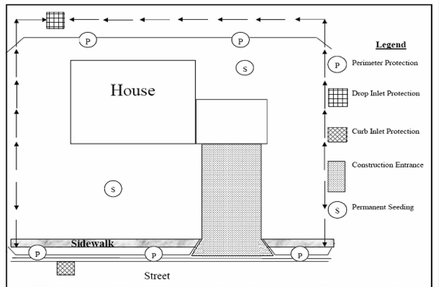
MAINTENANCE

- INSPECT DAILY.
- REMOVE ALL ACCUMULATED SEDIMENT AFTER EACH STORM EVENT. DISPOSE OF SEDIMENT IN AN AREA WHERE IT WILL NOT REENTER THE PAVED AREA OR STORM DRAINS. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET BY USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS, REPLACE ABSORBENT WHEN NEAR SATURATION. CONTACT: 708-867-8446.
- WHEN CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE INLET PROTECTION.

INSERT (BAG) INLET PROTECTION

NOT TO SCALE

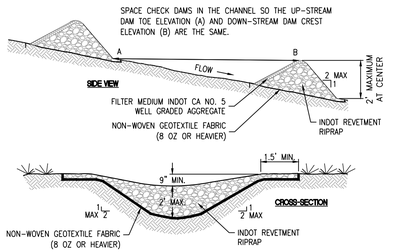
Stormwater Pollution Prevention Controls on Individual Lots



NOTE: All stormwater pollution prevention controls must be functional and maintained throughout construction. Corrections must be made weekly and before any anticipated rain. The individual lot operator is responsible for cleaning the street along the property frontage at the end of every workday. No portable toilets or materials may be stored in the streets. Any areas where sediment is actively leaving the site must be remedied immediately.

Construction Sequence

1. Install construction entrance.
   a. Use #2 stone. Flare entrance at street so it can handle vehicle turn radius. See Detail.
2. Install perimeter protection.
   a. Protection along the sides of the lot is only necessary if the adjacent lot is built out or if storm water runoff will drain in that direction.
   b. Make sure perimeter protections are turned into the lot where they terminate to create a ponding area. See above diagram.
   c. Rear of lot perimeter protection should be installed to protect the rear yard swale.
3. Install protections on storm inlets at curbside and at rear of lot.
   a. Geo-textile or "fabric" wrapped underneath the grate is PROHIBITED.
   b. Make sure curbside inlet protection leaves the top 3-4 inches of the storm grate exposed to allow for overflow to enter the storm inlet, preventing ponding.
4. Lot disturbance may begin once the controls listed above are in place.
5. Maintain lot controls at all times and repair as soon as possible when a correction is needed.
   a. If sediment is actively leaving the site due to a failing control such as tracking or an operation such as dewatering, it must be corrected IMMEDIATELY.
6. Stabilize all exposed soils with vegetation, mulch, or stone when construction is complete.
   a. Lot is considered stabilized once vegetation has reached 100% coverage and 70 % density.
7. Remove temporary storm water pollution prevention controls.
   a. These may be removed when exposed soils have been stabilized with vegetation, sod, or mulch.
   b. Seed alone is not a stabilization measure until it germinates and achieves proper coverage.



NOTE: INDOT CA NO. 8 AGGREGATE IS ACCEPTABLE IF NO. 5 AGGREGATE IS NOT AVAILABLE. THE USE OF NO. 8 AGGREGATE MAY RESULT IN MORE FREQUENT OVERTOPPING OF THE STRUCTURE AND WILL INCREASE THE FREQUENCY OF STRUCTURE MAINTENANCE.

INSTALLATION

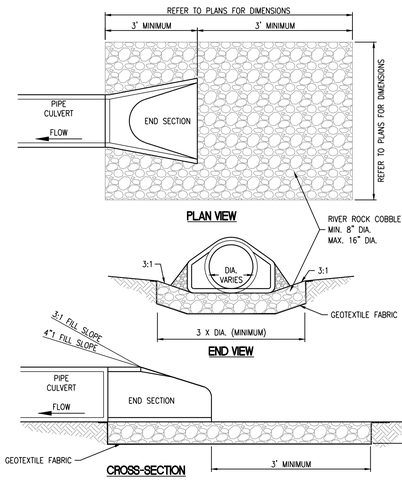
1. LAY OUT THE LOCATION OF THE CHECK DAM.
2. EXCAVATE A CUTOFF TRENCH INTO THE CHANNEL BOTTOM AND DITCH BANKS, EXTENDING IT A MINIMUM OF 18 INCHES BEYOND THE TOP OF THE DITCH BANK.
3. INSTALL AND ANCHOR FILTER FABRIC IN THE CHANNEL AND CUTOFF TRENCH.
4. PLACE RIPRAP IN THE CUTOFF TRENCH AND CHANNEL TO THE LINES AND DIMENSIONS SHOWN IN THE CONSTRUCTION PLANS. THE CENTER OF EACH DAM MUST BE AT LEAST NINE INCHES LOWER THAN THE UPPERMOST POINTS OF CONTACT BETWEEN THE RIPRAP DAM AND CHANNEL BANKS.
5. EXTEND THE RIPRAP AT LEAST 18 INCHES BEYOND THE TOP OF THE CHANNEL BANKS TO KEEP OVERFLOW WATER FROM ERODING AREAS ADJACENT TO THE CHANNEL BANKS BEFORE IT RE-ENTERS THE CHANNEL.
6. PLACE FILTER MEDIUM (INDOT CA NO. 5 AGGREGATE) ON THE UP-SLOPE SIDE OF THE DAM. PLACE FILTER MEDIUM OVER THE ENTIRE FACE OF THE DAM UP TO THE BASE OF THE OVERFLOW WEIR NOTCH.
7. STABILIZE THE CHANNEL ABOVE THE UPPERMOST DAM.
8. INSTALL AN EROSION-RESISTANT LINING IN THE CHANNEL BELOW THE LOWERMOST DAM. THE LINING SHOULD EXTEND A MINIMUM DISTANCE OF SIX FEET BELOW THE DAM.
9. ADDITIONAL SEDIMENT STORAGE CAN BE PROVIDED BY EXCAVATING A SMALL SEDIMENT TRAP ON THE UPSTREAM SIDE OF THE CHECK DAM.

MAINTENANCE

- INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
- IF SIGNIFICANT EROSION OCCURS BETWEEN DAMS, INSTALL AN EROSION-RESISTANT LINER IN THAT PORTION OF THE CHANNEL.
- REMOVE ACCUMULATED SEDIMENT WHEN IT REACHES ONE-HALF THE HEIGHT OF THE DAM TO MAINTAIN CHANNEL CAPACITY, ALLOW DRAINAGE THROUGH THE DAM, AND PRE-VENT LARGE FLOW FROM DISPLACING SEDIMENT.
- ADD RIPRAP AND AGGREGATE AS NEEDED TO MAINTAIN DESIGN HEIGHT AND CROSS SECTION OF THE DAMS.
- WHEN DAMS ARE NO LONGER NEEDED, REMOVE THE RIPRAP AND AGGREGATE AND STABILIZE THE CHANNEL, USING AN EROSION-RESISTANT LINING IF NECESSARY. (RIPRAP AND AGGREGATE FROM THE DAM MAY BE REMOVED OR UTILIZED TO STABILIZE THE CHANNEL).

ROCK CHECK DAM

NOT TO SCALE



INSTALLATION

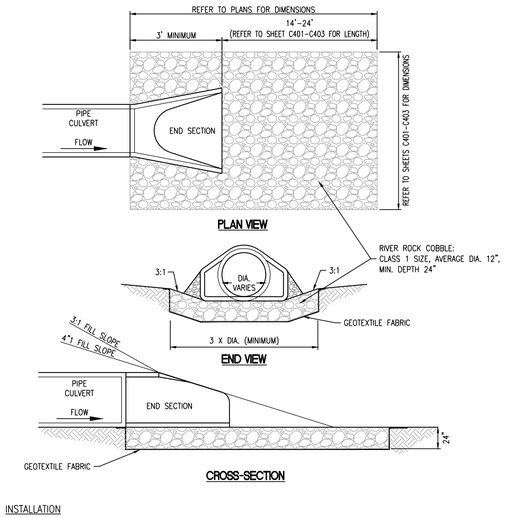
1. DIVERT SURFACE WATER RUNOFF AROUND THE STRUCTURE DURING CONSTRUCTION SO THAT THE SITE CAN BE PROPERLY DEWATERED FOR FOUNDATION PREPARATION.
2. EXCAVATE FOUNDATION AND APRON AREA SUBGRADES BELOW DESIGN ELEVATION TO ALLOW FOR THICKNESS OF THE FILTER MEDIUM AND RIPRAP.
3. COMPACT ANY FILL USED IN SUBGRADE PREPARATION TO THE DENSITY OF SURROUNDING UNDISTURBED SOIL.
4. SMOOTH SUBGRADE ENOUGH TO PROTECT GEOTEXTILE FABRIC FROM TEARING.
5. PLACE GEOTEXTILE FABRIC OR AGGREGATE BEDDING MATERIAL (FOR STABILIZATION AND FILTRATION) ON THE COMPACTED AND SMOOTHED FOUNDATION.
6. INSTALL RIPRAP TO THE LINES AND ELEVATIONS SHOWN IN THE CONSTRUCTION PLANS. BLEND RIPRAP SMOOTHLY TO SURROUNDING GRADE. IF THE CHANNEL IS WELL DEFINED, EXTEND THE APRON ACROSS THE CHANNEL BOTTOM AND UP THE CHANNEL BANKS TO AN ELEVATION OF SIX INCHES ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK, WHICHEVER IS LESS.
7. IF GEOTEXTILE FABRIC TEARS WHEN PLACING RIPRAP, REPAIR IMMEDIATELY BY LAYING AND STAPLING A PIECE OF FABRIC OVER DAMAGED AREA, OVERLAPPING THE UNDAMAGED AREAS BY AT LEAST 12 INCHES.
8. CONSTRUCT A SMALL PLUNGE POOL WITHIN THE OUTLET APRON (RIPRAP APRONS MUST BE LEVEL WITH OR SLIGHTLY LOWER THAN THE RECEIVING CHANNEL AND SHOULD NOT PRODUCE AN OVERFALL OR RESTRICT FLOW OF THE WATER CONVEYANCE STRUCTURE).

MAINTENANCE

1. INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
2. INSPECT FOR STONE DISPLACEMENT; REPLACE STONES ENSURING PLACEMENT AT FINISHED GRADE.
3. CHECK FOR EROSION OR SCOURING AROUND SIDES OF THE APRON; REPAIR IMMEDIATELY.
4. CHECK FOR PIPING OR UNDERCUTTING; REPAIR IMMEDIATELY.

INLET PROTECTION

NOT TO SCALE



INSTALLATION

1. DIVERT SURFACE WATER RUNOFF AROUND THE STRUCTURE DURING CONSTRUCTION SO THAT THE SITE CAN BE PROPERLY DEWATERED FOR FOUNDATION PREPARATION.
2. EXCAVATE FOUNDATION AND APRON AREA SUBGRADES BELOW DESIGN ELEVATION TO ALLOW FOR THICKNESS OF THE FILTER MEDIUM AND RIPRAP.
3. COMPACT ANY FILL USED IN SUBGRADE PREPARATION TO THE DENSITY OF SURROUNDING UNDISTURBED SOIL.
4. SMOOTH SUBGRADE ENOUGH TO PROTECT GEOTEXTILE FABRIC FROM TEARING.
5. PLACE GEOTEXTILE FABRIC OR AGGREGATE BEDDING MATERIAL (FOR STABILIZATION AND FILTRATION) ON THE COMPACTED AND SMOOTHED FOUNDATION.
6. INSTALL RIPRAP TO THE LINES AND ELEVATIONS SHOWN IN THE CONSTRUCTION PLANS. BLEND RIPRAP SMOOTHLY TO SURROUNDING GRADE. IF THE CHANNEL IS WELL DEFINED, EXTEND THE APRON ACROSS THE CHANNEL BOTTOM AND UP THE CHANNEL BANKS TO AN ELEVATION OF SIX INCHES ABOVE THE MAXIMUM TAILWATER DEPTH OR THE TOP OF BANK, WHICHEVER IS LESS.
7. IF GEOTEXTILE FABRIC TEARS WHEN PLACING RIPRAP, REPAIR IMMEDIATELY BY LAYING AND STAPLING A PIECE OF FABRIC OVER DAMAGED AREA, OVERLAPPING THE UNDAMAGED AREAS BY AT LEAST 12 INCHES.
8. CONSTRUCT A SMALL PLUNGE POOL WITHIN THE OUTLET APRON (RIPRAP APRONS MUST BE LEVEL WITH OR SLIGHTLY LOWER THAN THE RECEIVING CHANNEL AND SHOULD NOT PRODUCE AN OVERFALL OR RESTRICT FLOW OF THE WATER CONVEYANCE STRUCTURE).

MAINTENANCE

1. INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
2. INSPECT FOR STONE DISPLACEMENT; REPLACE STONES ENSURING PLACEMENT AT FINISHED GRADE.
3. CHECK FOR EROSION OR SCOURING AROUND SIDES OF THE APRON; REPAIR IMMEDIATELY.
4. CHECK FOR PIPING UNDERCUTTING; REPAIR IMMEDIATELY.

OUTLET PROTECTION

NOT TO SCALE

O:\2017\170447\20130\Cad\Engr\CDA\C405-C406_Stormwater Pollution Prevention Details.dwg, September 3, 2020 6:03 PM, SUSAN NORRIS, © Paul I. Cripe, Inc.

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Revisions				
Mark	Date	Description	Mark	Date	Description

STORMWATER POLLUTION PREVENTION DETAILS
THE CLUB AT HOLLIDAY FARMS - SECTION 4
THE CLUB AT HOLLIDAY FARMS, LLP
1100 CHATHAM HILLS BLVD.
WESTFIELD, INDIANA 46074

CERTIFIED BY:

Date: 09-03-2020
PRELIMINARY
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Checked By: S. PIERRE, PE/ J. HENSEL, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = NA
Sheet: C405
Date: 09-03-2020
Project Number: 170447-20130

Futerra® F4NETLESS

Futerra® F4 Netless®

Futerra® F4 Netless®
Proven 99% Effective

Futerra® F4 Netless® blankets provide greater aesthetic appeal, are easier to install and provide an unparalleled 99.9% erosion control effectiveness and faster germination than traditional stitch-bonded straw, coconut and excelsior blankets that are plagued by dangerous and unsightly loose nettings and threads.

Through a proprietary and patented process, Futerra uses Thermally Refined® wood and degradable man-made fibers that are intertwined into a dimensionally stable composite matrix that conforms to the soil surface, preventing washouts and seed migration. This innovative technology allows Futerra to rapidly absorb water and hold it in place for enhanced germination and growth.

Futerra® F4NETLESS

PROFILE Products LLC
750 Lake Cook Rd. • Suite 440
Buffalo Grove, IL 60089 • 800-508-8681
www.profileproducts.com

GENERAL

1.01 SUMMARY

(Section 31 25 13 – Erosion Controls)

A. The Netless Erosion Control Blanket (NECB) shall consist of an open, flexible and dimensionally stable network of degradable, thermally-bonded wood and crimped, interlocking man-made fibers. The porous matrix shall have a functional longevity of up to 12 months and provide highly effective erosion protection for steep slopes, low flow channels, wetlands and other environmentally sensitive areas. The highly absorbent NECB shall facilitate rapid germination and accelerate plant growth. The netless erosion control blanket shall be provided in a turf green color (figurine biodegradable vegetable dye) or in a natural wood color to ensure enhanced visual aesthetics. Under no circumstances will erosion control blankets containing nets or stitching threads be accepted.

B. Related Sections: Other Specification Sections, which directly relate to the work of this Section include, but are not limited to the following:

1. *Section 01 57 00 - Temporary Erosion and Sediment Control*
2. *Section 31 20 00 - Earthwork; Establishment of Subgrade*
3. *Section 31 25 00 - Erosion and Sediment Control*
4. *Section 32 92 00 - Lawns and Gardens*

1.02 SUBMITTALS

A. Product Data: Submit manufacturer's product data and installation instructions. Include required substrate preparation and list of materials.

B. Certifications: Manufacturer shall submit a letter of certification that the product meets or exceeds all physical property, endurance, performance and packaging requirements.

1.03 DELIVERY, STORAGE AND HANDLING

A. Deliver materials and products in UV and weather-resistant factory labeled packages. Store and handle in strict compliance with manufacturer's instructions and recommendations. Protect from damage, weather, excessive temperatures and construction operations.

PRODUCTS

2.01 ACCEPTABLE MANUFACTURER

A. PROFILE Products LLC
750 Lake Cook Road – Suite 440
Buffalo Grove, IL 60089
800-508-8681 (Fax 847-215-0577)
www.profileproducts.com

2.02 MATERIALS

A. The NECB shall be Futerra® F4 Netless® as manufactured by Profile Products, LLC and shall conform to the property values as noted.

B. PACKAGING

ROLL DIMENSIONS	ROLL AREA	AVERAGE WEIGHT	ROLLS/ PALLET	TRUCKLOAD QUANITY
32.5' x 90' / 1 m x 27.4 m	325 yd² / 27.4 yd²	10.25 lb / 4.66 kg	32	24,960 yd² / 20,866 m²
6.5' x 90' / 2 m x 27.4 m	65 yd² / 54.8 m²	20.5 lb / 9.32 kg	16	24,960 yd² / 20,866 m²

Rolls: Available in green or natural color; Individually wrapped in UV resistant plastic film with printed installation guidelines
Pallets: Weather-resistant stretch wrap for outdoor storage

C. PROPERTIES

	TEST METHOD	ENGLISH	SI
PHYSICAL			
Mass Per Unit Area	ASTM D6475	5 oz/yd²	170 g/m²
Thickness	ASTM D6525	0.2 in	5.1 mm
Tensile Strength	ASTM D6818	4.3 lb/ft	0.8 kN/m
% Ground Cover	ASTM D6567	79%	79%
Flexural Rigidity	ASTM D6575	0.006 oz-in	435 mg-cm
Water Absorption	ASTM D1117	395%	395%
Shear Stress	ASTM D7207	1 lb/ft²	48 Pa
ENDURANCE			
Functional Longevity	Observed	≤12 months	≤12 months
PERFORMANCE			
Cover Factor[1] (6 in/hr event)	ASTM D7101	0.02	0.02
% Effectiveness	ASTM D7101	98%	98%
Cover Factor[1]	Large Scale[2]	0.002	0.002
% Effectiveness	Large Scale[2]	99.8%	99.8%
Vegetation Establishment	ASTM D7322	476%	476%

1. Cover Factor is calculated as soil loss ratio of treated surface versus an untreated control surface. One minus Cover Factor multiplied by 100% equals % Effectiveness.
2. Large scale testing conducted at Utah Water Research Laboratory, San Diego State University/Soil Research Laboratory, Texas Transportation Institute and TRIEnvironmental, Inc. For specific testing information please contact a Profile technical service representative at 800-508-8681.

EXECUTION

3.01 SUBSTRATE AND SEEDBED PREPARATION

A. Examine substrate and conditions where materials will be installed. Install NECB on geotechnically stable slopes that have been designed and constructed to divert runoff away from the slope face. Do not proceed with installation until satisfactory conditions are established.

B. Strictly comply with manufacturer's installation instructions and recommendations. Slope interruption devices or water diversion techniques are recommended when slope gradients exceed 4V:1H and slope lengths exceed 40'. The soil surface should be stable, firm and free of rocks and other obstructions greater than 2" diameter. Install NECB in the primary direction of flow after application of seed, fertilizer and any other necessary soil amendments.

3.02 INSTALLATION

A. Slopes: Construct 6" by 6" anchor trench 1'-3' above the slope crest for entire length of slope to be treated. Unroll approximately 2' of NECB, place blanket upside down in anchor trench, anchor on 1' centers, backfill trench with compacted soil and roll blanket right side up over the compacted trench and down slope. Begin unrolling NECB down slope taking care to not allow roll to fall freely. Evenly apply anchors to leading roll edge every 2'-5' depending upon site conditions. Drive all anchoring devices flush with the soil surface.

To ensure maximum soil contact, do not stretch NECB over soil surface. When installing 6.5' wide rolls, it may be necessary to anchor center of roll every 5'-10' depending upon site conditions. Repeat anchor trench procedure above, overlap a maximum of 2' depending upon site conditions. Repeat same stapling frequency as leading edge, stapling every 2'-5', securing both rolls with a common anchor. Shingle lap successive rolls 2'-4" in downstream direction of the slope. Secure terminating roll ends by anchoring on 1' centers.

B. Channels: Construct 6" by 6" anchor trench at the beginning of the channel across the entire width and follow above directions for trench details. Follow above directions for edge and roll end overlaps and anchoring techniques. Increase anchoring rate to at least 1.5 anchors per square yard. Depending upon site conditions construct additional 6" by 6" anchor trenches or check slots at intervals along the channel reach and at the terminal end of the channel.

To maximize blanket to soil contact, irrigate treated areas immediately after installation. Evenly apply water at 2000 gallons/acre to simulate natural rainfall. Do not irrigate if rainfall is imminent.

3.03 CLEANING AND PROTECTION

A. Clean up all installation trash. Advise owner of methods for protection of treated areas. Do not allow treated areas to be trafficked or subjected to grazing.

An electronic text file of this CSI formatted specification can be obtained by contacting a technical service representative at 800-508-8681.

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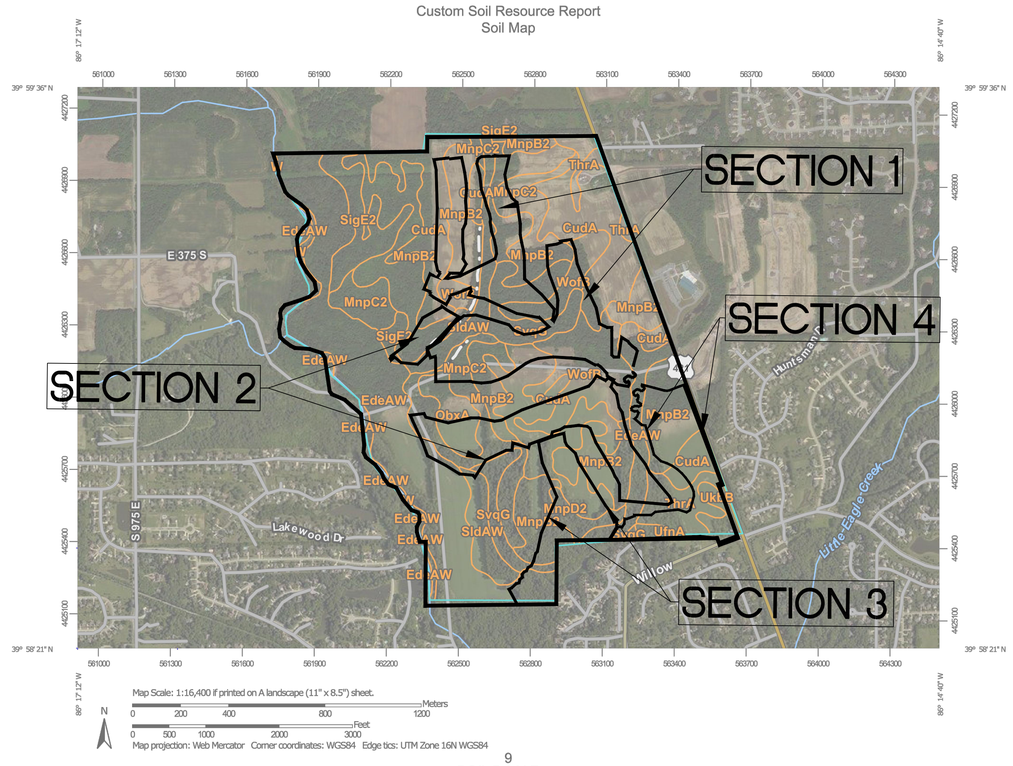
F-16 5/08

Custom Soil Resource Report
Soil Map



9

SOILS MAP

Soils Description

CudA – Crosby silt loam
Fine-loamy subsoil, 0 to 2 percent slopes

EdeAW – Eel and Beckville soils
0 to 2 percent slopes, occasionally flooded, very brief duration

MnpB2 – Miami silt loam
2 to 6 percent slopes, eroded

MnpC2 – Miami silt loam
6 to 12 percent slopes, eroded

MnpD2 – Miami silt loam
12 to 18 percent slopes, eroded

ObxA – Ockley silt loam
0 to 2 percent slopes

SigE2 – Senachwine silt loam
18 to 25 percent slopes, eroded

SldAW – Shoals silt loam
0 to 2 percent slopes, occasionally flooded, very brief duration

SvqG – Strawn loam
25 to 70 percent slopes

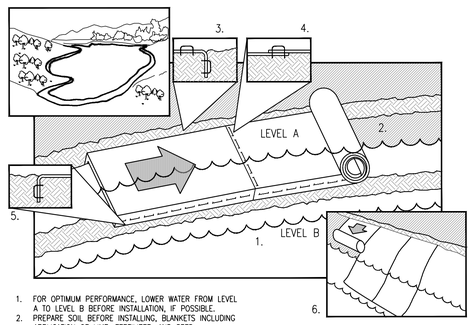
ThrA – Treaty silty clay loam
0 to 1 percent slopes

UfnA – Urban land–Crosby–Treaty Complex
Fine loamy, subsoil, 0 to 2 percent slopes

UkbB – Urban land – Miami complex
2 to 6 percent sloes

W – water

WofB – Williamstown–Crosby silt loams
2 to 4 percent slopes

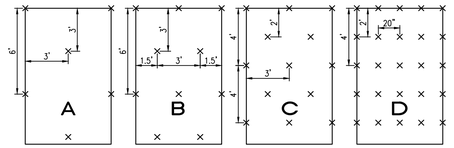


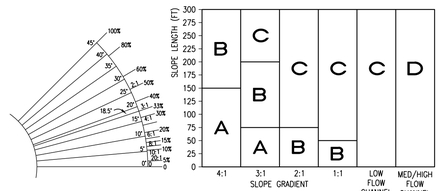
1. FOR OPTIMUM PERFORMANCE, LOWER WATER FROM LEVEL A TO LEVEL B BEFORE INSTALLATION, IF POSSIBLE.
2. PREPARE SOIL BEFORE INSTALLING, BLANKETS INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
3. THE TOP EDGE OF THE BLANKET MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH AFTER STAPLING.
4. PLACE BLANKETS END OVER END WITH A 3" TO 4" OVERLAP. STAPLE THROUGH BOTH BLANKETS OF THE OVERLAPPED AREA, APPROXIMATELY 6" APART.
5. THE EDGE OF THE BLANKET MUST BE ANCHORED IN A 12" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING (STONE MAY BE SUBSTITUTED FOR SOIL BACKFILL).
6. IF BANK IS STEEP OR IF WATER LEVEL VARIES MORE THAN THE WIDTH OF THE BLANKET, USE VERTICAL INSTALLATION.

NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF 18" OR LONGER METAL/WASHER PINS MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS. REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SHORELINES.

EROSION CONTROL BLANKET (SHORELINE INSTALLATION GUIDE)

NOT TO SCALE





STAPLE TO MEET MANUFACTURER'S SPECIFICATIONS.

EROSION CONTROL BLANKET (STAPLE PATTERN GUIDE)

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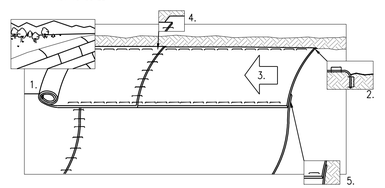

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY SPECIFIED APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS ACROSS THE SLOPE PERPENDICULAR TO THE DIRECTION OF WATER FLOW.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 6" OVERLAP [8" OVERLAP ON INDOT PROJECTS].
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 6" OVERLAP, STAPLE THROUGH OVERLAPPED AREA, APPROX. 12" APART.
6. REFER TO MANUFACTURER'S SPECIFICATIONS ON ANCHORING REQUIREMENTS.

EROSION CONTROL BLANKET (SLOPE INSTALLATION GUIDE)

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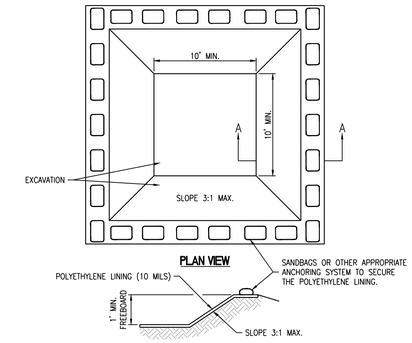
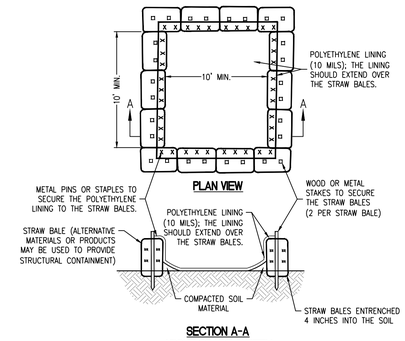


SECTION A-A
BELOW GRADE SYSTEM



SECTION A-A
ABOVE GRADE SYSTEM

INSTALLATION

PREFABRICATED WASHOUT SYSTEMS/CONTAINERS

- INSTALL AND LOCATE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

DESIGNED AND INSTALLED SYSTEMS

- UTILIZE AND FOLLOW THE DESIGN IN THE STORM WATER POLLUTION PREVENTION PLAN TO INSTALL THE SYSTEM.
- DEPENDENT UPON THE TYPE OF SYSTEM, EITHER EXCAVATE THE PIT OR INSTALL THE CONTAINMENT SYSTEM.
- A BASE SHALL BE CONSTRUCTED AND PREPARED THAT IS FREE OF ROCKS AND OTHER DEBRIS THAT MAY CAUSE TEARS OR PUNCTURES IN THE POLYETHYLENE LINING.
- INSTALL THE POLYETHYLENE LINING. FOR EXCAVATED SYSTEMS, THE LINING SHOULD EXTEND OVER THE ENTIRE EXCAVATION. THE LINING FOR BERMED SYSTEMS SHOULD BE INSTALLED OVER THE POOLING AREA WITH ENOUGH MATERIAL TO EXTEND THE LINING OVER THE BERM OR CONTAINMENT SYSTEM. THE LINING SHOULD BE SECURED WITH PINS, STAPLES, OR OTHER FASTENERS.
- PLACE FLAGS, SAFETY FENCING, OR EQUIVALENT TO PROVIDE A BARRIER TO CONSTRUCTION EQUIPMENT AND OTHER TRAFFIC.
- PLACE A NON-COLLAPSING, NON-WATER HOLDING COVER OVER THE WASHOUT FACILITY PRIOR TO A PREDICTED RAINFALL EVENT TO PREVENT ACCUMULATION OF WATER AND POSSIBLE OVERFLOW OF THE SYSTEM (OPTIONAL).
- INSTALL SIGNAGE THAT IDENTIFIES CONCRETE WASHOUT AREAS.
- POST SIGNS DIRECTING CONTRACTORS AND SUPPLIERS TO DESIGNATED LOCATIONS.
- WHERE NECESSARY, PROVIDE STABLE INGRESS AND EGRESS OR ALTERNATIVE APPROACH PAD FOR CONCRETE WASHOUT SYSTEMS.

MAINTENANCE

- INSPECT DAILY AND AFTER EACH STORM EVENT.
- INSPECT THE INTEGRITY OF THE OVERALL STRUCTURE INCLUDING, WHERE APPLICABLE, THE CONTAINMENT SYSTEM.
- INSPECT THE SYSTEM FOR LEAKS, SPILLS, AND TRACKING OF SOIL BY EQUIPMENT.
- INSPECT THE POLYETHYLENE LINING FOR FAILURE, INCLUDING TEARS AND PUNCTURES.
- ONCE CONCRETE WASTES HARDEN, REMOVE AND DISPOSE OF THE MATERIAL.
- EXCESS CONCRETE SHOULD BE REMOVED WHEN THE WASHOUT SYSTEM REACHES 50 PERCENT OF THE DESIGN CAPACITY. USE OF THE SYSTEM SHOULD BE DISCONTINUED UNTIL APPROPRIATE MEASURES CAN BE INITIATED TO CLEAN THE STRUCTURE. PREFABRICATED SYSTEMS SHOULD ALSO UTILIZE THIS CRITERION, UNLESS THE MANUFACTURER HAS ALTERNATE SPECIFICATIONS.
- UPON REMOVAL OF THE SOLIDS, INSPECT THE STRUCTURE. REPAIR THE STRUCTURE AS NEEDED OR CONSTRUCT A NEW SYSTEM.
- DISPOSE OF ALL CONCRETE IN A LEGAL MANNER. REUSE THE MATERIAL ON SITE, RECYCLE, OR HAUL THE MATERIAL TO AN APPROVED CONSTRUCTION/DEMOLITION LANDFILL SITE. RECYCLING OF MATERIAL IS ENCOURAGED. THE WASTE MATERIAL CAN BE USED FOR MULTIPLE APPLICATIONS INCLUDING BUT NOT LIMITED TO ROADBEDS AND BUILDING. THE AVAILABILITY FOR RECYCLING SHOULD BE CHECKED LOCALLY.
- THE PLASTIC LINER SHOULD BE REPLACED AFTER EVERY CLEANING; THE REMOVAL OF MATERIAL WILL USUALLY DAMAGE THE LINING.
- THE CONCRETE WASHOUT SYSTEM SHOULD BE REPAIRED OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE.
- CONCRETE WASHOUT SYSTEMS ARE DESIGNED TO PROMOTE EVAPORATION. HOWEVER, IF THE LIQUIDS DO NOT EVAPORATE AND THE SYSTEM IS NEAR CAPACITY IT MAY BE NECESSARY TO VACUUM OR REMOVE THE LIQUIDS AND DISPOSE OF THEM IN AN ACCEPTABLE METHOD. DISPOSAL MAY BE ALLOWED AT THE LOCAL SANITARY SEWER AUTHORITY PROVIDED THEIR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMITS ALLOW FOR ACCEPTANCE OF THIS MATERIAL. ANOTHER OPTION WOULD BE TO UTILIZE A SECONDARY CONTAINMENT SYSTEM OR BASIN FOR FURTHER DEWATERING.
- PREFABRICATED UNITS ARE OFTEN PUMPED AND THE COMPANY SUPPLYING THE UNIT PROVIDES THIS SERVICE.
- INSPECT CONSTRUCTION ACTIVITIES ON A REGULAR BASIS TO ENSURE SUPPLIERS, CONTRACTORS, AND OTHERS ARE UTILIZING DESIGNATED WASHOUT AREAS. IF CONCRETE WASTE IS BEING DISPOSED OF IMPROPERLY, IDENTIFY THE VIOLATORS AND TAKE APPROPRIATE ACTION.
- WHEN CONCRETE WASHOUT SYSTEMS ARE NO LONGER REQUIRED, THE CONCRETE WASHOUT SYSTEMS SHALL BE CLOSED. DISPOSE OF ALL HARDENED CONCRETE AND OTHER MATERIALS USED TO CONSTRUCT THE SYSTEM.
- HOLES, DEPRESSIONS AND OTHER LAND DISTURBANCES ASSOCIATED WITH THE SYSTEM SHOULD BE BACKFILLED, GRADED, AND STABILIZED.

CONCRETE WASHOUT

NOT TO SCALE

Revisions					
Mark	Date	Description	Mark	Date	Description

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STORMWATER POLLUTION PREVENTION DETAILS
THE CLUB AT HOLLIDAY FARMS - SECTION 4
1100 CHATHAM HILLS BLVD.
WESTFIELD, INDIANA 46074

CERTIFIED BY
CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Date 09-03-2020
PRELIMINARY
NOT FOR
CONSTRUCTION

Indiana 811
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811 FOR CALLS IN INDIANA
1-800-382-5544 (ALL OTHER AREAS)

Drawn By: B. NORRIS, EI
Checked By: B. PIERRE, PE/ J. HENSEL, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = NA
Sheet C406
Date 09-03-2020
Project Number 170447-20130

O:\2017\170447\20130\Cad\Engr\CDs\C405-C406_Stormwater Pollution Prevention Details.dwg, September 3, 2020 6:03 PM, SUSAN NORRIS, © Paul I. Cripe, Inc.

CONSTRUCTION/STORMWATER POLLUTION PREVENTION PLAN

ASSESSMENT OF CONSTRUCTION PLAN ELEMENTS (SECTION A)

A1 Plan Index Showing Location Of Required Items:
See Cover Sheet.

A2 18x24 Plat Showing Site, Buildings, Parking Lots, Streets:
See secondary plat.

A3 Narrative Describing Project Nature And Purpose:
The proposed project consists of the addition of a subdivision and associated utilities. Stormwater quality and quantity will be achieved through existing wet detention ponds.

A4 Vicinity Map Showing Project Location:
See Cover Sheet.

A5 Legal Description Of The Project Site:
See legal description on sheet C001.

Longitude 86° 15' 50" W
Latitude 39° 58' 52" N

A6 Location Of All Lots And Proposed Site Improvements:
See Sheets C201–C204.

A7 Hydrologic Unit Code-14 Digit:
05120201120050

A8 Notation Of Any State Or Federal Water Quality Permits:
State water quality permits include IDEM Rule 5 as well as appropriate FEMA, COE, DNR, and IDEM permitting.

A9 Specific Points Where Stormwater Discharge Will Leave The Site:
The on-site stormwater drainage system will leave the site in multiple locations in which all locations ultimately drain to Eagle Creek which is located along the western property line which flows North to South.

See sheets C700–C708 for the extents of the Stormwater Management Plan components.

A10 Location And Name Of All Wetlands, Lakes And Water Courses On And Adjacent To The Site:
The closest water course to the site is Eagle Creek.

A11 Identification Of All Receiving Waters:
The entire parcel ultimately drains to Eagle Creek.

A12 Identification Of Potential Discharge To Groundwater:
None

A13 100 Year Floodplains, Floodways, And Floodway Fringes:
See Sheet C001 for FIRM map.

A14 Pre-construction And Post Construction Estimate Of Peak Discharge:
The post construction runoff should be less than pre-construction.

A15 Adjacent Land Use, Including Upstream Watershed:
South: R-SF-2, R-SF-3
East: R-SF-2, R2
North: HOLLIDAY FARMS PUD
West: HOLLIDAY FARMS PUD

A16 Locations And Approximate Boundaries Of All Disturbed Areas:
See sheets C401–C404.

A17 Identification Of Existing Vegetative Cover:
See sheets C101–C104.

A18 Soils Map Including Descriptions And Limitations:
Refer to sheet C406 for soils descriptions and limitations and how the limitations will be overcome.

A19 Location, Size And Dimensions Of Proposed Stormwater Systems:
See sheets C700–C708.

A20 Plan For Any Off-site Construction Activities Associated With This Project:
No offsite construction anticipated.

A21 Locations Of Proposed Soil Stockpiles, Borrow And/Or Disposal Areas:
Refer to plans for locations of topsoil and structural fill stockpile locations.

A22 Existing Site Topography At An Interval Appropriate To Show Detailed Drainage Patterns:
See sheets C101–C104.

A23 Proposed Final Topography At An Interval Appropriate To Show Detailed Drainage Patterns:
See sheets C301–C305.

ASSESSMENT OF STORMWATER POLLUTION PREVENTION PLAN-CONSTRUCTION COMPONENT (SECTION B)

B1 Description Of Potential Pollutant Sources Associated With Construction Activities:
The primary pollutant associated with construction activities is sediment. Additional pollutants may be generated by construction vehicle operation and maintenance (e.g. fueling, changing hydraulic fluids and oils); concrete washout; improper storage of construction materials; improper disposal of construction trash and debris; improper application or over application of fertilizers and pesticides; and improper storage, application, and disposal of soluble materials or other materials that may be mobilized by storm water runoff. Equipment and fuel will be stored in a central location and the contractor shall institute methods and procedures to prevent discharge of pollutants.

B2 Sequence Describing Stormwater Quality Measure Implementation Relative To Land Disturbing Activities:
See erosion and sediment control sequences and implementation on sheets C401–C404.

B3 Stable Construction Entrance Locations And Specifications:
See sheets C401–C404 for location. See sheet C405 for detail.

B4 Sediment Control Measures For Sheet Flow Areas:
Preliminary grading and stabilization must be completed to ensure adequate drainage to the temporary or permanent runoff conveyance facilities. Silt fencing must also be implemented prior to any construction activity to ensure silt collection. Stabilize disturbed areas directly after earth disturbing activities, temporary seed areas scheduled to be idle for up to one year. Permanently seed all areas that are at final grade, phase projects where each subsequent phase will not begin for 8 months or more, and areas to be idle for more than one year. Erosion control measures to be installed in Sheet Flow Area. See sheets C405–C406 for details as well as installation and maintenance procedures. See this sheet for seeding guidelines.

B5 Sediment Control Measures For Concentrated Flow Areas:
Adequate erosion control measures must be installed within these areas prior to opening for runoff acceptance. If it is a steep slope, an erosion control blanket should be installed prior to opening. Stabilize disturbed areas directly after earth disturbing activities. Temporary seed areas scheduled to be idle for up to 15 days. Permanently seed all areas that are at final grade, phase projects where each subsequent phase will not begin for 8 months or more, and areas to be idle for more than one year. See sheets C401–C404 for erosion control measures to be installed in concentrated flow areas.

B6 Sediment Control Measures For Storm Sewer Inlets Protection:
See sheets C401–C404 for location & type, and C405–C406 for details.

B7 Runoff Control Measures:
See sheets C401–C404.

B8 Stormwater Outlet Protection Specifications:
See sheets C401–C404 for location & type, and C405–C406 for details.

B9 Grade Stabilization Structure Locations And Specifications:
N/A

B10 Location, Dimensions, Specifications And Construction Details For Each Stormwater Quality Measure:
See sheets C401–C404 and associated erosion control details on sheet C405–C406.

B11 Temporary Surface Stabilization Methods Appropriate For Each Season:
See "GENERAL SEEDING & SURFACE STABILIZING PROCEDURES" on this sheet.

B12 Permanent Surface Stabilization Specifications:
Refer to Golf Course Designer plans for seeding specifications.

B13 Material Handling And Spill Prevention:
Expected construction materials on site may include vehicle lubricants, oils, vehicular fuels, concrete wash-out, acids, curing compounds, paints, mulch, pesticides, herbicides, fertilizer, and trash. Any toxic waste materials are to be disposed of according to local and state laws.

Small spills and leaks of these materials onto non-paved areas will be shoveled into containers or dumpsters for proper disposal.

Fueling trucks will be equipped with spill prevention kits for smaller fuel spills. All vehicular maintenance shall be performed in the same designated area throughout the construction time frame. If possible, vehicular maintenance shall be done off-site at facilities that are designed to handle any material spillage. This shall include fueling of vehicles whenever possible. The Town of Zionsville Fire Department (317) 733-3020 or 911, Indiana Department of Environmental Management, Office of Emergency Response (800) 233-7745, shall be notified immediately for larger spills or leaks. The National Response Center (800) 424-8802 shall be notified and provided with the following information: Time of Spill, Location of Spill, Material, Source of Spill, Approximate Volume and Length of Spillage, Weather Conditions at Time of Spill, Personal Present at Time of Spill, and All Action Taken for Post Spill Cleanup.

Contractor shall contact a waste recovery agency immediately for removal of contaminates and coordination of monitoring the site during cleanup until all of the hazardous material has been removed. Contractor shall cooperate with idem during and after the spill to insure all required cleanup and filing reports are properly submitted.

The Developer shall be continually informed of any contamination concerns occurring on the site. The construction manager shall keep on site a list of qualified contractors for spill remediation. All site personnel, including maintenance employees, shall be made aware of proper spill prevention and remediation techniques. All materials used to absorb spills shall be properly disposed of in an approved manor with local and state laws. Do not flush spill materials with water unless directed to do so by a governing agency. It is important that all manufacturer's instructions be followed when using or applying all fertilizers, herbicides, and pesticides.

B14 Monitoring And Maintenance Guidelines For Each Proposed Storm Water Quality Measure:
See sheets C405–C406 for details containing maintenance requirements for each storm water quality measure. Upon substantial completion, the contractor shall remove any and all debris from any existing or newly installed BMPs on site.

B15 Erosion And Sediment Control Specifications For Individual Building Lots:
N/A

TOXIC WASTE MATERIALS

INSURE THAT TOXIC LIQUID WASTES SUCH AS USED OILS, SOLVENTS, AND PAINTS AND CHEMICALS SUCH AS ACIDS, PESTICIDES, ADDITIVES, AND CURING COMPOUNDS ARE NOT DISPOSED OF IN DUMPSTERS DESIGNATED FOR CONSTRUCTION DEBRIS BUT ARE PROPERLY DISPOSED OF ACCORDING TO LOCAL AND STATE LAWS.

ASSESSMENT OF STORMWATER POLLUTION PREVENTION POST-CONSTRUCTION COMPONENT (SECTION C)

C1 Description Of Pollutants And Their Sources Associated With The Proposed Land Use:
Potential post-construction pollutant sources include assorted fuels, oils and liquids associated with vehicular traffic used in field maintenance. There are no new downstream water quality effects due to channeling discharges to a single point. This can result in bank erosion, down cutting of the channel bottom.

C2 Sequence Describing Stormwater Quality Measure Implementation:
The post-construction stormwater quality measure implementation shall begin after substantial completion of the construction activities for the proposed project. This is the appropriate time to install the proposed stormwater BMP. Any newly installed or existing BMPs on site shall be clear of any and all debris.

The location of these structures can be found on sheets C501–C504 and C701–C705. Details can be found on sheets C700 and C706–C708. Following construction, all erosion control measures shall be inspected and maintained until all permanent measures and vegetation has been established and construction is complete.

After installation of the post-construction BMP structures are in place, individual erosion control measures may be removed, including following permanent inlet protection seeding and after sufficient vegetation have been established in an area to prevent silt and soil erosion into the storm sewer system.

Inspection and maintenance of all BMP structures are the responsibility of the owner.

C3 Description Of Proposed Post Construction Stormwater Quality Measures:
Post construction stormwater quality measures to aid in reducing the amount of pollutants include the construction of hydrodynamic separators at the storm sewer outlet discharge points upstream of existing wet detention ponds. The above BMPs will provide 80% TSS removal from the proposed site.

C4 Location, Dimensions, Specifications, and Construction Details of Each Stormwater Quality Measure:
The stormwater quality measures for post construction activities are indicated on this sheet. Location and details can be found on sheets C501–C504 and C700–C708.

C5 Description of Maintenance Guidelines For Post Construction Stormwater Quality Measures:
Please refer to The Operation & Maintenance Manual for information regarding the post-construction water quality measures.

Grass areas will be maintained on a regular mowing cycle. Trash and debris will be removed from seeded and gravel areas.

The Hydrodynamic Separator Water Quality BMP structures will be inspected and maintained as follows:

Sediment is to be removed when inspection reveals a top of sediment depth within 6 in. of the dry-weather water surface elevation in the structure. Sediment depths can be easily determined by measuring the distance from the top of the manhole to the dry water surface elevation and then measuring the distance from the top of the manhole to the top of the sediment pile. This can be done with a steel tape or stadia rod. The system should be pumped clean using a high velocity vacuum truck.

For free-floating oil and floatable debris, use a high velocity vacuum truck to clean the pollutants. After recording the measurements on the Inspection Data Sheet (attached in Appendix B), the vacuum hose is lowered through the access opening and the floating debris. The oil may be best removed by using an absorbent pad. Usually, confined space entry can be avoided by inspecting from the manhole entrance and cleaning the system by using a vacuum hose.

SWPPP SEQUENCE AND IMPLEMENTATION

1. Post the NOI and contact information for the person with onsite responsibilities.
2. Install temporary construction drive off Holliday Farms Boulevard.
3. Install silt fencing as shown on sheets C401–C404 (See detail on sheet C405–C406). Dust shall be kept to a minimum by utilizing sprinkling water or other approved methods.
4. Identify construction staging, concrete washout areas, material storage and topsoil stockpile areas. Each area shall be properly protected and delineated prior to construction.
5. IDEM and the Town of Zionsville must be notified within 48 hours of commencing construction.
6. Contact Indiana Underground Planned Protection Systems, Inc. for underground Utility locations. (1-800-382-5544).
7. Before opening up the site, first evaluate, mark and protect important trees and associated root zones, unique areas to be preserved (i.e. wetlands), or existing vegetation suitable for use as filter strips (especially in perimeter areas).
8. After clearing and stump removal, strip stockpile topsoil on-site. Topsoil to be re-spread on lots after structural fill has been placed.
9. Begin mass earthwork for preliminary grading. See "General Seeding and Surface Stabilization Procedures" for temporary seeding guidelines on this sheet.
10. Repair any silt fencing if damaged. If silt fence is 1/3 height of fabric, remove silt and replace to original condition. See detail on Sheet C405–C406.
11. Immediately after grading, apply surface stabilization practices on all graded areas, using permanent measures in accordance with the erosion control plan. However, if weather delays permanent stabilization, temporary seeding and/or mulching may be necessary as a provisional measure. Also stabilize (using temporary seeding/mulching or other suitable means) any disturbed area where active construction will not take place for 15 working days.
12. Install Post Construction BMP measures. Includes final grading and stabilization. If any of these areas were used as temporary sediment control devices during construction, remove and restabilize for post construction use.
13. After construction and final grading, landscape and permanently stabilize all disturbed areas, including borrow and disposal areas. Also remove temporary runoff control structures and any unstable sediment around them, and stabilize those areas with permanent seeding and erosion control blanket if necessary.
14. Maintain all erosion and sediment control practices until all disturbed areas are permanently stabilized.

GENERAL SEEDING and SURFACE STABILIZATION PROCEDURES

(1) TEMPORARY SEEDING

Table 1 Temporary Seeding Specifications

Seed Species 1	Rate per Acre	Planting Depth	Optimum Dates 2
Wheat or Rye	150 lbs.	1 to 1-1/2 inches	Sept. 15 – Oct. 30
Spring Oats	100 lbs.	1 inch	March 1 – April 15
Annual Ryegrass	40 lbs.	1-1/4 inch	March 1 – May 1 Aug. 1 – Sept. 1
German Millet	40 lbs.	1 to 2 inches	May 1 – June 1
Sudangrass	35 lbs.	1 to 2 inches	May 1 – July 30
Buckwheat	60 lbs.	1 to 2 inches	April 15 – June 1
Corn (broadcast)	300 lbs.	1 to 2 inches	May 11 – Aug. 10
Sorghum	35 lbs.	1 to 2 inches	May 1 – July 15

1. Perennial species may be used as a temporary cover, especially if the area to be seeded will remain idle for more than one year (See Permanent Seeding).
2. Seeding done outside the optimum seeding dates increases the chances of seeding failure. Dates may be extended or shortened based on the location of the project site within the state.

Notes:

Mulch alone is an acceptable temporary cover and may be used in lieu of temporary seeding, provided that it is appropriately anchored. A high potential for fertilizer, seed, and mulch to wash exists on steep banks, cuts, and in channels and areas of concentrated flow.

Application

Seedbed Preparation

1. Test soil to determine pH and nutrient levels.
2. Apply soil amendments as recommended by the soil test. If testing is not done, apply 400 to 600 pounds per acre of 12–12–12 analysis fertilizer, or equivalent.
3. Work the soil amendments into the upper two to four inches of the soil with a disk or rake operated across the slope.

Seeding

1. Select a seed species or an appropriate seed mixture and application rate from Table 1.
2. Apply seed uniformly with a drill or cultipacker seeder or by broadcasting. Plant or cover seed to the depth shown in Table 1.

Notes:

1. If drilling or broadcasting the seed, ensure good seed-to-soil contact by firming the seedbed with a roller or cultipacker after completing seeding operations. Daily seeding when the soil is moist is usually most effective.
2. If seeding is done with a hydroseeder, fertilizer and mulch can be applied with the seed in a slurry mixture.
3. Apply mulch (See Mulching and Compost Mulching Requirements Below) and anchor it in place.

Maintenance

Inspect within 24 hours of each rain event and at least once every seven calendar days. Check for erosion or movement of mulch and repair immediately. Monitor for erosion damage and adequate cover (80 percent density); reseed, fertilize, and apply mulch where necessary. If nitrogen deficiency is apparent, top-dress fall seeded wheat or rye seeding with 50 pounds per acre of nitrogen in February or March.

(2) PERMANENT SEEDING

Application

Site Preparation

1. Grade the site to achieve positive drainage.
2. Add topsoil or compost mulch to achieve needed depth for establishment of vegetation. (Compost material may be added to improve soil moisture holding capacity, soil friability, and nutrient availability.)

Seedbed Preparation

1. Test soil to determine pH and nutrient levels.
2. Apply soil amendments as recommended by the soil test and work into the upper two to four inches of soil. If testing is not done, apply 400 to 600 pounds per acre of 12–12–12 analysis fertilizer, or equivalent.
3. Till the soil to obtain a uniform seedbed. Use a disk or rake, operated across the slope, to work the soil amendments into the upper two to four inches of the soil.

Seeding

Optimum seeding dates are March 1 to May 10 and August 10 to September 30. Permanent seeding done between May 10 and August 10 may need to be irrigated. Seeding outside or beyond optimum seeding dates is still possible with the understanding that reseeding or overseeding may be required if adequate surface cover is not achieved. Reseeding or overseeding can be easily accomplished if the soil surface remains well protected with mulch.

1. Select a seeding mixture and rate from Table 1 Permanent Seeding Recommendations. Select seed mixture based on site conditions, soil pH, intended land use, and expected level of maintenance.
2. Apply seed uniformly with a drill or cultipacker seeder or by broadcasting. Plant or cover the seed to a depth of one-fourth to one-half inch. If drilling or broadcasting the seed, ensure good seed-to-soil contact by firming the seedbed with a roller or cultipacker after completing seeding operations. (If seeding is done with a hydroseeder fertilizer and mulch can be applied with the seed in a slurry mixture.)
3. Mulch all seeded areas and use appropriate methods to anchor the mulch in place. Consider using erosion control blankets on sloping areas and conveyance channels.

Maintenance

- Inspect within 24 hours of each rain event and at least once every seven calendar days until the vegetation is successfully established.
- Characteristics of a successful stand include vigorous dark green or bluishgreen seedlings with a uniform vegetative cover density of 90 percent or more.
- Check for erosion or movement of mulch.
- Repair damaged, bare, gullied, or sparsely vegetated areas and then fertilize, reseed, and apply and anchor mulch.
- If plant cover is sparse or patchy, evaluate the plant materials chosen, soil fertility, moisture condition, and mulch application; repair affected areas either by overseeding or preparing a new seedbed and reseeding. Apply and anchor mulch on the newly seeded areas.
- If vegetation fails to grow, consider soil testing to determine soil pH or nutrient deficiency problems. (Contact your soil and water conservation district or cooperative extension office for assistance.)
- If additional fertilization is needed to get a satisfactory stand, do so according to soil test recommendations.
- Add fertilizer the following growing season. Fertilize according to soil test recommendations.
- Fertilize turf areas annually. Apply fertilizer in a split application. For cool-season grasses, apply one-half of the fertilizer in late spring and one-half in early fall. For warm-season grasses, apply one-third in early spring, one-third in late spring, and the remaining one-third in middle summer.

Table 1 Permanent Seeding Recommendations

This table provides several seed mixture options. Additional seed mixtures are available commercially. When selecting a mixture, consider intended land use and site conditions, including soil properties (e.g., soil pH and drainage), slope aspect, and the tolerance of each species to shade and drought.

(3) MULCHING

Specifications

Materials

Table 1 Mulch Specifications

Material 1	Rate per Acre	Comments
Straw or Hay	2 tons	Shall be dry, free of undesirable seeds. Spread by hand or machine. Must be crimped or anchored (See Table 2).
Wood fiber or cellulose1	1 ton	Apply with a hydraulic mulch machine and use with tacking agent.

1 Mulching is not recommended in concentrated flows. Consider erosion control blankets or other stabilization methods.

Coverage

The mulch should have a uniform density of at least 75 percent over the soil surface.

Revisions								
Mark	Date	Description		Mark	Date	Description		

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STORMWATER POLLUTION PREVENTION NOTES
THE CLUB AT HOLLIDAY FARMS - SECTION 4
THE CLUB AT HOLLIDAY FARMS, LLP
1100 CHATHAM HILLS BLVD.
WESTFIELD, INDIANA 46074

CERTIFIED BY:

CHRISTOPHER M. WISEMAN • REGISTERED • PE 10504920 • STATE OF INDIANA • PROFESSIONAL ENGINEER •

Date 09-03-2020

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Drawn By: S. NORRIS, EI
Checked By: S. PIERRE, PE/ J. HENSEL, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = NA

Sheet C407
Date 09-03-2020
Project Number 170447-20130

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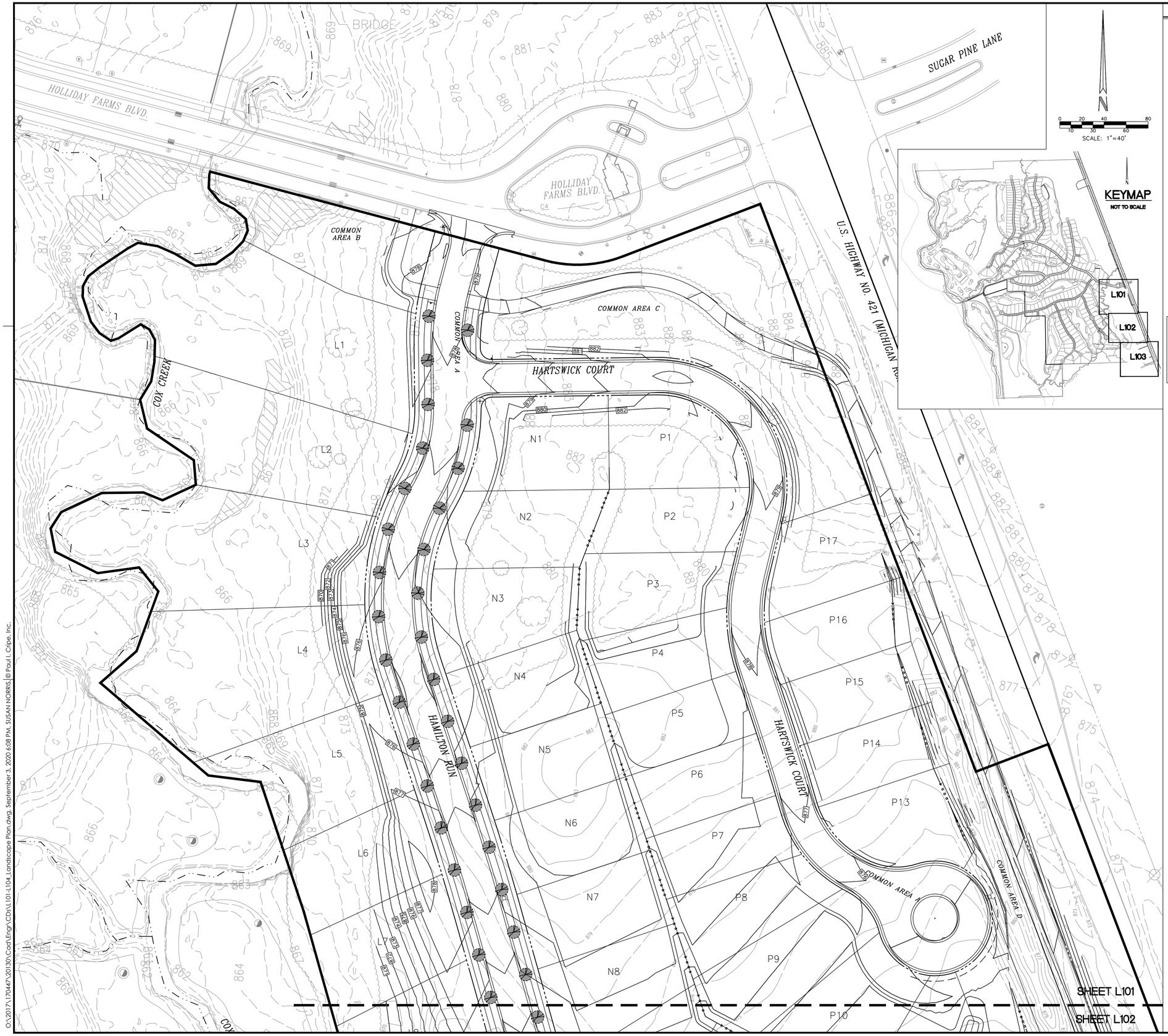

N

0 20 40 80
10 30 60
SCALE: 1"=40'

LEGEND

- LOT LINE
- RIGHT-OF-WAY/PRIVATE ROAD LIMITS
- MATCH LINE
- EXISTING SWALE, CREEK, AND STREAMS TO REMAIN
- POND NORMAL POOL
- CONSTRUCTION LIMITS
- SECTION 3 BOUNDARY
- EXISTING/PROPOSED TREE LINE
- FLOODWAY LIMITS
- FLOODPLAIN LIMITS

K2 LOT NUMBER
STREET LIGHT
STREET SIGN
COMBINED STREET LIGHT AND SIGN
STOP OR SPEED LIMIT SIGN
ACCESSIBLE RAMP
WETLAND TO REMAIN
STREET TREE (40' O.C.)
5 GOLF HOLE NUMBER

NOTE:
1. LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
2. ALL LANDSCAPING BETWEEN THE ROADWAY CURB AND SIDEWALK WILL BE MAINTAINED BY THE HOA.
3. STREET TREES SPECIES CANNOT BE REPEATED FOR A MINIMUM OF 3 TREES AND AT LEAST 3 DIFFERENT SPECIES SHALL BE INSTALLED.
4. STREET TREE SPECIES SHALL BE IN ACCORDANCE WITH ZIONSVILLE, IN CODE OF ORDINANCES CHAPTER 100.08 RECOMMENDED STREET TREES (SEE BELOW).
5. STREET TREES SHALL HAVE A MINIMUM CALIPER OF 2-1/2 INCHES.

NOTE: EXISTING TREES LOCATED IN PROPOSED COMMON AREAS WILL BE PRESERVED AND PROTECTED AS CONSTRUCTION ALLOWS BY CIRCLING WITH SILT FENCE OR ORANGE PRESERVATION FENCING. CONTRACTOR TO MAKE BEST EFFORT IN IDENTIFYING AND MARKING TREES TO REMAIN DURING CONSTRUCTION PROCESS. PRIOR TO PERFORMING ANY CLEARING, CONTRACTOR MUST OBTAIN APPROVAL FROM HENKE DEVELOPMENT.

Overstory/shade trees

Botanical Name	Common Name	Best Cultivars	Mature Height	Mature Spread	Size
Acer platinoides	Norway Maple	Summershade	45	40	2-1/2" B&B
Acer x freemanii	Celebration Maple	Celzam			2-1/2" B&B
Acer rubrum	Red Maple	Autumn Flame	35	35	2-1/2" B&B
		Red Sunset	45	35	2-1/2" B&B
		October Glory	40	35	2-1/2" B&B
Acer saccharum	Sugar Maple	Green Mountain	45	35	2-1/2" B&B
Carpinus betulus	European Hornbeam	Fastigiata	35	25	2-1/2" B&B
Celtis laevigata	Sugar Hackberry	All Season	40	25	2-1/2" B&B
Celtis occidentalis	Common Hackberry	Prairie Pride	40	40	2-1/2" B&B
Ceroidiphyllum japonicum	Katsuratree		45	30	2-1/2" B&B
Eucommia ulmoides	Hardy Rubbertree		50	40	2-1/2" B&B
Ginko biloba (male only)	Ginko	Lakeview	45	25	2-1/2" B&B
		Princeton Sentry	60	25	2-1/2" B&B
Gleditisia triacanthos	Thornless Honeylocust	Imperial	35	35	2-1/2" B&B
		Skyline	45	45	2-1/2" B&B
Pyrus calleryana	Callery pear	Aristocrat	40	30	2-1/2" B&B
		Cleveland Select	35	20	2-1/2" B&B
		Redspire	35	25	2-1/2" B&B
Quercus bicolor	Swamp White Oak		55	45	2-1/2" B&B
Quercus coccinea	Scarlet Oak		60	40	2-1/2" B&B
Quercus inbricaria	Shingle Oak		55	45	2-1/2" B&B
Quercus phellois	Willow Oak		55	40	2-1/2" B&B
Quercus rubra	Red Oak		65	45	2-1/2" B&B
Quercus shumarii	Shumard Oak		50	40	2-1/2" B&B
Sophora japonica	Japanese Pagoda tree	Regent	50	45	2-1/2" B&B
Taxodium distichum	Bald Cypress		75	20	2-1/2" B&B
Tilia Americana	American Linden	Redmond	35	25	2-1/2" B&B
Tilia cordata	Littleleaf Linden	Chancellor	35	20	2-1/2" B&B
		Glenleven	45	30	2-1/2" B&B
		Greenspire	40	30	2-1/2" B&B
Tilia x euchoria	Crimean Linden		45	35	2-1/2" B&B
Tilia tomentosa	Silver Linden	Sterling	45	35	2-1/2" B&B
Ulmus parvifolia	Lacebark Elm		50	40	2-1/2" B&B
Zelkova serrata	Japanese Zelkova	Green Vase	50	40	2-1/2" B&B
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Understory/ornamental trees

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Amelanchier Canadensis (arborea)	Serviceberry, Juneberry		12	15	2-1/2" B&B
Crataegus crus-galli inermis	Thronless Cockspur Hawthorne	Crusader	15	15	2-1/2" B&B
Crataegus orus-galli x Phaenopyrum	Vaughn Hawthrone	Vaughn	30	30	2-1/2" B&B
Crataegus phaenopyum	Washington Hawthorne		30	25	2-1/2" B&B
Crataegus pruinosa	Frosted Hawthorne		30	20	2-1/2" B&B
Crataegus viridis	Green Hawthorne	Winter King	20	25	2-1/2" B&B
Malus species	Flowering Crabapple	Adams	20	20	2-1/2" B&B
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		Sugar Tyme	18	15	2-1/2" B&B
Syringa reticulata	Tree Lilac	Ivory Silk	25	15	2-1/2" B&B
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Revision	Mark	Date	Description

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LANDSCAPE PLAN

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Checked By: S. PIERRE, PE/ J. HENSEL, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = 40'
Sheet: L101
Date: 09-03-2020
Project Number: 170447-20130

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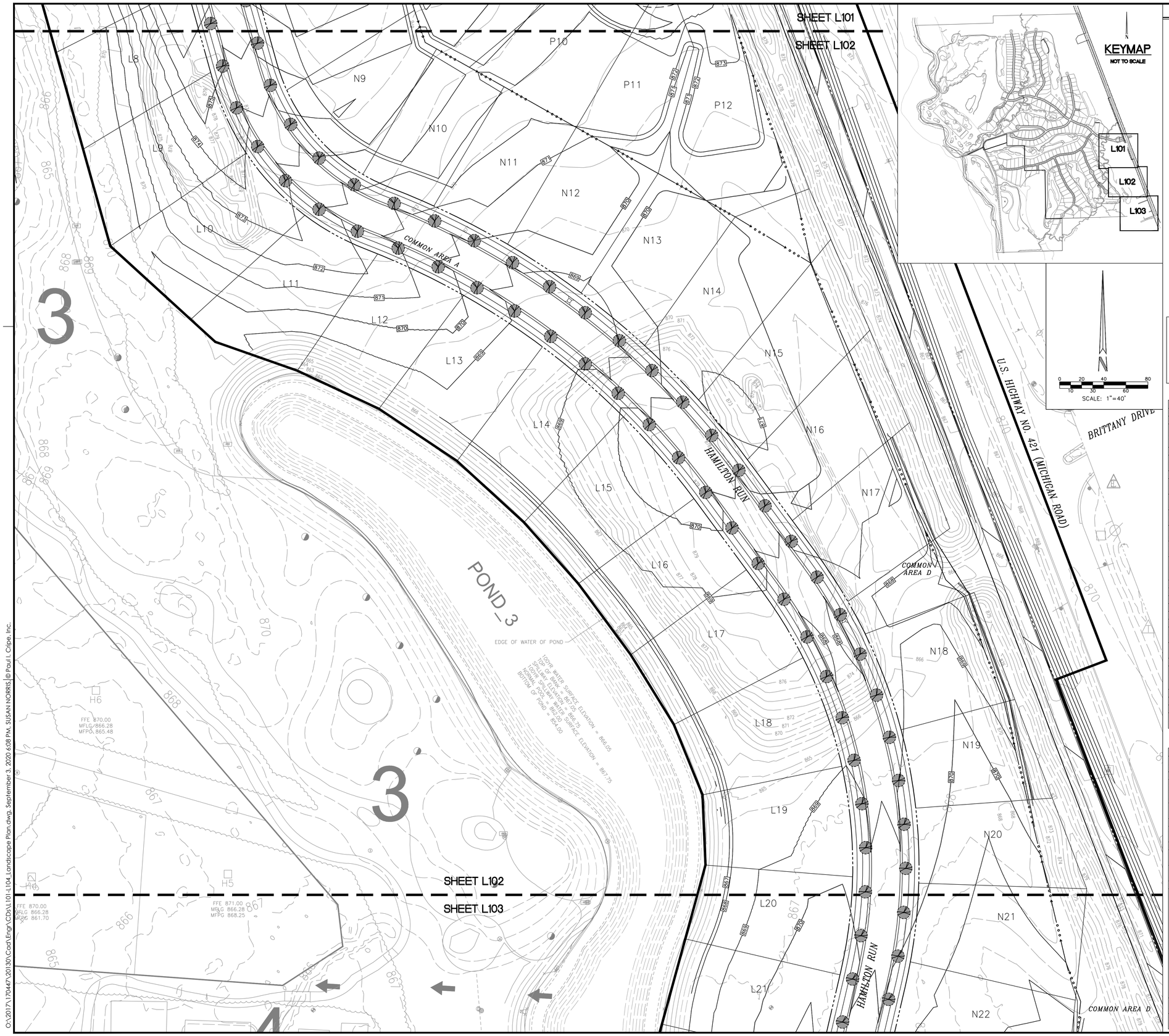

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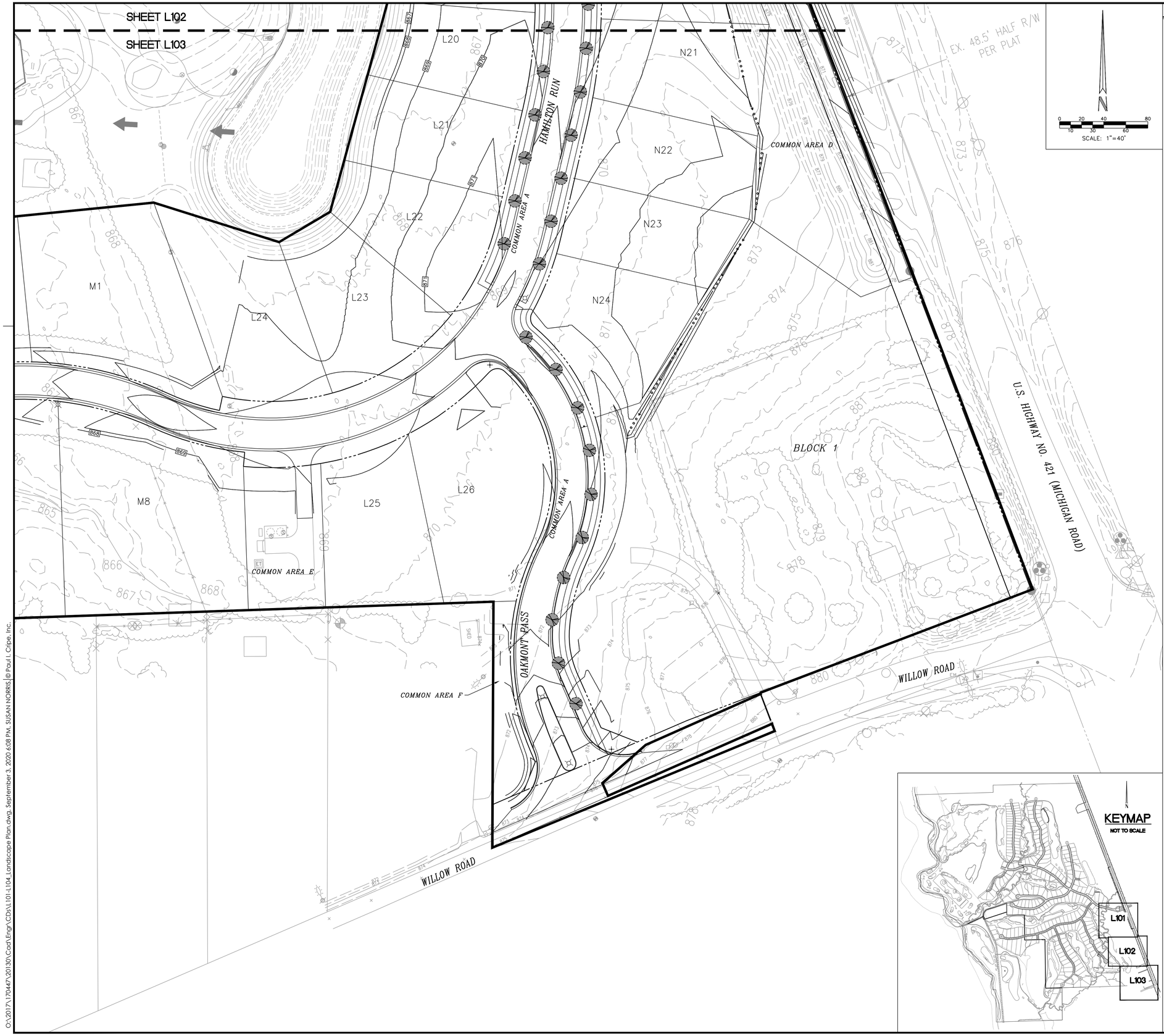

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		Sentinel	18	12	2-1/2" B&B
		Sugar Tyme	18	15	2-1/2" B&B
Syringa reticulata	Tree Lilac	Ivory Silk	25	15	2-1/2" B&B
		Summer Snow	20	15	2-1/2" B&B
Viburnum prunifolium	Blackhaw		35	20	2-1/2" B&B

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LANDSCAPE PLAN
THE CLUB AT HOLLIDAY FARMS - SECTION 4
THE CLUB AT HOLLIDAY FARMS, LLP
1100 CHATHAM HILLS BLVD.
WESTFIELD, INDIANA 46074

CERTIFIED
CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF INDIANA
PROFESSIONAL ENGINEER

Date 09-03-2020
PRELIMINARY NOT FOR CONSTRUCTION

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Drawn By: S. NORRIS, EI
Checked By: S. PIERRE, PE/ J. HENSEL, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = 40'
Sheet: L103
Date: 09-03-2020
Project Number: 170447-20130

Revision	Mark	Date	Description

O:\2017\170447.20130\Cad\Engr\CDs\L101-L104_Landscape Plan.dwg, September 3, 2020 6:08 PM, SUSAN NORRIS | © Paul I. Cripe, Inc.

ZIONSVILLE
FOR ALL THE RIGHT REASONS

Petition Number: 2020-34-DP

Subject Site Address: 3900 South U.S. 421

Petitioner: The Club at Holliday Farms, LLP

Representative: Phil Sundling

Request: Petition for Development Plan approval to provide for the development of a 35.988 acre site into 75 lots in the (PUD) Planned Unit Development Zoning District

Current Zoning: (PUD) Planned Unit Development

Current Land Use: Undeveloped / Residential

Approximate Acreage: 35.988 acres

Related Petitions:
2018-12-Z (Received a favorable recommendation to the Town Council)
2019-04-PP Section 1-(approved)
2019-05-DP Section 1-(approved)
2019-42-PP Section 2-(approved)
2019-43-DP Section 2-(approved)
2020-26-PP Section 3-(approved)
2020-27-DP Section 3-(approved)
2020-33-PP Section 4-(pending)
2020-36-VAC –(pending)

Exhibits:
Exhibit 1 - Staff Report
Exhibit 2 - Aerial Location Map
Exhibit 3 – Petitioner Section Exhibit
Exhibit 4 - Petitioner Executive Summary and Elevations
Exhibit 5 - Town Engineer Review Letter (September 11, 2020)
Exhibit 6 - Development Plan
Exhibit 7 - Landscape Plan
Exhibit 8 – Waiver Requests
Exhibit 9 - Development Plan Findings of Fact

Staff Presenter: Wayne DeLong, AICP, CPM

PROJECT OVERVIEW

Project Location
The property is located North of Willow Road, West of South U.S. 421, South of County Road 300 South and East of County Road 975 East. Section 4 of Holliday Farms is located in the southwest area of the parcel and abuts both U.S. 421 Road and Willow Road

Project Description
The overall subject site is in progress as both the site work for the Golf Course, Section 1 (approved by the Plan Commission at the regularly scheduled meeting April 15, 2019) has been completed and Section 2 (approved by the Plan Commission at the regularly scheduled meeting October 21, 2019) is underway. The Petition for Section 3 (including 34 lots) was approved by the Plan Commission on August 17, 2020 and is completing satisfaction of staff comments. In Section 4 the applicant seeks to establish 75 lots.

DEVELOPMENT PLAN REVIEW

Zoning Ordinance
The development plan has been reviewed using the standards of the Zionsville Zoning Ordinance (Ordinance) and Holliday Farms PUD Ordinance and found to be generally in compliance (except as noted in this report). A Technical Advisory Committee (TAC) meeting was conducted on August 27, 2020 and Town staff comments were provided to the Petitioner. In summary, Town comments are in the process of resolution with remaining items outlined in the Town Engineer comment letter dated September 11, 2020 (see Exhibit 5). Waivers from specific standards found in the Subdivision Control Ordinance and subsequently are requested as part of the Development Plan.

Landscape Plan / Signage / Entry System
The petition includes a landscape plan which conforms to the standards of the Ordinance.

Pathways
The Petitioner is installing a meandering pathway system within the property. Construction of the pathway system is intended to be phased.

Street and Highway Access
The overall proposed development is intended to gain access from both South U.S. 421 and an internal network of streets. Section 4 of the development will derive access from an internal network of streets connected to Sugar Pine Lane and Willow Road.

Stormwater Management / Flood Hazard Area
The overall projects storm water management plan has been reviewed by Town Staff and the Town Engineer with very little deviation for prior submittals. Review and inspections of the drainage information is ongoing, with remaining items outlined in the Town Engineer comment letter dated September 11, 2020 (see Exhibit 5).

Utility Capacity / Utility Easements
Staff is unaware of any concerns regarding capacity of utilities which would service the area (as utilities are currently being expanded upon to facilitate the construction of the development.

FINDINGS

Waivers

Section 19.03 Modification of Development Requirements. The Plan Commission may, upon petition of the Controlling Developer, modify any requirements specified in this The Holliday Farms Ordinance. However, any approval of such waiver is subject to all of the following criteria:

A. The proposal must be in harmony with the purposes and the land-use standards contained in The Holliday Farms Ordinance.

B. The proposal must enhance the overall development plan, the adjoining streetscapes, and the overall Farm District.

C. The proposal must not produce a site plan or street/circulation system that would be impractical or detract from the appearance of the development plan or The Holliday Farms District, and must not adversely affect emergency access or deprive adjoining noncommercial properties of adequate light and air.

D. In granting a waiver, the Commission may impose such conditions that will, in its judgment, secure the purposes of The Holliday Farms Ordinance.

Findings as submitted by the Petitioner are attached as a part of this report.

Development Plan

The Plan Commission shall hear, and approve or deny, Development Plans based on Findings of the Building Commissioner or Plan Commission. Per Section 194.127 of the Ordinance the Plan Commission finds:

1. The Development Plan/Modification of Development Plan **is** compatible with surrounding land uses because:

2. The Development Plan/Modification of Development Plan **does** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because:

3. The Development Plan/Modification of Development Plan **does** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because:

4. The Development Plan/ Modification of Development Plan **does** utilize building materials and building style compatible with the Zionsville theme because:

5. The Development Plan/Modification of Development Plan **does** provide for the calculation of storm water runoff because:

6. The Development Plan/Modification of Development Plan **does** provide for current and future right-of-way dedications because:

7. The Development Plan/Modification of Development Plan **does** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because:

Findings as submitted by the Petitioner are attached as a part of this report.

STAFF COMMENTS

Staff recommends approval of the waiver requests.

Staff recommends approval of the petition.

RECOMMENDED MOTION

Development Plan Motion
I move that Docket #2020-34-DP Development Plan petition to provide for the development of a 35.988 acre site into 75 lots in the (PUD) Planned Unit Development Zoning District be (Approved with the conditions noted in the staff report and based upon the findings / Denied/ Continued) as presented, inclusive of the requested waivers.

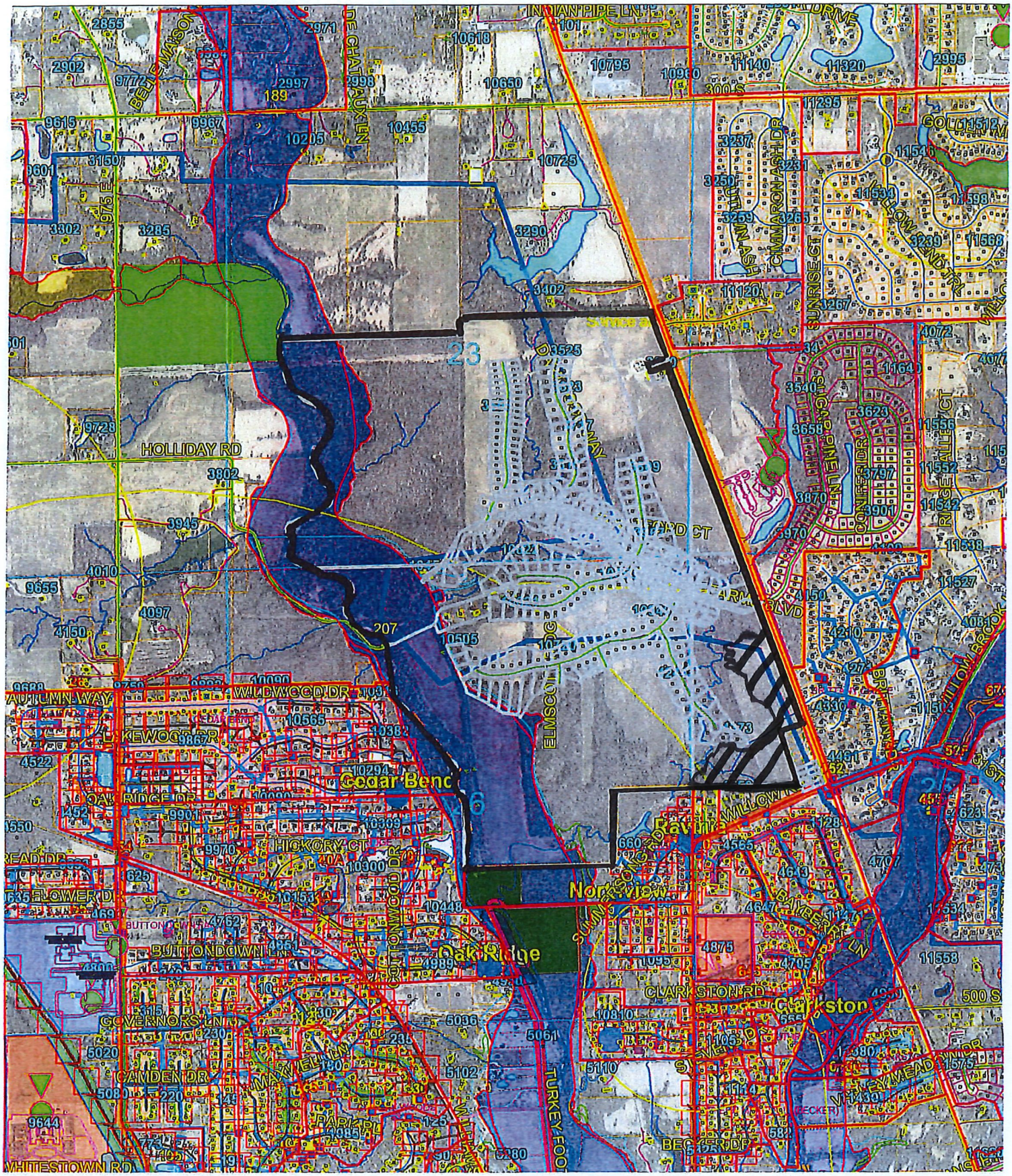
HOLLIDAY RD
Cedar Benc
Oak Ridge
Norview
Clarkston
HICKORY CT
BUTTONDOWN LN
CAMDEN DR
CLARKSTON RD
WHITESTOWN RD
ELMSCOTT
TURKEYFOOT
WILDWOOD DR
SUNRISE CT
23
6

Exhibit 2

HOLLIDAY FARMS OVERVIEW MAP

AUGUST 18, 2020

EXECUTIVE SUMMARY

SECTION 4 FILING

PHIL A. SUNDLING, P.E.
HENKE DEVELOPMENT
1415 E. 196TH STREET
WESTFIELD, IN 46074

CHRIS WISEMAN, P.E.
CRIPE
3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, IN 46240

EXECUTIVE SUMMARY

FILING OVERVIEW

Practice:	Name
Developer	The Club at Holliday Farms, LLP
Engineer	Cripe
Zoning	Holliday Farms PUD *(Approved in July of 2018)*
Filing	Development Plan and Primary Plat for Section 4
Original Filing Date	August 18, 2020

FILING DETAILS

Request for Development Plan and Primary Plat approval for 75 lots in the Holliday Farms PUD in Zionsville, Indiana.

PROJECT DESCRIPTION

Featuring trails, parks, and numerous amenities for active lifestyles, including a Championship 18-Hole Golf Course and 9-Hole Executive Course designed by world-renowned architect, Pete Dye, and clubhouse that will feature fitness, swimming, dining, social events, tennis and more. All interwoven into this beautiful setting where nature trails meander along Eagle Creek. A place where all ages and families can enjoy together and a variety of residential settings and choices.

PROJECT TIMELINE

With the golf course construction wrapping up, Section 1 completed and Section 2 under way and Section 3 preparing to start construction in the coming months, our plan is to start Section 4 construction as early as this winter with the goal of completion by early fall of 2021.

DEVELOPMENT TEAM CONTACT INFORMATION

Team Member	Role	Company
Steve Henke	Project Owner	Henke Development
Brad Henke	Project Owner	Henke Development
Doug Fleenor	Project Owner	Henke Development
Betsy Garfield	Project Owner	Henke Development

Team Member	Role	Company
Phil A. Sundling, PE	Development Director	Henke Development
Chris Wiseman, PE	Project Manager - Civil	Cripe
Ben Harvey	Project Manager – Environmental	Cardno

EXAMPLE HOME ELEVATIONS

Below are examples of homes built in Chatham Hills which will be similar in size and features to those that will be built in Holliday Farms.

HOLLIDAY FARMS OVERVIEW MAP

ZIONSVILLE
FOR ALL THE RIGHT REASONS

To: Wayne DeLong, Director of Planning and Economic Development
From: Beam, Longest & Neff, LLC., Town Engineer
Renee Goff, P.E.
Date: September 11, 2020

PROJECT DESCRIPTION

Project	Name	The Club at Holliday Farms – Section 4	
	Location	3650 South US 421, Zionsville, Indiana 46077	
	Petitioner	Christopher Wiseman, P.E.	
	Submittal	Submittal #2	
Documents Reviewed		Document Name	Documents Transmitted
		Primary Plat Submittal	September 3, 2020
		Development Plan Submittal	September 3, 2020
		Primary Plat Application	September 3, 2020
		Development Plan Applica-tion	September 3, 2020
		Secondary Plat Application	September 3, 2020
Zoning	Current	PUD	
	Proposed	PUD	
Land Use	Current	Agricultural	
	Proposed	Single Family Residential	
Requested Variances		DP Waivers 1 - 5	

A review was completed on the most recent submittal for the project. All previous comments that have not been addressed still apply. New and updated comments are bolded for clarity purposes. Items addresses or partially addressed are commented upon in *italicized* text.

I. GENERAL

A. The notarization for all Owner's Authorizations and applications is not complete. The notary seal was added but the commission number is still

missing from all notarizations by Mr. Fleenor. Per Indiana (IN) Code § 33-42-10-2 (2017), the notarial seal must contain the notary's commission number. If the commission number is not present in the seal, it must be written in on the appropriate line of the document. Mr. Fleenor's commission number does not appear to be part of his seal, so the commission number should be written on the line provided. This applies to the following documents:

1. **Primary Plat Application pages 3, 5, and 6**
2. **Development Plan Application pages 3, 5, and 6**
3. **Secondary Plat Application pages 5, 7, and 8**

II. PRIMARY PLAT

A. The cul-de-sac on Hartswick Court appears to be closer than 50 feet to edge of the subdivision.

1. This item is no longer valid. This requirement appears to only be included in the Subdivision Control Ordinance (SCO) and not within any current technical standards outside of the SCO. As the Holliday Farms development is a Planned Unit Development (PUD) and by Town Ordinance 2010-04 approved PUDs are not required to obtain variances from items within the SCO.

B. This item has been addressed.

C. *This item has been addressed.*

D. *This item has been addressed.*

E. *This item has been addressed.*

III. DEVELOPMENT PLANS

A. This item has been addressed.

B. This item has been addressed.

IV. DRAINAGE REPORT

A. Not submitted for review. All previous comments apply.

V. O&M MANUAL

A. There were no previous comments regarding the submitted O&M Manual. Please note that the O&M Manual may require updated and resubmittal if any pending updates to the Construction Plans necessitate updates.

VI. CONSTRUCTION PLANS

A. This item has been addressed.

B. Add the contact information for Zionsville Wastewater in the Agency and Utility Table on Sheet CS of the Construction Documents. There is coordination required on this Section with the Town owned sanitary force main.
   1. It is noted that this item has been updated in the plans but will need to be verified with the future submittal.

C. *This item has been addressed.*

D. Label all stockpile locations on Stormwater Pollution Prevention Plans, Sheets C401 through C404. Sheet C102 indicates at least two structural fill stockpiles. Even existing stockpiles must be protected with silt fence and temporary vegetation if left untouched for 14 days. Temporary protection via straw or erosion control mat must begin on day 15.
   1. This item has been addressed on the appropriate sheets of the Development Plan set. Updates to the Construction Plans will be verified with a future review.

E. Previous Comment E will be addressed in a future submittal.

F. Previous Comment F will be addressed in a future submittal.

G. There does not appear to be adequate information on how lots N1, N2, P1, and P2 will drain based on the grading plans. In addition, there no rear or side yard swales in the area in which these are grouped together. Please review and adjust accordingly.
   1. This item has been addressed on the appropriate sheets of the Development Plan set. Updates to the Construction Plans will be verified with a future review.

H. Previous Comment H will be addressed in a future submittal.

I. For Class 1 River Cobble, please provide gradation and depth of installation for all locations that have been added to the Construction Documents.
   1. This item has been addressed on the appropriate sheets of the Development Plan set. Updates to the Construction Plans will be verified with a future review.

J. Previous Comment J will be addressed in a future submittal.

K. Previous Comment K will be addressed in a future submittal.

L. Previous Comment L will be addressed in a future submittal.

M. Previous Comment M will be addressed in a future submittal.

N. Label the wetlands that are to remain in the round-a-bout on Hamilton Run.
   1. ***This item has been addressed on the appropriate sheets of the Development Plan set and the Primary Plat. Updates to the Construction Plans will be verified with a future review.***

O. Lots M7 and M8, please review the natural conveyance on these lots to verify adequate space for building footprints on these lots.
   1. ***This item has been addressed on the appropriate sheets of the Development Plan set and Primary Plat. Updates to the Construction Plans will be verified with a future review.***

P. Proposed plats given the natural conveyance at the west property line of M5 please add a 20' DE at the east property line.
   1. ***This item has been addressed on the appropriate sheets of the Development Plan set and Primary Plat. Updates to the Construction Plans will be verified with a future review.***

Q. Previous Comment Q will be addressed in a future submittal.

R. If the force main from the lift station shown on D103 crosses any of the land contained within this submittal, show the force main on the appropriate sheets within the Construction Plans. This force main was previously approved with Section 2 reviews.

VII. SECONDARY PLAT

A. Previous comments A through E are still outstanding until verified. Developer's Engineer indicates that updates have been made and that an updated copy of the Secondary Plat will be submitted for review and verification with the future Construction Plans submittal.

DEVELOPMENT PLANS FOR THE CLUB AT HOLLIDAY FARMS SECTION 4

MUNICIPALITY:

ZIONSVILLE
FOR ALL THE RIGHT REASONS

1100 W. OAK STREET
ZIONSVILLE, IN 46077
(317) 873-5410

DEVELOPER:

HOLLIDAY FARMS

1100 CHATHAM HILL BLVD
WESTFIELD, INDIANA 46074
(317) 439-8803

ENGINEER/SURVEYOR:

Cripe

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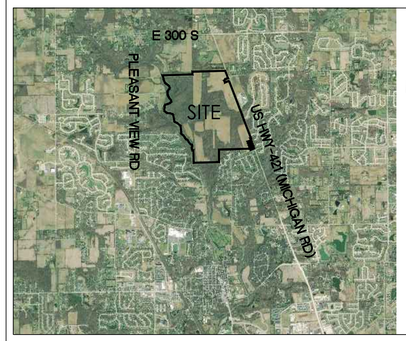
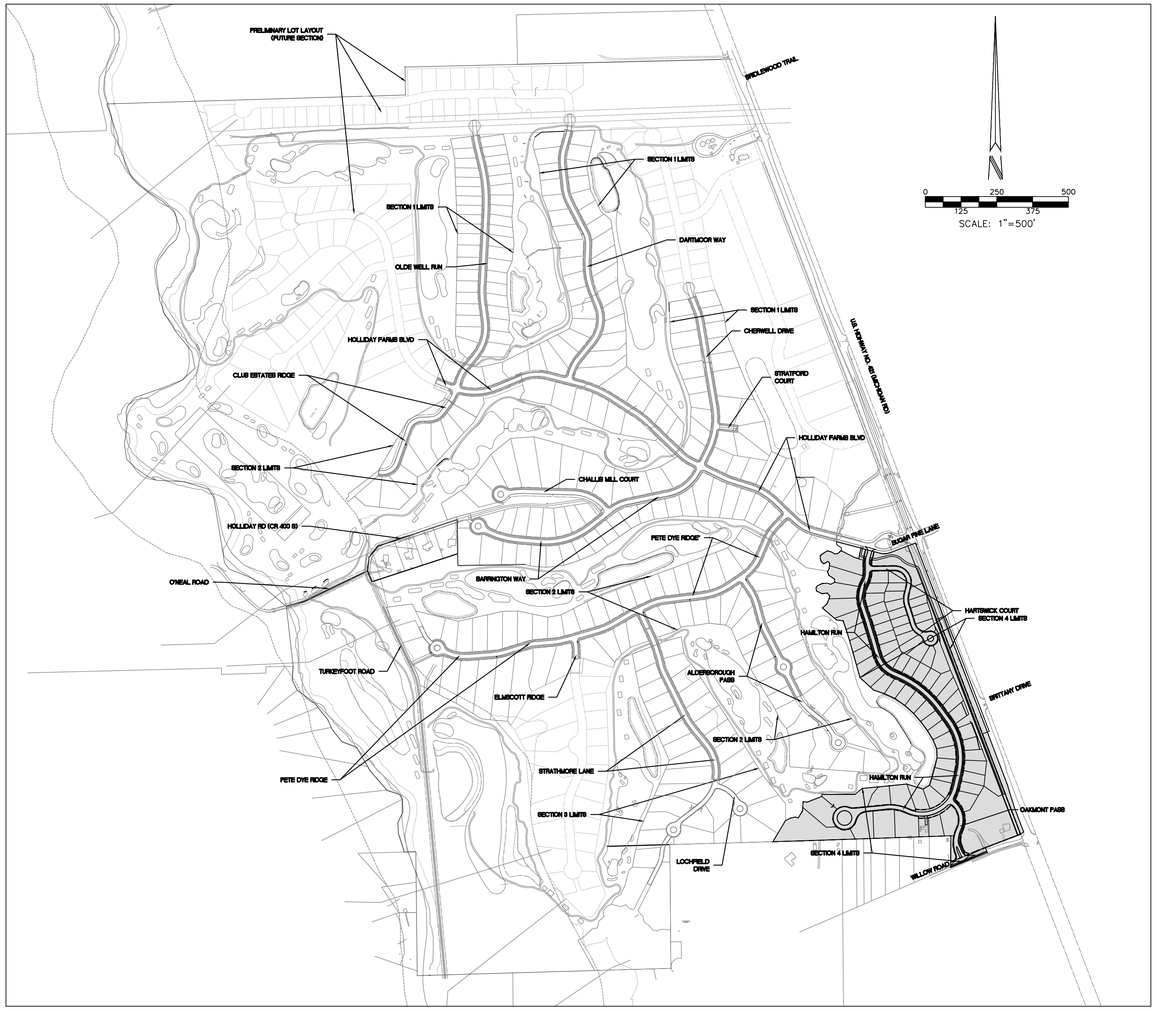
LOCATION MAP:



VICINITY MAP:



DEVELOPMENT STANDARDS MATRIX

BLOCK SUBAREA	MINIMUM LOTS			MINIMUM SETBACKS			MAX. BLDG. HEIGHT (FT)	MAXIMUM PRECENTAGE OF DWELLING UNITS IN SUBAREA
	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR		
◯ A	150'	30'	20,000	25'	10'	30'	45'	NO MAXIMUM
⊗ B	120'	30'	15,000	25'	8'	30'	45'	NO MAXIMUM
● C	110'	30'	12,500	25'	8'	30'	45'	NO MAXIMUM
○ D	105'	30'	12,500	25'	8'	30'	45'	NO MAXIMUM
⊗ E	90'	30'	10,000	25'	8'	25'	40'	TOTAL LOTS E THROUGH G SHALL NOT EXCEED 40% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%
● F	80'	25'	10,000	25'	8'	25'	40'	
□ G	70'	20'	7,750	20'	5'	10'	35'	
⊠ H	65'	20'	7,750	20'	5'	10'	35'	TOTAL LOTS H THROUGH J SHALL NOT EXCEED 30% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%
■ I	60'	20'	7,750	20'	5'	10'	35'	
△ J	50'	18'	7,250	20'	4'	10'	35'	

PROJECT DATA:

ADDRESS – 3900 S US 421
ZONING – HOLLIDAY FARMS PUD
SCHOOL SYSTEM – ZIONSVILLE SCHOOLS
SECTION 4 LOTS – 75

SECTION 4 PLATTED ACREAGE	35.988 AC
PRIVATE STREET (COMMON AREA A) ACREAGE	5.342 AC
COMMON AREA B–F ACREAGE	2.610 AC
BLOCK 1 ACREAGE	2.653 AC
RESIDENTIAL LOT ACREAGE	25.383 AC
CONSTRUCTION LIMITS ACREAGE	26.5± AC

SHEET INDEX:

SHEET	DESCRIPTION
D001	DEVELOPMENT PLANS COVER SHEET
C001	MAP SHEET
D100	OVERALL DEVELOPMENT PLAN
D101-D104	DEVELOPMENT PLAN
C401-C404	STORMWATER POLLUTION PREVENTION PLAN
C405-C406	STORMWATER POLLUTION PREVENTION DETAILS
C407	STORMWATER POLLUTION PREVENTION NOTES
L101-L103	LANDSCAPE PLAN

Exhibit 6

BENCHMARKS:

REFERENCE BENCHMARK: BOO 54 - INDIANA DEPARTMENT OF NATURAL RESOURCES BRASS TABLET (STAMPED "BOO 54 1989") SET IN THE TOP OF A CONCRETE POST, FLUSH WITH THE GROUND, LOCATED IN THE NORTHEAST CORNER OF THE INTERSECTION OF WEST 121ST STREET AND DAUGHERTY DRIVE.

ELEV.=900.76 (NAVD 88)

SITE T.B.M.: P 78 - COAST AND GEODETIC STANDARD DISK (STAMPED "P 78 1946") SET IN THE TOP OF THE OF THE CENTER OF THE NORTHEAST HEADWALL OF A 6-FOOT CONCRETE BOX CULVERT, LOCATED APPROXIMATELY 200 FEET NORTH OF HOLLIDAY ROAD AND 20 FEET NORTHEAST OF THE CENTER LINE OF U.S. HIGHWAY 421 AND LEVEL WITH THE HIGHWAY.

ELEV.=877.39 (MEASURED ELEVATION) (NGS POSTED ELEVATION = 877.41)

AGENCY & UTILITY INFO:

AGENCY/UTILITY	PHONE NUMBER
ZIONSVILLE PLANNING & ECONOMIC DEVELOPMENT	317-873-8247
ZIONSVILLE STREET & STORMWATER DEPARTMENT	317-873-4544
ZIONSVILLE FIRE DEPARTMENT	317-733-3020
ZIONSVILLE WASTEWATER DEPARTMENT	317-873-2332
BOONE COUNTY SURVEYOR'S OFFICE	765-483-4444
ELECTRIC - BOONE COUNTY REMC	765-894-1084
ELECTRIC - DUKE ENERGY	317-896-6711
GAS - CENTERPOINT (VECTREN)	317-260-5315
PHONE/CABLE/INTERNET - METRONET	317-263-1404
PHONE/CABLE/INTERNET - TDS TELECOM	317-769-1111
WATER - CITIZENS ENERGY GROUP/CWA AUTHORITY, INC. 2150 DR. MARTIN LUTHER KING JR. ST. INDIANAPOLIS, IN 46202	
BRAD HOSTETLER	317-927-4351

CAUTION

LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CRIPE TEAM:

PROJECT MANAGER	CHRIS WISEMAN, PE	317-706-6429
PROJECT ENGINEER	STEV PIERRE, PE/JARED SVALDI, EI	317-706-6329 (6394)
PROJECT ENGINEER	JACLYN HENSEL, EI/SUSAN NORRIS, EI	317-706-6364 (6347)
QUALITY ASSURANCE	DAVID LACH, PE	317-706-6361

Revisions

Mark	Date	Description

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DEVELOPMENT PLANS COVER SHEET
THE CLUB AT HOLLIDAY FARMS - SECTION 4
THE CLUB AT HOLLIDAY FARMS, LLP
1100 CHATHAM HILLS BLVD.
WESTFIELD, INDIANA 46074

CERTIFIED BY: Chris M. Wiseman

CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Date 09-03-2020

PRELIMINARY
NOT FOR
CONSTRUCTION

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Checked By: S. PIERRE, PE/ J. HENSEL, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = NA
Sheet: D001
Date: 09-03-2020
Project Number: 170447-20130

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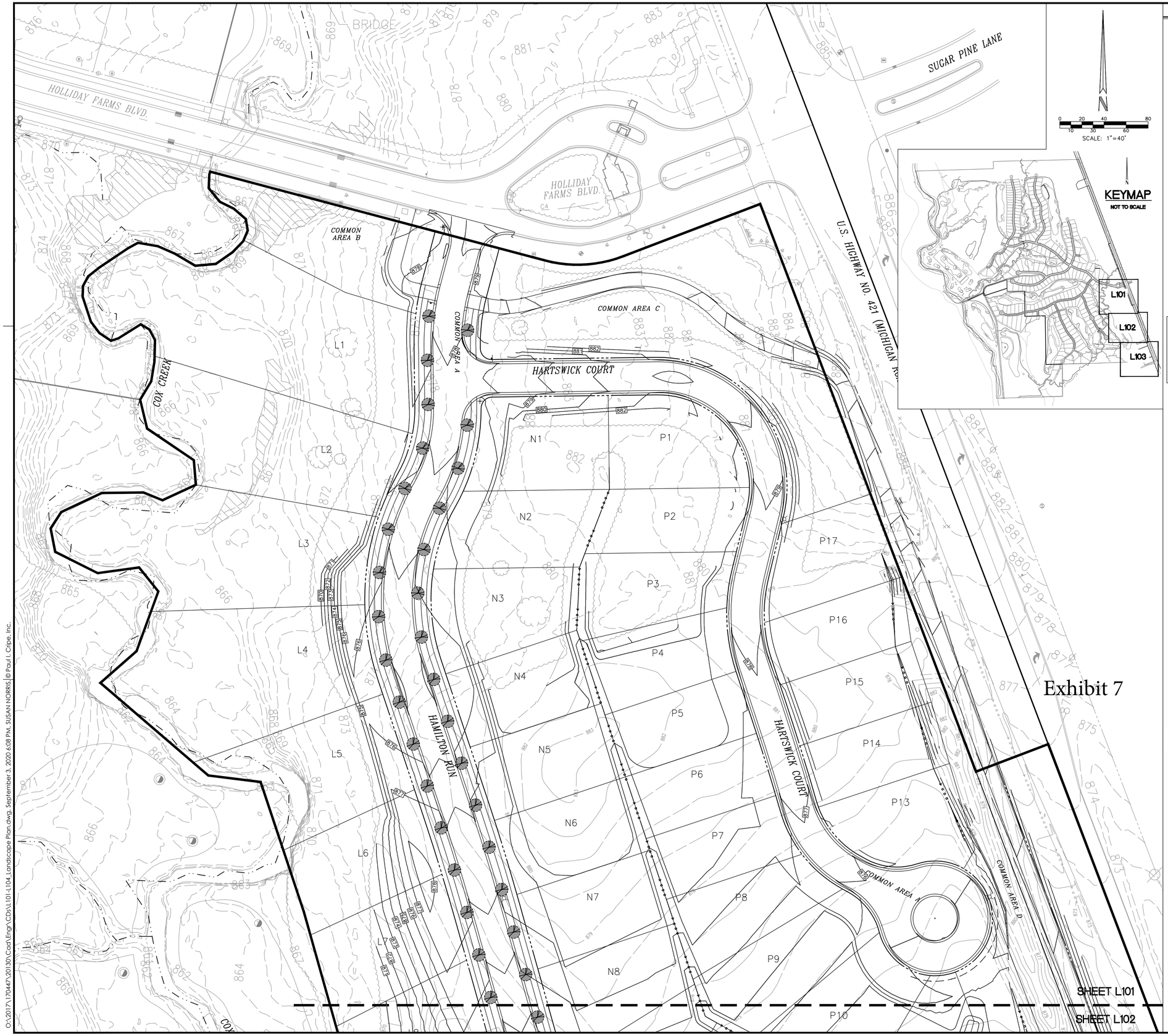

Exhibit 7

0 20 40 80
10 30 60
SCALE: 1"=40'

LEGEND

- LOT LINE
- RIGHT-OF-WAY/PRIVATE ROAD LIMITS
- MATCH LINE
- EXISTING SWALE, CREEK, AND STREAMS TO REMAIN
- POND NORMAL POOL
- CONSTRUCTION LIMITS
- SECTION 3 BOUNDARY
- EXISTING/PROPOSED TREE LINE
- FLOODWAY LIMITS
- FLOODPLAIN LIMITS

K2 LOT NUMBER
STREET LIGHT
STREET SIGN
COMBINED STREET LIGHT AND SIGN
STOP OR SPEED LIMIT SIGN
ACCESSIBLE RAMP
WETLAND TO REMAIN
STREET TREE (40' O.C.)
5 GOLF HOLE NUMBER

NOTE:
1. LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
2. ALL LANDSCAPING BETWEEN THE ROADWAY CURB AND SIDEWALK WILL BE MAINTAINED BY THE HOA.
3. STREET TREES SPECIES CANNOT BE REPEATED FOR A MINIMUM OF 3 TREES AND AT LEAST 3 DIFFERENT SPECIES SHALL BE INSTALLED.
4. STREET TREE SPECIES SHALL BE IN ACCORDANCE WITH ZIONSVILLE, IN CODE OF ORDINANCES CHAPTER 100.08 RECOMMENDED STREET TREES (SEE BELOW).
5. STREET TREES SHALL HAVE A MINIMUM CALIPER OF 2-1/2 INCHES.

NOTE: EXISTING TREES LOCATED IN PROPOSED COMMON AREAS WILL BE PRESERVED AND PROTECTED AS CONSTRUCTION ALLOWS BY CIRCLING WITH SILT FENCE OR ORANGE PRESERVATION FENCING. CONTRACTOR TO MAKE BEST EFFORT IN IDENTIFYING AND MARKING TREES TO REMAIN DURING CONSTRUCTION PROCESS. PRIOR TO PERFORMING ANY CLEARING, CONTRACTOR MUST OBTAIN APPROVAL FROM HENKE DEVELOPMENT.

Overstory/shade trees

Botanical Name	Common Name	Best Cultivars	Mature Height	Mature Spread	Size
Acer platinoides	Norway Maple	Summershade	45	40	2-1/2" B&B
Acer x freemanii	Celebration Maple	Celzam			2-1/2" B&B
Acer rubrum	Red Maple	Autumn Flame	35	35	2-1/2" B&B
		Red Sunset	45	35	2-1/2" B&B
		October Glory	40	35	2-1/2" B&B
Acer saccharum	Sugar Maple	Green Mountain	45	35	2-1/2" B&B
Carpinus betulus	European Hornbeam	Fastigiata	35	25	2-1/2" B&B
Celtis laevigata	Sugar Hackberry	All Season	40	25	2-1/2" B&B
Celtis occidentalis	Common Hackberry	Prairie Pride	40	40	2-1/2" B&B
Ceroidiphyllum japonicum	Katsuratree		45	30	2-1/2" B&B
Eucommia ulmoides	Hardy Rubbertree		50	40	2-1/2" B&B
Ginko biloba (male only)	Ginko	Lakeview	45	25	2-1/2" B&B
		Princeton Sentry	60	25	2-1/2" B&B
Gleditisia triacanthos	Thornless Honeylocust	Imperial	35	35	2-1/2" B&B
		Skyline	45	45	2-1/2" B&B
Pyrus calleryana	Callery pear	Aristocrat	40	30	2-1/2" B&B
		Cleveland Select	35	20	2-1/2" B&B
		Redspire	35	25	2-1/2" B&B
Quercus bicolor	Swamp White Oak		55	45	2-1/2" B&B
Quercus coccinea	Scarlet Oak		60	40	2-1/2" B&B
Quercus inbricaria	Shingle Oak		55	45	2-1/2" B&B
Quercus phellois	Willow Oak		55	40	2-1/2" B&B
Quercus rubra	Red Oak		65	45	2-1/2" B&B
Quercus shumarii	Shumard Oak		50	40	2-1/2" B&B
Sophora japonica	Japanese Pagoda tree	Regent	50	45	2-1/2" B&B
Taxodium distichum	Bald Cypress		75	20	2-1/2" B&B
Tilia Americana	American Linden	Redmond	35	25	2-1/2" B&B
Tilia cordata	Littleleaf Linden	Chancellor	35	20	2-1/2" B&B
		Glenleven	45	30	2-1/2" B&B
		Greenspire	40	30	2-1/2" B&B
Tilia x euchoria	Crimean Linden		45	35	2-1/2" B&B
Tilia tomentosa	Silver Linden	Sterling	45	35	2-1/2" B&B
Ulmus parvifolia	Lacebark Elm		50	40	2-1/2" B&B
Zelkova serrata	Japanese Zelkova	Green Vase	50	40	2-1/2" B&B
		Village Green	45	40	2-1/2" B&B

Understory/ornamental trees

Botanical Name	Common Name	Best Cultivars	Mature Height	Mature Spread	Size
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Acer ginnala	Amur Maple	Flame	20	20	2-1/2" B&B
Amelanchier Canadensis (arborea)	Serviceberry, Juneberry		12	15	2-1/2" B&B
Crataegus crus-galli inermis	Thronless Cockspur Hawthorne	Crusader	15	15	2-1/2" B&B
Crataegus orus-galli x Phaenopyrum	Vaughn Hawthrone	Vaughn	30	30	2-1/2" B&B
Crataegus phaenopyum	Washington Hawthorne		30	25	2-1/2" B&B
Crataegus pruinosa	Frosted Hawthorne		30	20	2-1/2" B&B
Crataegus viridis	Green Hawthorne	Winter King	20	25	2-1/2" B&B
Malus species	Flowering Crabapple	Adams	20	20	2-1/2" B&B
		American Beauty	20	15	2-1/2" B&B
		Centurion	25	20	2-1/2" B&B
		David	12	12	2-1/2" B&B
		Donald Wyman	20	20	2-1/2" B&B
		Harvest Gold	20	15	2-1/2" B&B
		Indian Summer	18	18	2-1/2" B&B
		Madonna	18	10	2-1/2" B&B
		Ormiston Roy	20	25	2-1/2" B&B
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		Robinson	25	25	2-1/2" B&B
		Sentinel	18	12	2-1/2" B&B
		Sugar Tyme	18	15	2-1/2" B&B
Syringa reticulata	Tree Lilac	Ivory Silk	25	15	2-1/2" B&B
		Summer Snow	20	15	2-1/2" B&B
Viburnum prunifolium	Blackhaw		35	20	2-1/2" B&B

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1100 CHATHAM HILLS BLVD.
WESTFIELD, INDIANA 46074

CERTIFIED BY:
CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF
INDIANA
PROFESSIONAL ENGINEER
Date 09-03-2020
PRELIMINARY NOT FOR CONSTRUCTION

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Checked By: S. PIERRE, PE/ J. HENSEL, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = 40'
Sheet: L101
Date: 09-03-2020
Project Number: 170447-20130

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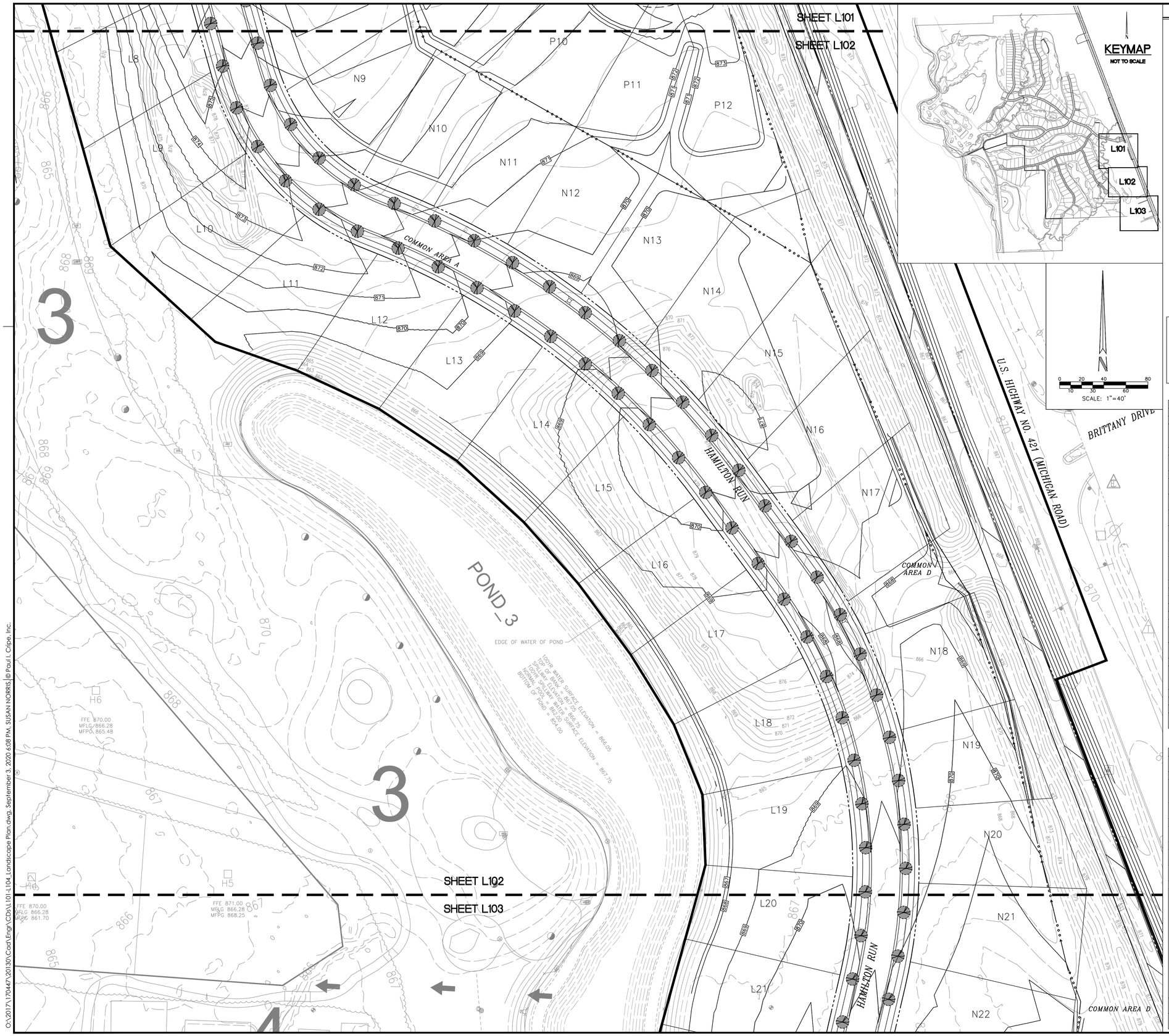

LEGEND

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- POND NORMAL POOL
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STREET SIGN
COMBINED STREET LIGHT AND SIGN
STOP OR SPEED LIMIT SIGN
ACCESSIBLE RAMP
WETLAND TO REMAIN
STREET TREE (40' O.C.)
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Overstory/shade trees

Botanical Name	Common Name	Best Cultivars	Mature Height	Mature Spread	Size
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Acer x freemanii	Celebration Maple	Celzam			2-1/2" B&B
Acer rubrum	Red Maple	Autumn Flame	35	35	2-1/2" B&B
		Red Sunset	45	35	2-1/2" B&B
		October Glory	40	35	2-1/2" B&B
Acer saccharum	Sugar Maple	Green Mountain	45	35	2-1/2" B&B
Carpinus betulus	European Hornbeam	Fastigiata	35	25	2-1/2" B&B
Celtis laevigata	Sugar Hackberry	All Season	40	25	2-1/2" B&B
Celtis occidentalis	Common Hackberry	Prairie Pride	40	40	2-1/2" B&B
Ceroidiphyllum japonicum	Katsuratree		45	30	2-1/2" B&B
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Checked By: S. PIERRE, PE/ J. HENSEL, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = 40'
Sheet L102
Date 09-03-2020
Project Number 170447-20130

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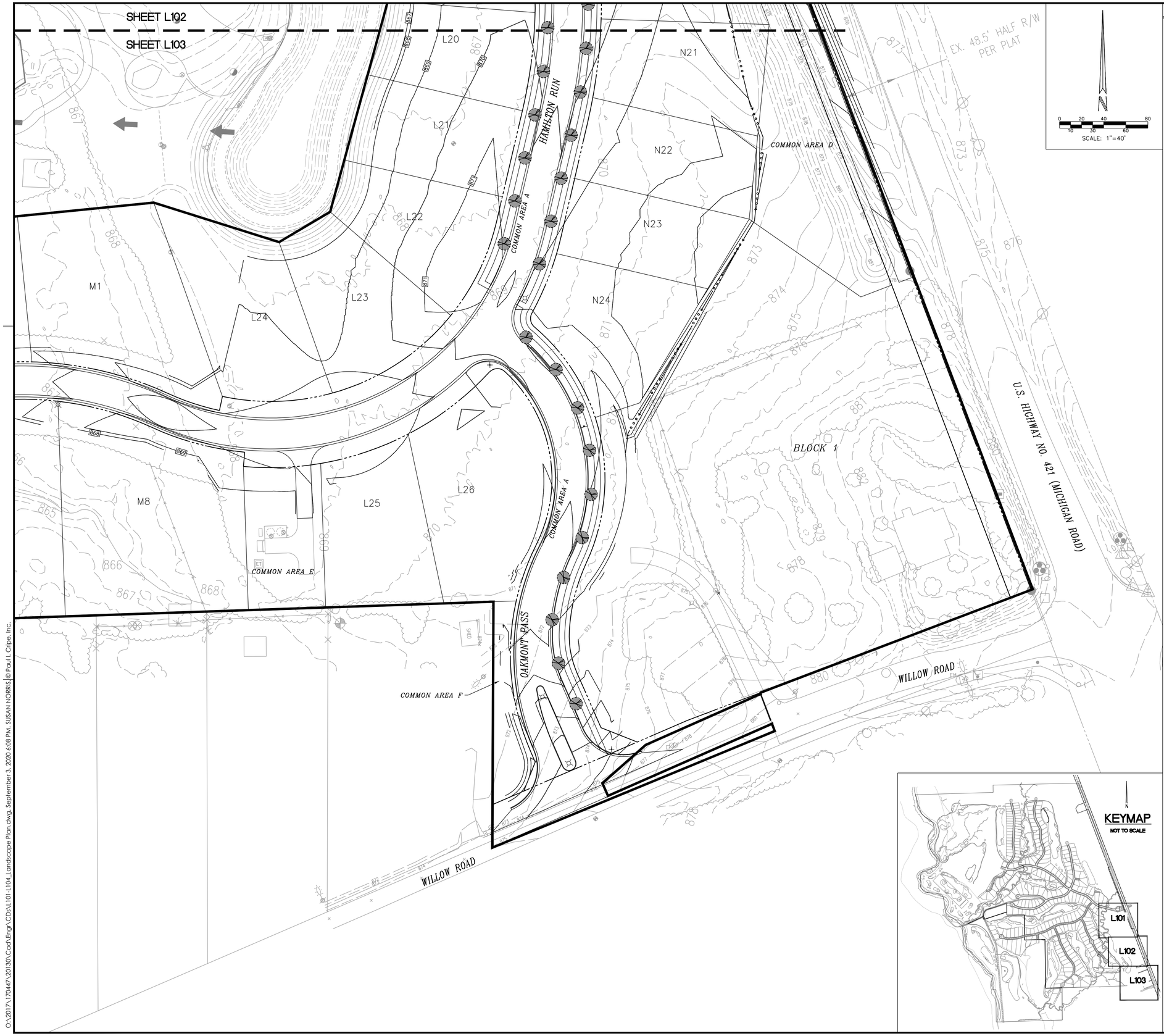

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Development Plan Waiver (#1) of
Path and Trail Pavement Standards
Per 16.08

- Description of Development Plan Waiver:
    - **Henke Development is requesting modifying the typical path and trail HMA pavement section. Current pavement section includes 1" HMA surface on 2" HMA binder on 4" Compacted Aggregate No. 53 stone. Our recommended pavement section includes 3" HMA 12.5mm surface on 6" Compacted Aggregate No. 53 stone. This pavement section was implemented in the City of Westfield in 2017 and has been very effective for not only private developments but also for capital projects. The issue with 1" HMA on 2" HMA is the constructability. In order to place the 1" HMA Surface, loaded tri-axles typically travel upon the newly-placed 2" HMA binder, thus significant cracking is likely due to the loading. The single lift of 3" HMA with the larger 12.5 mm material is far more easily constructible and more durable due to the prevention of cracking.**

- The granting of the Waiver will not be detrimental to the public safety or welfare, or injurious to other property because:
    - **This modification will not have a detrimental impact on the proposed development or the surrounding communities as it will not negatively affect quality of the pavement, but will actually improve the quality.**

- The conditions upon which the request for a Waiver is based are unique to the property for which a Waiver is sought and are not applicable generally to other property:
    - **This waiver is not unique to the property but can be applied to other property, as well.**

- The Waiver will not contravene the provisions of the Zionsville Ordinance or the Comprehensive Plan:
    - **This waiver will not contravene the provisions of the Zionsville Ordinance or the Comprehensive Plan.**

- Where the Waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the development in writing to the Plan Commission:
    - **The Waiver has been reviewed by all necessary Town departments as well as the Town Engineer.**

Development Plan Waiver (#2) of
Design Speed Standards
Per 16.03

- Description of Development Plan Waiver:
    - **Henke Development is requesting lowering the design and posted speed limit to 25 mph. The existing topography on the Holliday Farms site is incredibly lush with a naturally rolling terrain. Our intention is to maximize this natural landscape and minimize clearing and mass grading. With the slower design speed, we would be able to mimic the existing topography more closely and safely utilize tighter horizontal and vertical curvature with the roadway. The streets would also be posted at 25 mph in accordance with the MUTCD.**

- The granting of the Waiver will not be detrimental to the public safety or welfare, or injurious to other property because:
    - **This modification will not have a detrimental impact on the proposed development or the surrounding communities.**

- The conditions upon which the request for a Waiver is based are unique to the property for which a Waiver is sought and are not applicable generally to other property:
    - **This waiver is unique to the property as our site is flush with natural rolling hills and forested topography and our objective is to maximize the preservation of such beautiful property while not sacrificing safety.**

- The Waiver will not contravene the provisions of the Zionsville Ordinance or the Comprehensive Plan:
    - **This waiver will not contravene the provisions of the Zionsville Ordinance or the Comprehensive Plan.**

- Where the Waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the development in writing to the Plan Commission:
    - **The Waiver has been reviewed by all necessary Town departments as well as the Town Engineer.**

Development Plan Waiver (#3) of
Maximum Vertical Grade Standards
Per 16.03

- Description of Development Plan Waiver:
    - **Henke Development is requesting increasing the maximum vertical grade from 8% to 10%. This will allow our design to mimic the existing topography more closely to lessen the impact and clearing of trees. Please note per the AASHTO Green Book for Geometric Design in conjunction with the Indiana Design Manual, the allowable maximum grade for rolling conditions with a design speed of 20 mph is 15% (IDM 44-1.02).**

- The granting of the Waiver will not be detrimental to the public safety or welfare, or injurious to other property because:
    - **This modification will not have a detrimental impact on the proposed development or the surrounding communities.**

- The conditions upon which the request for a Waiver is based are unique to the property for which a Waiver is sought and are not applicable generally to other property:
    - **This waiver is unique to the property as our site is flush with natural rolling hills and forested topography and our objective is to maximize the preservation of such beautiful property while not sacrificing safety.**

- The Waiver will not contravene the provisions of the Zionsville Ordinance or the Comprehensive Plan:
    - **This waiver will not contravene the provisions of the Zionsville Ordinance or the Comprehensive Plan.**

- Where the Waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the development in writing to the Plan Commission:
    - **The Waiver has been reviewed by all necessary Town departments as well as the Town Engineer.**

Development Plan Waiver (#4) of
Street Blade Standards
Per 13.16

- Description of Development Plan Waiver:
    - **Henke Development is requesting modifying the typical street blade sign to be a more decorative option. The signs will comply with all MUTCD requirements and shop drawings will be submitted to the Town for review at the time of construction.**

- The granting of the Waiver will not be detrimental to the public safety or welfare, or injurious to other property because:
    - **This modification will not have a detrimental impact on the proposed development or the surrounding communities.**

- The conditions upon which the request for a Waiver is based are unique to the property for which a Waiver is sought and are not applicable generally to other property:
    - **This waiver is not unique to the property but can be applied to other property, as well.**

- The Waiver will not contravene the provisions of the Zionsville Ordinance or the Comprehensive Plan:
    - **This waiver will not contravene the provisions of the Zionsville Ordinance or the Comprehensive Plan.**

- Where the Waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the development in writing to the Plan Commission:
    - **The Waiver has been reviewed by all necessary Town departments as well as the Town Engineer, below is the acceptance with contingencies:**
        - **Waiver #4 may be acceptable upon submittal of renderings for review by the Town. If approvable, provisions for maintenance shall be provide in the HOA/Subdivision Covenants placing the maintenance responsibility for the upkeep of signs with the HOA. In the covenants, please place a note that in the event the Town is responsible for replacing any sign, an MUTCD compliant sign with standard Town post will be installed.**

Development Plan Waiver (#5) of
Design and Construction Standards
For Typical Residential Cross Section
Per 16.03

- Description of Development Plan Waiver:
  - **Henke Development is requesting modifying the typical roadway cross-section at each stream crossing as a result of our 401/404 permitting. The proposed cross-section will include a condensed buffer to minimize the impacts on existing streams. This is at the request of IDEM and the Army Corps of Engineers. Roadway widths nor sidewalk widths will be modified.**

- The granting of the Waiver will not be detrimental to the public safety or welfare, or injurious to other property because:
  - **This modification will not have a detrimental impact on the proposed development or the surrounding communities.**

- The conditions upon which the request for a Waiver is based are unique to the property for which a Waiver is sought and are not applicable generally to other property:
  - **This waiver is unique to the property as the permitting for this project limits our allowable impact to streams.**

- The Waiver will not contravene the provisions of the Zionsville Ordinance or the Comprehensive Plan:
  - **This waiver will not contravene the provisions of the Zionsville Ordinance or the Comprehensive Plan.**

- Where the Waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the development in writing to the Plan Commission:
  - **The Waiver has been reviewed by all necessary Town departments as well as the Town Engineer.**

DECISION

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED/DENIED.**

Adopted this_____day of _____, 20__.

_____ _____

_____ _____

_____ _____

_____

TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA

PETITION FOR PLAN COMMISSION APPROVAL
OF A DEVELOPMENT PLAN / MODIFICATION OF DEVELOPMENT PLAN

FINDINGS

1. The Development Plan/Modification of Development Plan **is** compatible with surrounding land uses because: **it is in accordance with the PUD and is also single-family development which matches what was developed in previous sections.**

2. The Development Plan/Modification of Development Plan **does** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because: **it is comprehensively planned, designed and coordinated with each utility group.**

3. The Development Plan/Modification of Development Plan **does** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because: **it is in accordance with both best practices as well as the Town's standards and specifications.**

4. The Development Plan/ Modification of Development Plan **does** utilize building materials and building style compatible with the Zionsville theme because: **it is developed as a high-end, very high quality, cohesive single-family neighborhood section.**

5. The Development Plan/Modification of Development Plan **does** provide for the calculation of storm water runoff because: **it is master planned and comprehensively engineered to be in accordance with all Town and County standards and specifications.**

6. The Development Plan/Modification of Development Plan **does** provide for current and future right-of-way dedications because: **though privately owned and maintained, our design accommodates the appropriate widths for ingress and egress in accordance with Zionsville's standards and specifications.**

7. The Development Plan/Modification of Development Plan **does** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because: **our design for this section of the development is in accordance with the approved PUD.**

DECISION

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED / DENIED.**

Adopted this _____ day of _____, 20___.

_____ _____ _____

_____ _____ _____

_____

Town of Zionsville
Petition for Development Plan Approval

Application Packet
And
General Instructions

Office Use Only

Petition No.: 2020-34-DP

Hearing Date: 9/21/2020

Recommendation: _____

Town of Zionsville

Petition for Plan Commission Approval

1. SITE INFORMATION:

Address of Property: 3900 S US 421

Existing Use of Property: Agriculture

Proposed Use of Property: Single Family Residential

Current Zoning: Holliday Farms PUD Area in acres: 35.988

2. PETITIONER/PROPERTY OWNER

Petitioner:

Name: Henke Development Group LLC

Address: 1415 E 196th Street
Westfield, IN 46074

Phone: 317-439-8803

Fax:

E-Mail: phil.sundling@henkedevelopment.com

Owner (If different from Petitioner):

Name: The Club at Holliday Farms LLP

Address: 3650 S US 421
Zionsville, IN 46077

Phone: 317-517-1945

Fax:

E-Mail: phil.sundling@henkedevelopment.com

3. PETITIONER'S ATTORNEY/CONTACT PERSON AND PROJECT ENGINEER (IF ANY):

Attorney / Contact Person:

Name: Phil Sundling

Address: 1415 East 196th Street
Westfield, IN 46074

Phone: 317-517-1945

Fax:

E-Mail: phil.sundling@henkedevelopment.com

Project Engineer / Architect:

Name: Chris Wiseman, Cripe

Address: 3939 Priority Way S Drive, Suite 200
Indianapolis, IN 46240

Phone: 317-706-6429

Fax:

E-Mail: cwiseman@cripe.biz

4. DETAILED DESCRIPTION OF REQUEST (Check all that apply)
(Describe reason(s) for request / attach additional pages if necessary):

☒ Development Plan ☐ Modification of Development Plan ☒ Waiver of Development Requirement(s)

☐ Termination of Development Plan ☐ Modification of Commitments ☐ Termination of Commitments

Section 4 of The Club at Holliday Farms. Project will consist of 75 residential lots and common areas for private roadways and utilities.

Waivers include Path and Trail Pavement Standards (16.08); Design Speed Standards (16.03); Maximum Vertical Grade Standards (16.03); Street Blade Standards (13.16); Typical Residential Cross Section (16.03)

5. ATTACHMENTS:

☒ Legal description of property
☒ Owner's Authorization (if petitioner is not the owner)
☐ Statement of Proposed Modification or Termination Of Commitments
☒ Proposed Findings (if a Development Plan)
☐ Road Impact Calculation Form
☒ Proof of Ownership (copy of Warranty Deed)
☒ Copies of the Site Plan (if applicable)
☒ Proposed Development Plan / Proposed Modification of Development Plan / Statement of Termination of Development Plan

The undersigned, having been duly sworn on oath states the above information is true and correct as (s) he is informed and believes. Further, the applicant understands that this project may be assigned Engineering review fees, which are payable upon invoicing. Road Impact Fees are payable upon Improvement Location Permit release.

Signature of Owner or Attorney for Owner: _____

Date: 8/14/20

State of Indiana)
County of Boone) **SS:**

Subscribed and sworn to before me this 14th day of August, 2020.

_____ / Douglas Fleenor
Notary Public Signature / Notary Public Printed

My commission expires 4-8-2023

My county of residence is Boone County.

My Commission No. is NE0666463

PROCEDURES AND REQUIREMENTS:

1. A complete Petition for Plan Commission Approval ("petition") must be submitted by **3:00 PM** a minimum of **31 days** prior to the initial hearing before the Plan Commission.

2. **Only complete Petitions will be placed on the agenda for the next Plan Commission meeting.** If a Petition is incomplete 31 days prior to the next Plan Commission meeting, the Petition will not be placed on an agenda until the Petitioner submits a complete Petition.

3. **Fifteen sets** of the following information must be submitted, with the notarized Petition, for internal staff review:
   - ☐ Legal description of property (Metes and bounds description must include a perimeter survey, drawn to scale – or – recorded subdivision legal description must include lot number, section number, subdivision name, either the plat book number of the recorded instrument number and a copy of the plat map.)
   - ☐ Proof of Ownership (copy of deed)
   - ☐ Owner's Authorization (if Petitioner is not the owner)
   - ☐ Site Plan (if applicable)
   - ☐ Proposed findings (if a Development Plan)
   - ☐ Statement of Modification or Termination of Commitments (if proposed)
   - ☐ Proposed Development Plan / Proposed Modification of Development Plan (if proposed)
   - ☐ Draft of Proposed Legal Notice
   - ☐ Application Fee: $_____(Checks should be payable to *Town of Zionsville*)

PUBLIC HEARING NOTIFICATION:

Notice of Public Hearing for Plan Commission Approval is to be completed as set forth in the Zoning Ordinance and Rules of Procedure for the Plan Commission. The procedures relating to notification of public hearings that are contained in this Packet are provided for convenience purposes only.

1. Approval of Notice: The Petitioner shall submit a proposed Notice of Public Hearing with its petition for review and approval by the Secretary of the Plan Commission.

2. Notice by Publication: Petitioner shall submit the approved Notice of Public Hearing to the Zionsville Times Sentinel to be **published at least 10 days prior** to the Public Hearing. **The petitioner shall bear the cost of publishing the Legal Notice.** The Secretary of the Plan Commission will provide the Petitioner with the filing and publication deadlines for the Legal Notice.

3. Notice by Mailing: The Petitioner is to send the approved Notice of Public Hearing to each interested party via certified mail with return receipt requested at least ten (10) days prior to the Public Hearing. Generally, all owners of adjoining parcels to a depth of one (1) ownership surrounding the perimeter of the area described in the Petition, and any owners of property within the area included in the Petition who are not Petitioners are to be notified. Please review the Rules of Procedure of the Plan Commission to ensure proper notification is given. The names and addresses of Interested Parties should be obtained from the Boone County Auditor's Office.

4. Affidavit of Notice: At least three (3) days prior to the Public Hearing, an Affidavit of Notice of Public Hearing must be completed and submitted to the Secretary of the Plan Commission. Copies of all "Receipt for Certified Mail" (white slips) shall be filed with the Affidavit of Notice of Public Hearing. The originals of the "Domestic Return Receipts" (green cards) shall be filed with the Secretary upon the later of: the public hearing or receipt by the Petitioner.

PETITION REVIEW PROCEDURES

1. An Internal Review Meeting is typically held the second Tuesday of the month, after the filing deadline, to evaluate the technical aspects of the project and completeness of the petition. Petitioner/applicant may need to attend these Internal Review meetings; meeting times will be assigned to each project/petitioner on the filing deadline date.

2. Once the Petition is complete, it will be placed on the next available Plan Commission agenda. The petitioner shall be responsible for delivering the Legal Notice (after it has been approved) to the Zionsville Times Sentinel for publication and for sending the Legal Notice to all Interested Parties.

3. The Petition and all supporting documentation will be forwarded to the Plan Commission members. *Please supply ten (10) packets of the supporting documentation for this distribution.*

4. The Secretary, members of the Plan Commission's staff or advisors to the Plan Commission may submit a written report, stating any facts concerning the physical characteristics of the area involved in the Petition, together with a recital of surrounding land use and public facilities available to service the area, or other pertinent facts. A copy of such statement shall be made available to the Petitioner and all remonstrators of record, if any.

5. The Plan Commission typically meets on the third Monday or each month at 7:00 p.m. in the Town Hall located at 1100 West Oak Street, Zionsville, Indiana 46077.

6. The Petitioner or remonstrators may request continuation of the Public Hearing at or one week prior to the Plan Commission meeting.

7. The Petitioner, Petitioner's attorney, or someone authorized by the Petitioner must be present at the Public Hearing to make a presentation of the Petition to the Plan Commission.

8. At the Public Hearing, the Plan Commission may continue the Public Hearing or may approve or deny the Petition.

OWNER'S AUTHORIZATION

The undersigned, Elizabeth K. Garfield, being the owner of the property commonly known as The Club at Holliday Farms - Section 4, hereby authorize(s) _____ Cripe, Chris Wiseman to file a Petition for (zone map change / variance / special exception / subdivision plat approval / other) for the aforementioned property.

Meneke Development
(company name)

(owner signature)

By: _____
(authorized signature)

- or -

Elizabeth K. Garfield
(print owner name)

_____
(printed name)

Managing Member
(title)

State of Indiana)
County of Boone) SS:

Subscribed and sworn to before me this 27th day of August, 2020.

Notary Public Signature

Douglas Flanner
Notary Public Printed

My commission expires 4-8-2023

My county of residence is Boone County.

My Commission No. is NE0666463

DOUGLAS FLEENOR NOTARY PUBLIC SEAL STATE OF INDIANA

OWNER'S AUTHORIZATION

The undersigned, Mary Holliday Rogers, being the owner of the property commonly known as The Club at Holliday Farms - Section 4, hereby authorize(s) Cripe, Chris Wiseman to file a Petition for (zone map change / variance / special exception / subdivision plat approval / other) for the aforementioned property.

_____ Mary Holliday Rogers
(company name) (owner signature)

By: _____ - or - Mary Holliday Rogers
(authorized signature) (print owner name)

_____
(printed name)

_____
(title)

State of Indiana)
County of Marion) ss:

Subscribed and sworn to before me this day of August 13, 2020.

Erica L. Bailey / Erica L. Bailey
Notary Public Signature Notary Public Printed

My commission expires _____

My county of residence is _____ County.

My Commission No. is _____

Erica L. Bailey
Notary Public
SEAL
Hancock County, State of Indiana
Commission Expires: November 15, 2025
Commission Number 705598

OWNER'S AUTHORIZATION
(Corporate Ownership)

The undersigned, Bradley S. Henke, as the Member of The Club at Holliday Farms LLP, being the owner of the property commonly known as 3900 S. U.S. 421, hereby authorize(s) Henke Development Group, LLC to file a Petition for (Zone Map Change / Variance / Special Exception / Subdivision Plat Approval / Development Plan Approval / Other) for the aforementioned property.

Holliday Farms, LLP
(company name)

By: Bradley S Henke

Bradley S Henke
(printed name)

Partner
(title)

State of Indiana)
County of Boone) **SS:**

Subscribed and sworn to before me this 15th day of September, 2020.

Douglas Fleenor DOUG FLEENOR
Notary Public Signature Notary Public Printed

My commission expires 4-8-2023

My county of residence is Boone County.

My Commission No. is NE0666463

AUGUST 18, 2020

EXECUTIVE SUMMARY

SECTION 4 FILING

PHIL A. SUNDLING, P.E.
HENKE DEVELOPMENT
1415 E. 196TH STREET
WESTFIELD, IN 46074

CHRIS WISEMAN, P.E.
CRIPE
3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, IN 46240

EXECUTIVE SUMMARY

FILING OVERVIEW

Practice:	Name
Developer	The Club at Holliday Farms, LLP
Engineer	Cripe
Zoning	Holliday Farms PUD *(Approved in July of 2018)*
Filing	Development Plan and Primary Plat for Section 4
Original Filing Date	August 18, 2020

FILING DETAILS

Request for Development Plan and Primary Plat approval for 75 lots in the Holliday Farms PUD in Zionsville, Indiana.

PROJECT DESCRIPTION

Featuring trails, parks, and numerous amenities for active lifestyles, including a Championship 18-Hole Golf Course and 9-Hole Executive Course designed by world-renowned architect, Pete Dye, and clubhouse that will feature fitness, swimming, dining, social events, tennis and more. All interwoven into this beautiful setting where nature trails meander along Eagle Creek. A place where all ages and families can enjoy together and a variety of residential settings and choices.

PROJECT TIMELINE

With the golf course construction wrapping up, Section 1 completed and Section 2 under way and Section 3 preparing to start construction in the coming months, our plan is to start Section 4 construction as early as this winter with the goal of completion by early fall of 2021.

DEVELOPMENT TEAM CONTACT INFORMATION

Team Member	Role	Company
Steve Henke	Project Owner	Henke Development
Brad Henke	Project Owner	Henke Development
Doug Fleenor	Project Owner	Henke Development
Betsy Garfield	Project Owner	Henke Development

Team Member	Role	Company
Phil A. Sundling, PE	Development Director	Henke Development
Chris Wiseman, PE	Project Manager - Civil	Cripe
Ben Harvey	Project Manager – Environmental	Cardno

EXAMPLE HOME ELEVATIONS

Below are examples of homes built in Chatham Hills which will be similar in size and features to those that will be built in Holliday Farms.

HOLLIDAY FARMS OVERVIEW MAP

The Club at Holliday Farms - Section Four, dated: 8/25/2020

This description originated as part of an Original Survey the Takedown Survey for The Club at Holliday Farms Section 4 performed by Cripe, and certified by Claude M. Quillen, L.S. #20200002, on the survey under Project Number 170447-39000, being a part of the Northeast Quarter of Section 26, and part of the Northwest Quarter and the Southwest Quarter of Section 25, Township 18 North, Range 2 East, in Eagle Township, Boone County, Indiana more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of said Section 26, thence South 88 degrees 24 minutes 16 seconds West (assumed bearing) along the South line of said Northeast Quarter 180.89 feet to a southeast corner of the 29.174 Acre parcel as described in the Original Survey (Takedown Survey for Holliday Section Three) performed by Cripe, and certified by Claude M. Quillen, L.S. #20200002, on the survey dated June 20, 2020, under Project Number 170477-39000 (should be 170447-39000) and a point in Cox Creek, the next (9) nine courses are along Cox Creek; (1) thence North 30 degrees 44 minutes 57 seconds East 172.33 feet along the Southeast line of said 29.174 Acre parcel; (2) thence North 64 degrees 18 minutes 01 seconds East 38.83 feet;(3) thence North 77 degrees 32 minutes 50 seconds East 33.81 feet; (4) thence South 73 degrees 55 minutes 50 seconds East 21.42 feet; (5) thence North 31 degrees 53 minutes 01 seconds East 57.16 feet; (6) thence North 03 degrees 27 minutes 42 seconds East 65.35 feet; (7) thence South 83 degrees 19 minutes 55 seconds East 29.61 feet; (8) thence North 68 degrees 37 minutes 52 seconds East 109.59 feet; (9) thence North 00 degrees 00 minutes 00 seconds West 13.94 feet; thence North 90 degrees 00 minutes 00 seconds East 230.12 feet; thence North 51 degrees 43 minutes 50 seconds East 67.29 feet; thence North 84 degrees 19 minutes 26 seconds East 311.78 feet; thence South 72 degrees 30 minutes 10 seconds East 118.98 feet; thence North 59 degrees 24 minutes 08 seconds East 53.78 feet; thence North 15 degrees 17 minutes 51 seconds East 198.15 feet; thence North 02 degrees 24 minutes 32 seconds West 63.66 feet; thence North 22 degrees 10 minutes 16 seconds West 68.74 feet; thence North 31 degrees 42 minutes 02 seconds West 74.36 feet; thence North 36 degrees 22 minutes 09 seconds West 80.00 feet; thence North 41 degrees 31 minutes 46 seconds West 74.27 feet; thence North 47 degrees 29 minutes 29 seconds West 82.23 feet; thence North 56 degrees 10 minutes 59 seconds West 85.11 feet; thence North 64 degrees 58 minutes 02 seconds West 81.64 feet; thence North 70 degrees 38 minutes 02 seconds West 78.83 feet; thence North 47 degrees 34 minutes 19 seconds West 128.68 feet; thence North 15 degrees 39 minutes 59 seconds West 289.37 feet; thence North 18 degrees 24 minutes 41 seconds West 124.49 feet to the center of Cox Creek, the next (16) sixteen courses are along the center of Cox Creek: (1) thence North 82 degrees 52 minutes 43 seconds West 47.78 feet; (2) thence North 49 degrees 21 minutes 20 seconds West 128.69 feet; (3) thence North 48 degrees 42 minutes 11 seconds East 43.51 feet; (4) thence North 20 degrees 03 minutes 05 seconds East 57.60 feet; (5) thence North 38 degrees 42 minutes 19 seconds West 27.81 feet; (6) thence South 82 degrees 16 minutes 59 seconds West 37.87 feet; (7) thence North 63 degrees 21 minutes 10 seconds West 43.01 feet; (8) thence North 11 degrees 02 minutes 27 seconds West 21.55 feet; (9) thence North 32 degrees 59 minutes 10 seconds East 17.69 feet; (10) thence North 64 degrees 46 minutes 58 seconds East 40.69 feet; (11) thence North 89 degrees 27 minutes 24 seconds East 37.65 feet; (12) thence South 67 degrees 50 minutes 44 seconds East 18.51 feet; (13) thence North 65 degrees 09 minutes 40 seconds East 33.36 feet; (14) thence North 04 degrees 51 minutes 14 seconds West 22.35 feet; (15) thence

North 55 degrees 51 minutes 38 seconds West 51.12 feet; (16) thence North 13 degrees 30 minutes 22 seconds West 26.88 feet to the Southeast corner of (Lot A38) The Club at Holliday Farms, Section 1 as recorded in Instrument Number 2019-005103 [Plat Book 27, Pages 15 to 26] in the Office of the Recorder of Boone County, Indiana, the next (31) thirty-one courses are along the southeasterly lines of said Section 1 subdivision [the next (28) twenty-eight courses are along the center of Cox Creek]: (1) thence North 31 degrees 17 minutes 29 seconds East 19.37 feet; (2) thence North 09 degrees 14 minutes 47 seconds East 18.25 feet; (3) thence North 01 degrees 30 minutes 33 seconds East 19.38 feet; (4) thence North 28 degrees 02 minutes 22 seconds West 10.87 feet; (5) thence North 59 degrees 46 minutes 05 seconds West 9.18 feet; (6) thence South 57 degrees 58 minutes 03 seconds West 23.81 feet; (7) thence South 71 degrees 48 minutes 03 seconds West 6.98 feet; (8) thence North 56 degrees 30 minutes 50 seconds West 12.68 feet; (9) thence North 36 degrees 32 minutes 20 seconds West 12.89 feet; (10) thence North 18 degrees 15 minutes 11 seconds West 23.63 feet; (11) thence North 01 degrees 28 minutes 03 seconds East 9.84 feet; (12) thence North 28 degrees 32 minutes 05 seconds East 9.91 feet; (13) thence North 51 degrees 32 minutes 33 seconds East 12.71 feet; (14) thence North 56 degrees 06 minutes 45 seconds East 31.38 feet; (15) thence North 61 degrees 13 minutes 15 seconds East 10.35 feet; (16) thence South 80 degrees 12 minutes 38 seconds East 18.30 feet; (17) thence South 66 degrees 19 minutes 53 seconds East 16.69 feet; (18) thence South 59 degrees 19 minutes 54 seconds East 21.53 feet; (19) thence North 84 degrees 54 minutes 57 seconds East 18.70 feet; (20) thence North 55 degrees 07 minutes 36 seconds East 18.51 feet; (21) thence North 43 degrees 51 minutes 32 seconds East 13.84 feet; (22) thence North 22 degrees 51 minutes 01 seconds East 10.52 feet;(23) thence North 09 degrees 21 minutes 42 seconds West 10.52 feet; (24) thence North 49 degrees 19 minutes 38 seconds West 14.24 feet; (25) thence North 63 degrees 26 minutes 22 seconds West 14.28 feet; (26) thence North 39 degrees 02 minutes 16 seconds West 15.90 feet; (27) thence North 02 degrees 44 minutes 39 seconds East 12.51 feet; (28) thence North 17 degrees 11 minutes 07 seconds East 2.55 feet to the southerly Right-of-way of Holliday Farms Boulevard; (29) thence South 75 degrees 07 minutes 51 seconds East 313.59 feet along said right-of-way to a point on a curve to the left having a radius of 115.00 feet, the radius point of which bears North 14 degrees 52 minutes 09 seconds East; (30) thence southwesterly along said curve, an arc distance of 71.79 feet to a point which bears South 20 degrees 53 minutes 57 seconds East from said radius point; (31) thence North 69 degrees 06 minutes 03 seconds East 133.14 feet along the southerly right-of-way line of said street to the southwesterly right-of-way line of U.S. Highway #421 (a.k.a. Michigan Road); thence South 20 degrees 47 minutes 57 seconds East 549.98 feet along said right-of-way line; thence North 69 degrees 12 minutes 03 seconds East 70.00 feet to the centerline as established by Indiana State Highway Commission (I.S.H.C.) plans for Project Number 221 Section A, dated September 23, 1930; thence South 20 degrees 47 minutes 57 seconds East 862.74 feet along said centerline; thence South 69 degrees 12 minutes 03 seconds West 48.50 feet to the Northeast corner of Lot 1, Block 15 on the record plat of Hamilton (formerly Clarkstown) recorded in Deed Record 3, Page 364 and Rerecorded in Plat Book 1, Page 41 in said Recorder's Office; thence South 20 degrees 47 minutes 57 seconds East along the Easterly line of said plat 750.00 feet to the southeasterly corner of Lot 8, Block 2 in said subdivision; thence South 69 degrees 12 minutes 03 seconds West 264.00 feet along the southeasterly line of said Block 2; thence South 20 degrees 47 minutes 57 seconds East 1.17 feet to the northeasterly corner of a 0.98 acre parcel owned by the Town of

Zionsville per Instrument Number 2007-001110 as recorded in said Recorder's Office, the next (4) four courses are along the boundary of said 0.98 acre+/- parcel: (1) thence South 66 degrees 05 minutes 14 seconds West 113.74 feet; (2) thence South 48 degrees 38 minutes 36 seconds West 52.41 feet; (3) thence South 23 degrees 42 minutes 36 seconds East 12.54 feet; (4) thence North 66 degrees 17 minutes 24 seconds East 162.22 feet to the East line of the 1.12 acre Tract, the next (3) three courses are along the boundary of said 1.12 acre Tract; (1) thence South 20 degrees 47 minutes 57 seconds East 7.07 feet; (2) thence North 67 degrees 34 minutes 54 seconds East 276.67 feet; (3) thence North 00 degrees 16 minutes 41 seconds East 222.70 feet to the South line of the Northwest Quarter of said Section 26; thence South 88 degrees 01 minutes 46 seconds West 1063.00 feet along said South line to the point of beginning, containing 35.988 acres more or less.

Requested By: ist 03/30/2017

13.00

c/ Ice Miller Donadio & Ryan

LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH: That John H. Holliday ("Grantor"), BARGAINS, SELLS AND CONVEYS to Mary Holliday Rogers ("Grantee"), for the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the real estate located in Boone County, in the State of Indiana, as further described on Exhibit A attached hereto and made a part hereof.

Subject to (i) all easements, highways, liens, rights-of-way, covenants, conditions, restrictions and other limitations, apparent or of record; (ii) all current, non-delinquent real estate taxes and assessments; and (iii) all matters which would be disclosed by an accurate survey and physical inspection of said real estate.

Grantor, for itself and its successors and assigns, covenants with Grantee, and its successors and assigns, that the premises hereby conveyed are free from all encumbrances made or suffered by it except as aforesaid, and that it will, and that its successors and assigns shall, warrant and defend the same to the said Grantee and its successors and assigns against the lawful claims and demands of all persons claiming by, through or under it, but against none other. There is no Indiana gross income tax due on the transfer made by this conveyance.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 11 day of Sept, 1990.

John H. Holliday

STATE OF INDIANA)
) SS:
COUNTY OF Marion)

Before me, a Notary Public in and for said County and State, personally appeared John H. Holliday, who acknowledged execution of the foregoing deed, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 11th day of September, 1990.

Vicki A Kenney
(signature)

Vicki A Kenney
(printed name) Notary Public

My Commission Expires:
11-30-91

County of Residence:
Boone

Send tax statements to and Grantee's mailing address is:

525 Forest Boulevard
Indianapolis, Indiana 46240

This instrument was prepared by Gordon D. Wishard, ICE MILLER DONADIO & RYAN, One American Square, Box 82001, Indianapolis, Indiana 46282; Telephone (317) 236-2100.

6421
SEP 20 10 52 AM '90
MARY ALICE BALDWIN
RECORDER OF BOONE COUNTY
LEBANON, INDIANA 46052
Deed BK 237 PG 601

601

DULY ENTERED FOR TAXATION
Sept 20 1990
AUDITOR BOONE COUNTY

Requested By: ist 03/30/2017

PARCEL B:

Part of the Northwest Quarter of Section 25, and part of the Northeast Quarter of Section 26 all in Township 18 North, Range 2 East in Eagle Township, Boone County, Indiana, being more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of Section 26, Township 18 North, Range 2 East; thence South 89 degrees 08 minutes 59 seconds West (assumed bearing) on the South line of said Northeast Quarter 1342.19 feet; thence North 00 degrees 04 minutes 52 seconds West along a fence line 1310.94 feet to an iron pin at a fence corner; thence South 88 degrees 52 minutes 18 seconds West along a fence line 544.17 feet to an iron pin at a fence corner; thence North 00 degrees 19 minutes 00 seconds West along a fence line and the prolongation thereof to a point on the centerline of County Road 400 South which is on a line which bears North 86 degrees 37 minutes 48 seconds West from a point on the East line on said Northeast Quarter which is 382.82 feet South 00 degrees 07 minutes 41 seconds East of the Northwest corner of Section 25, Township 18 North, Range 2 East; thence South 86 degrees 37 minutes 48 seconds East on said centerline 1892.25 feet to the aforesaid point on said East line, being also on the West line of the Northwest Quarter of said Section 25; thence North 88 degrees 09 minutes 03 seconds East on said centerline 186.04 feet to the point of curvature of a curve to the left having a radius of 1150.00 feet; thence Northeasterly curving to the left on said centerline an arc distance of 199.04 feet to the point of tangency of said curve; thence North 78 degrees 14 minutes 01 seconds East tangent with said curve and on said centerline 368.32 feet to the centerline of U.S. Highway No. 421 (Michigan Road) as now located and established; thence South 20 degrees 29 minutes 08 seconds East on said U.S. Highway centerline 296.32 feet; thence South 20 degrees 21 minutes 32 seconds East on said centerline 1426.05 feet to the Northerly line of the Town of Hamilton, as layed out in the Plat of Clark's Town (now Hamilton) recorded February 23, 1838 in Deed Record 3, page 364 and re-recorded September 8, 1857 in Plat Book 1, page 41 in the Office of the Recorder of Boone County, Indiana; thence South 69 degrees 38 minutes 28 seconds West on said Northerly line 313.57 feet to the Northwest corner of said Plat; thence South 20 degrees 21 minutes 32 seconds East on the Westerly line of said Plat 656.45 feet to the South line of the Northwest Quarter of said Section 25; thence South 88 degrees 19 minutes 05 seconds West on said South line 1273.61 feet to the place of beginning, containing 142.43 acres, more or less.

Subject to the right-of-way for U.S. Highway No. 421 (Michigan Road) as established by I.S.H.C. plans dated September 23, 1930 for Project 221, Section "A" along the Easterly side thereof and to the right-of-way for County Road 400 South along the Northerly side thereof.

Subject to all other legal easements and rights-of-way.

PARCEL C:

Part of Section 26, Township 18 North, Range 2 East in Eagle Township, Boone County, Indiana, more particularly described as follows:

Beginning on the North line of the Southeast Quarter of Section 26, Township 18 North, Range 2 East 901.44 feet South 89 degrees 08 minutes 59 seconds West (assumed bearing) from the Northeast corner of said Southeast Quarter; thence South 89 degrees 08 minutes 59 seconds West on said North line 440.75 feet; thence North 00 degrees 04 minutes 52 seconds West along a fence line

602

Requested By: ist 03/30/2017

1310.94 feet to an iron pin at a fence corner; thence South 88 degrees 52 minutes 18 seconds West along a fence line 544.17 feet to an iron pin at a fence corner; thence North 00 degrees 19 minutes 00 seconds West along a fence line and the prolongation thereof 1102.73 feet to a point on the centerline of County Road 400 South, which is on a line which bears North 86 degrees 37 minutes 48 seconds West from a point on the East line of the Northeast Quarter of said Section 26, which is 382.82 feet South 00 degrees 07 minutes 41 seconds East from the Northeast corner of said Northeast Quarter; thence South 84 degrees 09 minutes 01 seconds West on said centerline 104.00 feet; thence South 75 degrees 39 minutes 01 seconds West on said centerline 383.50 feet to the Northeast corner of real estate described in a Warranty Deed recorded in Deed Record 202, page 81 in the Office of the Recorder of Boone County, Indiana; thence South 00 degrees 22 minutes 01 seconds East on the East line of said real estate 239.80 feet to an iron pipe marking the Southeast corner of said real estate; thence South 72 degrees 21 minutes 01 seconds West on the Southerly line of said real estate and the prolongation thereof being the Southerly line of real estate described in Warranty Deeds recorded in Deed Record 201, page 96 and Deed Record 204, page 666 and Deed Record 207, page 852 in said Office a distance of 628.30 feet to the centerline of Turkey Foot Road; thence North 23 degrees 46 minutes 59 seconds West on said centerline and the Westerly line of the real estate described in the Warranty Deed recorded on page 852 of the aforesaid Deed Record 207, a distance of 81.60 feet to its intersection with the centerline of O'Neal Road; thence South 64 degrees 49 minutes 01 seconds West on the centerline of said O'Neal Road 491.40 feet; thence South 74 degrees 39 minutes 01 seconds West on said centerline 128 feet, more or less to the approximate centerline of Eagle Creek; [the following sixteen courses and distances are chord bearings and lengths along the approximate centerline of said Eagle Creek and are included for computation purposes only, the actual boundary of the within described real estate follows the meandering of said centerline] 1.) thence South 06 degrees 10 minutes 58 seconds East 423.36 feet; 2.) thence South 04 degrees 35 minutes 57 seconds West 94.50 feet; 3.) thence South 25 degrees 24 minutes 01 seconds East 78.00 feet; 4.) thence South 52 degrees 44 minutes 01 seconds East 152.50 feet; 5.) thence South 38 degrees 14 minutes 01 seconds East 146.00 feet; 6.) thence South 23 degrees 44 minutes 01 seconds East 78.00 feet; 7.) thence South 38 degrees 04 minutes 01 seconds East 108.00 feet; 8.) thence South 68 degrees 34 minutes 01 seconds East 112.00 feet; 9.) thence South 29 degrees 19 minutes 01 seconds East 187.00 feet; 10.) thence South 40 degrees 04 minutes 01 seconds East 182.00 feet; 11.) thence South 71 degrees 34 minutes 01 seconds East 92.00 feet; 12.) thence South 29 degrees 34 minutes 01 seconds East 42.00 feet; 13.) thence South 01 degrees 04 minutes 01 seconds East 88.00 feet; 14.) thence South 25 degrees 55 minutes 59 seconds West 80.00 feet; 15.) thence South 01 degrees 44 minutes 01 seconds East 75.00 feet; 16.) thence South 17 degrees 18 minutes 48 seconds East 134.02 feet to the South line of the Northwest Quarter of said Section 26; thence North 88 degrees 43 minutes 34 seconds East on said South line 126 feet, more or less to the West line of the East Half of said Section 26; thence South 01 degrees 22 minutes 11 seconds East 855.41 feet to a point 456.40 feet North 01 degrees 22 minutes 11 seconds West of the South line of the North Half of the Southeast Quarter of said Section 26; thence North 89 degrees 10 minutes 33 seconds East parallel with the South line of said North Half 1709.55 feet to a point 901.44 feet South 89 degrees 08 minutes 59 seconds West of the East line of said Southeast Quarter; thence North 00 degrees 03 minutes 14 seconds West parallel with said East line 856.23 feet to the place of beginning, containing 114.14 acres, more or less.

603

EXHIBIT "A"
PAGE 2 OF 3

Requested By: ist 03/30/2017

Subject to the rights-of-way for O'Neal Road and County Road 400 South along a portion of the Northerly side thereof and to the right-of-way for Turkey Foot Road traversing across the above described real estate in a Northerly and Southerly direction near the Westerly line thereof.

Subject to all other legal easements and rights-of-way.

604

EXHIBIT "A"
PAGE 3 OF 3

BOOK 237 PAGE 604

2 18.00 + 2.00 Enterprise Title

2017005262 DEED $20.00
06/12/2017 12:49:59P 2 PGS
Nicole K. (Nikki) Baldwin
Boone County Recorder IN
Recorded as Presented

File No.: 201737411
Parcel Number: 003-11660-00
State ID: 06-08-25-000-004.000-005

WARRANTY DEED

THIS INDENTURE WITNESSETH, That ***Stephen M. Blair*** (Grantor) of Boone County, in the State of Indiana, CONVEYS AND WARRANTS to ***Henke Development Group, LLC*** (Grantee) of Boone County, in the State of Indiana, for the sum of Ten & 00/100 Dollars ($10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Boone County, in the State of Indiana:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to real estate taxes due and payable subsequent to closing and all taxes payable thereafter.

Subject to any and all easements, agreements and restrictions of record.

The address of such real estate is commonly known as 4480 Willow Rd., Zionsville, IN 46077.

IN WITNESS WHEREOF, Grantor has executed this deed this 8th day of June, 2017.

Stephen M. Blair

State of Indiana)
)ss. ACKNOWLEDGEMENT
County of Marion)

Before me, a Notary Public in and for the said County and State, personally appeared Stephen M. Blair, who acknowledged the execution of the foregoing Instrument, and who, having been duly swom, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 8th day of June, 2017.

My commission expires: October 24, 2022

RACHEL R. FITZWATER
Notary Public, State of Indiana
Hamilton County
Commission # 659056
My Commission Expires
October 24, 2022

Rachel R. Fitzwater
Notary Public
Residing in Hamilton

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. Michael J. Curry, Attorney

This instrument prepared by: Michael J. Curry, Attorney at Law, #3888-49

Grantee's address and send tax bills to: ~~4480 Willow Rd., Zionsville, IN 46077~~
20298 Tomlinson Road
Westfield, IN 46074

DULY ENTERED FOR TAXATION
06. 12. 2017
SUBJECT TO FINAL ACCEPTANCE
AUDITOR, BOONE COUNTY

EXHIBIT "A"
LEGAL DESCRIPTION

A part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 18 North, Range 2 East of the Second Principal Meridian in Boone County, Indiana, more particularly described as follows:

Beginning at a point 1063 feet East of the Northwest corner of said Quarter Quarter Section and run thence East 205 feet, more or less, to a point on the Southwest line of Lot 6 in Block 2 in the Town of Hamilton, Boone County, Indiana, thence South 20 degrees East 2 chains 2 1/2 links (132.99 feet) to the center of the public road, thence South 67 degrees 55 minutes West 276 feet 8 inches following centerline of the public road, thence North 222.70 feet, more or less, to the place of beginning, containing 1.12 acres, more or less.

EXCEPT:
A part of the Northwest Quarter of the Southwest Quarter of Section 25, Township 18 North Range 2 East, Boone County, Indiana, and more particularly described as follows:

Commencing at the Northwest corner of said Quarter Quarter Section, said Northwest corner being described as point "203" on said plat; thence North 89 degrees 23 minutes 43 seconds East 1268.00 feet (deduced from Instrument No. 9706256) along the North line of said Quarter Quarter Section to the Western boundary of the Plat of the Town of Hamilton recorded in Miscellaneous Plat Book, page 41 in the Office of the Recorder of Boone County, Indiana; thence South 20 degrees 36 minutes 17 seconds East 89.78 feet along said Western boundary to point "825" designated on said plat and the point of beginning of this description; thence South 20 degrees 36 minutes 17 seconds East 28.84 feet along said Western boundary and along the prolonged Western boundary of the Plat of the Town of Hamilton to the centerline of Willow Road; thence South 67 degrees 51 minutes 50 seconds West 162.22 feet along said centerline; thence North 22 degrees 08 minutes 10 seconds West 12.54 feet to point "823" designated on said plat, which point is on the Northwestern boundary of said Willow Road; thence North 50 degrees 13 minutes 02 seconds East 52.41 feet to point "824" designated on said plat; thence North 67 degrees 39 minutes 40 seconds East 113.05 feet to the point of beginning, containing 0.098 acres, more or less.

2018007971
Electronic Filing
From: ATA - IN ATA Natl T
Thru: Simplifile

2018007971 DEED $25.00
08/31/2018 12:27:56PM 3 PGS
Nicole K. (Nikki) Baldwin
Boone County Recorder IN
Recorded as Presented

File Number: 18607128-IND
State Tax ID: 06-08-25-002-001.001-005

WARRANTY DEED

THIS INDENTURE WITNESSETH That Eric Allen Morrison, (Grantor), of Boone County, in the State of Indiana, CONVEYS AND WARRANTS to The Club at Holliday Farms, LLP (Grantee), a limited liability partnership, of Boone County, in the State of Indiana, for valuable consideration the following described real estate in Boone County, State of Indiana:

SEE EXHIBIT A

Commonly known as 4480 Willow Road, Zionsville, IN 46077.

This conveyance is subject to:

1. All taxes due and payable in 2018, and thereafter.

2. All general and special assessments and all other governmental, municipal and public dues, charges and impositions not delinquent; all easements, restrictions, agreements, covenants and other matters of record.

DULY ENTERED
SUBJECT TO FINAL ACCEPTANCE
AUDITOR
BOONE COUNTY, INDIANA
Heather R. Myers
HEATHER R. MYERS
Aug 31 2018 - MM

IN WITNESS WHEREOF, Grantors have executed this deed this 29th day of August , 2018.

GRANTOR:

Eric Allen Morrison

State of Indiana)
)SS. ACKNOWLEDGMENT
County of Marion)

Before me, a Notary Public in and for said County and State, personally appeared Eric Allen Morrison who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 29th day of August, 2018.

RACHEL R. FITZWATER
Notary Public, State of Indiana
Hamilton County
Commission # 659056
My Commission Expires
October 24, 2022

(Signature of Notary Public)
Printed _____
County of Residence: _____
Commission #: _____
Commission Exp: _____

Send tax bills to Grantee @ Grantee's address: The Club at Holliday Farms, LLC, 20298 Tomlinson Road, Westfield, IN 46074

After Recording return to: ATA National Title Group of Indiana, LLC, 8335 Keystone Crossing, Ste. 104 Indianapolis, IN 46240.

This instrument prepared by: Kassandra Green, Attorney at Law #28258-29, The Green Law Firm, LLC, PO BOX 20283, Indianapolis, IN 46220.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Kassandra Green.

EXHIBIT "A"

Land situated in the County of Boone, State of Indiana

Lot Number 2 in Block Number 2 of the town of Hamilton, Boone County, Indiana, being a Lot 66 feet by 132 feet, more or less

ALSO: That Part of the West Half of the Southwest Quarter of Section 25, Township 18 North, Range 2 East, that is situated North of the center line of the Amster P. Moore Gravel Road, to wit: Lot Number 1 in Block Number 2 of the town of Hamilton, Boone County, Indiana, being a Lot 66 feet by 132 feet, more or less.

ALSO: That part of the West Half of the Southwest Quarter of Section 25, Township 18 North, Range 2 East, that is situated North of the center line of the Amster P. Moore Gravel Road, to-wit:

Lots No. 3, 4, 5, 6, 7 and 8 in Block No. 2 of the Town of Hamilton, Boone County, Indiana and situated North of the center line of said Amster P. Moore Gravel Road, particularly described as follows, to-wit: Commencing 99 links West of the Northeast corner of the West Half of the Southwest Quarter of Section 25, Township and Range aforesaid, and run thence North 20 degrees West 1 chain and 71 links, thence North 70 degrees East 4 chains, thence South 20 degrees East 3 chains and 59 links to the center of the Amster P. Moore Gravel Road, thence South 68 degrees and 4 minutes West along the center line of said highway 4 chains and 1 2/3 links, thence North 20 degrees West 2 chains and 1 1/2 links to the place of beginning, containing 1.463 acres, more or less.

Commonly Known as: 4480 Willow Road
Tax Parcel ID: 003-11670-00 State Parcel ID: 06-08-25-002-001.001-005

Requested By: ist 03/30/2017

(3)
20.00
Jr Miller

Instrument PG 1 OF 3
201200003691

201200003691
Filed for Record in
BOONE COUNTY, INDIANA
MARY ALICE "SAM" BALDWIN, RECORDER
04-12-2012 At 02:49 pm.
DEED 20.00

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that JOHN H. HOLLIDAY, a resident of Indian River County, Florida (**"Grantor"**), QUITCLAIMS to MARY HOLLIDAY ROGERS, a resident of Indiana River County, Florida, for the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the real estate in Boone County, in the State of Indiana legally described in Exhibit A attached hereto and incorporated herein by this reference (the **"Real Estate"**).

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 11th day of February, 2012.

"GRANTOR":

John H. Holliday

DULY ENTERED FOR TAXATION
4-12-2012
SUBJECT TO FINAL ACCEPTANCE
AUDITOR, BOONE COUNTY

Requested By: ist 03/30/2017

STATE OF Florida)
)SS:
COUNTY OF Indian River)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared John H. Holliday, who acknowledged execution of the foregoing Quitclaim Deed this 11 day of February, 2012.

My Commission Expires:
Sept. 7, 2012
My County of Residence:
Indian River

Notary Public
Michelle M. Robinson
Printed Name

MICHELLE M. ROBINSON
Comm# DD0820437
Expires 9/7/2012
Florida Notary Assn., Inc

Mail Tax Statements To:
John H. Holliday
3945 South 975 E
Zionsville, IN 46077

This instrument was prepared by and after recordation should be returned to Kenneth B. Chigges, Esq., Ice Miller LLP, One American Square, Suite 2900, Indianapolis, IN 46282-0200; Telephone: (317) 236-2100.

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. - - Kenneth B. Chigges

Requested By: ist 03/30/2017

Exhibit A

Legal Description of Real Estate

All lots in Block 14 and Block 15 of the Original Plat of the Town of Hamilton, Boone County, Indiana, situated in the West half of the Northwest quarter of Section 25, Township 18 North, Range 2 East.

NOTICE OF PUBLIC HEARING
BY THE TOWN OF ZIONSVILLE PLAN COMMISSION

Notice is hereby given of a Public Hearing to be held by the Town of Zionsville Plan Commission

On, Monday, September 21 at 7:00 p.m. in the Zionsville Town Hall, 1100 West Oak Street Zionsville,

Indiana 46077 to consider the following:

PLAN COMMISSION APPROVAL for Docket Numbers: 2020-33-PP and 2020-347-DP, Primary Plat and Development Plan to allow for: **Request for approval of Primary Plat and Development Plan for 75 lots on 35.988 acres in the Holliday Farms PUD for Section 4 of the development. Request includes waivers for Path and Trail Pavement Standards (16.08); Design Speed Standards (16.03); Maximum Vertical Grade Standards (16.03); Street Blade Standards (13.16); Typical Residential Cross Section (16.03).**

The properties involved are more commonly known as: 3900 S US 421 is currently zoned Holliday Farms PUD zoning district, and is legally described as:

The Club at Holliday Farms - Section Four, dated: 8/25/2020

This description originated as part of an Original Survey the Takedown Survey for The Club at Holliday Farms Section 4 performed by Cripe, and certified by Claude M. Quillen, L.S. #20200002 under Project Number 170447-39000, being a part of the Northeast Quarter of Section 26, and part of the Northwest Quarter and the Southwest Quarter of Section 25, Township 18 North, Range 2 East, in Eagle Township, Boone County, Indiana more particularly described as follows:

Beginning at the Southeast corner of the Northeast Quarter of said Section 26, thence South 88 degrees 24 minutes 16 seconds West (assumed bearing) along the South line of said Northeast Quarter 180.89 feet to a southeast corner of the 29.174 Acre parcel as described in the Original Survey (Takedown Survey for Holliday Section Three) performed by Cripe, and certified by Claude M. Quillen, L.S. #20200002, on the survey dated June 20, 2020, under Project Number 170477-39000 (should be 170447-39000) and a point in Cox Creek, the next (9) nine courses are along Cox Creek; (1) thence North 30 degrees 44 minutes 57 seconds East 172.33 feet along the Southeast line of said 29.174 Acre parcel; (2) thence North 64 degrees 18 minutes 01 seconds East 38.83 feet;(3) thence North 77 degrees 32 minutes 50 seconds East 33.81 feet; (4) thence South 73 degrees 55 minutes 50 seconds East 21.42 feet; (5) thence North 31 degrees 53 minutes 01 seconds East 57.16 feet; (6) thence North 03 degrees 27 minutes 42 seconds East 65.35 feet; (7) thence South 83 degrees 19 minutes 55 seconds East 29.61 feet; (8) thence North 68 degrees 37 minutes 52 seconds East 109.59 feet; (9) thence North 00 degrees 00 minutes 00 seconds West 13.94 feet; thence North 90 degrees 00 minutes 00 seconds East 230.12 feet; thence North 51 degrees 43 minutes 50 seconds East 67.29 feet; thence North 84 degrees 19 minutes 26 seconds East 311.78 feet; thence South 72 degrees 30 minutes 10 seconds East 118.98 feet; thence North 59 degrees 24 minutes 08 seconds East 53.78 feet; thence North 15 degrees 17 minutes 51 seconds East 198.15 feet; thence North 02 degrees 24 minutes 32 seconds West 63.66 feet; thence North 22 degrees 10 minutes 16 seconds West 68.74 feet; thence North 31 degrees 42 minutes 02 seconds West 74.36 feet; thence North 36 degrees 22 minutes 09 seconds West 80.00 feet; thence North 41 degrees 31 minutes 46 seconds West 74.27 feet; thence North 47 degrees 29 minutes 29 seconds West 82.23 feet; thence North 56 degrees 10 minutes 59 seconds West 85.11 feet; thence North 64 degrees 58 minutes 02 seconds West 81.64 feet; thence North 70 degrees 38 minutes 02 seconds West 78.83 feet; thence North 47 degrees 34 minutes 19 seconds West 128.68 feet; thence North 15 degrees 39 minutes 59 seconds West 289.37 feet; thence North 18 degrees 24 minutes 41 seconds West 124.49 feet to the center of Cox Creek, the next (16) sixteen courses are along the center of Cox Creek: (1) thence North 82 degrees 52 minutes 43 seconds West 47.78 feet; (2) thence North 49 degrees 21 minutes 20 seconds West 128.69 feet; (3) thence North 48 degrees 42 minutes 11 seconds East 43.51 feet; (4) thence North 20 degrees 03 minutes 05 seconds East 57.60 feet; (5) thence North 38 degrees 42 minutes 19 seconds West 27.81 feet; (6) thence South 82 degrees 16 minutes 59 seconds West 37.87 feet; (7) thence North 63 degrees 21 minutes 10 seconds West 43.01 feet; (8) thence North 11 degrees 02 minutes 27 seconds West 21.55 feet; (9) thence North 32 degrees 59 minutes 10 seconds East 17.69 feet;

(10) thence North 64 degrees 46 minutes 58 seconds East 40.69 feet; (11) thence North 89 degrees 27 minutes 24 seconds East 37.65 feet; (12) thence South 67 degrees 50 minutes 44 seconds East 18.51 feet; (13) thence North 65 degrees 09 minutes 40 seconds East 33.36 feet; (14) thence North 04 degrees 51 minutes 14 seconds West 22.35 feet; (15) thence North 55 degrees 51 minutes 38 seconds West 51.12 feet; (16) thence North 13 degrees 30 minutes 22 seconds West 26.88 feet to the Southeast corner of (Lot A38) The Club at Holliday Farms, Section 1 as recorded in Instrument Number 2019-005103 [Plat Book 27, Pages 15 to 26] in the Office of the Recorder of Boone County, Indiana, the next (31) thirty-one courses are along the southeasterly lines of said Section 1 subdivision [the next (28) twenty-eight courses are along the center of Cox Creek]: (1) thence North 31 degrees 17 minutes 29 seconds East 19.37 feet; (2) thence North 09 degrees 14 minutes 47 seconds East 18.25 feet; (3) thence North 01 degrees 30 minutes 33 seconds East 19.38 feet; (4) thence North 28 degrees 02 minutes 22 seconds West 10.87 feet; (5) thence North 59 degrees 46 minutes 05 seconds West 9.18 feet; (6) thence South 57 degrees 58 minutes 03 seconds West 23.81 feet; (7) thence South 71 degrees 48 minutes 03 seconds West 6.98 feet; (8) thence North 56 degrees 30 minutes 50 seconds West 12.68 feet; (9) thence North 36 degrees 32 minutes 20 seconds West 12.89 feet; (10) thence North 18 degrees 15 minutes 11 seconds West 23.63 feet; (11) thence North 01 degrees 28 minutes 03 seconds East 9.84 feet; (12) thence North 28 degrees 32 minutes 05 seconds East 9.91 feet; (13) thence North 51 degrees 32 minutes 33 seconds East 12.71 feet; (14) thence North 56 degrees 06 minutes 45 seconds East 31.38 feet; (15) thence North 61 degrees 13 minutes 15 seconds East 10.35 feet; (16) thence South 80 degrees 12 minutes 38 seconds East 18.30 feet; (17) thence South 66 degrees 19 minutes 53 seconds East 16.69 feet; (18) thence South 59 degrees 19 minutes 54 seconds East 21.53 feet; (19) thence North 84 degrees 54 minutes 57 seconds East 18.70 feet; (20) thence North 55 degrees 07 minutes 36 seconds East 18.51 feet; (21) thence North 43 degrees 51 minutes 32 seconds East 13.84 feet; (22) thence North 22 degrees 51 minutes 01 seconds East 10.52 feet;(23) thence North 09 degrees 21 minutes 42 seconds West 10.52 feet; (24) thence North 49 degrees 19 minutes 38 seconds West 14.24 feet; (25) thence North 63 degrees 26 minutes 22 seconds West 14.28 feet; (26) thence North 39 degrees 02 minutes 16 seconds West 15.90 feet; (27) thence North 02 degrees 44 minutes 39 seconds East 12.51 feet; (28) thence North 17 degrees 11 minutes 07 seconds East 2.55 feet to the southerly Right-of-way of Holliday Farms Boulevard; (29) thence South 75 degrees 07 minutes 51 seconds East 313.59 feet along said right-of-way to a point on a curve to the left having a radius of 115.00 feet, the radius point of which bears North 14 degrees 52 minutes 09 seconds East; (30) thence southwesterly along said curve, an arc distance of 71.79 feet to a point which bears South 20 degrees 53 minutes 57 seconds East from said radius point; (31) thence North 69 degrees 06 minutes 03 seconds East 133.14 feet along the southerly right-of-way line of said street to the southwesterly right-of-way line of U.S. Highway #421 (a.k.a. Michigan Road); thence South 20 degrees 47 minutes 57 seconds East 549.98 feet along said right-of-way line; thence North 69 degrees 12 minutes 03 seconds East 70.00 feet to the centerline as established by Indiana State Highway Commission (I.S.H.C.) plans for Project Number 221 Section A, dated September 23, 1930; thence South 20 degrees 47 minutes 57 seconds East 862.74 feet along said centerline; thence South 69 degrees 12 minutes 03 seconds West 48.50 feet to the Northeast corner of Lot 1, Block 15 on the record plat of Hamilton (formerly Clarkstown) recorded in Deed Record 3, Page 364 and Rerecorded in Plat Book 1, Page 41 in said Recorder's Office; thence South 20 degrees 47 minutes 57 seconds East along the Easterly line of said plat 750.00 feet to the southeasterly corner of Lot 8, Block 2 in said subdivision; thence South 69 degrees 12 minutes 03 seconds West 264.00 feet along the southeasterly line of said Block 2; thence South 20 degrees 47 minutes 57 seconds East 1.17 feet to the northeasterly corner of a 0.98 acre parcel owned by the Town of Zionsville per Instrument Number 2007-001110 as recorded in said Recorder's Office, the next (4) four courses are along the boundary of said 0.98 acre+/- parcel: (1) thence South 66 degrees 05 minutes 14 seconds West 113.74 feet; (2) thence South 48 degrees 38 minutes 36 seconds West 52.41 feet; (3) thence South 23 degrees 42 minutes 36 seconds East 12.54 feet; (4) thence North 66 degrees 17 minutes 24 seconds East 162.22 feet to the East line of the 1.12 acre Tract, the next (3) three courses are along the boundary of said 1.12 acre Tract; (1) thence South 20 degrees 47 minutes 57 seconds East 7.07 feet; (2) thence North 67 degrees 34 minutes 54 seconds East 276.67 feet; (3) thence North 00 degrees 16 minutes 41 seconds East 222.70 feet to the South line of the Northwest Quarter of said Section 26; thence South 88 degrees 01 minutes 46 seconds West 1063.00 feet along said South line to the point of beginning, containing 35.988 acres more or less.

A copy of the Petition, and all plans pertaining thereto are on file and may be examined prior to the Public Hearing at Town Hall, 1100 West Oak Street, Zionsville, Indiana 46077 or at: http://www.zionsville-in.gov/231/Planning-Economic-Development. Written comments in support of or in opposition to the Petition are filed with the Secretary of the Town of Zionsville Plan Commission prior to the Public Hearing will be considered. The Public Hearing is open to the public. Oral comments to the Petition will be heard at the Public Hearing. The Public Hearing may be continued from time to time as may be found necessary.

Further, and if supported by Executive Order and/or the Laws of the State of Indiana, members of the public will be afforded the opportunity to attend the Plan Commission Public Meetings via a form(s) of electronic

communication IF indicated in the Agenda (as amended from time to time) associated with the Plan Commission Meeting.

Additionally, upon request, the Town of Zionsville will provide auxiliary aids and services in association with meetings and hearings occurring in-person. Please provide advance notification to Wayne DeLong, at wdelong@zionsville-in.gov or 317-873-5108, to ensure the proper accommodations are made prior to the meeting.

Dave Franz
(President)
Wayne DeLong, AICP, CPM
(Secretary)

PUBLISH:

AFFIDAVIT OF NOTICE OF PUBLIC HEARING
OF THE TOWN OF ZIONSVILLE PLAN COMMISSION

STATE OF Indiana)
COUNTY OF Marion) SS:

I, Sherri L Wilson, DO HEREBY CERTIFY THAT LEGAL NOTICE TO
(NAME OF PERSON MAILING LETTERS)

INTERESTED PARTIES OF THE PUBLIC HEARING TO BE HELD BY THE TOWN OF ZIONSVILLE

PLAN COMMISSION, to consider the Petition of: Henke Development Group LLC
(NAME OF PERSON ON PETITION)

Requesting: Primary Plat and Development Plan approval for 75 lots on 35.988 acres in the Holliday Farms PUD for Section 4 of the development. Request includes waivers for Path and Trail Pavement Standards (16.08); Design Speed Standards (16.03); Maximum Vertical Grade Standards (16.03); Street Blade Standards (13.16); Typical Residential Cross Section (16.03).
(PROJECT DESCRIPTION)

For property located at: 3900 S US Hwy 421

Was sent by FIRST CLASS MAIL, to the last known address of each of the following entities at the following addresses:

OWNERS ADDRESS

See attached List of Adjoiners

And that said Legal Notices were sent by First Class Mailed on or before the 9th day of September, 20 20, being at least ten (10) days prior to the date of the Public Hearing (Copies of "First Class Mail" attached).

And that said Legal Notice was published in a newspaper of general circulation at least ten (10) days prior to the date of Public Hearing (Proof of Publication attached).

Sherri L Wilson
Name of person mailing letters

Sherri L. Wilson
Signature

State of Indiana **)**

County of Marion **) SS:**

Subscribed and sworn to before me this 15th day of September, 20 20.

Celia J. Hemsley
Notary Public Signature

Celia J. Hemsley
Notary Public Printed

My Commission No: NP065001

My Commission Expires: 9-25-2022

My County of Residence is Marion County

Holliday Farms - Section 4
Adjoiner Mailing List

NAME	ADDRESS	CITY STATE ZIP
ABRAMS JEFFREY A & LYNN J	9766 SUMMERLAKES DRIVE	CARMEL, IN 46032
AMERICAN HOMES 4 RENT PROPERTI	30601 AGOURA RD STE 200	AGOURA HILLS, CA 91301
ANDERSON GREGG W & THERESA A	11132 BRENTWOOD AVE	ZIONSVILLE, IN 46077
ANDERSON STEPHEN A III & NADIN	11234 BRENTWOOD AVE	ZIONSVILLE, IN 46077
ANDLRSON KEVIN L & SUE-ELLEN	4020 SUGAR PINE LANE	ZIONSVILLE, IN 46077
ANDRUS MICHAEL E & DONNA M NOB	4602 SUMMERSONG RD	ZIONSVILLE, IN 46077
ANTIOCH PRIMITIVE BAPTIST CHUR	1100 W OAK ST	ZIONSVILLE, IN 46077
ATTEBERRY DESNEIGE & GEORGE	10465 FOX TRACE	ZIONSVILLE,IN 46077
AUSTIN OAKS HOMEOWNERS ASSOC	P O BOX 44127	INDIANAPOLIS, IN 46244
BARNES KAREN M	11162 BRENTWOOD AVE	ZIONSVILLE, IN 46077
BARNHART TUCKER JACKSON & SIER	2485 STILL CREEK DR	ZIONSVILLE, IN 46077
BARTH GREGG A & PATRICIA N	4606 SUMMERSONG RD	ZIONSVILLE, IN 46077
BAUGH MICHAEL E & JANICE M	4210 FIELD MASTER DR	ZIONSVILLE, IN 46080
BELL ROBERT C II	10239 WILDWOOD DR	ZIONSVILLE, IN 46077
BERGER JEFFREY L & CANDACE L	4647 WINTERSTILL RD	ZIONSVILLE, IN 46077
BERRY GILBERT I III	4230 FIELD MASTER DR	ZIONSVILLE, IN 46077
BOMBERGER LIZABETH F	4655 WINTERSTILL RD	ZIONSVILLE, IN 46077
BOTTORFF CHRISTOPHER K & AMBER	4040 SUGAR PINE LANE	ZIONSVILLE, IN 46077
BRADLEY ERIC & JULIE	4855 COTTONWOOD DR	ZIONSVILLE, IN 46077
BREEN LAWRENCE H & MELISSA M	4515 OAKWOOD DR	ZIONSVILLE, IN 46077
BRENNAN MICHAEL J & CAROLYN	11192 BRENTWOOD AVE	ZIONSVILLE, IN 46077
BRIDGEWATER MASTERS LLC	4630 LISBORN DR	CARMEL, IN 46033
BROWN GINGER L & ANTHONY L EDG	4270 FIELD MASTER DR	ZIONSVILLE, IN 46077
BROWN MARY M	10501 E 400 S	ZIONSVILLE,IN 46077
BROWN RYAN A & JENNIFER L	4330 BRITTANY DR	2IONSVILLE, IN 46077
BRUMAGIN DAVID P & CASSANDRA J	10410 WILDWOOD DR	ZIONSVILLE, IN 46077
BYERS CLARENCE MICHAEL & PATRI	4656 WINTERSTILL RD	ZIONSVILLE, IN 46077
BYRD SCOTT & KIMBERLY	9135 TIMBERWOLF LN	ZIONSVILLE, IN 46077
BYRUM JEFFREY J & LYNNISA R	4200 FIELD MASTER DR	ZIONSVILLE, IN 46077
C T REAL ESTATE INVESTMENTS LL	780 CHATHAM HILLS BLVD	WESTFIELD, IN 46074
C&C HOMES AT CHATHAM LLC	6302 WEST FOSTER BRANCH DRIVE	PENDLETON, IN 46064
CANIFF CHRISTOPHER M & ANDREA	9302 IRISHMANS RUN LN	ZIONSVILLE, IN 46077
CARMICHAEL KIMBERLY J & JONAH	4321 CHASE CIRCLE	ZIONSVILLE, IN 46077
CARNELL JOHN E & SUZANNE I	10474 OAK RIDGE DR	ZIONSVILLE, IN 46077
CARR DAVID J & SANDRA S	1940 MULSANNE DR	ZIONSVILLE, IN 46077
CARRINGTON HOMES INC	8250 N 600 WEST, SUITE G	MCCORDSVILLE, IN 46055
CARTER JLRROD T & JOAN H	10346 WILDWOOD DR	ZIONSVILLE, IN 46077
CHINSKY ROBERT E & LINDA O	9832 SUMMERLAKES DR	CARMEL, IN 46032
CHRISTOPHER SCOTT INC	736 HANOVER PLACE, STE l00F	CARMEL, IN 46032
CLARETTO BRADLEY J & MARY ANN	10400 HICKORY RIDGE CT	ZIONSVILLE, IN 46077
CLAYTON JERRIT L & MELINDA L	PO BOX 152	ZIONSVILLE,IN 46077
CLINE TIFFANY	4140 FIELD MASTER DR	ZIONSVILLE, IN 46077
COLTRAIN KYLE	12043 EAGLETREE CT	ZIONSVILLE, IN 46077
COUDRON BRENT A & LORI J ARNOL	9277 WINDRIFT WAY	ZIONSVILLE, IN 46077

Holliday Farms - Section 4
Adjoiner Mailing List

NAME	ADDRESS	CITY STATE ZIP
COVELE MATTHEW B & TIFFANY S	4241 FIELD MASTER DR	ZIONSVILLE, IN 46077
COX CARL K & GAYLE J	4553 SUMMERSONG RD	ZIONSVILLE, IN 46077
COX JAMES & ELIZABETH GRASEE A	3231 HUDDERSFIELD LN	ZIONSVILLE, IN 46077
DALL TIMOTHY J & DEANNE C	10448 OAK RIDGE DR	ZIONSVILLE, IN 46077
DALTON STEPHEN V & LYDIA A	4460 FULLCRY CIR	ZIONSVILLE, IN 46077
DARKO RICHARD J & BETTY J	4644 SUMMERSONG ROAD	ZIONSVILLE, IN 46077
DARNELL JOHN E & SUZANNE I	10474 OAK RIDGE DR	ZIONSVILLE, IN 46077
DAY CHRISTOPHER	9775 E 200 S	ZIONSVILLE,IN 46077
DOLACK ROBERT F & JENNIFER A	10398 LAKEWOOD DR	ZIONSVILLE, IN 46077
DONAHUE MICHAEL G & RACHEL B	4550 OAKWOOD	ZIONSVILLE, IN 46077
DONNAR TIMOTHY R & KATHRINE W	10157 HICKORY RIDGE DR	ZIONSVILLE, IN 46077
DOROSH ROBERT MICHAEL	4125 SUGAR PINE LANE	ZIONSVILLE, IN 46077
DURRETT DEAN	12620 TROUPE ST	CARMEL, IN 46032
EDWARDS DAVID M & MISCHELLE L	10409 HICKORY RIDGE DR	ZIONSVILLE, IN 46077
EXECUTIVE HOMES CONSTRUCTION I	1010 3RD AVE SW STE 202	CARMEL, IN 46032
FEDCHAK PAUL M & JACLYN ASHLEY	5254 N DELAWARE ST	INDIANAPOLIS, IN 46220
FIX SAMUEL V	4520 WILLOW RD	ZIONSVILLE, IN 46077
FLYNN JUSTIN T & MARIBETH O	700 ROUND CT	ZIONSVILLE, IN 46077
FORMAN ALEXANDER & ELIZABETH	4338 ASH CT	ZIONSVILLE, IN 46077
FOUNTAIN MERRY	4558 SUMMERSONG RD	ZIONSVILLE, IN 46077
FOWLER RICHARD M	4321 BRITTANY DR	ZIONSVILLE, IN 46077
FRITSCH SHERRI	10381 HIGH GROVE DRIVE	CARMEL, IN 46032
FROEHLE THOMAS C JR & JENNIFER	6564 BERGESON WAY	INDIANAPOLIS, IN 46278
GALLAGHER SCOTT & JESSICA	8050 BAY BROOK DR	INDIANAPOLIS, IN 46256
GALLAGHER SIMON N & ANDREA L	11080 BRENTWOOD AVE	ZIONSVILLE, IN 46077
GALLARDO SANTOS JOSE N RECINOS	4301 BRTTANY DR	ZIONSVILLE, IN 46077
GBC DEVELOPMENT II LLC	6330 EAST 75TH STREET, SUITE 15	INDIANAPOLIS, IN 46250
GEE JAYSON & MARNIE	4461 FULLCRY CIR	ZIONSVILLE, IN 46077
GEHRES KYLE S & FENNY P	748 PINE CREST DR, APT 200	PLAINFIELD, IN 46168
GELHAUSEN DAVID L & LINDA A	10368 WILDWOOD DR	ZIONSVILLE, IN 46077
GIESE MATTHEW S & ADRIAN R	10400WILDWOOD DR	ZIONSVILLE, IN 46077
GORDON DANIEL D & ELISA	4301 CHASE CIRCLE	ZIONSVILLE, IN 46077
GORDON PHILIP C & MARY M	4451 FULLCRY CIR	ZIONSVILLE, IN 46077
GORUP SHARON R TRUSTEE	4613 SUMMERSONG ROAD	ZIONSVILLE, IN 46077
GRAHAM KEITH H & KIMBERLY S	10309 HICKORY RIDGE DR	ZIONSVILLE, IN 46077
GREEN ROBERT D & PATRICIA A	4505 AUSTIN OAKS CT	ZIONSVILLE, IN 46077
GRUNINGER MARK & NANCYS	4079 WILD WOOD COURT	ZIONSVILLE,IN 46077
HAAS STEPHEN J & MOLLY N	4191 FIELD MASTER DR	ZIONSVILLE,IN 46077
HAMPTON ROBERTSON A & REBECCA	11254 BRENTWOOD AVE	ZIONSVILLE, IN 46077
HARDY STEPHEN L & JANET K	10256 WILDWOOD DR	ZIONSVILLE, IN 46077
HAROLDSON STEPHANIE J 5 MICHAE	979 LOCUST LANE	BROWNSBURG, IN 46112
HARRIS ROBERT T & CHRISTINE OS	4340 BRITTANY DR	ZIONSVILLE, IN 46077
HATCHER JOHN W & JULIE A	4638 SUMMERSONG RD	ZIONSVILLE, IN 46077
HATLELI LANCE & KARON	4560 WILLOW RD	ZIONSVILLE, IN 46077
HAYDON TODD B & ANNETTE E	4542 SUMMERSONG RD	ZIONSVILLE, IN 46077

Holliday Farms - Section 4
Adjoiner Mailing List

NAME	ADDRESS	CITY STATE ZIP
HEATH STEPHEN P & EVA M	4341 CHASE CIR	ZIONSVILLE, IN 46077
HEIN CHARLES J & JODI L	10382 WILDWOOD DR	ZIONSVILLE, IN 46077
HENDRICKSON STEVEN P & JANE A	4561 SUMMERSONG RD	ZIONSVILLE, IN 46077
HEYERLY LANDON N & MARIA A HEY	4B11 BRITTANY DR	ZIONSVILLE, IN 46077
HOBBS MONTINIKE	4075 SUGAR PINE LN	ZIONSVILLE, IN 46077
HODGES STEPHANIE	4180 FIELD MASTER DR	ZIONSVILLE, IN 46077
HOMES BY DESIGN INC	4239 W 96th ST	INDIANAPOLIS, IN 46268
HOMES BY MCKENZIE INC	4631 LISBORN DR	CARMEL, IN 46033
HOPEWELL MARK J & EMILY	10376 LAKEWOOD DR	ZIONSVILLE, IN 46077
HOPPE PAUL M & PAMELA A REV TR	10295 WILDWOOD DR	ZIONSVILLE, IN 46077
HORNADAY JERRY & JUDITH A	11284 BRENTWOOD AVE	ZIONSVILLE, IN 46077
HORTON SAMUEL & HOLLY	11108 FONTAINE WAY	ZIONSVILLE, IN 46077
HOVERMALE RICHARD & EDLA	4550 WILLOW RD	ZIONSVILLE, IN 46077
HOVYADINOV SERHIY & NATALYA HO	4560 BRENTWOOD CT	ZIONSVILLE, IN 46077
IHNEN TRAVIS & CHERIE	8993 SPRING VIOLET PLACE	ZIONSVILLE, IN 46077
ILLING ANTHONY C & ELISA A	144 WEST HAMPTON DR	INDIANAPOLIS, IN 46208
INDEPENDENT TRUST COMPANY OF A	1301 WEST OMAHA STREET, SUITE	RAPID CITY, SD 57701
INTERACTIVE ACADEMY INC	3795 S US 421	ZIONSVILLE, IN 46077
IRWIN STEPHEN L & DEBORAH C	481 REDBUD LANE	ZIONSVILLE, IN 46077
J & R EQUITY CORP	8649 E 520 S	ZIONSVILLE, IN 46077
J &R EQUITY CORP	3083 S INDIANAPOLIS ROAD	LEBANON, IN 46052
JAHNS IVAN J & MARGARET	4626 SUMMERSONG RD	ZIONSVILLE, IN 46077
JENKINS LOUIS	4651 WINTERSTILL RD	ZIONSVILLE, IN 46077
JESSUP BILLY F & JUDITH ANN	4175 TURKEY FOOT RD	ZIONSVILLE,IN 46077
JONES ANDREW A & DARA R	10238 WILDWOOD DR	ZIONSVILLE, IN 46077
KARR DANIEL & STACIE	9191 IRIS LN	ZIONSVILLE, IN 46077
KEMPSON DEIRDRE M & STEPHEN A	4629 SUMMERSONG RD	ZIONSVILLE, IN 46077
KENDALL JOSEPH R & JENNIFER S	520 W SYCAMORE ST	ZIONSVILLE, IN 46077
KESLER DAVID LEE & JENNIFER L	4091 SUGAR PINE LN	ZIONSVILLE, IN 46077
KIM SONHUI	4150 FIELD MASTER DR	ZIONSVILLE, IN 46077
KING ROBERT D & MARGARET M TEN	4671 ST JOHN CIRCLE	ZIONSVILLE, IN 46077
KING WALTER L & TERRY E	4535 OAKWOOD DR	ZIONSVILLE, IN 46077
KIRK JEREMY A & GINA R	10371 HICKORY RIDGE DR	ZIONSVILLE, IN 46077
KLEIN SANDRA L	4625 SUMMERSONG RD	ZIONSVILLE, IN 46077
LAMBERT VINCE W & WHITNEY A	3891 ROCK BRIDGE DR	ZIONSVILLE, IN 46077
LANDSCHULZ WILLIAM H & KATHERINE	10435 HICKORY RIDGE CT	ZIONSVILLE, IN 46077
LAREW ROBERT & BRENDA JURICH L	729 LAGRANGE ST	WEST LAFAYETTE, IN 47906
LARSEN DONALD H & CORY M L	4311 CHASE CIRCLE	ZIONSVILLE, IN 46077
LEHMAN COURTNEY TRUSTEE OF THE	11555 BENT TREE CT	ZIONSVILLE, IN 46077
LEONARD WILLIAM T & ELIZBETH A	2410 LONDONBERRY BLVD	CARMEL, IN 46032
LEWIS NATHAN A & JILL L	480 DANNY ROAD	ZIONSVILLE, IN 46077
LINGEMAN JAMES & RITA	7110 ANDRE CT	NEW AGUSTA, IN 46278
LIU JOHN ZHAO & YAN YAN CHEN	4507 AUSTIN OAKS CT	ZIONSVILLE, IN 46077
LLADNAR LLC	201 INDIAN HARBOR RD	VERO BEACH, FL 32963
LODICS JOHN A & TAMARA S HANNO	4450 FULLCRY CIR	ZIONSVILLE, IN 46077

Holliday Farms - Section 4
Adjoiner Mailing List

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MACDONALD DAVID S & JENNA N FR	4917 BROADWAY ST	INDIANAPOLIS, IN 46205
MARINE THOMAS J & LAURA E	4160 FIELDMASTER DR	ZIONSVILLE, IN 46077
MARIO THOMAS A & VICKIE L	10409 WILDWOOD DR	ZIONSVILLE, IN 46077
MAROSKY JOHN E & LISA D	4633 SUMMERSONG RD	ZIONSVILLE, IN 46077
MARVEL JEFFREY L & ANDREA L	4300 CHASE CIRCLE	ZIONSVILLE, IN 46077
MASTERSON TIMOTHY & KELLY	6648 WESTMINISTER DR	ZIONSVILLE, IN 46077
MAURER WILLIAM CLAY & SHELBY L	4815 COTTONWOOD DR	ZIONSVILLE, IN 46077
MCBURNEY WENDELL F & JEAN W ET	4648 WINTERSTILL RD	ZIONSVILLE, IN 46077
MCCANDLESS ANNA & DEFOREST GRA	11225 BRENTWOOD AVE	ZIONSVILLE, IN 46077
MCCLOSKEY DANIEL J & ANGELA	10355 WILDWOOD DR	ZIONSVILLE, IN 46077
MCDANIEL RYAN M & KARISSA K	1523 W ALTGELD ST	CHICAGO, IL 60657
MCDERMOTT BRIAN L & DOROTHY D	6702 BERKLEY COURT	ZIONSVILLE, IN 46077
MCDONALD SHAUN & CAROLYN	10919 HOLLIDAY FARMS BLVD	ZIONSVILLE, IN 46077
MCGARVEY MARK & CYNTHIA CO-TRU	10332 LAKEWOOD DR	ZIONSVILLE, IN 46077
MCKINZIE JOHN L & JENNIFER A	4350 CHASE CR	ZIONSVILLE, IN 46077
MEANS DAVID F & ROSEMARY S	4637 SUMMERSONG RD	ZIONSVILLE, IN 46077
MEDVESCEK JOSHUA R & NICHOLE M	4330 CHASE CIRCLE	ZIONSVILLE, IN 46077
MEHTA KAPIL & ZANKRUTI	11816 EAGLEVIEW DR	ZIONSVILLE, IN 46077
MEIER DAVID H & BAMBI L	4555 OAKWOOD DR	ZIONSVILLE, IN 46077
MICHALAK WILLIAM JOSEPH & MARY	4055 SUGAR PINE LANE	ZIONSVILLE, IN 46077
MILLARD MARSHALL KENT, TRUSTEE	4630 SUMMER SONG RD	ZIONSVILLE, IN 46077
MILLER CHARLES L & BEVERLY A T	11060 BRENTWOOD AVE	ZIONSVILLE, IN 46077
MILLER CURTIS & MARY K	4538 SUMMERSONG RD	ZIONSVILLE, IN 46077
MILLER RYAN L & LINDSEY MILLER	4620 FIELDMASTER DR	ZIONSVILLE, IN 46077
MILLS DAVID H & MARY DIANE	4610 SUMMERSONG ROAD	ZIONSVILLE, IN 46077
MIMMS GREGORY J & DENISE G	4845 COTTONWOOD DR	ZIONSVILLE, IN 46077
MISAMORE GARY W & MARLA L	10430 HICKORY RIDGE CT	ZIONSVILLE, IN 46077
MITCHENER GARY R & JOANNE R	4401 RIVER BIRCH RUN	ZIONSVILLE, IN 46077
MOOSEY JEANNE L	4554 SUMMERSONG RD	ZIONSVILLE, IN 46077
MORRISON ANDREW & MEGAN	4351 CHASE CIR	ZIONSVILLE, IN 46077
MORSON MITCHELL L & JILL M	480 REDBUD LN	ZIONSVILLE, IN 46077
MYER DAVID & KRISTEN	6705 E STONEGATE DR	ZIONSVILLE, IN 46077
NEEDHAM JAMES M & SARAH B	10308 WILDWOOD DR	ZIONSVILLE, IN 46077
NEFF SALLY M TRUSTEE	2485 TURNING LEAF LN	CARMEL, IN 46032
NICOSON MATTHEW S & BROOKLYN G	2783 W HIGH GROVE CIRCLE	ZIONSVILLE, IN 46077
NOLAN THOMAS D & MARIE A	4440 FULLCRY CIR	ZIONSVILLE, IN 46077
NYHART ELDON H JR	10322 WILDWOOD DR	ZIONSVILLE, IN 46077
OAK RIDGE EST HOMEOWNERS ASSOC	PO BOX 258	ZIONSVILLE, IN 46077
O'CONNOR A JOSEPH	PO BOX 2381	AVILA BEACH, CA 93424
PAGANO TORI CATHERINE	11274 BRENTWOOD AVE	ZIONSVILLE, IN 46077
PATEL GAUTAM & SANGITA	13256 MINK LN	CARMEL, IN 46032
PATTON DENNIS P & REBECCA L	10396 WILDWOOD DR	ZIONSVILLE, IN 46077
PAUL MARCO K & CRYSTAL G	2995 STONE CREEK DR	ZIONSVILLE, IN 46077
PEDERSEN ROBERT G & CHRISTINE	11255 BRENTWOOD AVE	ZIONSVILLE, IN 46077
PETERS JAMES M & HEATHER M KAU	11224 BRENTWOOD AVE	ZIONSVILLE, IN 46077

Holliday Farms - Section 4
Adjoiner Mailing List

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PRICKETT MARK D	4300 BRITTANY DR	ZIONSVILLE, IN 46077
PRIDE JOHN M & DENIECE J	4560 OAKWOOD DR	ZIONSVILLE, IN 46077
PROCTER WILLIAM F JR & MARGARET	4540 OAKWOOD DR	ZIONSVILLE, IN 46077
PULTE HOMES OF INDIANA LLC	11590 N MERIDIAN ST STE 530	CARMEL, IN 46032
QUALKINBUSH JEFFERY J & JULIE	4747 MADRAS CT	ZIONSVILLE, IN 46077
QUINN JOHN J & JOALENN	4677 BAYBERRY LANE	ZIONSVILLE, IN 46077
RADOVICH MILAN & BETSY A	1846 CORNICHE DR	ZIONSVILLE, IN 46077
RAMEY DON THOMAS & LORA B	4609 SUMMERSONG RD	ZIONSVILLE, IN 46077
RAVINIA HOMEOWNERS ASSOC INC	7050 E 116TH ST	FISHERS, IN 46038
RAVINIA HOMEOWNERS ASSOCIATION	9225 HUNT CLUB RD	ZIONSVILLE, IN 46077
REEVES CHARLES R & CAROLE S	4614 SUMMERSONG RD	ZIONSVILLE, IN 46077
RICE JAMES M & JUDITH A	10555 E 400 S	ZIONSVILLE,IN 46077
RITMAN JENNIFER A TRUSTEE	4825 COTTONWOOD DRIVE	ZIONSVILLE, IN 46077
ROGERS SCOTT & EMILY	4190 FIELD MASTER DR	ZIONSVILLE, IN 46077
ROLLER RUSSELL K & SUSAN C TRU	4562 SUMMERSONG RD	ZIONSVILLE, IN 46077
ROSIELLO MICHAEL & PATRICIA	4622 SUMMERSONG RD	ZIONSVILLE, IN 46077
ROWLAND DARLENE M	4470 FULLCRY CIR	ZIONSVILLE, IN 46077
SALLAY PETER I & LAUREN J	10387 CHARTER OAKS	CARMEL, IN 46032
SALLEE FRANK D & JUANITA E	4530 WILLOW RD	ZIONSVILLE, IN 46077
SANDERS JEFFREY A & ROBIN M	11214 BRENTWOOD AVE	ZIONSVILLE, IN 46077
SCHENBERG COURNEY & BRIAN	10360 COTTONWOOD CT	ZIONSVILLE, IN 46077
SCHLEGEL RICK D & MARY JEAN VO	11070 BRENTWOOD AVE	ZIONSVILLE, IN 46077
SCHMIDT WILLIAM G & CARA C	11244 BRENTWOOD AVE	ZIONSVILLE, IN 46077
SCHMIEDT PATRICK S & JILLIAN K	2429 N DELAWARE ST	INDIANAPOLIS, IN 46205
SCHNEIDER BRYAN P & KIM S	11621 WILLOW SPRINGS DR	ZIONSVILLE, IN 46077
SCHULTZ CHRISTOPHER J & JENNIFER	4211 FIELD MASTER DR	ZIONSVILLE,IN 46077
SCOTT ZACHARY & JENNIL SALAZAR	1789 MILFORD ST	CARMEL, IN 46032
SHAIKH SAEED R & ASIMA YUNUS	13258 W SHERBERN DR	CARMEL, IN 46032
SHORT JAMES T & JENNY R FAMILY	4557 SUMMERSONG RD	ZIONSVILLE, IN 46077
SIEVERS SUSAN E	4634 SUMMERSONG RD	ZIONSVILLE, IN 46077
SMITH ANDREW J	8555 N RIVER ROAD, SUITE 200	INDIANAPOLIS, IN 46240
SMITH CHRISTA C	4561 BRENTWOOD CT	ZIONSVILLE, IN 46077
SMITH JOSEPH P & JULIE LEIENDE	4652 WINTERSTILL RD	ZIONSVILLE, IN 46077
SMITH JUSTIN M & HEATHER J	2719 BENMORE COURT	ZIONSVILLE, IN 46077
SMITH LARRY W	10316 WILDWOOD DR	ZIONSVILLE, IN 46077
SMITH LUKE & JENNIFER	3510 LANNON CASTLE DR	ZIONSVILLE, IN 46077
SOBBE KENNETH C & JUDY M TYRRE	4605 SUMMERSONG RD	ZIONSVILLE, IN 46077
SPILLANE SEAN D & JACLYN K	10201 WILDWOOD DR	ZIONSVILLE, IN 46077
SPOHN ERIC R & LISA L	11505 WILLOW RIDGE DR	ZIONSVILLE, IN 46077
SPRAETZ DARREN & JULIE	5780 KINGFISHER PL	CARMEL, IN 46033
STAMATIS STEPHEN & KRISTINA HU	4250 FIELD MASTER DR	ZIONSVILLE, IN 46077
STERLEY DIRK A & SALLY ANN	4660 WINTERSTILL RD	ZIONSVILLE, IN 46077
STONER BYRON J & HEATHER E	11090 BRENTWOOD AVE	ZIONSVILLE, IN 46077
STONER TIFFANY & TIMOTHY AS TR	11909 CREEKSTONE WAY	ZIONSVILLE, IN 46077
SWAYZE MARK D & KATHLEEN	4331 CHASE CIRCLE	ZIONSVILLE, IN 46077

Holliday Farms - Section 4
Adjoiner Mailing List

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SWINGLE LYNN H & ROBERT S II	4640 SUMMERSONG RD	ZIONSVILLE, IN 46077
TALER DAVID & NATALIE MERCHO	10529 TITAN RUN	CARMEL, IN 46032
THE OLD TOWN DESIGN GROUP LLC	1132 S RANGELINE RD, STE 200	CARMEL, IN 46032
THE REVOCABLE TRUST OF JOHN W	26737 MCLAUGHLIN BLVD	BONITA SPRINGS, FL 34134
THE SUSAN L MOORE 1995 TRUST	1029 LAURELWOOD	CARMEL, IN 46032
THEOBOLD DALE E & LINDA C	4546 SUMMERSONG RD	ZIONSVILLE, IN 46077
THORNBERRY DENISE K TRUSTEE	4621 SUMMERSONG RD	ZIONSVILLE, IN 46077
TIBBETTS MARY DANIEL & BOBBY G	4550 SUMMERSONG RD	ZIONSVILLE, IN 46077
TILLER S M RITCHIE & JULIE P T	10436 OAK RIDGE DRIVE	ZIONSVILLE, IN 46077
TOWN OF ZIONSVILLE	1100 W OAK ST	WESTFIELD, IN 46074
TRAFELET FRANCES	4510 WILLOW RD	ZIONSVILLE, IN 46077
TRUITT GARY R & KATHLEEN A S	4310 CHASE CIR	ZIONSVILLE, IN 46077
TRUPE THOMAS S & RACHEL	4181 FIELD MASTER DR	ZIONSVILLE,IN 46077
TWENTY JOHN D & M RUTH TWENTY	795 FOREST BLVD	ZIONSVILLE, IN 46077
VAN GELDER GILBERT & ELIZABETH	10354 LAKEWOOD DR	ZIONSVILLE, IN 46077
VAWTER BRAD A & ANN K STEPHENS	4471 FULLCRY CIR	ZIONSVILLE, IN 46077
VITALE LOUIS A & MONICA M	4170 FIELD MASTER DR	ZIONSVILLE, IN 46077
WALKER STAFFORD C & MARGARET C	4530 SUMMERSONG RD	ZIONSVILLE, IN 46077
WATSON W H & JOAN K	4540 WILLOW RD	ZIONSVILLE, IN 46077
WEAVER ROBERT V	4130 FIELD MASTER DR	ZIONSVILLE, IN 46077
WEBER BRADLEY J & REBECCA E	2992 TOPAZ LANE	CARMEL, IN 46032
WEDGEWOOD BUILDING CO	32 1ST STREET NE	CARMEL, IN 46032
WEIDNER MICHAEL A & SARAH E	9220 ROCKY CAY COURT	ZIONSVILLE, IN 46077
WELLING JESSE ROBERT & MANAMI	4320 BRITTANY DR	ZIONSVILLE, IN 46077
WENDT JAMES D & KELLY A	10368 HICKORY RIDGE CT	ZIONSVILLE, IN 46077
WILDERN JOHN M AS TRUSTEE OF T	13482 ABERCORN ST	CARMEL, IN 46032
WILLIAMS BRIAN & LAURA	7110 BEAUMONT CT	ZIONSVILLE, IN 46077
WILLIAMS M DOUGLAS & EILEEN O	4618 SUMMERSONG RD	ZIONSVILLE, IN 46077
WILSON ANTHONY B & CHRISTA E	4310 BRITTANY DR	ZIONSVILLE, IN 46077
WOODEN BRYCE A & NANCY L	4340 CHASE CIR	ZIONSVILLE, IN 46077
WOOLEY SUSAN M TRUSTEE	4115 SUGAR PINE LN	ZIONSVILLE, IN 46077
WOTHKE DEBORAH L TRUST	4641 SUMMERSONG RD	ZIONSVILLE, IN 46077
WRIGHT BARBARA L & E RANDALL	4664 WINTERSTILL RD	ZIONSVILLE, IN 46077
ZHANG JACK & ERICA	4088 SUGAR PINE LN	ZIONSVILLE, IN 46077
ZIONSVILLE PARK AND RECREATION	1075 PARKWAY DR	ZIONSVILLE, IN 46077

TOWN OF ZIONSVILLE PLAN COMMISSION
BOONE COUNTY, INDIANA

PETITION FOR PLAN COMMISSION APPROVAL
OF A DEVELOPMENT PLAN / MODIFICATION OF DEVELOPMENT PLAN

FINDINGS

1. The Development Plan/Modification of Development Plan **is** compatible with surrounding land uses because: **it is in accordance with the PUD and is also single-family development which matches what was developed in previous sections.**

2. The Development Plan/Modification of Development Plan **does** demonstrate availability and coordination of water, sanitary sewers, storm water drainage, and other utilities because: **it is comprehensively planned, designed and coordinated with each utility group.**

3. The Development Plan/Modification of Development Plan **does** demonstrate the management of traffic in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community because: **it is in accordance with both best practices as well as the Town's standards and specifications.**

4. The Development Plan/ Modification of Development Plan **does** utilize building materials and building style compatible with the Zionsville theme because: **it is developed as a high-end, very high quality, cohesive single-family neighborhood section.**

5. The Development Plan/Modification of Development Plan **does** provide for the calculation of storm water runoff because: **it is master planned and comprehensively engineered to be in accordance with all Town and County standards and specifications.**

6. The Development Plan/Modification of Development Plan **does** provide for current and future right-of-way dedications because: **though privately owned and maintained, our design accommodates the appropriate widths for ingress and egress in accordance with Zionsville's standards and specifications.**

7. The Development Plan/Modification of Development Plan **does** provide for building setback lines, coverage, and separation; vehicle and pedestrian circulation; parking; landscaping; recreation area or green space; outdoor lighting because: **our design for this section of the development is in accordance with the approved PUD.**

DECISION

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED / DENIED.**

Adopted this _____ day of _____, 20___.

_____ _____ _____

_____ _____ _____

_____

Development Plan Waiver (#1) of
Path and Trail Pavement Standards
Per 16.08

- Description of Development Plan Waiver:
    - **Henke Development is requesting modifying the typical path and trail HMA pavement section. Current pavement section includes 1" HMA surface on 2" HMA binder on 4" Compacted Aggregate No. 53 stone. Our recommended pavement section includes 3" HMA 12.5mm surface on 6" Compacted Aggregate No. 53 stone. This pavement section was implemented in the City of Westfield in 2017 and has been very effective for not only private developments but also for capital projects. The issue with 1" HMA on 2" HMA is the constructability. In order to place the 1" HMA Surface, loaded tri-axles typically travel upon the newly-placed 2" HMA binder, thus significant cracking is likely due to the loading. The single lift of 3" HMA with the larger 12.5 mm material is far more easily constructible and more durable due to the prevention of cracking.**

- The granting of the Waiver will not be detrimental to the public safety or welfare, or injurious to other property because:
    - **This modification will not have a detrimental impact on the proposed development or the surrounding communities as it will not negatively affect quality of the pavement, but will actually improve the quality.**

- The conditions upon which the request for a Waiver is based are unique to the property for which a Waiver is sought and are not applicable generally to other property:
    - **This waiver is not unique to the property but can be applied to other property, as well.**

- The Waiver will not contravene the provisions of the Zionsville Ordinance or the Comprehensive Plan:
    - **This waiver will not contravene the provisions of the Zionsville Ordinance or the Comprehensive Plan.**

- Where the Waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the development in writing to the Plan Commission:
    - **The Waiver has been reviewed by all necessary Town departments as well as the Town Engineer.**

Development Plan Waiver (#2) of
Design Speed Standards
Per 16.03

- Description of Development Plan Waiver:
    - **Henke Development is requesting lowering the design and posted speed limit to 25 mph. The existing topography on the Holliday Farms site is incredibly lush with a naturally rolling terrain. Our intention is to maximize this natural landscape and minimize clearing and mass grading. With the slower design speed, we would be able to mimic the existing topography more closely and safely utilize tighter horizontal and vertical curvature with the roadway. The streets would also be posted at 25 mph in accordance with the MUTCD.**

- The granting of the Waiver will not be detrimental to the public safety or welfare, or injurious to other property because:
    - **This modification will not have a detrimental impact on the proposed development or the surrounding communities.**

- The conditions upon which the request for a Waiver is based are unique to the property for which a Waiver is sought and are not applicable generally to other property:
    - **This waiver is unique to the property as our site is flush with natural rolling hills and forested topography and our objective is to maximize the preservation of such beautiful property while not sacrificing safety.**

- The Waiver will not contravene the provisions of the Zionsville Ordinance or the Comprehensive Plan:
    - **This waiver will not contravene the provisions of the Zionsville Ordinance or the Comprehensive Plan.**

- Where the Waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the development in writing to the Plan Commission:
    - **The Waiver has been reviewed by all necessary Town departments as well as the Town Engineer.**

Development Plan Waiver (#3) of
Maximum Vertical Grade Standards
Per 16.03

- Description of Development Plan Waiver:
    - **Henke Development is requesting increasing the maximum vertical grade from 8% to 10%. This will allow our design to mimic the existing topography more closely to lessen the impact and clearing of trees. Please note per the AASHTO Green Book for Geometric Design in conjunction with the Indiana Design Manual, the allowable maximum grade for rolling conditions with a design speed of 20 mph is 15% (IDM 44-1.02).**

- The granting of the Waiver will not be detrimental to the public safety or welfare, or injurious to other property because:
    - **This modification will not have a detrimental impact on the proposed development or the surrounding communities.**

- The conditions upon which the request for a Waiver is based are unique to the property for which a Waiver is sought and are not applicable generally to other property:
    - **This waiver is unique to the property as our site is flush with natural rolling hills and forested topography and our objective is to maximize the preservation of such beautiful property while not sacrificing safety.**

- The Waiver will not contravene the provisions of the Zionsville Ordinance or the Comprehensive Plan:
    - **This waiver will not contravene the provisions of the Zionsville Ordinance or the Comprehensive Plan.**

- Where the Waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the development in writing to the Plan Commission:
    - **The Waiver has been reviewed by all necessary Town departments as well as the Town Engineer.**

Development Plan Waiver (#4) of
Street Blade Standards
Per 13.16

- Description of Development Plan Waiver:
    - **Henke Development is requesting modifying the typical street blade sign to be a more decorative option. The signs will comply with all MUTCD requirements and shop drawings will be submitted to the Town for review at the time of construction.**

- The granting of the Waiver will not be detrimental to the public safety or welfare, or injurious to other property because:
    - **This modification will not have a detrimental impact on the proposed development or the surrounding communities.**

- The conditions upon which the request for a Waiver is based are unique to the property for which a Waiver is sought and are not applicable generally to other property:
    - **This waiver is not unique to the property but can be applied to other property, as well.**

- The Waiver will not contravene the provisions of the Zionsville Ordinance or the Comprehensive Plan:
    - **This waiver will not contravene the provisions of the Zionsville Ordinance or the Comprehensive Plan.**

- Where the Waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the development in writing to the Plan Commission:
    - **The Waiver has been reviewed by all necessary Town departments as well as the Town Engineer, below is the acceptance with contingencies:**
        - **Waiver #4 may be acceptable upon submittal of renderings for review by the Town. If approvable, provisions for maintenance shall be provide in the HOA/Subdivision Covenants placing the maintenance responsibility for the upkeep of signs with the HOA. In the covenants, please place a note that in the event the Town is responsible for replacing any sign, an MUTCD compliant sign with standard Town post will be installed.**

Development Plan Waiver (#5) of
Design and Construction Standards
For Typical Residential Cross Section
Per 16.03

- Description of Development Plan Waiver:
  - **Henke Development is requesting modifying the typical roadway cross-section at each stream crossing as a result of our 401/404 permitting. The proposed cross-section will include a condensed buffer to minimize the impacts on existing streams. This is at the request of IDEM and the Army Corps of Engineers. Roadway widths nor sidewalk widths will be modified.**

- The granting of the Waiver will not be detrimental to the public safety or welfare, or injurious to other property because:
  - **This modification will not have a detrimental impact on the proposed development or the surrounding communities.**

- The conditions upon which the request for a Waiver is based are unique to the property for which a Waiver is sought and are not applicable generally to other property:
  - **This waiver is unique to the property as the permitting for this project limits our allowable impact to streams.**

- The Waiver will not contravene the provisions of the Zionsville Ordinance or the Comprehensive Plan:
  - **This waiver will not contravene the provisions of the Zionsville Ordinance or the Comprehensive Plan.**

- Where the Waiver impacts on the design, construction or maintenance obligations of public facilities, that the appropriate public agency has reviewed and approved the development in writing to the Plan Commission:
  - **The Waiver has been reviewed by all necessary Town departments as well as the Town Engineer.**

DECISION

It is therefore the decision of this body that this Development Plan/Modification of Development Plan is **APPROVED/DENIED.**

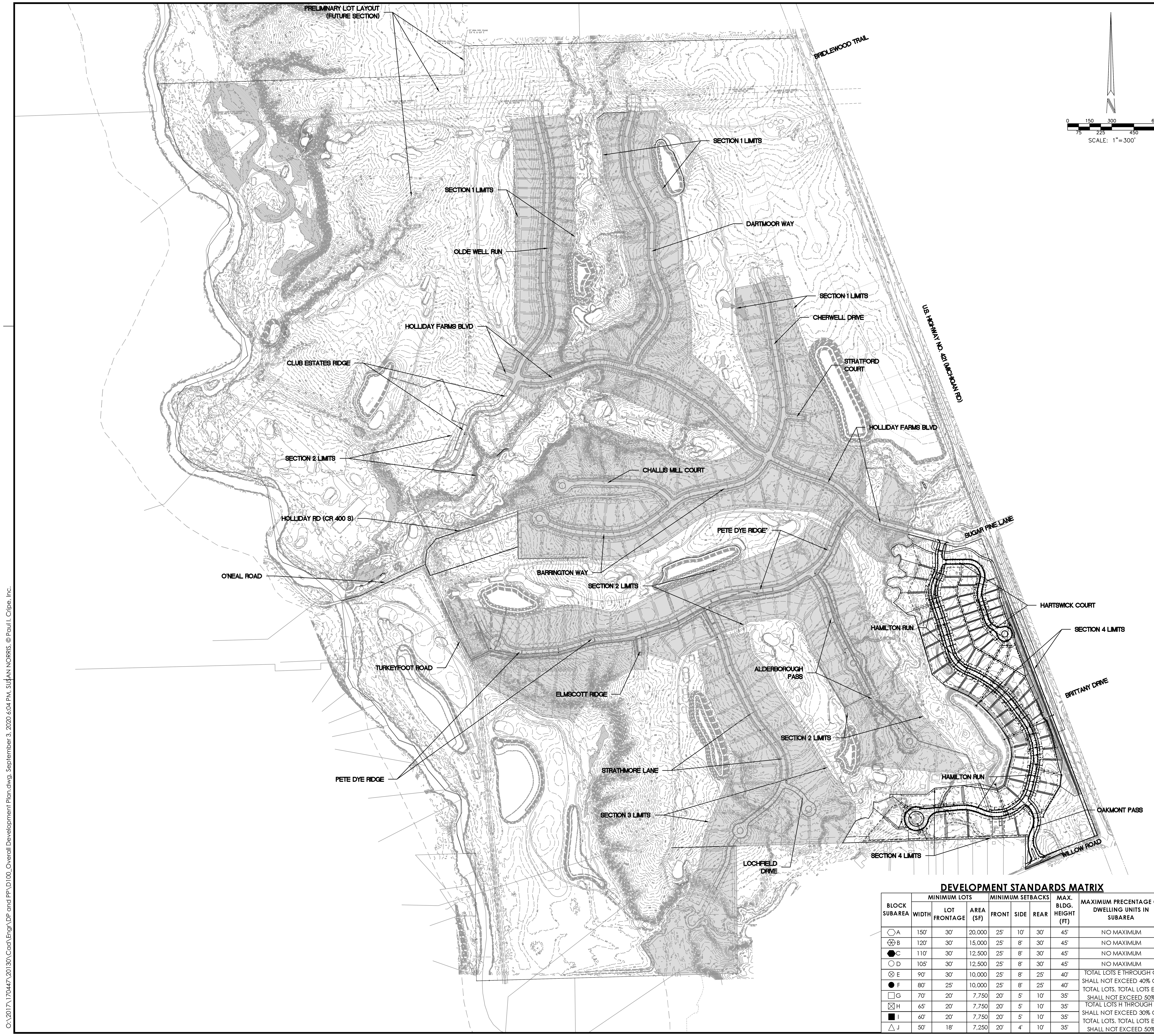
Adopted this_____day of _____, 20__.

_____ _____

_____ _____

_____ _____

_____



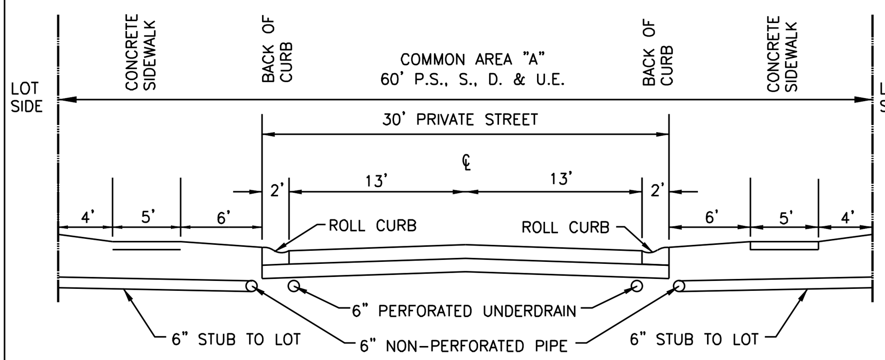
DEVELOPMENT STANDARDS MATRIX

BLOCK SUBAREA	MINIMUM LOTS			MINIMUM SETBACKS			MAX. BLDG. HEIGHT (FT)	MAXIMUM PRECENTAGE OF DWELLING UNITS IN SUBAREA
	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR		
A	150'	30'	20,000	25'	10'	30'	45'	NO MAXIMUM
B	120'	30'	15,000	25'	8'	30'	45'	NO MAXIMUM
C	110'	30'	12,500	25'	8'	30'	45'	NO MAXIMUM
D	105'	30'	12,500	25'	8'	30'	45'	NO MAXIMUM
E	90'	30'	10,000	25'	8'	25'	40'	TOTAL LOTS E THROUGH G SHALL NOT EXCEED 40% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%
F	80'	25'	10,000	25'	8'	25'	40'	
G	70'	20'	7,750	20'	5'	10'	35'	
H	65'	20'	7,750	20'	5'	10'	35'	TOTAL LOTS H THROUGH J SHALL NOT EXCEED 30% OF TOTAL LOTS. TOTAL LOTS E-J SHALL NOT EXCEED 50%
I	60'	20'	7,750	20'	5'	10'	35'	
J	50'	18'	7,250	20'	4'	10'	35'	

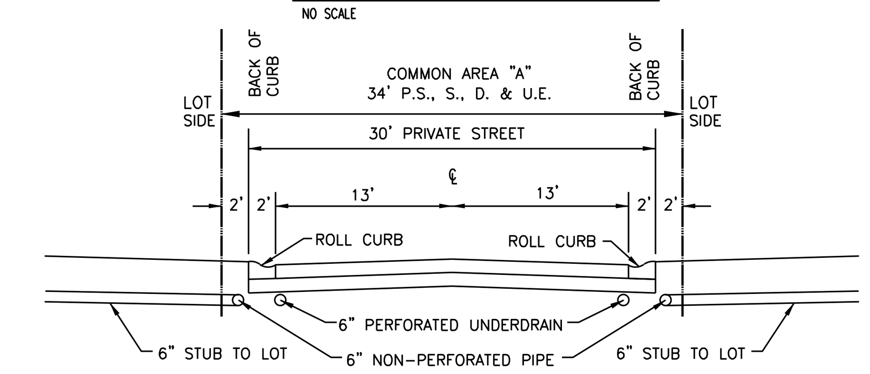
LEGEND

- LOT LINE
- SECTION 3 LIMITS
- EASEMENT LINE
- RIGHT-OF-WAY/PRIVATE ROAD LIMITS
- BUILDING SETBACK LINE
- CENTERLINE STREET
- EXISTING SWALE, CREEK, STREAMS TO REMAIN
- POND NORMAL POOL
- FLOODWAY LIMITS
- FLOODPLAIN LIMITS
- GUARDRAIL
- CONSTRUCTION LIMITS
- STORM SEWER, MANHOLE, CURB INLET, END SECTION
- SANITARY SEWER, MANHOLE
- WATER LINE
- BURIED ELECTRIC
- GAS LINE
- WETLAND TO REMAIN
- SECTION 1, 2 AND 3 LIMITS
- L2 LOT NUMBER
- LOT SYMBOL (REFER TO DEVELOPMENT STANDARDS MATRIX ON SHEET D100)
- STREET LIGHT
- STREET SIGN
- COMBINED STREET LIGHT AND SIGN
- STOP OR SPEED LIMIT SIGN
- ACCESSIBLE RAMP
- FIRE HYDRANT ASSEMBLY

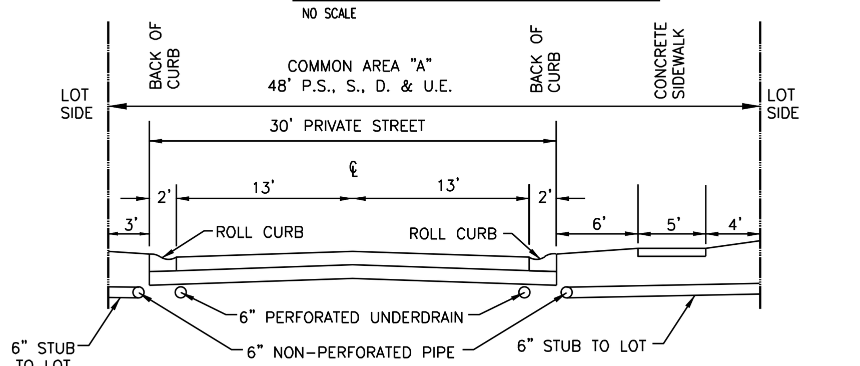
P.S., S., D. & U.E. PRIVATE STREET – INGRESS, EGRESS, SANITARY, DRAINAGE AND UTILITY EASEMENT
D.&U.E. DRAINAGE AND UTILITY EASEMENT
U.E. UTILITY EASEMENT
C.E. CONSERVATION EASEMENT
A.E. ACCESS EASEMENT
B.S.L. BUILDING SETBACK LINE
TRAIL ESMT. TRAIL EASEMENT



PRIVATE 60' STREET TYPICAL SECTION
NO SCALE



PRIVATE 34' STREET TYPICAL SECTION
NO SCALE



PRIVATE 48' STREET TYPICAL SECTION
NO SCALE

LINE	BEARING	DISTANCE
L1	N 48°42'11" E	43.51'
L2	N 20°03'05" E	57.60'
L3	N 38°42'19" W	27.81'
L4	S 82°16'59" W	37.87'
L5	N 63°21'10" W	43.01'
L6	N 11°02'27" W	21.55'
L7	N 32°59'10" E	17.69'
L8	N 64°46'58" E	40.69'
L9	N 89°27'24" E	37.65'
L10	S 67°50'44" E	18.51'
L11	N 65°09'40" E	33.36'
L12	N 04°51'14" W	22.35'
L13	N 55°51'38" W	51.12'
L14	N 13°30'22" W	26.88'
L15	N 31°17'29" E	19.37'
L16	N 09°14'47" E	18.25'
L17	N 01°30'33" E	19.38'
L18	N 28°02'22" W	10.87'
L19	N 59°46'05" W	9.18'
L20	S 57°58'03" W	23.81'
L21	S 71°48'03" W	6.98'
L22	N 56°30'50" W	12.68'
L23	N 36°32'20" W	12.89'
L24	N 18°15'11" W	23.63'
L25	N 01°28'03" E	9.84'
L26	N 28°32'05" E	9.91'
L27	N 51°32'33" E	12.71'
L28	N 56°06'45" E	31.38'
L29	N 61°13'15" E	10.35'
L30	S 80°12'38" E	18.30'
L31	S 66°19'53" E	16.69'
L32	S 59°19'54" E	21.53'
L33	N 84°54'57" E	18.70'
L34	N 55°07'36" E	18.51'
L35	N 43°51'32" E	13.84'
L36	N 22°51'01" E	10.52'
L37	N 09°21'42" W	10.52'
L38	N 49°19'38" W	14.24'
L39	N 63°26'22" W	14.28'
L40	N 39°02'16" W	15.90'
L41	N 02°44'39" E	12.51'
L42	N 17°11'07" E	2.55'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	54.60'	54.43'	N 07°02'53" E	15°38'32"
C2	170.00'	46.41'	46.27'	N 07°02'53" E	15°38'32"
C3	230.00'	62.79'	62.60'	N 07°02'53" E	15°38'32"
C4	10.00'	15.71'	14.14'	N 45°46'23" W	90°00'00"
C5	10.00'	15.60'	14.07'	N 44°31'43" E	89°23'49"
C6	150.00'	79.27'	78.35'	N 14°21'59" E	30°16'44"
C7	120.00'	63.42'	62.68'	S 14°21'59" W	30°16'44"
C8	180.00'	93.23'	92.19'	S 14°40'05" W	29°40'32"
C9	200.00'	167.26'	162.43'	N 05°32'50" E	47°55'02"
C10	170.00'	142.17'	138.07'	S 05°32'50" W	47°55'02"
C11	230.00'	192.35'	186.79'	S 05°32'50" W	47°55'02"
C12	2000.00'	95.82'	95.81'	S 17°02'20" E	2°44'42"
C13	1970.00'	94.38'	94.37'	S 17°02'20" E	2°44'42"
C14	2030.00'	97.25'	97.24'	N 17°02'20" W	2°44'42"
C15	200.00'	185.78'	179.17'	S 42°16'37" E	53°13'16"
C16	170.00'	157.91'	152.29'	S 42°16'37" E	53°13'16"
C17	230.00'	213.64'	206.04'	S 42°16'37" E	53°13'16"
C18	700.00'	397.29'	391.97'	S 52°37'42" E	32°31'06"
C19	670.00'	380.26'	375.18'	S 52°37'42" E	32°31'06"
C20	730.00'	414.31'	408.77'	S 52°37'42" E	32°31'06"
C21	450.00'	388.57'	376.61'	S 11°37'56" E	49°28'26"
C22	420.00'	362.66'	351.50'	S 11°37'56" E	49°28'26"
C23	480.00'	414.47'	401.72'	S 11°37'56" E	49°28'26"
C25	210.00'	325.73'	294.04'	N 57°32'24" E	88°52'13"
C26	223.00'	49.17'	49.07'	S 71°42'31" E	12°37'57"
C27	270.00'	73.93'	73.70'	N 20°56'58" E	15°41'20"
C28	270.00'	247.01'	238.48'	N 69°00'54" E	52°25'00"
C29	10.00'	13.72'	12.67'	S 10°31'23" E	78°38'01"
C30	10.00'	15.67'	14.12'	S 87°42'11" W	89°47'36"
C31	257.00'	86.95'	86.53'	N 75°05'04" W	19°23'04"
C32	300.00'	158.57'	156.73'	S 80°32'03" E	30°17'02"
C33	283.00'	149.58'	147.85'	N 80°32'03" W	30°17'02"
C34	317.00'	167.55'	165.61'	N 80°32'03" W	30°17'02"
C35	200.00'	78.20'	77.71'	N 73°07'19" E	22°24'12"
C36	83.00'	103.49'	96.92'	S 48°36'08" W	71°26'34"
C37	83.00'	38.59'	38.24'	N 82°21'29" W	26°38'10"
C38	82.00'	397.98'	107.51'	N 28°04'47" W	278°04'45"
C39	150.00'	204.10'	188.72'	N 14°04'28" W	77°57'38"
C40	132.00'	170.76'	159.10'	N 10°20'26" W	74°07'10"
C41	180.00'	234.82'	218.52'	S 12°28'01" E	74°44'44"
C42	200.00'	169.38'	164.36'	N 00°38'37" E	48°31'27"
C43	170.00'	63.79'	63.41'	N 14°09'23" E	21°29'55"
C44	83.00'	39.15'	38.79'	S 10°06'20" E	27°01'32"
C45	221.00'	194.16'	187.98'	N 01°33'02" E	50°20'16"
C46	100.00'	182.24'	158.05'	N 38°33'56" W	104°24'53"
C47	83.00'	151.26'	131.18'	S 38°33'56" E	104°24'53"
C48	117.00'	213.22'	184.91'	S 38°33'56" E	104°24'53"
C49	150.00'	83.91'	82.82'	S 02°23'05" E	32°03'11"
C50	133.00'	74.40'	73.44'	S 02°23'05" E	32°03'11"
C51	167.00'	93.43'	92.21'	N 02°23'05" W	32°03'11"
C52	2297.00'	94.27'	94.26'	S 17°14'08" E	2°21'05"
C53	2280.00'	93.57'	93.56'	S 17°14'08" E	2°21'05"
C54	2314.00'	94.97'	94.96'	S 17°14'08" E	2°21'05"
C55	100.00'	78.89'	76.86'	S 38°39'33" E	45°11'55"
C56	83.00'	65.48'	63.79'	N 38°39'33" W	45°11'55"
C57	117.00'	92.30'	89.92'	S 38°39'33" E	45°11'55"
C58	58.00'	47.59'	46.27'	S 84°45'56" E	47°00'51"
C59	58.00'	47.59'	46.27'	N 37°45'05" W	47°00'51"
C60	52.00'	248.70'	70.91'	S 28°44'29" W	274°01'42"

Revisions

Mark	Date	Description

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OVERALL DEVELOPMENT PLAN

THE CLUB AT HOLLIDAY FARMS - SECTION 4

THE CLUB AT HOLLIDAY FARMS, LLP
1100 CHATHAM HILLS BLVD.
WESTFIELD, INDIANA 46074

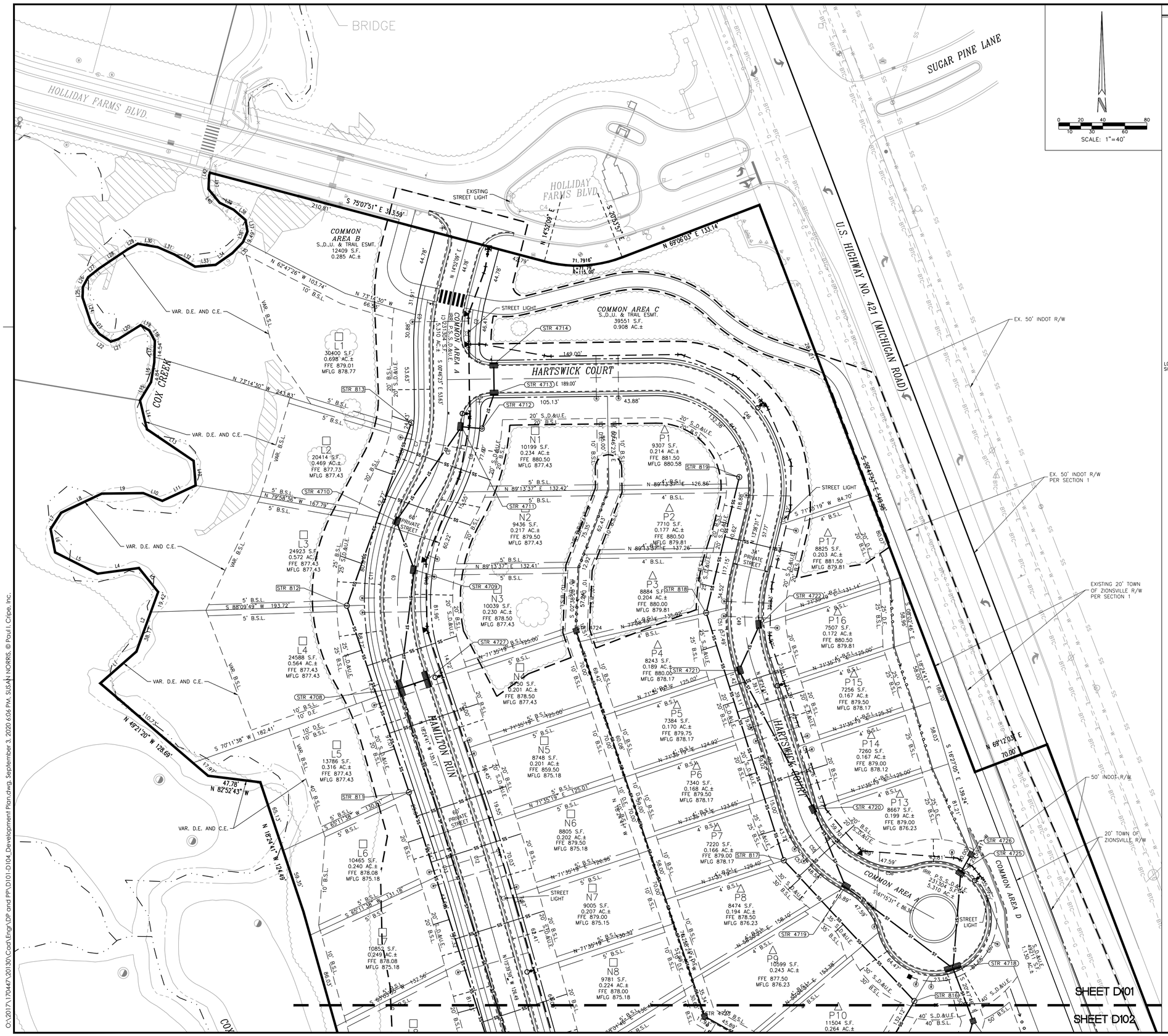
CERTIFIED BY:
CHRISTOPHER M. WISEMAN
REGISTERED PE 10504920 STATE OF INDIANA PROFESSIONAL ENGINEER
Date 09-03-2020

PRELIMINARY NOT FOR CONSTRUCTION

Indiana811 Know what's below. Call before you dig.
811 FOR CALLS IN INDIANA 1-800-382-5544 CALL TOLL FREE

Drawn By: S. NORRIS, EI
Checked By: S. PIERRE, PE/ J. HENSEL, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = 300'
Sheet D100
Date 09-03-2020
Project Number 170447-20130

O:\2017\170447\20130\Cad\Engr\DP and PP\D100_Overall Development Plan.dwg, September 3, 2020 6:04 PM, SUSAN NORRIS, © Paul I. Cripe, Inc.

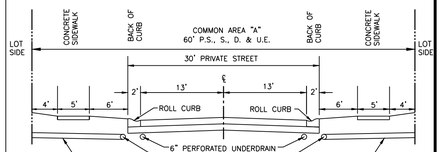


SCALE: 1"=40'

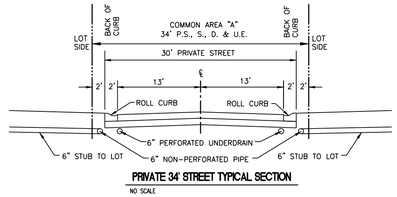
LEGEND

- LOT LINE
- SECTION 3 LIMITS
- EASEMENT LINE
- RIGHT-OF-WAY/PRIVATE ROAD LIMITS
- BUILDING SETBACK LINE
- CENTERLINE STREET
- MATCH LINE
- EXISTING SWALE, CREEK, STREAMS TO REMAIN
- POND NORMAL POOL
- FLOODWAY LIMITS
- FLOODPLAIN LIMITS
- GUARDRAIL
- CONSTRUCTION LIMITS
- STORM SEWER, MANHOLE, CURB INLET, END SECTION
- SANITARY SEWER, MANHOLE
- WATER LINE
- BURIED ELECTRIC
- GAS LINE
- WETLAND TO REMAIN
- K2 LOT NUMBER
- LOT SYMBOL (REFER TO DEVELOPMENT STANDARDS MATRIX ON SHEET D100)
- STREET LIGHT
- STREET SIGN
- COMBINED STREET LIGHT AND SIGN
- STOP OR SPEED LIMIT SIGN
- ACCESSIBLE RAMP
- FIRE HYDRANT ASSEMBLY

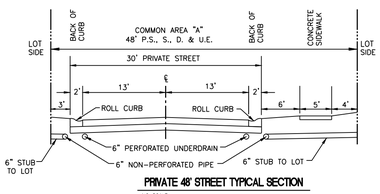
P.S., S., D. & U.E.	PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
S.D.&U.E.	SANITARY, DRAINAGE AND UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
C.E.	CONSERVATION EASEMENT
S.E.	SANITARY EASEMENT
A.E.	ACCESS EASEMENT
B.S.L.	BUILDING SETBACK LINE
S.Y.S.L.	SIDEYARD SETBACK LINE
TRAIL ESMT.	TRAIL EASEMENT



PRIVATE 60' STREET TYPICAL SECTION
NO SCALE



PRIVATE 34' STREET TYPICAL SECTION
NO SCALE



PRIVATE 48' STREET TYPICAL SECTION
NO SCALE

Revision	Mark	Date	Description

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THE CLUB AT HOLLIDAY FARMS - SECTION 4
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1100 CHATHAM HILLS BLVD.
WESTFIELD, INDIANA 46074

CERTIFIED BY: Christopher M. Wiseman

CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF INDIANA
PROFESSIONAL ENGINEER

Date 09-03-2020

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Checked By: S. PIERRE, PE/ J. HENSEL, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = 40'
Sheet: D101
Date: 09-03-2020
Project Number: 170447-20130

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SHEET D101

SHEET D102

SHEET D102

SHEET D104

SHEET D103

SHEET D104

SHEET D103

EX. 50' INDOT R/W

50' INDOT R/W

20' TOWN OF ZIONSVILLE R/W

U.S. HIGHWAY NO. 421 (MICHIGAN ROAD)

BRITTANY DRIVE

HAMILTON RUN

COMMON AREA A

COMMON AREA D

POND_3

EDGE OF WATER OF POND

100YR WATER SURFACE ELEVATION = 866.05
TOP OF BANK ELEVATION = 867.75
SPILLWAY ELEVATION = 866.75
NORMAL POOL WATER SURFACE ELEVATION = 867.75
BOTTOM OF POND = 861.00

L8 11184 S.F. 0.257 AC.± FFE 876.96 MFLG 875.18
L9 11599 S.F. 0.266 AC.± FFE 876.96 MFLG 875.18
L10 12404 S.F. 0.285 AC.± FFE 874.23 MFLG 873.89 MFPG 869.75
L11 11718 S.F. 0.269 AC.± FFE 873.02 MFLG 870.79 MFPG 869.75
L12 10703 S.F. 0.246 AC.± FFE 871.82 MFLG 870.79 MFPG 869.75
L13 11024 S.F. 0.253 AC.± FFE 871.00 MFLG 870.79 MFPG 869.75
L14 11760 S.F. 0.270 AC.± FFE 871.00 MFLG 870.79 MFPG 869.75
L15 11472 S.F. 0.263 AC.± FFE 871.00 MFLG 869.40 MFPG 869.75
L16 10400 S.F. 0.239 AC.± FFE 871.00 MFLG 869.40 MFPG 869.75
L17 10956 S.F. 0.252 AC.± FFE 869.75 MFLG 869.40 MFPG 869.75
L18 10858 S.F. 0.249 AC.± FFE 869.75 MFLG 869.40 MFPG 869.75
L19 10651 S.F. 0.245 AC.± FFE 869.75 MFLG 869.40 MFPG 869.75
L20 11417 S.F. 0.262 AC.± FFE 871.00 MFLG 870.78 MFPG 869.75
L21 11628 S.F. 0.267 AC.± FFE 871.00 MFLG 870.78 MFPG 869.75

N9 9647 S.F. 0.222 AC.± FFE 876.00 MFLG 873.39
N10 9036 S.F. 0.207 AC.± FFE 873.50 MFLG 870.79
N11 9254 S.F. 0.213 AC.± FFE 872.25 MFLG 870.79
N12 10314 S.F. 0.237AC.± FFE 871.00 MFLG 870.79
N13 10407 S.F. 0.239 AC.± FFE 871.00 MFLG 870.69
N14 14147 S.F. 0.325 AC.± FFE 871.25 MFLG 869.40
N15 13205 S.F. 0.303 AC.± FFE 871.25 MFLG 869.40
N16 11336 S.F. 0.260 AC.± FFE 871.00 MFLG 869.40
N17 11675 S.F. 0.268 AC.± FFE 870.50 MFLG 869.40 MFPG 869.75
N18 10244 S.F. 0.235 AC.± FFE 870.50 MFLG 869.40 MFPG 869.75
N19 9453 S.F. 0.217 AC.± FFE 870.50 MFLG 869.40
N20 10330 S.F. 0.237 AC.± FFE 871.00 MFLG 869.40
N21 13094 S.F. 0.301 AC.± FFE 871.50 MFLG 870.78
N22 11820 S.F. 0.271 AC.±

P10 11504 S.F. 0.264 AC.± FFE 876.50 MFLG 870.79
P11 9066 S.F. 0.208 AC.± FFE 875.50 MFLG 870.79
P12 17388 S.F. 0.399 AC.± FFE 874.50 MFLG 870.79

H4 FFE 870.00 MFLG 866.28 MFPG 861.70
H5 FFE 871.00 MFLG 866.28 MFPG 868.25
H6 FFE 870.00 MFLG 866.28 MFPG 865.48

STR 4707 STR 4706 STR 4705 STR 4704 STR 4703 STR 4702 STR 4701 STR 810 STR 809 STR 808 STR 807 STR 806 STR 805 STR 4732 STR 4733 STR 4734 STR 4735 STR 4736 STR 4737 STR 4738 STR 4739 STR 4740 STR 4730 STR 4729 STR 4731 STR 4728 STR 4715 STR 4716 STR 4717 STR 816

N 15°39'59" W 289.37'
N 47°34'19" W 128.08'
N 64°58'02" W 81.64'
N 56°10'59" W 85.11'
N 47°29'29" W 82.23'
N 41°31'46" W 74.27'
N 38°22'09" W 80.00'
N 31°49'02" W 74.35'
N 27°10'16" W 69.74'
N 23°47'20" W 69.96'
N 15°17'51" E 198.75'
S 20°47'57" E 882.74'
S 23°14'00" E 230.59'
S 20°47'57" E 1309.92'
S 20°47'57" E 102.72'
S 20°47'57" E 287.08'
S 69°12'03" W 48.50'
S 20°47'46" E 256.50'

LEGEND

- LOT LINE
- SECTION 3 LIMITS
- EASEMENT LINE
- RIGHT-OF-WAY/PRIVATE ROAD LIMITS
- BUILDING SETBACK LINE
- CENTERLINE STREET
- MATCH LINE
- EXISTING SWALE, CREEK, STREAMS TO REMAIN
- POND NORMAL POOL
- FLOODWAY LIMITS
- FLOODPLAIN LIMITS
- GUARDRAIL
- CONSTRUCTION LIMITS
- STORM SEWER, MANHOLE, CURB INLET, END SECTION
- SANITARY SEWER, MANHOLE
- WATER LINE
- BURIED ELECTRIC
- GAS LINE
- WETLAND TO REMAIN
- K2 LOT NUMBER
- LOT SYMBOL (REFER TO DEVELOPMENT STANDARDS MATRIX ON SHEET D100)
- STREET LIGHT
- STREET SIGN
- COMBINED STREET LIGHT AND SIGN
- STOP OR SPEED LIMIT SIGN
- ACCESSIBLE RAMP
- FIRE HYDRANT ASSEMBLY

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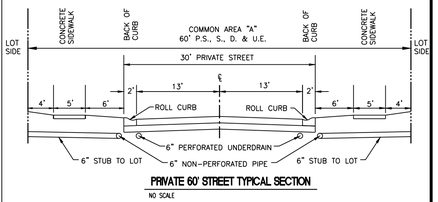
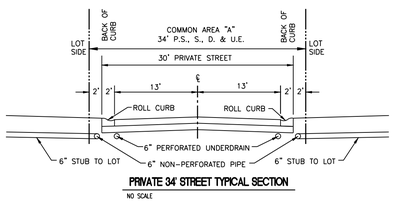
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
C.E.	CONSERVATION EASEMENT
S.E.	SANITARY EASEMENT
A.E.	ACCESS EASEMENT
B.S.L.	BUILDING SETBACK LINE
S.Y.S.L.	SIDEYARD SETBACK LINE
TRAIL ESMT.	TRAIL EASEMENT

SCALE: 1"=40'



PRIVATE 60' STREET TYPICAL SECTION
NO SCALE



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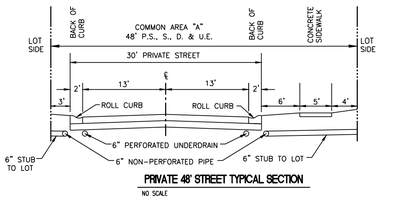

PRIVATE 48' STREET TYPICAL SECTION
NO SCALE

Revisions	Mark	Date	Description
	Mark	Date	Description
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	Mark	Date	Description

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Date 09-03-2020

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Checked By: S. PIERRE, PE/ J. HENSEL, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = 40'

Sheet D102

Date 09-03-2020

Project Number 170447-20130

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SHEET D102

SHEET D104

SHEET D103

SHEET D103

SHEET D104

N 15°17'51" E 138.15'

S 72°30'10" E 118.98'

N 59°24'08" E 53.76'

S 20°47'57" E 750.00'

S 55°07'33" E 123.24'

S 69°12'03" W 30.00'

S 69°12'03" W 264.00'

S 20°47'57" E 1.17'

S 20°47'57" E 7.07'

S 23°42'36" E 12.54'

N 00°16'41" E 222.70'

N 57°09'37" W 26.51'

N 72°00'04" E 42.27'

S 65°05'14" W 113.74'

N 66°39'28" E 49.31'

S 65°39'28" W 52.41'

N 69°17'24" E 162.21'

S 45°39'36" W 35.44'

S 67°34'54" W 276.67'

N 21°31'17" E 28.22'

N 88°06'16" W 152.20'

S 76°53'42" E 143.82'

S 76°53'42" E 153.33'

N 76°53'42" W 146.68'

S 76°53'42" E 162.30'

S 76°53'42" E 140.44'

S 49°22'26" E 144.00'

S 19°31'14" E 188.21'

N 19°31'14" E 145.00'

S 05°40'34" E 132.54'

N 70°08'18" W 106.70'

S 05°13'24" E 13.00'

N 01°19'36" W 130.49'

N 01°19'36" W 130.18'

N 00°16'41" E 156.17'

S 05°13'24" E 13.00'

S 66°39'28" W 30.72'

S 23°31'06" E 38.72'

N 27°31'17" E 28.22'

N 66°39'28" E 30.86'

L20
11417 S.F.
0.262 AC.±
FFE 871.00
MFLG 870.78
MFPG 869.75

L21
11628 S.F.
0.267 AC.±
FFE 871.00
MFLG 870.78
MFPG 869.75

L22
12223 S.F.
0.281 AC.±
FFE 871.92
MFLG 871.92
MFPG 869.75

L23
13542 S.F.
0.311 AC.±
FFE 871.00
MFLG 869.66
MFPG 869.75

L24
16133 S.F.
0.370 AC.±
FFE 869.75
MFLG 869.66
MFPG 869.75

L25
13324 S.F.
0.306 AC.±
FFE 870.50
MFLG 869.66

L26
19590 S.F.
0.450 AC.±
FFE 871.50
MFLG 869.66

M1
22751 S.F.
0.522 AC.±
FFE 869.75
MFLG 867.82
MFPG 869.75

M8
28049 S.F.
0.644 AC.±
FFE 870.00
MFLG 867.82

N21
13094 S.F.
0.301 AC.±
FFE 871.50
MFLG 870.78

N22
11820 S.F.
0.271 AC.±
FFE 872.00
MFLG 870.78

N23
10583 S.F.
0.243 AC.±
FFE 872.50
MFLG 871.92

N24
13622 S.F.
0.313 AC.±
FFE 872.50
MFLG 871.92

BLOCK 1
114760 S.F.
2.634 AC.±

COMMON AREA A
S.,D.&U.E.
IRR. P.S., D.&U.E.
23,100 S.F.
0.530 AC.±

COMMON AREA D
S.,D.&U.E.
49211 S.F.
1.130 AC.±

COMMON AREA E
S.,D.&U.E.
9017 S.F.
0.207 AC.±

COMMON AREA F
S.,D.&U.E.
4129 S.F.
0.095 AC.±

HAMILTON RUN

OAKMONT PASS

PRIVATE STREET

STREET LIGHT

STR 4732
STR 4733
STR 4734
STR 4741
STR 804
STR 803
STR 820
STR 4742
STR 802
STR 801
STR 4743
STR 4749
STR 4751
STR 4750
STR 815
STR 4753
STR 4745
STR 814
STR 4746
STR 4752
STR 4747
STR 4748

EX. 48.5' HALF R/W PER PLAT

50' TOTAL INDOT R/W

1.5' INDOT R/W

20' TOWN OF ZIONSVILLE R/W

U.S. HIGHWAY NO. 421 (MICHIGAN ROAD)

WILLOW ROAD

WILLOW ROAD

0 20 40 80
10 30 60
SCALE: 1"=40'

LEGEND

- LOT LINE
- SECTION 3 LIMITS
- EASEMENT LINE
- RIGHT-OF-WAY/PRIVATE ROAD LIMITS
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- GAS LINE
- WETLAND TO REMAIN
- K2 LOT NUMBER
- LOT SYMBOL (REFER TO DEVELOPMENT STANDARDS MATRIX ON SHEET D100)
- STREET LIGHT
- STREET SIGN
- COMBINED STREET LIGHT AND SIGN
- STOP OR SPEED LIMIT SIGN
- ACCESSIBLE RAMP
- FIRE HYDRANT ASSEMBLY

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D.&U.E.	DRAINAGE AND UTILITY EASEMENT
S.D.&U.E.	SANITARY, DRAINAGE AND UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
C.E.	CONSERVATION EASEMENT
S.E.	SANITARY EASEMENT
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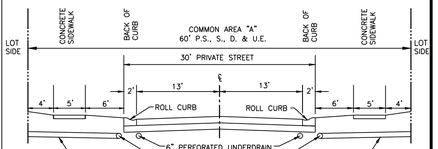
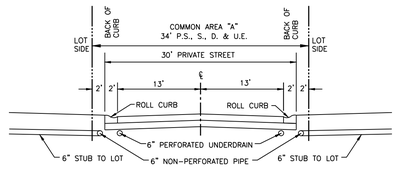
S.Y.S.L.	SIDEYARD SETBACK LINE
TRAIL ESMT.	TRAIL EASEMENT



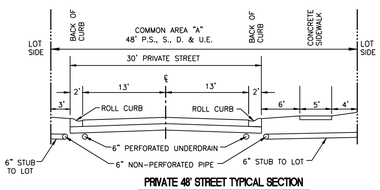
PRIVATE 60' STREET TYPICAL SECTION

NO SCALE



PRIVATE 34' STREET TYPICAL SECTION

NO SCALE



PRIVATE 48' STREET TYPICAL SECTION

NO SCALE

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Quality Assurance: C. WISEMAN, PE
Scale: 1" = 40'
Sheet D103
Date 09-03-2020
Project Number 170447-20130

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SHEET D102

SHEET D104

SCALE: 1"=40'

LEGEND

- LOT LINE
- SECTION 3 LIMITS
- EASEMENT LINE
- RIGHT-OF-WAY/PRIVATE ROAD LIMITS
- BUILDING SETBACK LINE
- CENTERLINE STREET
- MATCH LINE
- EXISTING SWALE, CREEK, STREAMS TO REMAIN
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- FLOODPLAIN LIMITS
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U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
C.E.	CONSERVATION EASEMENT
S.E.	SANITARY EASEMENT
A.E.	ACCESS EASEMENT
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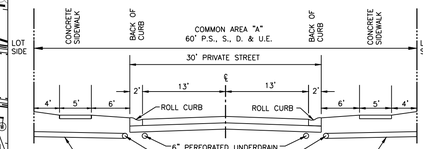
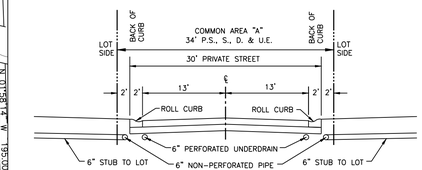
S.Y.S.L.	SIDEYARD SETBACK LINE
TRAIL ESMT.	TRAIL EASEMENT



PRIVATE 60' STREET TYPICAL SECTION

NO SCALE



PRIVATE 34' STREET TYPICAL SECTION

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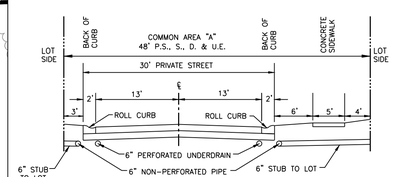

PRIVATE 48' STREET TYPICAL SECTION

NO SCALE

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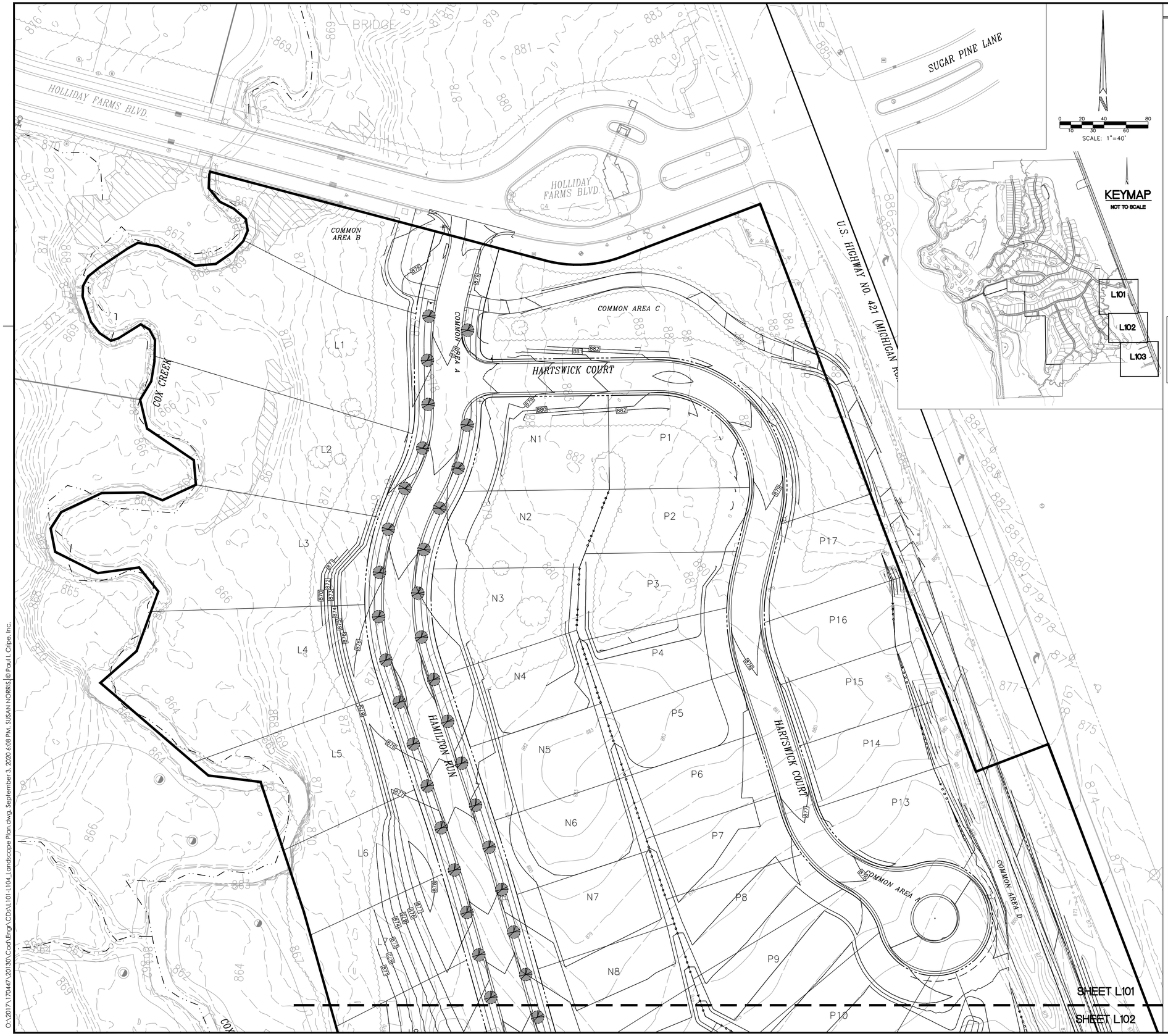

N

0 20 40 80
10 30 60
SCALE: 1"=40'

LEGEND

- LOT LINE
- RIGHT-OF-WAY/PRIVATE ROAD LIMITS
- MATCH LINE
- EXISTING SWALE, CREEK, AND STREAMS TO REMAIN
- POND NORMAL POOL
- CONSTRUCTION LIMITS
- SECTION 3 BOUNDARY
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- FLOODWAY LIMITS
- FLOODPLAIN LIMITS

K2 LOT NUMBER
STREET LIGHT
STREET SIGN
COMBINED STREET LIGHT AND SIGN
STOP OR SPEED LIMIT SIGN
ACCESSIBLE RAMP
WETLAND TO REMAIN
STREET TREE (40' O.C.)
5 GOLF HOLE NUMBER

NOTE:
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2. ALL LANDSCAPING BETWEEN THE ROADWAY CURB AND SIDEWALK WILL BE MAINTAINED BY THE HOA.
3. STREET TREES SPECIES CANNOT BE REPEATED FOR A MINIMUM OF 3 TREES AND AT LEAST 3 DIFFERENT SPECIES SHALL BE INSTALLED.
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NOTE: EXISTING TREES LOCATED IN PROPOSED COMMON AREAS WILL BE PRESERVED AND PROTECTED AS CONSTRUCTION ALLOWS BY CIRCLING WITH SILT FENCE OR ORANGE PRESERVATION FENCING. CONTRACTOR TO MAKE BEST EFFORT IN IDENTIFYING AND MARKING TREES TO REMAIN DURING CONSTRUCTION PROCESS. PRIOR TO PERFORMING ANY CLEARING, CONTRACTOR MUST OBTAIN APPROVAL FROM HENKE DEVELOPMENT.

Overstory/shade trees

Botanical Name	Common Name	Best Cultivars	Mature Height	Mature Spread	Size
Acer platinoides	Norway Maple	Summershade	45	40	2-1/2" B&B
Acer x freemanii	Celebration Maple	Celzam			2-1/2" B&B
Acer rubrum	Red Maple	Autumn Flame	35	35	2-1/2" B&B
		Red Sunset	45	35	2-1/2" B&B
		October Glory	40	35	2-1/2" B&B
Acer saccharum	Sugar Maple	Green Mountain	45	35	2-1/2" B&B
Carpinus betulus	European Hornbeam	Fastigiata	35	25	2-1/2" B&B
Celtis laevigata	Sugar Hackberry	All Season	40	25	2-1/2" B&B
Celtis occidentalis	Common Hackberry	Prairie Pride	40	40	2-1/2" B&B
Ceroidiphyllum japonicum	Katsuratree		45	30	2-1/2" B&B
Eucommia ulmoides	Hardy Rubbertree		50	40	2-1/2" B&B
Ginko biloba (male only)	Ginko	Lakeview	45	25	2-1/2" B&B
		Princeton Sentry	60	25	2-1/2" B&B
Gleditisia triacanthos	Thornless Honeylocust	Imperial	35	35	2-1/2" B&B
		Skyline	45	45	2-1/2" B&B
Pyrus calleryana	Callery pear	Aristocrat	40	30	2-1/2" B&B
		Cleveland Select	35	20	2-1/2" B&B
		Redspire	35	25	2-1/2" B&B
Quercus bicolor	Swamp White Oak		55	45	2-1/2" B&B
Quercus coccinea	Scarlet Oak		60	40	2-1/2" B&B
Quercus inbricaria	Shingle Oak		55	45	2-1/2" B&B
Quercus phellois	Willow Oak		55	40	2-1/2" B&B
Quercus rubra	Red Oak		65	45	2-1/2" B&B
Quercus shumarii	Shumard Oak		50	40	2-1/2" B&B
Sophora japonica	Japanese Pagoda tree	Regent	50	45	2-1/2" B&B
Taxodium distichum	Bald Cypress		75	20	2-1/2" B&B
Tilia Americana	American Linden	Redmond	35	25	2-1/2" B&B
Tilia cordata	Littleleaf Linden	Chancellor	35	20	2-1/2" B&B
		Glenleven	45	30	2-1/2" B&B
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Tilia x euchoria	Crimean Linden		45	35	2-1/2" B&B
Tilia tomentosa	Silver Linden	Sterling	45	35	2-1/2" B&B
Ulmus parvifolia	Lacebark Elm		50	40	2-1/2" B&B
Zelkova serrata	Japanese Zelkova	Green Vase	50	40	2-1/2" B&B
		Village Green	45	40	2-1/2" B&B

Understory/ornamental trees

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Acer ginnala	Amur Maple	Flame	20	20	2-1/2" B&B
Amelanchier Canadensis (arborea)	Serviceberry, Juneberry		12	15	2-1/2" B&B
Crataegus crus-galli inermis	Thronless Cockspur Hawthorne	Crusader	15	15	2-1/2" B&B
Crataegus orus-galli x Phaenopyrum	Vaughn Hawthrone	Vaughn	30	30	2-1/2" B&B
Crataegus phaenopyum	Washington Hawthorne		30	25	2-1/2" B&B
Crataegus pruinosa	Frosted Hawthorne		30	20	2-1/2" B&B
Crataegus viridis	Green Hawthorne	Winter King	20	25	2-1/2" B&B
Malus species	Flowering Crabapple	Adams	20	20	2-1/2" B&B
		American Beauty	20	15	2-1/2" B&B
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		Harvest Gold	20	15	2-1/2" B&B
		Indian Summer	18	18	2-1/2" B&B
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LANDSCAPE PLAN

THE CLUB AT HOLLIDAY FARMS - SECTION 4

THE CLUB AT HOLLIDAY FARMS, LLP

1100 CHATHAM HILLS BLVD.
WESTFIELD, INDIANA 46074

CERTIFIED BY:

CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Date 09-03-2020

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Checked By: S. PIERRE, PE/ J. HENSEL, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = 40'
Sheet: L101
Date: 09-03-2020
Project Number: 170447-20130

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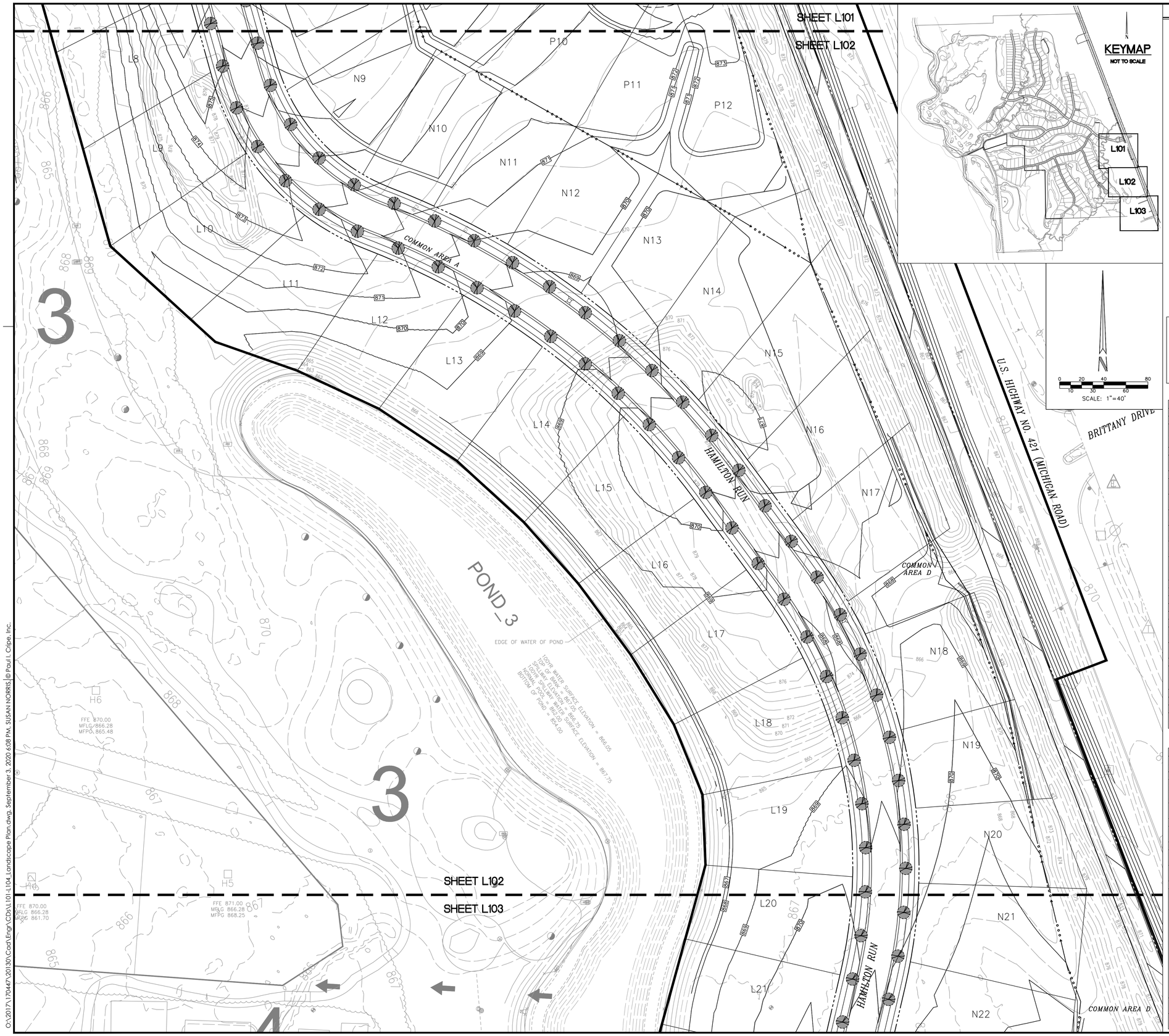

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Checked By: S. PIERRE, PE/ J. HENSEL, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = 40'
Sheet L102
Date 09-03-2020
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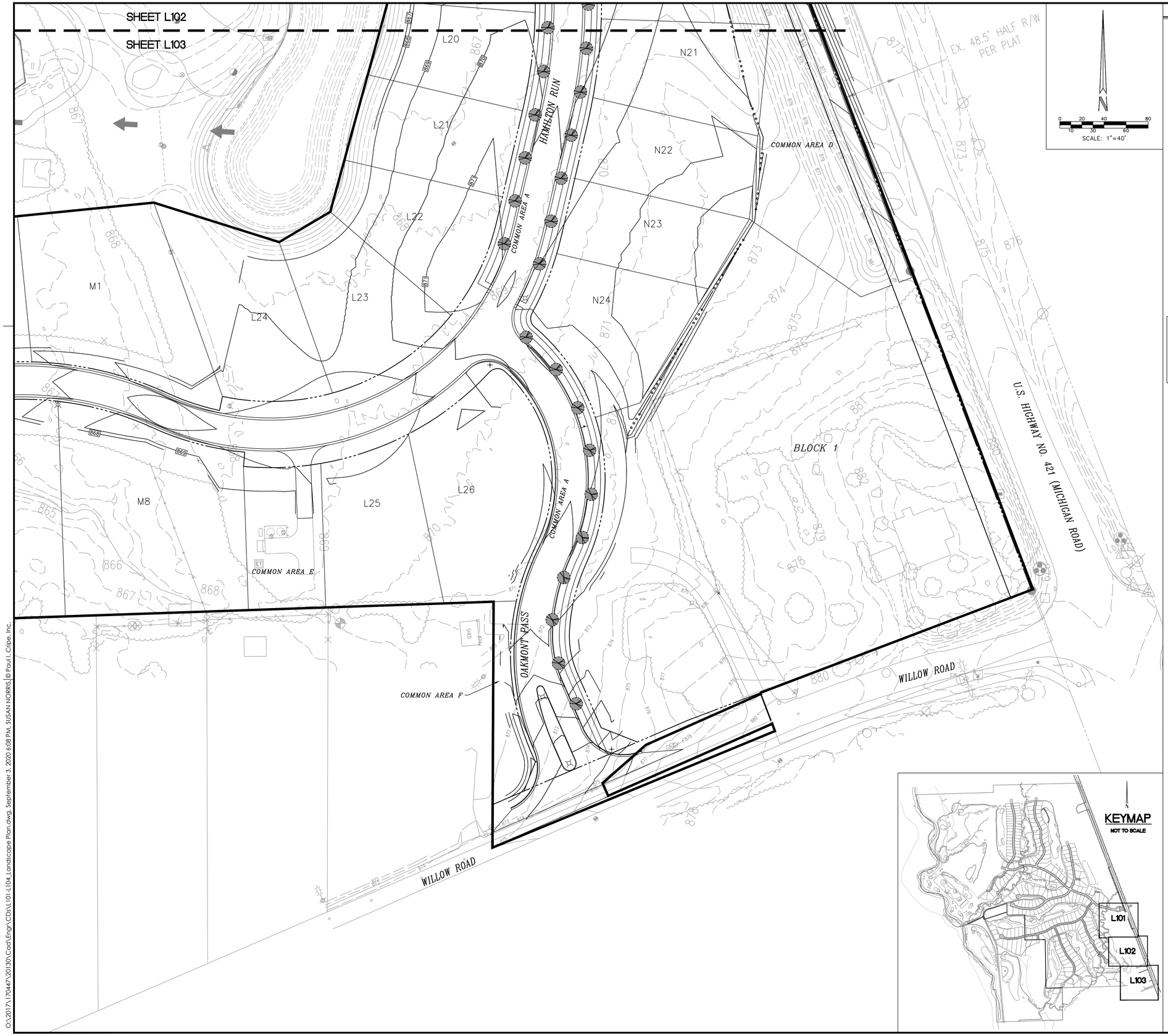

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